

ADMINISTRATIVE DETERMINATION
AD-2024-0003

ADMINISTRATIVE DETERMINATION
OF THE COMMUNITY DEVELOPMENT DIRECTOR
OF THE CITY OF ROCKLIN APPROVING A BARRO ZONE ENTITLEMENT
(Pacific Street Apartments / BZ2023-0001)

The Community Development Director of the City of Rocklin does resolve as follows:

Section 1. The Community Development Director of the City of Rocklin finds and determines that:

A. This Conditional Use Permit allows for construction and operation of a fully affordable 110-unit multifamily residential community, pending approval of a Design Review. The project is located on six (6) parcels totaling approximately 2.9 acres on Assessor Parcel Numbers (APNs) 010-121-001 (1.38 acres), -002 (0.08 acre), -004 (0.15 acre), -005 (0.22 acre), -006 (0.15 acre), and 010-040-039 (0.91 acre). All parcels, with the exception of APN 010-121-006, are currently owned by the City of Rocklin. Prior to construction of the project, APN 010-121-006 will be required to be transferred to the City in order to allow for it to be merged with one or more parcels owned by the City to reconfigure site lotting such that structures do not cross property lines.

B. On November 8, 2022 the Rocklin City Council approved Resolution No. 2022-229, which approved an affordable housing agreement between the City and Community Housingworks (CHW) under which the City would agree to ground lease the Site to CHW for the construction and operation of approximately one hundred ten (110) rental housing units affordable to households of limited income, including not fewer than twenty three (23) households having incomes of not greater than thirty percent (30%) of area median income (“Extremely Low Income Households”) subject to CHW successfully obtaining all required land use approvals and financing commitments for the development of the project.

C. Consistent with the affordable housing agreement, the project includes a mix of one-, two-, and three-bedroom units in four (4) three-story apartment buildings, as well as a two-story leasing and amenity building. The project will also develop a public parking lot on the parcel adjacent to Railroad Avenue (APN 010-040-039) that residents of the project would be able to also utilize via a parking permit. An existing public alley through the site is to be abandoned and incorporated into the development area.

D. Section 17.59.050 (A) of the Rocklin Municipal Code (RMC) authorizes the Community Development Director of the City of Rocklin to approve applications for entitlements within the Business Attraction, Retention, and Revitalization Overlay (BARRO) Zone.

E. RMC Section 17.59.080 states that, to promote an active street life, enhance the vitality of businesses, and reduce vehicular traffic, residential structures and uses are permitted in the BARRO Zone District. Further, the section states that, in those cases where operational conditions of approval are necessary to make the proposed use compatible with surrounding uses, a conditional use permit (CUP) shall be required. The subject project requires operational conditions of approval to address a number of issues, including but not limited to resident parking on public streets and parking lots, incorporation of non-City owned parcels into the project, incorporation of public right-of-way (alley) into the project site, and location of private facilities (such as trash enclosures) on public property; therefore, a CUP is required for this use.

F. A Notice of Exemption has been approved for this project by the Community Development Director of the City of Rocklin (ENV2024-0003).

G. The operation of the use will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City. The project would allow for the construction and operation of a multifamily residential community, pending approval of a Design Review.

H. The circulation and parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the public street patterns. The residential buildings would front Pacific Street on the eastern side of the project site. An approximately 132-space surface public parking lot would occupy the western side of the project site fronting Railroad Avenue. The parking lot would include a minimum of two points of access designed and located consistent with City of Rocklin Design standards. A Site Access & Circulation Study has been prepared by Fehr & Peers for the project, which has determined that, with recommendations of the study incorporated into the future Design Review, the project would be compatible with surrounding development and public streets.

I. The construction and operation of the use in this location is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property subject to the approval of CUP and Design Review (DR) entitlements. The General Plan Land Use designation is Mixed Use (MU). Pursuant to Table 4-2 of the City of Rocklin General Plan Land Use Element, the purpose of the MU designation is to provide for land use patterns and mixed-use development that integrate residential and non-residential land uses such that residents may easily walk or bicycle to shopping, services, employment, and leisure activities. Residential uses are allowed at a density of 10 to 40 dwelling units per acre. The project density is approximately 38 dwelling units per acre.

Section 2. The BARRO Zone Conditional Use Permit Entitlement for the Pacific Street Apartments / BZ2023-0001 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below.

The approved Exhibit A shall govern the design of the project, pending approval of the subsequent project Design Review. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition throughout occupancy of the structure.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Construction / Operation

- a. Prior to issuance of any improvement plans or building permits for the project, a Design Review shall be approved. The site design and architecture shall be substantially consistent with Exhibit A, to the satisfaction of the Community Development Director. (PLANNING, ENGINEERING)
- b. Prior to occupancy, the project shall record an affordability regulatory agreement, or equivalent, to the satisfaction of the City Attorney. Such agreement shall be consistent with the affordability requirements specified in the approved affordable housing agreement (PLANNING, CITY ATTORNEY)
- c. Prior to issuance of a building permit, a parking permit program (or other instrument acceptable to the City) shall be in place in order to ensure that parking spaces are available only on a non-exclusive basis to residents of the project. The parking permit program shall allow project tenants to maintain the ability to park overnight in City owned parking lots and on street parking spaces in the vicinity of the project. (PLANNING, CITY ATTORNEY)
- d. Prior to issuance of any improvement plans or building permits, the property owner shall enter into an agreement to transfer ownership of APN 010-121-006 to the City of Rocklin. (PLANNING, ENGINEERING)

- e. Prior to issuance of building permits, the existing public alley through the site shall be abandoned and incorporated into the development area, and a Lot Line Adjustment shall be processed to merge and reconfigure the lots comprising the project site into one (1) or two (2) parcels, consistent with Exhibit A. (PLANNING, ENGINEERING)

2. Indemnification and Duty to Defend

As a condition for project approval, Owner or an agent of Owner acceptable to City shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding, against the City or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the City and its agents, officers, and employees, or other City advisory agency, appeal board, or legislative body concerning this project approval. City shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding. (CITY ATTORNEY)

3. Validity

- a. Consistent with the requirements of Section 17.70.070, this Conditional Use Permit shall expire two years after the effective date of this approval, unless the rights conferred by this permit have been exercised within that period. (PLANNING)

PASSED AND ADOPTED this 10th day of April, 2024, by the Community Development Director of the City of Rocklin, as authorized by Rocklin Municipal Code Section 17.59.



David Mohlenbrok
Community Development Director

EXHIBIT A
Pacific Street Apartments Architectural Design



Sheet Index

Architecture:

- A0.1 Cover Sheet
- A1.0 Site Plan
- A1.1 Fire Access Plan
- A2.1a Building Elevations
- A2.1b Building Elevations
- A2.2a Building Elevations
- A2.2b Building Elevations
- A2.3 Building Elevations
- A3.1 Building Plans
- A3.2 Building Plans
- A3.3 Building Plans
- A3.4 Building Plans
- A3.5 Building Plans
- A4.0 Building Sections
- A5.0 Enlarged Building Plans
- A5.1 Enlarged Building Plans
- A6.0 Renderings
- A6.1 Renderings
- A6.2 Renderings
- A6.3 Renderings
- A6.4 Renderings
- A7.0 Material Board

Civil:

- C1 Grading and Drainage Study
- C2 Sewer and Water Study
- C3 Sewer Study Calculations

Landscape:

- L1c Color Landscape Plan
- L1 Preliminary Landscape Plan
- L2 Preliminary Landscape Amenities
- L3 Preliminary Irrigation Plan
- L4 Preliminary Fence & Wall Plan
- L5 Preliminary Landscaping Details



Vicinity Map

Project Team:

Owner/ Developer

Community HousingWorks
3111 Camino Del Rio N,
Suite 800
San Diego, CA 92108
Contact: Simon Fraser

Architecture

KTGY Group, Inc.
17911 Von Karman Ave, Ste 200
Irvine, CA 92614
Contact: Keith Labus

Civil

Wood Rodgers, Inc.
3301 C Street, Building 100-B
Sacramento, CA 95816
Contact: Jeff Carpenter

Landscape

Wilson Design Studio Landscape
Architecture (WDSL)
1631 Alhambra Blvd, Suite 100
Sacramento, CA 95816
Contact: Keith Bilick

Service Providers:

Water:	Placer County Water Agency
Sewer:	South Placer Municipal Utility District
Gas & Electric:	Pacific Gas & Electric
Telephone:	Various
Cable TV:	Various
Solid Waste:	Recology



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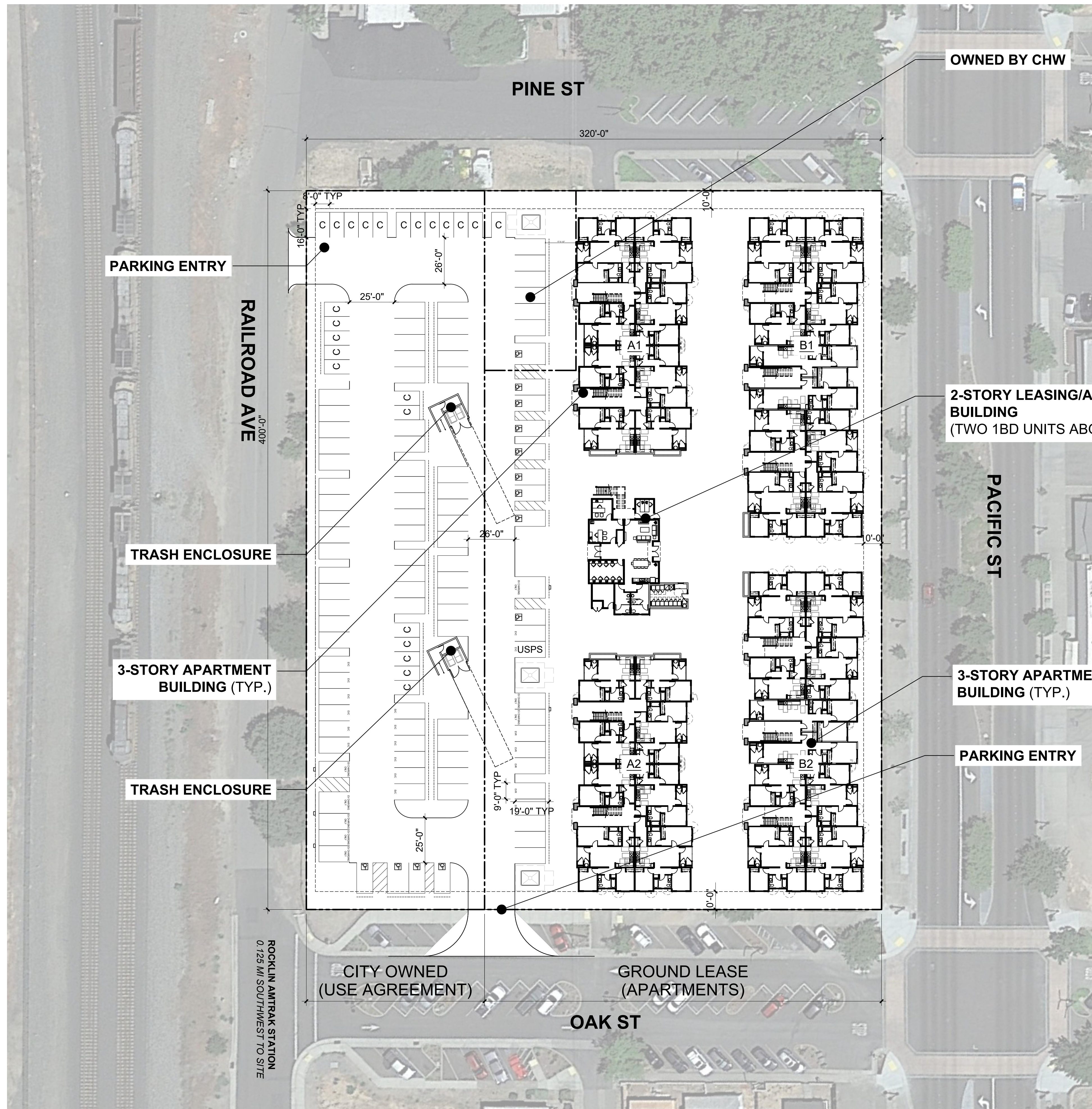
Community HousingWorks
3111 Camino Del Rio N, Suite 800
San Diego, CA 92108

PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
FEBRUARY 29, 2024

COVER SHEET

A0.1



Site Summary

Accessor Parcel Number	010-121-001-000, 010-121-002-000, 010-121-004-000, 010-121-005-000, 010-121-006-000, 010-040-039-000,		
Site Area	2.93 AC (Gross)	Dwelling Units	110 DU
	2.02 AC (Net)	Gross Density	±37.54 DU / AC
		General Plan	Mixed Use
		Zoning	C-2, C-4, BARRO

Residential Development Standards

Required per Rocklin Municipal Code		Proposed	
Max DU per Gross Acre		Gross Density	37.54 Units/Acre
Min Lot Area	10,000 SF	Lot Area	2.93 Acres
Min Lot Width	100'	Lot Width	400'
Min Setbacks:			
Front Yard	5'		
Site, Interior	10'		
Rear	10'		
Max Lot Coverage	60%	Lot Coverage	35%
Max Building Height	50'	Building Height	±40'-0"

Project Summary:

- Building Summary:
 (4) 3-Story Apartment Buildings
 (1) 2-Story Leasing/Amenity/Laundry Building
 (2) 6-Stall Solar Structures
 (2) 5-Stall Solar Structures
 (2) Trash Enclosures

Apartment Unit Summary	1Bd/1Bath	2Bd/1Bath	3Bd/2Bath
Building A1	12	07	05
Building A2	12	07	05
Building B1	12	08	10
Building B2	12	08	10
Amenity Bldg	02	00	00
Total	50	30	30
	45%	27%	27%

Unit Mix	Net Area	Gross Area	Total	Mix Percentage
Plan 1-1	570 SF	614 SF	38	35.5%
Plan 1-2	638 SF	696 SF	08	7.3%
Plan 1-3	616 SF	665 SF	02	1.8%
Plan 1-4	578 SF	639 SF	02	1.8%
Plan 2-1	795 SF	848 SF	24	21.8%
Plan 2-2	821 SF	883 SF	04	3.6%
Plan 2-3	867 SF	935 SF	02	1.8%
Plan 3-1	1002 SF	1075 SF	18	16.4%
Plan 3-2	1035 SF	1111 SF	12	10.9%
			110	100%

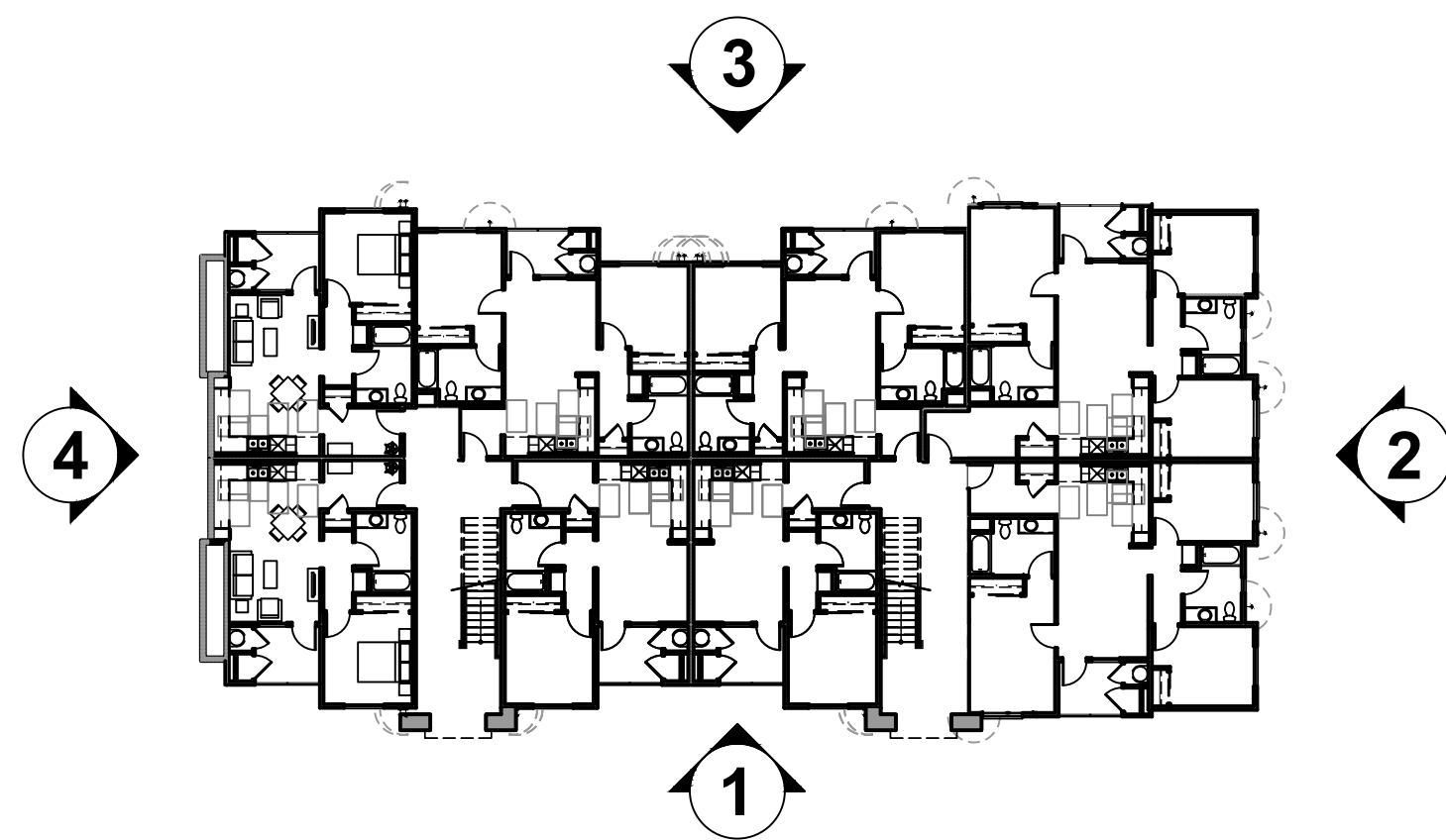
Parking Summary

Per CA Density Bonus Law (AB-682)

Required	Ratio	Total
1 Bedroom	1 Space/ unit	050 Spaces
2 Bedrooms	1.5 Spaces/ unit	045 Spaces
3 Bedrooms	1.5 Spaces/ unit	045 Spaces
		140 Spaces

Proposed (Ground Lease + City Owned Parcels)

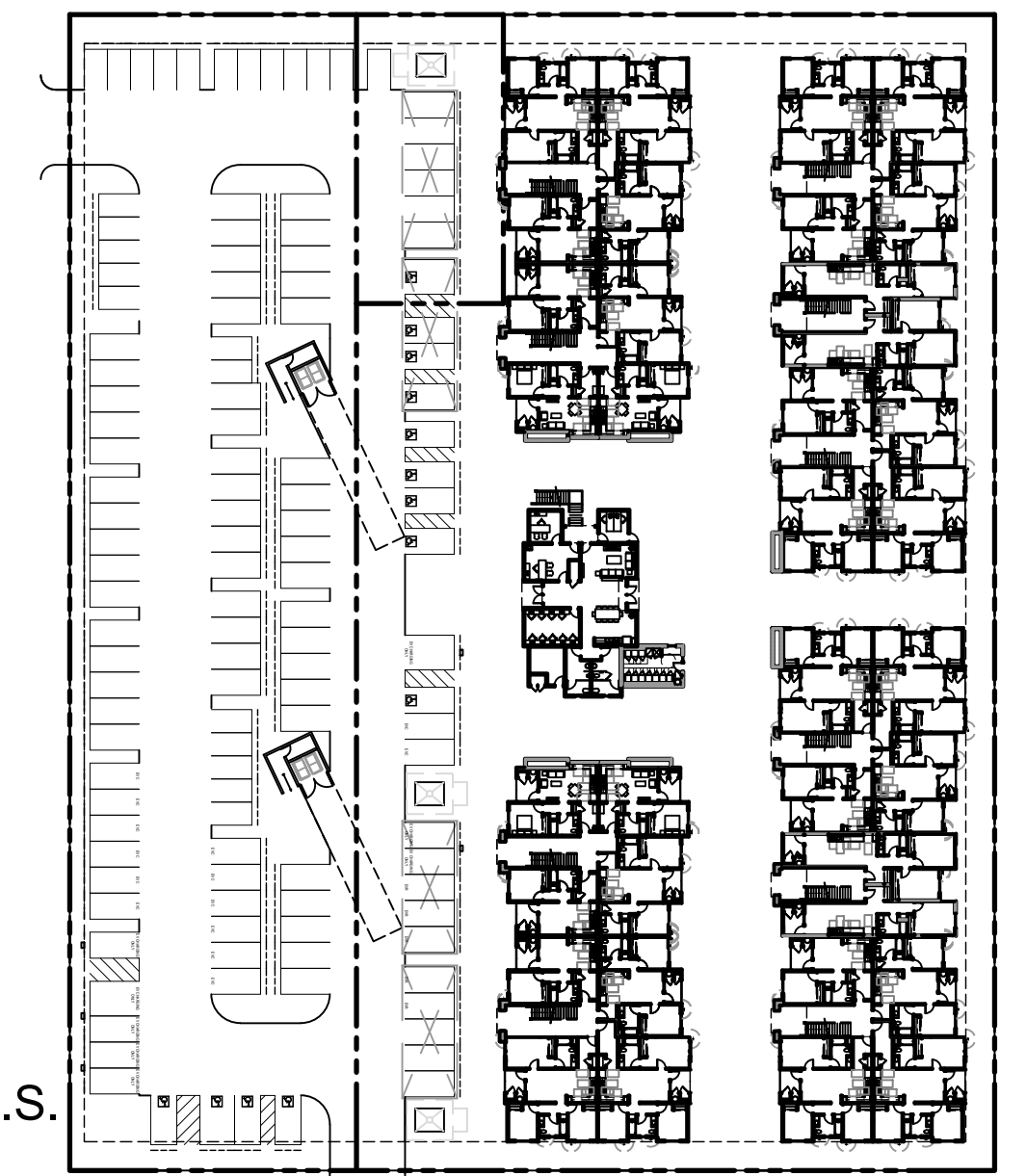
Solar Structure Covered Parking	009 Spaces
Standard Open Parking	051 Spaces
Compact Open Parking	024 Spaces
Electric Vehicle Charging Station (EVCS)	008 Spaces
Electric Vehicle Charging Capable (EVC)	014 Spaces
Electric Vehicle Charging Ready (EVR)	005 Spaces
Open Accessible Reserved Parking	004 Spaces
Covered Accessible Reserved Parking	009 Spaces
	±124 Spaces Across whole site



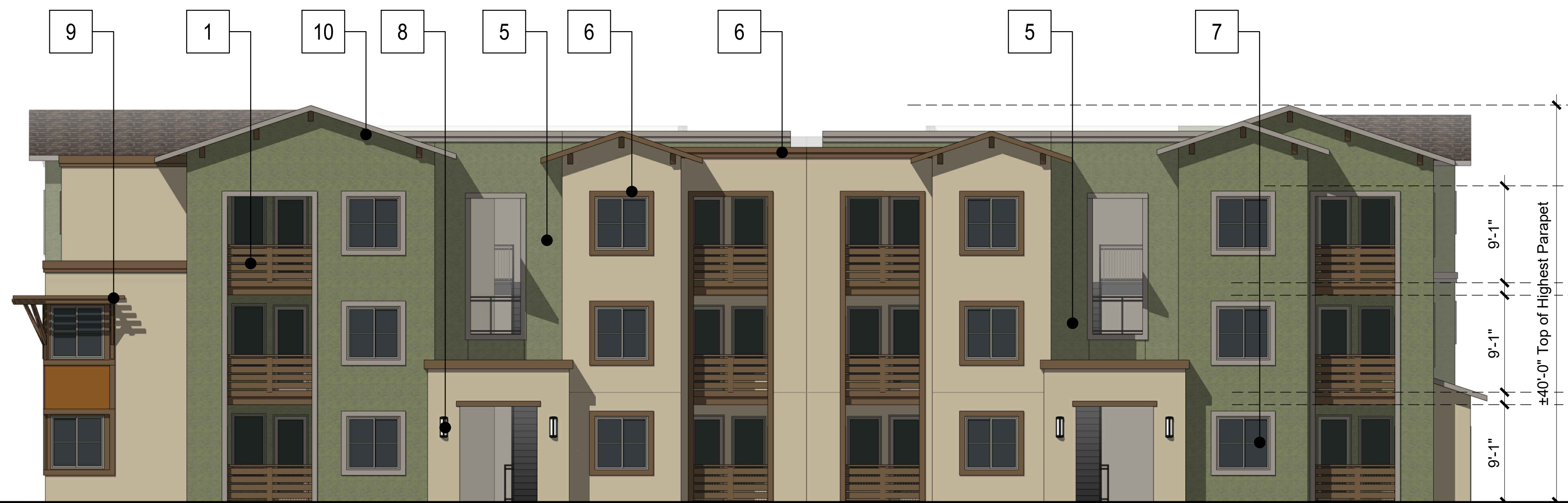
Building Key Plan N.T.S.

