



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 4/1/15

DATE: March 23, 2015

File: AR 15-03

TO: Architectural Review and Historic Preservation Board

FROM: Jake Morley, Associate Planner, (879-6810, jake.morley@chicoca.gov)
Community Development Department

RE: Harrison Duplexes, 930 East Lassen Avenue, APN 007-320-032

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 15-03 (Harrison Duplexes), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct 4 duplex structures on a vacant 0.57 acre property located at 930 East Lassen Avenue (see Location Map **Attachment A** and Applicant's Project Description, **Attachment B**). The site is designated Medium Density Residential on the City of Chico General Plan Land Use Diagram, and is located in the R2-AOC (Medium Density Residential in Airport Overflight Zone C) zoning district.

The density of the project is 12.12 units per acre, which is within the R2 Medium Density Residential range of 7.1-14 units per acre. Surrounding uses are a mix of apartments and duplex dwelling units, and a mobile home park, which are also located in the R2 zoning district.

Vehicle access to the site is via a single driveway that bisects the parcel. The proposed single story 2-bedroom duplexes are placed on each side of the driveway and to the rear of the lot (see Site Plan **Attachment C**). This design creates a layout where the parking, trash enclosure and guest bicycle parking are centrally located. Additional bicycle parking is proposed on the rear patio of each unit. A total of 17 vehicle parking stalls will be accommodated on site, which exceeds municipal code requirements by 2 stalls.

The structures are finished with stucco, and beige tones of "La Habra" oatmeal, with "Foothills" and "Darkroom" utilized as accent colors and treatment for the doors. The roof will have earth tone brown ("Driftwood") color composition shingles. Each unit will have a fenced private yard, with decomposed granite, and creeping vines along the fence (see Color and Black and White Elevation, **Attachment D** and Material/Color Samples, **Attachment E**).

The architect has noted that structural lighting will be recessed over each entrance door. Parking lot lights are noted on the site plan and a detail sheet has been provided

(**Attachment F**). The height of the parking lot lights are not noted, therefore staff recommends a condition that the parking lot lights not exceed 15 feet to offer pedestrian scale.

Landscaping is planned throughout the site, with Zelkova and Pistache trees utilized to meet the 50% shade requirement. Additional accent trees are proposed in smaller planting areas. Shrubs and vines are also proposed to soften the structures appearance to the street, and to provide additional greenery at the trash enclosures and in each rear yard (see Landscape Plan, **Attachment G**).

A floor plan is provided for reference only as **Attachment H**, to illustrate relationships between interior and exterior features.

DISCUSSION

The buildings exhibit a contemporary ranch style with craftsman elements that include 6x6 corbels at gables, gable vents and grid patterns windows. Staff recommends the Craftsman style be more pronounced by extending eaves at least one foot.

The project is consistent with Design Guidelines (DGs) that call for residential buildings to incorporate porches and sidewalks that are connected to the public right-of-way. The design of the site plan also minimizes vehicles that are visible from the street (DF 4.1.11, DG 4.1.12, DG 4.1.32 and DG 4.1.35).

At just over 17 feet tall, the structures are at a pedestrian scale and do not dominate the site. Architectural details are noted around the windows, at the gables and corbels and front doors which appear to contain windows. Utilities are placed so that they are either at the rear of each unit and thereby hidden by the proposed fence, or painted to match on the sides of the structure. However, the side elevations facing the street offer minimal interest, and does not engage the street with windows or a door. Therefore, staff recommends that the board discuss measures to improve aesthetics to the side of the structures that face Lassen Avenue. Similarly, interest should be added with a livelier color scheme rather than the beige and brown tones that have become common in Chico.

Each unit will have secure bicycle parking located on the rear of each patio. Vehicle parking and trash enclosure is placed so that it is convenient for all tenants and guest, along with a guest bicycle rack. However, the current placement of the trash enclosure is approximately 5 feet from the window to a living room, therefore staff recommends a condition rotating the enclosure 90 degrees away from the unit (DG 4.1.41 and DG 4.1.43).

Landscaping is planned with a heavy mixture of shrubs, vines, perennials, flowers and trees. The variety of landscaping will provide a wide range of colors, textures, and interest throughout the year, and soften the structures appearance along Lassen Avenue (DG 4.1.55). Creeping fig vines are proposed on the trash enclosure to soften the structure and deter graffiti.

