Copies of this Agenda Available from: Telephone:	Community Development Department 411 Main Street, 2nd Floor Chico, CA 95928	Agenda Posted: 02/10/2016 Prior to: 4:00 p.m. (530) 879-6800

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
AGENDA

REGULAR MEETING OF February 17, 2016
Municipal Center - 421 Main Street - Conference Room 1
4:00 p.m.

Marci Goulart, Chair
Sheryl Campbell-Bennett, Vice Chair
Keith Doglio
Rod Jennings
Thomas Thomson

NOTE: Items Not Appearing on Posted Agenda **-** This agenda was posted on the Council Chamber bulletin board at least 72 hours in advance of this meeting. For each item not appearing on the posted agenda, upon which the Board wishes to take action, it must make one of the following determinations:

1. Determine by a two-thirds vote, or by a unanimous vote if less than two-thirds of the Board is present, that the need to take action arose subsequent to the agenda being posted.
2. Determine that the item appears on a posted agenda for a meeting occurring not more than five calendar days prior to this meeting and the item was continued to this meeting.

Items may be added to the agenda for the Board to acknowledge receipt of correspondence or other information, or for discussion only, of items brought up by a member of the general public that are within the subject matter jurisdiction of the Board.

Materials related to an item on this agenda submitted to the Architectural Review and Historic Preservation Board after distribution of the agenda packet are available for public inspection in the Community Development Department at 411 Main Street during normal business hours.

Please contact the City Clerk at 896-7250 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate your request. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device.

All those present are encouraged to participate in the public process and will be invited to address the Board regarding each item listed on the Public Hearing Agenda. The following procedural guidelines will be used for consideration of each item

- *a. Declaration of Ex Parte Communications or Conflicts of Interest*
- *b. Staff Presentation of Agenda Report*
- *c. Staff Response to Questions from Board Members*
- *d. Public Hearing Opened*
  - *1. Applicant and/or Representatives*
  - *2. Other Interested Persons*
  - *3. Staff Response/Clarification of any New Issues or Evidence*
  - *4. Applicant and/or Representatives Rebuttal*
- *e. Public Hearing Closed*
- *f. Board Deliberation/Action*

Persons wishing to address the Board are requested to clearly state their names for the record before beginning to speak and to refrain from speaking at any time other than during the public hearing.

CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
AGENDA
REGULAR MEETING OF FEBRUARY 17, 2016
Municipal Center - 421 Main Street - Conference Room 1 - 4:00 p.m.

1.0 CALL TO ORDER/ROLL CALL

1.1 Presentation by Museum of Northern California Art (MONCA) of the old Veterans Hall located at 900 Esplanade

2.0 EX PARTE COMMUNICATION

3.0 CONSENT AGENDA – No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 15-33 (Reed Apartments) 1131 W 5th Street; APN 004-201-002 and 004-201-001
A proposal to construct a three-story, five-unit apartment complex located on West 5th Street between Oak Street and Walnut Street. The site would be merged with the existing apartments located at 505 Oak Street and the new building would be a mirror image of the existing three-story apartment building, resulting in a residential density of 14.8 dwelling units per acre. The site is designated Medium-High Density Residential by the Chico General Plan and is located in the R3 (Medium-High Density Residential Zoning District). This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Associate Planner Mike Sawley at mike.sawley@chicoca.gov or (530) 879-6812.

4.2 AR 15-30 (North Cedar Apartments) 1225 N. Cedar Street; APN 043-141-010
A proposal to construct 39 apartment units on a 1.7-acre site located on the west side of North Cedar Street, between West 2nd Avenue and West 4th Avenue. The site plan calls for two 3-story buildings containing a total of 30 four-bedroom units, 8 two-bedroom units and a single one-bedroom unit, resulting in a residential density of 21.8 dwelling units per acre. The site is designated Medium-High Density Residential by the Chico General Plan and located in the R3 (Medium-High Density Residential Zoning District). This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Associate Planner Mike Sawley at mike.sawley@chicoca.gov or (530) 879-6812.

5.0 REGULAR AGENDA – No items.

6.0 BUSINESS FROM THE FLOOR
The Chair will invite persons in the audience wishing to address the Board to identify themselves and any matter not appearing on the current posted agenda that they may wish to discuss. Although the Board may discuss items brought forward at this time, no action can be taken. Should the Board determine that action is required, the item or items may be included for action on a subsequent posted agenda.

7.0 REPORTS AND COMMUNICATIONS
These items are provided for the Board's information. Although the Board may discuss the items, no action can be taken at this meeting. Should the Board determine that action is required, the item or items may be included for action on a subsequent posted agenda.

8.0 ADJOURNMENT
Adjourn to March 2, 2016.

Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 02/17/16

DATE: January 28, 2016

File : AR 15-33

TO: Architectural Review and Historic Preservation Board

FROM: Mike Sawley, Associate Planner, (879-6812, mike.sawley@chicoca.gov)
Community Development Department

RE: Reed Apartments, Phase II
1131 W. 5th Street and 505 Oak Street, AP Nos. 004-201-002 and 004-201-001

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-33 (Reed Apartments), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a five-unit apartment complex on 0.18-acres located on West 5th Street between Oak Street and Walnut Street (see **Attachment A**, Vicinity Map and **Attachment B**, Architect's Project Description). The project would create a second phase of an existing 5-unit complex constructed 5 years ago. The site is designated Medium-High Density Residential by the Chico General Plan and is zoned R3 (Medium-High Density Residential). Surrounding land uses include a mixture of single-family residential and multi-family residential to the north, multi-family residential to the west, single-family residential to the south, and commercial/service uses to the east along the Walnut Street/Hwy 32 corridor.

Following a merger with the existing apartments located at 505 Oak Street, this proposal would result in a new 3-story building containing five carriage-house style units with first floor garages and living space above (see **Attachment C**, Site Plan and **Attachment D**, Floor Plans). The design would be a mirror image of the existing 5-unit building constructed at 505 Oak Street, and the resultant residential density would be 14.8 du/ac, which is consistent with the allowable range of 14.1 to 22 du/ac for the R3 district.

The new building would have front doors facing east, with porches leading to a common walkway connecting out to the public right-of-way along West 5th Street. The new and existing units would share a common driveway and two vehicle parking spaces would be provided for each unit within private garages. The request includes a parking reduction of two spaces, with the intent that guest will park along the street frontages.

Landscaping is proposed around the new building, including two new planters for shade trees in the parking area (see **Attachment E**, Landscape Plans). Parking lot shading is estimated to reach approximately 51 percent at maturity, utilizing new summershade maple trees to

comprise most of the shade. All new landscape areas are designed for moderate water usage, which is anticipated to consume approximately 80 percent of the maximum water allowable pursuant to AB 1881 water conservation requirements.

As shown on the landscape plan, each new unit would be equipped with two inverted-U bicycle parking fixtures, one inside the front door and one on the front porch, resulting in four bicycle parking spaces for each unit.

The proposed layout would preserve an existing 30-inch valley oak along the southerly boundary between the new building and relocated trash enclosure. Other existing trees, such as an incense cedar and multiple Italian cypresses, would be removed and require a combination of onsite plantings and payment of in-lieu fees to satisfy the tree replacement requirements of the City's Tree Preservation Regulations (CMC 16.66).

The proposed elevations illustrate the three-story structure with gables facing the front and rear of each unit (see **Attachment F**, Elevations, and **Attachment G**, Photos). The exterior walls of each floor vary materials and colors to provide interest. The ground floor features stucco surfaces with a sand finish; the second story features horizontal hardi-plank (or equivalent) lap siding; the third story features vertical board-and-batten surfaces. Cantilevered masses on the second and third stories are stucco sand finish. Roof-mounted air condenser units would be hidden within a central roof well, similar to the existing apartment building.

Colors are earthtone, ranging in hues of light brown, khaki, and olive green (see **Attachment H**, Colors and Materials). Composition shingles cover steep gable roofs. Shed roofs, supported by vernacular-style square columns, cover second floor balconies on the front (east) elevation. The balconies, supported by the same-style columns, create covered entry porches below, six feet in depth.

Modern wall pack lights are proposed over each garage door (see **Attachment I**, Lighting), and recessed can-lights are proposed in the ceilings of balconies and porches. A condition would require the new wall packs to match or be substantially consistent with the existing wall packs on Phase I.

DISCUSSION

The proposed project would expand upon an existing, successful development that represents an appropriate intensity within the R3 zoning district. The roofline evokes historic industrial warehouses (by the array of steep gable roofs, similar to buildings along Orange Street), while the elevations depict residential cottages with varied materials and colors that distinguish each floor level. Cantilevered masses on the north and south elevations, and balconies and front porches on the front elevation provide good articulation for large building mass.

The project is located within walking distance to Chico State and nearby commercial and service uses situated along Walnut Street/Hwy 32. An existing bus transit route runs on Oak Street. Usable porches are included on the first and second stories of each unit, affording private or semi-private outdoor space for each unit. Garage parking minimizes views of parked vehicles and rooftop condenser units would be screened very effectively.

Design Guidelines
Similar to the existing apartments at 505 Oak Street, the design bolsters historic neighborhood identity by replicating the sawtooth pattern of the gable roofs that was originally established on existing warehouses along the City's rail corridor (along Orange Street). This is consistent with Design Guidelines that calls for incorporating recognizable design elements that create a sense of place by referencing ties to the surrounding neighborhood (DGs 1.1.11, 1.1.34, 1.2.12, 1.2.21 and 1.2.22).

The site design is challenged by DGs that encourage a pedestrian orientation via facing building entries and porches toward the street (DGs 4.1.11, 4.1.13 and 4.1.24), however, there are offsetting benefits that result from the project using a shared driveway and architecture that is complementary of the existing 3-story apartments. See Architect's Project Description, **Attachment B**, for additional DG analysis.

Parking
As stated above, the proposal includes a request to reduce the number of off-street parking by two spaces. Such a reduction in off-street parking may be approved by the Board subject to making certain additional findings as outlined below. In this case, staff supports the reduction of off-street parking based on the site's acceptable proximity to shopping and CSUC, parking supplies are not typically overburdened in the immediate area, the site is served by a bus transit route as well as a Class III bicycle route, and the project includes much more covered bicycle parking than required by the code. The additional findings required to approve a reduction in off-street parking are provided below.

Trees
The proposed design would retain a large, healthy oak tree near the location of the proposed new trash enclosure. To ensure proper protection of the tree during construction, a condition is recommended that would require a Tree Protection Plan in compliance with CMC 19.68.060. The plan would be submitted in conjunction with building/grading permit plans, and would cover all phases of the project, including site preparation, construction, and post-construction.

Fencing
The site plan labels both existing and proposed fencing as "6' tall 1x6 cedar fencing with 2x4 cap" and includes a detail depicting the same. Since the existing fence does not have a 2x4 cap a condition is recommended to add the 2x4 cap for a consistent appearance.

In conclusion, the project would advance City goals of achieving urban densities in the R3 zoning district and would do so in an aesthetically pleasing manner by modeling the new structure after an existing, successful 3-story apartment complex.

RECOMMENDED DISCUSSION ITEMS

Driveway Width: Provided that DGs 4.1.32 and 4.1.51 encourages shared driveways to reduce the amount of impervious surfaces associated with development projects, discuss if the drive aisle shall be reduced in width to avoid excessive amounts of paved area and increase the amount of landscape area along the eastern boundary of the site. For reference, CMC 19.70 only requires a 24-foot wide drive aisle to accommodate vehicle circulation and the proposed drive aisle widens to 35 feet between the buildings. Reducing the amount of paved area would also enable smaller-canopy shade trees to be planted in the parking area, reducing potential

conflicts between tree growth and the new building. Staff recommends hearing any supporting rationale for the proposed driveway width from the applicant and weighing that against the standards, DGs, and site planning issues cited above.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). This exemption applies to infill projects which: are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not create any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

According to Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

   The proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5). The project design is bicycle friendly in that ample tenant and guest bicycle parking is provided at convenient locations for each unit, consistent with policy CD-3.2. The project includes new landscaping with low to moderate water needs, consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). The project is not located within the bounds of any neighborhood or area plans.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

   The project promotes orderly development by expanding upon an existing, successful apartment complex, providing sufficient vehicle parking and ample bicycle parking for the new units. The proposal is consistent with Design Guidelines that call for creating a sense of place by incorporating recognizable design elements and enhancing the historic neighborhood identity (DGs 1.1.11, 1.1.34, 1.2.12, 1.2.21 and 1.2.22). Although the site design is challenged by DGs that encourage a pedestrian orientation via facing building entries and porches toward the street, there are offsetting benefits that result from the project using a shared driveway and architecture that is complementary of the existing 3-story apartments.

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

The sawtooth pattern of the gable roofs is reminiscent of historic warehouses along the City's rail corridor and other, newer projects east of the site. Materials and color are compatible with other residential uses in the neighborhood. Exterior equipment will be properly screened from view by a rooftop well, paint and landscape plantings.

4. *The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

   The proposed three-story building will be the same size as the existing 5-unit building located on the adjacent lot at 505 Oak Street. Following a merger with 505 Oak Street, the new building will meet all setbacks and will be compatible with the site. The new building may block a limited number of existing private views, but would be architecturally compatible with the surrounding area. The building would overshadow adjacent off-street parking areas associated with the residential use to the south and a commercial use to the east, and would be approximately 90 feet from the single-family residences located across East 5th Street to the north. Therefore, it is found that the proposed structure is compatible with the site and will not unnecessarily block views from other structures.

5. *The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

   Proposed landscape design would provide a small variety of plantings that repeat in harmony with the pattern of spaces provided between the new units. A mature oak tree would be retained, buffering the new building from the existing residential use to the south, hastening an established appearance for the new construction.

Parking Reduction

According to Chico Municipal Code Section 19.70.050, the Board may approve a reduction in the minimum number of off-street parking spaces for a project based upon making the following findings:

1. *The project meets one of the following:*
   a. *The site is zoned RMU or has a –COS overlay zone;*
   b. *The site is located within an area of mixed-use development;*
   c. *The project will implement sufficient vehicle trip reduction measures (such as vehicles loan programs and transit passes) to offset the reduction; or*
   d. *The area is served by public transit, bicycle facilities, or has other features which encourage pedestrian access.*

   The project site is located within an area of horizontal mixed-use development consisting of a variety of commercial and service uses along the Walnut Street corridor, and is approximately nine blocks from the CSUC campus. In addition, the site is served by a bus transit route as well as a Class III bicycle along Oak Street, and the project will include ample covered tenant and guest bicycle parking, well in excess of the minimum amount required.

2. *The proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.*

   The proposed finished project will provide all but two of the off-street vehicle parking spaces required by the City's parking regulations, both of which are guest spaces. As a corner-lot development with a single driveway, there will be seven on-street spaces along the immediate project frontage. Guests are likely to prefer the on-street spaces in general, because they are closer to the front doors of the units than the proposed off-street parking area. Based on information provided by the applicant, as well as observations and informal interviews of nearby residents by staff, public parking supplies in the project vicinity are rarely fully occupied – typically only when there are large evening gatherings in the area. It is for these reasons that the proposed reduction of two off-street parking spaces is not likely to overburden public parking supplies.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-33 (Reed Apartments). The approval documents for this project are date stamped Jan 22, 2016.

2. The approval of AR 15-33 (Reed Apartments) shall only become effective upon recordation of a merger of the parcels underlying the project site, AP Nos. 004-201-002 and 004-201-001.

3. The new wall pack light fixtures shall match or be substantially consistent with the existing wall packs on the Phase I building located at 505 Oak Street.

4. In conjunction with building permit or grading permit review, the developer shall submit a Tree Protection Plan meeting the requirements of CMC 19.68.060. The Plan shall be prepared by a certified arborist and specify the actions necessary to minimize potential construction impacts on the trees that are to be retained, as specified by the approved plans. The Plan shall cover all phases of the project including site preparation, active construction, and post-construction disposition of the areas around the trees.

5. All building and landscape plans shall note the addition of a 2x4 cap on existing fencing so that all perimeter 6-foot fencing is consistent with the detail shown on the approved site plan.

6. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.

7. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

ATTACHMENTS

A. Location Map
B. Architect's Project Description
C. Site Plan
D. Floor Plan
E. Landscape Plan
F. Building Elevations (3 sheets)
G. Photos of Existing Apartments at 505 Oak Street
H. Colors and Materials
I. Lighting Details

DISTRIBUTION (6)
Bob Summerville, Senior Planner
Mike Sawley, Associate Planner
Greg Peitz, 383 Rio Lindo Ave, Chico, CA 95926
Brian Firth, 627 Broadway Street, Suite 220, Chico, CA 95928
Reed-Lieberman, LLC, 48 Comanche Ct., Chico, CA 95928
File: AR 15-33

X:\Current Planning\AR\2015\33 Reed Apts (1131 W 5th Street)\ARHPB report 2-17-16.docx

AR 15-33 (5th Street Apts)
1131 W 5th Street
APNs 004-201-001-000, 004-201-002-000

0 250
Feet

Attachment A

GREGORY A. PEITZ
ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

RECEIVED

JAN 22 2016

CITY OF CHICO
PLANNING SERVICES

November 10, 2015

SUBJECT: REED APARTMENTS
ARHPB PROJECT DESCRIPTION

The proposed Reed Apartments is an expansion of the existing apartments that were constructed in 2012 on the adjacent lot. It is the intention of the owners to merge the two parcels and construct an exact mirror image of the existing apartments on this lot.

