



Staff Report

File #: 23-0870

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 10/23/2023

TO: Honorable Chair and Commissioners

FROM: Planning and Development Department

APPLICATION REQUEST:

CUPM2021-0004: Application to modify Conditional Use Permit 17-004 (CUP17-004) to revise the originally approved site plan and architectural design for a senior housing development consisting of 62 units on 2.14 acres in the R-3 (Multiple Family Residential) zone, located at 159 N. Buena Vista Avenue (APN: 118-290-049). (Applicant: Milad Oueijan, on behalf of Pierre Saad, property owner, 4933 Archibald Avenue, Rancho Cucamonga, CA 91737)

RECOMMENDED ACTION:

That the Planning and Housing Commission adopt Resolution No. 2620 GRANTING CUPM2021-0004, based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 2.14 acres

Existing Zoning: R-3 (Multiple-Family Residential)

Existing General Plan: HDR (High Density Residential)

Existing Land Use: Single Family Residential

Proposed Land Use: Senior Citizen Apartments (62 units)

Surrounding Zoning/Land Uses:

N: R-2 (Low-Density Multiple-Family Residential) / Multiple Family Residential

E: R-2 (Low-Density Multiple-Family Residential) / Multiple and Single Family Residential

S: R-3 (Multiple-Family Residential) / Multiple Family Residential

W: R-1-7.2 (Single Family Residential) / Single Family Residential

BACKGROUND

On September 25, 2023, the Planning and Housing Commission held a public hearing to consider CUPM2021-0004. The Commission discussed the project and at the close of the public hearing, voted 2 to 2 on adopting Resolution No. 2618 and approving CUPM2021-0004. As part of the motion to

adopt the resolution, the Commission included the following conditions of approval:

1. That city staff evaluate street-widening opportunity along the east side of Buena Vista Avenue adjacent to 153 and 155 N. Buena Vista Avenue.
2. The minimum age restriction shall remain at 60 years as conditioned under the original project.
3. Increase the size of the cypress trees to 36-inch box along the perimeters of the project adjacent to 153, 155, 163, and 205 N. Buena Vista Avenue.
4. Increase the height of the entry security gates from six to seven feet.

Since the Commission was unable to make a decision on CUPM2021-0004, the Commission could lose jurisdiction in deciding on CUPM2021-0004 by October 30, 2023, 35 days from the date of the September 25, 2023 public hearing, per Corona Municipal Code (CMC) Section 17.92.100. If the Commission were to lose jurisdiction, the applicant would, however, be able to appeal a decision on the conditional use permit application to the City Council.

In an effort to address the Commission's concerns, city staff evaluated the widening of Buena Vista Avenue beyond the project site adjacent to the existing residences at 153 and 155 Buena Vista Avenue. The applicant also made some modifications to the project.

Project Revisions

The applicant's design team had several meetings with city staff to address concerns and comments raised by the Commission at the September 25, 2023 public hearing. A summary of the comments and recommendations is summarized below:

1. Buena Vista Street Widening:

At the public hearing on September 25, 2023, the Commission asked staff to evaluate the potential to widen Buena Vista Avenue beyond the project site frontage in front of the two, adjoining properties located at 153 and 155 N. Buena Vista Avenue which are located between the two project driveways. These two properties contain existing single family houses. Staff discovered that the City currently has the dedicated 4 feet of roadway right-of-way width adjacent to 155 Buena Vista Avenue, but does not have the dedicated right-of-way adjacent to 153 N. Buena Vista Avenue. The implications of widening Buena Vista Avenue beyond the project's frontage are discussed below.

- a. Alternative 1 - Widen Buena Vista Avenue adjacent to the project site and adjacent to 153 and 155 N. Buena Vista Avenue:
 - i. Would require 4 feet of right-of-way to be dedicated by the property owner of 153 N. Buena Vista Avenue. The dedication of this right-of-way is not required from the property owner at this time since no new construction of 650 square feet or more is occurring on the property.
 - ii. Widening of Buena Vista Avenue within the 4-foot right-of-way dedication

adjacent to 153 and 155 Buena Vista Avenue would partially remove existing walls and landscaping within the existing front yard, and the sidewalk would be placed in the front yard area currently used by the property owner (Exhibit 4a).

- b. Alternative 2 - Widen Buena Vista Avenue adjacent to the project site and adjacent to 155 N. Buena Vista Avenue within the dedicated right-of-way and propose a modified parkway design within the existing right-of-way adjacent to 153 Buena Vista Avenue:
 - i. Widening of Buena Vista Avenue within the 4-foot right-of-way dedication adjacent to 155 Buena Vista Avenue would partially remove existing walls and landscaping within the existing front yard, and the sidewalk would be placed in the front yard area currently used by the property owner (Exhibit 4b).
 - ii. A modified parkway design within the existing right-of-way without the additional dedication of 4 feet adjacent to 153 Buena Vista Avenue would require the relocation of the existing driveway approach to maintain the existing 4-foot wide sidewalk and result in a sloped driveway of 16.7%, which is greater than the city's maximum allowed slope of 12% (Exhibit 4c, Cross-Section A-A).

After analyzing the two alternatives, the best approach is to maintain the current requirement of having the street widened adjacent to the project site, just south of 153 Buena Vista Avenue. The road widening would be consistent with the roadway width already provided to the south, which was already widened per city standard on the east side. The widening in this area will provide roadway space to support the turn movements from the project's main driveway. As the street approaches 153 Buena Vista Avenue, the roadway width will transition back to its existing condition. To prevent a jog in the right-of-way, the width of Buena Vista Avenue in front of the second driveway on the north side of 155 Buena Vista Avenue will continue to align with the existing width of the street. However, the missing right-of-way dedication along this portion of the project site's frontage will be dedicated to the city (Exhibit 4d).

2. Keep the minimum age restriction at 60 years:

Staff is recommending that the minimum age remain at 60 years old given the direction by the Commission at the public hearing on September 25, 2023.

3. Increase perimeter landscaping to 36-inch box trees to further buffer the project from adjacent residential land uses:

The applicant has revised his landscape plan to show compliance.

4. Increase the height of the entry security gates from six to seven feet in order to address security concerns:

The applicant has revised his wall and fence plan to show compliance.

5. Concerns with Excess Street Parking

The Commission expressed concerns that residents and/or guests would potentially be utilizing the street to park off-site. The project was modified from its original approval, which increased the number of parking spaces from 106 to 121 spaces. The revised project also complies with the city's parking ordinance for senior citizen housing, which is 1.5 spaces per unit, plus 1 parking space every four units for guests.

6. Building Massing and Neighboring Single-Family Homes

Staff recommended that the applicant reduce the height of the building wing on Building A near the front of the project site and across from the single-story family residence located at 153 Buena Vista Avenue. The applicant removed a portion of the third floor from Building A by removing the top two units and relocating them to the first floor of Building A, which removed the previous mini-golf court.

The third floor of Building A is now recessed approximately 102 feet from the front yard property line adjacent to Buena Vista Avenue (Exhibit 8). As a result of the modification, the two-story portion of the building along with the lowered building pad and average building height of 20'-10" will be near the neighboring home instead of a three-story feature. Dense landscape screening consisting of tall 36-inch box Italian Cypress trees are also proposed. With this change, the total massing and appearance of Building A facing Buena Vista Avenue is reduced from three stories to two stories.

Attached as Exhibit 5 is the applicant's response letter, dated October 9, 2023, which summarizes the proposed project revisions.

Original Project, Approved May 2, 2018

CUPM2021-0004 is a proposal to modify a senior housing development originally approved under CUP17-004. The project was originally approved by the Planning and Housing Commission on November 6, 2017, and subsequently by the City Council on May 2, 2018. The original project features 62 units in a three-story building with 52,086 square feet of floor area located within the center of the property. A comparison site plan showing the original and revised project is attached as Exhibit 6.

PROJECT DESCRIPTION

The following sections discuss the details of the modified project including the site development, architectural design, landscaping, walls and fencing and public right-of-way improvements.

Site Plan

The revised plan consists of a 62-unit senior housing development totaling 52,085 square feet of building area on 2.14 acres (Exhibit 7). The property is currently occupied by a 797-square-foot single family home which will be demolished with the construction of the project. The property's High Density Residential (HDR) General Plan designation allows 15 to 36 dwelling units per acre (du/ac),

and up to 75 du/ac for senior residential developments. The project proposes a density of 28.97 du/ac, which is below the 75 du/ac density limit.

The project site is an infill property surrounded by existing single and multiple family residences. The properties to the north and east are zoned R-2 and contain single and multiple family residential structures, while the property to the immediate south is zoned R-3 and contains multiple family residential apartments. To the west are properties zoned R-1-7.2 with single family residences.

The project proposes the following:

- Two detached, two and three-story senior residential buildings (Building A and B)
- A one-story residential building attached to the back of Building A
- Total of 62 dwelling units within a combined building area of 52,085 square feet
- 37% lot coverage; 28% common area; 32% private outdoor living space; and 25.5% landscaped area
- Density: 28.97 dwelling units per acre

Table 1 below depicts the building types, sizes and unit mix:

TABLE 1: RESIDENTIAL DEVELOPMENT INFORMATION				
Building	Total Units	Units & Type	Unit Size (Sq.Ft.)	Total Bldg. Sq.Ft.
"A"	35	14: 2BR/2 & 1 BATH 21: 1 BR/1BATH	2BR: 720 to 925 1BR: 550 to 835	29,290
"A-Bungalow"	5	3: 2BR/2 BATH 2: 1BR/1BATH	2BR: 780 to 845 1BR: 600 to 650	3,735
"B"	22	12: 2BR/2 & 1BATH 10: 1 BR/1BATH	2BR:	19,060
Total	62			52,085

Floor Plan

The unit mix includes a total of 33 one-bedroom and 29 two-bedroom units. The one-bedroom units range from approximately 530 to 835 square feet, and the two-bedroom units range from approximately 720 to 925 square feet. The units meet the minimum municipal code requirement of 550 square feet for a two-bedroom unit and 450 square feet for a one-bedroom unit for senior citizen housing, as originally approved by the city in 2017. Additionally, each unit will contain a minimum of 37.5 square feet of private balcony, minimum 100 cubic feet of storage area, a kitchen, dining room and bathroom. Both buildings include elevators and stairwells to access the second and third floors. Floor plans are provided as Exhibit 9.

Development Standards

The project is designed to meet the following minimum setback requirements for the R-3 zone:

- Front Yard (West perimeter along Buena Vista Ave) - 25 feet
- Interior Side Yard (North and South perimeters) - 10 feet
- Rear Yard (East perimeter) - 10 feet

The buildings are also designed to meet a special provision of the R-3 zone which requires any building over one story in height to be set back a minimum of 50 feet from any abutting property that is zoned single family residential or R-2 (low-density multiple family residential). As the project is adjacent to a single-family residential zone to the west and R-2 zone to the north and east, the project’s second and third floors are set back a minimum of 50 feet from these property lines.

The project’s development demonstrates compliance with all development standards set forth in the R-3 zone, including compliance with the maximum height limit of 40 feet, as discussed in the Architectural section of this report. Parking requirements are discussed in the Parking section of this report.

Common and Private Open Space

The project is required to provide private and common open space to serve the residents of the development. Based on the requirements of the Corona Municipal Code (CMC) and the 62 apartments, the project is required to have at least 9,300 square feet of common open space, and at least 25% of combined private open space shall be provided in the form of a private patio or balcony for each unit. The project is capable of meeting these requirements by providing 9,700 square feet (28%) of common open space and 32% of combined private open space.

The project features a variety of indoor and outdoor amenities which are centrally located on site for the residents to promote an active senior lifestyle. Refer to Exhibit 10. Table 2 below lists the amenities for the project.

TABLE 2: AMENITIES LIST

	#	DESCRIPTION	LOCATION	NOTE	
OUTDOOR	FITNESS	1	12-PERSON SWIMP-SPA	BUILDING (A)	OPEN TO THE SKY
		2	OUTDOOR FITNESS EQUIPMENTS	BUILDING (A)	OPEN TO THE SKY
		3	LANDSCAPED WALKING TRAIL	THROUGHOUT	OPEN TO THE SKY
	LEISURE	4	SHUFFLEBOARD COURT	BUILDING (B)	OPEN TO THE SKY
		5	CHARCOAL B.B.Q.	THROUGHOUT	SOME OPEN & SOME COVERED DEPEND ON THE LOCATION
		6	PICNIC TABLES	THROUGHOUT	OPEN TO THE SKY
		7	TANGO BENCHES	THROUGHOUT	SOME OPEN & SOME COVERED DEPEND ON THE LOCATION
		9	GIANT CHECKER BOARD	BUILDING (A)	COVERED
		13	MAIL & PARCEL ROOMS	BUILDING (A)	INDOOR
INDOOR	LEISURE	10	SAUNA	BUILDING (A)	INDOOR
		11	MULTI-PURPOSE HALL	BUILDING (A)	INDOOR
		12	2 LAUNDRY ROOMS	BUILDINGS (A & B)	INDOOR
		13	MAIL & PARCEL ROOMS	BUILDING (A)	INDOOR

Site Access and Circulation

The project is proposed as a gated community, which has not changed from the approved project. Access to the site will be provided via two 28-foot-wide driveways along Buena Vista Avenue. The south entrance is the primary entrance to the site as this driveway will allow for ingress and egress purposes, while the northern driveway is for egress only. Both driveways feature stamped and stained concrete entries.

The gates at the southern and northern driveways are set back approximately 88 feet and 46 feet, respectively, from the property line adjacent to Buena Vista Avenue. The site contains adequate traffic circulation as determined by the city's Traffic Engineer and Fire Department.

Parking

The project is allowed to use the parking ratio in the Corona municipal code that was in effect at the time of submittal of the project's application, which was 1.5 parking spaces per unit. Using this parking ratio, the project is required to provide 93 parking spaces. The approved project provided 106 parking spaces. Since the initial approval of the project and the submittal of the modified CUP application, the city's parking ratio for senior citizen housing was amended to include guest parking at a ratio of 1 space every 4 units.

Although not required for the project, the project is providing guest parking and parking for the manager's units which aligns with the city's current parking ratio of 1.5 units per unit, plus 1 space/4 units for guest parking, resulting in 109 parking spaces. In total, the project is providing 121 parking spaces of which 47 are covered spaces and 74 are uncovered spaces, of which 27 are compact spaces. The covered spaces are located underneath the second floors of the two buildings, and the uncovered spaces are located along the perimeters of the property.

The current proposal also includes covered parking, whereas 106 parking spaces from the previously approved project were all uncovered.

Architectural Style

The approved architecture for the project featured Spanish elements including mission style roof tiles, stucco walls, wrought iron guard rails, wood trellis details and Spanish tiles. The revised project features a contemporary architectural design that is compatible with the design and colors of the existing residential structures in the neighborhood. The proposed buildings have varying tile roof lines with pitched roofs and flat roofing behind parapet walls which will support solar panels, decorative columns, attractive balconies, recessed windows, plank siding accents that resemble wood siding, smooth plaster walls and overall wall reveals and trim. Accent colors include beige walls, brown hues, dark tan trimming around windows, and white trimming along the roof parapet. Conceptual colored elevations and material/color details are provided on Exhibit 11. Staff is requiring the plank siding accents to be replaced with stucco siding. The stucco is consistent with the building materials of the residential units in the surrounding area. Additionally, the balconies, window trims, and wall pop-outs enhance the exterior appearance of the buildings without the use of plank wood siding.

Building A along the Buena Vista Avenue frontage has been reduced from a three-story structure averaging a height of 35 feet to a two-story structure averaging a height of 20'-10". The third floor

is now set back approximately 102 feet from the front property line adjacent to Buena Vista Avenue. This revision minimizes visual impacts to the single-family home located at 153 N. Buena Vista Avenue and to the homes located across the street to the west. See Exhibit 8.

The remainder of the project features three-story Building A and B ranging in height from 34.5 to 35.5 feet, while the one-story Building A bungalow is approximately 16'-3" in height. All buildings comply with the maximum 40-foot height limit established for the R-3 zone. The building height is also consistent with the approved project, which had a building height of 35.2 feet. The building pad will be lowered by approximately three to six feet in order to match the building height of the existing two-story apartment building located to the south of the project site.

Landscaping

In response to the Commission's concerns to provide more buffering of the buildings, the Conceptual Landscape Plan has been modified to increase perimeter trees from 24-inch box to 36-inch box screen trees with a variety of shade trees, large screen shrubs, a variety of groundcovers and colorful plant materials to accent the site with an overall coverage area of approximately 25.5%. Additionally, the interior parking lot area will be shaded by tree canopies.

Along the southern landscaped setback and along the western edge adjacent to the rear property lines of 153 Buena Vista Avenue, 155 Buena Vista Avenue and 163 Buena Vista Avenue, 36-inch box Italian Cypress trees will be planted in a continuous row to create a tall green wall for the single-family residences having direct view of the three-story buildings from the side and rear of their properties. Cypress trees are commonly used for screening along edges because of their height and dense foliage. The Cypress trees are expected to reach a height of up to 30 feet.

All new landscape materials proposed for the project are required to be California-friendly, and irrigation is required to be water efficient to meet the city's landscape design guidelines for residential projects. Formal landscape and irrigation plans will be subject to final review and approval by the city staff. The Conceptual Landscape Plan is provided as Exhibit 13.

Perimeter Fencing and Walls

Existing perimeter block walls are located along the northern and southern property lines of the project site, and along the western property line at 153 and 155 Buena Vista Avenue. The applicant intends to enhance the block walls at these locations with a new plaster finish. A new six-foot-high block wall with a stucco finish is proposed along the eastern property line, west property line at 163 and 205 Buena Vista Avenue, and along the southern property line of 163 Buena Vista Avenue. The two driveways on Buena Vista Avenue will have 28-foot-wide wrought iron, telescopic sliding gates, with fire Knox Boxes, for vehicular access with motion sensor operation and pedestrian gates.

In response to the Commission's concerns to increase safety for the future residents of the project, the applicant has modified his plans to raise the gates and walls along the front of the project site from six to seven feet in height. The Fence and Gates Plan is attached Exhibit 14.

Trash Enclosures

The project is required to provide trash enclosures to serve the residents of the development. The

Corona Municipal Code requires trash enclosures to be provided at a ratio of six square feet per dwelling unit, which results in at least 372 square feet of trash enclosure for the project. The project is capable of meeting the requirement by providing a total of 610 square feet of trash enclosure space within Buildings A and B.

The floor plans show trash chutes on each floor where residents can dispose their trash by dropping it through the chute into the designated trash bins located within the trash enclosures on the first floors of Buildings A and B. Residents within the five units in Building A Bungalow will place their trash within the bins in Building A. The applicant indicates that the city's waste hauler will drive the trash truck into the complex and pick up the trash bins from Buildings A and B and return them to their respective trash areas within the first floor of the buildings.

Public Right-of-Way Improvements

Per the city's General Plan Circulation Element, Buena Vista Avenue is classified as a collector street which requires an ultimate right-of-way width of 34 feet measured from the street centerline. The existing improvements (roadway, curb and gutter, sidewalk and parkway) in front of the project site are currently not constructed to the 34-foot ultimate right-of-way width. Therefore, street widening is warranted, but the widening will be constructed by the City as part of a future street widening project that will be done in conjunction with the other adjoining properties along the same block to ensure that the widening improvements are completed in a seamless manner. The future widening of the segment of Buena Vista Avenue in front of the project site is required to be funded by the applicant, per Public Works Condition No. 34. The applicant is also required to construct the two project driveways and complete interim street improvements for the project.

Signage

Per Corona Municipal Code (CMC) Chapter 17.74, a monument sign is allowed in the R-3 zone at a ratio of one square foot of sign area per lineal foot of lot frontage, up to 24 square feet by right and 60 square feet maximum. The maximum height for the monument sign is six feet high, provided the sign is located outside of any corner cut-off areas. The applicant is proposing to construct a 51-square-foot monument sign adjacent to Buena Vista Avenue, which is conceptually shown on Exhibit 14. The monument sign will be reviewed for compliance with the sign code at the time of permit issuance.

Minimum Age Restriction

The original conditions of approval for CUP17-004 required that the applicant record an Agreement and Deed Restriction on the property to operate only senior citizen housing for residents 60 years and older. The applicant is requesting that the city decrease the minimum age requirement from 60 to 55 years of age in order to remain competitive with other senior housing projects within the city and throughout the state (Exhibit 15).

At the September 25, 2023, public hearing, the Commission expressed concerns with lowering the age limit of the project from 60 to 55 years of age. The concerns cited were that there could be an increase in vehicles at the project site, thereby creating more street parking congestion and potentially impacting neighboring residents. With these impacts, the Commission further cited safety concerns with more vehicles on the street entering and exiting the project site and disrupting the

predominantly low to medium density residential character of the neighborhood.

As a result, the Commission voted to keep the age limit restriction at 60 years of age.

ENVIRONMENTAL ANALYSIS

The City Council adopted a Mitigated Negative Declaration on May 2, 2018, in conjunction with the approval of CUP17-004 for a 62-unit senior housing development project. Pursuant to CEQA Guidelines Section 15162(a), the city has determined that no additional environmental review is necessary for the revised project (CUPM2021-0004), as the proposal is consistent with the circumstances analyzed under the adopted Mitigated Negative Declaration, and there are no substantial changes nor new information of substantial importance.

FISCAL IMPACT

The applicant has paid all the required application processing fees.

PUBLIC NOTICE AND COMMENTS

Since this item was not continued from the September 25, 2023 hearing, staff re-noticed the public hearing by mailing a 10-day public notice, in both English and Spanish, to all property owners and occupants within a 500-foot radius of the project site, as well as advertised the notice in the Sentinel Weekly News and posted at the project site (both in English and Spanish). As of the preparation of this report, staff has not received any response from the public.

STAFF ANALYSIS

The applicant has modified the project to address the Commissions concerns. The project, as modified, now adds an additional 27 spaces over the previous code requirements and, with an average reduction of 14 feet from the front of Building A from a three story to a two-story structure, the project is more compatible with single family and multiple family structures located within the neighborhood.

Additionally, the modified project features a higher quality and variety of common area amenities which are not featured in the originally approved plan. The project also features two separate buildings and a one-story bungalow with upgraded project design and architectural features which is a vast improvement over the previously approved project.

The modified project meets the development standards of the R-3 zone for senior citizen multiple family residential. The project maintains the same 62 units previously approved for the site and features identical building square footage with an increase of 15 on-site parking spaces, including covered parking, compared to the originally approved project.

A portion of the two-story structure of Building A is located within the front portion of the site, closest to the street and adjacent to both a single-family home and an existing two-story apartment structure. The remaining three-story Building A and detached Building B are located primarily behind existing residences and include minimum distances of 50 feet from adjacent single family zoned property lines and ample, dense landscape screening. Therefore, the view of the street frontage along Buena Vista Avenue remains consistent with and does not impact the scale of the existing

neighborhood.

The project's original Spanish architecture has been redesigned to have a more contemporary architectural design with smooth plaster, and earthtone hues. Staff considers the revised architecture to be more fitting with the neighborhood which is comprised of residential structures built from the 1930s to the 1980s with varying architecture from those eras.

The revised site plan considers the surrounding developed properties and provides ample buffering along site perimeters that include landscaped areas with 36-inch box trees, shrubs and ample landscaping throughout the site. The adjacent single and multiple family residences were also given special consideration as the perimeters will be densely planted with 36-inch box Italian Cypress trees to create a green wall above the height of the block walls.

The senior housing project will maintain the previously approved age restriction of 60 years and older, and the applicant will be required to record an Agreement with the city and Deed Restriction on the property to restrict the apartments for senior citizens. Senior housing is considered to be an appropriate fit for the neighborhood as the surrounding properties include a variety of single family and multiple family units.

CUPM2021-0004 is consistent with Goal H-1 of the Housing Element of the General Plan as it promotes and maintains a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the city. The project is further consistent with Policy H-1.3 which provides sites for residential development so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community.

The Planning and Development Department recommends approval of CUPM2021-0004 based on the findings of approval below and the recommended conditions of approval in Exhibit 3.

FINDINGS OF APPROVAL FOR CUPM2021-0004

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the project was previously evaluated under a Mitigated Negative Declaration which was adopted by the City Council on May 2, 2018, in conjunction with the approval of CUP17-004 for a 62-unit senior housing development project. Pursuant to CEQA Guidelines Section 15162(a), the city has determined that no additional environmental review is necessary for the revised project (CUPM2021-0004), as the proposal is consistent with the circumstances analyzed under the adopted Mitigated Negative Declaration, and there are no substantial changes nor new information of substantial importance.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUPM2021-0004 for the following reasons:

- a. *The proposed project will not be detrimental to the public health, safety, convenience and general welfare, and will be in harmony with the goals and policies of the City's General Plan because the project meets the development standards of the Corona Municipal Code in terms of setbacks, parking, landscaping, and overall site design. Furthermore, the project has adequate vehicular access from Buena Vista Avenue.*
- b. *The proposed project is not detrimental to the existing uses in the general area because the project site is capable of accommodating the proposed 62 senior citizen apartments as depicted on the project plans, Exhibit 7. The project also has adequate vehicular access from the adjacent street and existing infrastructure exists within the area to provide the appropriate utilities to the project site.*
- c. *The proposed project complies with the development standards of the R-3 zone as well as other development standards required by the Corona Municipal Code. As such, the project will not be detrimental to other existing uses in the area, which consists of single family and multiple family residential.*

3. The proposal is consistent with the General Plan for the following reasons:

- a. *The project is consistent with Goal H-1 of the Housing Element of the General Plan as it promotes and maintains a balance of housing types and corresponding affordability levels to provide for the community's needs for housing within all economic segments of the city, as CUPM2021-0004 is limited to senior citizen housing.*
- b. *The project is consistent with Policy H-1.3 of the Housing Element of the General Plan as it helps to provide sites for residential development so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community, as CUPM2021-0004 utilizes infill property for the development senior citizen housing.*

4. The proposal is consistent with the R-3 Zone for the following reason:

- a. *The proposed project complies with the uses allowed in the R-3 zone as senior citizen apartments are permitted with approval of a conditional use permit. Also, the project demonstrates compliance with the applicable development standards of the Corona Municipal Code to ensure orderly development of the site.*

PREPARED BY: ROCIO LOPEZ, CONSULTING PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

SUBMITTED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2620
2. Locational and Zoning Map
3. Conditions of Approval
- 4a. Buena Vista Avenue Widening - Alternative 1
- 4b. Buena Vista Avenue Widening - Alternative 2
- 4c. Buena Vista Avenue Widening - Section A-A
- 4d. Right of Way Exhibit - Improvement as Conditioned
5. Applicant's Letter Summarizing Project Revisions, dated October 9, 2023
6. Design Comparison Site Plan
7. Site Plans
8. Revised Building A 3rd Floor Plan
9. Floor Plans
10. Amenities Plan
11. Elevations
12. Perimeter Cross-Sections
13. Landscape Plan
14. Fence and Wall Plan
15. Applicant's Project Description Letter, dated September 12, 2023
16. Applicant's Age Reduction Petition

Case Planner: Rocio Lopez (951) 736-2293



RESOLUTION NO. 2620

APPLICATION NUMBER: CUPM2021-0004

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING CONDITIONAL USE PERMIT MODIFICATION 2021-0004 (CUPM2021-0004) TO CUP17-004 TO REVISE THE ORIGINALLY APPROVED SITE PLAN AND ARCHITECTURE FOR A SENIOR HOUSING DEVELOPMENT CONSISTING OF 62 UNITS ON 2.14 ACRES IN THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE LOCATED AT 159 N. BUENA VISTA AVENUE (APN: 118-290-049). (MILAD OUEIJAN, ON BEHALF OF PIERRE SAAD, OWNER)

WHEREAS, the application to the City of Corona, California, for Conditional Use Permit Modification 2021-0004 (CUPM2021-0004) to CUP17-004 under the provisions of Chapter 17.92 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission to revise the originally approved site plan and architecture for a senior housing development consisting of 62 units on 2.14 acres in the R-3 (Multiple Family Residential) zone located at 159 N. Buena Vista Avenue (APN: 118-290-049); and

WHEREAS, on May 2, 2018, the City Council approved CUP17-004 and adopted a Mitigated Negative Declaration for the project pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, on June 22, 2020 the Planning and Housing Commission granted a two-year extension of time for CUP17-004, extending CUP17-004 through May 2, 2022; and

WHEREAS, on June 6, 2022 the Planning and Housing Commission granted a second two-year extension of time for CUP17-004, establishing a new expiration date of May 2, 2024; and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for CUPM2021-0004 on September 25, 2023; and

WHEREAS, after the close of the public hearing, the Commission by a vote of 2 to 2, recommended that Resolution No. 2618 be adopted, approving CUPM2021-0004; and

EXHIBIT 1

WHEREAS, because the Planning and Housing Commission Resolution No. 2618 was not adopted by an affirmative vote of at least a majority of the total quorum of the Planning Commission, the Commission did not recommend approval of CUPM2021-0004; and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for CUPM2021-0004 on October 23, 2023, as required by law; and

WHEREAS, at the conclusion of the hearing the Planning and Housing Commission, pursuant to CEQA Guidelines Section 15162(a) the City has determined that no additional environmental review is necessary for the revised project (CUPM2021-0004), as the proposal is consistent with the circumstances analyzed under the adopted Mitigated Negative Declaration, and there are no substantial changes nor new information of substantial importance; and

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting the Conditional Use Plan Modification as set forth in Corona Municipal Code Section 17.92.110 do exist in reference to CUPM2021-0004 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve CUPM2021-0004 on certain conditions of approval and the findings set forth below.