RECOMMENDED DISCUSSION ITEMS

Color Pallet

The applicant is proposing a color pallet made of beige and brown tones, which have become common in Chico. Staff believes that the project can be enhanced with the introduction of different color spectrum.

Street Elevation

Due to the site plan's orientation, two duplex structures are placed so that the side of the structures front Lassen Avenue. Design Guideline 4.1.3 states that projects orient multiple-family residential development to the street and pedestrians. Staff recommends that the Board discuss adding a design element, such as windows or other element, to the southern elevations that face Lassen Avenue.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

According to the 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 also includes landscaping that is fundamental to the design, softens the structure appearance all while incorporating an existing tree into the site design (CD 1.1.2). Further, the project design incorporates secure bicycle facilities and the structures are at pedestrian scale and height (CD-3.2.1). The site is not located within the bounds of a Neighborhood Plan or area plan.

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 in that it has a single drive access from a collector street, provides sufficient vehicle and bicycle parking. The subject site is surrounded by single story development. The project is also consistent with Design

Guidelines that call for a pedestrian-level scale, incorporation of elements that reflect the surrounding neighborhood, and proper screening of utilities (DG 2.2.11, 2.1.36, 2.2.13, and 2.1.36).

- 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 neutral color pallet of the proposed residential structures are visually compatible with the surrounding residential developments. Exterior equipment will be properly screened by fences or painted to match the structures. Parking lot lighting is conditioned to be at pedestrian scale and will not create any unnecessary source of glare or contribute to the night sky pollution.

- 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 project configuration creates a compatible site plan where parking is hidden from public view and convenient for all tenants. The buildings will not unnecessarily block views or dominate its surroundings as the height of the structures is below the allowed height of the zoning designation.

- 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.*

The proposed landscaping will provide visual relief around the structures and provide adequate parking lot shading. The landscaping will have a range of colors, and textures that will provide visual interest throughout the year.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-01 (Harrison Duplexes). No building permits related to this approval shall be finalized without authorization of Planning staff.
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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. Proposed parking lot lighting shall not exceed a maximum height of 15 feet.

5. Trash enclosure shall be rotated 90 degrees, so that it is further away from the residential unit to the south.
6. Structural plans shall be modified to extend the eaves at least one foot.

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. Applicant's Project Description
- C. Site Plan
- D. 1. Color Elevation
2. Black and White Elevations
- E. Material/Color Sample Board
- F. Parking Lot Light Detail
- G. Landscape Plan
- H. Floor Plan

DISTRIBUTION

Internal (3)

Bob Summerville, Senior Planner

Jake Morley, Associate Planner

Files: AR 15-03 (Harrison Duplexes)

External (3)