Material Legend

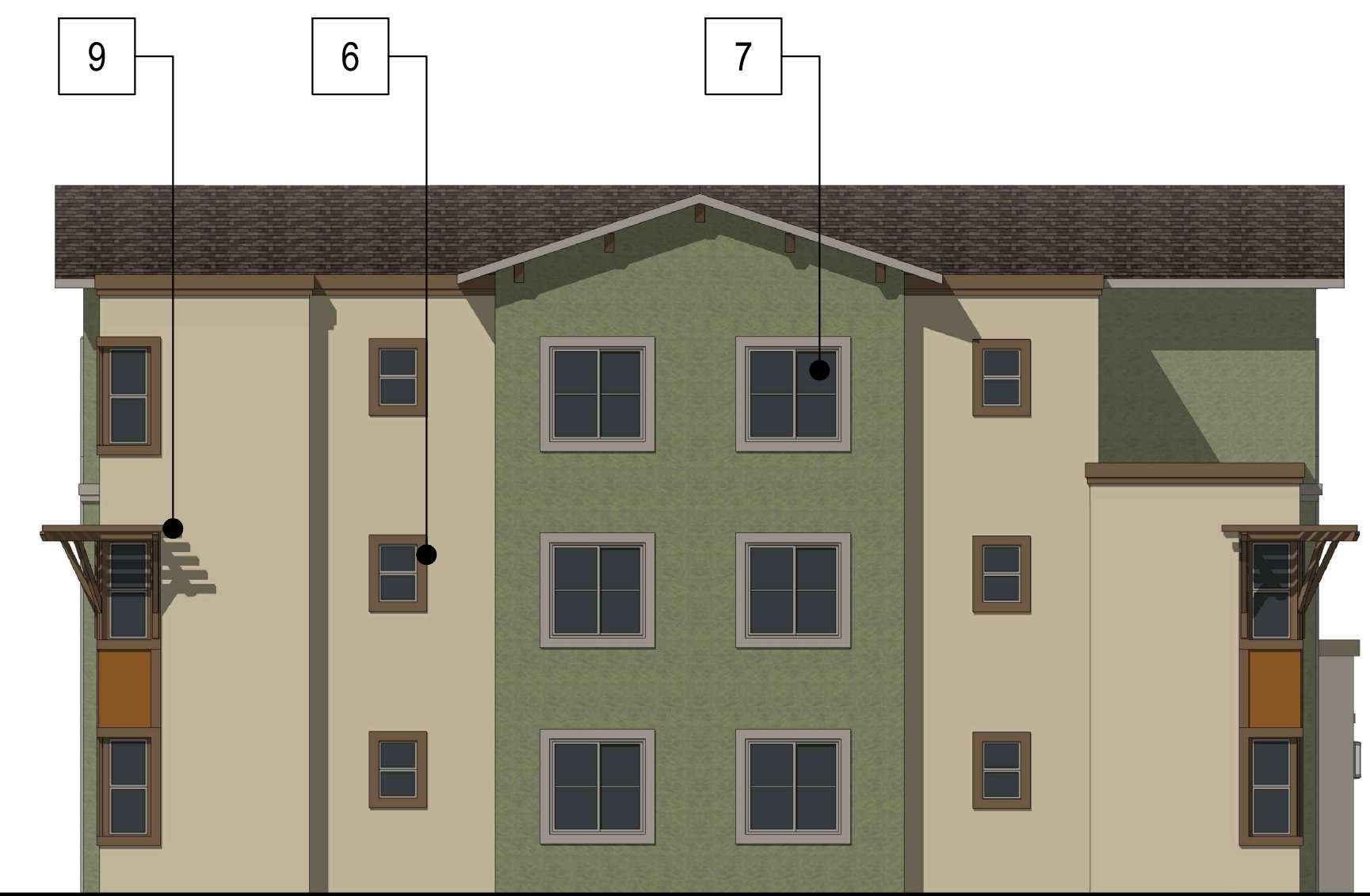
1. HORIZONTAL SLAT GUARD RAIL
2. VERTICAL TUBE STEEL GUARD RAIL
3. BOARD AND BATTEN SIDING
4. COMP SHINGLE ROOF
5. STUCCO
6. STUCCO OVER FOAM TRIM
7. VINYL WINDOW
8. DECORATIVE LIGHT FIXTURE
9. DECORATIVE SHADING ELEMENT
10. DECORATIVE BEAM
11. STONE VENEER



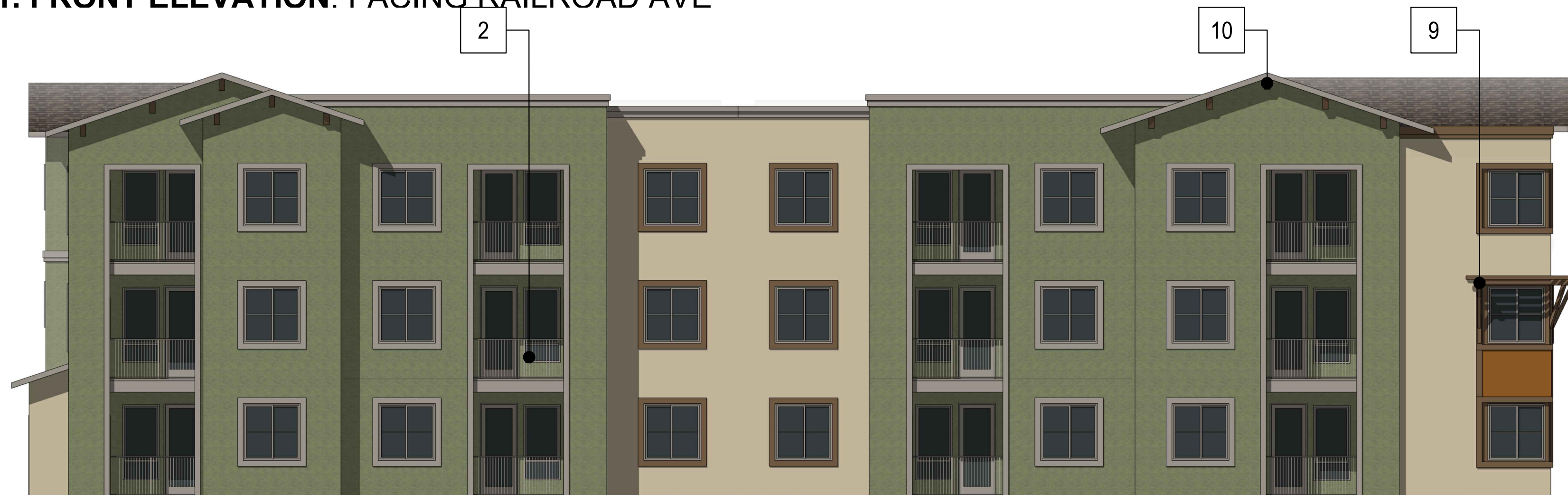
Site Key Plan N.T.S.



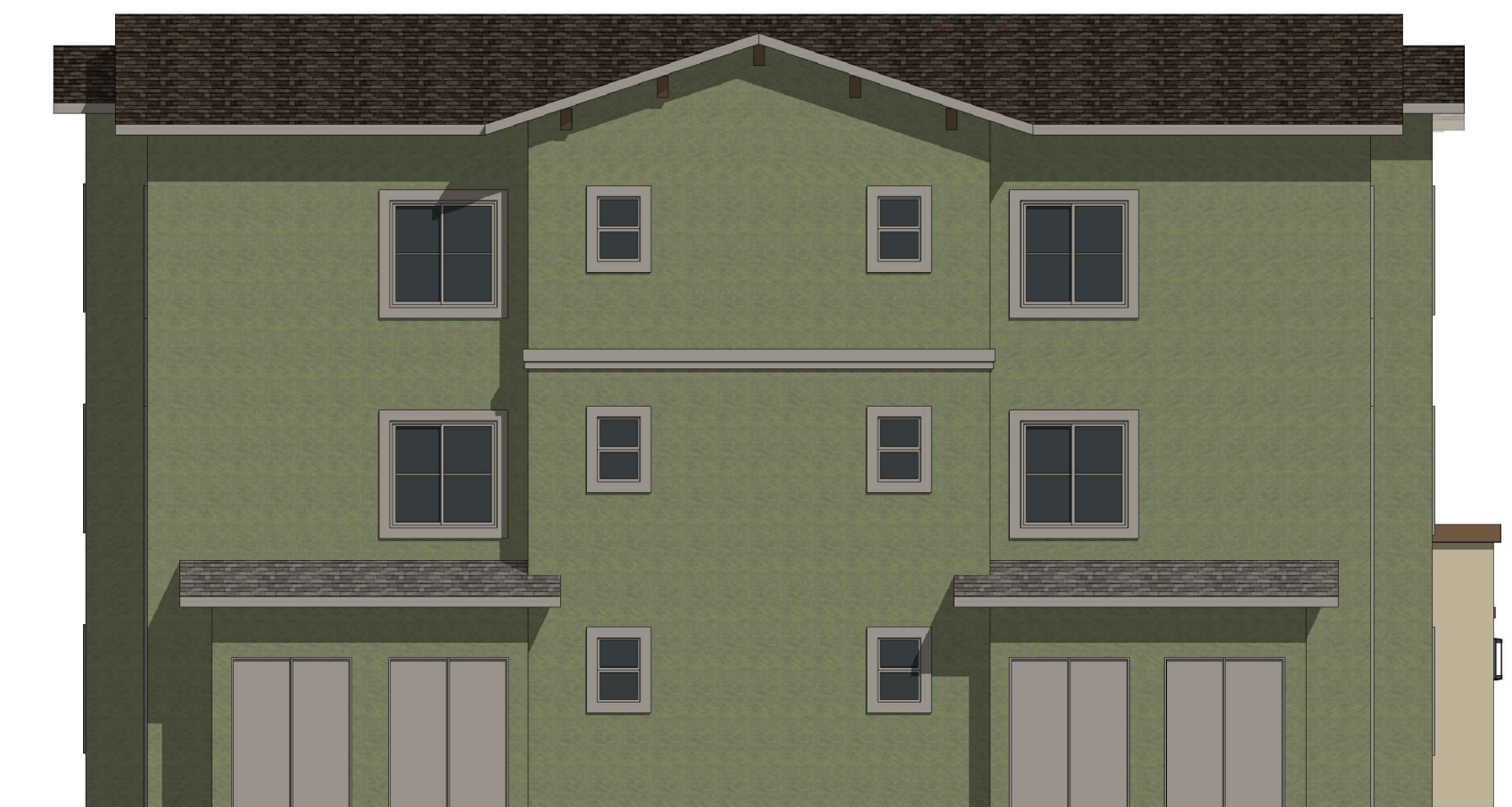
1. FRONT ELEVATION. FACING RAILROAD AVE



2. RIGHT ELEVATION



3. REAR ELEVATION, FACING GREEN-BELT ELEVATION



4. LEFT ELEVATION

Note: Addressing and signage is demonstrated conceptually and with be submitted for approval in a deferred submittal.