Like the existing apartments, each apartment has a covered front porch with adjacent yard area which reflects back to a single family type of identity and a pleasant and inviting front entrance at ground level that connects with a sidewalk directly to 5th Avenue.

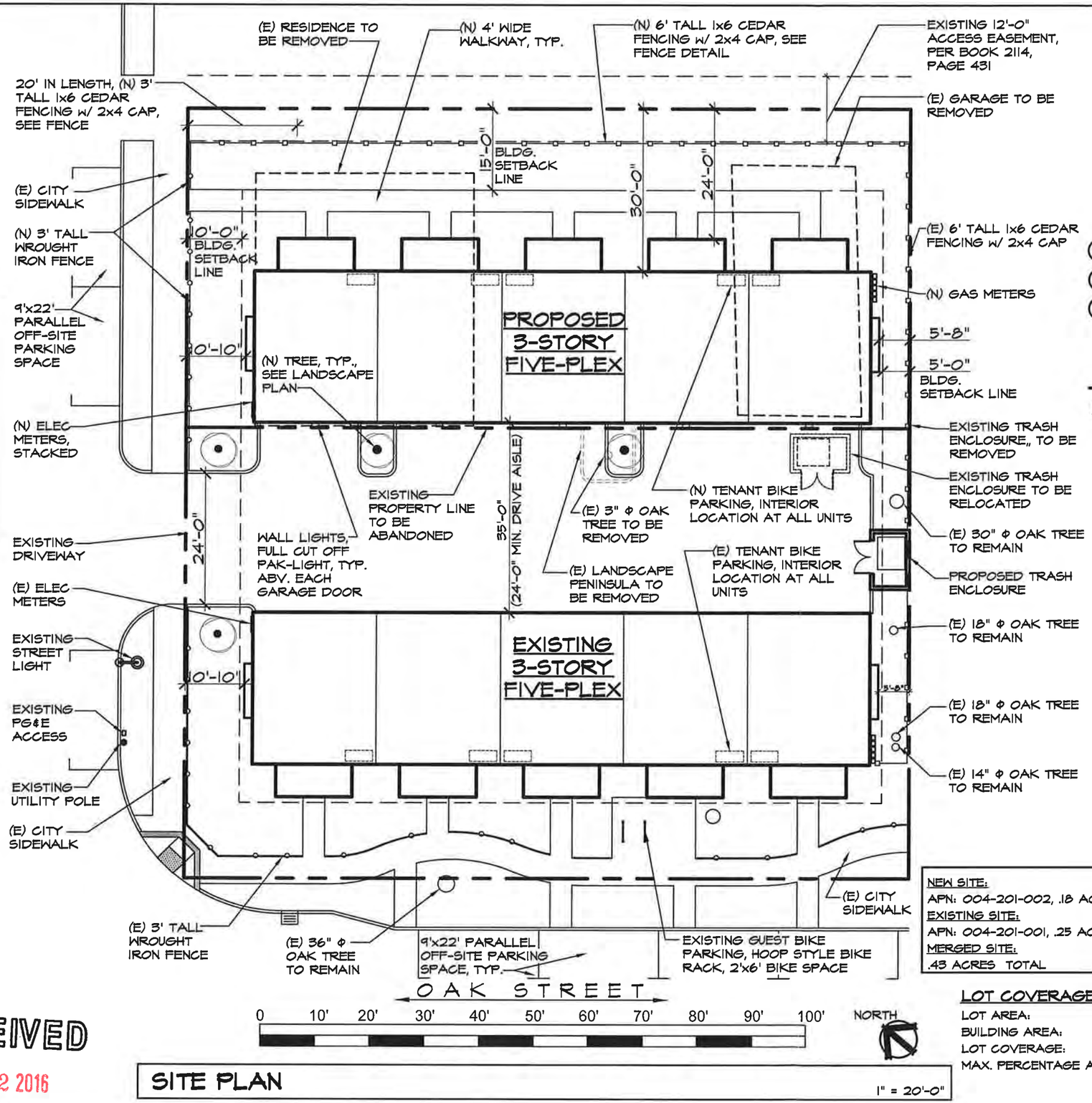
Car parking is provided with a two car garage for each unit all accessed from the rear of the building. The new building will share the existing driveway that serves the existing apartments. This allows the cars and garages to not be the main visual element from the street. DG 4.1.12, DG 1.1.14

Stucco and board and batt siding are used to provide variation in the exterior textures. The roof line is broken into individual gables for each unit to provide a more interesting geometry than one large continuous mass (DG 4.1.15)

Each unit having its own garage as well as a front porch which connects to the on-street parking and public sidewalks makes each unit accessible both for the tenants and their guests. DG 4.1.52, DG 3.1.34

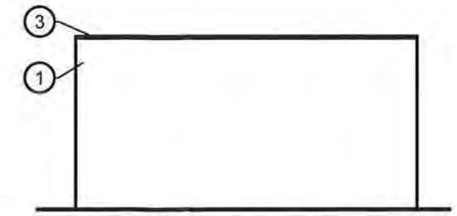
The air conditioning units are completely hidden from view by mounting them in a roof mechanical well. DG 3.1.35

ATTACHMENT B

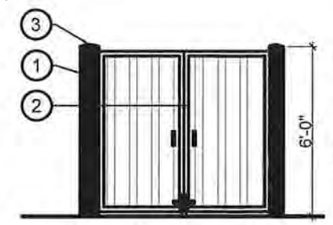


SITE PLAN

1" = 20'-0"



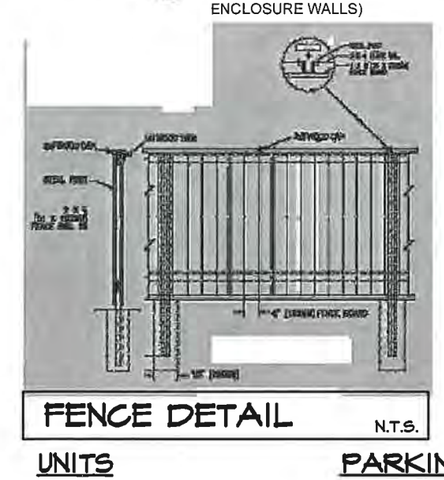
ELEVATION VIEW (FROM SIDE)
NOT TO SCALE



ELEVATION VIEW (FROM FRONT)
NOT TO SCALE

TRASH ENCLOSURE LEGEND:

1. CONCRETE MASONRY UNIT WALLS WITH STUCCO FINISH. COLOR AND TEXTURE TO MATCH BUILDING FIELD COLOR.
2. RIBBED, EXPANDED METAL DOORS INSET WITHIN 2" X 2" HOLLOW STRUCTURAL STEEL (HSS) FRAME, AND DROP BOLT ASSEMBLY. COLOR TO MATCH BUILDINGS TRIM.
3. SLUMP CAP (COLOR AND FINISH TO MATCH CMU TRASH ENCLOSURE WALLS)



FENCE DETAIL N.T.S.

NEW SITE:
APN: 004-201-002, .18 ACRES
EXISTING SITE:
APN: 004-201-001, .25 ACRES
MERGED SITE:
.43 ACRES TOTAL

UNITS	PARKING
10 UNITS - (3) BED - (2) SPACES PER UNIT:	20 SPACES
GUEST PARKING 1 SPACE PER 5 UNITS:	2 SPACES
TOTAL REQUIRED:	22 SPACES
TOTAL ON-SITE PARKING:	20 SPACES
TOTAL OFF-SITE PARKING:	7 SPACES
BICYCLE SPACES REQUIRED:	1 PER UNIT
BICYCLE SPACES PROVIDED:	1 PER UNIT
GUEST BICYCLE SPACES REQUIRED:	1 SPACE
GUEST BICYCLE SPACES PROVIDED:	4 SPACES (EXISTING)

LOT COVERAGE CALCS:

LOT AREA:	18867 S.F.
BUILDING AREA:	6346 S.F.
LOT COVERAGE:	33.6%
MAX. PERCENTAGE ALLOWED:	65.0%

LANDSCAPE OPEN SPACE:

LOT AREA:	18867 S.F.
LANDSCAPE AREA:	8651 S.F.
PROPOSED LANDSCAPE AREA:	45.8%
REQUIRED LANDSCAPE AREA:	35.0%

ATTACHMENT C

RECEIVED
JAN 22 2016
CITY OF CHICO
PLANNING SERVICES

Revision	Date	By
1	12-15-15	CS

GREGORY A. PEITZ ARCHITECT
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

5TH STREET APARTMENTS
FOR: REED – LIEBERMAN
AT: 1131 W. 5TH STREET
CHICO, CALIFORNIA

LICENSED ARCHITECT GREGORY A. PEITZ No. C21283 REN. 7/17 STATE OF CALIFORNIA

REED – LIEBERMAN 5th STREET APARTMENTS

Date: OCT. 2015
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Job: 14-1908
Sheet: ARB-1
Of: Sheets

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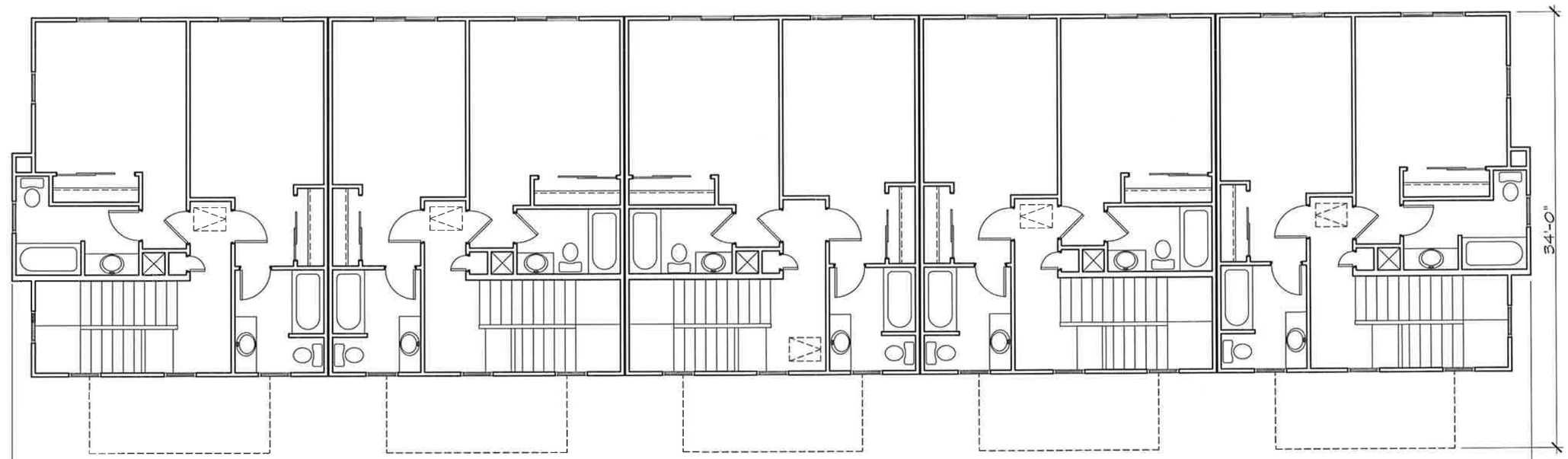
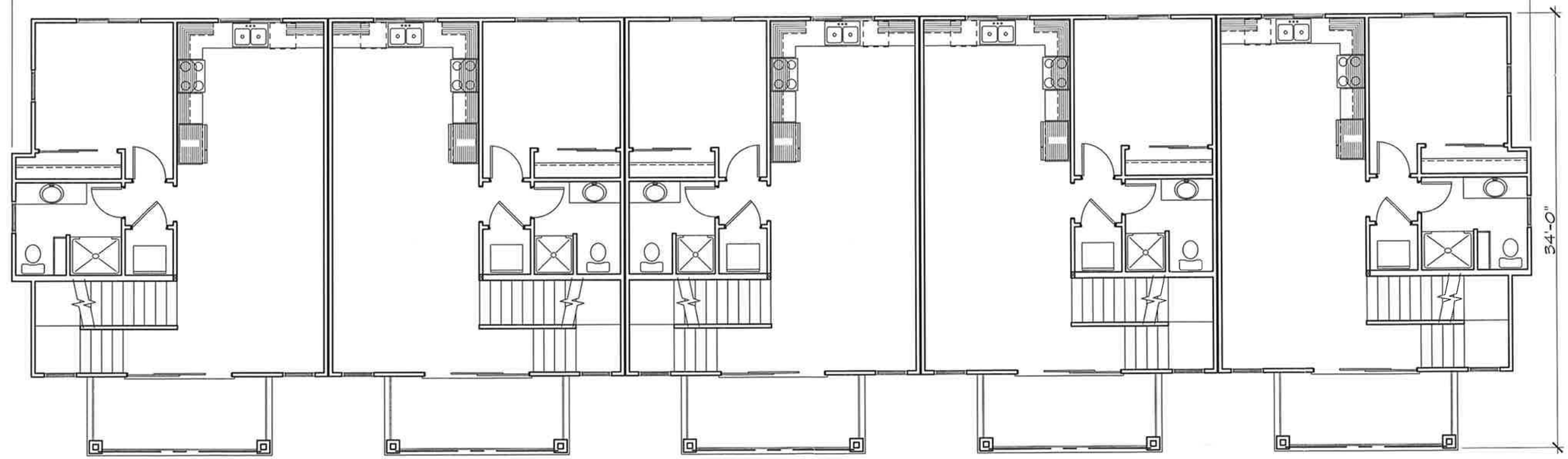


THIRD FLOOR PLAN 1/4" = 1'-0"

118'-4"



SECOND FLOOR PLAN 1/4" = 1'-0"

ATTACHMENT D

RECEIVED
JAN 22 2015
CITY OF CHICO
PLANNING SERVICES

Revision	Date	By
1	12-15-15	CS

GREGORY A. PEITZ
ARCHITECT
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719
Email: gregpeitz@sbcglobal.net

5TH STREET APARTMENTS
FOR: REED – LIEBERMAN
AT: 1131 W. 5TH STREET
CHICO, CALIFORNIA

LICENSED ARCHITECT GREGORY A. PEITZ No. C21283 REN. 7/17 STATE OF CALIFORNIA

REED - LIBERMAN 5th STREET APARTMENTS

Date OCT. 2015
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Of Sheets

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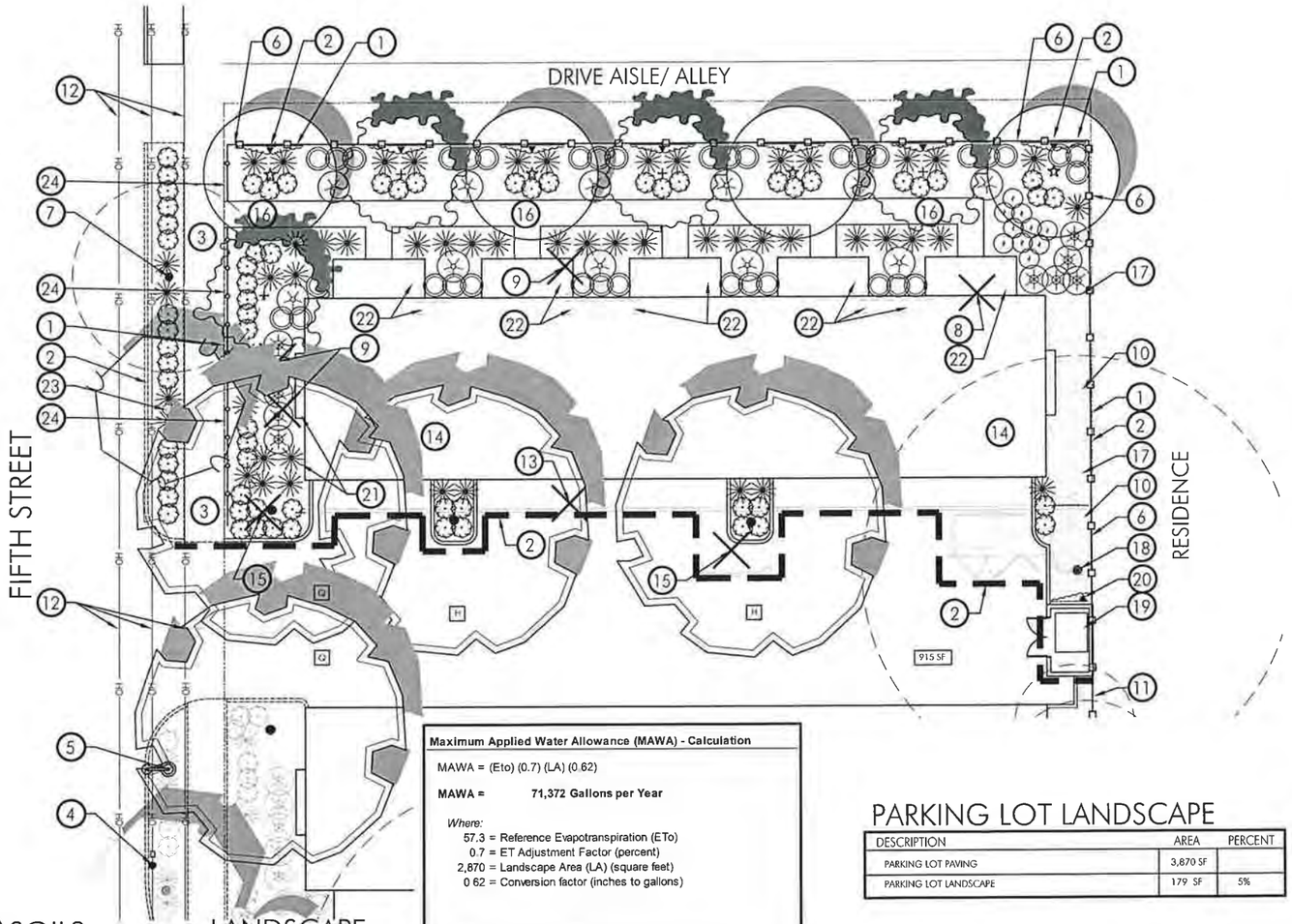