Greg Peitz Architect, 383 Rio Lindo Ave., Chico CA 95926

Thomas Phelps, Landscape Architect, P.O. Box 8328, Chico, CA 95927

Dave Harrison, 37 Hawk Place, Chico, CA 95927

930 East Lassen Avenue



GREGORY A. PEITZ ARCHITECT

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

SUBJECT: HARRISON DUPLEXES ARHPB PROJECT DESCRIPTION

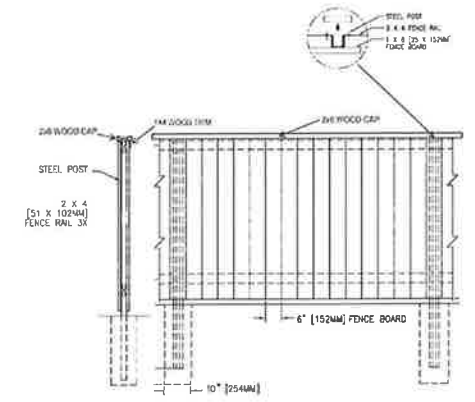
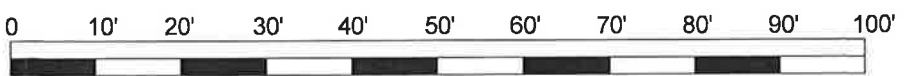
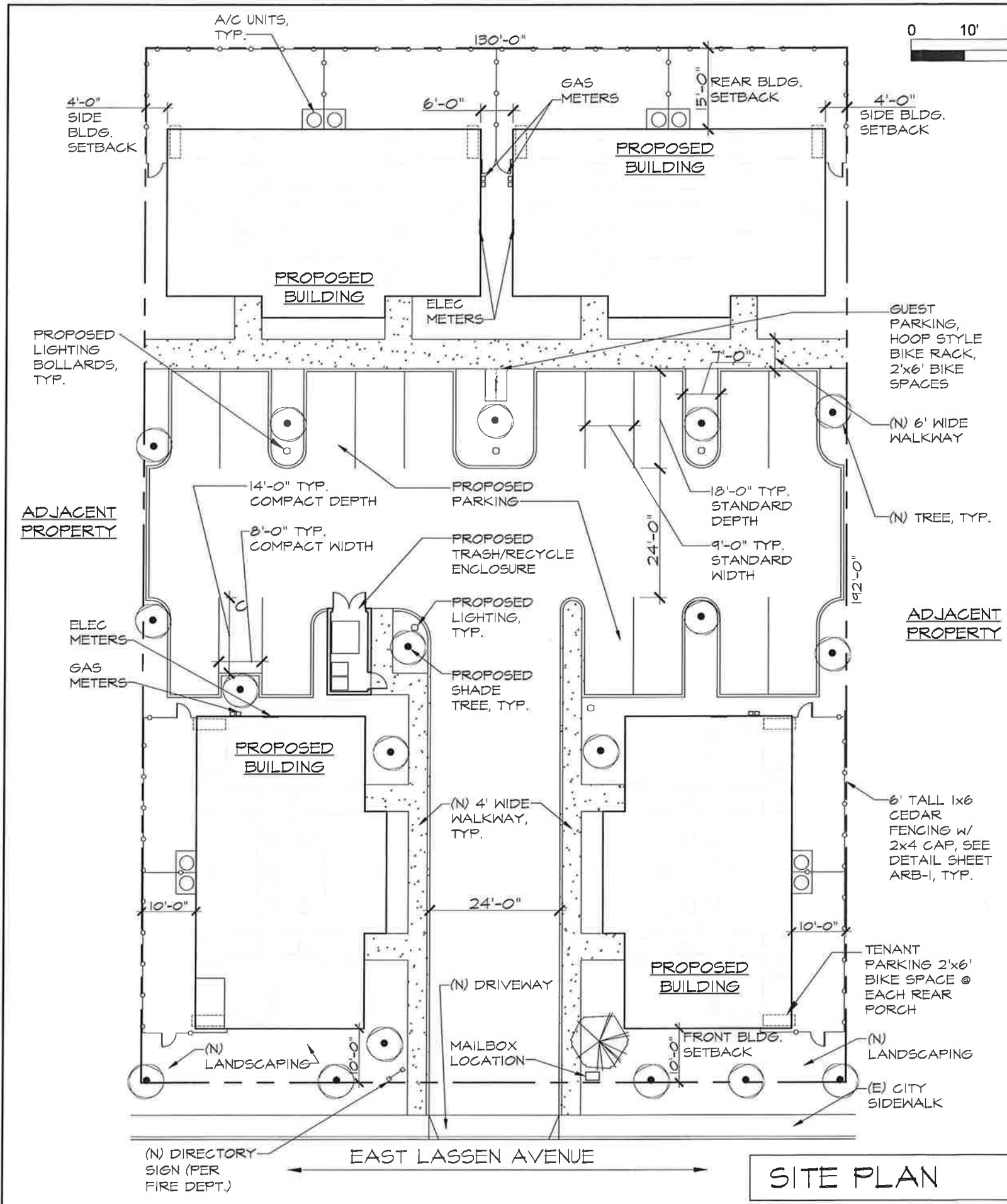
The intent of the design for the Harrison duplexes is to create a small community feeling with residences that will have amenities similar to a single family home, such as covered rear porches and fenced-in rear yards.