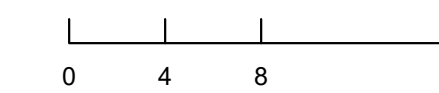
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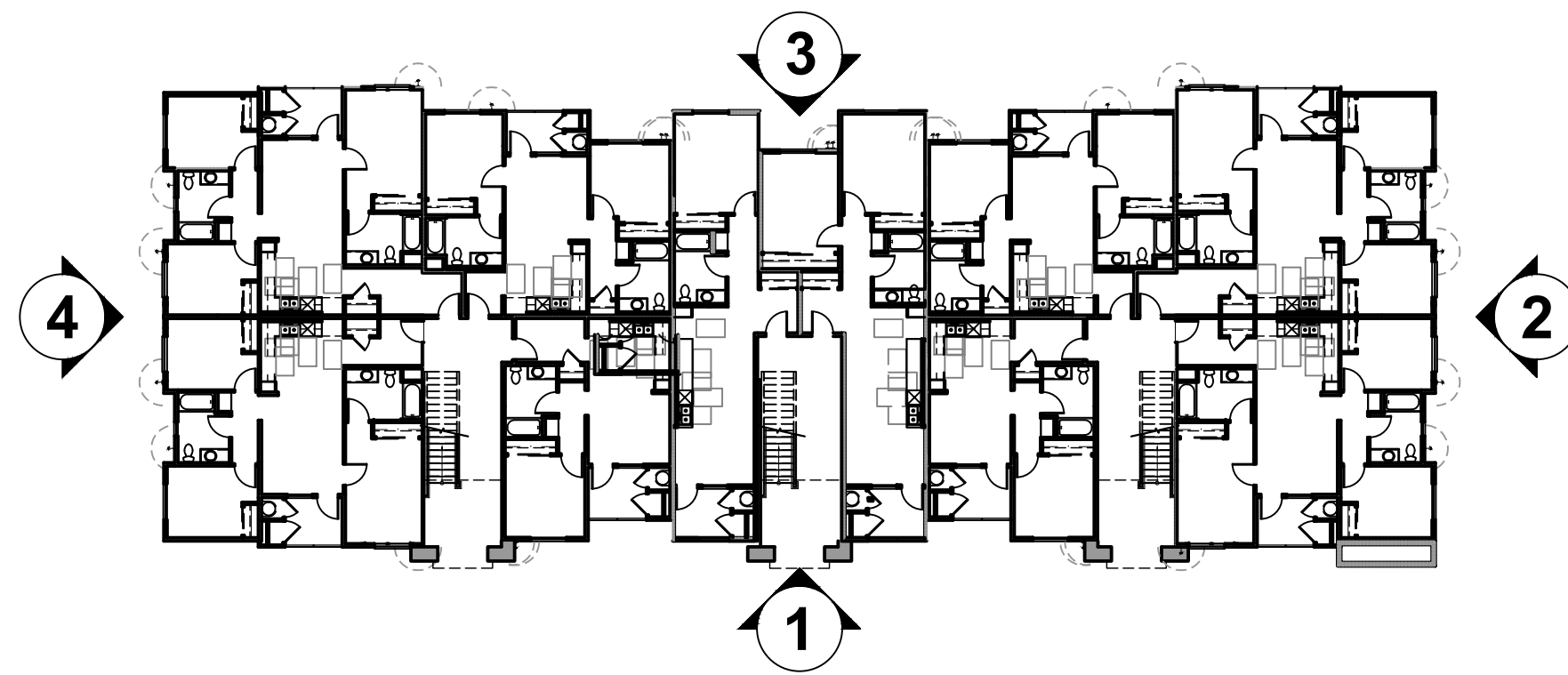
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San Diego, CA 92108

PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
JANUARY 18, 2024



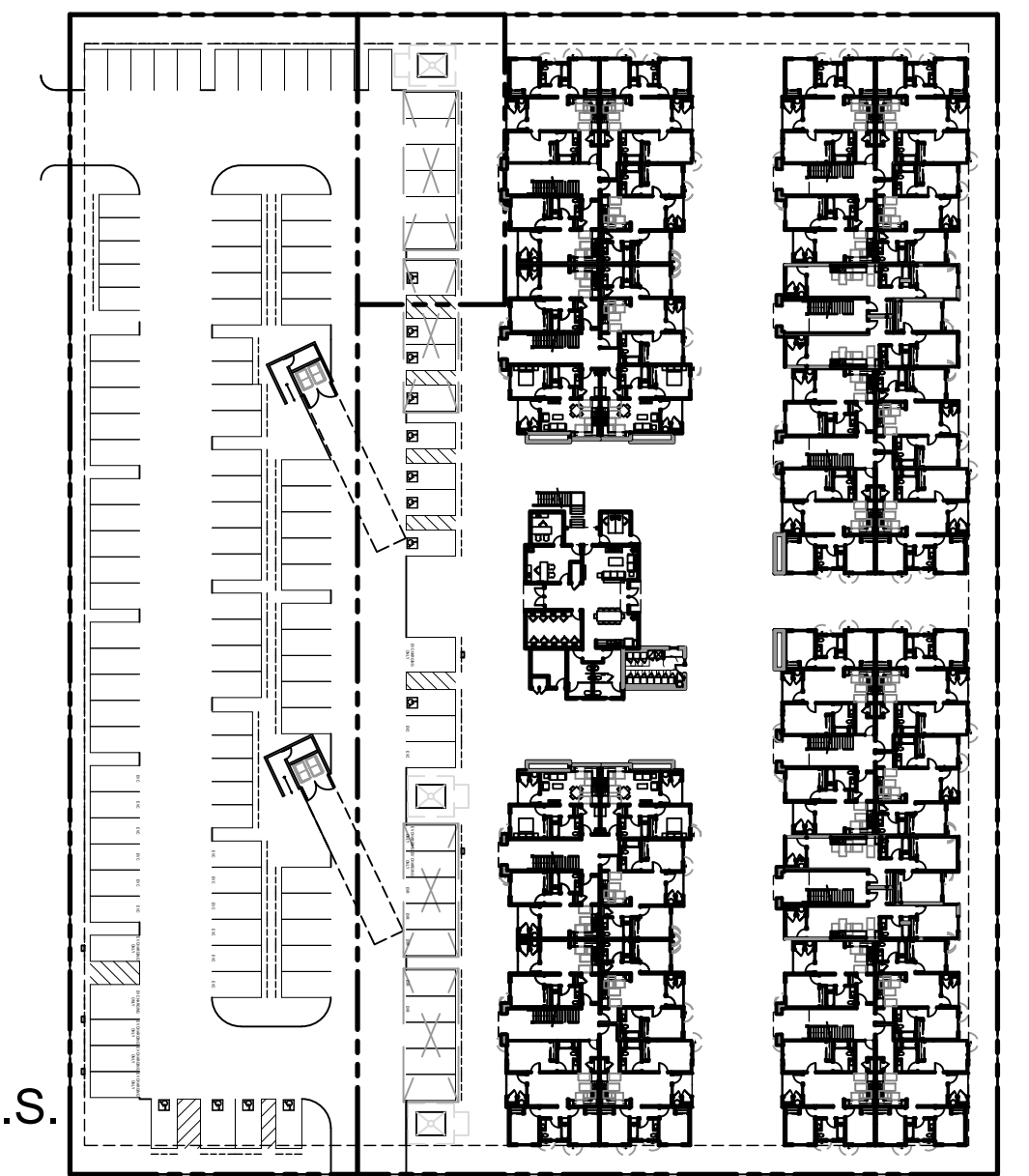
BUILDING ELEVATIONS
BUILDING TYPE A - COLOR STYLE 1



Building Key Plan N.T.S.

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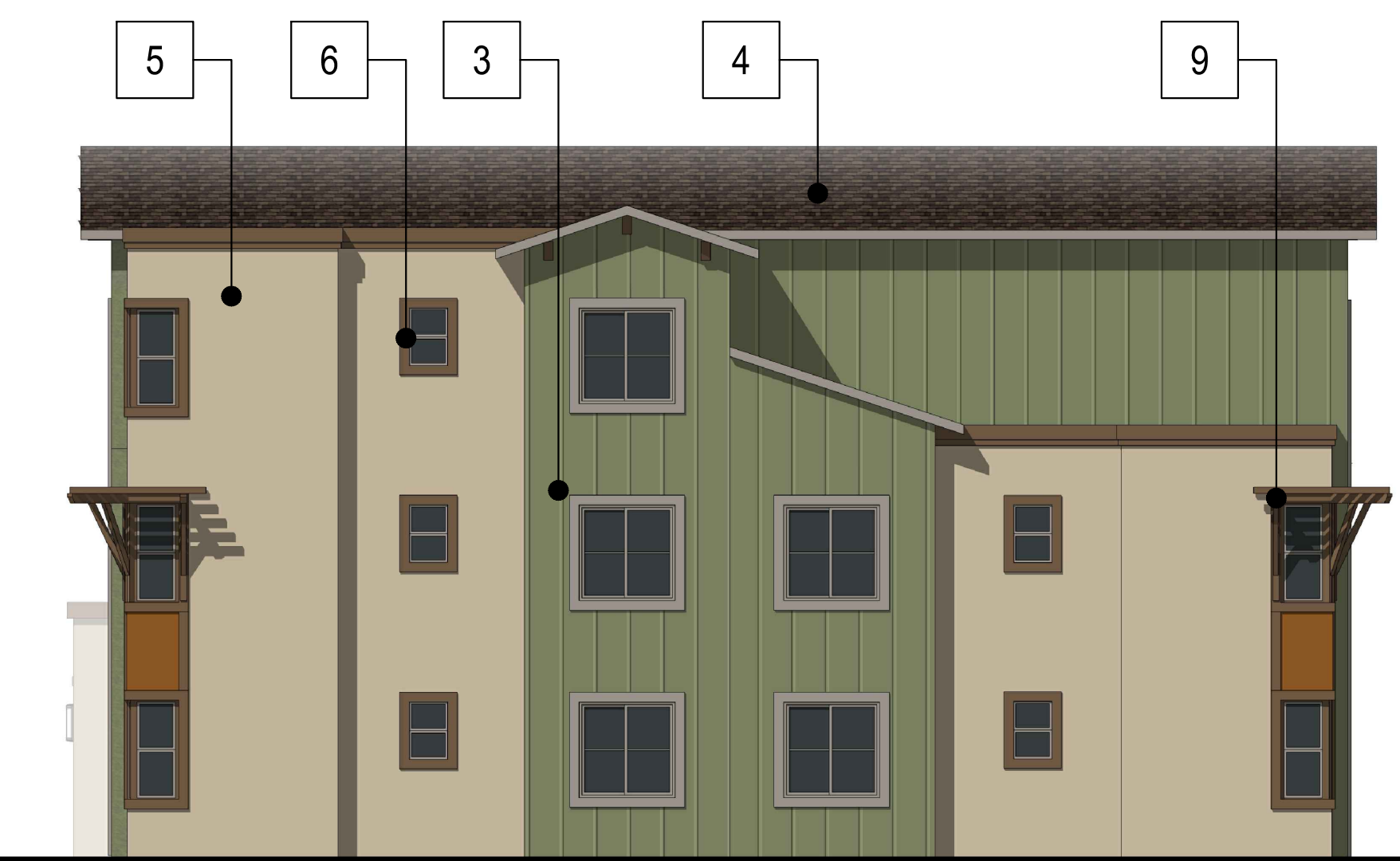
1. HORIZONTAL SLAT GUARD RAIL
2. VERTICAL TUBE STEEL GUARD RAIL
3. BOARD AND BATTEN SIDING
4. COMP SHINGLE ROOF
5. STUCCO
6. STUCCO OVER FOAM TRIM
7. VINYL WINDOW
8. DECORATIVE LIGHT FIXTURE
9. DECORATIVE SHADING ELEMENT
10. DECORATIVE BEAM
11. STONE VENEER



Site Key Plan N.T.S.