NOW, THEREFORE, THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. As the decision-making body for this CUPM2021-0004, the Planning and Housing Commission has reviewed and considered the information pursuant to CEQA Guidelines Section 15162(a) and has determined that no additional environmental review is necessary for the revised project (CUPM2021-0004), as the proposal is consistent with the circumstances analyzed under the adopted Mitigated Negative Declaration, and there are no substantial changes nor new information of substantial importance.


SECTION 2. Conditional Use Permit Modification Findings. Pursuant to Corona Municipal Code (“CMC”) section 17.92.110 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

1. A preliminary exemption assessment has been conducted by the City of Corona and it has shown that this project does not require further environmental assessment because the project was previously evaluated under a Mitigated Negative Declaration which was adopted by the City Council on May 2, 2018, in conjunction with the approval of CUP17-004 for a 62-unit senior housing development project. Pursuant to CEQA Guidelines Section 15162(a), the city has determined that no additional environmental review is necessary for the revised project (CUPM2021-0004), as the proposal is consistent with the circumstances analyzed under the adopted Mitigated Negative Declaration, and there are no substantial changes nor new information of substantial importance.

2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUPM2021-0004 for the following reasons:
 - a. *The proposed project will not be detrimental to the public health, safety, convenience and general welfare, and will be in harmony with the goals and policies of the City's General Plan because the project meets the development standards of the Corona Municipal Code in terms of setbacks, parking, landscaping, and overall site design. Furthermore, the project has adequate vehicular access from Buena Vista Avenue.*
 - b. *The proposed project is not detrimental to the existing uses in the general area because the project site is capable of accommodating the proposed 62 senior citizen apartments as depicted on the project plans, Exhibit 7. The project also has adequate vehicular access from the adjacent street and existing infrastructure exists within the area to provide the appropriate utilities to the project site.*
 - c. *The proposed project complies with the development standards of the R-3 zone as well as other development standards required by the Corona Municipal Code. As such, the project will not be detrimental to other existing uses in the area, which consists of single family and multiple family residential.*
3. The proposal is consistent with the General Plan for the following reasons:
 - a. *The project is consistent with Goal H-1 of the Housing Element of the General Plan as it promotes and maintains a balance of housing types and corresponding affordability levels to provide for the community's needs for housing within all economic segments of the city, as CUPM2021-0004 is limited to senior citizen housing.*
 - b. *The project is consistent with Policy H-1.3 of the Housing Element of the General Plan as it helps to provide sites for residential development so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community, as CUPM2021-0004 utilizes infill property for the development senior citizen housing.*
4. The proposal is consistent with the R-3 Zone for the following reason:
 - a. *The proposed project complies with the uses allowed in the R-3 zone as senior citizen apartments are permitted with approval of a conditional use permit. Also, the project demonstrates compliance with the applicable development standards of the Corona Municipal Code to ensure orderly development of the site.*

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said Conditional Use Permit Modification.

Adopted this 23rd day of October, 2023.



Matt Woody, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:



Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California


I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 23rd day of October, 2023, and was duly passed and adopted by the following vote, to wit:

AYES: Alexander, Longwell, & Siqueland

NOES: Woody

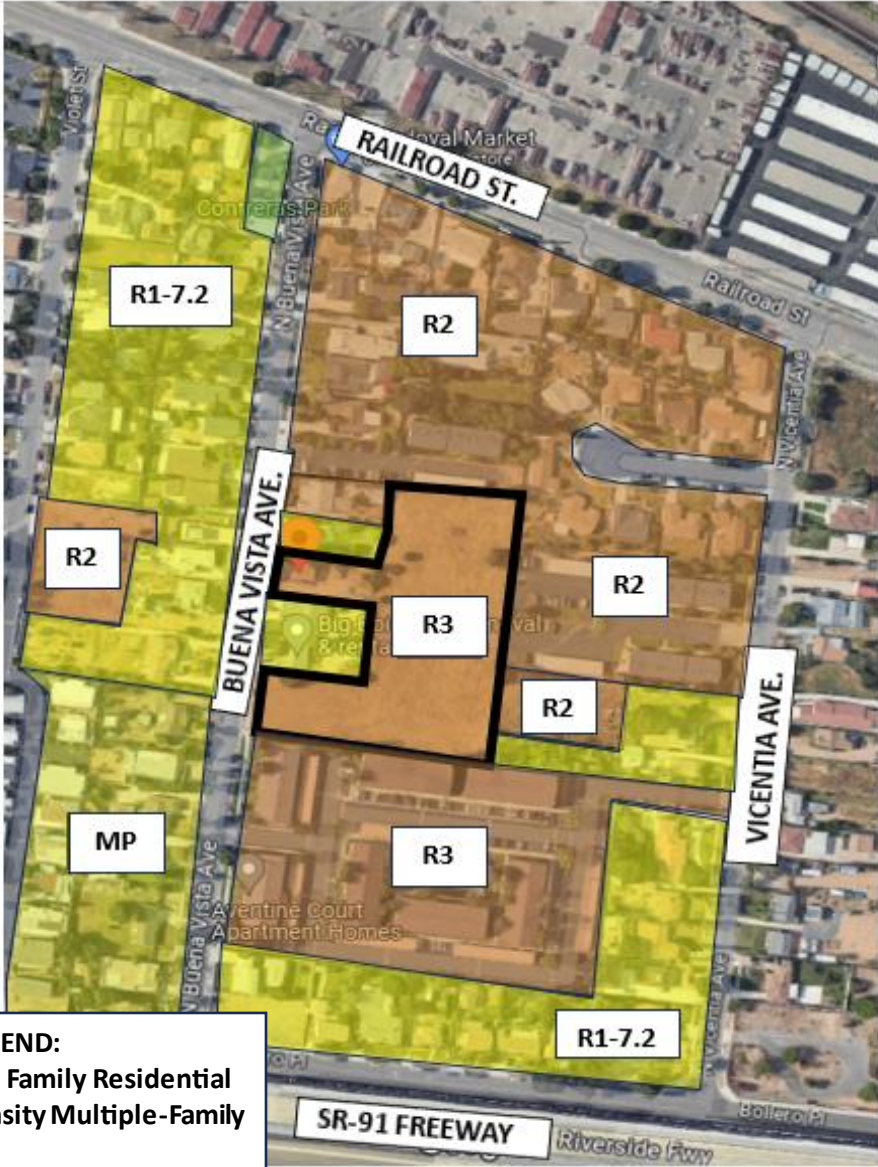
ABSENT: Vernon

ABSTAINED:



Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

LOCATIONAL & ZONING MAP



ZONING LEGEND:
R3: Multiple Family Residential
R2: Low-Density Multiple-Family Residential
R1-7.2: Single Family Residential



CUPM2021-0004
159 N. BUENA VISTA AVE.

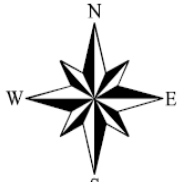


EXHIBIT 2



Project Conditions

City of Corona

Project Number: CUPM2021-0004

Description: **MODIF. TO CUP17-004 TO REVISE LAYOUT OF 62 UNIT SENIOR APT.**

Applied: **3/4/2021**

Approved:

Site Address: **159 N BUENA VISTA AVE CORONA, CA 92882**

Closed:

Expired:

Status: **RECEIVED**

Applicant: **B-HIVE GROUP, INC.**

Parent Project:

2751 RIO LEMPA DRIVE HACIENDA HEIGHTS CA, 91745

Details: **MODIFICATION TO CUP17-004 TO REVISE THE SITE LAYOUT FOR AN APPROVED 62-UNIT SENIOR APARTMENT DEVELOPMENT ON 2.4 ACRES.**

LIST OF CONDITIONS	
DEPARTMENT	CONTACT
BUILDING	Chris Milosevic
<ol style="list-style-type: none"> 1. Construction documents shall be prepared in accordance to current applicable codes. Provide current list of applicable Codes & Standards. 2. Access, sanitary facilities, and parking shall comply with Title 24 Handicap Requirements. 3. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays. 4. Roofing material shall be Class A. 5. Exterior walls shall be constructed of the required fire rating in accordance with C.B.C. Table 602 6. Provide occupancy separation(s) between occupancies and between dwelling units per CBC requirements. 7. Walls and floors separating dwelling units in the same building shall not be less than 1-hour fire resistive construction. 8. Pool area shall be enclosed with fencing in compliance with Corona Municipal Code (CMC) Sec 15.24. 9. Submit pool plans to Riverside County Health Department for approval. 10. Submit five (5) complete sets of plans including the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents. * Mechanical plans including heating, venting and air conditioning diagram and equipment schedules. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans. Grading plans shall be approved and pads certified prior to issuance of Building Permits. 11. Submit two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check. 12. Provide Method of both airborne and impact sound transmission control between dwelling units. 13. Separate permits are required for all fences, walls, pool/spa, solar photovoltaic and energy storage systems as applicable. 14. Comply with the Corona Burglary Ordinance # 15.52. Copies are available at the Building Department counter. 15. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits. 16. Business' (& Dwelling units) shall not be occupied prior to posting of Certificate of Occupancy issued by the Building Department. 17. Where 5 or more multifamily dwelling units are constructed, provide permanent recycling facilities for the building occupants for recycling of nonhazardous materials in compliance with the California Green Building Standards Code. 	



Project Conditions

City of Corona

BUILDING	Chris Milosevic
<ol style="list-style-type: none"> 18. An approved Construction Waste Management Plan and Recycling Worksheets shall be kept on site and maintained by the applicant, and made available for inspection by City representatives at all times in accordance with the California Green Building Standards Code. Documentation which demonstrates compliance with the minimum recycling of waste materials required by CAL Green shall be provided to the building inspector prior to issuance of Certificate of Occupancy or Final Approval. 19. Trash and recycling enclosures shall be accessible per CBC chapter 11B and meet Public Works Department minimum dimensions for the City's waste hauler. Provide enlarged plans and details for construction of trash/recycling enclosures. 20. Provide list of Deferred Submittals. Deferred Submittals shall be submitted to Building Dept for Review & Approval before beginning installation. 21. Provide List of Required Special Inspections Per 2019 CBC Section 1705 & Required Structural Observations. 22. Provide draft stops in attic areas in line with partition walls in accordance with CBC 708.4.2 and 718.4 as applicable. 23. This Project requires a Pre-Construction Meeting with your Building Inspector. Prior to requesting any inspections, contact the Building Inspection Supervisor at 951-736-2250 to determine the inspector assigned to the project and to schedule your pre-construction meeting. 24. Provide rooftop address for each building per Corona Fire Department addressing standard. 	
FIRE	Cindi Schmitz
<ol style="list-style-type: none"> 1. Place Fire Department DPR comments on plans as general notes. 2. Any revised site plan shall be submitted to the Fire Department for screen check approval prior to building plan submittal. 3. An electronic site plan shall be submitted to the fire department prior to C of O. This plan shall included but not limited to, building pads, exit doors, fire lanes, hydrant locations, riser locations, all utility shut-offs, etc. 4. Plans shall show a minimum drive width of 28 feet. 5. Show two (2) all weather surface access ways to be approved by the Fire Marshal and construct the access way(s) to accommodate 70,000 lbs. gross vehicle weight during all phases of construction. 6. All projects shall comply with the City of Corona Fire Department Site Construction Standard. A copy of which is available at the coronaca.gov. Projects shall have approved all weather access from two (2) directions and fire hydrants providing the required fire flow tested and accepted prior to combustibile construction. 7. Dead end access drives shall not exceed one hundred fifty (150) feet in length. 8. Provide turn-around for access drive(s) meeting Fire Department standards/approval. 9. Provide a minimum twenty-five (25) foot inside and fifty (50) foot outside radius for access drive(s). 10. Street and drive grades shall not exceed 10% unless approved by the Fire Chief and City Engineer. 11. Meet with Corona Fire Department to determine locations of red curbing and signage by fire hydrants, fire department connections, and designated fire lanes on site. 12. A Knox Padlock shall be provided for gate(s) in this project. To apply for a Knox product visit https://www.knoxbox.com 13. A Knox Box shall be provided for this business. To apply for a Knox product visit https://www.knoxbox.com/ 14. A minimum fire flow of 2500 gallons per minute at 20 psi shall be provided for multi-family dwellings. 15. If over 500 lineal feet the fire service waterline shall be looped and provided with two (2) separate points of connection. 16. Fire hydrants are to be spaced a maximum 250 feet apart. 17. Any overhead obstruction such as the second story of a building, Porte cochere, etc., that intrudes into the required clear width of fire vehicle access drives shall provide a minimum clear height of fifteen (15) feet unless otherwise approved by the Fire Chief. 18. Private on-site fire hydrants shall be designed and installed in accordance with NFPA standards 24 and 13 and city standards. Private fire hydrants shall be painted rustoleum red or equivalent. Plans shall be submitted separately as an underground fireline through the Building Department for review and approval. 	



Project Conditions

City of Corona

FIRE	Cindi Schmitz
	<ol style="list-style-type: none"> 19. Provide Class A roofing material on all structures per the Corona Municipal Code. 20. The developer shall meet with Corona Fire Department prior to construction to determine the location of; Fire Department connections for sprinkler systems, post indicator valves, etc. 21. A public safety radio communication study is required for this project. Consult with the fire department for specific requirements for this study or our guideline is available online at coronaca.gov/fire. 22. Groves and weed abatement shall be maintained so as not to pose a fire hazard until time of development. 23. A specific address, assigned by the City of Corona, Public Works Department, shall be provided for each building as specified by the fire department address standard which can be obtained at coronaca.gov/fire. Addresses must be illuminated during all hours of darkness. 24. Fire extinguishers shall be provided prior to occupancy. Fire extinguishers shall bear a California State Fire Marshal's service tag; it shall be appropriately rated for the hazard; it shall be mounted so that the top of the extinguisher is no higher than five (5) feet above floor level; and shall be located such that the travel distance to an extinguisher does not exceed seventy-five (75) feet. 25. Storage, Use and Dispensing of hazardous materials shall be in accordance with the California Building and Fire Code. 26. Smoke detectors and/or carbon monoxide detectors shall be installed per the California Building, Fire and Residential Code. 27. At no time shall fire hydrants or fire lanes be blocked by building materials, storage, equipment, and/or vehicles. 28. Multiple unit buildings shall have suite number identification assigned by the Fire Department. Submit an exhibit for review and approval to the Fire Department. A copy of the Premise Identification Standard is available at coronaca.gov/fire

PLANNING	Rocio Lopez
	<ol style="list-style-type: none"> 1. To the fullest extent permitted by law, the applicant shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning and Housing Commission or other board, director, official, officer, employee, volunteer or agent. To the extent that Government Code Section 66474.9 applies, the City will promptly notify the applicant of any claim, action or proceeding made known to the City to which Government Code Section 66474.9 applies and the City will fully cooperate in the defense. The Applicant's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The City shall have the right to retain such legal counsel as the City deems necessary and appropriate. 2. Nothing herein shall be construed to require City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time Applicant chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, Applicant shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If at any time both the Applicant and the City choose not to defend (or continue to defend) any action noted herein, all subject City approvals, decisions or other actions shall be null and void. The Applicant shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition. 3. The project shall comply with all applicable requirements of the Corona Municipal Code (CMC) and ordinances and the relevant Specific Plan, if any, including the payment of all required fees. 4. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, or compliance with all conditions on the granting of this conditional use permit within two (2) years after the effective date thereof, and if they are not utilized, or construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed. 5. The applicant or his successor in interest shall comply with the mitigation measures established in the Mitigated Negative Declaration prepared for the project under CUP17-004.



Project Conditions

City of Corona

PLANNING	Rocio Lopez
<ol style="list-style-type: none">6. The Conditions of Approval and Mitigation Monitoring Plan shall be incorporated onto all future building plans.7. All signage shall be constructed in accordance with the signage standards established by the CMC Chapter 17.74 (Signs). The applicant shall obtain a sign permit for any monument signs prior to installation. At time of permitting, the locations of the monument sign shall be revised to comply with the corner cut-off regulations per Sections 17.70.030 and 17.70.050.8. The applicant shall adhere to the requirements and development standards of the underlying zone or specific plan designation and Conditions of Approval, as well as be in substantial conformance with the respective application materials presented before the Board or Commission, including but not limited to the site plan, architectural elevations, renderings or photo simulations, landscape plans, etc.9. Prior to the first certificate of occupancy, all on-site landscaping shall be installed. Additionally, the Cypress trees shown on the preliminary landscape plan adjacent to the single-family properties shall be replaced with an evergreen tree that has an earlier mature date than the Cypress trees. Examples include Podocarpus gracillior or Tristania conferta at 24-inch or 36-inch box sizes.10. All new trash enclosures shall be constructed of decorative masonry and topped with a decorative trellis or solid cover.11. All landscape plans shall be prepared by a licensed professional. Plans shall be prepared in accordance with the city's Landscape Design Guidelines for Residential Developments and the CMC, Chapter 17.70 (available on the city's website at: https://www.coronaca.gov/government/departments/community-development/planning-division); and the State of California Model Water Efficiency Landscape Ordinance (MWEL0).12. Landscape plans are required for the project and shall be submitted as a separate submittal for plan check to the Building Division. Landscape plans must also be submitted prior to issuance of a building permit. At time of plan check submittal, the developer shall also submit a landscape deposit in the amount of \$5,000 to the Planning Division for landscape plan check and inspection services which will be completed by a landscape consultant. The deposit will cover on-site landscaping and landscaping within parkways. This fee is separate from the Building Division's landscape plan check submittal fee. Any unused deposit funds will be reimbursed to the developer upon completion of the project.13. All landscaping (on-site and off-site) and perimeter walls/fencing shall be installed prior to issuance of a Certificate of Occupancy.14. This project is subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) fee under the category of Residential. This fee shall be paid at the time of building permit issuance.15. Prior to the issuance of building permits for the project, the applicant shall record an agreement with the city and deed restriction (Agreement and Deed Restriction) on the property to operate only as a senior citizen housing project. The minimum age shall be 60 years.	



Project Conditions

City of Corona

PLANNING

Rocio Lopez

16. This project is subject to the following conditions per the Riverside County Airport Land Use Commission (RCALUC):
 - a. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
 - b. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (i) Any activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (ii) Any activity which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach towards a landing at an airport.
 - (iii) Any activity which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (iv) Any activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (v) Highly noise-sensitive outdoor nonresidential uses.
 - c. A disclosure notice, titled "Notice of Airport in the Vicinity" from the RCALUC, shall be provided to all potential purchasers and tenants of the proposed dwelling units and shall be recorded as a deed notice.
 - d. Any ground-level or aboveground water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 - e. Prior to issuance of building permits for any structures, the permittee (or its successor-in-interest) shall submit evidence to the City of Corona Planning Division and Development Services Division that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure.
17. Prior to the start of construction, including earth work movement, the developer shall notify the residents on Buena Vista Avenue north of Bollero Street via mail and doorhangers the start date for construction and the hours of operation.
18. Prior to the start of construction, the developer shall place a sign on the property that is visible from Buena Vista Avenue that provides a point of contact and related contact information during construction. The sign shall also clearly state that no construction workers and deliveries are allowed to enter the property before 7:00 a.m.

No construction activity shall occur on Sundays.
19. Wall and Fence Plan shall include anti-graffiti coating or protection for the exterior side of all perimeter walls.

The owner, or his/her successor, shall remove any graffiti on the property as soon as possible. In addition, if the applicant was notified by the City, the applicant shall remove the graffiti within seven (7) days of the City's notice.
20. The plank siding accents shown on the facades of the building shall be replaced with stucco siding.
21. The height of the gates at the two project entrances shall be a minimum of 7 feet high.
22. The trees along the perimeters of the project adjacent to 153, 155, 163 and 205 N. Buena Vista Avenue shall be a minimum of 36-inch box at the time of installation.
23. Applicant shall construct the southern driveway and southern right-of-way public improvements prior to the issuance of the building permit. [Added by the Planning and Housing Commission on October 23, 2023].
24. Southern driveway shall be utilized as the primary ingress and egress during the project construction phase for all vehicles, including construction equipment. [Added by the Planning and Housing Commission on October 23, 2023].
25. Applicant shall submit a Traffic Management Control Plan to the City Engineer for review and approval prior to the issuance of a grading permit. [Added by the Planning and Housing Commission on October 23, 2023].



Project Conditions

City of Corona

PLANNING	Rocio Lopez
26. Applicant shall provide washer and dryer hookups within each of the residential units. [Added by the Planning and Housing Commission on October 23, 2023].	
PUBLIC WORKS	
<ol style="list-style-type: none"> 1. The Public Works, Planning and Development, and Utilities Department comments for the subject application shall be completed at no cost to any government agency. All questions regarding the intent of the comments shall be referred to the Planning and Development Department, Development Services Division. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail. 2. The developer shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions. 3. Prior to issuance of grading permit, the applicant shall demonstrate to the satisfaction of the Public Works Director that the proposed project will not unreasonably interfere with the use of any easement holder of the property. 4. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required. 5. The submitted site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration. 6. In the event that off-site right-of-way or easements are required for the City of Corona master plan facilities to comply with these conditions of approval, the developer is required to secure such right-of-way or easements at no cost to the City. 7. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances. 8. Prior to issuance of a Certificate of Occupancy, the developer shall cause the engineer of record to submit project base line work for all layers in AutoCAD DXF format on Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans. 9. The developer shall monitor, supervise and control all construction and construction related activities to prevent them from causing a public nuisance including, but not limited to, insuring strict adherence to the following: <ol style="list-style-type: none"> a) Removal of dirt, debris or other construction material deposited on any public street no later than the end of each working day. (b) Construction operations, including building related activities and deliveries, shall be restricted to Monday through Saturday from 7:00 a.m. to 8:00 p.m., excluding holidays in accordance with City Municipal Code 15.04.060, unless otherwise extended or shortened by the Public Works Director or Building Official. (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code. In addition, the Public Works Director or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions. 10. Prior to issuance of a building permit, the developer shall finish the construction or post security guaranteeing the construction of all public improvements. Said improvements shall include, but are not limited to, the following: <ol style="list-style-type: none"> a) All missing or deficient street facilities along the project frontage of Buena Vista and as required by these Conditionals of Approval. b) All drainage facilities on Buena Vista Avenue. c) All required grading, including erosion control. d) All required sewer, water and reclaimed water facilities. e) All required landscaping and/or park facilities. f) All under grounding of overhead utilities, except for cables greater than 32k volts. 11. All the grading design criteria shall be per City of Corona standards, Corona Municipal Code Title 15 Chapter 15.36 and City Council Ordinance Number 2568, unless otherwise approved by the Public Works Director. 	



Project Conditions

City of Corona

PUBLIC WORKS

12. Prior to approval of grading plans, the applicant shall submit two (2) copies of a soils and geologic report prepared by a Registered Engineer to the Planning and Development Department, Development Services Division. The report shall address the soil's stability, geological conditions of the site, and any other applicable data necessary to adequately analyze the proposed development.
13. Prior to approval of grading plans, erosion control plans and notes shall be submitted and approved by the Planning and Development Department, Development Services Division.
14. Prior to approval of grading plans, the applicant shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDID # shall be displayed on the title sheet of the grading plans.
15. Prior to approval of grading plans, the applicant shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be available at the project site for review.
16. Prior to issuance of grading permit or construction of any improvements, a letter will be required from a qualified botanist, plant taxonomist or field biologist specializing in native plants, stating that an investigation and/or eradication of scale broom weed (*Lepidospartum Squamatum*) has been completed.
17. Prior to the issuance of a grading permit the developer shall submit recorded slope easements or written letters of permission from adjacent landowners in all areas where grading is proposed to take place outside of the project boundaries.
18. Prior to issuance of building permits, the developer shall cause the civil engineer of record and soils engineer of record for the approved grading plans to submit pad certifications and compaction test reports for the subject lots where building permits are requested.
19. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities.
20. Prior to issuance of any grading permit, any environmental Phase I and Phase II findings and recommended actions to remove contamination resulting from previous use of the subject site shall be implemented.
21. All City of Corona NPDES permit requirements for NPDES and Water Quality Management Plans (WQMP) shall be met per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.
22. Prior to the issuance of a grading permit, a Final WQMP, prepared in substantial conformance with the approved Preliminary WQMP, shall be submitted to the Planning and Development Department, Development Services Division for approval. Upon its final approval, the applicant shall submit one copy on a CD-ROM in PDF format.
23. Prior to the issuance of the first Certificate of Occupancy, the applicant shall record Covenants, Conditions and Restrictions (CC&R's) or enter into an acceptable maintenance agreement with the City to inform future property owners to implement the approved WQMP.
24. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide proof of notification to the future homeowners and/or occupants of all non-structural BMPs and educational and training requirements for said BMPs as directed in the approved WQMP.
25. Prior to issuance of Certificate of Occupancy, the applicant shall ensure all structural post construction BMPs identified in the approved project specific Final WQMP are constructed and operational.
26. All the drainage design criteria shall be per City of Corona standards and the Riverside County Flood Control and Water Conservation District standards unless otherwise approved by the Public Works Director.
27. Prior to approval of any improvement plans, the applicant shall submit a detailed hydrology study. Said study shall include the existing, interim and the ultimate proposed hydrologic conditions including key elevations, drainage patterns and proposed locations and sizes of all existing and proposed drainage devices. The hydrology study shall present a full breakdown of all the runoff generated on- and off-site. The study shall review the Q10 for capacity within the street and Q100 for capacity within the right-of-way per City of Corona guidelines. If the study shows that either of the two parameters are exceeded, appropriate storm drain facilities shall be extended across the project frontage to provide proper protection.



Project Conditions

City of Corona

PUBLIC WORKS

28. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall address the following:
 - a) The project drainage design shall be designed to accept and properly convey all on- and off-site drainage flowing on or through the site.
 - b) The project drainage system design shall protect downstream properties from any damage caused by alteration of drainage patterns such as concentration or diversion of flow.
 - c) The lot shall drain toward an approved water quality or drainage facility before continuing into a public drainage facility.
 - d) A storm water catch basin shall be provided south of the first driveway.
29. Prior to approval of improvement plans or issuance of a building permit, whichever occurs first, the developer shall construct of storm water detention facilities for storm water runoff from the site. The quantity to be detained within the site shall be equal to or greater than the difference between the pre-construction Q100 flow and post construction Q100 flow. If the quantity of post construction runoff exceeds the pre-construction runoff, the applicant shall analyze the off-site storm drain and construct or guarantee the construction of all missing or deficient storm drain improvements prior to the approval of the improvement plans or building permit issuance, whichever occurs first.
30. Street design criteria and cross sections shall be per City of Corona standards, approved Specific Plan design guidelines and the State of California Department of Transportation Highway Design Manual unless otherwise approved by the Public Works Director.
31. Prior to issuance of a building permit, the applicant shall offer for dedication all required street rights-of-way on Buena Vista Avenue. Said dedication shall continue in force until the City accepts or abandons such offers. All dedications shall be free of all encumbrances and approved by the Public Works Director.
32. Prior to approval of improvement plans, the improvement plans submitted by the applicant shall include the following:
 - a) All driveways shall conform to the applicable City of Corona standards and shall be shown on the street improvement plans.
 - b) Sidewalk and parkway to be installed per City of Corona standards.
 - c) Under grounding of existing and proposed utility lines.
 - d) Street lights.
 - e) Installation of fire hydrant at property frontage.
 - f) All other public improvements shall conform to City of Corona standards.
 - g) Interim street conditions as approved by the Public Works Director.
33. Prior to approval of improvement plans or building permit issuance, whichever occurs first, the applicant shall construct or guarantee the construction of interim improvements to Buena Vista Avenue for half width plus ten (10) additional feet unless otherwise approved by the Public Works Director. The said street improvements shall be from the south lot line to the extension of the most northerly lot line, and where transitions are required.
34. The developer shall provide funds for a complete street reconstruction and widening to ultimate condition along the property's frontage (APN 118-290-049), including design, construction, relocation and undergrounding of all utilities. In the future, the City will coordinate with adjoining properties so that a seamless street widening improvements call be constructed for the entire block at the same time. The developer shall be responsible for constructing driveways and interim street improvements for the project.
35. Prior to release of public improvement security, the developer shall cause the civil engineer of record for the approved improvement plans to submit a set of as-built plans for review and approval by the Planning and Development Department, Development Services Division.
36. Prior to acceptance of improvements, the Public Works Director may determine that aggregate slurry, as defined in the Standard Specifications for Public Works Construction, may be required one year after acceptance of street(s) by the City if the condition of the street(s) warrant its application. All striping shall be replaced in kind. The applicant is the sole responsible party for the maintenance of all the improvements until said acceptance takes place.
37. The developer is responsible to comply with the approved traffic study recommendations. Prior to the approval of the improvement plans, or issuance of a building permit, whichever occurs first, the developer shall construct or guarantee the construction of all recommended public improvements from the approved traffic study.