The parking has an entry driveway that serves like a private street back to the parking area and rear units. Two of the four units are next to the street with their entries oriented to the entry driveway to give the project a positive presentation to the street. (DG 4.1.35) The on-site sidewalks are all connected to the public sidewalk to provide a pedestrian friendly orientation. (DG 4.1.35)

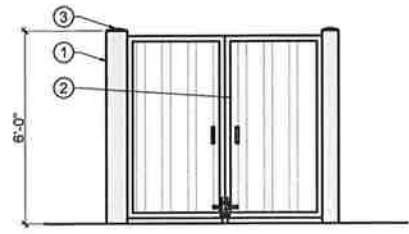
A fenced rear yard is provided for each unit to accommodate pets, small children and private gatherings. Mechanical units will be located in these yards which will keep them from public view. (DG 4.1.43)

The window and door trim will be painted an accent color and decorative gable end vents will be used to create more diversity in appearance. (DG 4.1.15, DG 4.2.31)

The parking is located in the center of the property to provide parking in close proximity to the front entries and to minimize it's visual impact from the street. (DG 4.1.12, DG 4.1.52)



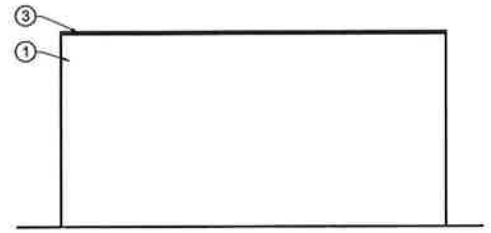
FENCE DETAIL N.T.S.



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)



ELEVATION VIEW (FROM SIDE) NOT TO SCALE

OPEN SPACE CALCS

LOT AREA:	24,960 S.F.
OPEN SPACE AREA:	17,524 S.F.
OPEN SPACE PERCENTAGE:	70.3%

LOT COVERAGE CALCS:

LOT AREA:	24,960 S.F.
BUILDING AREA:	7,436 S.F.
LOT COVERAGE:	29.7%

APN: 007-320-032
.57 ACRES TOTAL

UNITS

8 UNITS - (2) BED - (1 3/4) SPACES PER UNIT:
GUEST PARKING 1 SPACE PER 5 UNITS:
TOTAL REQUIRED:

PARKING

14 SPACES
1 SPACES
TOTAL PROVIDED:
17 SPACES



1" = 20'-0"

SITE PLAN

Revision	Date	By
△	2-27-15	CS

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LASSEN DUPLEXES FOR: DAVE & KATHY HARRISON
AT: 930 EAST LASSEN AVENUE
CHICO, CALIFORNIA



HARRISON LASSEN DUPLEXES

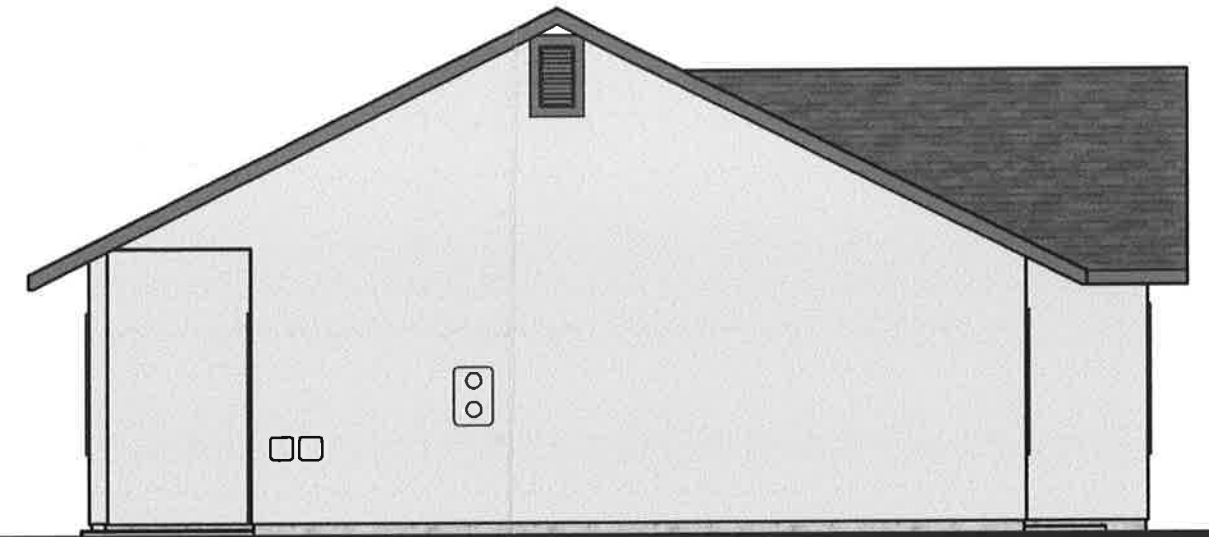
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APP1