1. REAR ELEVATION, FACING PACIFIC ST.



2. RIGHT ELEVATION



3. FRONT ELEVATION, FACING GREEN-BELT



4. LEFT ELEVATION



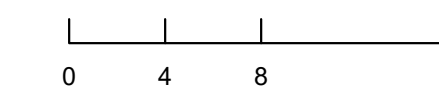
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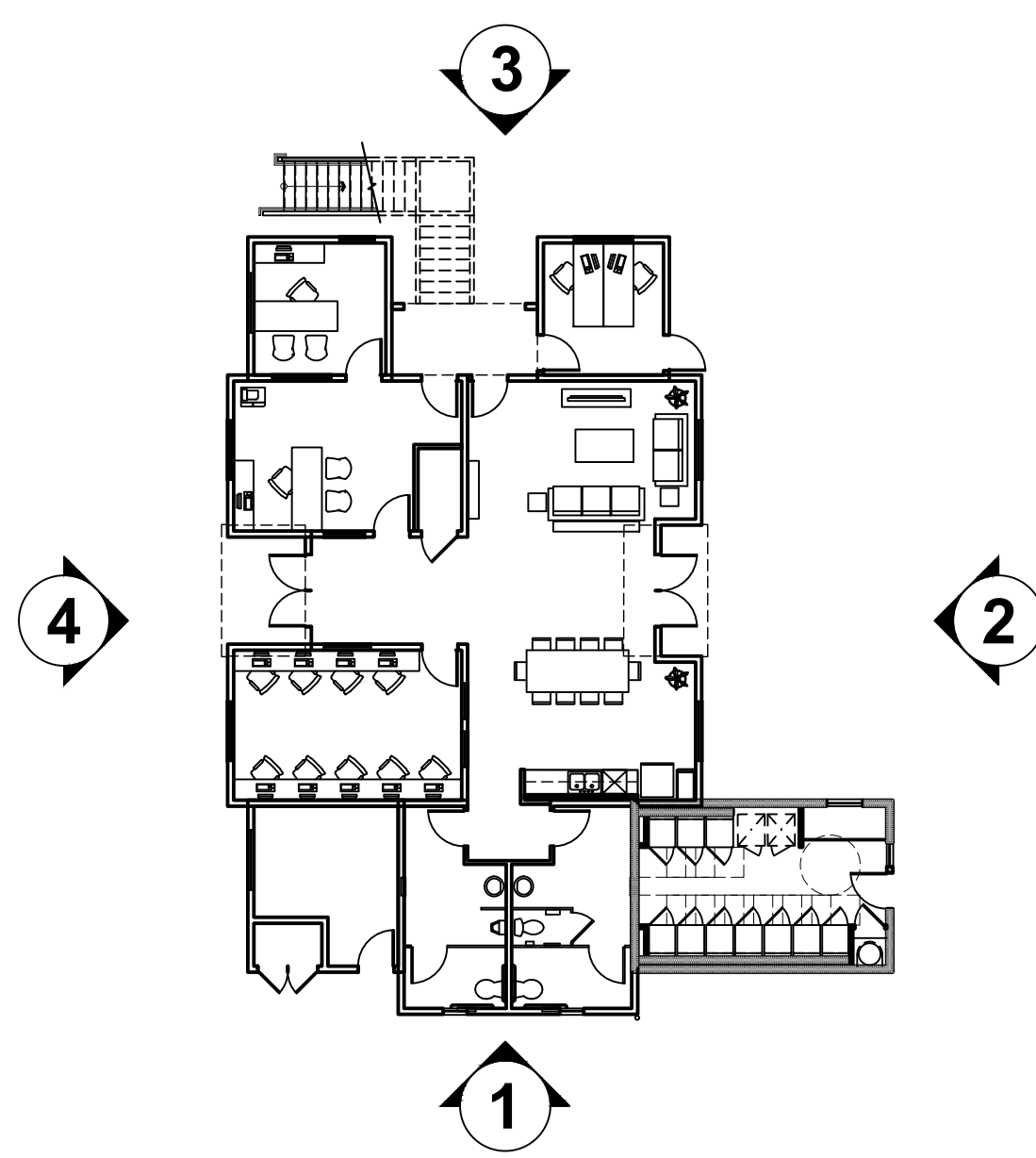
PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
JANUARY 18, 2024



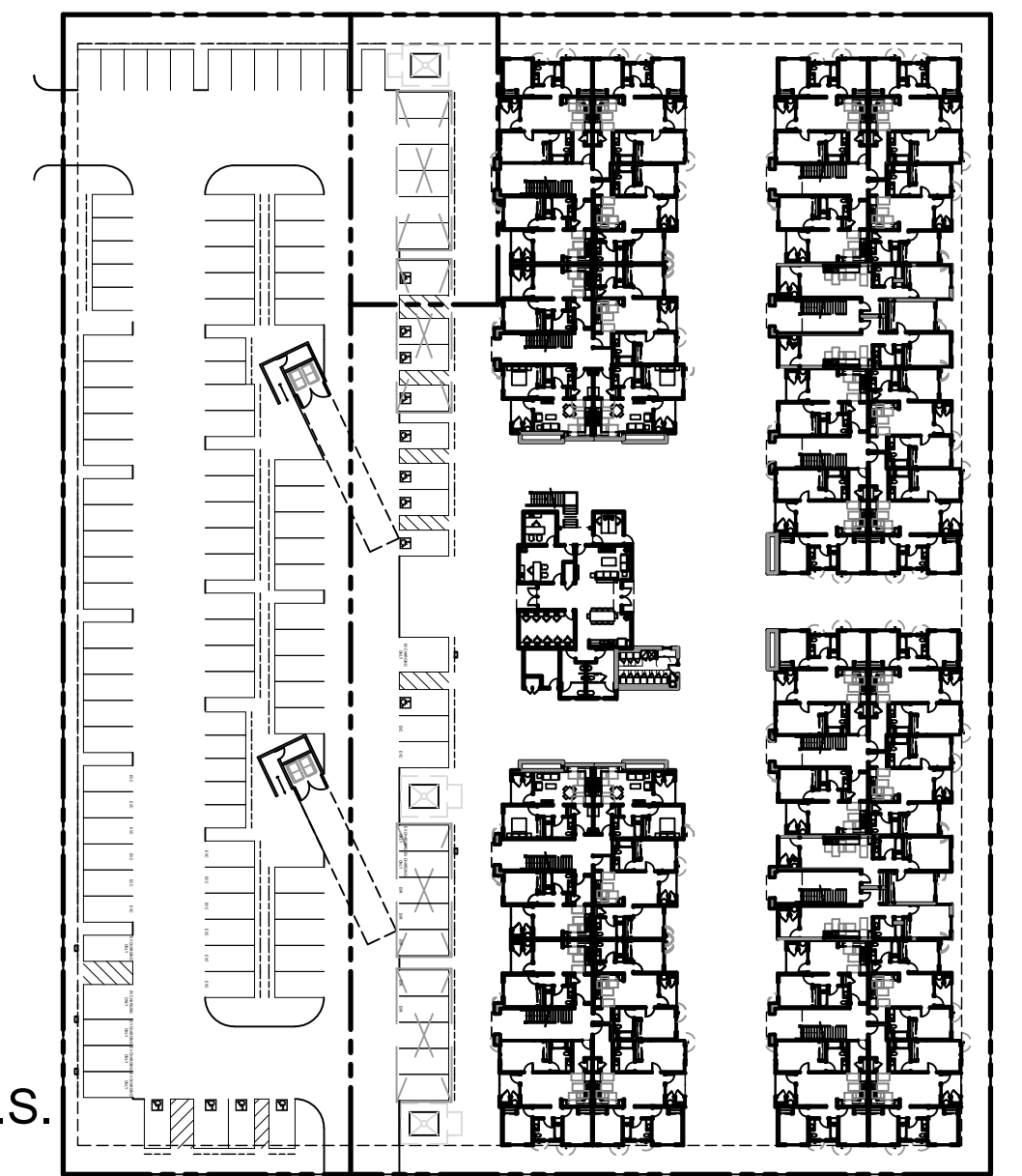
BUILDING ELEVATIONS
BUILDING TYPE B - COLOR STYLE 1

A2.2



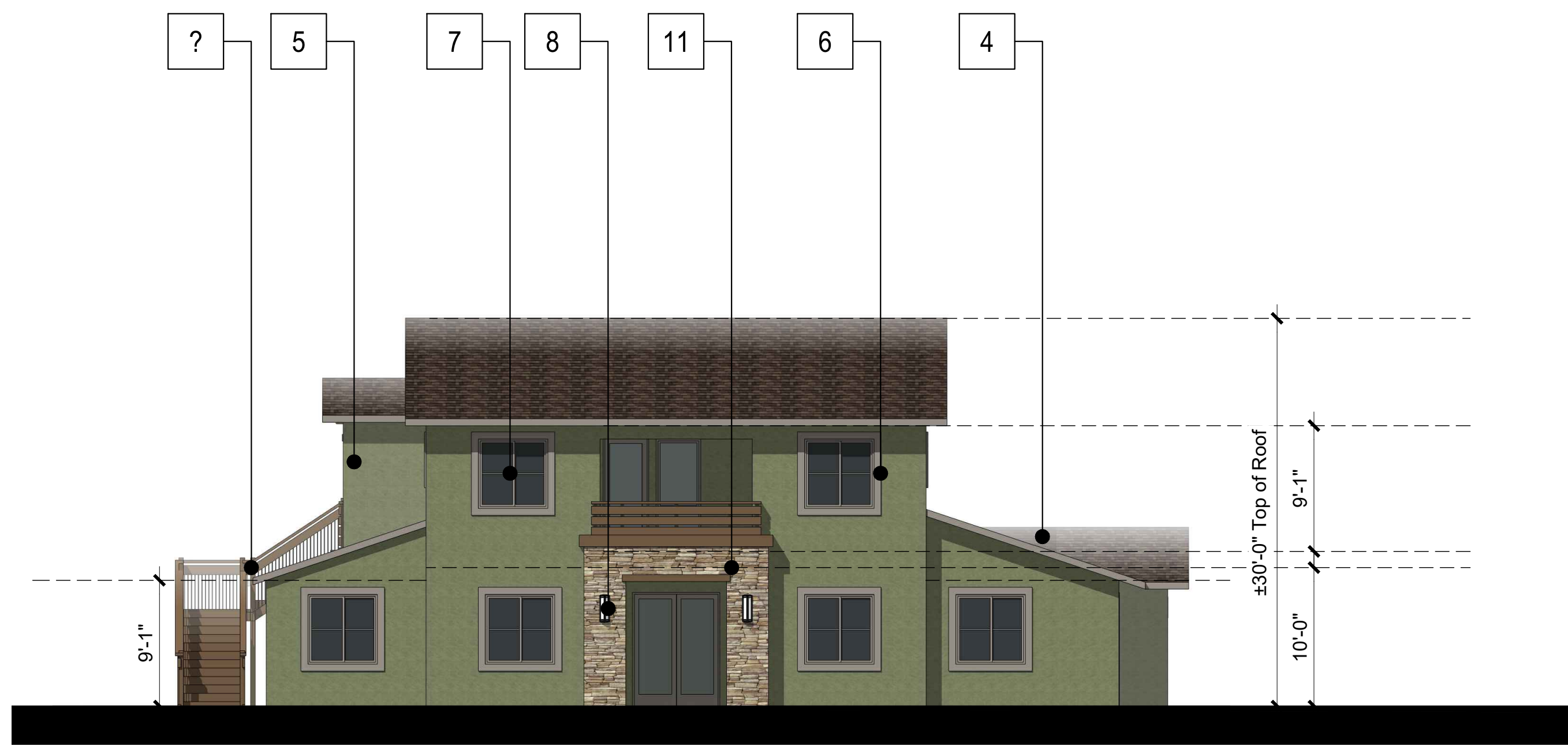
Material Legend

- 1. HORIZONTAL SLAT GUARD RAIL
- 2. VERTICAL TUBE STEEL GUARD RAIL
- 3. BOARD AND BATTEN SIDING
- 4. COMP SHINGLE ROOF
- 5. STUCCO
- 6. STUCCO OVER FOAM TRIM
- 7. VINYL WINDOW
- 8. DECORATIVE LIGHT FIXTURE
- 9. DECORATIVE SHADING ELEMENT
- 10. DECORATIVE BEAM
- 11. STONE VENEER