Ⓐ TREE LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	LAURUS NOBILIS 'SARATOGA' SARATOGA LAUREL	20	15 GAL
	ARBUTUS 'MARINA' MARINA MADRONE	20	15 GAL
	LAGERSTROEMIA INDICA 'DYNAMITE' RED FLOWERING CRAPE MYRTLE	20	15 GAL
	ACER PLATANOIDES SUMMERSHADE' SUMMERSHADE MAPLE	40	15 GAL

Ⓐ SHRUB LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
SHRUBS			
	PINUS MUGO 'MUGO' DWARF MUGO PINE	8	15 GAL
	PYRACANTHA COCCINEA 'LOWBOY' LOWBOY PYRACANTHA	3	1 GAL
	NANDINA DOMESTICA 'COMPACTA' COMPACT HEAVENLY BAMBOO	3	1 GAL
	DIETES BICOLOR FORTNIGHT LILY	3	1 GAL
	ROSA X 'NOARE' P P # 11308 FLOWER CARPET® RED GROUNDCOVER ROSE	3	1 GAL
	MAHONIA REPENS CREEPING MAHONIA	2	1 GAL
VINES		SPACING	
	PARTHENOCISSUS TRICUSPIDATA 'VETCHII BOSTON IVY		1 GAL

PLAN LEGEND

	SYMBOL	DESCRIPTION
	1	PROPERTY LINE
	2	LIMIT OF WORK
	3	EXISTING CITY SIDEWALK
	4	EXISTING POWER POLE
	5	EXISTING CITY OF CHICO STREET LIGHT
D	6	6' HIGH WOOD FENCE (3' HIGH TO 20' FROM FACE OF CURB)
	7	EXISTING CITY STREET TREE TO REMAIN
C	8	EXISTING CEDAR TREE TO BE REMOVED (TRUNKS AND CANOPIES DRAWN TO SCALE- 30" DBH)
C	9	EXISTING ITALIAN CYPRESS TREES TO BE REMOVED (TRUNKS AND CANOPIES DRAWN TO SCALE- 18", 18", & 24" DBH)
	10	6"-8" DIAMETER RIVER COBBLE OVER WEED BARRIER
D	11	EXISTING 6' HIGH WOODEN FENCE (TO REMAIN)
	12	OVERHEAD LINES
C	13	EXISTING AILANTHUS TREE TO BE REMOVED (TRUNK AND CANOPY DRAWN TO SCALE- 12" DBH)
	14	HVAC LOCATIONS ROOF MOUNTED SEE ARCHITECT'S PLANS
C	15	EXISTING CORK OAKS, TO BE REMOVED (TRUNKS AND CANOPIES DRAWN TO SCALE)
E	16	CONCRETE SIDEWALK
E	17	REDWOOD HEADER
C	18	EXISTING VALLEY OAK TO REMAIN (TRUNK AND CANOPY DRAWN TO SCALE- 30" DBH)
	19	TRASH ENCLOSURE SEE ARCHITECT'S PLANS
F	20	VINE TRAINED TO TRASH ENCLOSURE WALLS
	21	UTILITIES SEE ARCHITECT'S PLANS
F	22	BICYCLE PARKING (INVERTED 'U' STYLE, 2 BIKE CAPACITY) TYPICAL AT EACH FRONT PORCH
	23	CITY STREET TREE INSTALL WITH ROOT BARRIERS AND SOIL SET TREE GUARDS, TYPICAL AT ALL NEW CITY STREET TREES
D	24	3' HIGH WROUGHT IRON FENCE MATCH EXISTING

Ⓖ SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			3,870 SF	
SHADE AREA PROVIDED				
SUMMERSHADE MAPLE				
F FULL	706 SF	0	0	0
TQ THREE QUARTER	530 SF	0	0	0
H HALF	353 SF	2	706 SF	18%
Q QUARTER	177 SF	2	353 SF	9%
EXISTING TREE SHADE				
915 SF			915 SF	24%
TOTAL SHADE AREA PROVIDED			1,974 SF	51%

Ⓑ SOILS STATEMENT

THIS SITE IS LOCATED IN A REGION FREE OF TUSCAN FORMATIONS AND LAVA CAPS. SITE SOILS ARE OF SUPERIOR QUALITY. STANDARD SOIL AMENDMENTS WILL BE APPLIED

BARK MULCH

A UNIFORM 2" MINIMUM LAYER OF WALK-ON FIR BARK MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS (EXCEPT FOR TURF AREAS AND AREAS TO RECEIVE RIVER COBBLE GROUNDCOVER)

Ⓘ LANDSCAPE IRRIGATION

ALL LANDSCAPED AREA (2,870 SF) IS HYDROZONED AS MEDIUM WATER USE AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS (SHOWN TO THE RIGHT). IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 56,644 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 71,372 GALLONS PER YEAR

Maximum Applied Water Allowance (MAWA) - Calculation

MAWA = (Eto) (0.7) (LA) (0.62)

MAWA = 71,372 Gallons per Year

Where:

57.3 = Reference Evapotranspiration (ETo)
0.7 = ET Adjustment Factor (percent)
2,870 = Landscape Area (LA) (square feet)
0 62 = Conversion factor (inches to gallons)

Estimated Water Use for Hydrozones (EWU) - Calculation

EWU = (Eto) (PF) (HA) (0 62) / (IE)

Where:

57.3 = Reference Evapotranspiration (ETo) (Ref: CIMIS)
PF = Plant Factor per Hydrozone
HA = Hydrozone Area (square feet)
0 62 = Conversion factor (inches to gallons)
IE = Irrigation Efficiency per Sprinkler Type

Hydrozone 5; Medium water use trees, shrubs and ground cover; drip.			PR= 0.21
PF =	0 5		
HA =	2,870 (square feet)	0 065886 Acres	
IE =	0 9		
EWU =	56644.23333 (gallons per year)	0 173835 acre-feet/year	75.72758 ccf/year

Total Estimated Water Use for All Hydrozones (EWU) - Sum

EWU =	56,644 (gallons per year)	0 173635 Acre-Feet per Year
	76 (100 cubic feet per year)	0 001738 Acres

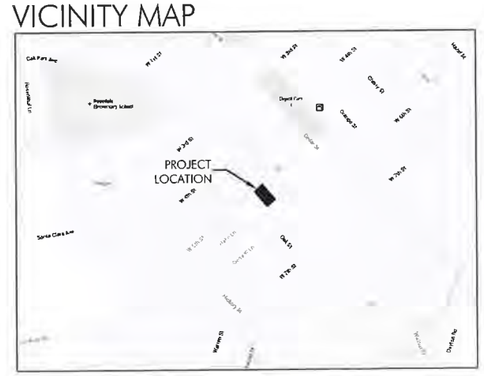
PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	3,870 SF	
PARKING LOT LANDSCAPE	179 SF	5%

COMPLIANCE CHECKLIST

CHECK BOX	DESCRIPTION	SYMBOL
☐	PLANTING PLAN WITH LEGEND	Ⓐ
☐	STATEMENT AS TO SOILS TYPE AND ANY SPECIAL PLANTING TECHNIQUES REQUIRED	Ⓑ
☐	TREES TO REMAIN OR BE REMOVED (NOTE SPECIES AND SIZE)	Ⓒ
☐	FENCE/ WALL LOCATIONS, HEIGHTS, DESIGNS	Ⓓ
☐	HARDSCAPE FEATURES AND MATERIALS	Ⓔ
☐	EXTERIOR LIGHTING- LOCATION HEIGHT, DESIGN, TYPE OF LAMP, AND INTENSITY SEE ARCHITECTS PLAN	
☐	SCREENING METHODS FOR TRASH ENCLOSURES, MECHANICAL EQUIPMENT, AND PARKING AREAS (SEE ARCHITECTS PLANS FOR ADDITIONAL INFORMATION)	Ⓕ
☐	PERCENTAGE OF PAVEMENT SHADING IN PARKING AREA (MINIMUM OF 50% REQUIRED)	Ⓖ
☐	OUTDOOR AMENITIES/ BREAK AREAS	Ⓗ
☐	AB 1881 COMPLIANT / CONCEPTUAL HYDROZONES AND IRRIGATION METHODS	Ⓘ

VICINITY MAP



TREE MITIGATION

TREE SPECIES	DIAMETER	MITIGATION REQUIREMENT
QUALIFYING TREES		
INCENSE CEDAR	30"	YES
ITALIAN CYPRESS	24"	YES
ITALIAN CYPRESS	18"	YES
ITALIAN CYPRESS	18"	YES
TOTAL DBH OF QUALIFYING TREES	90"	
MITIGATION TREES REQUIRED (1 FOR EVERY 6" DBH)	15	
7 MITIGATION TREES PROVIDED ON SITE, IN LIEU FEES FOR 8 OFF-SITE TREES REQUIRED		
NON-QUALIFYING TREES		
AILANTHUS	12"	NO
CORK OAK	3"	NO
CORK OAK	3"	NO

FIFTH AT OAK 5-PLEX

PRELIMINARY LANDSCAPE PLAN

Prepared for:

REED LIEBERMAN LLC
P.O. BOX 3193
CHICO, CALIFORNIA 95927

RECEIVED
JAN 22 2016
CITY OF CHICO
PLANNING SERVICES

SOLAR INFLUENCE

0 10 20
BAR SCALE

NORTH DESIGN NORTH
SCALE: 1"= 10'-0"

DATE: DECEMBER 9, 2015
PROJECT NUMBER:1865
DRAWN: JBB

Prepared by:

BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130/ FAX: (530) 899-1920
www.BFLAdesign.com www.facebook.com/BFLAdesign

ATTACHMENT E

REED - LIEBERMAN 5th STREET APARTMENTS

FRONT (EAST)

BACK (WEST)

SIDES (NORTH & SOUTH)

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PLANNING SERVICES

ATTACHMENT F

REAR ELEVATION 1/4" = 1'-0"

FRONT ELEVATION 1/4" = 1'-0"

ATTACHMENT F

Revision	Date	By
1	12-15-15	CS

GREGORY A. PEITZ
ARCHITECT
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719
Email: gregpeitz@sbcglobal.net

5TH STREET APARTMENTS
FOR: REED – LIEBERMAN
AT: 1131 W. 5TH STREET
CHICO, CALIFORNIA

RECEIVED
JAN 22 2016
CITY OF CHICO
PLANNING SERVICES

LICENSED ARCHITECT GREGORY A. PEITZ No C21283 REN 7/17 STATE OF CALIFORNIA

REED – LIBERMAN 5th STREET APARTMENTS

Date OCT. 2015
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Drawn CAS
Job 14-1908
Sheet ARB-2
Of Sheets

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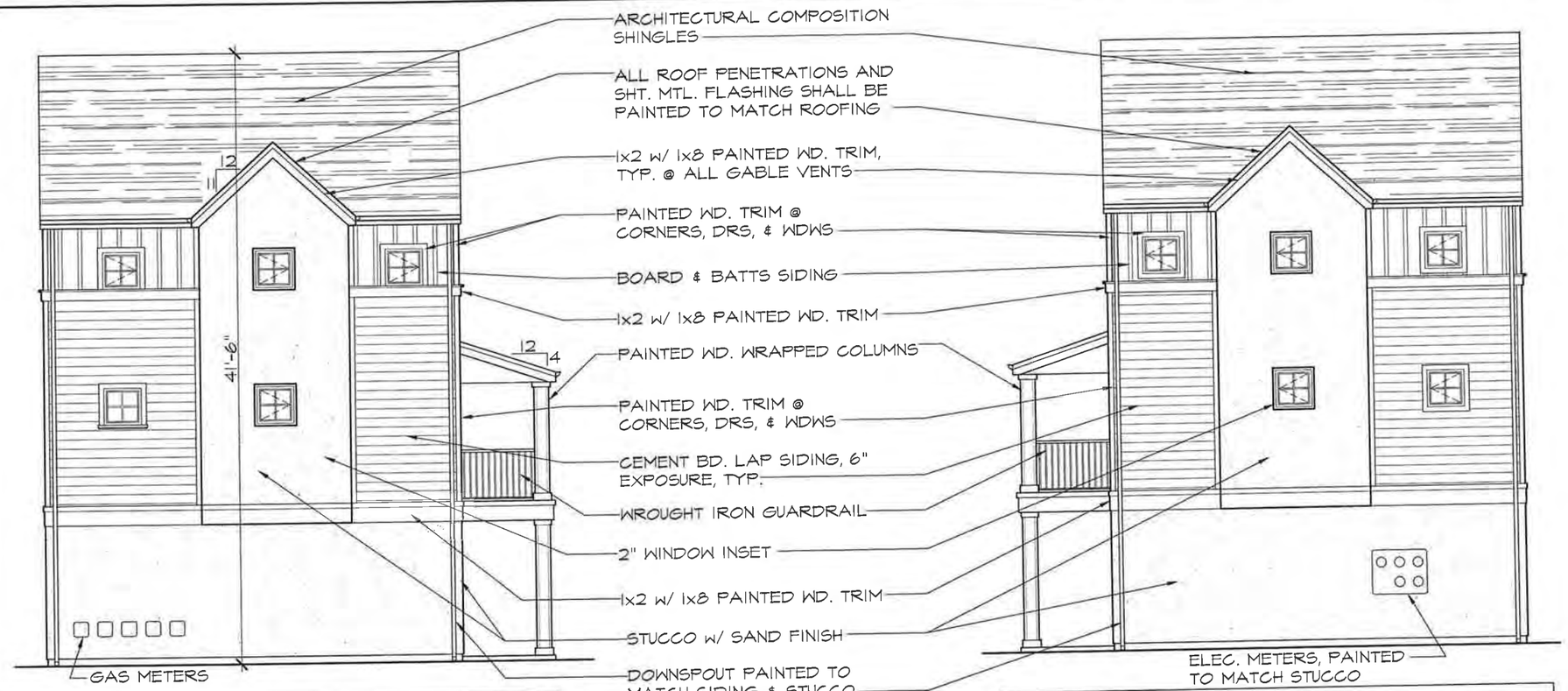
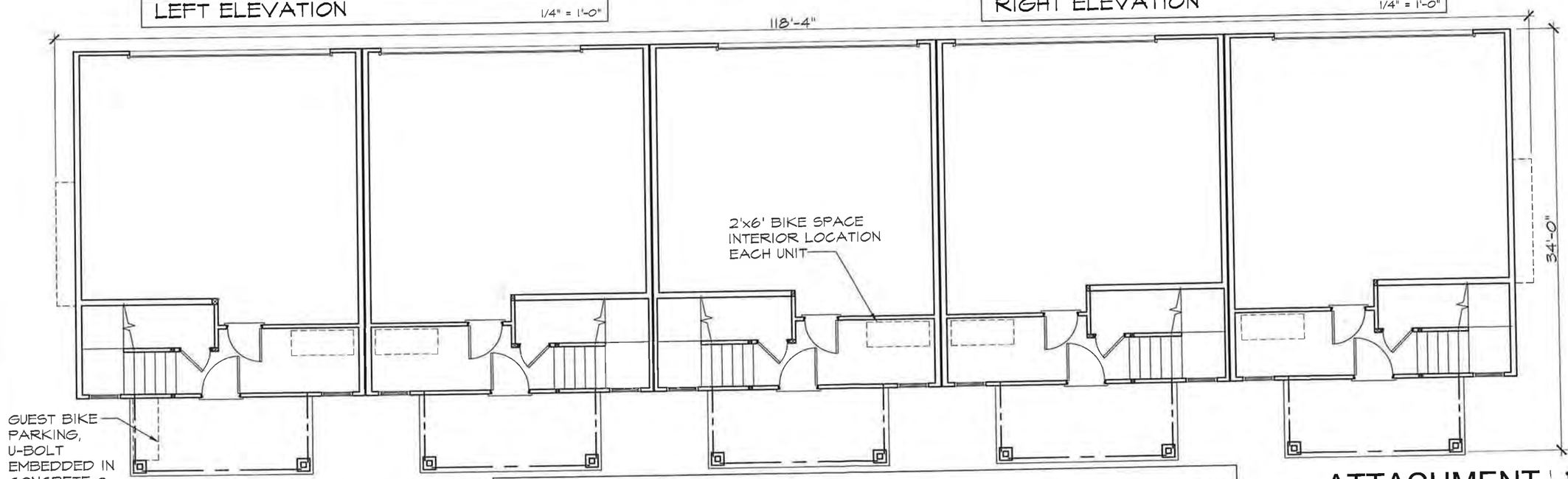