ATTACHMENT C

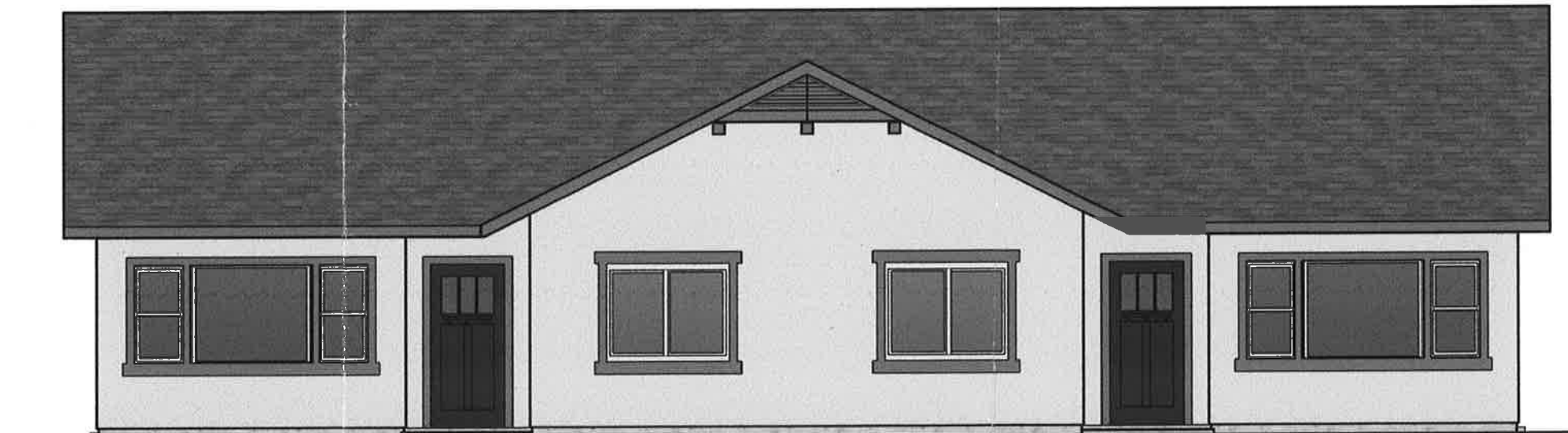


REAR ELEVATION

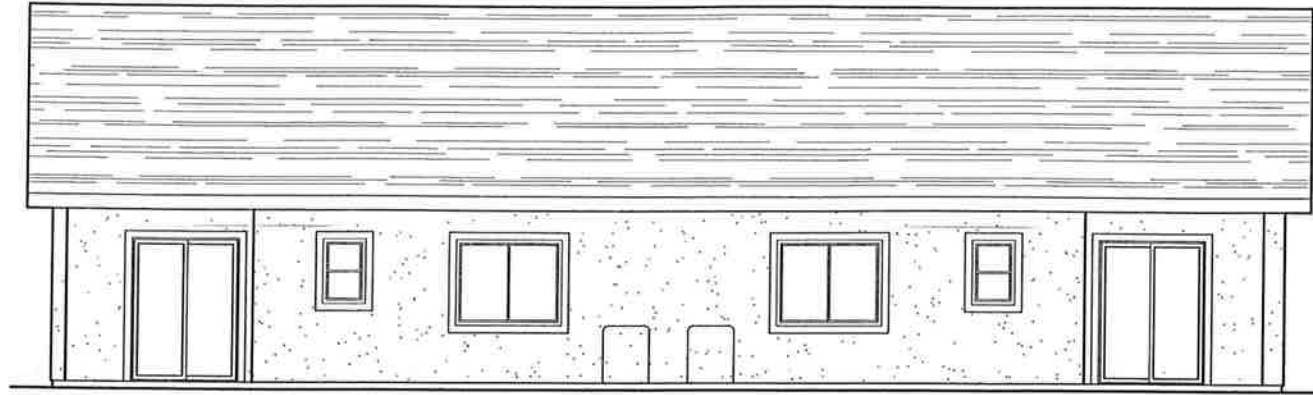


SIDE ELEVATIONS

HARRISON DUPLIX