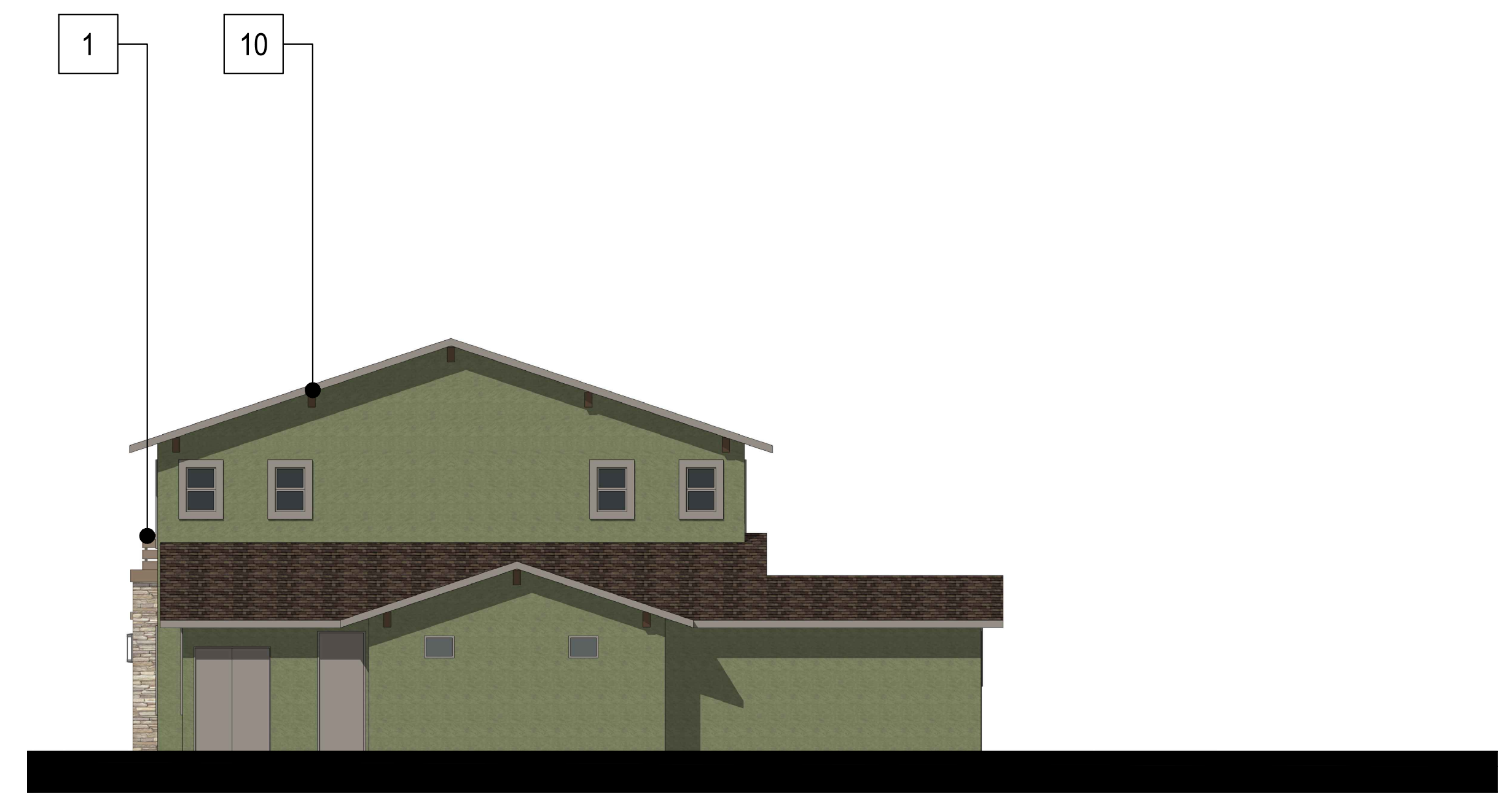


Site Key Plan N.T.S.

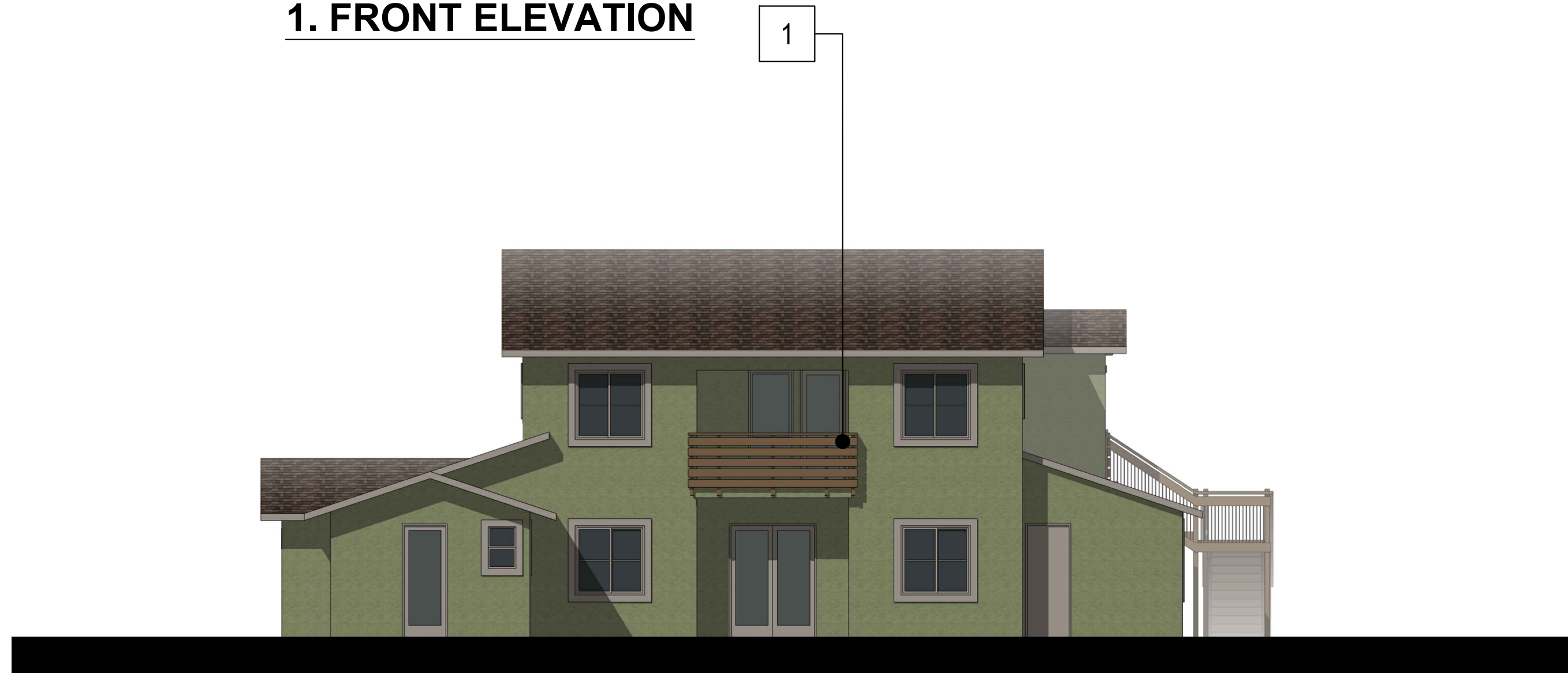
Building Key Plan
N.T.S.



1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION



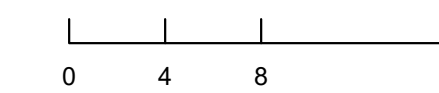
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ROCKLIN, CA # 2022-0529

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BUILDING ELEVATIONS
AMENITY/LEASING BUILDING

A2.3



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PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
FEBRUARY 29, 2024

CONCEPTUAL PERSPECTIVE

A6.0



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ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
FEBRUARY 29, 2024

CONCEPTUAL PERSPECTIVE
PHOTOSIMULATIONS

A6.1



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PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
FEBRUARY 29, 2024

CONCEPTUAL PERSPECTIVE

A6.2

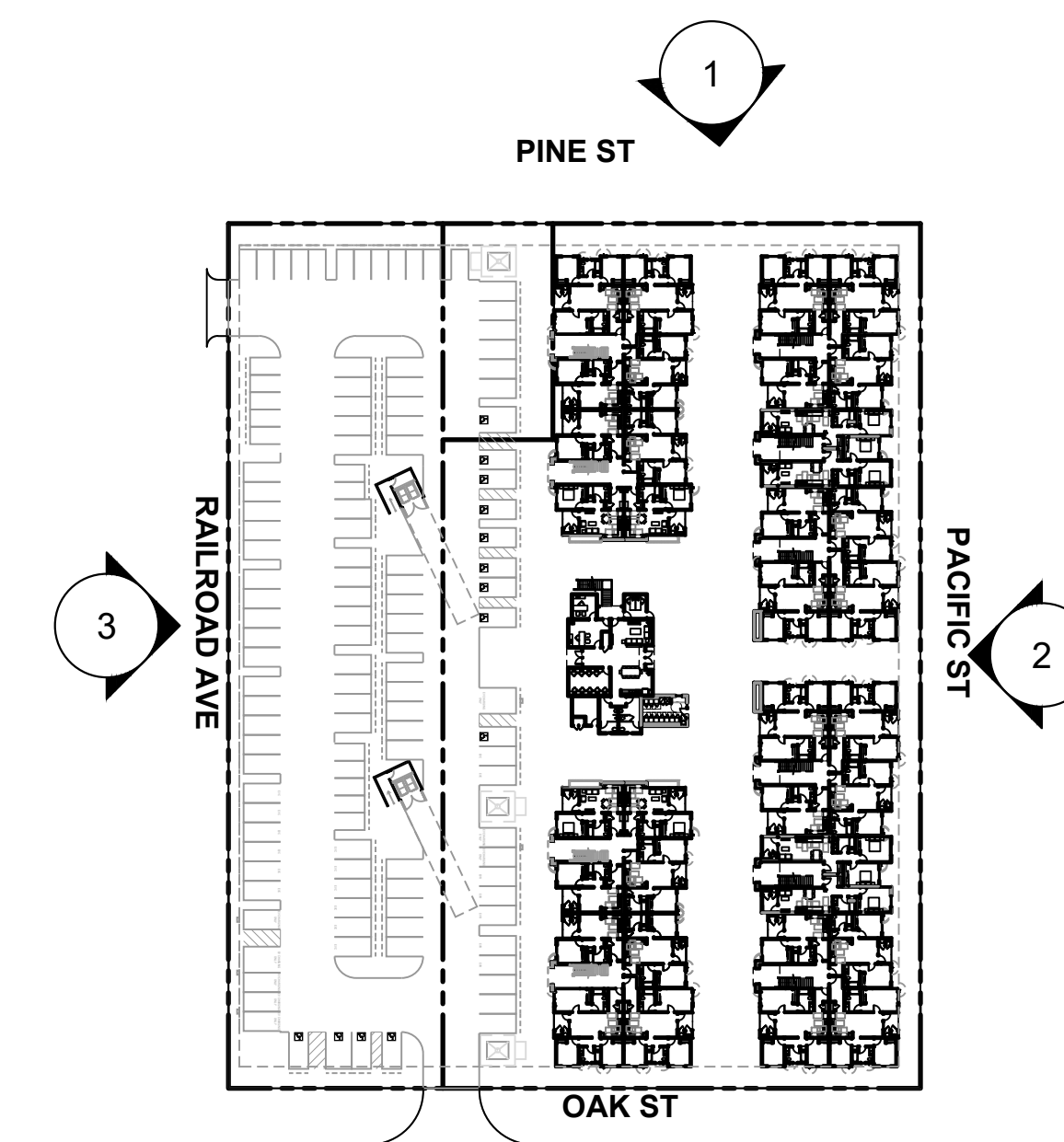


KEY MAP NTS





1. VIEW FROM PINE STREET



KEY MAP NTS



2. VIEW FROM PACIFIC STREET



3. VIEW FROM RAILROAD STREET



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CONCEPTUAL DESIGN
FEBRUARY 29, 2024