LEFT ELEVATION 1/4" = 1'-0"

RIGHT ELEVATION 1/4" = 1'-0"



FIRST FLOOR PLAN 1/4" = 1'-0"

ATTACHMENT F

Revision	Date	By
1	12-15-15	CS

GREGORY A. PEITZ
ARCHITECT
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719
Email: gregpeitz@sbcglobal.net

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JAN 22 2016
CITY OF CHICO

5TH STREET APARTMENTS
FOR: REED – LIEBERMAN
AT: 1131 W. 5TH STREET
CHICO, CALIFORNIA

LICENSED ARCHITECT GREGORY A. PEITZ No. C21283 REN. 7/17 STATE OF CALIFORNIA

REED - LIBERMAN 5th STREET APARTMENTS

Date OCT. 2015
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Drawn CAS
Job 14-1908
Sheet ARB-3
Of Sheets

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ATTACHMENT G

5th STREET 5-PLEX

WINDOW & DOOR STUCCO TRIM -
KELLY MOORE - "VILLITA" 196

STUCCO COLOR -
KELLY MOORE - "CHARRO" 228

WINDOW & DOOR STUCCO TRIM -
KELLY MOORE - "SALTILLO" 212

CEMENT BOARD SIDING -
KELLY MOORE - "CHARRO" 228

CORNER, WINDOW & DOOR TRIM -
KELLY MOORE - "SALTILLO" 212

BOARD & BATTS -
KELLY MOORE - "VILLITA" 196

GUTTER, FASCIA, ATTIC VENT -
KELLY MOORE - "SALTILLO" 212

ROOFING -
COMPOSITION SHINGLES

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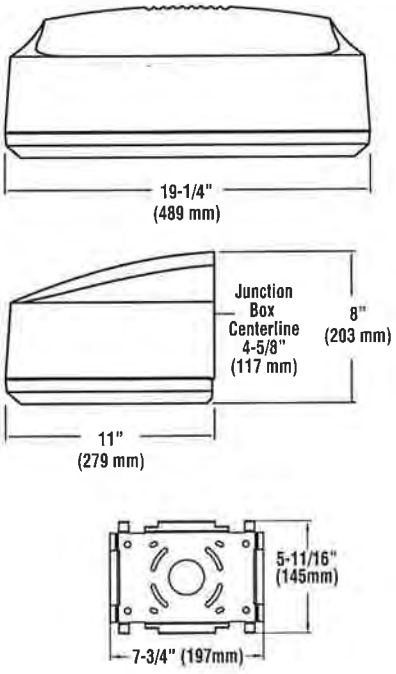
JAN 22 2015
CITY OF CHICO
PLANNING SERVICES

ATTACHMENT H

PATRIOT WALL SCONCE (Various reflectors are protected by U.S. Patent No. 6,464,378.)

DIMENSIONS



Universal Mounting Plate

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JAN 22 2016

CITY OF CHICO
PLANNING SERVICES

SHIPPING WEIGHTS - Patriot Wall Sconce

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
PTWS-HID	11/25	616/24.25	394/15.5	362/14.25
PTWS-CFL	9/20	616/24.25	394/15.5	362/14.25

HOUSING - The one-piece die-cast aluminum housing is a multi-radiused rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel.

WALL MOUNT - A galvanized-steel universal wall mounting plate easily mounts directly to a 4" octagonal or square junction box. An EPDM gasket is supplied to be installed between the mounting plate and junction box, sealing the junction box from entrance of water. The galvanized-steel universal plate allows the fixture to be suspended while making wiring connections. A unique clamping design securely locks the fixture to the wall mounting plate by utilizing two hex head screws. The universal plate permits the fixture to be mounted in the uplighting or downlighting position. Both positions are listed for wet locations. The standard housing/door seal design prevents external contaminants from entering the PTWS, resulting in an IP65 rating.

DOOR FRAME - The die-cast aluminum door frame with two black stainless steel captive fasteners allows easy access into the fixture. A one piece extruded silicone closed-cell sponge gasket seals the door frame against the housing. The door hinges open for ease of lamp and ballast maintenance.

LENS/GASKET - A flat clear tempered glass lens is sealed to the door frame with silicone closed-cell sponge gasketing.

SOCKETS - HID lampholders are glazed porcelain, medium base, 4KV pulse rated. The Compact Fluorescent fixtures feature a one-piece thermoplastic socket.

LIGHT SOURCES - The fixture is designed to operate with horizontal Ceramic Metal Halide, Metal Halide, High Pressure Sodium, and single or double Compact Fluorescent lamps. Lamps supplied as standard – HID (clear, shipped installed), and Compact Fluorescent (coated, 4100K, not installed).

c UL us LISTED
wet location

IP65

ARRA Funding Compliant

BALLASTS/ELECTRICAL COMPONENTS - Electrical components are factory-mounted in housing and prewired with voltage specific leads which extend out the back of the unit through a rubber grommet. This grommet prevents the entry of insects, dust, and moisture into the fixture. The need to open the fixture to make wiring connections is eliminated, thus making installation quick and easy. UL listed HID components with high-power factor ballasts rated for -20° F starting. Compact Fluorescent ballasts are Electronic Universal Voltage (120-277V, 50/60Hz) or 347V (60Hz), 0°F starting. Compact Fluorescent fixtures with UE (Universal Electronic) voltage are available with an optional dimming ballast for multiple types of controls such as building lighting controls and occupancy sensors. Available battery back-up of BB (32° starting temperature) and CWBB (0° starting temperature) are 120 or 277 voltage specific for U.S. applications for 26 watt through 42 watt lamps. Consult factory for available wattages and voltages for use in Canada

EMERGENCY OPERATION - A variety of integral emergency options are available to comply with Life Safety Codes which require emergency lighting along the path of egress on the building's exterior, so building occupants can exit safely. Integral Emergency Battery Back-up options are available on Compact Fluorescent units. Emergency Quartz options are offered on HID units. Options for one or two 12 volt separate circuit(s), for use with up to 35 watt Halogen lamp(s) are available on both Compact Fluorescent and HID units.

REFLECTORS/DISTRIBUTION PATTERNS - Forward Throw (FTM, FT), Type III (3), and Wall Wash (WW) reflectors are available. All are high performance, full cut-off distribution as defined by the IESNA (downlight position only). Photometric data is tested in accordance with IESNA guidelines.

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester-powder finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

10/22/15

Project Name _____ Fixture Type _____

Catalog # _____

ATTACHMENT I

Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 02/17/16

DATE: January 27, 2016

File : AR 15-30

TO: Architectural Review and Historic Preservation Board

FROM: Mike Sawley, Associate Planner, (879-6812, mike.sawley@chicoca.gov)
Community Development Department

RE: North Cedar Street Student Apartments - 1225 N. Cedar Street, APN 043-141-010

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-30 (North Cedar Street Student Apartments), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct 39 apartment units on a 1.7-acre site located on the west side of North Cedar Street, between West 2nd Avenue and West 4th Avenue (see **Attachment A**, Vicinity Map and **Attachment B**, Architect's Project Description). The site is designated Medium-High Density Residential by the Chico General Plan and is zoned R3 (Medium-High Density Residential). Surrounding land uses include a mixture of single-family residential and multi-family residential, with railroad right-of-way/Class I bike path adjacent to the rear (west side) of the site.

The proposed site plan calls for two 3-story buildings containing a total of 30 four-bedroom units, 8 two-bedroom units and a single one-bedroom unit (see **Attachment C**, Site Plan and **Attachment D**, Floor Plans). The resultant residential density would be 21.8 du/ac, which is consistent with the allowable range of 14.1 to 22 du/ac for the R3 district.

The buildings would be situated on either side of a central driveway, with 29 tuck-under parking spaces on the ground level and 51 uncovered parking spaces located toward the rear of the site. Major site amenities include an outdoor spa and barbeque recreation area, an indoor fitness area, and an indoor game room with roll-up door (called an "outdoor cave" on the plans). Bicycle parking for guests (10 spaces) is provided near the barbeque area, and indoor bicycle storage for tenants is provided in a ground-floor corridor within each building.

The landscape plans call for a variety of species with moderate to low water demands (see **Attachment E**, Landscape Plans). A mixture of trees, shrubs, and perennials is proposed around the new buildings and throughout the new parking area. Parking lot shading is estimated to reach approximately 63 percent at maturity, with Japanese zelkova and Chinese pistache providing most of the pavement shade. A row of heavenly bamboo is proposed on the westerly side of the trash enclosure to dissuade graffiti vandalism.

The proposal includes 6-foot wooden fencing along interior property lines, a 6-foot masonry wall with controlled access gate along the rear of the site abutting the bike path, and 5-foot decorative metal fencing around the outdoor spa/barbeque area.

The design would preserve several existing trees, while many others would be removed. Notable trees to be retained include a 48-inch valley oak along the southerly boundary and a row of Raywood ash trees along the rear adjacent to the railroad right-of-way. A total of 412 inches of tree diameter subject to the replacement requirements of the City's Tree Preservation Regulations (CMC 16.66) would be removed, which corresponds to 68 replacement trees. Some of the replacement trees will be planted onsite and the City will collect in-lieu fees for the remaining trees.

The landscape plans also feature site lighting consisting of 12-foot parking lot pole lights, bollards along walkways and in the barbeque area, and ceiling lights above the tuck-under parking. New City sidewalk along the street frontage is also proposed.

The proposed architecture is a modern vernacular style with Craftsman-inspired accents and well-articulated façades (see **Attachment F**, Elevations). The building exteriors would be a combination of stucco and Hardie lap siding, with ledger stone wainscot and accent walls. Stucco trim elements around windows, coupled columns, and pairs of eave brackets provide additional accent and interest. Roof-mounted air condenser units would be hidden behind a roof well with mansard that appears like a hipped-roof from ground level. The trash enclosure would be stucco over concrete block with ledger stone wainscot and aluminum trellis painted to match the building trim color.

The proposed color scheme includes light gray for the main field color, and tan and brown secondary colors (Dunn Edwards "Ice Gray" DEC790, "Bungalow Taupe" DE6172, and "Chocolate Chunk" DE6070, respectively). Metal railings and trim elements would be painted white, and composition shingle roofing would be a dark color ("Antique Slate") (see **Attachment G**, Colors and Materials). Detailed specifications for the exterior lighting are provided as **Attachment H**.

DISCUSSION

The project embodies many desirable design concepts found in both the General Plan and the Design Guidelines. The project is located within walking distance to a shopping center and Chico State, and is located along a transit route. The buildings would be located close to the street, with parking in the rear to enhance a pedestrian-friendly streetscape. Uncovered parking and rooftop condenser units would be screened by the buildings. Landscaping will comply with State water conservation requirements. Patios would provide a limited amount of private outdoor space for each unit.

Design Guidelines

The proposal is consistent with Design Guidelines (DGs) that call for creating a sense of community through incorporating common open space into the project design and including structural elements such as balconies and covered entryways (DG 4.1.11, 4.1.24, and 4.1.45).

The design is pedestrian friendly, obscures views to parking areas, and integrates common open space amenities (DG 1.1.13, 1.1.14, 4.1.41, and 4.1.42). Low-level bollard lighting will

flank pedestrian walkways and 12-foot pole lights will illuminate the parking area without creating unnecessary glare (DG 4.1.44, 4.1.53, and 4.2.44). See Architect's Project Description, **Attachment B**, for additional DG analysis.

Parking

A reduction in the number of off-street parking spaces is proposed pursuant to Chico Municipal Code (CMC) section 19.70.050.A. The project includes 80 off-street parking spaces and the code typically requires 83 off-street spaces for the proposed mix of units and bedrooms. A reduction in off-street parking may be approved by the Board subject to making certain additional findings as outlined below. In this case, staff supports the slight reduction of off-street parking based on the site's close proximity to nearby shopping and CSUC, parking supplies are not overburdened in the immediate area, the site is served by a bus transit route as well as a Class I bicycle facility, and the project includes more covered bicycle parking than required by the code. The applicant has submitted a parking usage analysis documenting that ample on-street spaces are often available near the project site when CSUC is in session. The additional findings required to approve a reduction in off-street parking are provided below.

Trees

The proposed design would retain several healthy trees. To ensure proper protection of trees to be retained during construction, a condition is recommended that would require a Tree Protection Plan in compliance with CMC 19.68.060. The plan would be submitted in conjunction with building/grading permit plans, and would cover all phases of the project, including site preparation, construction, and post-construction.

In conclusion, the project represents an ambitious development proposal that is expected to transform a blighted site into an aesthetically pleasing student housing community.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). This exemption applies to infill projects which: are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not create any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

According to Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

   The proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5). The project includes

new landscaping with low to moderate water needs, consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). The project is also consistent with the Chico Avenues Neighborhood Plan, which includes the subject site.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

   The project promotes orderly development by incorporating and preserving existing mature trees, and achieving efficient infill density. The proposal is consistent with Design Guidelines (DGs) that call for creating a sense of community through incorporating common open space into the project design and including structural elements such as balconies and covered entryways (DG 4.1.11, 4.1.24, and 4.1.45). The design is pedestrian friendly, obscures views to parking areas, and integrates common open space amenities (DG 1.1.13, 1.1.14, 4.1.41, and 4.1.42). Low-level bollard lighting will flank pedestrian walkways and 12-foot pole lights will illuminate the parking area without creating unnecessary glare (DG 4.1.44, 4.1.53, and 4.2.44).

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

   The design, materials and colors of the proposed new buildings reflect a modern vernacular residential style with a variety of masses and forms that will be visually compatible with the site and surrounding residential development. Exterior equipment will be properly screened from view by the buildings and landscape plantings.

4. *The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

   The proposed three-story buildings will be larger than other nearby structures and may block a limited number of existing private views. However, three-story construction is generally appropriate in the R3 zoning district, and the existing nearby sites with which the project would contrast most are single-story residential buildings that are not consistent with the R3 zoning standards. Because the project is located within an area transitioning toward zoning compliance (i.e. redeveloping at higher densities with larger buildings), it is found that the proposed structures are compatible with the site and do not unnecessarily block views from other structures or unacceptably dominate their surroundings, and are consistent with General Plan policies that encourage infill development.

5. *The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

   A variety of trees, shrubs and perennials are provided in the project. Preserving existing healthy trees will aide in creating an established appearance for the project and new maple trees along the interior side yards will buffer the site from adjacent residential development.

Parking Reduction

According to Chico Municipal Code Section 19.70.050, the Board may approve a reduction in the minimum number of off-street parking spaces for a project based upon making the following findings:

1. *The project meets one of the following:*
   a. *The site is zoned RMU or has a –COS overlay zone;*
   b. *The site is located within an area of mixed-use development;*
   c. *The project will implement sufficient vehicle trip reduction measures (such as vehicles loan programs and transit passes) to offset the reduction; or*
   d. *The area is served by public transit, bicycle facilities, or has other features which encourage pedestrian access.*

   The project site is located within an area of mixed-use development consisting of a wide variety of commercial and service uses within the Safeway/Walgreens shopping center on Nord Avenue, and is near the CSUC campus. In addition, the site is served by a bus transit route as well as a Class I bicycle path that connects directly to CSUC, and the project will include indoor tenant bicycle parking in excess of the minimum amount required.