Project Conditions

City of Corona

PUBLIC WORKS

38. Prior to Building permit issuance, the applicant shall provide all of the necessary documents and fees needed to annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) and CFD 2016-3 (Maintenance Service). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments) for operations and capital improvements. The developer shall be responsible for all costs incurred during annexation into the CFDs.
39. Prior to issuance of a Certificate of Occupancy, all proposed parkway, slope maintenance, and/or median landscaping specified in the site plan or in these Conditions of Approval shall be constructed.
40. Prior to the issuance of a Certificate of Occupancy, any damage to existing landscape easement areas due to project construction shall be repaired or replaced by the developer, or developer's successors in interest, at no cost to the City of Corona.
41. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall pay all development fees, including but not limited to Development Impact Fees (DIF) per City Municipal Code 16.23 and Transportation Uniform Mitigation Fees (TUMF) per City Municipal Code 16.21. Said fees shall be collected at the rate in effect at the time of fee collection as specified by the current City Council fee resolutions and ordinances.
42. All the potable water, reclaimed water, and sewer design criteria shall be per City of Corona Utilities Department standards and Riverside County Department of Health Services Standards unless otherwise approved by the Public Works and Utilities Department Directors.
43. Prior to issuance of any building permits, a domestic water and fire flow system shall be approved by the Public Works Department and constructed by the developer, to the satisfaction of the Public Works Director and Fire Chief.
44. Prior to improvement plans approval, the applicant shall ensure that all water meters, fire hydrants or other water appurtenances shall not be located within a drive aisle or path of travel.
45. Prior to issuance of any building permits, the developer shall pay all water and sewer fees, including but not limited to connection fees, wastewater treatment fees, sewer capacity fees and all other appropriate water and sewer fees.
46. Prior to approval of improvement plans, when applicable, the applicant shall submit detailed potable water and sewer studies, prepared by a registered civil engineer, to the Planning and Development Department, Development Services Division for review and approval. The study shall analyze the existing and proposed sewer and water facilities. Results of the system analysis may require special construction for the potable water and sewer systems, such as upsizing downstream sewer lines, installing pressure regulators, booster pumps, special material for pipeline construction, backwater valves and construction of other appurtenances as necessary to serve the proposed development. Effects of the proposed development, engineering analysis and special construction requirements shall be submitted for review and approval by the Public Works Department and the Department of Water and Power.
47. Prior to building permit issuance, the applicant shall construct or guarantee the construction of all required public improvements including but not limited to the potable water line, potable water services, sewer laterals, double detector check assemblies and reduced pressure principle assemblies within the public right of way and-or easements.
48. Prior to issuance of any building permits, the applicant shall dedicate easements for all public water and sewer facilities needed to serve the project in accordance the Department of Water and Power standards. The minimum easement width shall be 20 feet for one utility and 30 feet for more than one public utility facility unless otherwise approved by the Utilities Department. All public water and sewer facilities shall be provided a minimum 20 foot wide paved access road unless otherwise approved by the Utilities Director. Structures and trees shall not be constructed or installed within a public utility easement.
49. Prior to building permit issuance, the applicant shall construct or guarantee the construction of a private fire system with double detector check assemblies at all public fire services to the satisfaction of the Utilities Department and Fire Chief.
50. Fire Hydrants shall be a maximum 250-300 feet apart or as directed by the Fire Department.

Project is responsible for installation of a fire hydrant along frontage to meet the maximum spacing requirement.
51. Prior to approval of the Grading Plans, manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve shall be installed.
52. Prior to approval of the Grading Plans, where static pressures exceed 80 psi on the water service, a note requiring an individual pressure regulator shall be shown on the title sheet. Details and construction notes shall be provided on plans submitted to the Building Division.



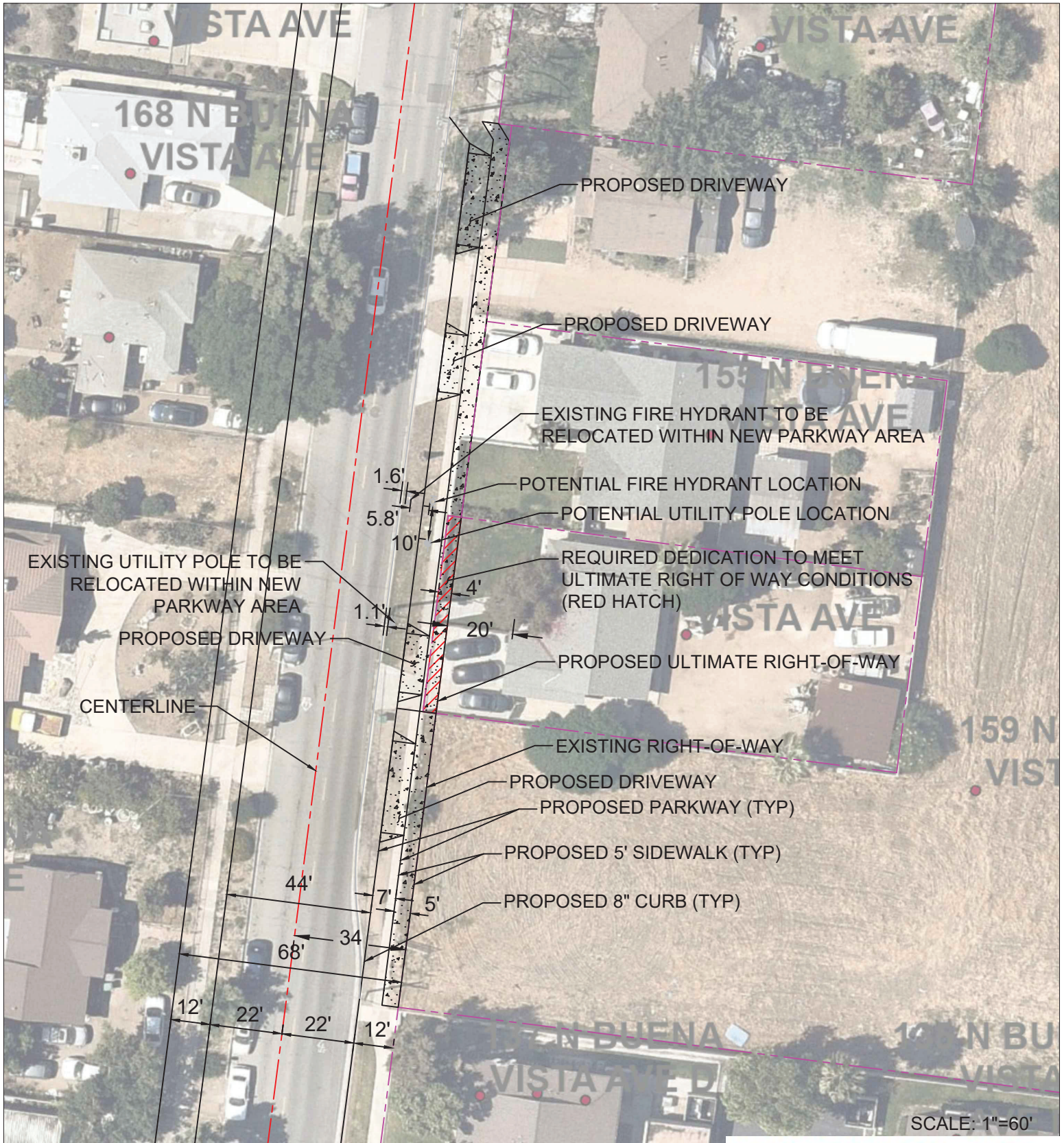
Project Conditions

City of Corona

PUBLIC WORKS	
53. Reclaimed water shall be used for any construction activity, unless otherwise approved by the Utilities Director or their designee. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water. 54. Prior to approval of any landscaping or improvement plans, street trees shall be designed for a minimum 24" box size and installed per City Standard Plan no. 614. The City Street Tree Planting detail is to be included in all submitted landscape plans. 55. Prior to approval of any landscaping plans, all parkway landscaping shall be planted with drought tolerant plant materials. 56. Prior to approval of the improvement plans, the proposed water main within the site must be looped into the existing water mains along Buena Vista Avenue. 57. Prior to the approval of the improvement plans, each unit shall have a separate water service meter and reduced pressure backflow. Provide details on utility plan for water meter and reduced pressure backflow within public utilities easement.	

159 N BUENA VISTA RIGHT-OF-WAY EXHIBIT

ALTERNATIVE 1 - ACQUIRE RIGHT-OF-WAY AT 153 N. BUENA VISTA AVE.



SCALE: 1"=60'

EXHIBIT 4a

159 N BUENA VISTA RIGHT-OF-WAY EXHIBIT

ALTERNATIVE 2 - WITHOUT ACQUIRING RIGHT-OF-WAY AT 153 N. BUENA VISTA AVE.

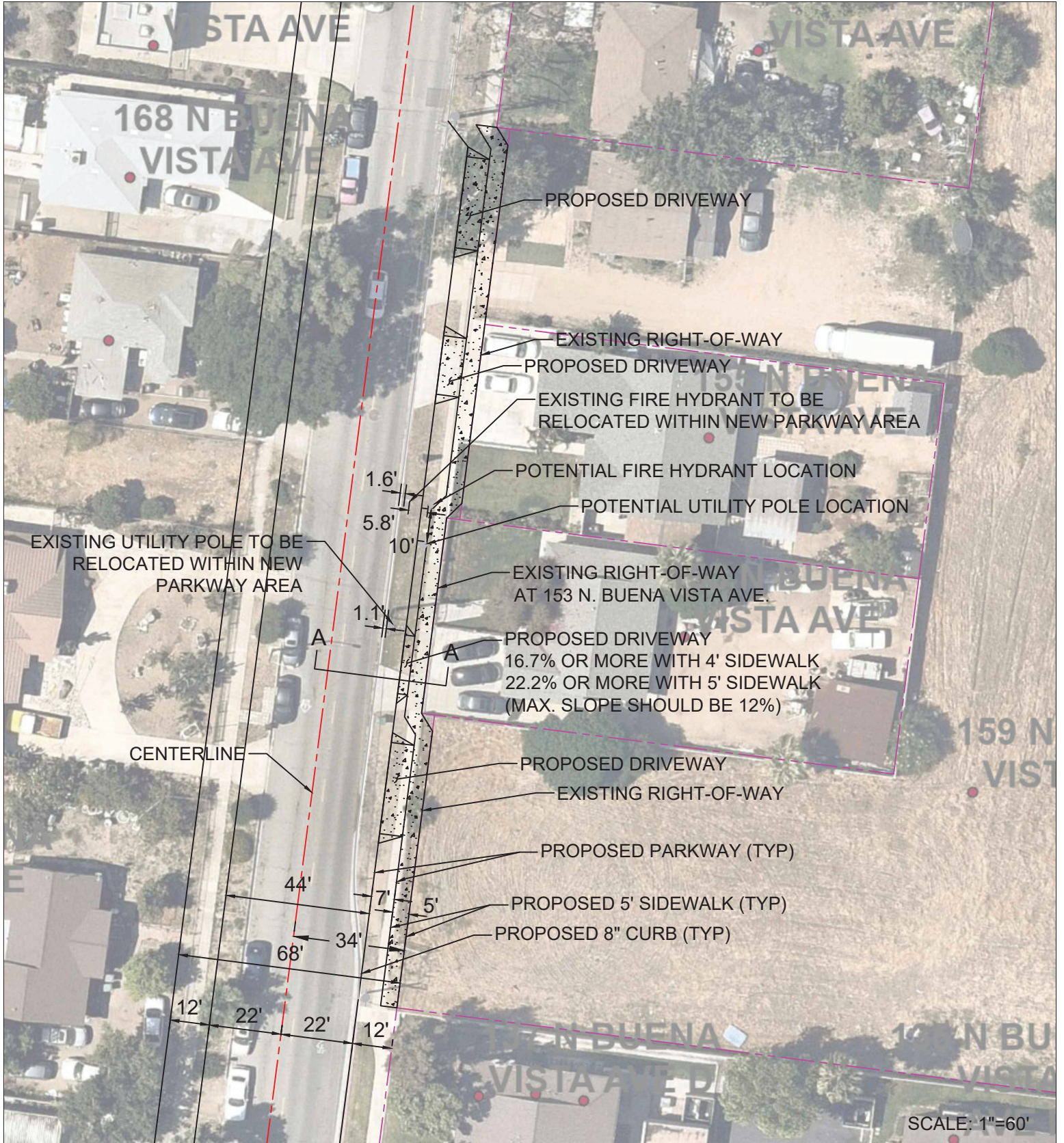
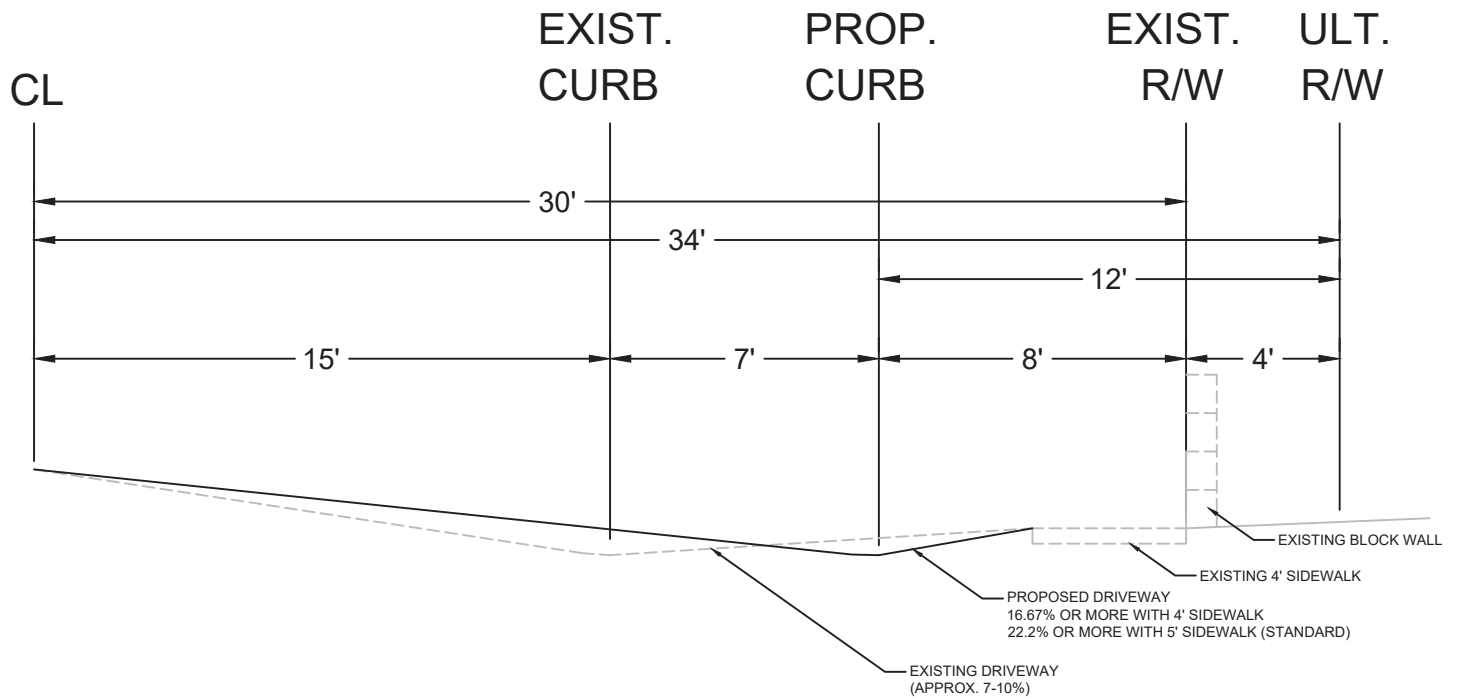


EXHIBIT 4b

159 N BUENA VISTA RIGHT-OF-WAY EXHIBIT ALTERNATIVE 2



SECTION A-A

NOTE: DRIVEWAYS SHOULD BE NO STEEPER THAN 12% TO AVOID DAMAGE TO CARS

SCALE: 1"=50'

EXHIBIT 4c

159 N BUENA VISTA RIGHT-OF-WAY EXHIBIT

IMPROVEMENTS AS CONDITIONED ON SEPTEMBER 25, 2023



Milad B. Oueijan
2751 Rio Lempa Dr.
Hacienda Hgts, CA 91745

October 09, 2023

Mrs. Rocio Lopez, Consulting Planner
COMMUNITY DEVELOPMENT DEPARTMENT,
PLANNING DIVISION
CITY OF CORONA
400 S. Vicentia Ave.
Corona, CA 92882

Reference: Buena Vista Active Senior Living/ Application for CUP Modification No 17-004

Subject: List of Revisions done to the Plans since the Planning Commission meeting of September 25, 2023

Dear Mrs. Lopez,

Following the Planning Commission meeting of September 25, 2023, the design team had several meetings with the owner and City staff to discuss the possible changes that can be done to the project to address the concerns raised by the Planning Commission members and the public. As a result, I am pleased to inform you that the following changes were incorporated to the project design:

1. **Concern:** Parking on Buena Vista.

Solution: Parking lot lay-out is revised to increase the parking provided from 110 spaces previously proposed to a total of 121 spaces. With this addition, the new project added a total of +15 spaces (+14%) over of the approved CUP and a total +12 spaces (11%) over the current parking requirement adopted after the CUP approval.

2. **Concern:** Building massing and relation to the neighboring single family homes especially 153 N. Buena Vista.

Solution: Third Floor of Building-A is revised. The first two units close to Buena Vista are relocated to the first floor of the same building replacing the Mini-Golf Court. The Third Floor of Building-A is now recessed and moved back a total of 75'-7" from the old proposed design. 72% of the total depth of 153 N. Buena Vista property is next to a two story building, and it is shielded by a landscape screening buffer of (Italian Cypress) trees. With this change, the total massing and appearance of Building-A facing Buena Vista is reduced from 3 stories to 2 stories and it is more in line with the surrounding neighborhood.

3. **Concern:** Safety

Solution: Fences and gates facing Buena Vista are raised to 7'-0" height.

We trust this project as proposed will meet the City's goals to enhance this area of Corona. If you have any questions do not hesitate to call me at (626) 290-0401. We look forward to an opportunity to discuss this further with you and other city staff.

Sincerely,
Milad B. Oueijan

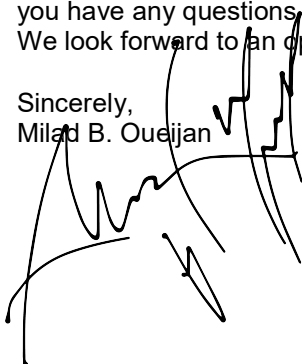


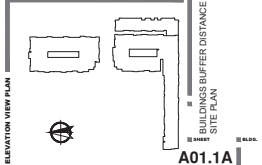
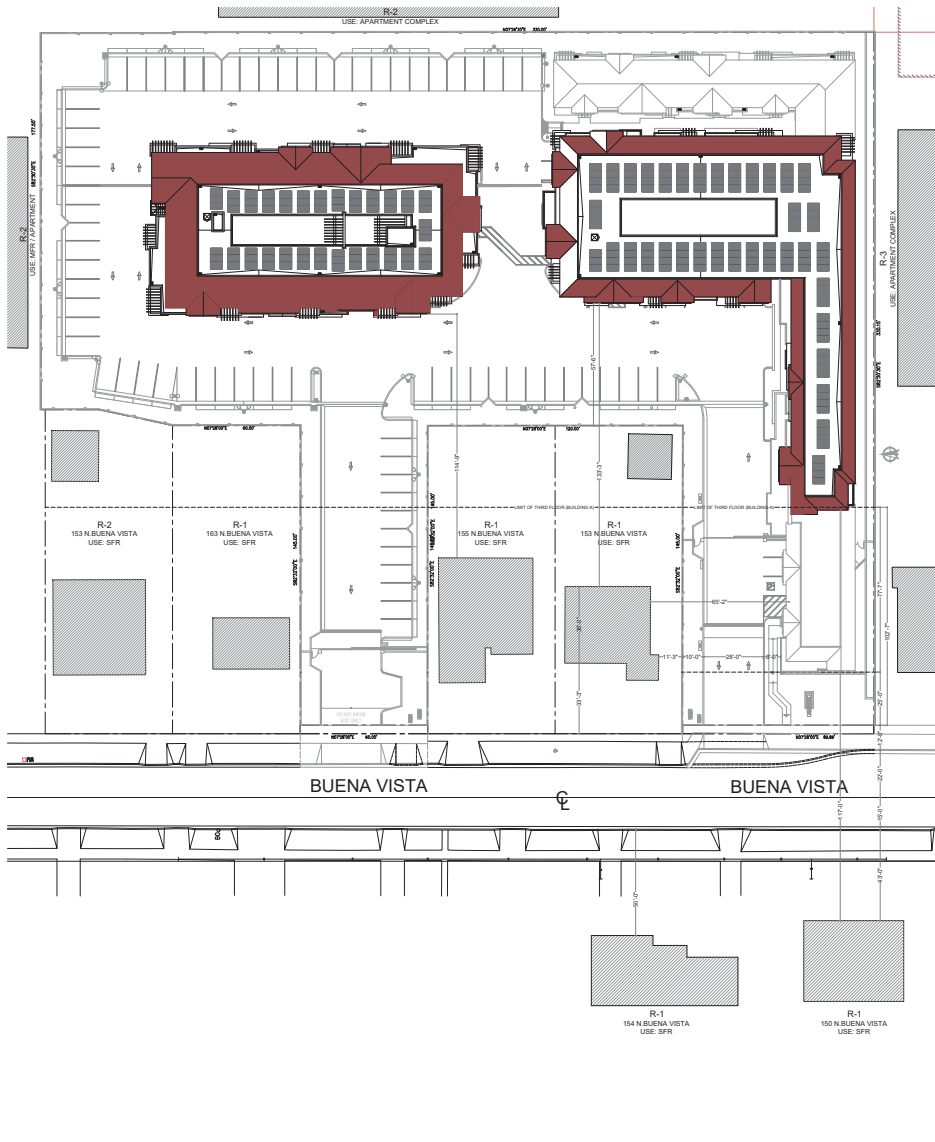
EXHIBIT 5

2751 Rio Lempa Dr"
Hacienda Hgts, CA 91745
Tell: 626-290-0401

B-HIVE GROUP, INC

Bhivegroup2@msn.com

CONTRACTORS | ARCHITECTS | ENGINEERS



OWNER NAME & ADDRESS
 4000 AVENUE 100, SUITE 100
 BURNHEIM, CA 95021

PROJECT NAME & ADDRESS
 BURNHEIM INDUSTRIAL
 CORONA, CA 92626

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	01-10-22
2	REVISED	01-11-22

DESIGNED BY
 BURNS & MCDONNELL

CHECKED BY
 BURNS & MCDONNELL

SCALE
 1/8" = 1'-0"

PROJECT NUMBER
 7000-19

DATE PLOTTED
 01-11-22

BY
 BURNS & MCDONNELL

SCALE
 1/8" = 1'-0"

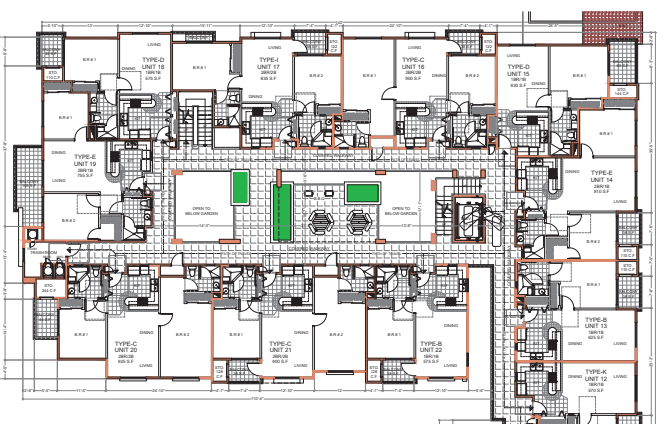
PROJECT TITLE
 BURNHEIM INDUSTRIAL

SCALE
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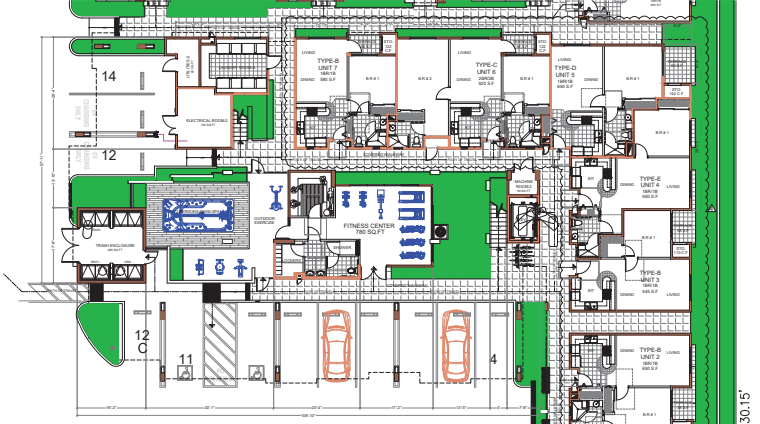
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EXHIBIT 8

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44



2 SECOND FLOOR (BUILDING-A)
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR (BUILDING-A)
SCALE: 1/8" = 1'-0"

BUILDING-A

NUMBER OF UNITS: 100
 NUMBER OF STORIES: 2
 TOTAL GROSS AREA: 100,000 SQ FT
 TOTAL COMMON AREA: 10,000 SQ FT
 TOTAL GROSS AREA INCLUDING COMMON: 110,000 SQ FT

UNIT NO.	TYPE	AREA (SQ FT)	FINISHING AREA (SQ FT)	AREA (SQ FT)	FINISHING AREA (SQ FT)		COMMON AREA (SQ FT)	TOTAL AREA (SQ FT)
					1	2		
1	A	100	100	100	0	0	0	100
2	B	200	200	200	0	0	0	200
3	C	300	300	300	0	0	0	300
4	D	400	400	400	0	0	0	400
5	E	500	500	500	0	0	0	500
6	F	600	600	600	0	0	0	600
7	G	700	700	700	0	0	0	700
8	H	800	800	800	0	0	0	800
9	I	900	900	900	0	0	0	900
10	J	1000	1000	1000	0	0	0	1000
11	K	1100	1100	1100	0	0	0	1100
12	L	1200	1200	1200	0	0	0	1200
13	M	1300	1300	1300	0	0	0	1300
14	N	1400	1400	1400	0	0	0	1400
15	O	1500	1500	1500	0	0	0	1500
16	P	1600	1600	1600	0	0	0	1600
17	Q	1700	1700	1700	0	0	0	1700
18	R	1800	1800	1800	0	0	0	1800
19	S	1900	1900	1900	0	0	0	1900
20	T	2000	2000	2000	0	0	0	2000
21	U	2100	2100	2100	0	0	0	2100
22	V	2200	2200	2200	0	0	0	2200
23	W	2300	2300	2300	0	0	0	2300
24	X	2400	2400	2400	0	0	0	2400
25	Y	2500	2500	2500	0	0	0	2500
26	Z	2600	2600	2600	0	0	0	2600
27	AA	2700	2700	2700	0	0	0	2700
28	AB	2800	2800	2800	0	0	0	2800
29	AC	2900	2900	2900	0	0	0	2900
30	AD	3000	3000	3000	0	0	0	3000
31	AE	3100	3100	3100	0	0	0	3100
32	AF	3200	3200	3200	0	0	0	3200
33	AG	3300	3300	3300	0	0	0	3300
34	AH	3400	3400	3400	0	0	0	3400
35	AI	3500	3500	3500	0	0	0	3500
36	AJ	3600	3600	3600	0	0	0	3600
37	AK	3700	3700	3700	0	0	0	3700
38	AL	3800	3800	3800	0	0	0	3800
39	AM	3900	3900	3900	0	0	0	3900
40	AN	4000	4000	4000	0	0	0	4000
41	AO	4100	4100	4100	0	0	0	4100
42	AP	4200	4200	4200	0	0	0	4200
43	AQ	4300	4300	4300	0	0	0	4300
44	AR	4400	4400	4400	0	0	0	4400
45	AS	4500	4500	4500	0	0	0	4500
46	AT	4600	4600	4600	0	0	0	4600
47	AU	4700	4700	4700	0	0	0	4700
48	AV	4800	4800	4800	0	0	0	4800
49	AW	4900	4900	4900	0	0	0	4900
50	AX	5000	5000	5000	0	0	0	5000
51	AY	5100	5100	5100	0	0	0	5100
52	AZ	5200	5200	5200	0	0	0	5200
53	BA	5300	5300	5300	0	0	0	5300
54	BB	5400	5400	5400	0	0	0	5400
55	BC	5500	5500	5500	0	0	0	5500
56	BD	5600	5600	5600	0	0	0	5600
57	BE	5700	5700	5700	0	0	0	5700
58	BF	5800	5800	5800	0	0	0	5800
59	BG	5900	5900	5900	0	0	0	5900
60	BH	6000	6000	6000	0	0	0	6000
61	BI	6100	6100	6100	0	0	0	6100
62	BJ	6200	6200	6200	0	0	0	6200
63	BK	6300	6300	6300	0	0	0	6300
64	BL	6400	6400	6400	0	0	0	6400
65	BM	6500	6500	6500	0	0	0	6500
66	BN	6600	6600	6600	0	0	0	6600
67	BO	6700	6700	6700	0	0	0	6700
68	BP	6800	6800	6800	0	0	0	6800
69	BQ	6900	6900	6900	0	0	0	6900
70	BR	7000	7000	7000	0	0	0	7000
71	BS	7100	7100	7100	0	0	0	7100
72	BT	7200	7200	7200	0	0	0	7200
73	BU	7300	7300	7300	0	0	0	7300
74	BV	7400	7400	7400	0	0	0	7400
75	BW	7500	7500	7500	0	0	0	7500
76	BX	7600	7600	7600	0	0	0	7600
77	BY	7700	7700	7700	0	0	0	7700
78	BZ	7800	7800	7800	0	0	0	7800
79	CA	7900	7900	7900	0	0	0	7900
80	CB	8000	8000	8000	0	0	0	8000
81	CC	8100	8100	8100	0	0	0	8100
82	CD	8200	8200	8200	0	0	0	8200
83	CE	8300	8300	8300	0	0	0	8300
84	CF	8400	8400	8400	0	0	0	8400
85	CG	8500	8500	8500	0	0	0	8500
86	CH	8600	8600	8600	0	0	0	8600
87	CI	8700	8700	8700	0	0	0	8700
88	CJ	8800	8800	8800	0	0	0	8800
89	CK	8900	8900	8900	0	0	0	8900
90	CL	9000	9000	9000	0	0	0	9000
91	CM	9100	9100	9100	0	0	0	9100
92	CN	9200	9200	9200	0	0	0	9200
93	CO	9300	9300	9300	0	0	0	9300
94	CP	9400	9400	9400	0	0	0	9400
95	CQ	9500	9500	9500	0	0	0	9500
96	CR	9600	9600	9600	0	0	0	9600
97	CS	9700	9700	9700	0	0	0	9700
98	CT	9800	9800	9800	0	0	0	9800
99	CU	9900	9900	9900	0	0	0	9900
100	CV	10000	10000	10000	0	0	0	10000