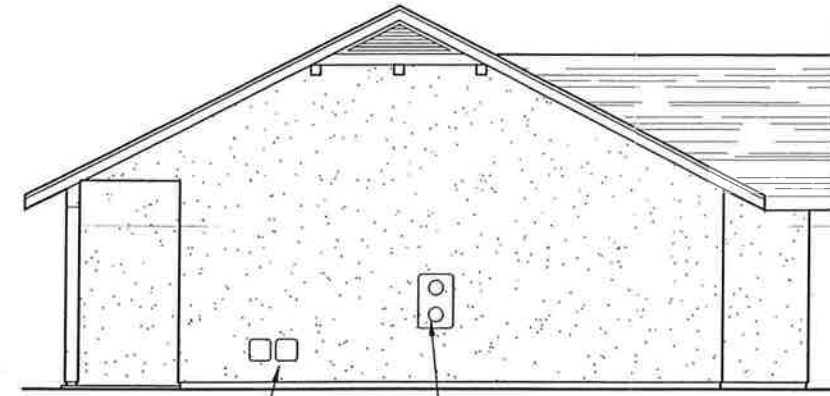


FRONT ELEVATION



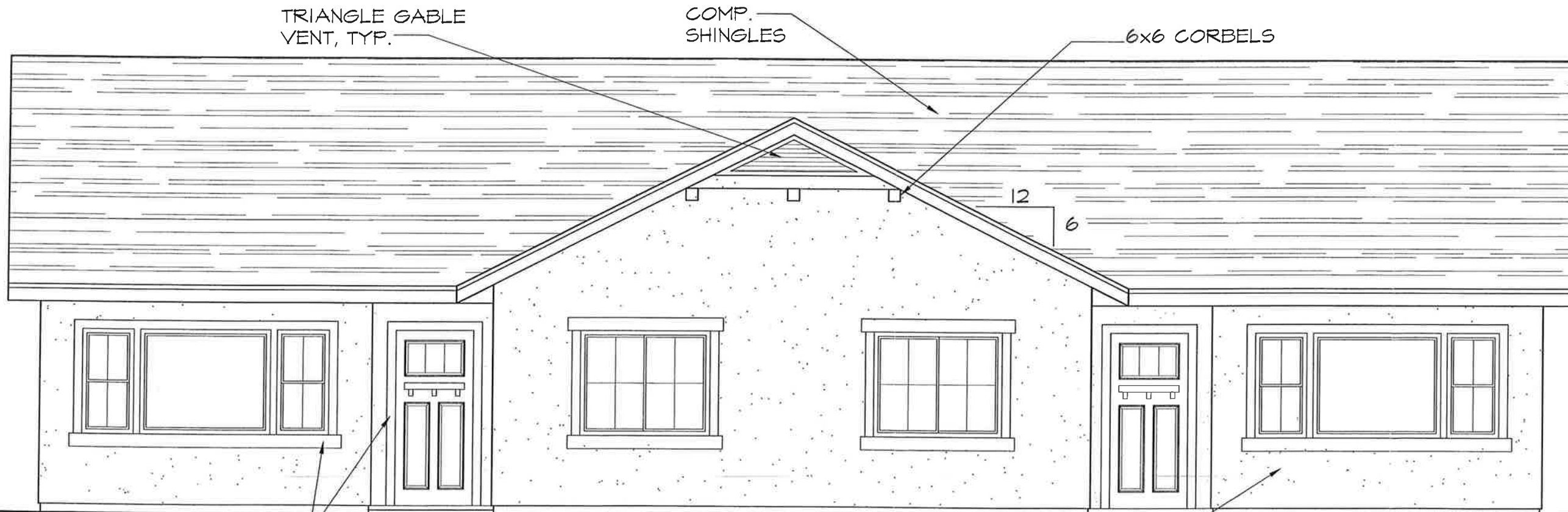
REAR ELEVATION

1/16" = 1'-0"