2. The proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.

   The proposed site layout provides 80 of the 83 vehicle parking spaces required by the City's parking regulations. Eight of the required 83 spaces are intended for guest parking and the project would provide five of those guest spaces. It would therefore, only be necessary to utilize public parking supplies during times of peak guest parking demand, which tend to coincide with special gatherings and events in the area. Once constructed, the improved project frontage will reduce access to a single driveway and organize on-street parking to provide 6-8 on-street parking spaces. These on-street spaces will sufficiently offset the slight reduction in guest parking requested within the off street parking area. It is for these reasons that the proposed reduction of three off-street parking spaces is not likely to overburden public parking supplies.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-30 (North Cedar Street Student Apartments). The approval documents for this project are date stamped Jan 19, 2016.

2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.

3. In conjunction with building permit or grading permit review, the developer shall submit a Tree Protection Plan meeting the requirements of CMC 19.68.060. The Plan shall be prepared by a certified arborist and specify the actions necessary to minimize potential construction impacts on the trees that are to be retained, as specified by the approved plans. The Plan shall cover all phases of the project including site

preparation, active construction, and post-construction disposition of the areas around the trees.

4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.

5. Additional public right-of-way shall be dedicated and new public frontage improvements (curb/gutter/sidewalk, etc.), shall be installed during project construction, as required by the Public Works Department.

PUBLIC CONTACT

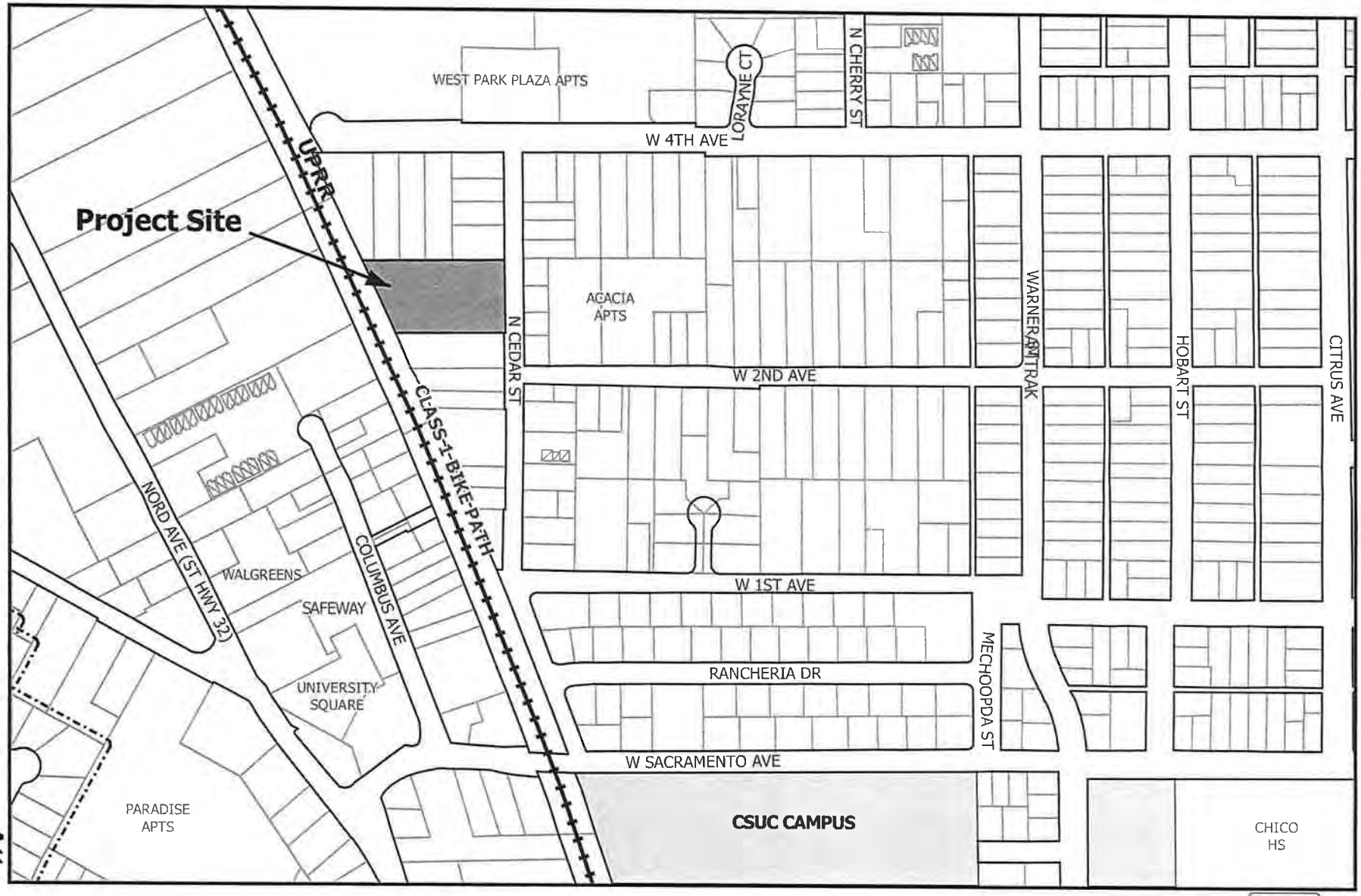
Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

ATTACHMENTS

A. Location Map
B. Architect's Project Description
C. Site Plan
D. Floor Plans (4 sheets)
E. Landscape Plans (5 sheets)
F. Building Elevations (5 sheets)
G. Colors and Materials
H. Lighting Details

DISTRIBUTION (6)
Bob Summerville, Senior Planner
Mike Sawley, Associate Planner
David Gibson, 2350 SE Bristol Street, Suite 310, Newport Beach, CA, 92660
NorthStar Eng., Attn: Robin Kampmann, 111 Mission Ranch Blvd, Ste. 100, Chico, CA 95926
Thomas Phelps, P.O. Box 8328, Chico, CA 95927
Patrick Morrill, 4 Woodgrove, Irvine, CA, 92604
Files: AR 15-30

X:\Current Planning\AR\2015\30 N Cedar Student Apts (1225 N Cedar)\ARHPB report 2-17-16.docx



AR 15-30 (North Cedar Street Student Apts)
1225 N Cedar Street
APN 043-141-010-000

Attachment A

PROJECT DESCRIPTION
THE CEDARS–STUDENT HOUSING

Project Description:

This project will be replacing a 50 year old existing trailer park and residence. The property is bordered on the right by both multi-family and single family residences and on the left by multi-family residences. The Cedars' main entrance and vehicular access will be from North Cedars Street.

The Cedars is an entitled student housing project designed to provide 39 units and 137 beds, including a mix of 1 one/bedroom/one bath unit, 8 two-bedroom /two-bathroom units and 30 four-bedroom /four-bathroom units, with an average size of 1,251 SF. The units will be contained in two buildings, with interior hallways and stairwells.

The Cedars site is 1.68 acres with units equally split in two three-story residential buildings, with a Leasing Office, Fitness Center, Outdoor Cave and 80 onsite surface parking spaces, with 6 additional street parking spaces. The project is located at 1221North Cedar Street, Chico, CA 95926.

The Cal State University, Chico campus is only 1,500 feet from the project, and is easily accessible by foot or bike which due to the high cost and limited supply of parking on campus, will probably be the preferred method of getting to class for the tenants. All students attending CSU Chico will also receive a bus pass.

All buildings and project amenities will include the most up-to-date electronic locks and access restrictions and will be protected with an automated fire/life safety and sprinkler system as well. The grounds will include large spa, barbeque area with trellised seating and lounging areas, canopies, and other landscaped areas.

There will be wireless internet throughout the property, and 80 surface parking spaces featuring a combination of both covered and shaded spaces very close to the residential units. The project will provide more than the required bike storage for residents (47 bike stalls on interior). The project is directly adjacent to and will have gated access to a paved and lighted city bike path.

Due to the demand for student housing and the size of the project, The Cedars will not be phased and is scheduled for occupancy in time for the Fall Semester of the 2017 academic year. Typical residents will include: sophomores, juniors, seniors, graduate students, and residential life staff. In addition, The Cedars will be professionally managed by one of the largest and most respected student housing management companies in the country. Most students will receive a standard 12-month California lease with additional riders particular to the property. All student leases will be "by the bed" and expire on July 31st. Students eligible to remain in housing will receive a lease renewal commencing August 1st, provided that the student remains in compliance with the terms and conditions of the lease. Students are responsible for the rent throughout the term of their lease,

Attachment B

including the summer months.

Amenities will be similar to other new student housing projects throughout the country, far exceeding anything currently available in the market. Planned community amenities include a fitness center/community clubroom, an "Outdoor Cave" and bicycle storage. Outdoor amenities include an extra-large spa area, outdoor grills, and seating & lounge areas including open green space. Planned unit amenities include fully furnished suites with flat screen TVs, modern appliance packages with washer/dryer, microwave and garbage disposal, patios/balconies and WiFi / high-speed internet access and cable.

Summary of Project Improvements:

Parcel Location: Less than 1/4 mile from the CSU, Chico's main campus
Parcel Size: 1.68 acres
Number of Units: 39 units
Number of Beds: 137 beds
Number of Buildings: Two buildings, both 3 stories with a 2 story volume fitness center, an outdoor cave/study area and a leasing office.
Unit types: One bedroom, one bath unit, Two types of two-bedroom, two-bath units
One type of four-bedroom, four-bath units
Building Safety: All buildings will be protected by an automated fire/life safety system and be fully fire sprinklered.
Community Amenities: Two story volume Cardio and Weight facility
Extra Large Exterior Spa Area
Outdoor Grills, and Seating Areas
80 on site Surface Parking Spaces, (29 spaces under cover)
Community Outdoor Cave / Clubroom
Bicycle Storage & Individual Storage Areas

Conformance of City of Chico Design Guideline Manual (DG)

DG 1.1.13 – Project provides pedestrian friendly layout.
DG 1.1.14 – Views of parking from the public right of ways is minimized.
DG 1.1.15 – Buildings placed adjacent to and close to public streets.
DG 1.1.31 – Project layout is directly adjacent to usable space and is a primary design feature.
DG 1.1.32 – Project includes pedestrian gathering and activity areas.
DG 1.1.33 – Pedestrian gathering area defined with seating & landscaping.
DG 1.2.13 – Scale and Character of development is in conformance with the neighborhood.
DG 1.2.22 – Buildings utilize rooflines and pop outs to add character to the project.
DG 1.5.11 – Building entrances & stairs are clearly lite.
DG 1.5.13 – Parking lighting is below shade canopy by using bollards & carport soffit lights
DG 1.5.15 – Fixtures for security and parking lights are full cutoff.
DG 1.5.16 – Pedestrian scale lighting used throughout the site.
DG 1.6.11 – Sign enhances project identity and is attractive.
DG 1.6.16 – Sign is pedestrian scale monument sign.
DG 1.7.12 – Energy efficient lighting will be used.
DG 1.7.13 – Deciduous trees generally along southern and western building exposures.
DG 1.7.15 – Carports and tree placement minimize unshaded southern & western pavement.

DG 4.1.23 – Site buildings comprised of two residential buildings with different building massing to avoid a monotonous or institutional appearance.
DG 4.1.31 – Logical roadway structure and internal landmarks simplify navigation.
DG 4.1.32 - All Types - Provide shared driveways to eliminate the need for excessive curb cuts and to reduce the amount of impervious surfaces.
DG 4.1.33 – Special paving at pedestrian crossings.
DG 4.1.34 - All Types - Provide vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential developments.
DG 4.1.41 – Good network of pedestrian access to amenities.
DG 4.1.42 – Integrates common open space into design.
DG 4.1.43 - MFR - Include in the total useable open space areas for a project a combination of both common areas and private yards or patios.
DG 4.1.45 –Amenities include spa, seating, trellised patio, indoor cave community center and fitness room.
DG 4.1.52 – Includes direct sidewalks to dwelling units from bike and vehicle parking.
DG 4.1.53 – Provides safe lighting of parking while avoiding glare.
DG 4.2.21 – Project varies location, rotation and type of buildings to limit visual monotony.
DG 4.2.22 – Architectural theme is consistent throughout project with "four sided architecture".
DG 4.2.32 – Front elevations include porches with area for access.
DG 4.2.41 – Entrances are clearly denoted through porch elements.
DG 4.2.43 – Entrances are protected from weather by covered porches

North Cedar, Chico CA		HPA # 15147
TOTAL UNITS :	39 UNITS	137 BEDS
(INCLUDING 68 AFF. UNITS)		
GROSS LAND AREA:	1.77 (+/-) ACRE	
GROSS DENSITY:	22 DU/AC	
FAR (MAX. 2, PER R-HD ZONING):	0.9 (INCLUDING GARAGE)	
LANDSCAPE AREA REQ'D OF SITE =	25,263 S.F.	PROVIDED : 24,964 S.F = 34.6% OR 35%
Leasing:	960 S.F.	
Recreation Cave	914 S.F.	
Fitness:	1,224 S.F.	

3-STORY BUILDINGS — JOB # 15147

UNIT	UNIT TYPE	UNIT S.F.	BAL.S.F.	NO.	BEDS	%	TL. NET SF	TL. BAL.	GR. UNIT S.F.
B1	2BR/2BA/2BED	891	58	6	12	15%	5,348	348	5,694
B1-ALT	2BR/2BA/2BED	908	58	2	4	5%	1,816	116	1,932
D1	4BR/4BA/4BED	1,367	62	30	120	77%	41,010	1,860	42,870
A1	1BR/1BA/1BED	618	0	1	1	3%	618	0	618
		0	58	0	0	0%	0	0	0
		0	0	0	0	0%	0	0	0
		0	0	0	0	0%	0	0	0
TOTAL				39	137	100%	48,790	2,324	51,114

AVERAGE NET UNIT SIZE:	1,251 s.f.	GROSS RESIDENTIAL:	64,938
AVERAGE GROSS UNIT SIZE:	1,311 s.f.	COMMON AREA:	2,138
TOTAL NET RENTABLE:	48,790 s.f.	TOTAL BLDG AREA:	67,076
		GARAGE AREA:	6,198

PARKING REQ. (PER ZONING 19.70)		
1BR	1.25	1
2BR	1.75	14
4BR	2	60
		0
Guest Parking	1 per 5 units	8
		0
		0
TOTAL		83
PROVIDED:		
SURFACE		51
CARPORTS		29
TOTAL ON SITE:		80
	0.58 PER BED	
STREET PARKING:		6
TOTAL PARKING PROVIDED		86

USABLE OPEN SPACES REQ. (PER R3 ZONING)

UNIT	S.F. PER UNIT	S.F.
1BR		0
2BR	250	500
		0
4BR	350	10,500
		0
TOTAL		11,000
PROVIDED:		
OUTDOOR OPENSPACES:		24,964
REC.CAVE & FITNESS		2,183
PRIVATE BALCONIES:		2,324
TOTAL PROVIDED:		29,471

BIKE PARKING	
REQ. @ 1 PER UNIT:	39
Guest @ 1 per 10 Units	4
PROVIDED:	
INSIDE BIKE RACK:	37
OUTDOOR BIKE RACK:	10
TOTAL PROVIDED:	47

- ALL OUTDOOR LIGHTING SHALL BE SIZED AND DIRECTED TO AVOID ADVERSE IMPACT AND GLARE SPILLOVER ONTO ADJACENT PROPERTIES. THERE WILL BE NO UPWARD LIGHTING.

- A PHOTOMETRIC SITE PLAN, DRAWN TO SCALE, SHOWING ALL BUILDINGS AND PARKING AREAS, FIXTURE AND POLE HEIGHT, AND INCLUDE ALL PROPOSED EXTERIOR LIGHTING FIXTURES AND FOOT-CANDLE SPREAD.