BLIVE GROUP
 800 MAIN ST, SUITE 100, COSTA MESA, CA 92626
 TEL: 626-290-0401

OWNER NAME & ADDRESS
 BLIVE GROUP
 800 MAIN ST, SUITE 100, COSTA MESA, CA 92626

PROJECT NAME & ADDRESS
 BLIVE WEST BAYVIEW LIVING
 COSTA MESA, CA 92626

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	09-10-22
2	ISSUED FOR PERMIT	09-11-22

DESIGNED BY
 BLIVE GROUP

CHECKED BY
 BLIVE GROUP

DATE
 10-03-19

SCALE
 1/8" = 1'-0"

PROJECT NUMBER
 1000-19

PROJECT NAME
 BLIVE WEST BAYVIEW LIVING

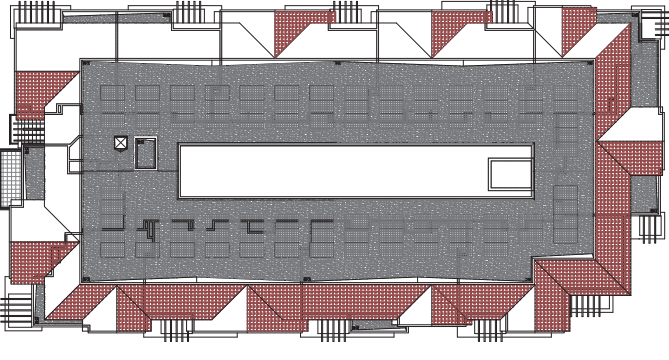
PROJECT ADDRESS
 COSTA MESA, CA 92626

PROJECT TITLE
 FIRST & SECOND FLOOR PLANS
 BUILDING-A

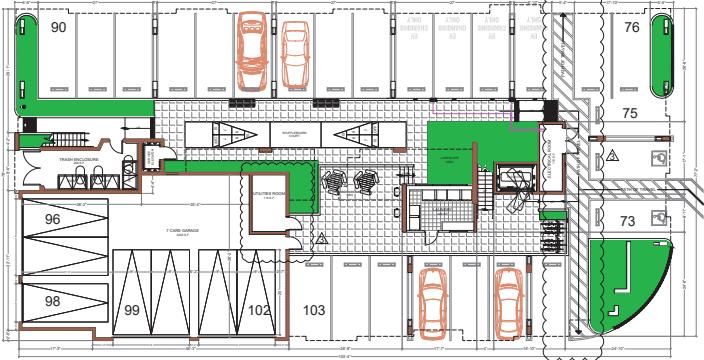
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DATE
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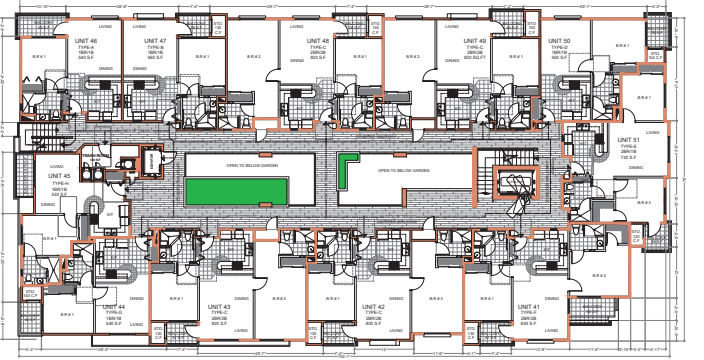
EXHIBIT 9



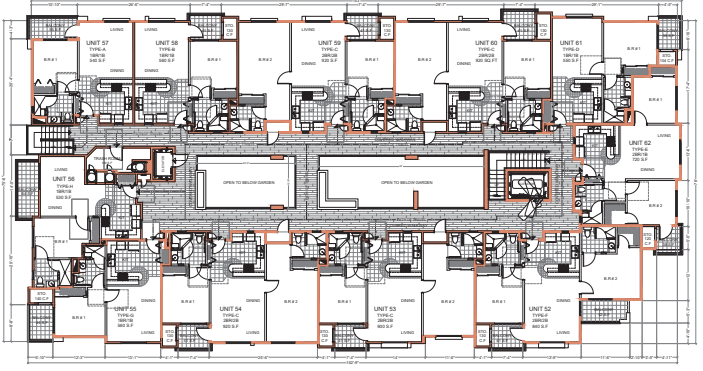
4 ROOF PLAN (BUILDING-B)
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR (BUILDING-B)
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR (BUILDING-B)
SCALE: 1/8" = 1'-0"



3 THIRD FLOOR (BUILDING-B)
SCALE: 1/8" = 1'-0"

BUILDING DATA

NO.	DESCRIPTION	UNIT	AREA (SQ FT)	TOTAL AREA (SQ FT)	PERCENT BLDG AREA	PERCENT UNIT AREA	TOTAL PERCENT	SCHEDULE	CONSTRUCTION	FINISHES	NOTES	TOTAL	
												AREA (SQ FT)	PERCENT
1	CEILING		100	100	100	100	100	1	CONCRETE	PAINT		100	100
2	FLOOR		100	100	100	100	100	1	CONCRETE	PAINT		100	100
3	WALL		100	100	100	100	100	1	CONCRETE	PAINT		100	100
4	DOOR		100	100	100	100	100	1	WOOD	PAINT		100	100
5	WINDOW		100	100	100	100	100	1	ALUMINUM	PAINT		100	100
6	STAIR		100	100	100	100	100	1	CONCRETE	PAINT		100	100
7	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
8	MECHANICAL		100	100	100	100	100	1	STEEL	PAINT		100	100
9	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
10	FINISHES		100	100	100	100	100	1	PAINT			100	100
11	MECHANICAL		100	100	100	100	100	1	STEEL	PAINT		100	100
12	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
13	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
14	FINISHES		100	100	100	100	100	1	PAINT			100	100
15	MECHANICAL		100	100	100	100	100	1	STEEL	PAINT		100	100
16	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
17	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
18	FINISHES		100	100	100	100	100	1	PAINT			100	100
19	MECHANICAL		100	100	100	100	100	1	STEEL	PAINT		100	100
20	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
21	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
22	FINISHES		100	100	100	100	100	1	PAINT			100	100
23	MECHANICAL		100	100	100	100	100	1	STEEL	PAINT		100	100
24	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
25	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
26	FINISHES		100	100	100	100	100	1	PAINT			100	100
27	MECHANICAL		100	100	100	100	100	1	STEEL	PAINT		100	100
28	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
29	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
30	FINISHES		100	100	100	100	100	1	PAINT			100	100
31	MECHANICAL		100	100	100	100	100	1	STEEL	PAINT		100	100
32	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
33	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
34	FINISHES		100	100	100	100	100	1	PAINT			100	100
35	MECHANICAL		100	100	100	100	100	1	STEEL	PAINT		100	100
36	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
37	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
38	FINISHES		100	100	100	100	100	1	PAINT			100	100
39	MECHANICAL		100	100	100	100	100	1	STEEL	PAINT		100	100
40	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
41	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
42	FINISHES		100	100	100	100	100	1	PAINT			100	100
43	MECHANICAL		100	100	100	100	100	1	STEEL	PAINT		100	100
44	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
45	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
46	FINISHES		100	100	100	100	100	1	PAINT			100	100
47	MECHANICAL		100	100	100	100	100	1	STEEL	PAINT		100	100
48	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
49	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
50	FINISHES		100	100	100	100	100	1	PAINT			100	100
51	MECHANICAL		100	100	100	100	100	1	STEEL	PAINT		100	100
52	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
53	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
54	FINISHES		100	100	100	100	100	1	PAINT			100	100
55	MECHANICAL		100	100	100	100	100	1	STEEL	PAINT		100	100
56	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
57	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
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60	ELECTRICAL		100	100	100	100	100	1	COPPER	PAINT		100	100
61	PLUMBING		100	100	100	100	100	1	COPPER	PAINT		100	100
62	FINISHES		100	100	100	100	100	1	PAINT			100	100

BLIVE GROUP
 800 N. 17th Street, Santa Ana, CA 92701
 TEL: 949-259-0401

OWNER NAME & ADDRESS
 BLDG. 1
 4000 CALLE DEL MAR, COSTA MESA, CA 92626

PROJECT NAME & ADDRESS
 BLDG. 1
 4000 CALLE DEL MAR, COSTA MESA, CA 92626

DESIGNED BY
 BLDG. 1
 4000 CALLE DEL MAR, COSTA MESA, CA 92626

DATE
 09-19-02

PROJECT NUMBER
 BLDG. 1
 4000 CALLE DEL MAR, COSTA MESA, CA 92626

SCALE
 1/8" = 1'-0"

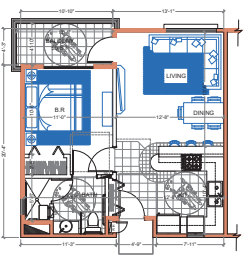
REVISIONS

NO.	DESCRIPTION	DATE
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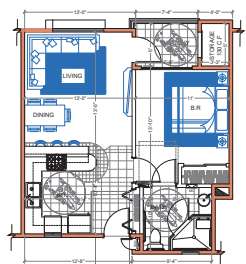
**BLDG. 1
 FIRST, SECOND, THIRD FLOORS
 & ROOF PLANS**

A03 B

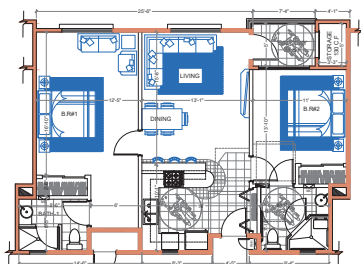
01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44



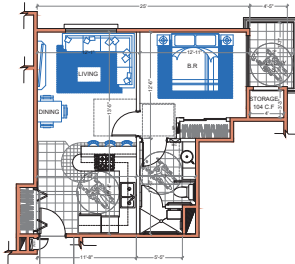
1 TYPE-A UNIT (1BR. /1 BATH)
 SCALE: 1/4" = 1'-0"
 540 SQ.FT. / 3 UNITS TOTAL



2 TYPE-B UNIT (1BR. /1 BATH)
 SCALE: 1/4" = 1'-0"
 560 SQ.FT. / 8 UNITS TOTAL



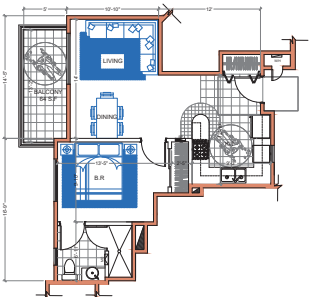
3 TYPE-C UNIT (2BR. /2 BATH)
 SCALE: 1/4" = 1'-0"
 920 SQ.FT. / 17 UNITS TOTAL



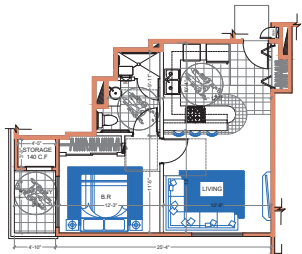
4 TYPE-D UNIT (1BR. /1 BATH)
 SCALE: 1/4" = 1'-0"
 550 SQ.FT. / 7 UNITS TOTAL

LEGEND

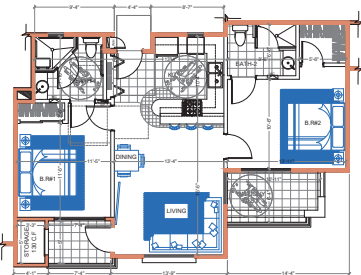
---	PROJECTION WALL OF TERRACE
---	PERI-METER WINDOW
---	LINE OF BALCONY AREA
---	CONCRETE OR MASONRY WALL
---	GLASS CURTAIN WALL
---	FULL HEIGHT GLASS WALL



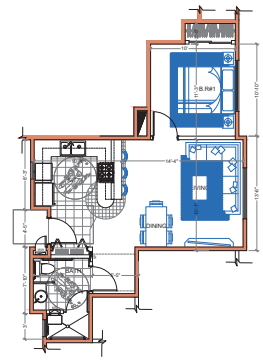
8 TYPE-H UNIT (1BR. /1 BATH)
 SCALE: 1/4" = 1'-0"
 630 SQ.FT. / 2 UNITS TOTAL



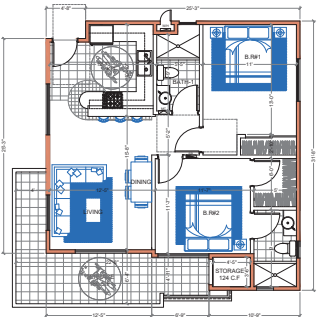
7 TYPE-G UNIT (1BR. /1 BATH)
 SCALE: 1/4" = 1'-0"
 550 SQ.FT. / 2 UNITS TOTAL



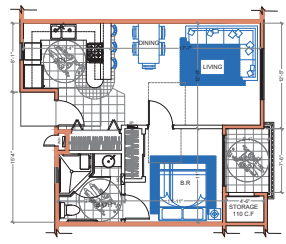
6 TYPE-F UNIT (2BR. /2 BATH)
 SCALE: 1/4" = 1'-0"
 840 SQ.FT. / 2 UNITS TOTAL



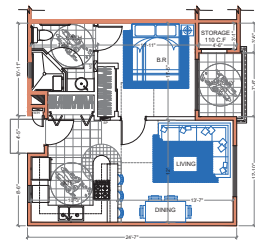
5 TYPE-E UNIT (1BR. /1 BATH)
 SCALE: 1/4" = 1'-0"
 650 SQ.FT. / 1 UNIT TOTAL



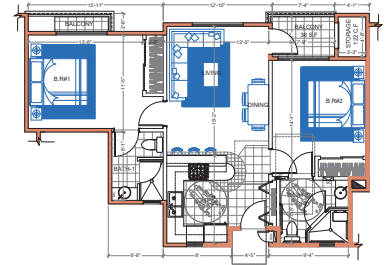
12 TYPE-L UNIT (2BR. /2 BATH)
 SCALE: 1/4" = 1'-0"
 835 SQ.FT. / 1 UNIT TOTAL



11 TYPE-K UNIT (1BR. /1 BATH)
 SCALE: 1/4" = 1'-0"
 570 SQ.FT. / 2 UNITS TOTAL



10 TYPE-J UNIT (1BR. /1 BATH)
 SCALE: 1/4" = 1'-0"
 550 SQ.FT. / 2 UNITS TOTAL



9 TYPE-I UNIT (2BR. /2 BATH)
 SCALE: 1/4" = 1'-0"
 835SQ.FT. / 2 UNITS TOTAL

BLIVE GROUP
 800 MAIN ST. STANFORD, CA 94305. TEL: 650.455.0000
 TEL: 626-290-0401

OWNER NAME & ADDRESS
 4000 AVENUE 68, STANFORD, CA 94307

PROJECT NAME & ADDRESS
 BLIVE WEST STANFORD LANDING
 1000 WEST STANFORD LANDING
 STANFORD, CA 94305

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	01-10-22
2	ISSUED FOR PERMITS	01-10-22

DESIGNED BY
 BLIVE GROUP

CHECKED BY
 BLIVE GROUP

SCALE
 1/4" = 1'-0"

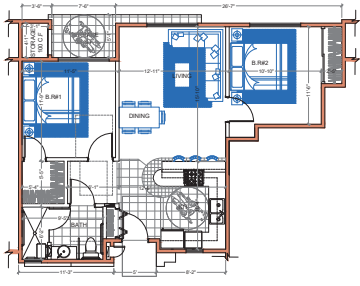
PROJECT NUMBER
 7000-19

DATE PLOTTED
 01-10-22

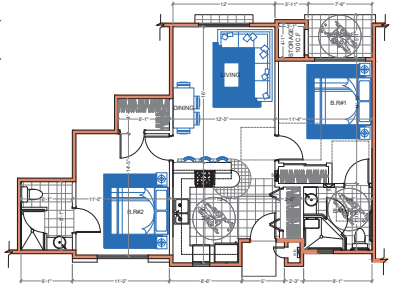
ENLARGED PLANS-1

A04

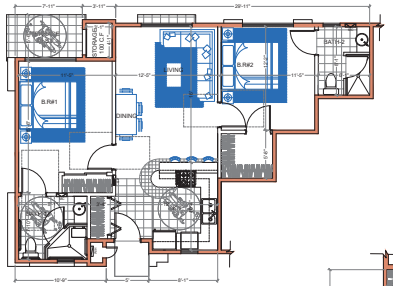
01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44



1 TYPE-P UNIT (2BR./1BATH)
 SCALE: 1/4" = 1'-0"
 780 SQ.FT / 1 UNIT TOTAL



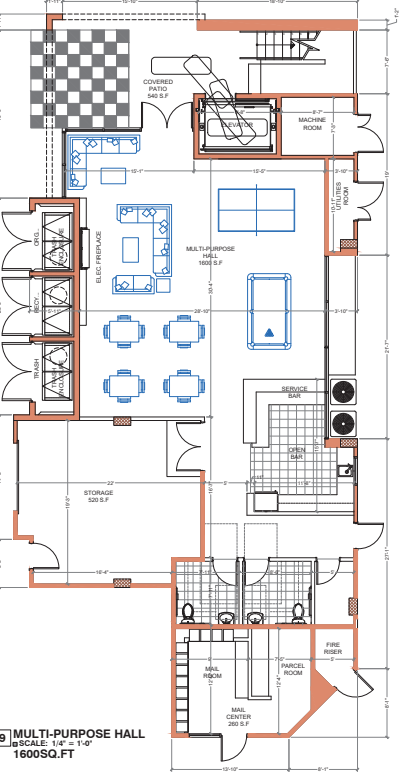
2 TYPE-O UNIT (2BR./2BATH)
 SCALE: 1/4" = 1'-0"
 860 SQ.FT / 1 UNIT TOTAL



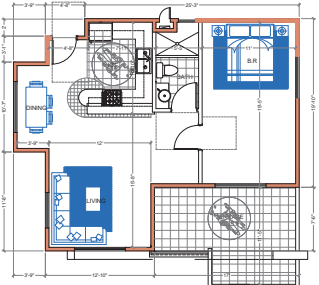
3 TYPE-N UNIT (2BR./2BATH)
 SCALE: 1/4" = 1'-0"
 845 SQ.FT / 1 UNIT TOTAL

LEGEND

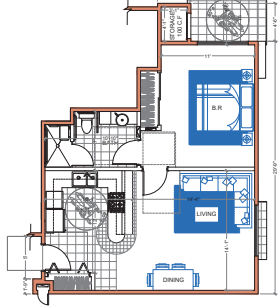
---	RESIDENTIAL PATIO/ TERRACE
---	PAVING PATIO/ TERRACE
---	LANDSCAPING PATIO/ TERRACE
---	CONCRETE (OR SIMILAR) FLOORING
---	WOOD FLOOR FINISH
---	PAVING PATIO/ TERRACE



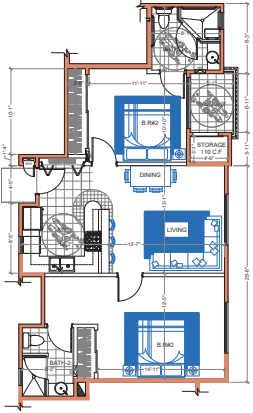
9 MULTI-PURPOSE HALL
 SCALE: 1/4" = 1'-0"
 1600 SQ.FT



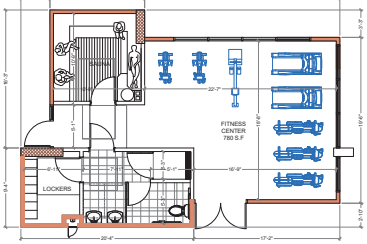
6 TYPE-R UNIT (1BR./1BATH)
 SCALE: 1/4" = 1'-0"
 835 SQ.FT / 1 UNIT TOTAL



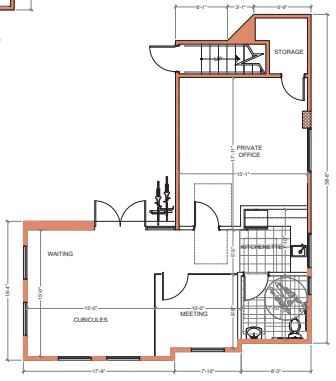
5 TYPE-Q UNIT (1BR./1BATH)
 SCALE: 1/4" = 1'-0"
 650 SQ.FT / 1 UNIT TOTAL



4 TYPE-M UNIT (2BR./2BATH)
 SCALE: 1/4" = 1'-0"
 885 SQ.FT / 2 UNITS TOTAL



8 FITNESS CENTER
 SCALE: 1/4" = 1'-0"
 760 SQ.FT



7 MANAGEMENT OFFICE
 SCALE: 1/4" = 1'-0"
 900 SQ.FT

BLIVE GROUP
 8001 WILSON BLVD., SUITE 100, SAN DIEGO, CA 92123
 TEL: 626-290-0401

ENLARGED PLANS-2

OWNER NAME & ADDRESS
 BLIVE GROUP
 8001 WILSON BLVD., SUITE 100
 SAN DIEGO, CA 92123

DESIGNER NAME & ADDRESS
 BLIVE GROUP
 8001 WILSON BLVD., SUITE 100
 SAN DIEGO, CA 92123

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	09-19-22
2	REVISED PER COMMENTS	09-19-22

PROJECT NUMBER
 77000-19

DATE PLOTTED
 09-19-22

PLANNER TITLE
 PROJECT MANAGER

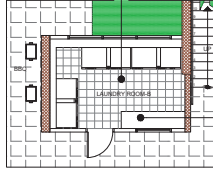
SCALE
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A04.1

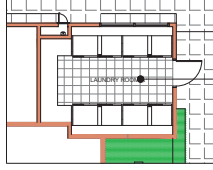
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ADJACENCIES LIST

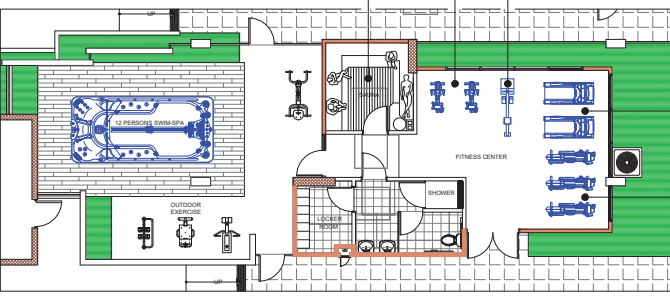
NO.	DESCRIPTION	LOCATION	NOTE
1	EXTERIOR	BUILDING CL.	OPEN TO THE SKY
2	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
3	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
4	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
5	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
6	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
7	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
8	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
9	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
10	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
11	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
12	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
13	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
14	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
15	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
16	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
17	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
18	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
19	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
20	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
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22	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
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41	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
42	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
43	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY
44	EXTERIOR FINISH EQUIPMENT	BUILDING CL.	OPEN TO THE SKY



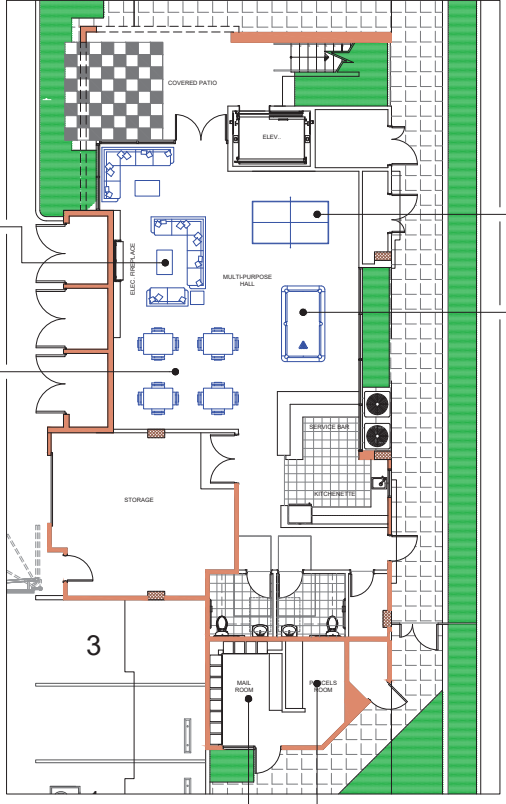
4 LAUNDRY ROOM (BUILDING-B)
SCALE: 1/4" = 1'-0"



3 LAUNDRY ROOM (BUILDING-A)
SCALE: 1/4" = 1'-0"



2 FITNESS CENTER (BUILDING-A)
SCALE: 1/4" = 1'-0"



1 MULTI-PURPOSE HALL (BUILDING-A)
SCALE: 1/4" = 1'-0"



BLIVE GROUP
8001 WILSON BLVD, SUITE 100, COSTA MESA, CA 92626
TEL: 626-290-0401

OWNER NAME & ADDRESS
BLIVE GROUP
8001 WILSON BLVD, SUITE 100
COSTA MESA, CA 92626

PROJECT NAME & ADDRESS
BLIVE WEST BOSTON LIVING
COSTA MESA, CA 92626

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07-19-22
2	ISSUED FOR PERMIT	07-19-22

DESIGNED BY
BLIVE GROUP

CHECKED BY
BLIVE GROUP

DATE
07-19-22

PROJECT NUMBER
71000-19

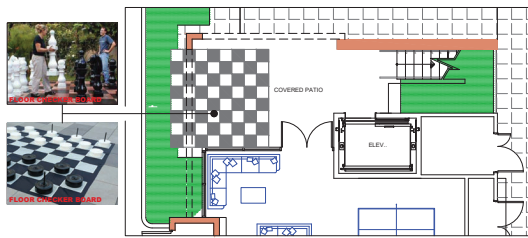
SCALE
AS SHOWN

INDOOR ADJACENCIES

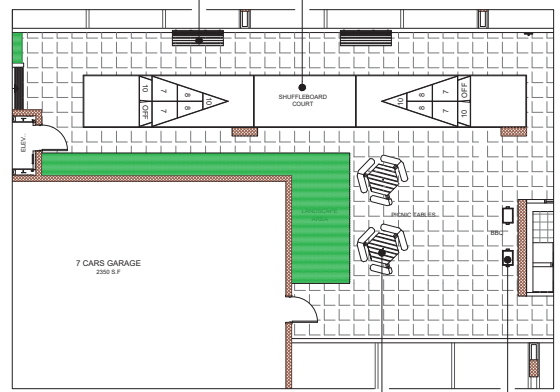
A01.3

EXHIBIT 10

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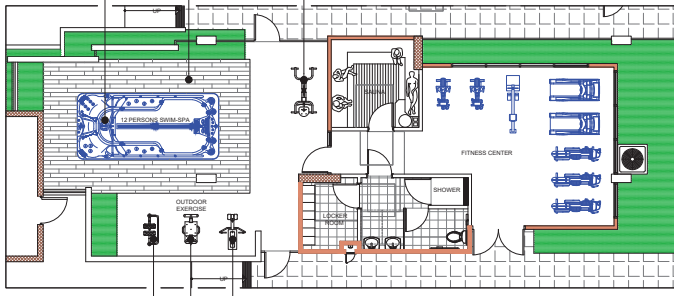
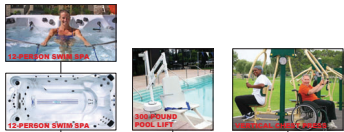
2 | OUTDOOR GIANT FLOOR CHECKER BOARD (BUILDING-A)
(B) SCALE: 1/4" = 1'-0"



1 | OUTDOOR SHUFFLEBOARD COURT (BUILDING-B)
(B) SCALE: 1/4" = 1'-0"