CONCEPTUAL PERSPECTIVE

A6.4



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PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
FEBRUARY 29, 2024

CONCEPTUAL PERSPECTIVE

A6.5



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PACIFIC STREET APARTMENTS
ROCKLIN, CA # 2022-0529

CONCEPTUAL DESIGN
FEBRUARY 29, 2024

CONCEPTUAL PERSPECTIVE

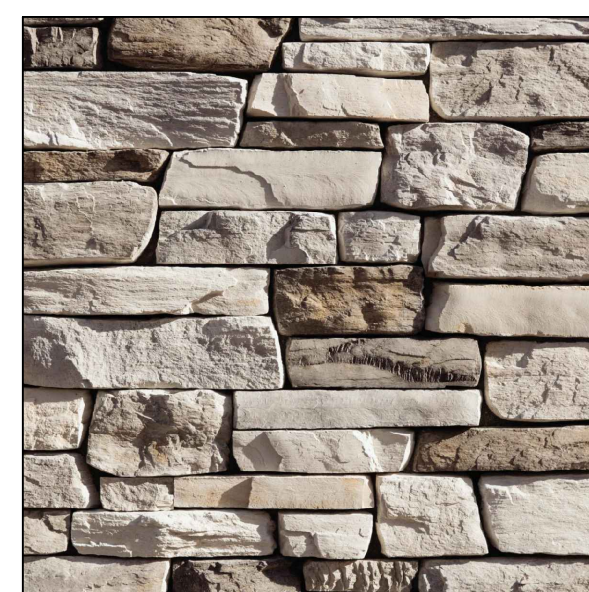
A6.6



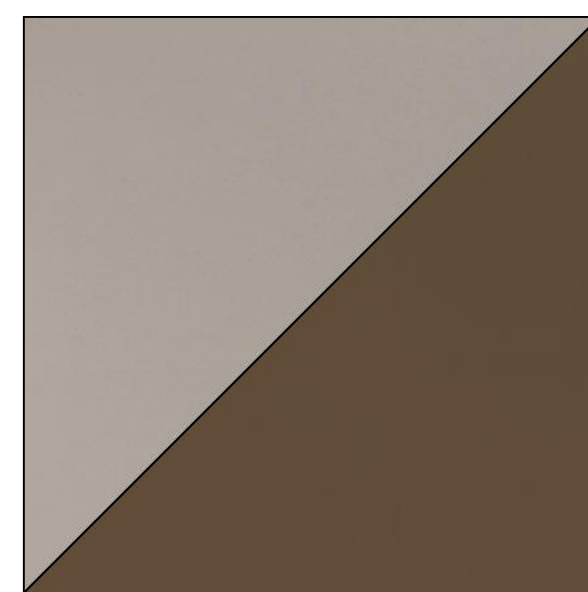
1a. FIELD, STUCCO 1
Sherwin-Williams 7567
NATURAL TAN or Similar



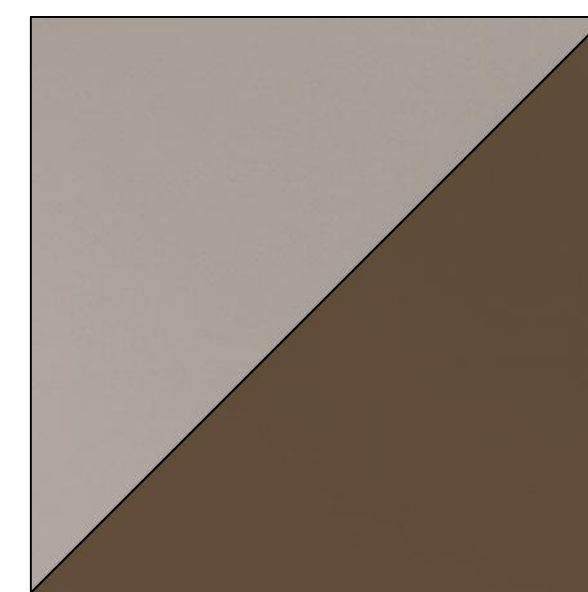
2. BOARD AND BATTEN SIDING
Sherwin-Williams 6180
OAKMOSS or Similar



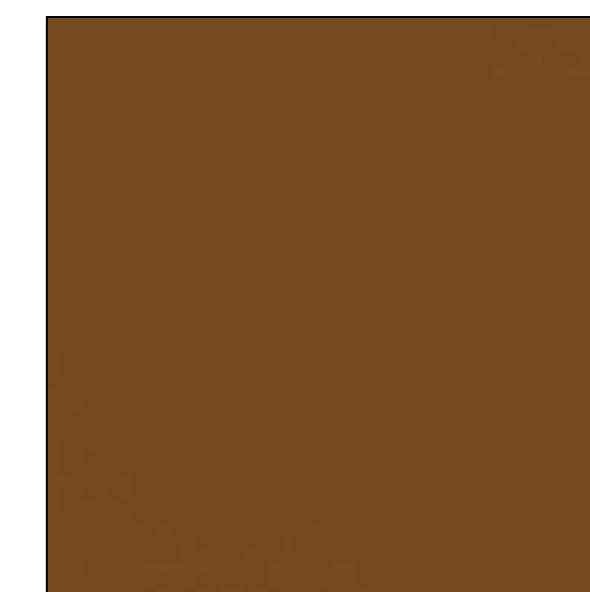
3. ACCENT, STONE
El Dorado Stone, Cliffstone
WHITEBARK



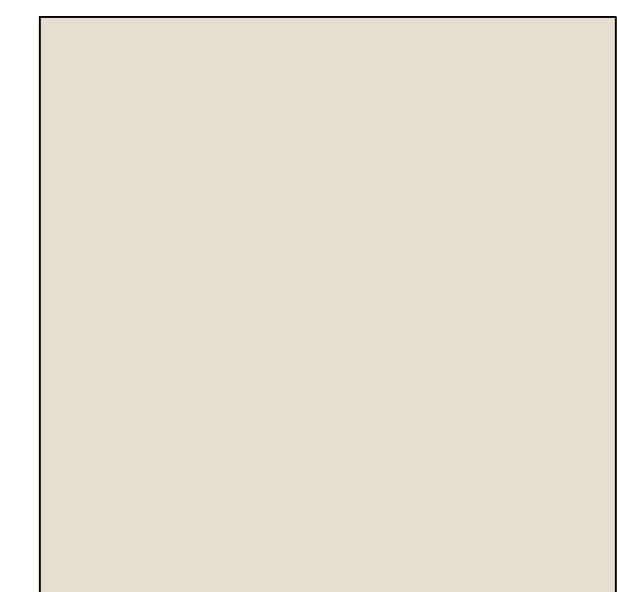
4a. TRIM, STUCCO
Sherwin-Williams 7023
REQUISITE GRAY or Similar