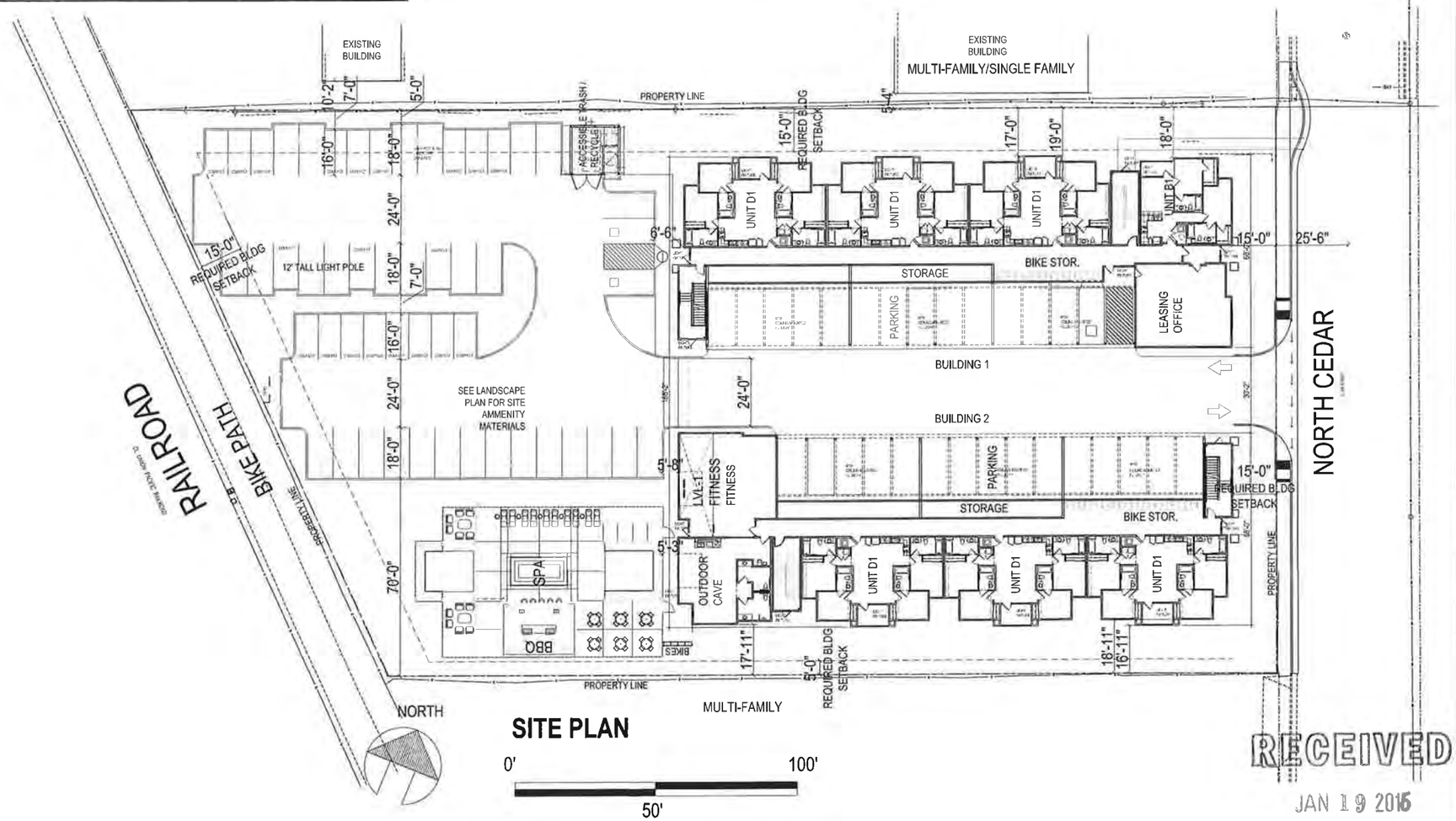
- DESIGN SPECIFICATIONS FOR ALL PROPOSED EXTERIOR LIGHTING FIXTURES SHALL INCLUDE PHOTOMETRIC DATA, CUTOFF DEVICES, BULB WATTAGE/TYPE, AND OTHER DESCRIPTIVE INFORMATION.

- FOOT-CANDLES FOR ALL OUTDOOR LIGHTING. EXTERIOR LIGHTING SHALL NOT EXCEED A 1.5 FOOT-CANDLE PER IES MINIMUM LIGHTING STANDARDS AT THE EDGE OF THE CONSTRUCTED FOOTPRINT OF THE SITE.

- THE LIGHTING WILL BE CONTAINED TO THE SITE TO THE MAXIMUM EXTENT POSSIBLE WITH ALL LIGHTING TO BE SHIELDED AND DIRECTED AWAY FROM NEIGHBORING PROPERTIES

SITE COVERAGE %

BUILDING	25%
PARKING	40%
LANDSCAPING	35%



SITE PLAN

0' 50' 100'

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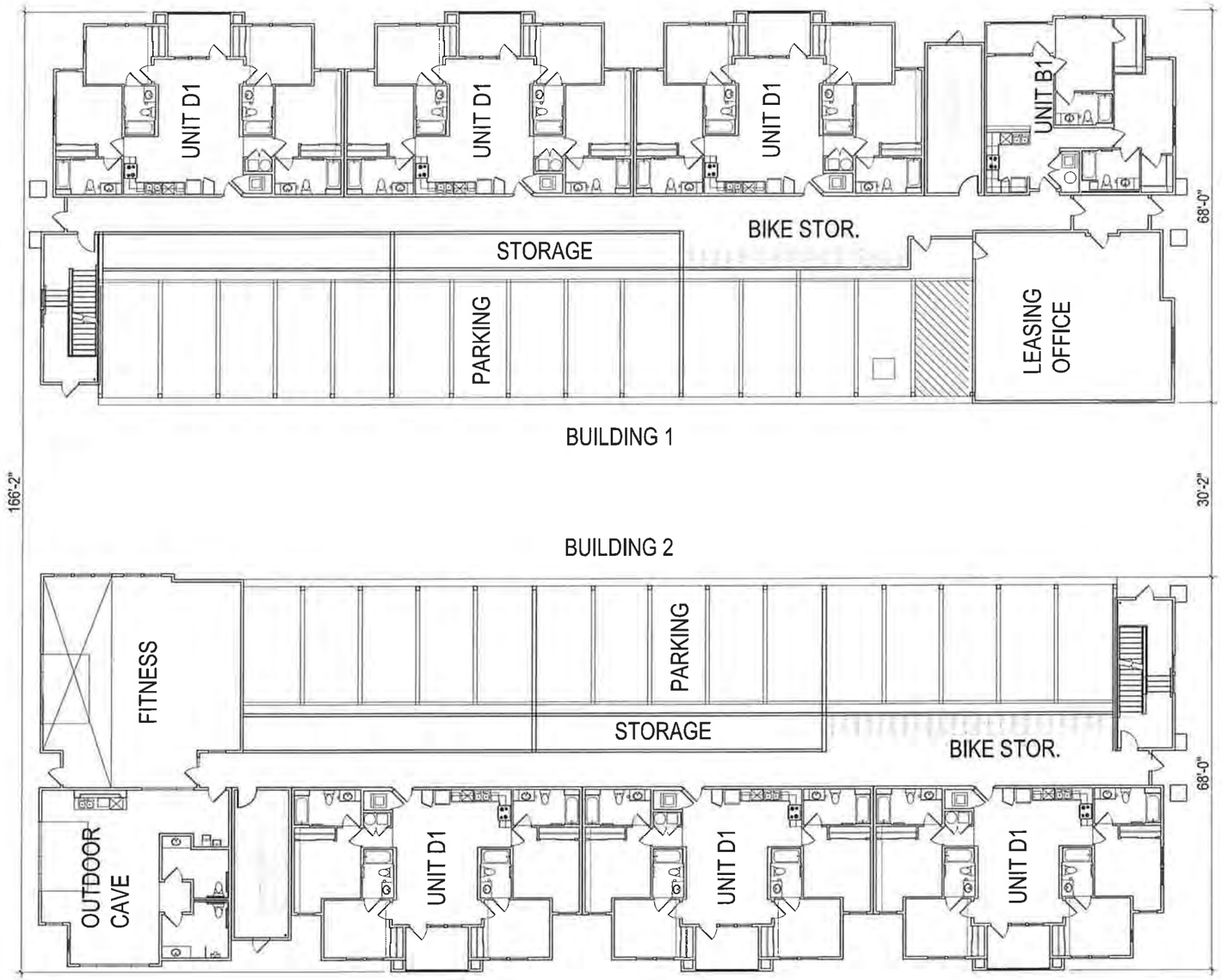

01 BUILDING PLAN LEVEL 1
SCALE: 1/8" = 1'-0"

NORTH

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Issued for Permit Application: XX/XX/XX
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Revisions:

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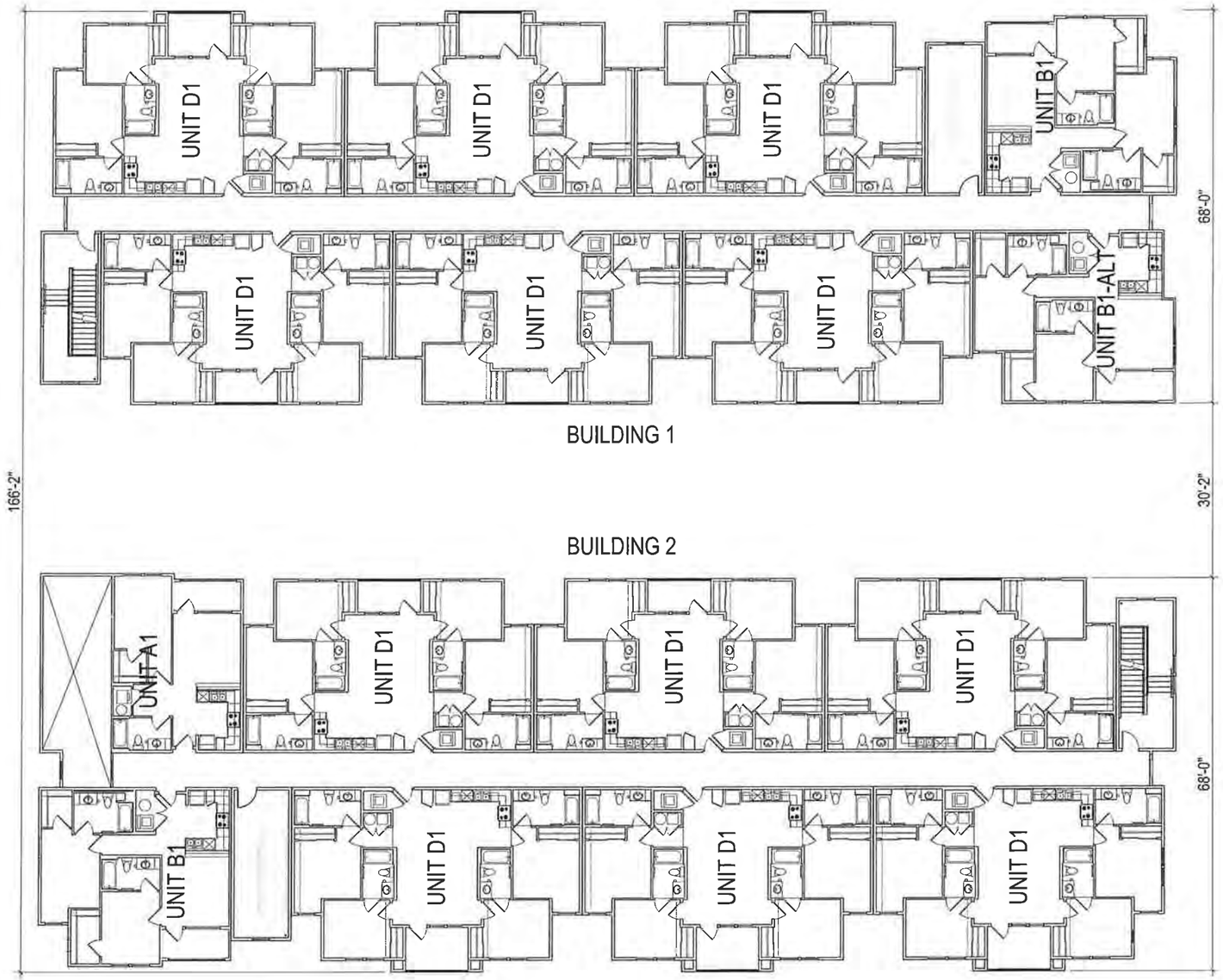

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01 BUILDING PLAN LEVEL 2
SCALE: 1/8" = 1'-0"

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Issue for Permit Application: XX/XX/XX
Issue for Construction: XX/XX/XX
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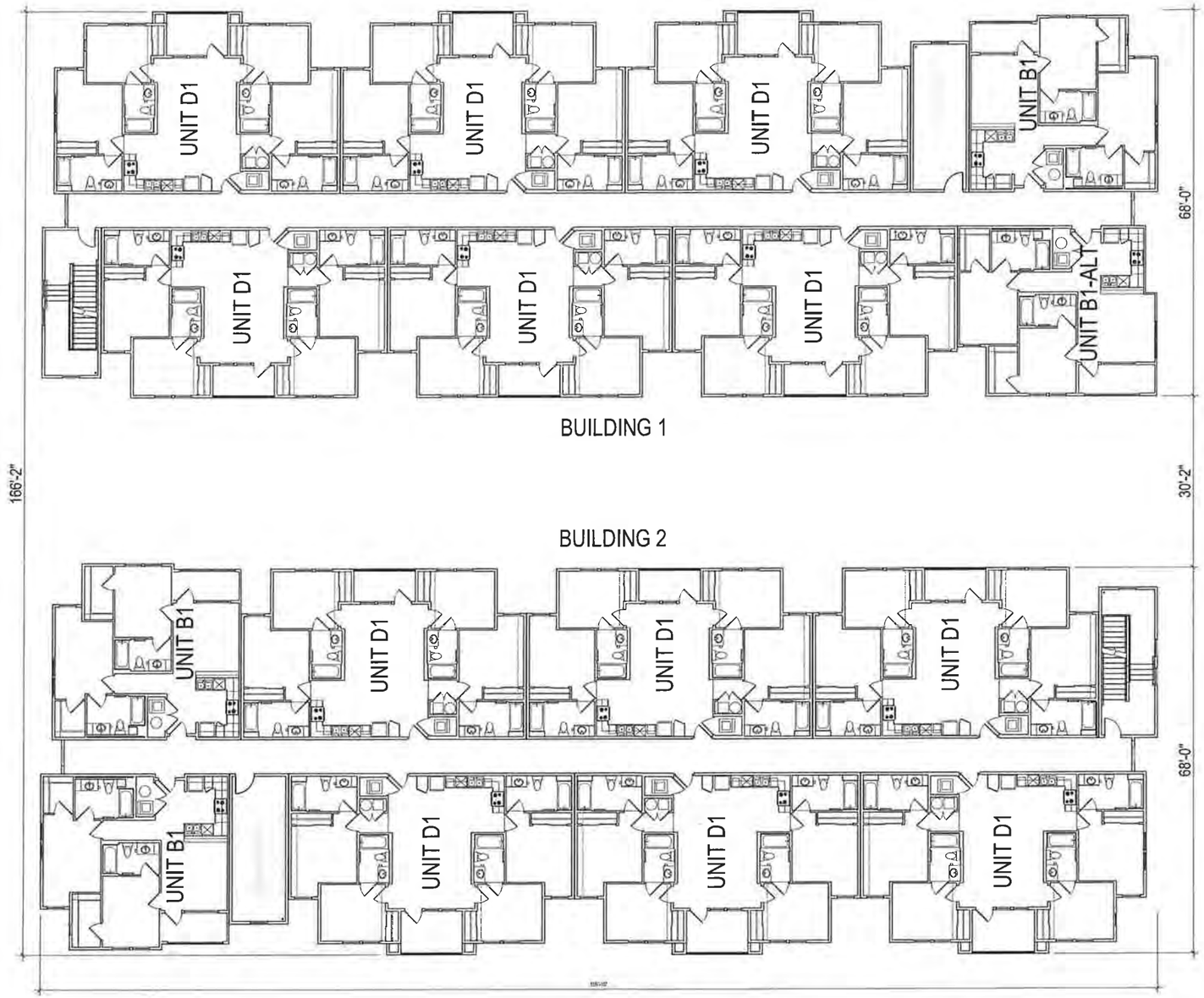
A3
#15147

ATTACHMENT D



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01 BUILDING PLAN LEVEL 3
SCALE: 1/8" = 1'-0"

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Issue for Permit Application: XX/XX/XX
Issue for Construction: XX/XX/XX
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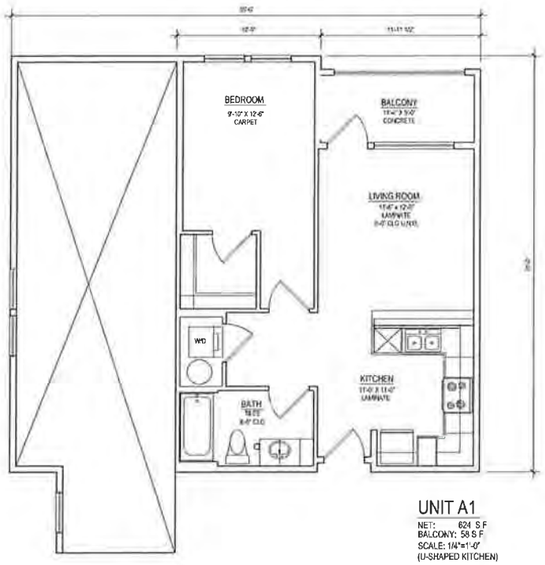
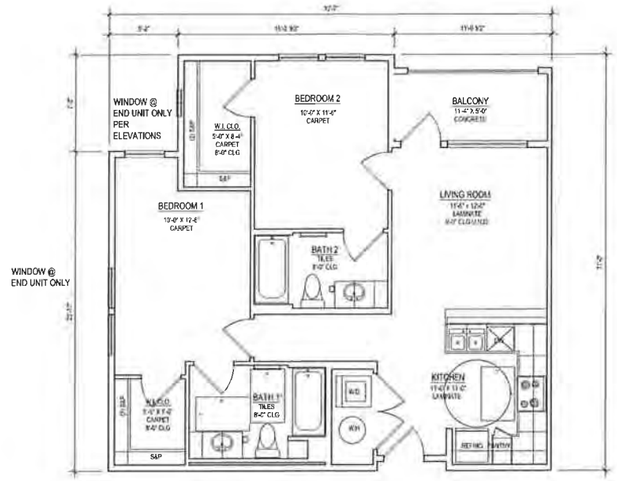
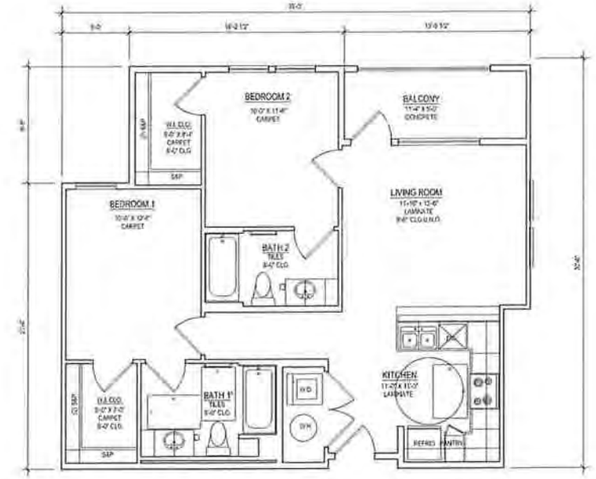