AMENITIES LIST

NO.	DESCRIPTION	LOCATION	NOTE
1	COVERED PATIO	BUILDING-A	OPENS TO THE SKY
2	OUTDOOR FITNESS EQUIPMENT	BUILDING-A	OPENS TO THE SKY
3	LANDSCAPING (PALM TREES)	LANDSCAPE	OPENS TO THE SKY
4	BACKLASHER COURT	BUILDING-B	OPENS TO THE SKY
5	SHUFFLEBOARD COURT	BUILDING-B	OPENS TO THE SKY
6	7 CARS GARAGE	BUILDING-B	OPENS TO THE SKY
7	POOL DECK	BUILDING-A	OPENS TO THE SKY
8	POOL	BUILDING-A	OPENS TO THE SKY
9	POOL SPA	BUILDING-A	OPENS TO THE SKY
10	POOL LIFT	BUILDING-A	OPENS TO THE SKY
11	POOL SPA	BUILDING-A	OPENS TO THE SKY
12	POOL SPA	BUILDING-A	OPENS TO THE SKY
13	POOL SPA	BUILDING-A	OPENS TO THE SKY
14	POOL SPA	BUILDING-A	OPENS TO THE SKY
15	POOL SPA	BUILDING-A	OPENS TO THE SKY
16	POOL SPA	BUILDING-A	OPENS TO THE SKY
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18	POOL SPA	BUILDING-A	OPENS TO THE SKY
19	POOL SPA	BUILDING-A	OPENS TO THE SKY
20	POOL SPA	BUILDING-A	OPENS TO THE SKY
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23	POOL SPA	BUILDING-A	OPENS TO THE SKY
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41	POOL SPA	BUILDING-A	OPENS TO THE SKY
42	POOL SPA	BUILDING-A	OPENS TO THE SKY
43	POOL SPA	BUILDING-A	OPENS TO THE SKY
44	POOL SPA	BUILDING-A	OPENS TO THE SKY



3 | OUTDOOR FITNESS CENTER (BUILDING-A)
(B) SCALE: 1/4" = 1'-0"



BLIVE GROUP
 800 WILSON BLVD, SUITE 100, CARLSBAD, CA 92008
 TEL: 626-290-0401

OWNER NAME & ADDRESS
 4000 WILSON BLVD, SUITE 100, CARLSBAD, CA 92008

PROJECT NAME & ADDRESS
 BLIVE FIRST FLOOR LAYOUT
 CARLSBAD, CA 92008

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01-10-22
2	ISSUED FOR PERMIT	01-10-22

DESIGNED BY
 BLIVE GROUP

CHECKED BY
 BLIVE GROUP

SCALE
 AS SHOWN

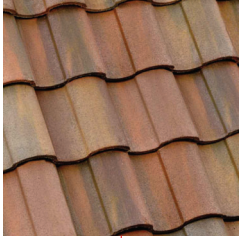
PROJECT NUMBER
 71000-19

DATE PLOTTED
 01-11-22

OUTDOOR AMENITIES

A01.4

◇ EAGLE ROOFING TILE
CAPISTRANO ADOBE BLEND, PRODUCT No 3723



◇ 3/8" EXTERIOR CEMENT PLASTER LA HABRA STUCCO
CRYSTAL WHITE X-50 (79)-BASE 100 SMOOTH FINISH



◇ RECESSED VINYL EXTERIOR DOORS & WINDOWS
JELD-WEN V-2500 SERIES, BONE COLOR



BUENA VISTA SENIOR LIVING

159 N. BUENA VISTA AVE
CORONA, CA 92882



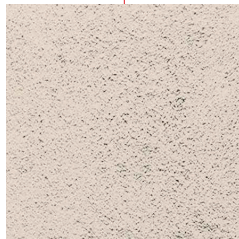
CONCRETE
LIVE SPOULD INC
DESIGN



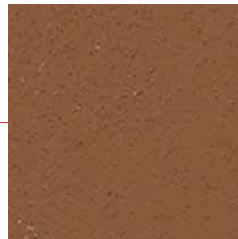
◇ 3x6 HOPE PLASTIC LUMBER TRELLIS BY TANGENT
FACTORY FINISH DARK BROWN



◇ 3/8" EXTERIOR CEMENT PLASTER LA HABRA STUCCO
BELLE GLADE 81583 (27)-BASE 100-SMOOTH FINISH



◇ 3/8" EXTERIOR CEMENT PLASTER LA HABRA STUCCO
ALAMO X-524 (45)-BASE 200 SAND FINISH



◇ 3/8" EXTERIOR CEMENT PLASTER LA HABRA STUCCO
ASHEVILLE 63152 (20)-BASE 100 SAND FINISH

MATERIAL

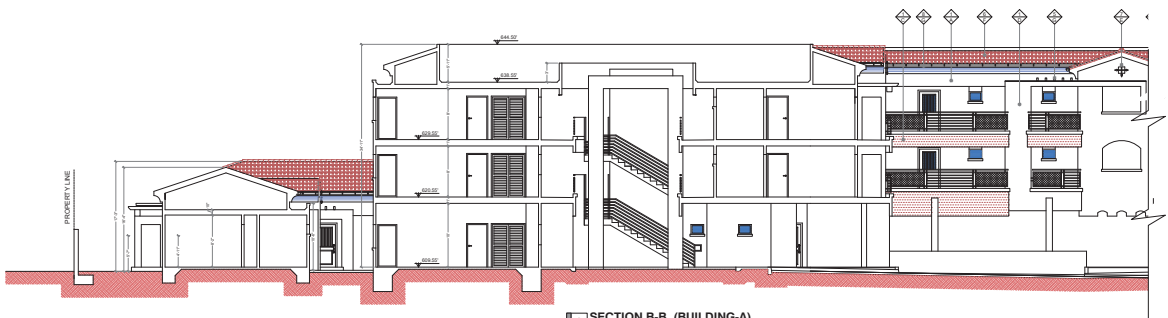
- ◇ 3/8" EXTERIOR CEMENT PLASTER LA HABRA STUCCO COMPANY
- ◇ 3x6 HOPE PLASTIC LUMBER TRELLIS BY TANGENT
- ◇ JELD-WEN V-2500 SERIES, BONE COLOR
- ◇ EAGLE ROOFING TILE, CAPISTRANO ADOBE BLEND, PRODUCT No 3723
- ◇ RECESSED VINYL EXTERIOR DOORS & WINDOWS
- ◇ 3x6 HOPE PLASTIC LUMBER TRELLIS BY TANGENT
- ◇ JELD-WEN V-2500 SERIES, BONE COLOR
- ◇ EAGLE ROOFING TILE, CAPISTRANO ADOBE BLEND, PRODUCT No 3723
- ◇ RECESSED VINYL EXTERIOR DOORS & WINDOWS

FINISHES & COLORS

- ◇ LA HABRA STUCCO - ALAMO X-524 (45)-BASE 200 SAND FINISH
- ◇ LA HABRA STUCCO - ASHEVILLE 63152 (20)-BASE 100 SAND FINISH
- ◇ FACTORY FINISH-DARK BROWN
- ◇ LA HABRA STUCCO - BELLE GLADE 81583 (27)-BASE 100 SMOOTH FINISH
- ◇ RECESSED VINYL EXTERIOR DOORS & WINDOWS
- ◇ EAGLE ROOFING TILE, CAPISTRANO ADOBE BLEND, PRODUCT No 3723
- ◇ FACTORY FINISH-DARK BROWN
- ◇ JELD-WEN V-2500 SERIES, BONE COLOR
- ◇ LA HABRA STUCCO - CRYSTAL WHITE X-50 (79)-BASE 100 SMOOTH FINISH



1 WEST ELEVATION INTERIOR VIEW-1/ SECTION A-A (BUILDING-A)
 SCALE: 3/16" = 1'-0"

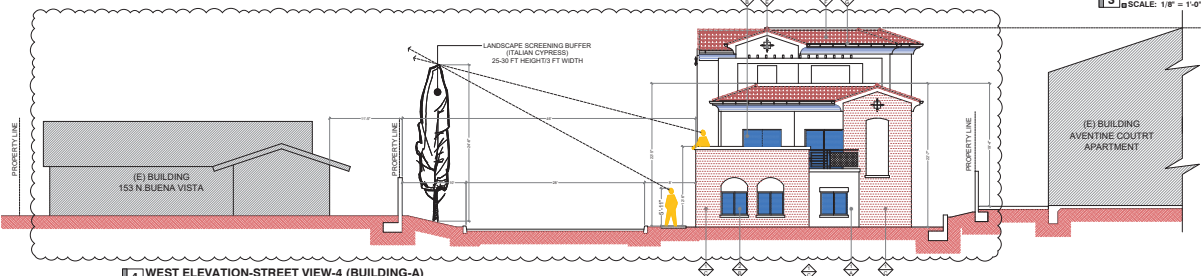


2 SECTION B-B (BUILDING-A)
 SCALE: 3/16" = 1'-0"

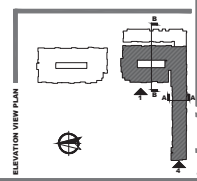
- MATERIAL**
- 1. EXTERIOR WALLS: BRICK (SEE FINISHES & COLORS)
 - 2. INTERIOR WALLS: GYP. BOARD (SEE FINISHES & COLORS)
 - 3. CEILING: GYP. BOARD (SEE FINISHES & COLORS)
 - 4. FLOORING: POLISHED CONCRETE (SEE FINISHES & COLORS)
 - 5. ROOFING: CLAY TILE (SEE FINISHES & COLORS)
 - 6. STAIRS: GYP. BOARD (SEE FINISHES & COLORS)
 - 7. BALCONY FLOORS: POLISHED CONCRETE (SEE FINISHES & COLORS)
 - 8. BALCONY RAILS: ALUMINUM (SEE FINISHES & COLORS)
 - 9. GLASS: CLEAR GLASS (SEE FINISHES & COLORS)
 - 10. METAL: GALV. STEEL (SEE FINISHES & COLORS)
 - 11. PAINT: WHITE (SEE FINISHES & COLORS)
 - 12. FINISHES: SEE FINISHES & COLORS
- FINISHES & COLORS**
- 1. EXTERIOR WALLS: BRICK (SEE FINISHES & COLORS)
 - 2. INTERIOR WALLS: GYP. BOARD (SEE FINISHES & COLORS)
 - 3. CEILING: GYP. BOARD (SEE FINISHES & COLORS)
 - 4. FLOORING: POLISHED CONCRETE (SEE FINISHES & COLORS)
 - 5. ROOFING: CLAY TILE (SEE FINISHES & COLORS)
 - 6. STAIRS: GYP. BOARD (SEE FINISHES & COLORS)
 - 7. BALCONY FLOORS: POLISHED CONCRETE (SEE FINISHES & COLORS)
 - 8. BALCONY RAILS: ALUMINUM (SEE FINISHES & COLORS)
 - 9. GLASS: CLEAR GLASS (SEE FINISHES & COLORS)
 - 10. METAL: GALV. STEEL (SEE FINISHES & COLORS)
 - 11. PAINT: WHITE (SEE FINISHES & COLORS)
 - 12. FINISHES: SEE FINISHES & COLORS



3 GENERAL WEST ELEVATION (BUILDING-A)
 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION-STREET VIEW-4 (BUILDING-A)
 SCALE: 3/16" = 1'-0"



BLIVE GROUP
 8001 WILSON BLVD., SUITE 100, COSTA MESA, CA 92626
 TEL: 626-290-0401

OWNER NAME & ADDRESS
 153 N. BUENA VISTA
 COSTA MESA, CA 92626

PROJECT NAME & ADDRESS
 153 N. BUENA VISTA
 COSTA MESA, CA 92626

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	09-19-22
2	ISSUED FOR PERMIT	09-19-22

DESIGNED BY
 BLIVE GROUP

CHECKED BY
 BLIVE GROUP

DATE
 09-19-22

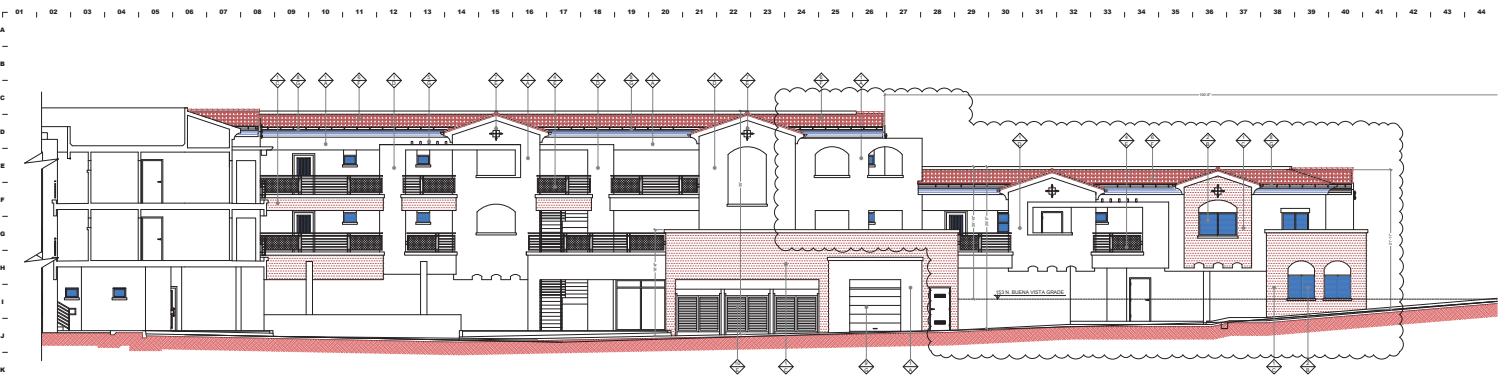
SCALE
 3/16" = 1'-0"

PROJECT NUMBER
 77000-19

BLIVE GROUP
 8001 WILSON BLVD., SUITE 100, COSTA MESA, CA 92626
 TEL: 626-290-0401

WEST ELEVATIONS & SECTIONS A-A & B-B BUILDING-A

A05



1 NORTH ELEVATION-INTERIOR VIEW-1 (BUILDING-A)
SCALE: 3/16" = 1'-0"

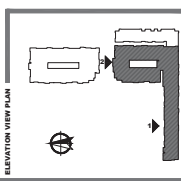


2 NORTH ELEVATION-INTERIOR VIEW-2 (BUILDING-A)
SCALE: 3/16" = 1'-0"

- MATERIAL**
- 1. EXTERIOR WALLS: 4" CMU WITH 1/2" POLYSTYRENE INSULATION
 - 2. EXTERIOR ROOF: 2" POLYSTYRENE INSULATION WITH 1/2" GYP BOARD FINISH
 - 3. INTERIOR WALLS: 5/8" GYP BOARD
 - 4. INTERIOR FLOORS: 1/2" GYP BOARD
 - 5. INTERIOR CEILING: 5/8" GYP BOARD
 - 6. INTERIOR PARTITION WALLS: 5/8" GYP BOARD
 - 7. INTERIOR PARTITION CEILING: 5/8" GYP BOARD
 - 8. INTERIOR PARTITION FLOORS: 1/2" GYP BOARD
 - 9. INTERIOR PARTITION ROOF: 2" POLYSTYRENE INSULATION WITH 1/2" GYP BOARD FINISH
 - 10. INTERIOR PARTITION EXTERIOR WALLS: 4" CMU WITH 1/2" POLYSTYRENE INSULATION
 - 11. INTERIOR PARTITION EXTERIOR ROOF: 2" POLYSTYRENE INSULATION WITH 1/2" GYP BOARD FINISH
 - 12. INTERIOR PARTITION EXTERIOR FLOORS: 1/2" GYP BOARD
 - 13. INTERIOR PARTITION EXTERIOR CEILING: 5/8" GYP BOARD
 - 14. INTERIOR PARTITION EXTERIOR PARTITION WALLS: 5/8" GYP BOARD
 - 15. INTERIOR PARTITION EXTERIOR PARTITION CEILING: 5/8" GYP BOARD
 - 16. INTERIOR PARTITION EXTERIOR PARTITION FLOORS: 1/2" GYP BOARD
 - 17. INTERIOR PARTITION EXTERIOR PARTITION ROOF: 2" POLYSTYRENE INSULATION WITH 1/2" GYP BOARD FINISH
- FINISHES & COLORS**
- 1. EXTERIOR WALLS: SANDY BRICK
 - 2. EXTERIOR ROOF: RED TILE
 - 3. INTERIOR WALLS: WHITE
 - 4. INTERIOR FLOORS: POLISHED CONCRETE
 - 5. INTERIOR CEILING: WHITE
 - 6. INTERIOR PARTITION WALLS: WHITE
 - 7. INTERIOR PARTITION CEILING: WHITE
 - 8. INTERIOR PARTITION FLOORS: POLISHED CONCRETE
 - 9. INTERIOR PARTITION ROOF: RED TILE
 - 10. INTERIOR PARTITION EXTERIOR WALLS: SANDY BRICK
 - 11. INTERIOR PARTITION EXTERIOR ROOF: RED TILE
 - 12. INTERIOR PARTITION EXTERIOR FLOORS: POLISHED CONCRETE
 - 13. INTERIOR PARTITION EXTERIOR CEILING: WHITE
 - 14. INTERIOR PARTITION EXTERIOR PARTITION WALLS: WHITE
 - 15. INTERIOR PARTITION EXTERIOR PARTITION CEILING: WHITE
 - 16. INTERIOR PARTITION EXTERIOR PARTITION FLOORS: POLISHED CONCRETE
 - 17. INTERIOR PARTITION EXTERIOR PARTITION ROOF: RED TILE



3 GENERAL NORTH ELEVATION (BUILDING-A)
SCALE: 1/8" = 1'-0"



BLIVE GROUP
 8001 WILSON AVENUE, SUITE 100, CORONA, CA 92620
 TEL: 951-260-0401

OWNER NAME & ADDRESS
 4000 LAURELWOOD AVENUE, SUITE 100
 CORONA, CA 92620

PROJECT NAME & ADDRESS
 BLIVE WEST INDUSTRIAL LANE
 CORONA, CA 92620

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01-19-22
2	REVISIONS	01-11-22

DESIGNED BY
 TRACY LEE
CHECKED BY
 JESSICA LEE
DATE
 01-11-22
SCALE
 1/8" = 1'-0"

PROJECT NUMBER
 TRCO-19
 SHEET NAME
 ELEVATIONS

ELEVATION VIEWS 1 & 2
 BUILDING-A

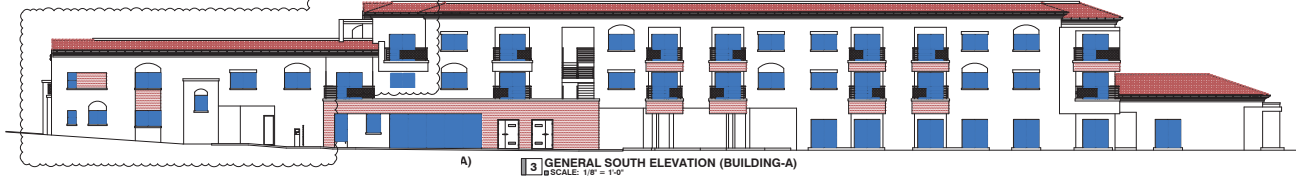
SCALE
 1/8" = 1'-0"



1 SOUTH ELEVATION SIDE VIEW-1 (BUILDING-A)
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION SIDE VIEW-2 (BUILDING-A)
SCALE: 3/16" = 1'-0"



3 GENERAL SOUTH ELEVATION (BUILDING-A)
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION (BUILDING-A)
SCALE: 3/16" = 1'-0"

MATERIAL

- 1. EXTERIOR WALLS: LIGHT TONE BRICK
- 2. EXTERIOR WALLS: WHITE STUCCO
- 3. EXTERIOR WALLS: RED TILED ROOF
- 4. EXTERIOR WALLS: RED TILED ROOF
- 5. EXTERIOR WALLS: RED TILED ROOF
- 6. EXTERIOR WALLS: RED TILED ROOF
- 7. EXTERIOR WALLS: RED TILED ROOF
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- 42. EXTERIOR WALLS: RED TILED ROOF
- 43. EXTERIOR WALLS: RED TILED ROOF
- 44. EXTERIOR WALLS: RED TILED ROOF

FINISHES & COLORS

- 1. EXTERIOR WALLS: LIGHT TONE BRICK
- 2. EXTERIOR WALLS: WHITE STUCCO
- 3. EXTERIOR WALLS: RED TILED ROOF
- 4. EXTERIOR WALLS: RED TILED ROOF
- 5. EXTERIOR WALLS: RED TILED ROOF
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- 42. EXTERIOR WALLS: RED TILED ROOF
- 43. EXTERIOR WALLS: RED TILED ROOF
- 44. EXTERIOR WALLS: RED TILED ROOF

BLIVE GROUP
 8001 MAIN ST., STANTON, CA 95759, TEL: 925.350.0401
 WWW.BLIVE.COM

OWNER NAME & ADDRESS
 4000 CALIFORNIA ST., SUITE 100
 SAN FRANCISCO, CA 94118

PROJECT NAME & ADDRESS
 BLIVE WEST BAYVIEW LIVING
 CORONA, CA 92626

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	01-19-22
2	ISSUED FOR PERMITS	01-19-22

DESIGNED BY
 BLIVE GROUP

CHECKED BY
 BLIVE GROUP

DATE
 01-19-22

SCALE
 3/16" = 1'-0"

PROJECT NUMBER
 77000-19

BLIVE TITLE
 ARCHITECT

ELEVATION VIEW PLAN

SOUTH ELEVATIONS VIEW 1 & 2 & EAST ELEVATION BUILDING A

A05.2

A 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44



1 WEST ELEVATION-INTERIOR (BUILDING-B)
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION-INTERIOR (BUILDING-B)
SCALE: 3/16" = 1'-0"

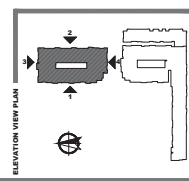


4 SOUTH ELEVATION-INTERIOR (BUILDING-B)
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION-INTERIOR (BUILDING-B)
SCALE: 3/16" = 1'-0"

- MATERIAL**
- 1. EXTERIOR WALLS - CONCRETE BLOCK WITH STUCCO FINISH
 - 2. EXTERIOR WALLS - STUCCO FINISH
 - 3. EXTERIOR WALLS - STUCCO FINISH
 - 4. EXTERIOR WALLS - STUCCO FINISH
 - 5. EXTERIOR WALLS - STUCCO FINISH
 - 6. EXTERIOR WALLS - STUCCO FINISH
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 - 41. EXTERIOR WALLS - STUCCO FINISH
 - 42. EXTERIOR WALLS - STUCCO FINISH
 - 43. EXTERIOR WALLS - STUCCO FINISH
 - 44. EXTERIOR WALLS - STUCCO FINISH
- FINISHES & COLORS**
- 1. EXTERIOR WALLS - STUCCO FINISH
 - 2. EXTERIOR WALLS - STUCCO FINISH
 - 3. EXTERIOR WALLS - STUCCO FINISH
 - 4. EXTERIOR WALLS - STUCCO FINISH
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 - 42. EXTERIOR WALLS - STUCCO FINISH
 - 43. EXTERIOR WALLS - STUCCO FINISH
 - 44. EXTERIOR WALLS - STUCCO FINISH



BLIVE GROUP
 8001 WILSON BLVD, SUITE 100, WEST GARDEN, CA 91302
 TEL: 626-290-0401
 WWW.BLIVEGROUP.COM

OWNER NAME & ADDRESS
 BLIVE GROUP
 8001 WILSON BLVD, SUITE 100
 WEST GARDEN, CA 91302

PROJECT NAME & ADDRESS
 BLIVE WEST GARDEN BUNGALOWS
 8001 WILSON BLVD, SUITE 100
 WEST GARDEN, CA 91302

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	09-10-22
2	REVISED PER COMMENTS	09-11-22

DESIGNED BY
 BLIVE GROUP

CHECKED BY
 BLIVE GROUP

SCALE
 3/16" = 1'-0"

PROJECT NUMBER
 P000-19

DATE PLOTTED
 09-11-22

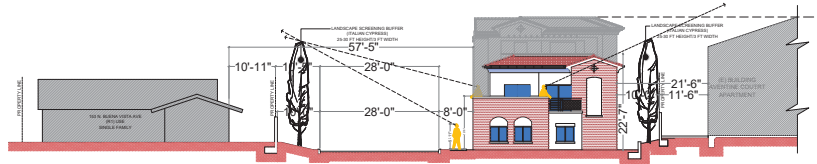
PROJECT NAME & ADDRESS
 BLIVE WEST GARDEN BUNGALOWS
 8001 WILSON BLVD, SUITE 100
 WEST GARDEN, CA 91302

SCALE
 1/8" = 1'-0"

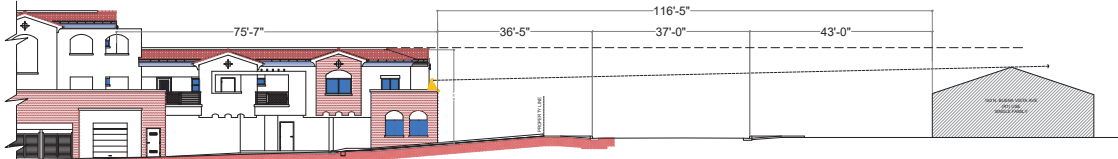
PROJECT NAME & ADDRESS
 BLIVE WEST GARDEN BUNGALOWS
 8001 WILSON BLVD, SUITE 100
 WEST GARDEN, CA 91302

SCALE
 1/8" = 1'-0"

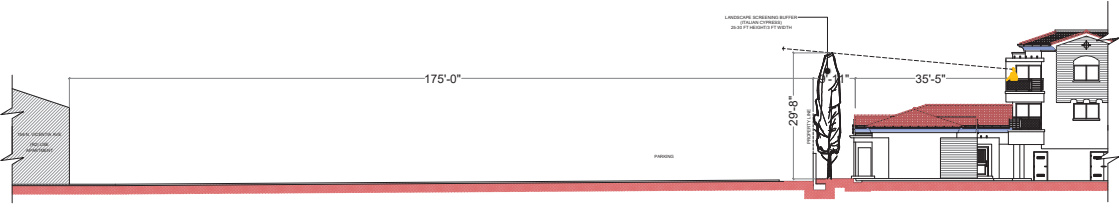
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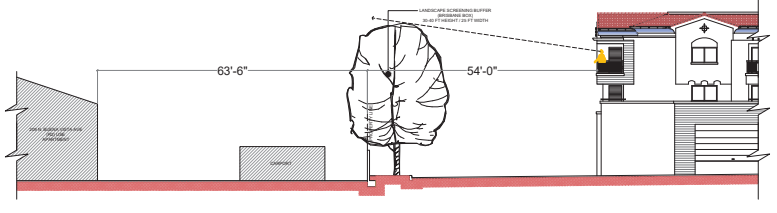
1 SECTION A-A (BUILDING-A & 153 N. BUENA VISTA)
SCALE: 1/8" = 1'-0"



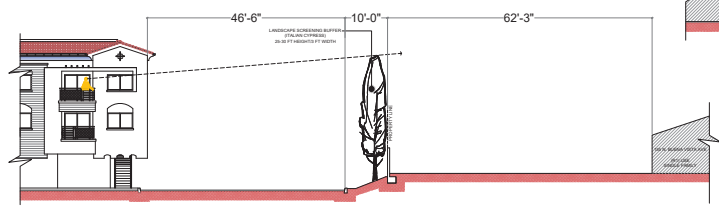
2 SECTION B-B (BUILDING-A & 150 N. BUENA VISTA)
SCALE: 1/8" = 1'-0"



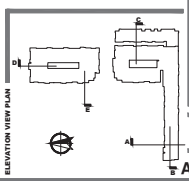
3 SECTION C-C (BUILDING-A & 156 N. VICINTIA)
SCALE: 1/8" = 1'-0"



4 SECTION D-D (BUILDING-B & 209 N. BUENA VISTA)
SCALE: 1/8" = 1'-0"



5 SECTION E-E (BUILDING-B & 155 N. BUENA VISTA)
SCALE: 1/8" = 1'-0"



BLIVE GROUP
 8000 BURNETT BLVD., SUITE 100, SAN ANTONIO, TEXAS 78201
 TEL: 214-343-1111
 WWW.BLIVEGROUP.COM

OWNER NAME & ADDRESS
 153 N. BUENA VISTA
 150 N. BUENA VISTA
 156 N. VICINTIA
 209 N. BUENA VISTA
 155 N. BUENA VISTA
 CORONA, CA 92626

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	09-10-22
2	REVISIONS	09-11-22

DESIGNED BY
 BLIVE GROUP

CHECKED BY
 BLIVE GROUP

SCALE
 1/8" = 1'-0"