LEFT & RIGHT ELEVATIONS

1/16" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

Revised	Date	By
△	2-27-15	CS

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LASSEN DUPEXES
 FOR: DAVE & KATHY HARRISON
 AT: 930 EAST LASSEN AVENUE
 CHICO, CALIFORNIA



HARRISON
 LASSEN
 DUPEXES

Date: JANUARY 2015
 Scale:
 Drawn: OSTROVSKIY
 Job: 14-1986
 Date:

ARB3

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FEB 27 2015

CITY OF CHICO
 PLANNING SERVICES

ATTACHMENT

HARRISON DUPLEXES



STUCCO -
'LA HABRA' - OATMEAL 81



BARGE & TRIM- 'SHERWIN WILLIAMS'
FOOTHILLS - SW 7514



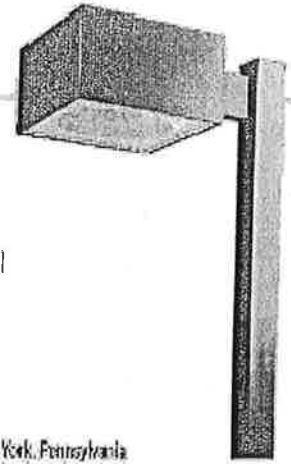
ACCENT (DOOR)- 'SHERWIN WILLIAMS'
DARKROOM - SW 7083



ROOFING -
COMPOSITION SHINGLES -
'OWENS CORNING'
DRIFTWOOD

ATTACHMENT E

ECOLUME QUICK SHIP



In response to increasingly tight delivery schedules, Emco has developed a 3-Day Quick Ship Program that makes it easy to order our most popular and versatile luminaires, poles and options. Lamps for all luminaires are in stock.

When specifying, please pay particular attention to the size of luminaire, wattage and optical system desired. Refer to www.sitelighting.com for the most current information.

QUICK SHIP AREA LIGHTING LUMINAIRES

EC14 - Ecolume, 14" square

- 150HPS or 175MH
- Multi-Tap Ballast (120/208/240/277) Tap to 277V
- Bronze Painted (BRP)
- Type 3H or FH (Forward Throw)
- Arm Mount, Wall Mount (no arm), Wall Mount with Arm

Ship From: York, Pennsylvania
Dallas, Texas
San Jose, California

PREFIX	MOUNTING	SIZE	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH
EC	A	14	1	3H	175MH	277	BRP
EC	A Arm Mount W Wall Mount WA Wall Mount w/Arm	14	1 2 3 4	3H, FH	150HPS, 175MH	120, 208, 240, 277	BRP= Bronze Paint

EC18 - Ecolume, 18" square

- 250HPS, 400HPS, 250MH or 400MH
- Multi-Tap Ballast (120/208/240/277) Tap to 277V
- Bronze Painted (BRP)
- Type 3H or FH (Forward Throw)
- Arm Mount, Wall Mount (no arm), Wall Mount with Arm

Ship From: York, Pennsylvania
Dallas, Texas
San Jose, California

PREFIX	MOUNTING	SIZE	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH
EC	A	18	1	3H	250MH	277	BRP
EC	A Arm Mount W Wall Mount WA Wall Mount w/Arm	18	1 2 3 4	3H, FH	250HPS, 400HPS, 250MH, 400MH	120, 208, 240, 277	BRP= Bronze Paint