UNIT A1
NET: 624 S.F.
BALCONY: 58 S.F.
SCALE: 1/4"=1'-0"
(U-SHAPED KITCHEN)



UNIT B1
NET: 907 S.F.
BALCONY: 58 S.F.
SCALE: 1/4"=1'-0"
(U-SHAPED KITCHEN)



UNIT B1-ALT
NET: 908 S.F.
BALCONY: 58 S.F.
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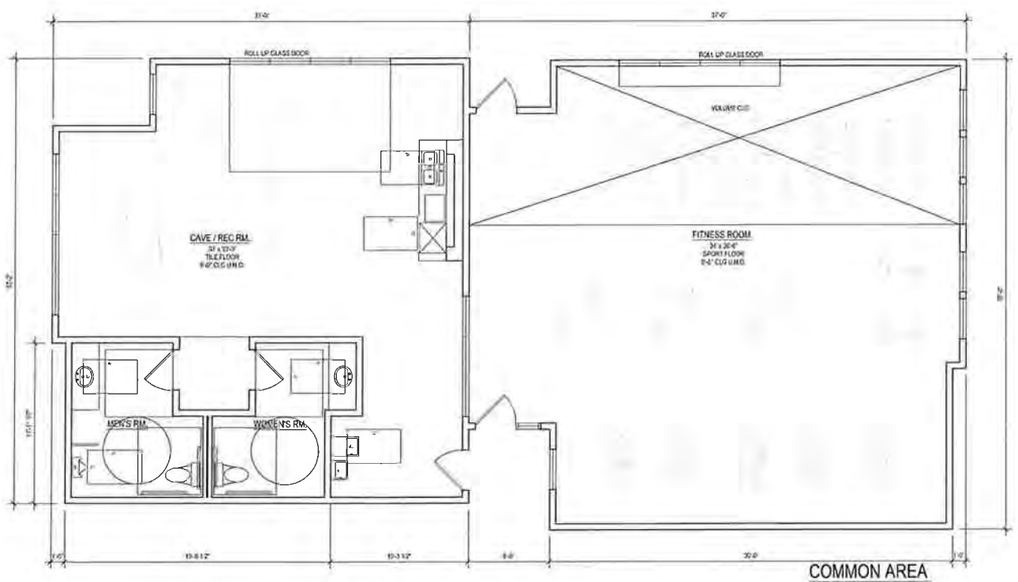
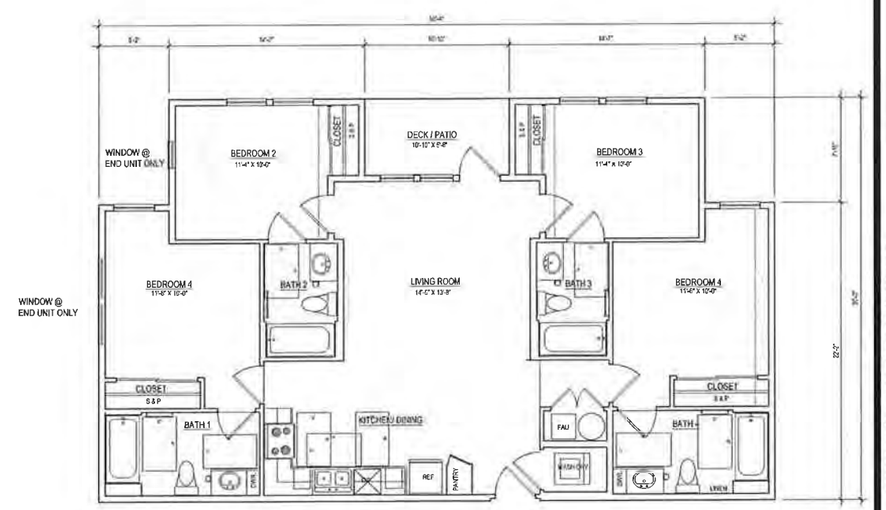


COMMON AREA
NET: 2183 S.F.
SCALE: 1/4"=1'-0"



UNIT D1
NET: 1367 S.F.
BALCONY: 62 S.F.
SCALE: 1/4"=1'-0"

Designed by:
Drawn by:
Architect of Record: Vince Chupka
Issue Status:
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Issued for Permit Application: XX/XX/XX
Issued for Construction: XX/XX/XX
REVISIONS:

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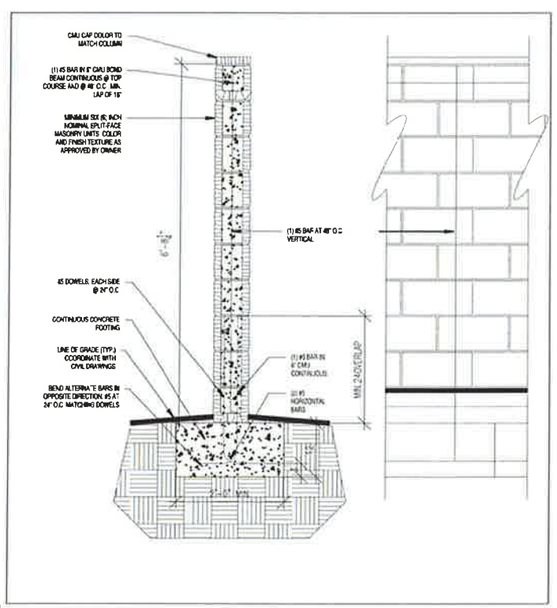
SHEET NO.
A9

#15147

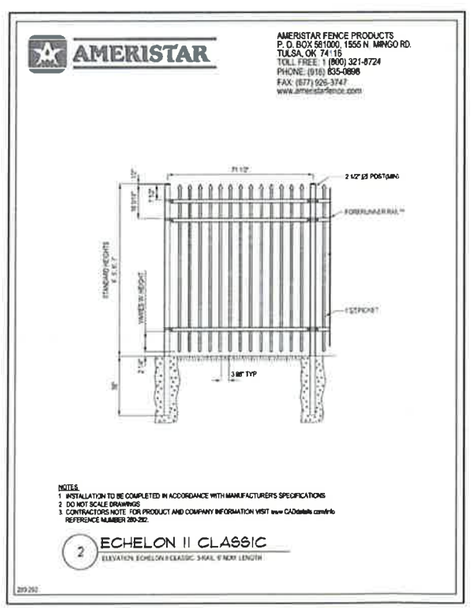
ATTACHMENT D

LANDSCAPE MASTER PLAN



1 CMU WALL DETAIL

Scale: 1"=1'-0"



2 ECHELON II CLASSIC

2 FENCING DETAIL

Scale: 1"=1'-0"

NOTES:

A. Place 2" depth $\frac{3}{4}$" size crushed rock over landscape fabric where indicated.

B. 4" depth shredded 'walk-on' bark mulch under the canopy of the existing oak trees

C. Trash enclosure location

D. Bike Parking, refer to the Arch Dwg's for additional locations

E. Remove the existing tree as shown, refer to the Tree Inventory Plan, Sheet L5

F. Existing tree to remain. Refer to the City of Chico Tree Preservation Ordinance, refer to the Tree Inventory Plan, Sheet L5

G. Excavate all finger island and parking field planters to a minimum depth of 30". Back fill with imported top soil. Install vertical 24" root barriers against all curbs within 10' of tree locations.

H. Parking area (shaded) to have 50% shade provided, refer to table sheet L2

I. New 6' high wood fence

J. Lighting bollard location, refer to the product cut sheets

K. 5' high wrought iron style fence around the perimeter of the outdoor spa area. Vertical pickets will be 4" on center and the gate will be self-closing.

L. New access from the site to the existing bike path located along the railroad

M. 6' high masonry wall with bike access gate along the west property line.

N. Parking Lighting location, refer to the product cut sheets

As per the WELO, The landscape contractor will submit a soil analysis report for landscape amendments post grading operations but before commencement of work. The analysis recommendations will be used for incorporating soil amendments into the proposed new landscape areas.

Low Impact Development Standards for Storm water Management will be applied to this project

The % of landscape open is space = 35%, refer to the Architect's site plan for additional information

ATTACHMENT ' '

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE

THE CEDARS APARTMENTS
LANDSCAPE IMPROVEMENT PLANS
CEDAR STREET
CHICO, CALIFORNIA

Sheet Title
LANDSCAPE MASTER PLAN

Seal

No. Date Revision

Project Mgr.: THP
Drawn By: THP
Scale: 1:20
Date: 23 DEC 2015
File Name: TCA_DD
Sheet No.: L1
of 5 sheets

RECEIVED
JAN 19 2016
CITY OF CHICO
PLANNING SERVICES

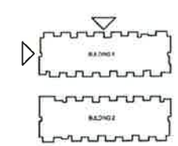
ATTACHMENT E

NORTH ELEVATION

BLDG -1

WEST ELEVATION

BLDG -1



KEY PLAN

RECEIVED

JAN 19 2016

CITY OF CHICO
PLANNING SERVICES

Designed by:
Drawn by:
Architect of Record: Vince Chupka
Date Plotted:
Issue for Pricing / Bidding: XX/XX/XX
Issue for Permit Application: XX/XX/XX
Issue for Construction: XX/XX/XX
Revisions:

#	DATE	COMMENTS

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NORTH CEDAR

CHICO, CA.

INTEGRITY HOUSING/SUTTON PLACE DEVELOPMENT

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ARCHITECTS, L.P.
2250 SE BRISTOL SUITE 310 NEWPORT BEACH CA 92660
(949) 955 - 9400 • (949) 955 - 1867 FAX
DALLAS NEWPORT BEACH NEW ORLEANS
ORLANDO SAN RAMON SCOTTSDALE
www.humphreys.com

SHEET CONTENTS:

SHEET NO.

A5

#15147

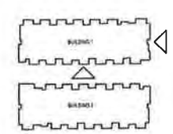
ATTACHMENT F

SOUTH ELEVATION DRIVE

BLDG -1

EAST ELEVATION

BLDG -1



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Designed by:
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Architect of Record: Vince Chupka
Date Plotted:
Issue for Pricing / Bidding: XX/XX/XX
Issue for Permit Application: XX/XX/XX
Issue for Construction: XX/XX/XX
Revisions

#	DATE	COMMENTS

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CHICO, CA.

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SHEET CONTENTS:

SHEET NO.

A6

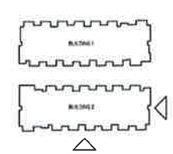
#15147

FILE: 15147_Sutter_N Cedar_Chico\1-PRELEVATIONS colored w ftscaling.dwg
USER: dgibson DATE/TIME: Dec 9, 2015 - 12:11am
SCALE: 1:100 PLOT: PRINT BLACK 1

ATTACHMENT F

SOUTH ELEVATION BLDG -2

EAST ELEVATION BLDG -2



KEY PLAN

RECEIVED

JAN 19 2016

CITY OF CHICO
PLANNING SERVICES

Designed by:
Drawn by:
Architect of Record: Vinos Chupka
Date Plotted:
Issue for Pricing / Bidding: XX/XX/XX
Issue for Permit Application: XX/XX/XX
Issue for Construction: XX/XX/XX
Revisions:

#	DATE	COMMENTS

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CHICO, CA.
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SHEET CONTENTS:

SHEET NO.
A7

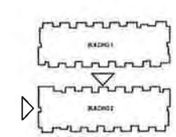
#15147

FILE: 15147_Sutton_N Cedar_Chico\-LP\ELEVATIONS (renovate blocking).dwg
DATE: Saturday, DATE/TIME: Dec 26, 2015 - 10:11am
BY: Vinos Chupka
PLOTTED BY: Vinos Chupka

ATTACHMENT F

NORTH ELEVATION DRIVE BLDG -2

WEST ELEVATION BLDG -2



KEY PLAN

RECEIVED

JAN 19 2016

CITY OF CHICO
PLANNING SERVICES

Designed by
Drawn by:
Architect of Record: Vince Chupka

Date Plotted:
Issue for Pricing / Bidding: XX/XX/XX
Issue for Permit Application: XX/XX/XX
Issue for Construction: XX/XX/XX

Revisions

#	DATE	COMMENTS

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CHICO, CA.

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SHEET CONTENTS:

SHEET NO.
A8

#15147

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USER: Vince Chupka PLOTTED: Jan 13, 2016 - 7:51:11am
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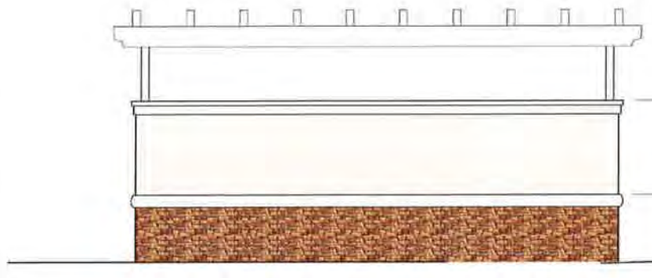
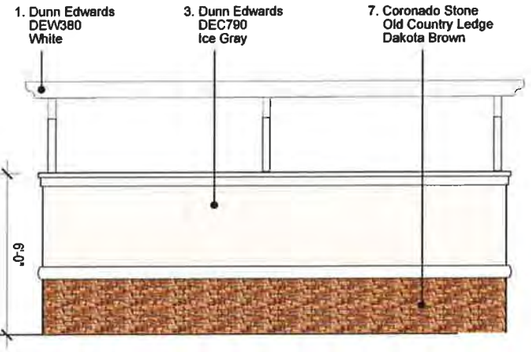
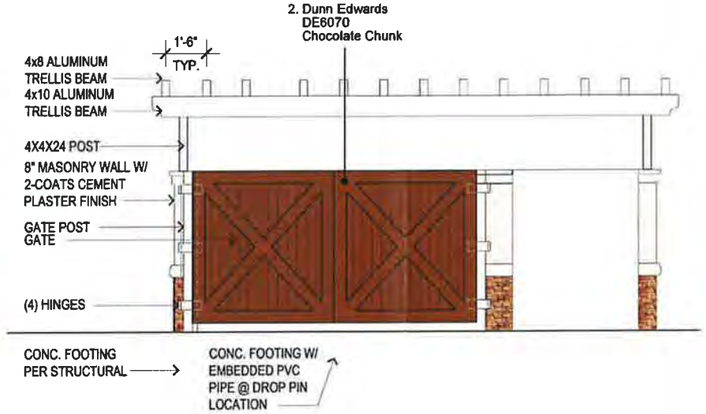
ATTACHMENT F



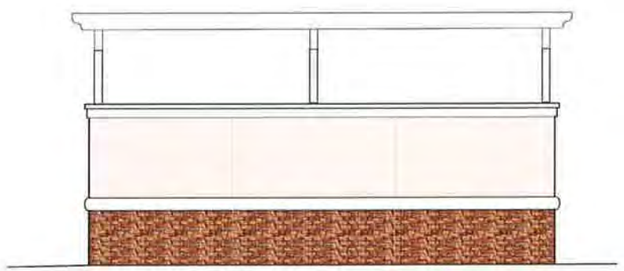
5 REAR ELEVATION
SCALE: 1/4" = 1'-0"



