



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 2<sup>nd</sup> Avenue and West 4<sup>th</sup> 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 aid 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

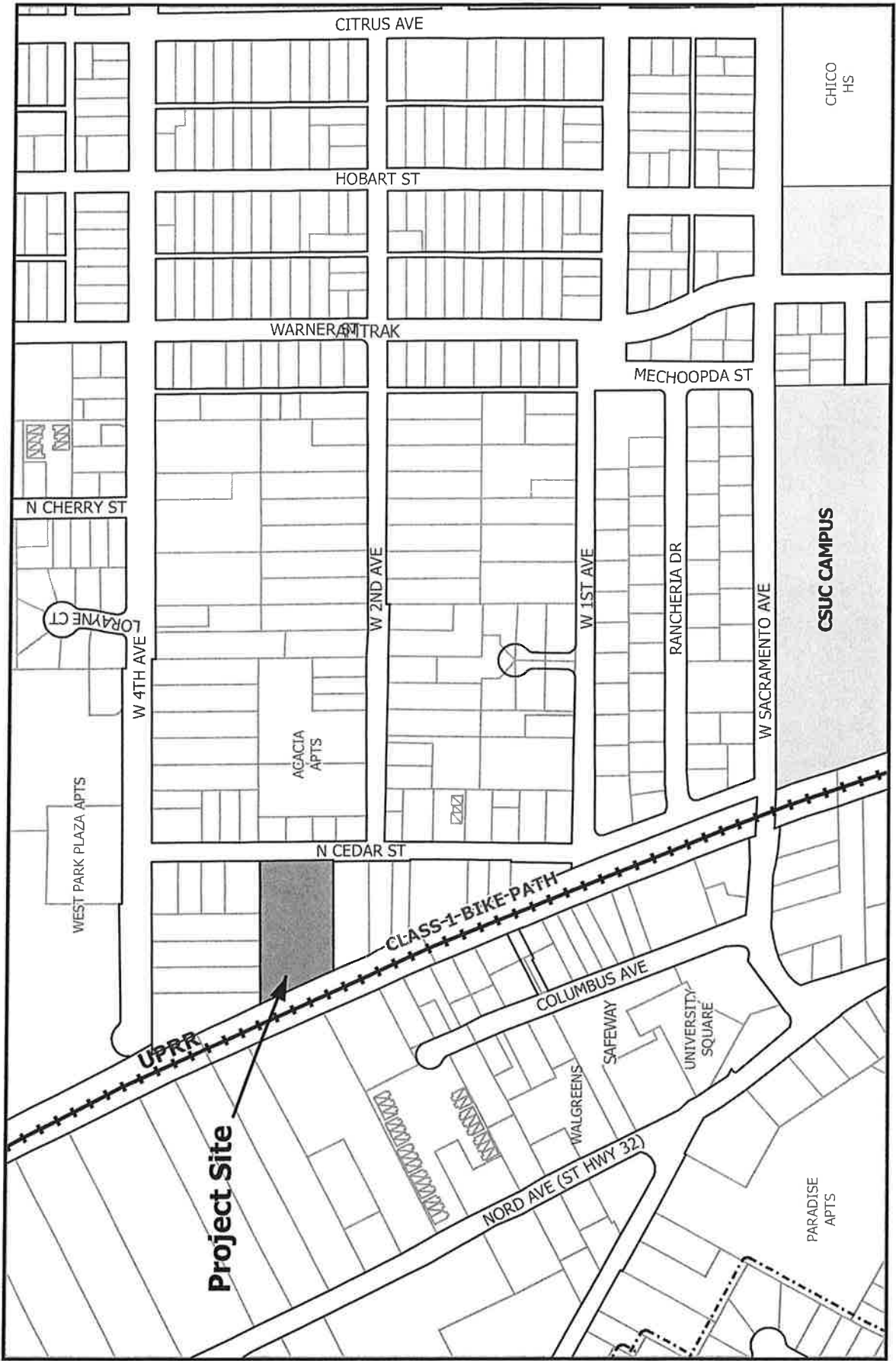
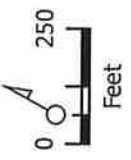
David Gibson, 2350 SE Bristol Street, Suite 310, Newport Beach, CA, 92660

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Patrick Morrill, 4 Woodgrove, Irvine, CA, 92604

Files: AR 15-30



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

## 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 1221 North 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,



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 lit.

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 : (INCLUDING 66 AFF. UNITS)	38 UNITS	137 BEDS	
GROSS LAND AREA:	1.77 (+/-) ACRE		
GROSS DENSITY:	22 DU/AC		
FAR (MAX. 2, PER R-HD ZONING):	0.8 (INCLUDING GARAGE)		
LANDSCAPE AREA REQ'D OF SITE :	25,263 S.F.	PROVIDED : 24,064 S.F. = 34.8% OR 35%	
Leasing:	990 S.F.		
Recreation Cave	914 S.F.		
Fitness:	1,224 S.F.		