PROJECT NUMBER
 7000-19

DATE PLOTTED
 09-10-22

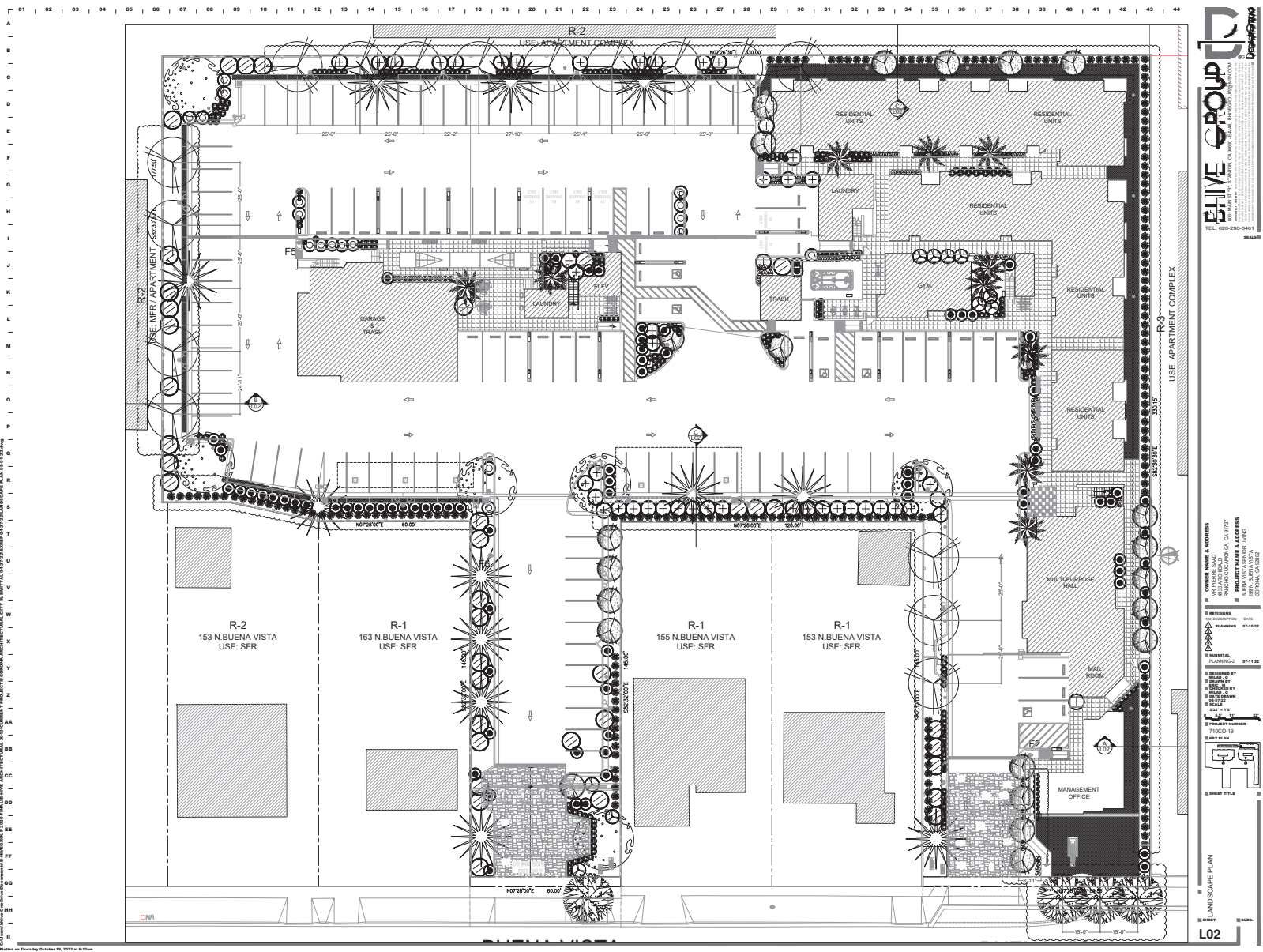
PLOTTED BY
 BLIVE GROUP

SCALE
 1/8" = 1'-0"

PROJECT NAME & ADDRESS
 153 N. BUENA VISTA
 150 N. BUENA VISTA
 156 N. VICINTIA
 209 N. BUENA VISTA
 155 N. BUENA VISTA
 CORONA, CA 92626

BLIVE GROUP
 8000 BURNETT BLVD., SUITE 100, SAN ANTONIO, TEXAS 78201
 TEL: 214-343-1111
 WWW.BLIVEGROUP.COM

EXHIBIT 12



BLIVE GROUP
 10000 WILSON AVENUE, SUITE 100
 BURNHEIM, CA 95021
 TEL: 626-290-0401

OWNER NAME & ADDRESS
 153 N. BUENA VISTA
 163 N. BUENA VISTA
 155 N. BUENA VISTA
 153 N. BUENA VISTA
 BURNHEIM, CA 95021

PROJECT NAME & ADDRESS
 153 N. BUENA VISTA
 163 N. BUENA VISTA
 155 N. BUENA VISTA
 153 N. BUENA VISTA
 BURNHEIM, CA 95021

REVISIONS

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMITS	08/19/22
02	REVISIONS	09/11/22

DESIGNED BY
 PROJECT NO. 22-001
 SHEET NO. 10
 DATE: 08/19/22

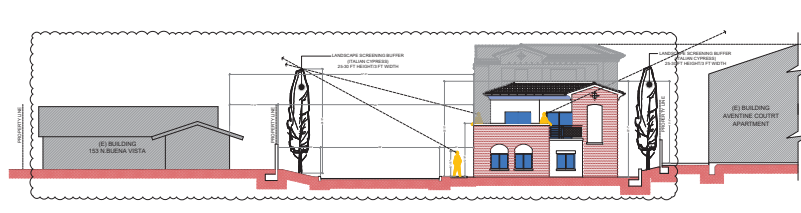
PROJECT NUMBER
 22-001-10

SCALE
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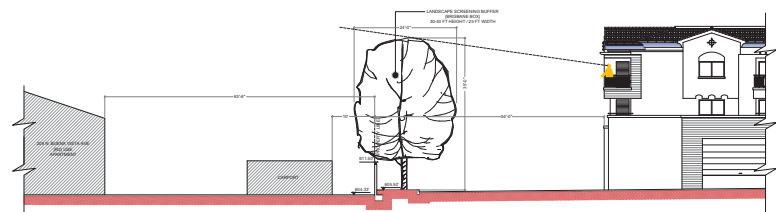
LANDSCAPE PLAN

L02

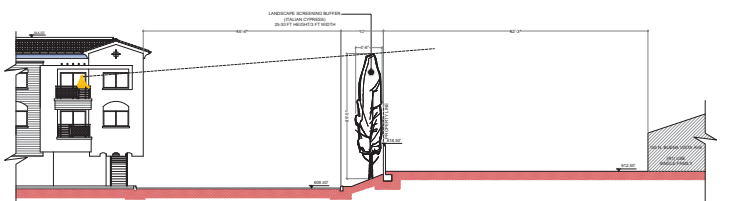
EXHIBIT 13



1 SECTION A-A (SOUTH SIDE)
SCALE: 1/8" = 1'-0"



2 SECTION B-B (NORTH)
SCALE: 1/8" = 1'-0"



3 SECTION C-C (WEST SIDE)
SCALE: 1/8" = 1'-0"



4 SECTION C-C (EAST SIDE)
SCALE: 1/8" = 1'-0"

PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	LIGHT EXPOSURE	WATER	FOLIAGE	SEE AT MATURITY HEIGHT	WIDTH
	BIRSBANE BOX	TRISTANIA COMPERTA	30' BOX	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	SUN	MEDIUM WATER LOW WATER	EVERGREEN	35-40 FT	25 FT
	AUSTRALIAN WILLOW	GEUKERA PARVIFLORA	24' BOX	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	SUN	MEDIUM WATER LOW WATER	EVERGREEN	25-30 FT	20 FT
	AFRICAN SIBAC	SEABERIA LANCEA	30' BOX	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	SUN	MEDIUM WATER LOW WATER	EVERGREEN	20-30 FT	20-30 FT
	EASTERN REDBU	CERCIS CANADENSIS	30' BOX	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	FULL SUN PARTIAL SHADE	MEDIUM WATER	DECIDUOUS	25-35 FT	25-35 FT
	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	30' BOX	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	FULL SUN	MEDIUM WATER LOW WATER	EVERGREEN	25-30 FT	3 FT
	CRAPE MYRTLE	LAGERSTROEMIA INDICA	24' BOX	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	FULL SUN	LOW WATER	EVERGREEN	15-25 FT	6-10 FT
	GUADALUPE PALM	BRAHEA EDULIS	24' BOX	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	FULL SUN	RARELY	EVERGREEN	30 FT	15 FT
	SONOCO DESERT AGAVE	AGAVE CERITA	5 GAL.	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	FULL SUN	RARELY TO MODERATE	EVERGREEN	1-2 FT	2 FT
	Fairy Duster	CALLANDRA ERIOPHYLLA	5 GAL.	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	FULL SUN	RARELY	LATE WINTER SPRING	2-3 FT	4-5 FT
	CALIFORNIA LILAC	CEANOTHUS 'CONCHIA'	5 GAL.	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	FULL SUN	RARELY	EVERGREEN	6-7 FT	6-8 FT
	DAMANTA	CHRYSACTINIA MEXICANA	5 GAL.	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	FULL SUN	RARELY TO MODERATE	EVERGREEN	1-2 FT	2 FT
	PROSTRATE WHITE ROCKROSE	CISTUS SALVIFOLIUS	5 GAL.	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	FULL SUN	RARELY	EVERGREEN	1-2 FT	4-6 FT
	NEW ZEALAND FLAX	PHORMIUM TENAX 'RUBRA'	5 GAL.	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	FULL SUN	RARELY TO MODERATE	EVERGREEN	1-3 FT	3-6 FT
	LANTANA CRANGE RED	LANTANA 'SPREADING SLANG'	5 GAL.	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	FULL SUN	RARELY TO MODERATE	EVERGREEN	1-2 FT	5-6 FT
	LILY OF THE Nile	AGAPANthus	5 GAL.	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	FULL SUN	RARELY TO MODERATE	EVERGREEN	1-3 FT	2-3 FT
	CHINESE WISTERIA	WISTERIA SINENSIS	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	SEE LANDSCAPE PLAN	SUN RARELY TO MODERATE	DECIDUOUS	20 FT		
	CYPRESS LODGE MULCH									

BLIVE GROUP
 1500 S. GARDEN AVENUE, SUITE 200, ANAHEIM, CA 92805
 TEL: 626-296-0401
 WWW.BLIVEGROUP.COM

OWNER NAME & ADDRESS
 153 N. GARDEN AVENUE
 ANAHEIM, CA 92805

PROJECT NAME & ADDRESS
 153 N. GARDEN AVENUE
 ANAHEIM, CA 92805

DATE
 01-10-20

SCALE
 1/8" = 1'-0"

PROJECT NUMBER
 71000-19

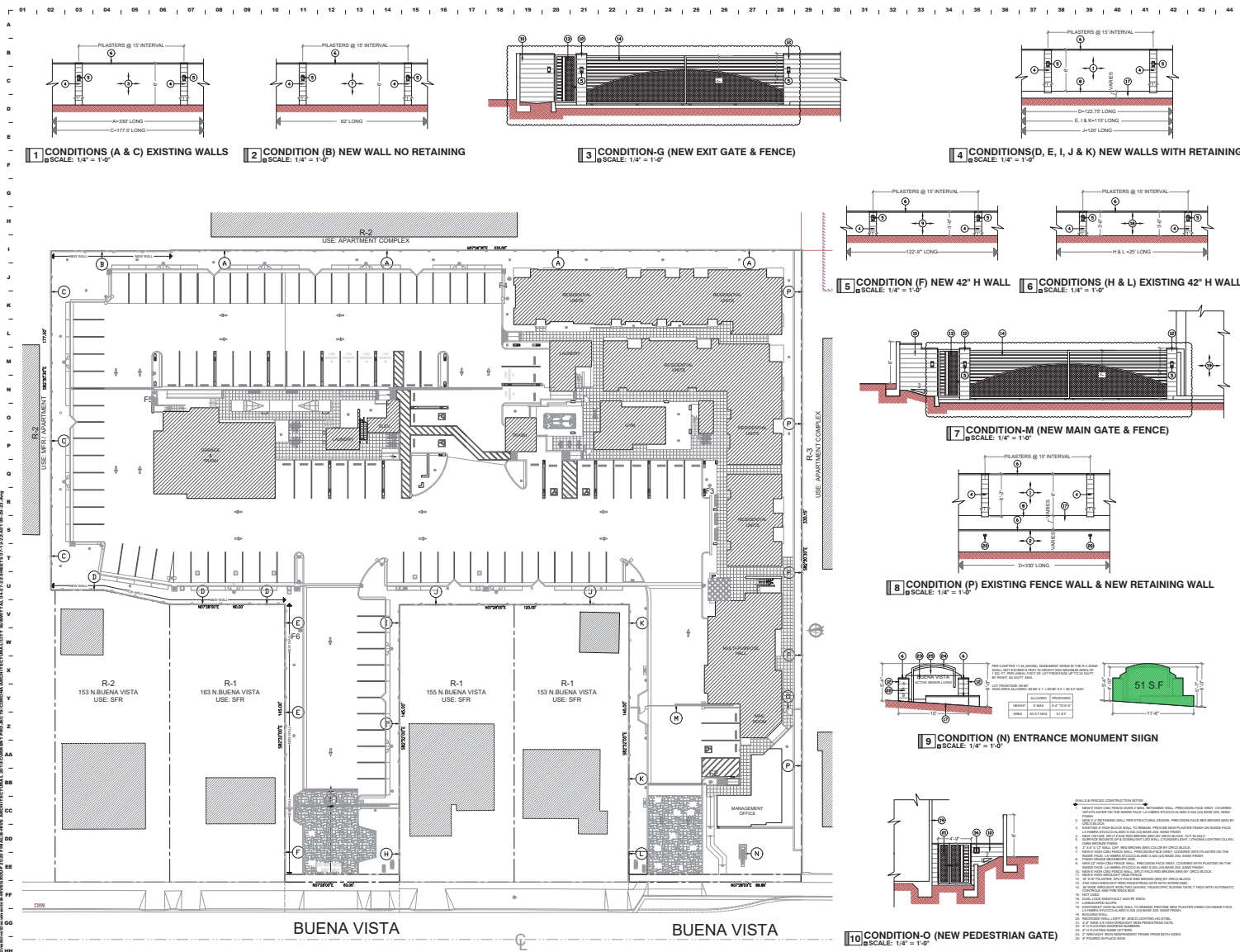
DESIGNER
 BLIVE GROUP

SCALE
 1/8" = 1'-0"

SECTION
 LANDSCAPE SCREENING BUFFER SECTIONS

BLIVE
L03

7' high gates & 7'-4" high walls at entries



BLIVE GROUP
 800 W. 11TH STREET, SUITE 100, SAN ANTONIO, TEXAS 78207
 TEL: 214-222-0401

OWNER NAME & ADDRESS
 153 N. BUENA VISTA
 155 N. BUENA VISTA
 163 N. BUENA VISTA
 153 N. BUENA VISTA
 CORONA, CA 92626

PROJECT NAME & ADDRESS
 153 N. BUENA VISTA
 CORONA, CA 92626

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	09-10-22
2	REVISIONS	09-13-22

DESIGNED BY
 J. BLIVE

CHECKED BY
 J. BLIVE

SCALE
 AS SHOWN

PROJECT NUMBER
 71000-19

DATE PLOTTED
 09-13-22

SCALE
 A06

EXHIBIT 14

Milad B. Oueijan
2751 Rio Lempa Dr.
Hacienda Hgts, CA 91745

September 12, 2023

Mrs. Rocio Lopez, Consulting Planner
COMMUNITY DEVELOPMENT DEPARTMENT,
PLANNING DIVISION
CITY OF CORONA
400 S. Vicentia Ave.
Corona, CA 92882

SUBJECT: Buena Vista Active Senior Living/ Application for CUP Modification No 17-004

Dear Mrs. Lopez,

I am representing Mr. Pierre Saad, the owner of the property located at 151 N. Buena Vista who is interested in developing approximately 2.16 acres of contiguous infill property located at 159 N. Buena Vista Avenue. The proposed project is intended for senior citizen market rates rental housing. The project was previously submitted and approved on 05/02/2018. It was approved as a single building three-floor containing 62 units that range between 550 and 654 SF of livable area.

Currently, the property is zoned R-3 (Senior Housing) land use designation. The project is bounded by R-2 zone on the north and R-3 on the south. Properties to the east are zoned R2 and R1-7.2. To the west, project is bounded by Buena Vista Ave and three single family R1-7.2 parcels. With the exception of one flag lot to the east, all surrounding properties are currently developed. There is one single family home on the property, which will be demolished.

After purchasing the property, Mr. Pierre Saad, the new owner, decided to upgrade the project by making it more user friendly for American with Disability and for Active Senior Life Style, keeping the same number of units.

The new proposed design replaces the one bulk 3 stories building with two separate buildings ranging from one to three stories, same number of units, all ADA compliant. The new proposed design promotes the desired Active Senior Life Style by introducing more indoor and outdoor amenities in a promenade style landscape encouraging more active community interaction.

The new proposed design was prepared using development standards for R-3 (C.M.C. Chapter 17.24). We have also consulted with City Fire staff, and incorporated design features to meet their standards, including minimum turn radius (25' inside and 50' outside), minimum driveway width of 28', and fire hydrant spacing of 250'. We kept all structures outside the required setbacks, including the 50' special building-height setback (C.M.C. Section 17.24.090). In addition, we located parking at least 10' from the side-yards, except for code allowed overhang.

For off-street parking, we are providing a total of 110 spaces, exceeding parking standards per

EXHIBIT 15
2751 Rio Lempa Dr"
Hacienda Hgts, CA 91745
Tell:626-290-0401
B-HIVE GROUP, INC

Bhivegroup2@msn.com
CONTRACTORS | ARCHITECTS | ENGINEERS

C.M.C Chapter 17.76, for senior housing, which calls for 1.5 spaces per senior housing unit and a space for offices (1.5 x 62 + 1 = 94 spaces). The new proposed project provides five spaces for accessible use, six spaces for electric vehicles and thirty EV ready spaces. Section 17.79.030 of the CMC requires a minimum of 6 square feet of trash enclosure per dwelling unit, totaling 372 SF. We are providing 610 SF enclosure (9.83 SF per unit). All trash and recyclables will be collected via trash shuts through the project.

For outdoor living space, C.M.C. Section 17.24.220 requires 150 SF for each senior housing unit, with a total of 9,300 SF. The new proposed design provides a total of 10550 SF (170.15 SF/Unit) of outdoor living space. Outdoor livening amenities include 12 persons Jacuzzi, Picnic Tables, Barbeque, Fireplace, Shuffleboard Court, Hourseshoe Pit, outdoor Exercise Machines, Giant Checker Board, 9 holes Mini-Golf and 540 SF covered patio. In addition, project will include a 1,600 SF indoor Multi-Purpose Hall and 780 SF Fitness Center.

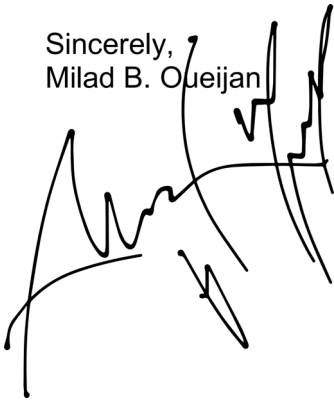
The buildings will be provided with six Stairways, three Elevators and one Service elevator. Walkability is an important part of this development: Planned walkways will connect residents with all site amenities and public sidewalks on Buena Vista Ave.

Project will include a comprehensive array of environmental and sustainability features, including water conservation, energy efficiency and water-saving drought tolerant landscape and roof PV Solar Panels capable to provide 43% of the total kwh/day needed.

We trust this project as proposed will meet the City's goals to enhance this area of Corona. If you have any questions do not hesitate to call me at (626) 290-0401.

We look forward to an opportunity to discuss this further with you and other city staff.

Sincerely,
Milad B. Oueijan

A handwritten signature in black ink, appearing to read 'Milad B. Oueijan', written over the typed name.

Milad B. Oueijan
2751 Rio Lempa Dr.
Hacienda Hgts, CA 91745

January 17, 2023

Mrs. Rocio Lopez
Consulting Planner
**COMMUNITY DEVELOPMENT DEPARTMENT,
PLANNING DIVISION**
CITY OF CORONA
400 S. Vicentia Ave.
Corona, CA 92882

Re: CUPM2021-0004
MODIFICATION OF EXISTING CUP FOR A 62-UNIT SENIOR HOUSING PROJECT LOCATED AT
159 N. BUENA VISTA AVENUE (APN: 118-290-049)

SUBJECT: Age Restriction Change.

Dear Mrs. Lopez,

We are kindly requesting that the age limit of 60+ previously approved for the project by the city be changed to 55+ for the following reasons:

1. According to US Census Bureau July 1, 2021 Population Estimates Report for the City of Corona.
 - a) Population Estimate for the City of Corona is (159,743 persons)
 - b) 10.3% of the populations is 60+ age. (16,453 persons)
 - c) 63.6% lives in owner-occupied housing. (10,464 persons)
 - d) 60+ age renters (5,988 persons)
 - e) 7% of the populations is between 55-60 (11,500 persons)

2. After conducting extensive research in the City of Corona and surrounding Cities, we have found that the age limit for most similar projects to what we are developing is 55+. Below is a partial list of similar projects with 55+ age limit.
 - a) Trilogy at Glen Ivy. Corona, CA
 - b) Terramor. Corona, CA
 - c) Village Grove. Corona, CA
 - d) Shady Grove at Dos Lagos. Corona, CA
 - e) Corona Community Towers. Corona, CA
 - f) Corona Community Villas. Corona, CA
 - g) River Run Apts. Corona, CA
 - h) William C. Arthur Terrace Apts. Corona, CA
 - i) Sun City Apple Valley. Apple Valley, CA
 - j) Four Seasons at Beaumont. Beaumont, CA
 - k) Sun Lakes Country Club. Banning, CA

EXHIBIT 16

2751 Rio Lempa Dr.
Hacienda Hgts, CA 91745
Tell: 626-290-0401

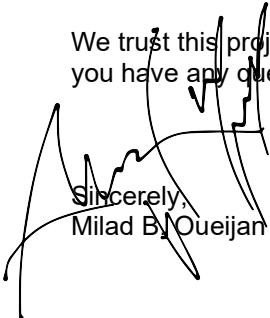
B-HIVE GROUP, INC

Bhivegroup2@msn.com

CONTRACTORS | ARCHITECTS | ENGINEERS

While we are happy to accept citizens aged 60+, we request that the age restriction be changed to 55 to comply with requirements placed on similar senior living apartments in the area and make it a fair business opportunity for all competing businesses.

We trust this project as proposed will meet the City's goals to enhance this area of Corona. If you have any questions do not hesitate to call me at (626) 290-0401.



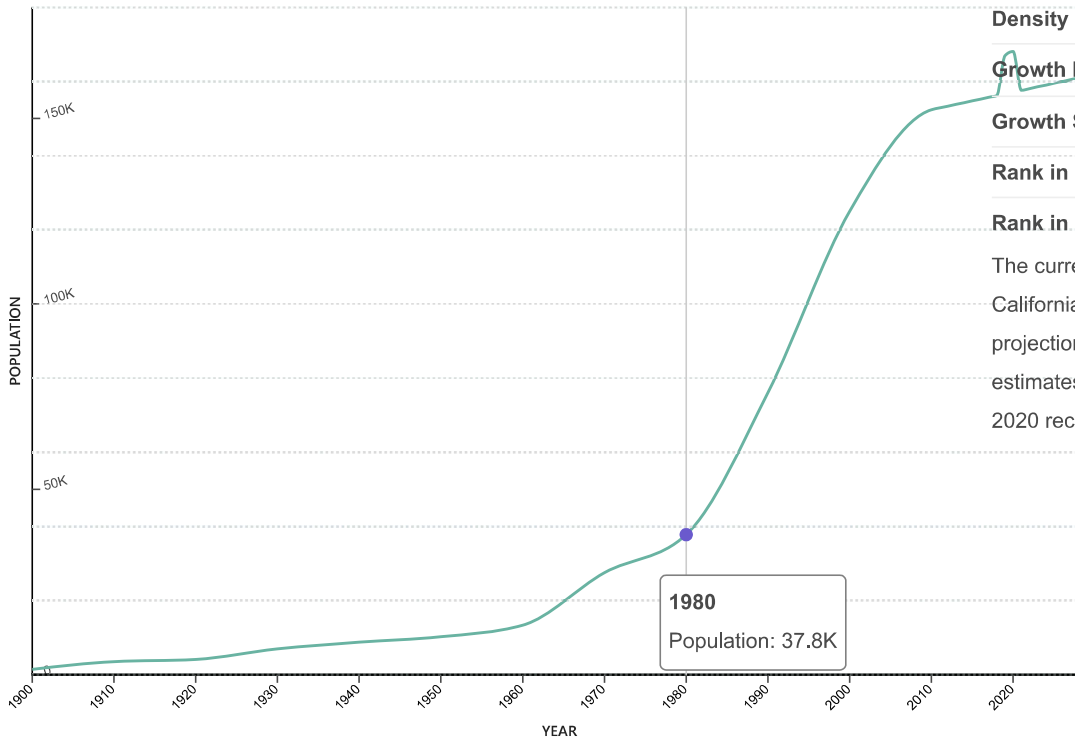
Sincerely,
Milad B. Oueijan

Attached, please find a demographic report for the City of Corona.

Corona, California Population 2023

Corona, California Population 2023

158,564



State	California
County	Riverside County
Land Area (mi ²)	40.0 sq mi
Density (mi ²)	3,965.50/sq mi
Growth Rate	0.30% (476)
Growth Since 2020	-5.68% (-9,548)
Rank in State	36th
Rank in Country	178th

The current population of Corona, California is **158,564** based on our projections of the latest US Census estimates. The last official US Census in 2020 recorded the population at **168,112**.

Corona is a city located in [Riverside County California](#). With a 2023 population of **158,564**, it is the **36th** largest city in California and the **178th** largest city in the United States. Corona is currently growing at a rate of **0.30%** annually but its population has decreased by **-5.68%** since the most recent census, which recorded a population of **168,112** in 2020. Spanning over 40 miles, Corona has a population density of 3,966 people per square mile.

The average household income in Corona is \$104,281 with a poverty rate of 11.91%. The median rental costs in recent years comes to - per month, and the median house value is -. The median age in Corona is 34.8 years, 33.3 years for males, and 36.2 years for females.



and region with a population of 4.6 million. Corona is the 3rd largest city in Riverside County after Riverside and Moreno Valley.

Diversity and Population

Corona is one of several Hispanic-majority cities in Southern California. It has a foreign-born population of about 26%. The city has a population density of 4,225 people per square mile (1,631/square kilometer).

Population Growth

Riverside County leads California in terms of population growth, adding 37,000 people between 2016 and 2017. This was also the third largest population growth of any county in the U.S. Of course, this growth isn't very remarkable when you consider the substantial size of Riverside County and other major counties in Southern California as the growth rate worked out to just 1.5%. Most of the population growth is attributed to more people moving to Riverside County communities like Corona and this trend is expected to continue over the next decade.

Corona was founded during Southern California's citrus boom in 1886 as South Riverside. At the time, the town was called the Lemon Capital of the World and it was established by the South Riverside Land and Water Company which was originally a citrus growers' organization. At the time, South Riverside was located in San Bernardino County.

In 1893, South Riverside became part of Riverside County and it was renamed Corona just three years later due to its distinctive circular Grand Boulevard enclosed by the typical grid roads. For decades, Corona was popular among Hollywood celebrities thanks to its comparative privacy and upscale homes.

Corona has since become known as the Gateway to the Inland Empire. It largely abandoned its agricultural economy in the 1980s as rising prices in Orange and Los Angeles counties made the city more attractive. Within 10 years, Corona was a large suburb of Los Angeles.

Corona Demographics

According to the most recent ACS, the racial composition of Corona was:

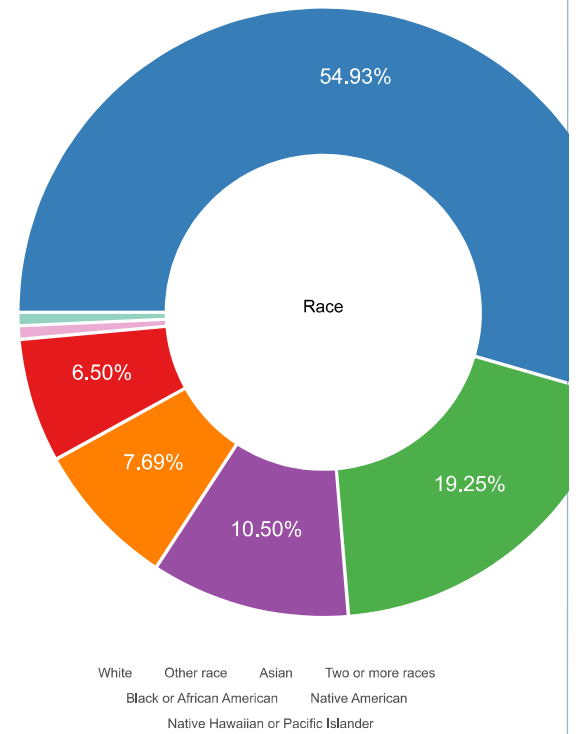
- White: 54.93%
- Other race: 19.25%
- Asian: 10.50%
- Two or more races: 7.69%
- Black or African American: 6.50%
- Native American: 0.56%
- Native Hawaiian or Pacific Islander: 0.55%



Population by Race

All

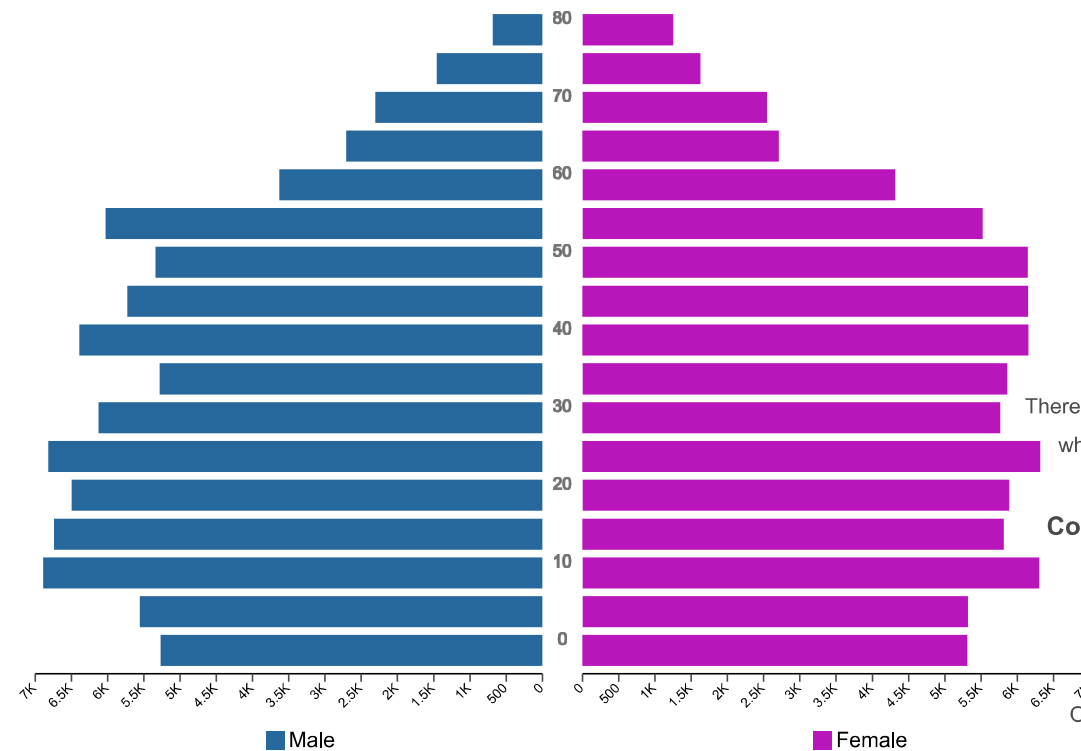
Race	Population	Percentage (of total)
White	92,352	54.93%
Other race	32,369	19.25%
Asian	17,656	10.50%
Two or more races	12,926	7.69%
Black or African American	10,930	6.50%
Native American	947	0.56%
Native Hawaiian or Pacific Islander	932	0.55%



Corona Population by Age

Show Source

Corona Population Pyramid 2023



Corona Median Age

34.8
Total

33.3
Male

36.2
Female

Corona Adults

There are 125,513 adults, (16,980 of whom are seniors) in Corona.