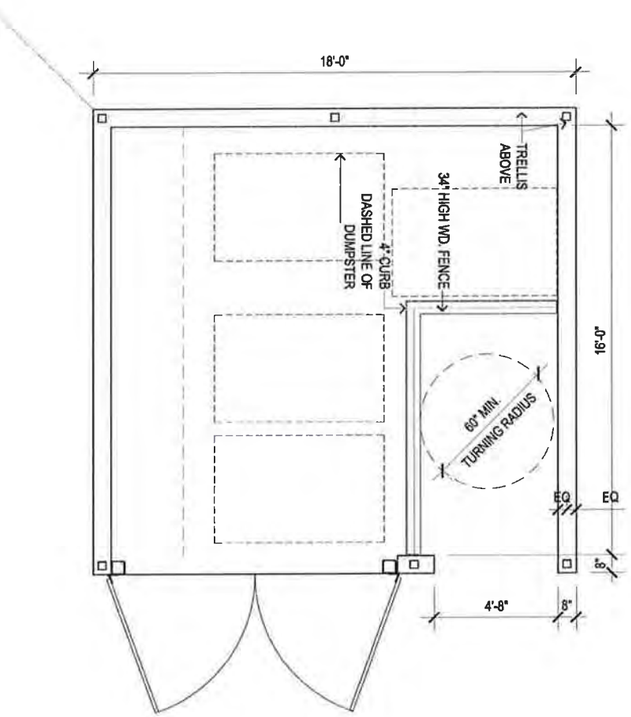
4 LEFT SIDE
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



6 RIGHT SIDE
SCALE: 1/4" = 1'-0"



1 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 19 2016
CITY OF CHICO
PLANNING SERVICES

Designed by:
Drawn by:
Architect of Record: Vince Chupka
Date Issued
Issue for Pricing / Bidding: XX/XX/XX
Issue for Permit Application: XX/XX/XX
Issue for Construction: XX/XX/XX
Revisions

#	DATE	COMMENTS

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CHICO, CA.
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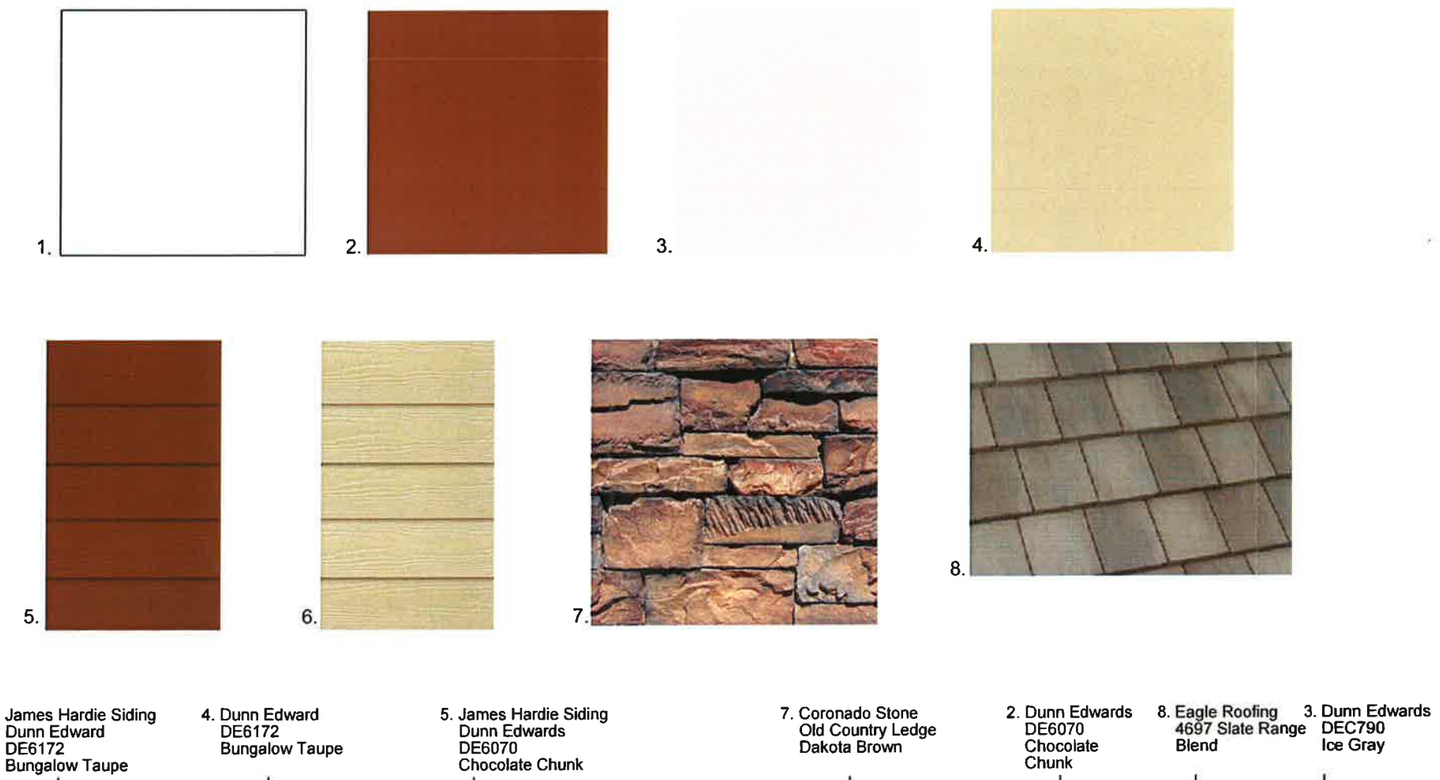
SHEET CONTENTS:
TRASH ENCLOSURE
PLANS / ELEVATIONS

SHEET NO.
A10

#15147

ATTACHMENT F



SOUTH ELEVATION

BLDG -2

BLDG -1

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Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

Jun 29, 2015

NORTH CEDAR

SUTTON PLACE PROPERTIES

CHICO, CA

HPA#15147

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

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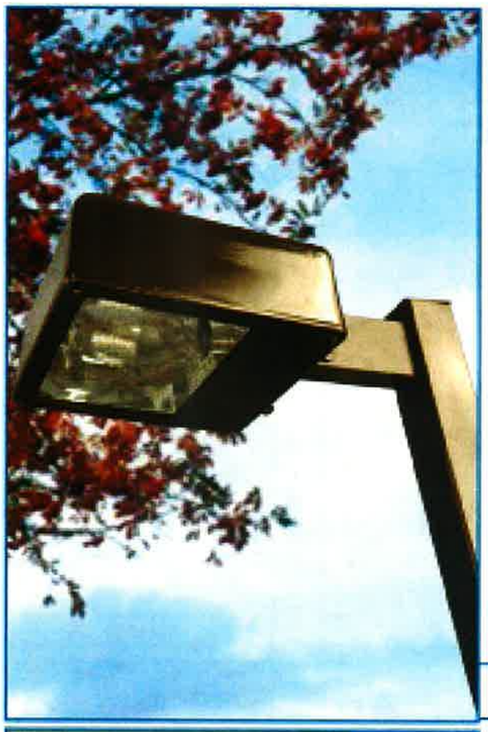
CITY OF CHICO
PLANNING SERVICES

ATTACHMENT G

A-Poles
175w. Metal Halide



LAA, LAB, LAK

SERIES

This versatile, architectural luminaire is supplied with different wattages and lamp types. The efficient specular aluminum reflector is available on Type 3, FT and 5 light distributions. This fixture will meet the dark sky requirements.

ARCHITECTURAL

The housing and the lens frame are made of die-cast aluminum. The arm is made of 1/8" thick extruded aluminum. The two piece bracket is fabricated from 1/8" thick steel bar and knuckle is made of 1/8" thick cast aluminum.

The lamp is horizontally mounted, properly positioned to provide the appropriate IES light pattern.

All electrical components are UL listed with electromagnetic high power factor ballast for HID lamps in voltages of 120 to 480 or an electronic ballast for compact fluorescent lamp in 120 or 277 volts. Ballasts are mounted on a removable tray for easy maintenance.

UL LISTED FOR WET LOCATIONS

LAA-1.pdf

Attachment H

LAA, LAB, LAK
SERIES

Housing: Die cast aluminum. Closed cell neoprene foam gasket is applied between lens frame and housing.

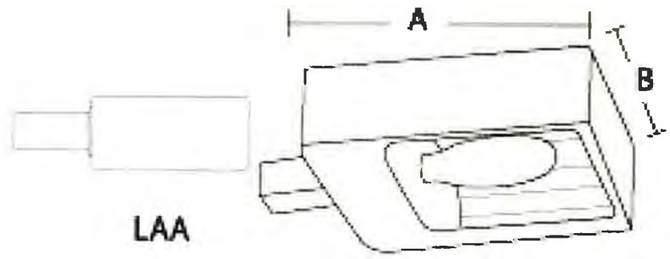
Lens: .188 thick thick clear tempered glass. Lens frame is hinged and secured with two stainless steel fasteners.

Reflector: Specular aluminum, available on type 3, FT and VS light distribution.

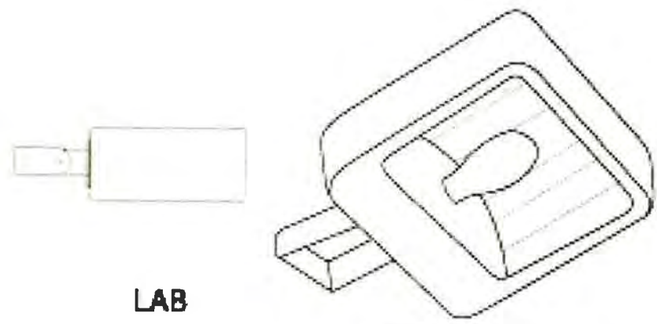
Electrical: All electrical components are UL approved.

Ballast: High power factor - 20°C starting temp. The ballast is removable as a unit for easy maintenance.

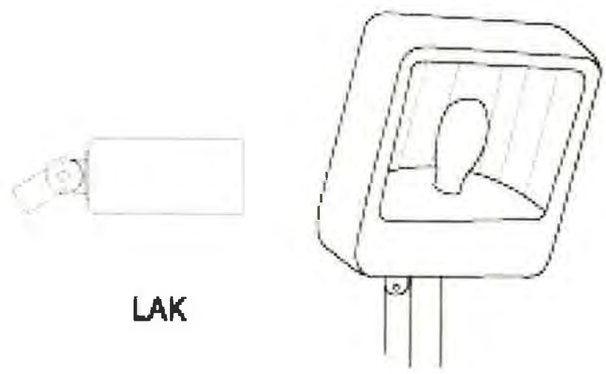
Finish: Polyester powder fuse coating is standard; other finishes are available upon request.



LAA



LAB



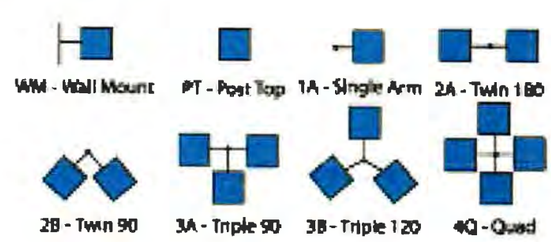
LAK

Ordering Information:

1. Model Number
2. Wattage
3. Lamp Type
   - H - Metal Halide
   - S - High Pressure Sodium
   - PS - Pulse Start
4. Voltage
   - 120, 208, 240, 277, 480 and
   - MT (Multi Tap) - 120, 208, 240, 277
5. Mounting
6. Finish
   - BZ - Bronze
   - (Other colors upon request)
7. Options
   - HS - House Shield
   - FS - Fuse
   - PC - Photo Cell

MOD#	WATTAGE	A	B	EPA
LAA, LAB, LAK	400 MAX	16"SQ.	7"	1.12
	1000 MAX	22"SQ.	10"	1.87

Mounting



1. Mod. #	2. Wattage 3. Lamp Type	4. Voltage	5. Mounting	6. Finish	7. Options

SUPERIORLIGHTING.COM
energy saving light bulbs

HIGH OTPUT LED CEILING MOUNT CANOPY 36-WATT LED 7802CLBL036, 7802CLBW036

A[illegible]ications: Security, entryway and perimeter lighting. Also recommended for parking garages, shopping area wa[illegible]ways, and exterior canopies
Typical Mounting Height: 8 to 15 feet **Typical Spacing:** 1 to 2 times the mounting height

1-800-545-7778

36 Watt High Ouput LED Garage Light Fixture

(Dark Bronze)

(White)

3-15/16"H x **9-7/8"**W x **9-7/8"**D

Catalog #	Description	Input Voltage	Delivered Lumen Output	CCT	CRI	Lifetime (L_{70} at 15˚C)	Weight	Comparable To:
Cool White (4100K) **7802CLBL036 (Black)** **7802CLBW036 (White)**	36W LED Cool White	120V-277V	3350 Lumens	4000K	70	50,000 Hours	5 lbs	100W PSMH
[illegible]ylight (5600K) **7802CLBL036 (Black)** **7802CLBW036 (White)**	36W LED Neutral White	120V-277V	3350 Lumens	5000K	70	50,000 Hours	5 lbs	100W PSMH

Features

- 50,000 hours of maintenance-free operation to L_{70} at 15°C
- Non-dimmable
- Low copper, die-cast aluminum housing
- White or dark bronze polyester powder-coat finish
- UV-stabilized acrylic prismatic refractor with self retaining screws
- 75°C minimum supply wire required
- 3/4" conduit entry on top for pendant mounting
- 1/2" conduit entries on two sides
- Universal voltage (120V through 277V)
- Minimum starting temperature: -40° F
- Heat dissipating fins
- RoHS compliant
- UL Listed for wet locations
- Cree® LEDs inside
- 3-year warranty

Accessories

None Available

Attachment H

Bollard Series

Dome Bollard with Louvers

Type B-Bollard
70 watt Metal Halide

QSSI SINCE 1985
LIGHTING & ELECTRICAL PRODUCTS GROUP

BOL3

Housing:
Extruded Aluminum Housing with Flush Mounting Base & Vandal-Resistant Screws, Domed Top, Powdercoat Finish Over a Chromate Conversion Coating, Internal Ballast Tray for Easy Maintenance

Reflector:
Cast Aluminum Louvers

Lens:
Clear Polycarbonate Lens

Socket:
HID: Porcelain 4KV Pulse Rated Medium Base Socket with Nickel Plated Screw Shell
PL: Plug-In Type, GX24Q-4

Mounting:
Mounting Kit with 8" Anchor Bolts (Included)

Wattage:
High Pressure Sodium: 35 to 100w
Metal Halide: 70 to 100w
Compact Fluorescent: 1 x 42 to 57w

Listing & Ratings:
CSA: Listed for Wet Locations

Other Wattages & Custom Colors Available Upon Request.

Bollards Can Be Cut To Custom Lengths Upon Request.

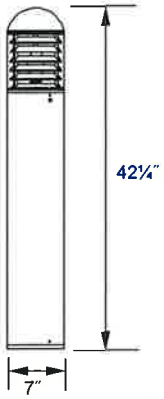
Kit(s)				
Catalog #	**Description**			
BOL3*	Dome Bollard with Louvers, HID Kit			
BOL3F*	Dome Bollard with Louvers, Single Fluorescent Kit			
Complete Units (Lamp Included)				
Catalog #	**Wattage**	**Voltage**	**Lamp**	**Ballast**
BOL3H35R120L*	35	120	HPS	R-NPF
BOL3H50R120L*	50	120	HPS	R-NPF
BOL3H70R120L*	70	120	HPS	R-NPF
BOL3H100R120L*	100	120	HPS	R-NPF
BOL3H70QL*	70	Quad	HPS	HX-HPF
BOL3H100QL*	100	Quad	HPS	HX-HPF
BOL3M70QL*	70	Quad	MH	HX-HPF
BOL3M100QL*	100	Quad	MH	HX-HPF
BOL3F42EL*	1 x 42	120-277	PL	Electronic
BOL3F57EL*	1 x 57	120-277	PL	Electronic

*Specify Color: BZ=Bronze, WH=White, BK=Black

BO

Also Available in LED.

DIMENSIONS



BOL3

Attachment H

QSSI
Lighting & Electrical Products Group
Phone: (813) 316-2221
Fax: (813) 855-3717
Email: customerservice@qssi.com

SOUTHLAND LIGHTING

Print Form

PRODUCT SPECIFICATIONS

JOB NAME:		CATALOG NO.	SL-20593
TYPE:		PRODUCT TYPE:	

SL-20593

- GU24 Fluorescent
- Energy Star approved (GU24)
- 13w., 18w., 23w. 26w compatible
- UL, CUL Approved
- Frosted or tea stained glass lens
- Powder coat silver or bronze frame
- Powder coat white back plate
- ADA compliant

Height 11 ½" Width 10 ½"
Extension 4"

SERIES	LAMPS	SIZE	VOLTAGE	OPTIONS
20593	GU	10"	120	SLV,BRZ

c UL us LISTED

Energy ENERGY STAR

425 North Fox Street San Fernando, CA 91340
(818) 365-8900 FAX (818) 365-2519
www.southlandlighting.net

Attachment H