3-STORY BUILDINGS									
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	1,690	42,700
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
<b>TOTAL</b>				<b>39</b>	<b>137</b>	<b>100%</b>	<b>48,780</b>	<b>2,324</b>	<b>51,104</b>
AVERAGE NET UNIT SIZE:	1,261 s.f.	GROSS RESIDENTIAL:	44,938						
AVERAGE GROSS UNIT SIZE:	1,311 s.f.	COMMON AREA:	2,138						
TOTAL NET RENTABLE:	48,780 s.f.	TOTAL BLDG. AREA:	67,076						
		GARAGE AREA:	8,198						

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
<b>TOTAL</b>		<b>83</b>

PROVIDED:	
SURFACE	81
CARPORTS	29
<b>TOTAL ON SITE:</b>	<b>80</b>
	0.58 PER BED
STREET PARKING:	6
<b>TOTAL PARKING PROVIDED</b>	<b>86</b>

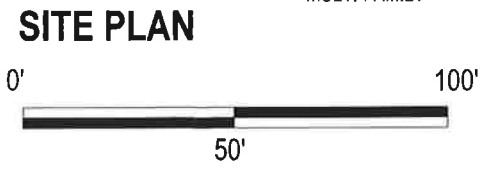
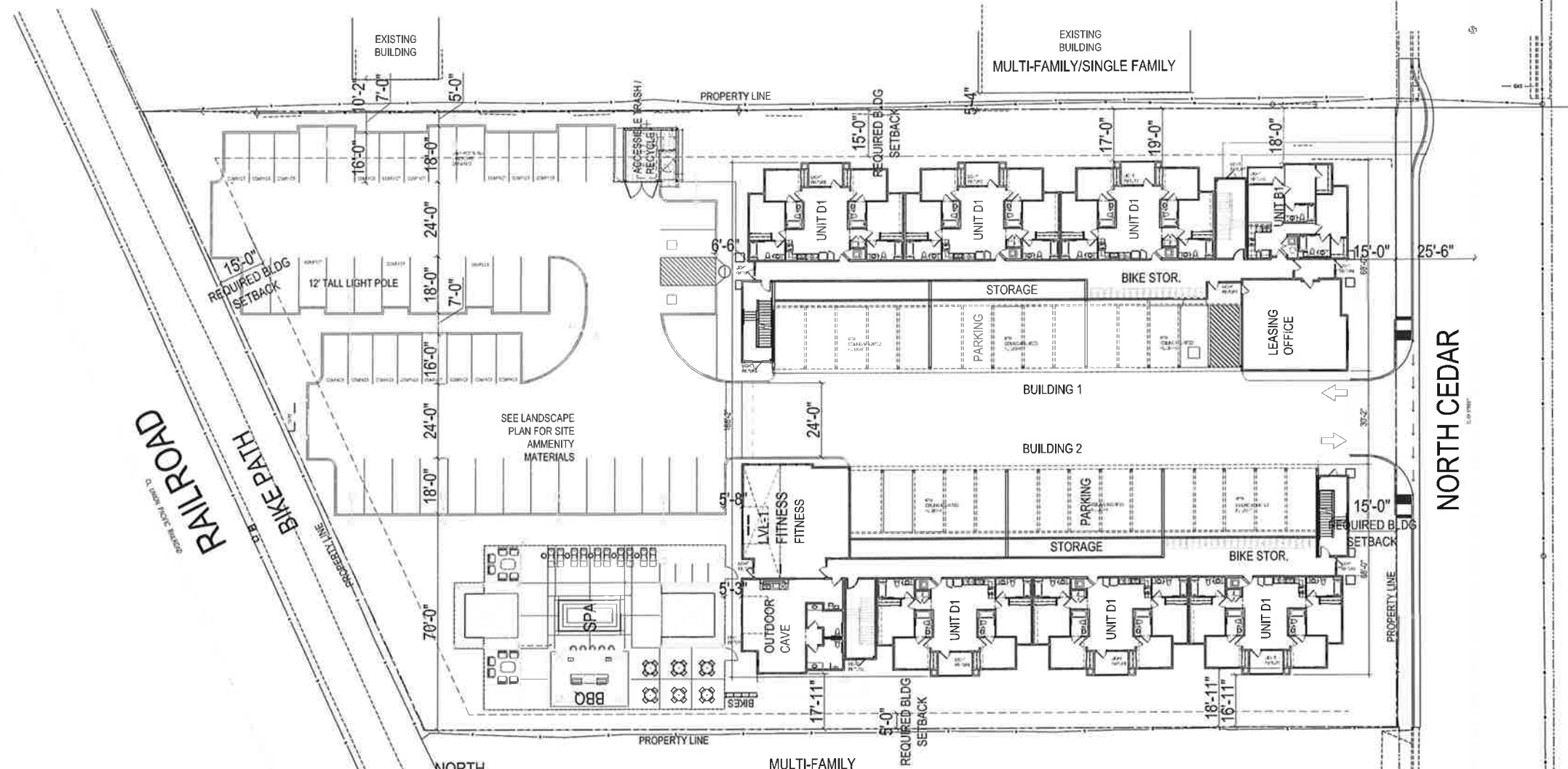
USABLE OPEN SPACES REQ. (PER R3 ZONING)		
UNIT	S.F. PER UNIT	S.F.
1BR		0
2BR	250	500
4BR	350	10,500
		0
<b>TOTAL</b>		<b>11,000</b>

