

APPENDIX D. PRELIMINARY DEVELOPMENT PLANS



O&A
ONTARIO & ASSOCIATES
 ARCHITECTS & ASSOCIATES
 400 W. 12th Street, Suite 100
 Ontario, CA 91764
 (951) 281-1111
 www.oandassociates.com



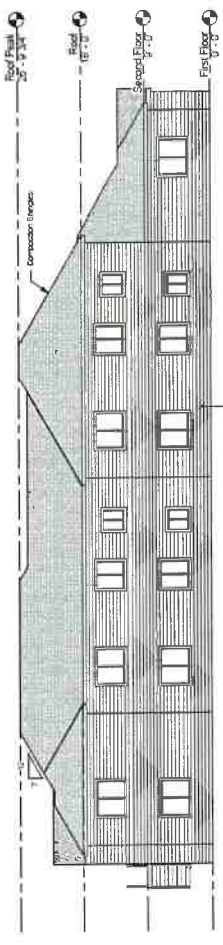
GARDEN APARTMENTS
 Klinger Properties
 14200A 5th
 Torrance, CA

**BUILDING 2
 ELEVATIONS**

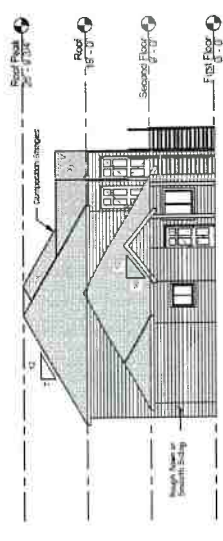
No.	Description	Date

Project Information
 Project Name: Garden Apartments Building 2
 Project No.: 15127
 Project Date: 11/13/2017
 Project Location: Torrance, CA

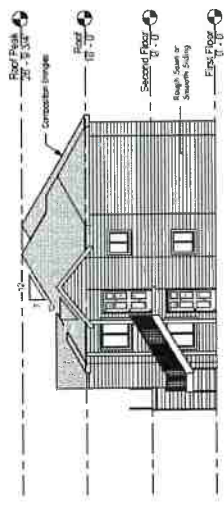
Client/Property
 Project Number: 17-079
 Date: 11/13/2017
 Drawn by: JAP/PLC
 Checked by: BJC
 Scale: 1/8" = 1'-0"
6



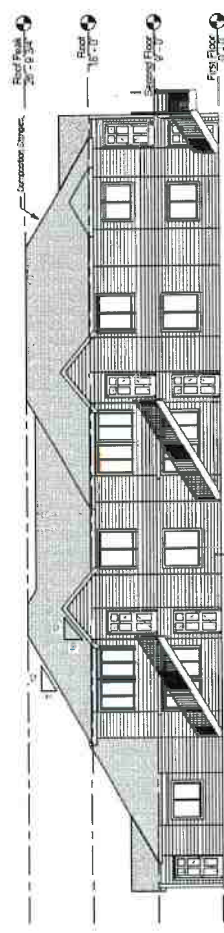
4 BACK
 1/8" = 1'-0"



1 LEFT
 1/8" = 1'-0"



2 RIGHT
 1/8" = 1'-0"



3 FRONT
 1/8" = 1'-0"

APPENDIX E. PROJECT DESCRIPTION

KRAMER PROPERTIES, INC.
A DEVELOPMENT/CONSTRUCTION COMPANY

From: Alex Hunt <alex@kkramer.com>
Sent: Thursday, March 8, 2018 3:17 PM
To: Richardson, Michael
Cc: Kurt Kramer; Chris Mikkelsen; William Betz
Subject: RE: Garden Apartments Updated Writeup

Michael,

Here is what we have as an updated writeup. To answer your question, we will have a caretaker who will live onsite as well. Let me know if any further changes need to be made.

Kramer Properties, Inc. is proposing to develop the Garden Apartments, located off Hubbard Lane, Eureka (APN 016-152-020,021 & 022 and 016-222-001). The +/-2.2-acre property is currently being utilized as a RV and boat storage with several existing structures; our intent is to change the use of the property from Commercial to multifamily and merge the parcels into one, to meet the housing demand in Eureka. The scope of the project is to demo the existing structures and construct up to 66 apartment units and 1 community building; made up of 1 and 2-bedroom units. Apartment buildings will have approximate square footages of 2,100 to 6,570. The onsite community building will total 1,510 sqft and will be used for a gathering and social area for the residents of the property. Siding options for the structures will be either a horizontal cement board siding or board and batt style. Buildings will have composition roof shingles with roofline heights that range from 20' to 28'. The site will have 87 parking spaces with site lighting on the buildings and parking lot areas. All lighting will be shielded and directed such that direct lighting does not extend beyond the property boundaries, and energy efficient fixtures are utilized. New sewer, water, gas and electrical infrastructure will be installed to accommodate the project, along with new sidewalk along Hubbard Lane. Site drainage will meet current LID requirements of containing 85% of normal rain events onsite, with excess water utilizing a storm drain system that ties into the County's. LID features could include landscaping features, and other permeable surfaces, such as bio retention ponds. +/- .25 acres of landscaping will be planted throughout the property to enhance the visual components of the project. Approximately 20% of the landscaping area will be lawns and the remaining will be planter beds, with 50% native and drought tolerant plants; a consultant will be utilized to advise on landscaping areas. Fencing around the property will be chain-link with privacy slats and wood rail cap. Kramer Properties will be seeking to receive our building permit in the fourth quarter of 2018, and break ground January 2019.

Sincerely,

Alex Hunt

Kramer Properties Inc.
1589 myrtle avenue suite b
eureka, ca 95501
(707)444-2919 office
(707)444-2396 fax
(707)267-6012 cell