5a. RAILING, VERTICAL TUBE STEEL
Sherwin-Williams 7023
REQUISITE GRAY or Similar



6. PANEL, STUCCO 1
Sherwin-Williams 7709
COPPER POT or Similar



7. WINDOW, VINYL
Milgard Vinyl Window
Tan

1b. FIELD, STUCCO 1
Sherwin-Williams 6180
OAKMOSS or Similar

4b. TRIM, STUCCO
Sherwin-Williams 6097
STURDY BROWN or Similar

5b. RAILING, HORIZONTAL SLAT
Sherwin-Williams 6097
STURDY BROWN or Similar

PACIFIC STREET

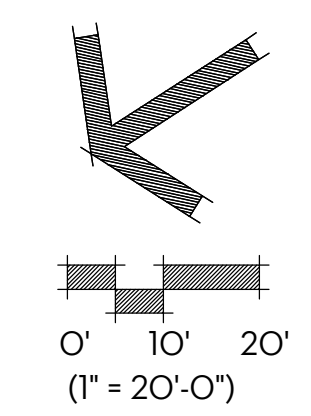
CONCEPT PLANT SCHEDULE

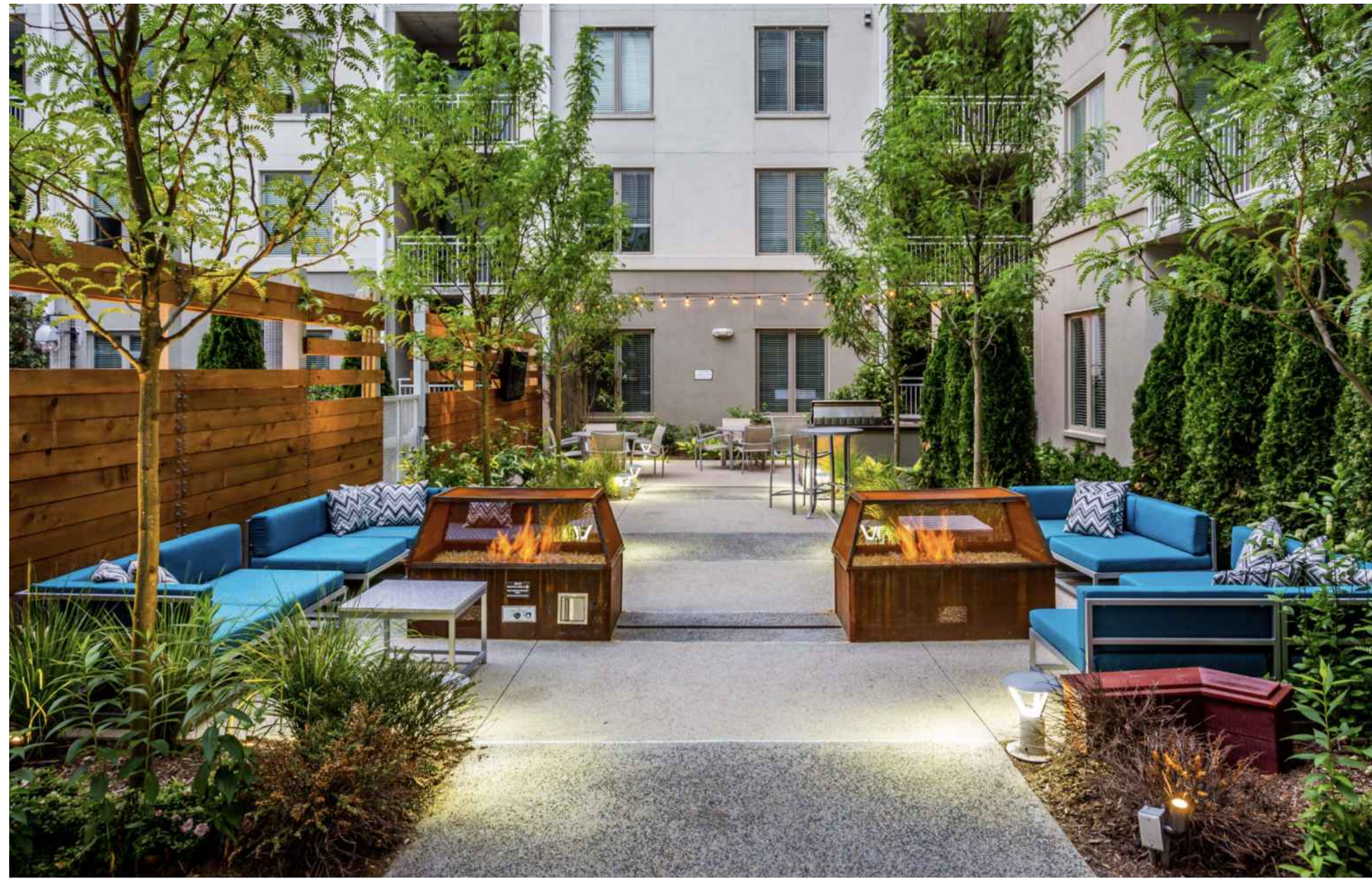
PINE STREET

OAK STREET

RAILROAD AVENUE

- SHADE TREES 35" DIAMETER**
 PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE
 ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
 ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA
 15 GAL., LOW, 35' X35'
 15 GAL., MODERATE, 35' X35'
 24" BOX, MODERATE, 40' X35'
- SHADE TREES 30" DIAMETER**
 ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEBARK ELM
 LAURUS NOBILIS / SWEET BAY
 15 GAL., MODERATE, 40' X30'
 15 GAL., LOW, 40' X30'
- SHADE TREES 25" DIAMETER**
 GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE
 CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA
 ACER BUERGERIANUM / TRIDENT MAPLE
 15 GAL., MODERATE, 35' X25'
 24" BOX, LOW, 25' X25'
 24" BOX, MODERATE, 25' X25'
- ORNAMENTAL TREES 20" DIAMETER**
 AESCULUS CALIFORNICA / CALIFORNIA BUCKEYE
 PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
 24" BOX, VERY LOW, 20' X20'
 15 GAL., VERY LOW, 20' X20'
- ORNAMENTAL TREES 15" DIAMETER**
 MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA
 LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE
 15 GAL., MODERATE, 25' X15'
 24" BOX, LOW, 20' X15'
- SMALL SHRUBS**
 EPILOBIUM CANUM CANUM / CALIFORNIA FUCHSIA
 HEUCHERA MAXIMA / ISLAND ALUM ROOT
 DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY
 PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE
 ACHILLEA MILLEFOLIUM 'SONOMA COAST' / SONOMA COAST COMMON YARROW
 1 GAL., LOW, 2' X3'
 1 GAL., LOW, 1.5' X1.5'
 1 GAL., LOW, 3' X2'
 1 GAL., LOW, 2' X2'
- MEDIUM SHRUBS**
 WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY
 DIETES BICOLOR / FORTNIGHT LILY
 CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
 LOMANDRA LONGIFOLIA 'LOMLON' / LIME TUFF DWARF MAT RUSH
 SALVIA CLEVELANDII 'WINNIFRED GILMAN' / WINNIFRED GILMAN CLEVELAND SAGE
 5 GAL., LOW, 4' X4'
 5 GAL., LOW, 4' X3'
 5 GAL., LOW, 2.5' X2.5'
 1 GAL., LOW, 3' X3'
 5 GAL., LOW, 3.5' X3.5'
- LARGE SHRUBS**
 ROSMARINUS OFFICINALIS 'ARP' / ARP ROSEMARY
 FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY
 RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN
 LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE
 MUEHLENBERGIA RIGENS / DEER GRASS
 ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN VINE HILL
 MANZANITA
 OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE
 BURNING BUSH
 5 GAL., LOW, 6' X3'
 ...
 5 GAL., LOW, 4' X4'
 5 GAL., LOW, 5' X5'
 5 GAL., LOW, 4' X4'
 5 GAL., LOW, 6' X6'
 5 GAL., LOW, 4' X4'
 5 GAL., MODERATE, 6' X6'
 15 GAL., LOW, 6' X6'
- GROUNDCOVERS**
 ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
 BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH
 MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM
 LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA
 5 GAL., LOW, 1' X4'
 1 GAL., LOW, 2' X8'
 1 GAL., LOW, 1' X8'
 1 GAL., LOW, 2' X8'





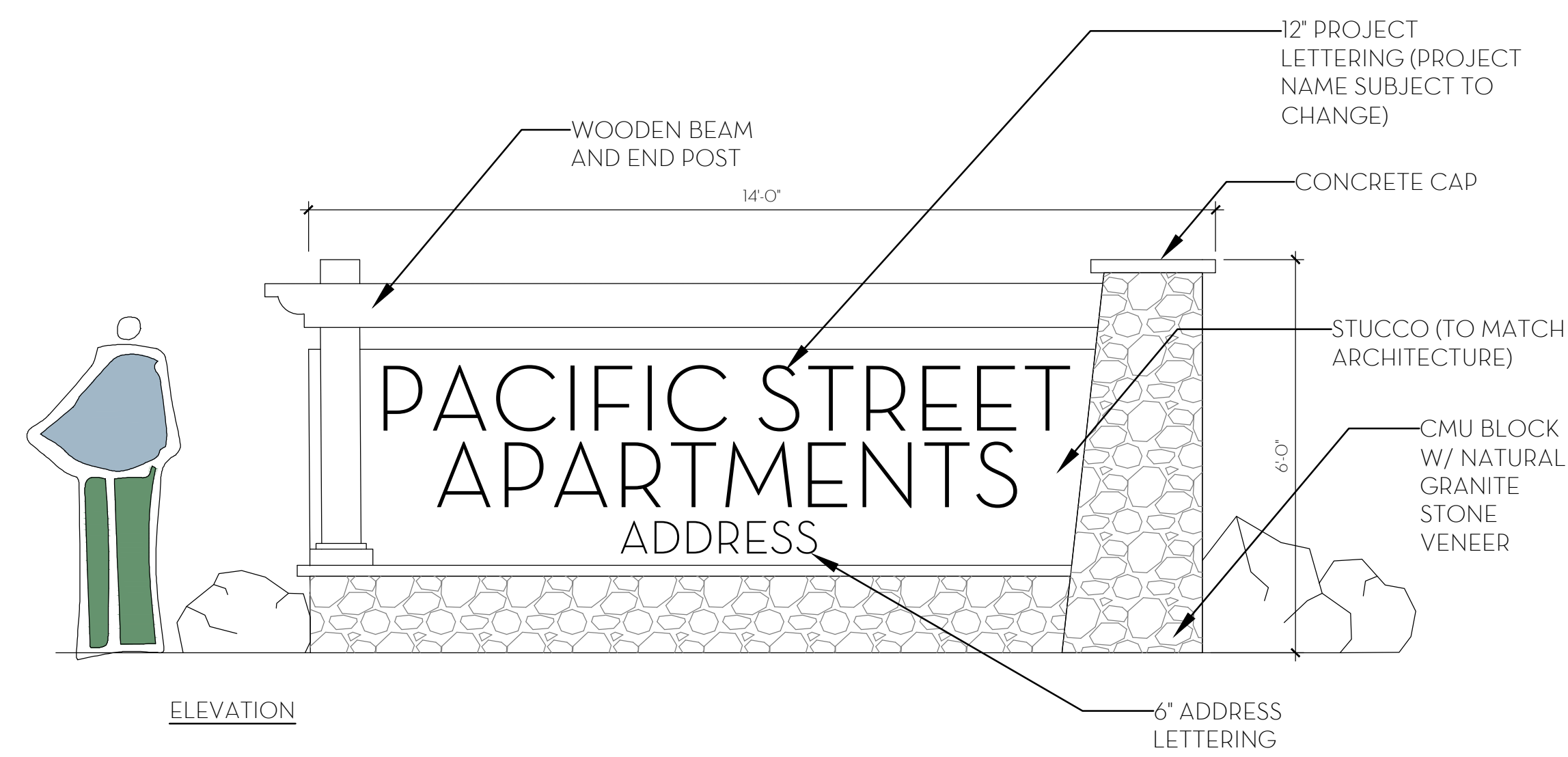
OUTDOOR GATHERING SPACES



TOT LOT PLAYGROUND



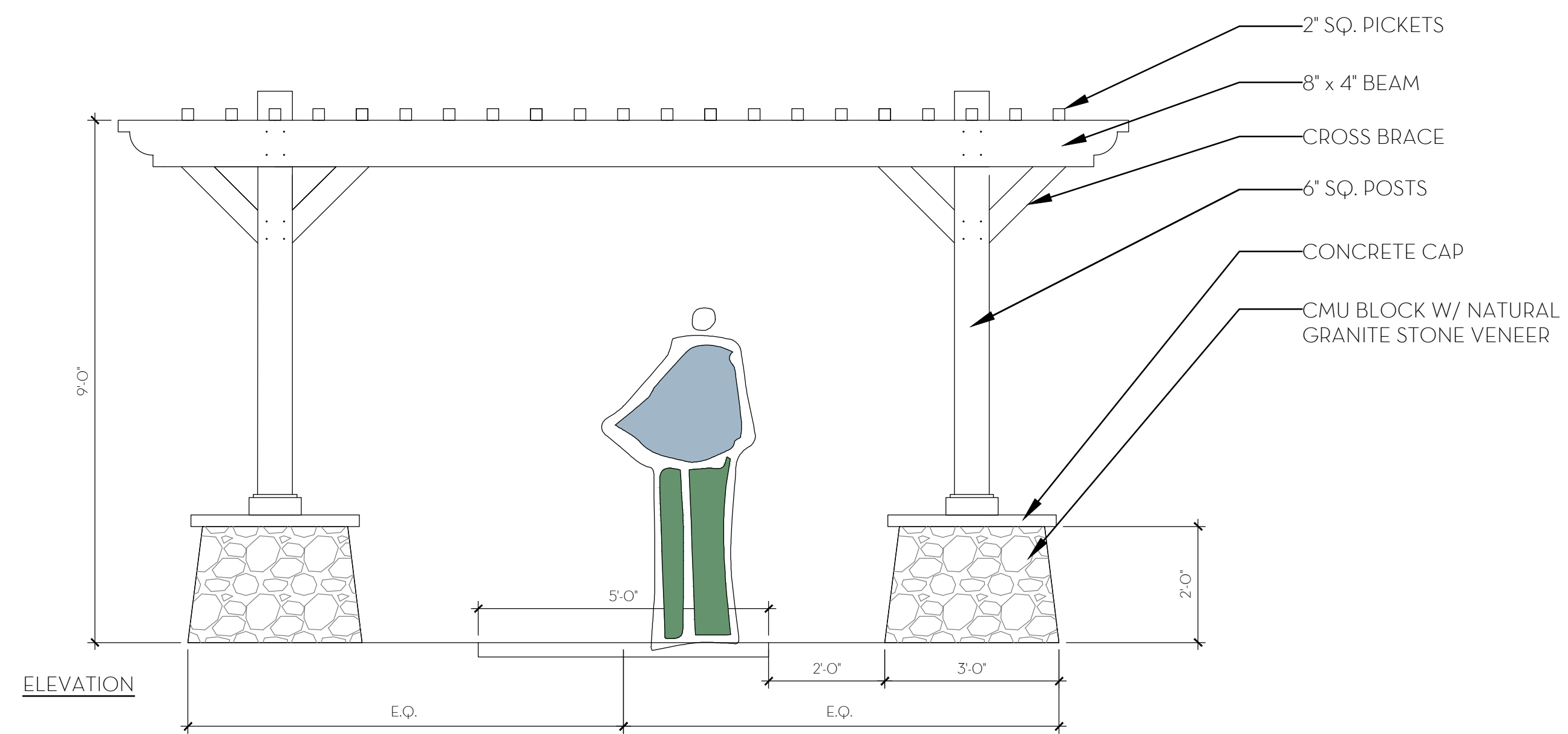
BIKE RACKS



A PROJECT SIGNAGE

1/2" = 1'-0"

P-PR-PACST-07



B PROJECT ARBOR

1/2" = 1'-0"

P-PR-PACST-09