Add suffix to the end of the order number - **F**

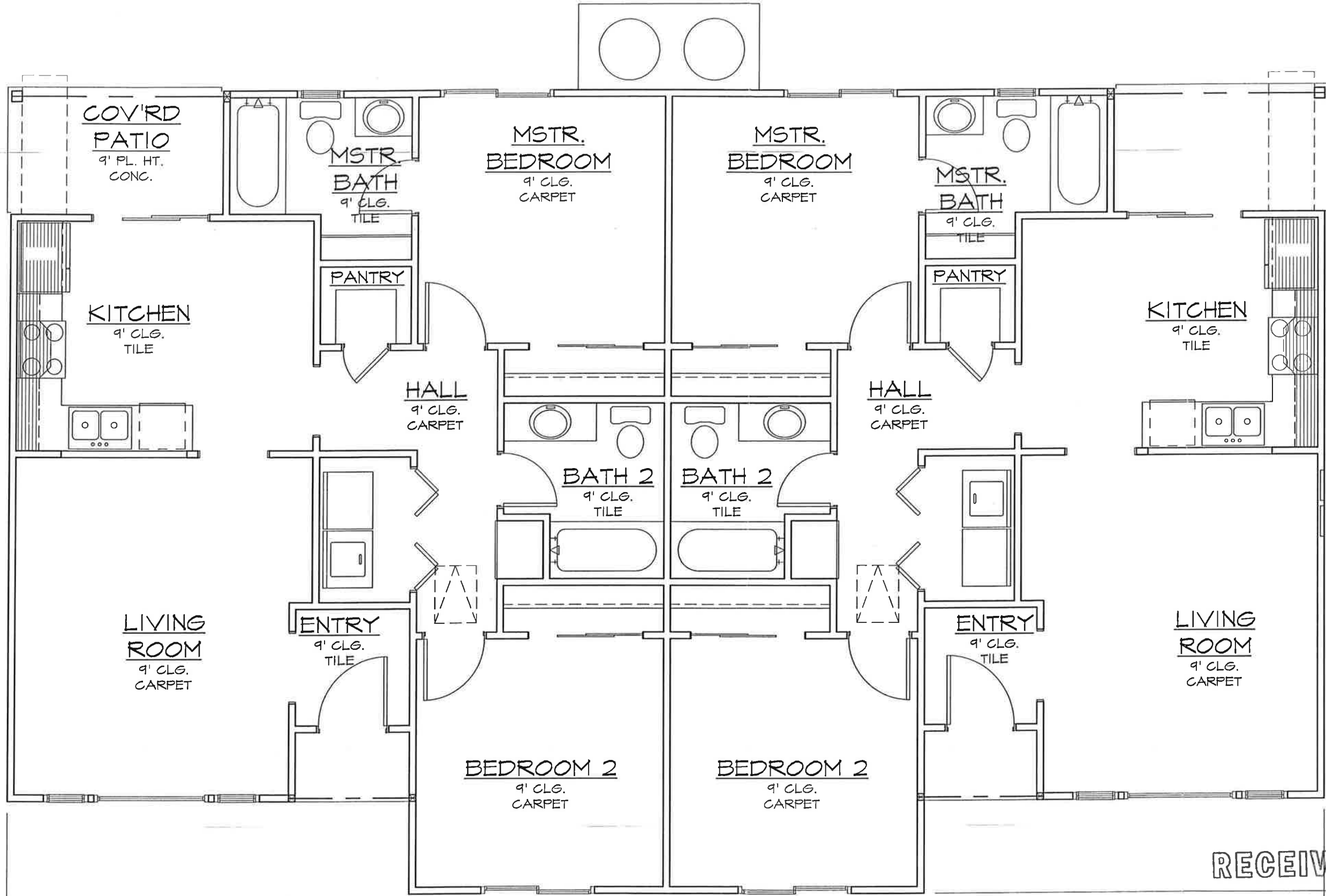
Example: **EC A 14 1 3V 150MH 120 BRP - F**

OPTIONS

Options:

- AP Adjustable Knuckle - Pole Mount
- AT Adjustable Knuckle - Tenon Mount
- PTF2 Pole Top Fitter 2 3/8" diameter hexon for use with a 14" - 18" luminaire (2 3/8" x 4")

STANDARD 'SHOEBOX' STYLE (GARDCO: ECOLUME MODEL: EC A 14 1 3V 150HPS 120 BRP WITH CUTOFF SHROUDS TO ELIMINATE LIGHT SPILLAGE ONTO ADJACENT PROPERTY AND INTO NIGHT SKY).
TYPE OF LAMP: 150 WATT HIGH PRESSURE SODIUM.



FLOOR PLAN 1/8" = 1'-0"

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FEB 27 2015

CITY OF CHICAGO
PLANNING SERVICES

ATTACHMENT 1

Revision	Date	By
1	2-27-15	CS

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LASSEN DUPLICES
FOR: DAVE & KATHY HARRISON
AT: 930 EAST LASSEN AVENUE
CHICO, CALIFORNIA



HARRISON
LASSEN
DUPLICES

Date	JANUARY 2015
Scale	
Drawn	
As	14-1486
Sheet	

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