Corona Age Dependency

54.9
Age Dependency Ratio

15.6
Old Age Dependency Ratio



Corona Sex Ratio

Female 84,061 50.00%

Male 84,051 50.00%

Corona Households and Families

[Show Source](#)

Corona Renter vs Owner Occupied by Household Type

Household Type	Count ▼	Average Size	Owner	Renter
All	47,953	3.49	63.6	36.4
Married	29,751	3.95	73.8	26.2
Non Family	9,123	1.33	48.8	51.2
Female	6,267	4.3	45.4	54.6
Male	2,812	3.87	44	56

3.88

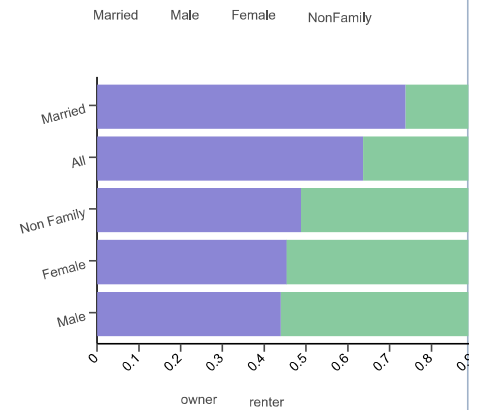
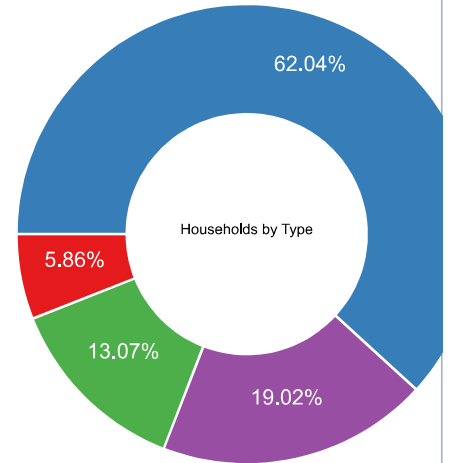
Average Family Size

3.49

Average Household Size

63.6%

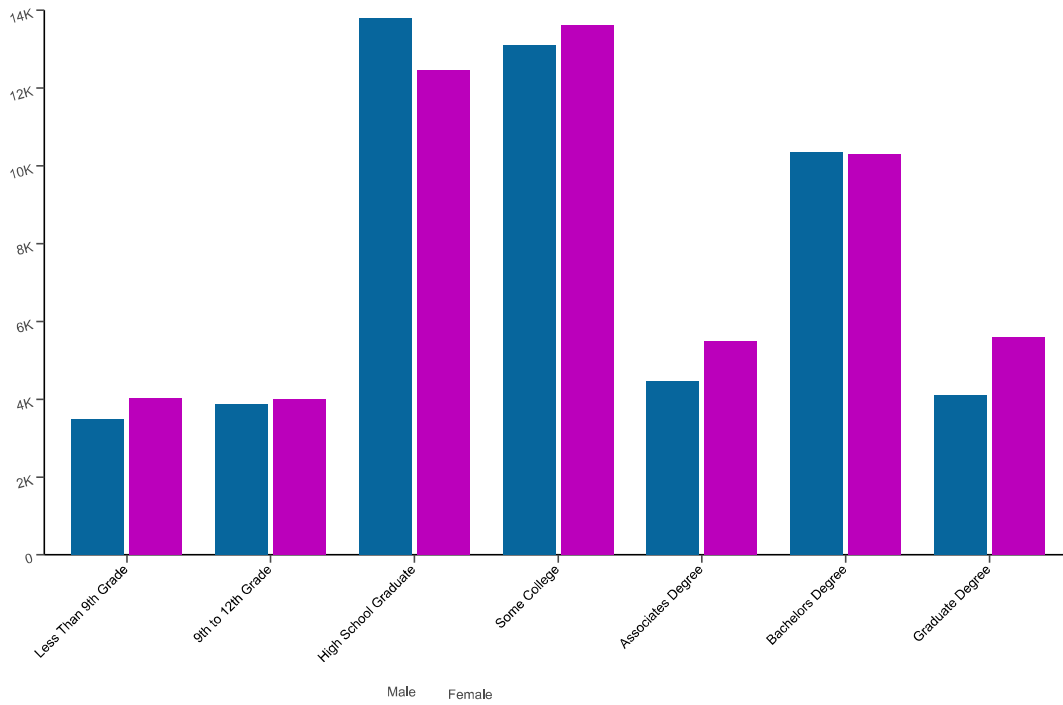
Rate of Home Ownership



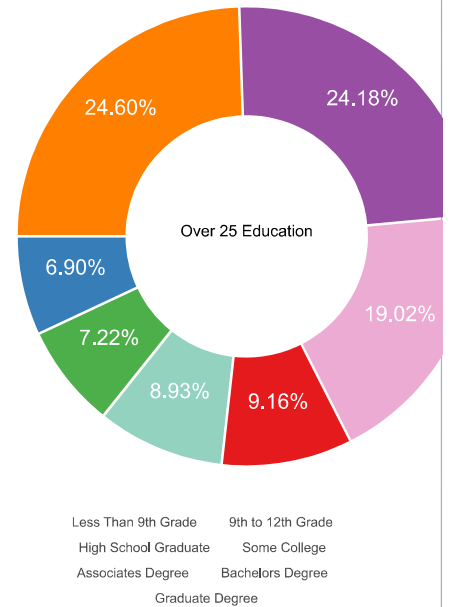
Corona Educational Attainment by Sex (over 25)

[Show Source](#)





Education Attained	Count	Percentage
Less Than 9th Grade	7,485	6.90%
9th to 12th Grade	7,838	7.22%
High School Graduate	26,241	24.18%
Some College	26,702	24.60%
Associates Degree	9,942	9.16%
Bachelors Degree	20,648	19.02%
Graduate Degree	9,688	8.93%



Corona Educational Attainment by Race

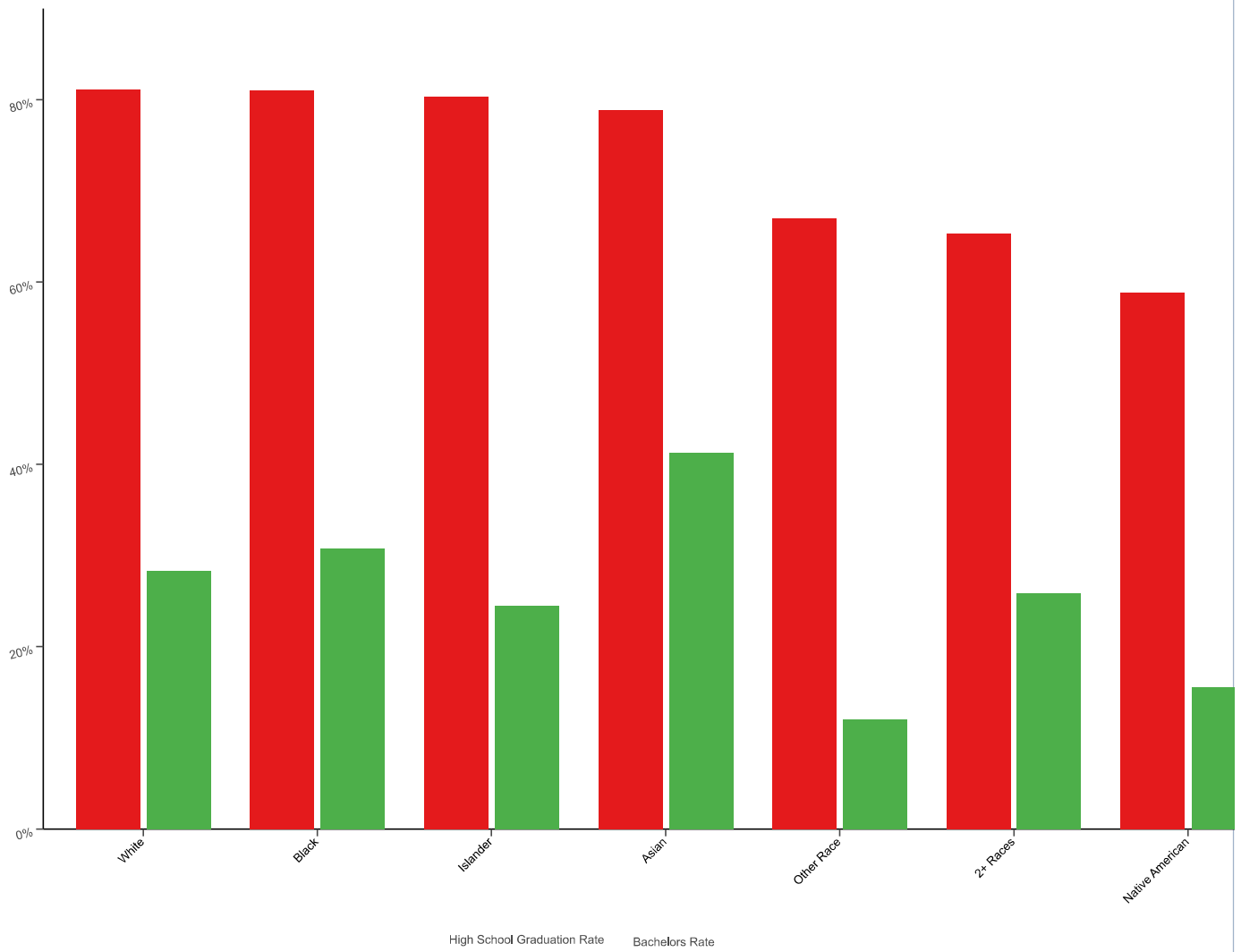
Show Source

Corona Educational Attainment by Race

Percentage

Raw Numbers



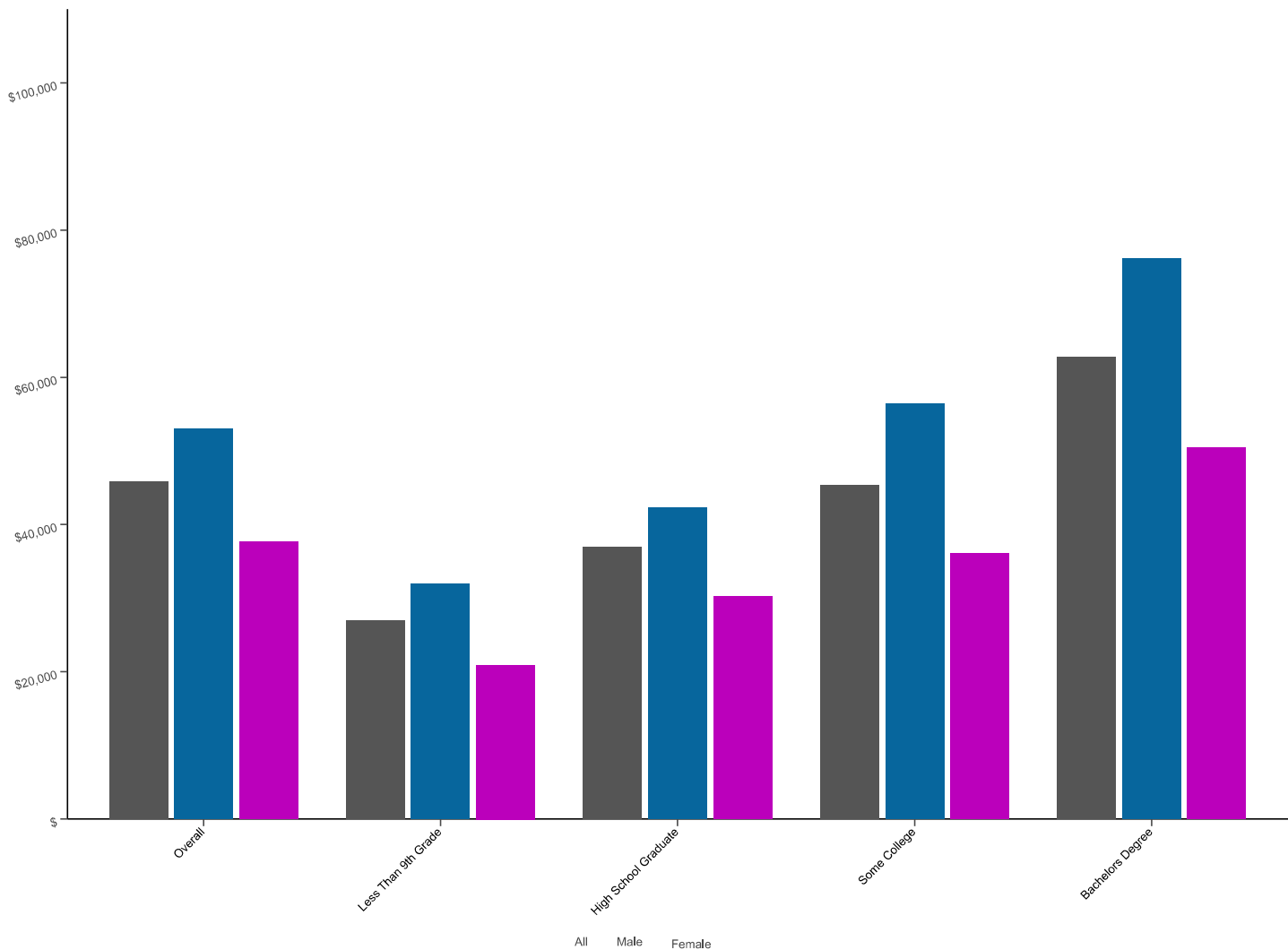


Race	Total ▼	High School	Bachelors
Hispanic	60,121	34,300	7,058
White	45,248	36,700	12,821
Other Race	19,738	13,218	2,372
Asian	15,083	11,891	6,224
Black	8,741	7,082	2,693
2+ Races	8,559	5,592	2,214
Islander	862	692	211
Native American	769	452	119

The highest rate of high school graduation is among white people with a rate of 81.11%.

The highest rate of bachelors degrees is among asian people with a rate of 41.27%.





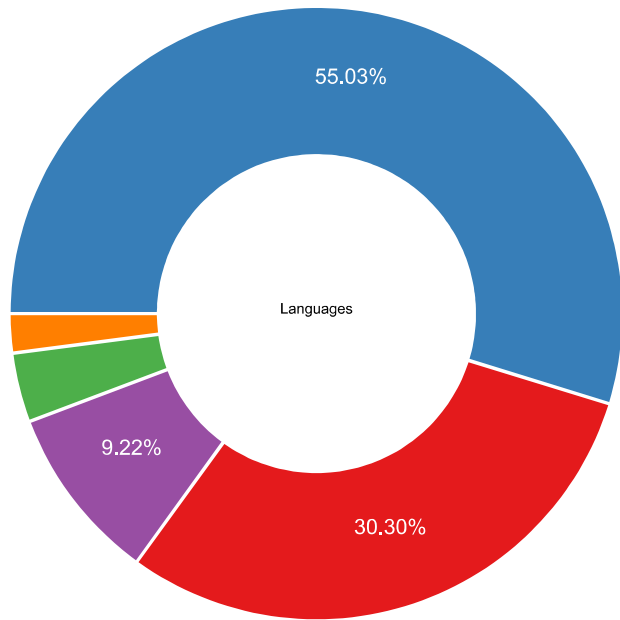
Name	Average	Male	Female	
Overall	\$45,779	\$53,016	\$37,698	\$45,779 Average Earnings
Less Than 9th Grade	\$26,948	\$31,973	\$20,915	\$53,016 Average Male
High School Graduate	\$36,929	\$42,350	\$30,291	\$37,698 Average Female
Some College	\$45,295	\$56,406	\$36,093	
Bachelors Degree	\$62,766	\$76,198	\$50,418	
Graduate Degree	\$90,091	\$107,521	\$80,677	

Corona Language by Age

All Ages

Corona Language





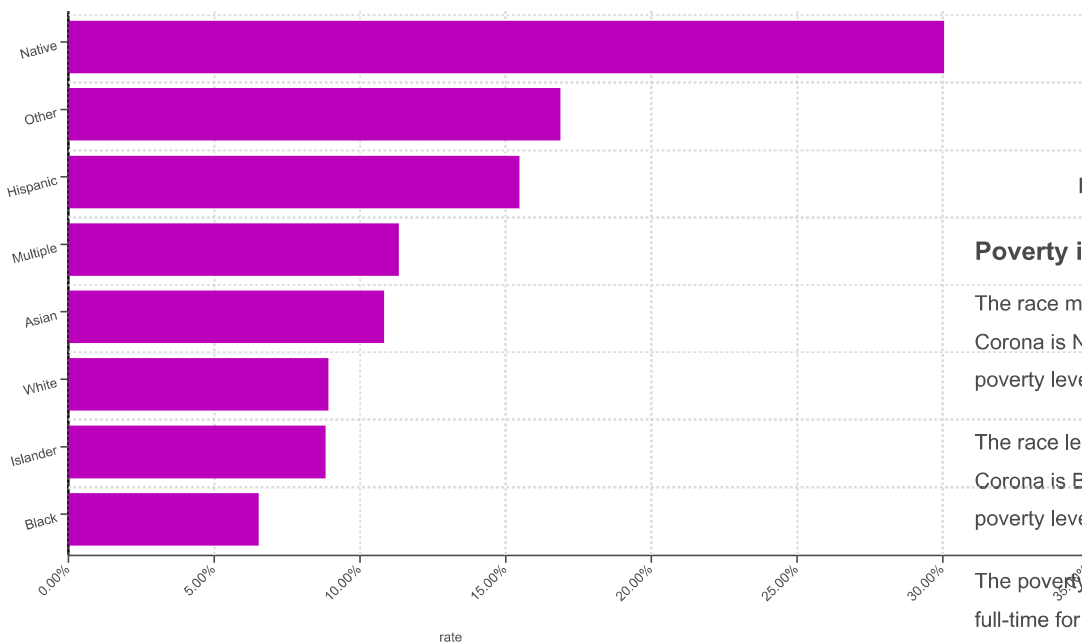
languages. The non-English language spoken by the largest group is Spanish, which is spoken by 31.47% of the population.

Only English Spanish Other Indo-European Languages Asian and Pacific Island Languages Other Languages

Corona Poverty

Show Source

Corona Poverty by Race



11.91%

Overall Poverty Rate

8.45%

Male Poverty Rate

10.55%

Female Poverty Rate

Poverty in Corona

The race most likely to be in poverty in Corona is Native, with 30.04% below the poverty level.

The race least likely to be in poverty in Corona is Black, with 6.52% below the poverty level.

The poverty rate among those that worked full-time for the past 12 months was 2.97%. Among those working part-time, it was 10.15%, and for those that did not work, the poverty rate was 16.23%.

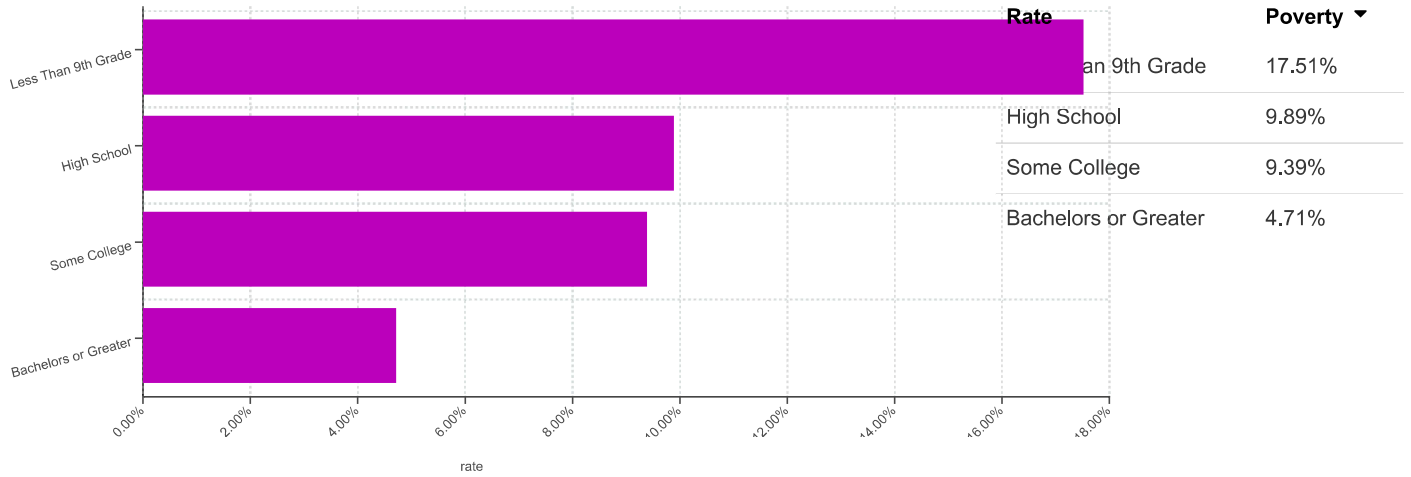
Name	Total	In Poverty ▼	Poverty Rate
Hispanic	60,121	9,306	15.48%
Other	25,136	4,242	16.88%
White	45,248	4,031	8.91%



Name	Total	In Poverty ▾	Poverty Rate
Black	8,741	570	6.52%
Native	769	231	30.04%
Islander	862	76	8.82%

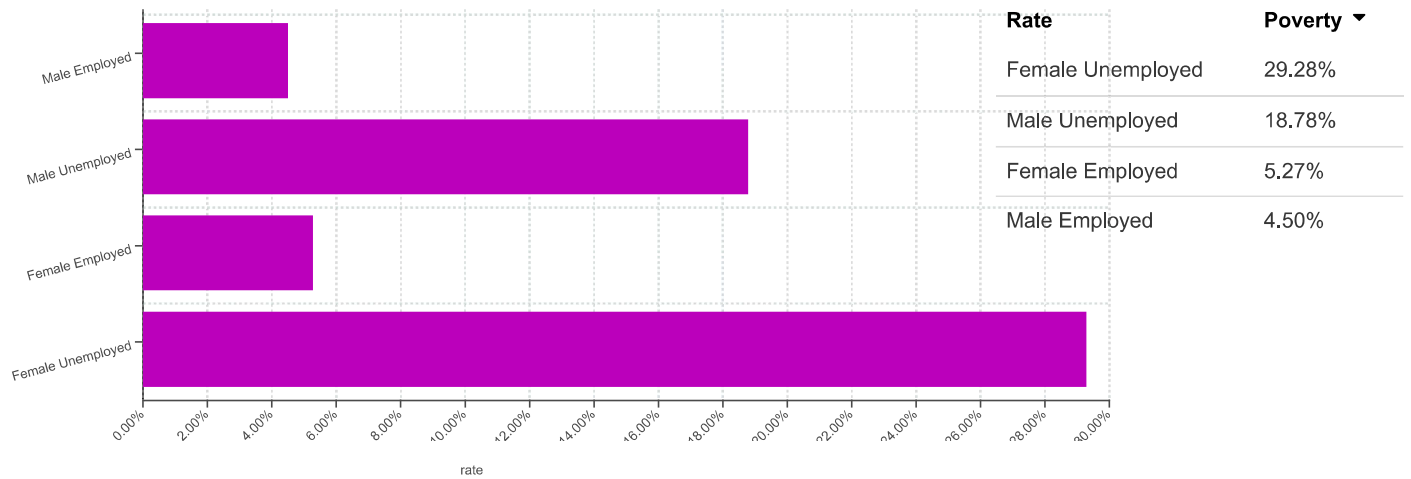
Corona Poverty Rate by Education

Show Source



Corona Poverty Rate by Employment Status and Sex

Show Source

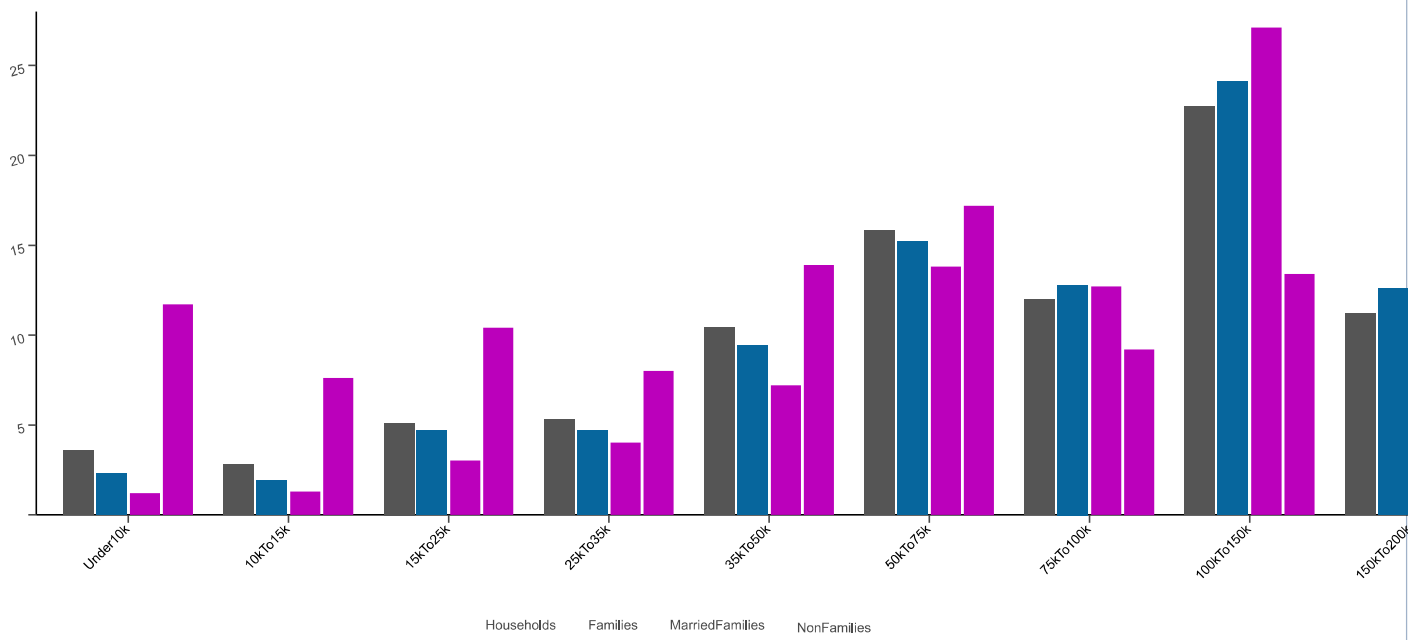


Income by Household Type

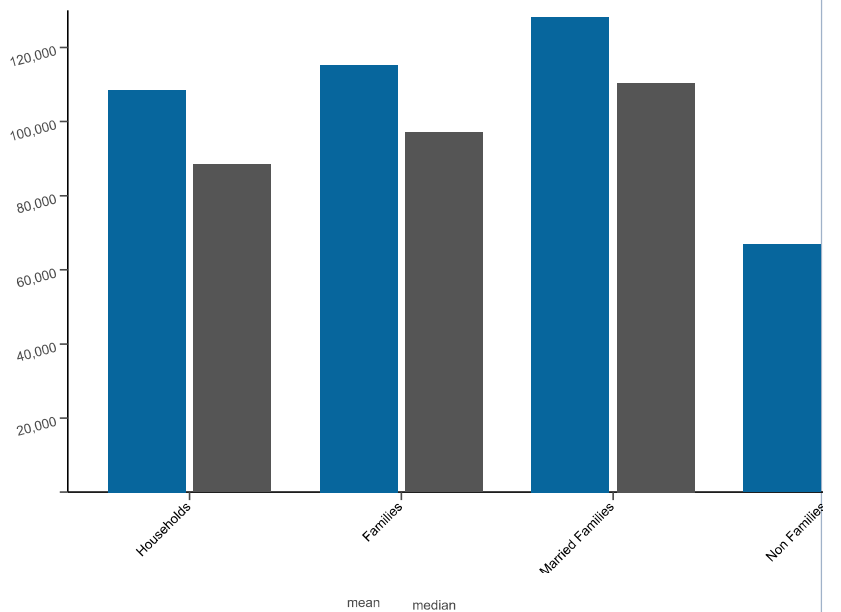
Show Source

Corona Income by Household Type





Name	Median	Mean
Households	\$88,434	\$108,573
Families	\$97,058	\$115,315
Married Families	\$110,513	\$128,226
Non Families	\$48,677	\$66,873



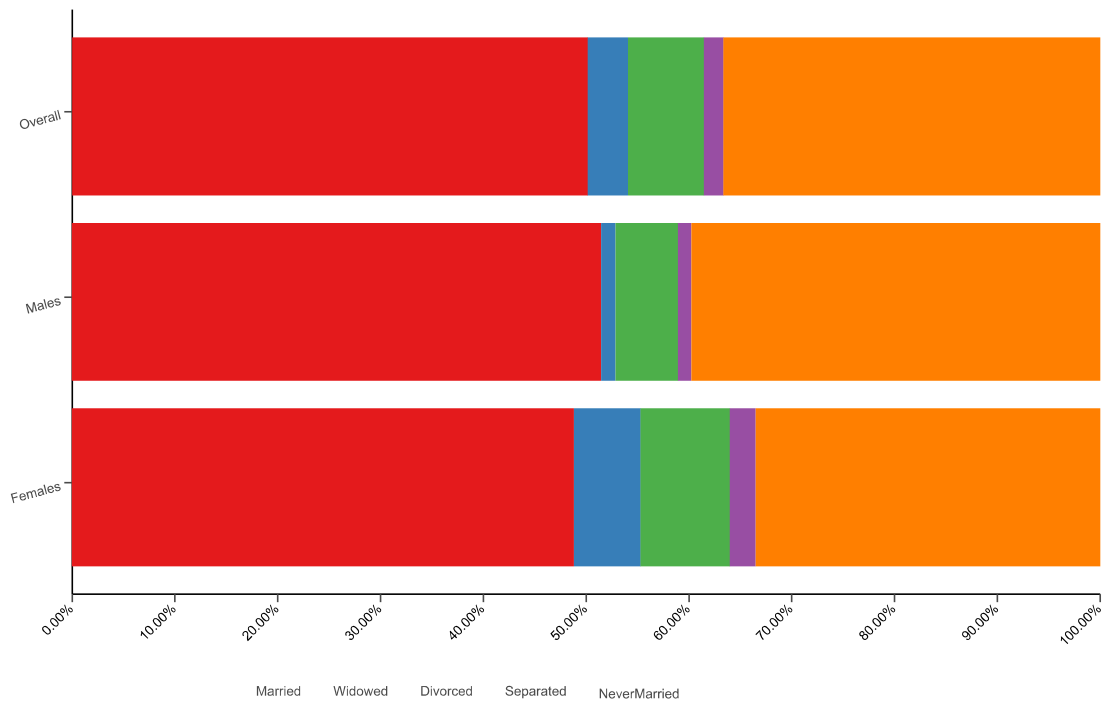
Corona Marital Status

Marriage Rates

50.1%
Overall Marriage Rate

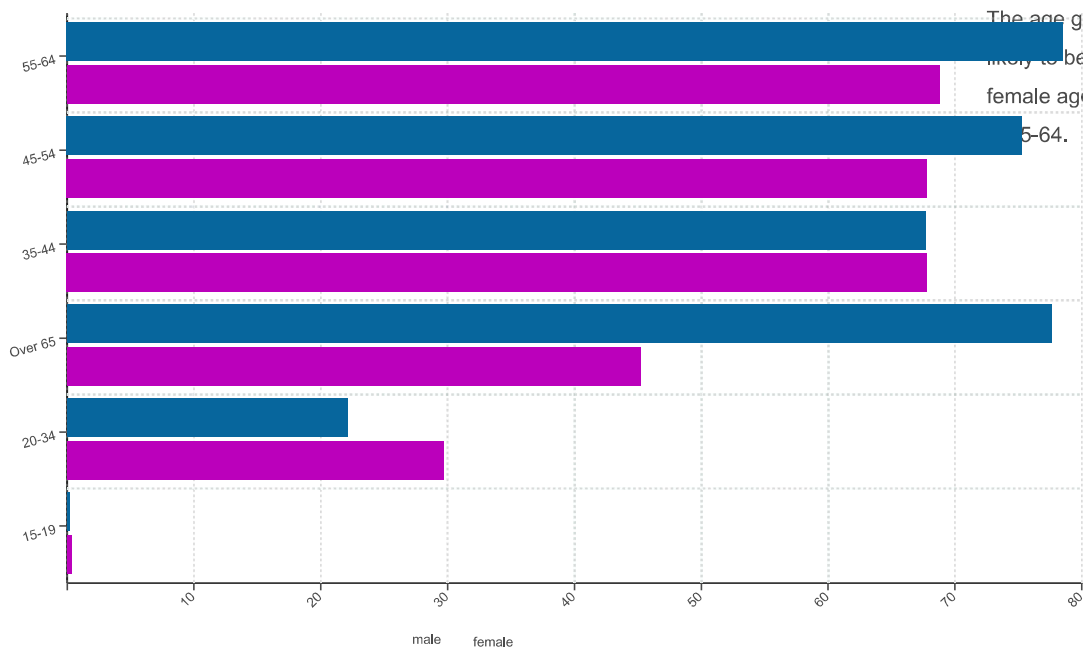
51.5%
Male Marriage Rate





Corona Married by Age and Sex

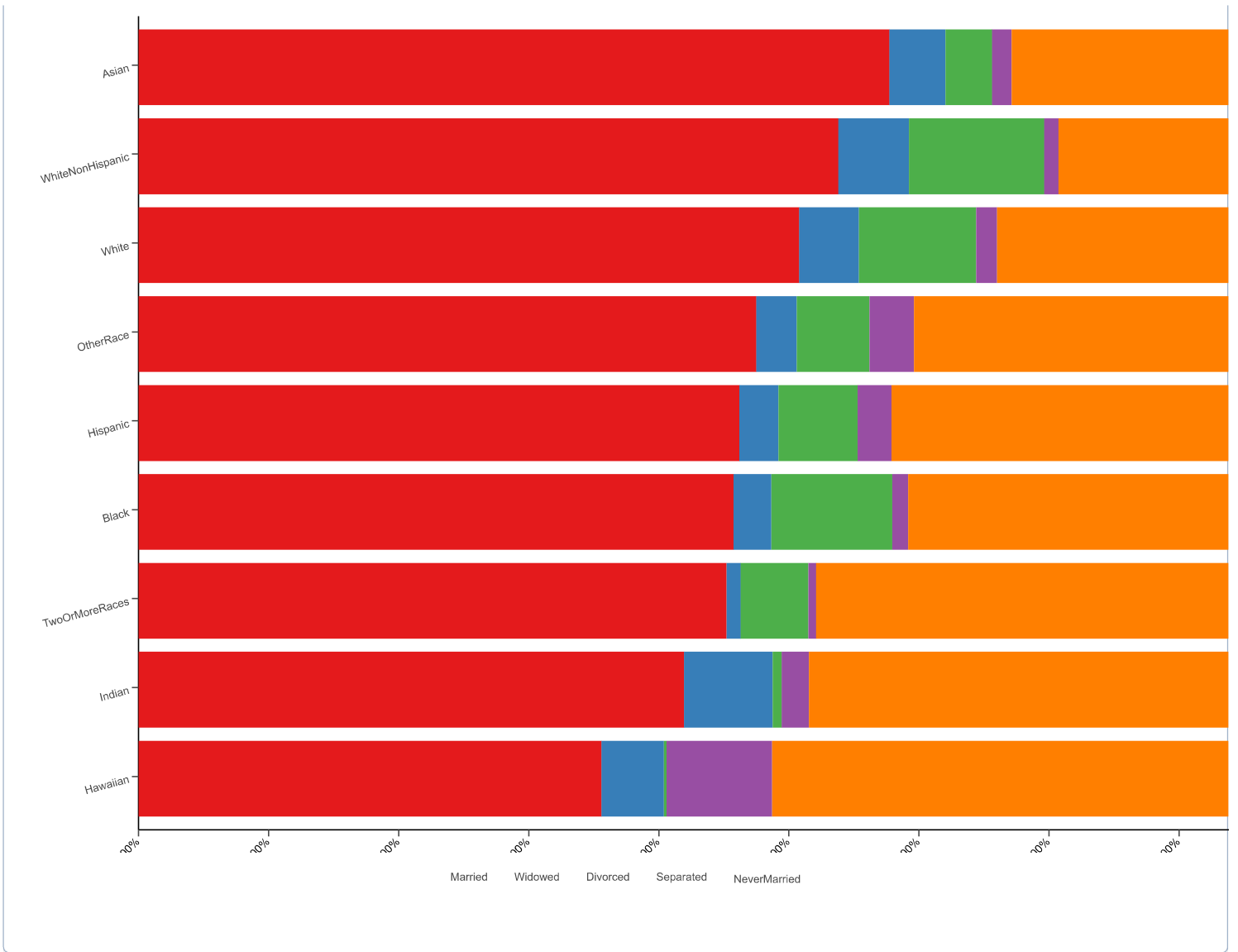
Corona Marriage



The age group where males are most likely to be married is 55-64, while the female age group most likely to be married is 5-64.

Corona Marital Status by Race

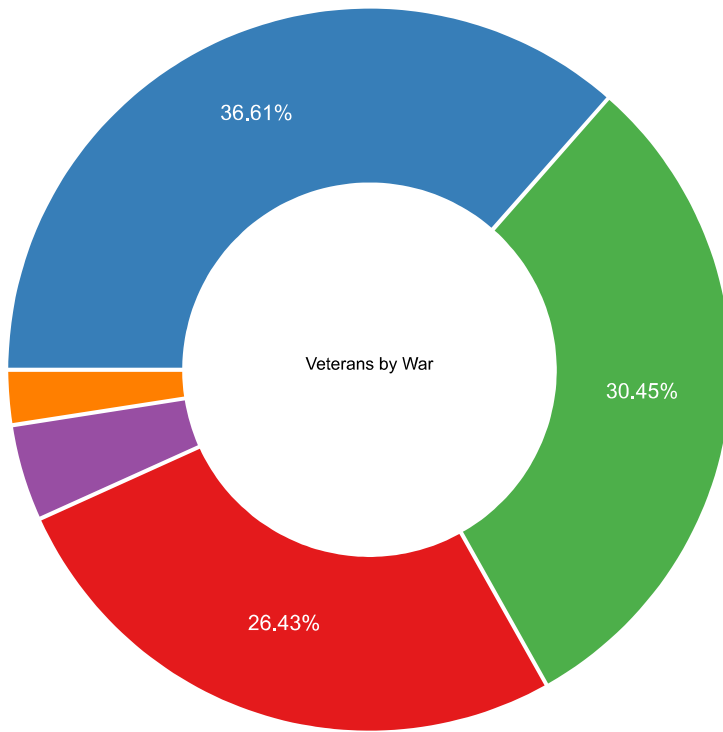




Corona Veterans by War

Show Source





5,891
Number of Veterans

5,366
Male Veterans

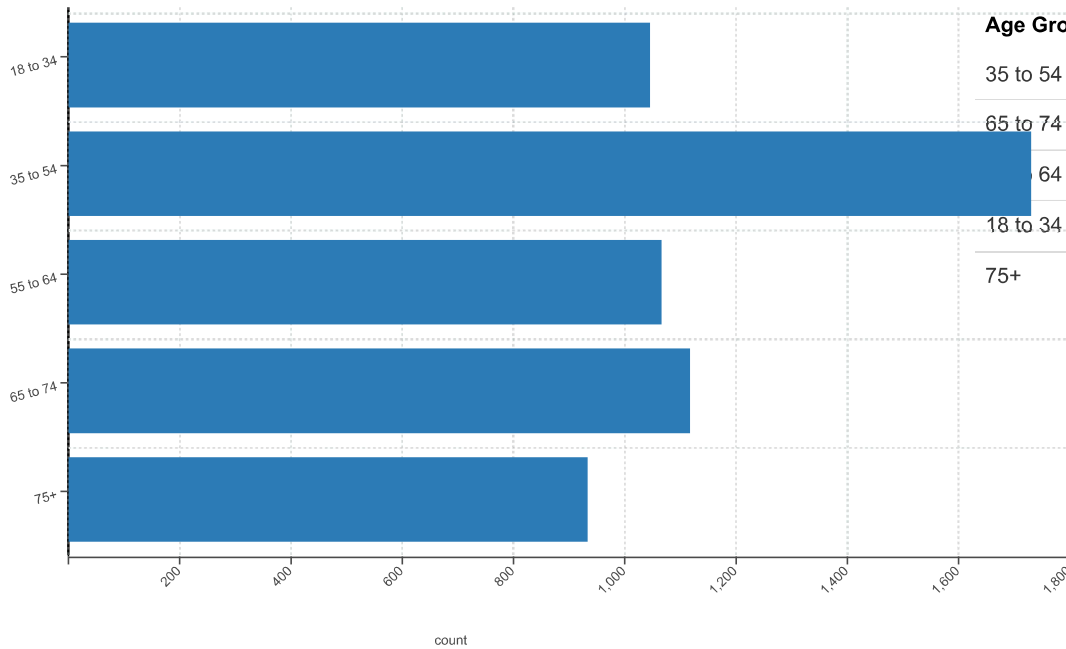
525
Female Veterans

War	Veterans
Second Gulf War	1,723
Vietnam	1,433
First Gulf War	1,244
Korea	197
World War II	109

Second Gulf War First Gulf War Vietnam Korea World War II

Corona Veterans by Age

Show Source



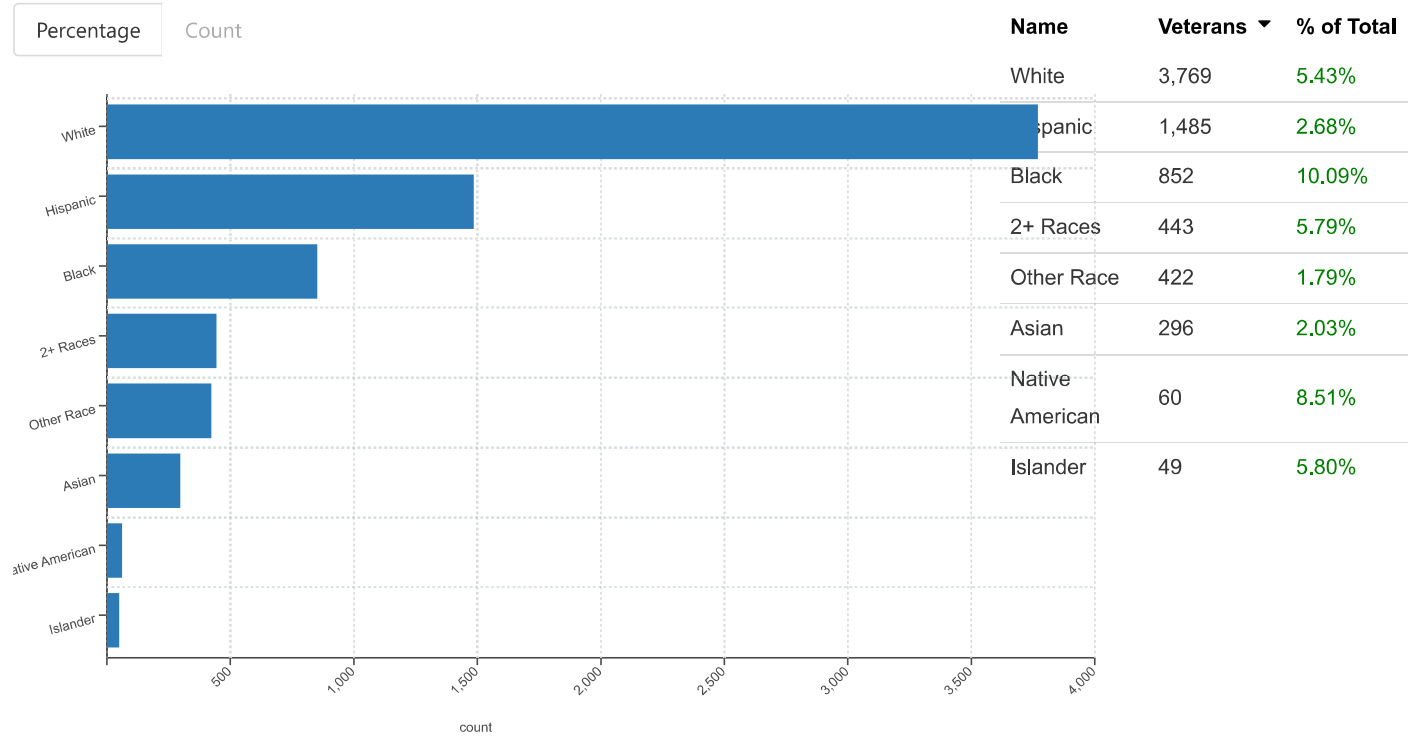
Age Group	Veterans
35 to 54	1,730
65 to 74	1,117
18 to 34	1,066
18 to 34	1,045
75+	933

Corona Veterans by Race

Show Source



Percentage Count



Corona Veterans by Education

Show Source

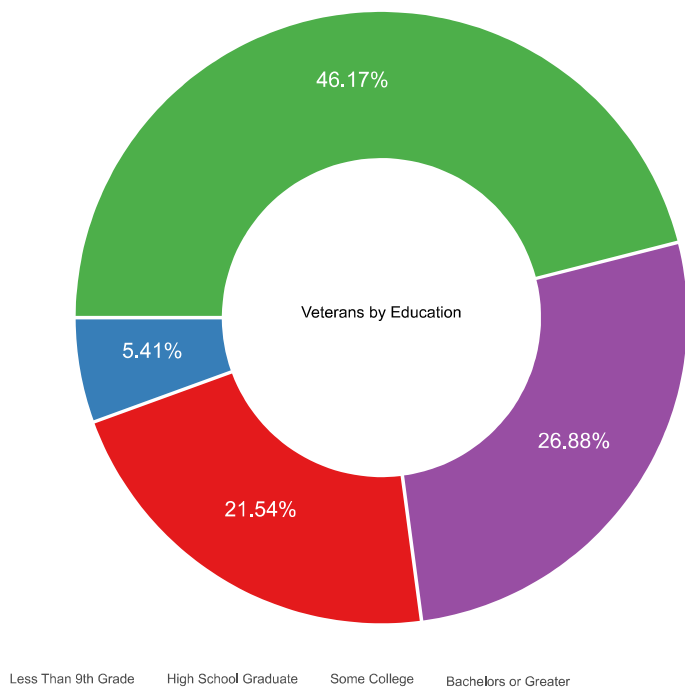
Corona Veterans by Education

6.49%

Veteran Poverty Rate

18.56%

Veteran Disability Rate



LaborForceParticipation

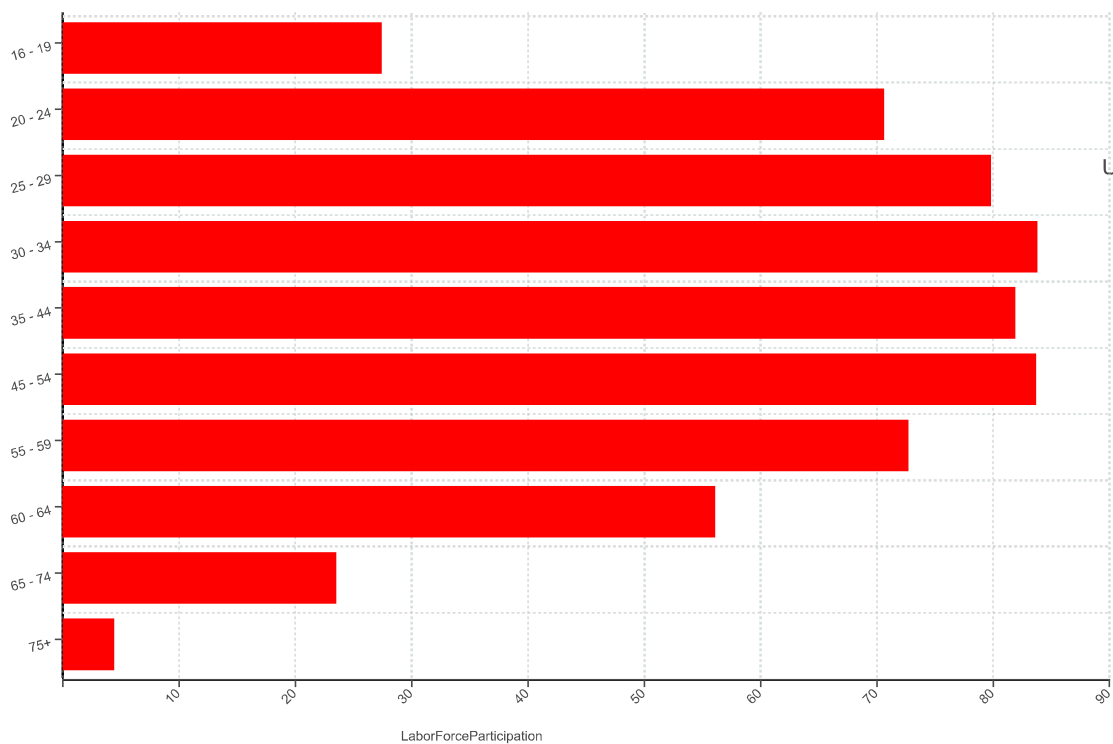
EmploymentRate

UnemploymentRate

66.2%
Labor Force Participation

63%
Employment Rate

4.3%
Unemployment Rate



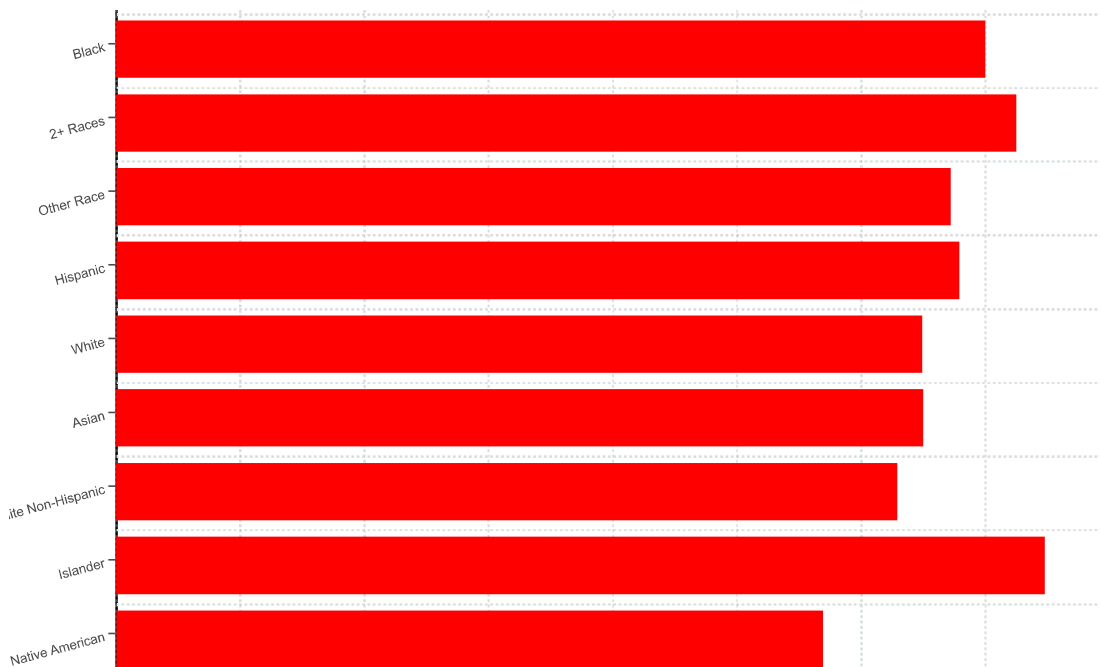
Corona Employment by Race

Show Source

LaborForceParticipation

EmploymentRate

UnemploymentRate



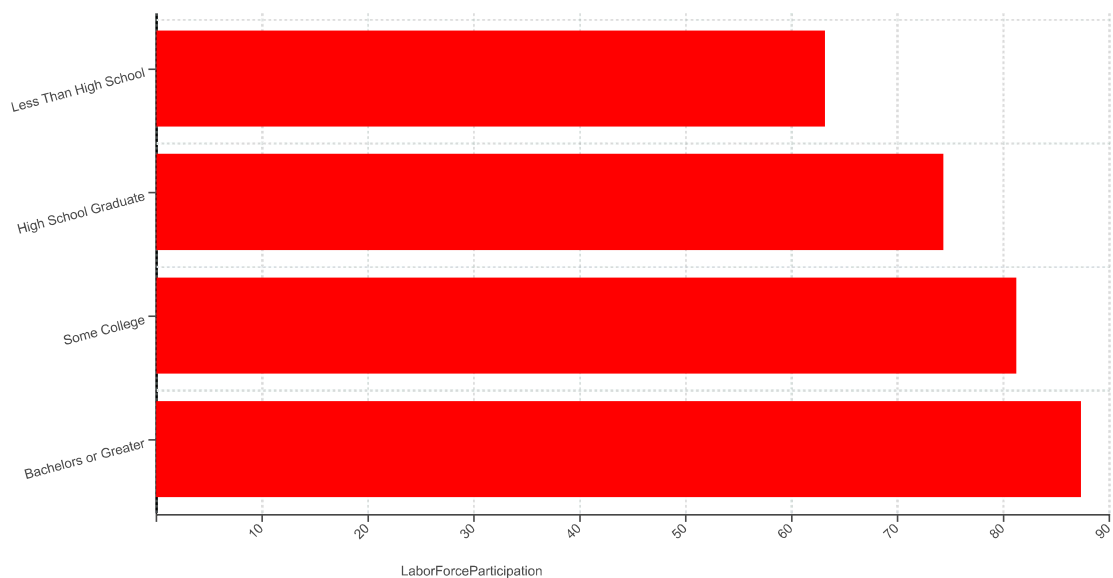
Corona Employment by Education

Show Source

LaborForceParticipation

EmploymentRate

UnemploymentRate

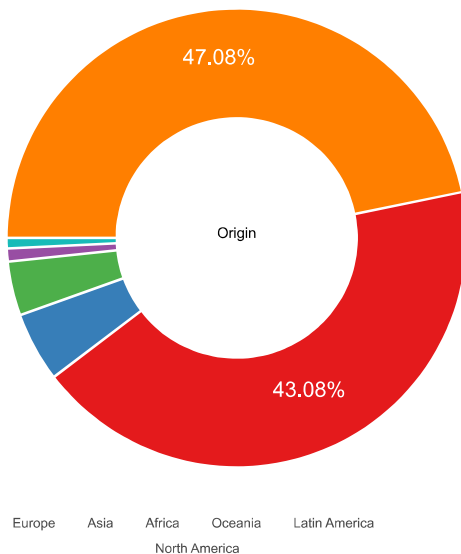
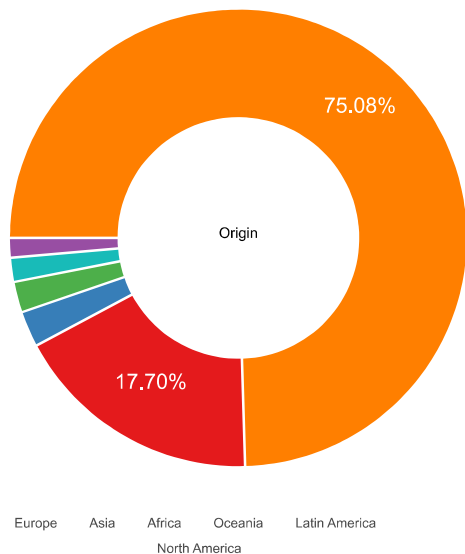


Corona Place of Birth

Show Source

Origin of Non-Citizens

Origin of Naturalized Citizens



67.10%
Born in Corona

81.31%
Native Born

25.67%
Foreign Born

11.33%
Non Citizen

14.34%
Naturalized

Place of Birth

81.31% of Corona residents were born in the United States, with 67.10% having been born in California. 11.33% of residents are not US citizens. Of those not born in the United States, the largest percentage are from Latin America.

Non citizens include legal permanent residents (green card holders), international students, temporary workers, humanitarian migrants, and illegal



Corona Population by Year

Note: data after 2020 is projected based on recent growth

Year ▼	Population	Growth	Growth Rate
2029	161,420	476	0.30%
2028	160,944	476	0.30%
2027	160,468	476	0.30%
2026	159,992	476	0.30%
2025	159,516	476	0.30%
2024	159,040	476	0.30%
2023	158,564	476	0.30%
2022	158,088	476	0.30%
2021	157,612	476	0.30%
2020	168,112	43,146	1.49%
2019	166,972		0.00%
2018	156,182	476	0.31%
2017	155,706	476	0.31%
2016	155,230	476	0.31%
2015	154,754	476	0.31%
2014	154,278	476	0.31%
2013	153,802	476	0.31%
2012	153,326	476	0.31%
2011	152,850	476	0.31%
2010	152,374	-15,738	0.99%
2000	124,966	48,871	5.09%
1990	76,095	38,304	7.25%
1980	37,791	10,272	3.22%
1970	27,519	14,183	7.51%
1960	13,336	3,113	2.69%
1950	10,223	1,459	1.55%



Year ▼	Population	Growth	Growth Rate
1930	7,018	2,889	5.45%
1920	4,129	589	1.55%
1910	3,540	2,106	9.46%
1900	1,434	-165,538	4.08%