PROVIDED:	
OUTDOOR OPENSACES:	24,964
REC. CAVE & FITNESS	2,183
PRIVATE BALCONIES:	2,324
<b>TOTAL PROVIDED:</b>	<b>29,471</b>

BIKE PARKING	
REQ. @ 1 PER UNIT:	39
Guest @ 1 per 10 Units	4
<b>PROVIDED:</b>	<b>43</b>
INSIDE BIKE RACK:	37
OUTDOOR BIKE RACK:	10
<b>TOTAL PROVIDED:</b>	<b>47</b>

- 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%



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 JAN 19 2016  
 CITY OF CHICO  
 PLANNING SERVICES

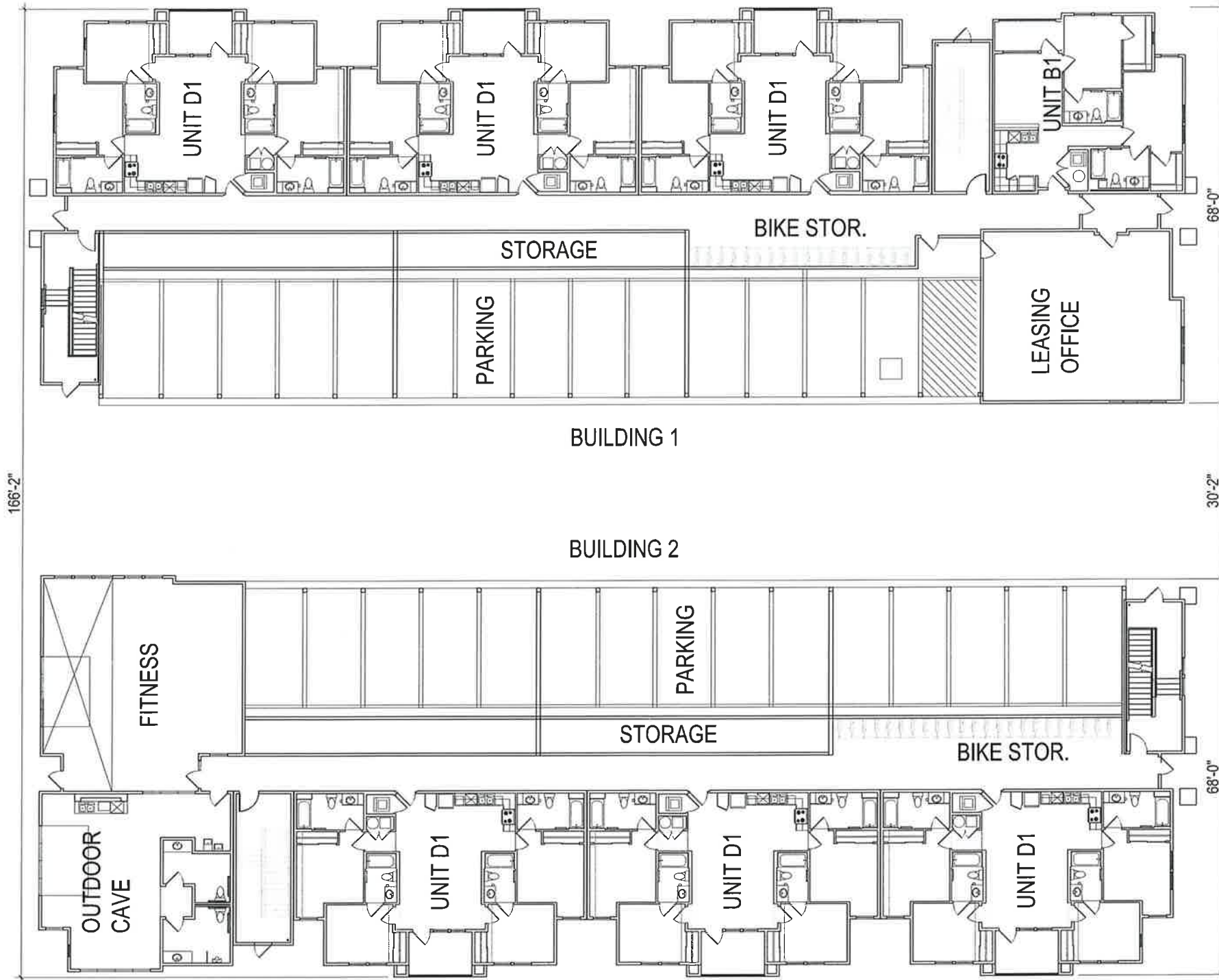
Designed by: **HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
 Drawn by: **Vincent Chugka**  
 Project No: **15147**  
 Date: **1/19/2016**  
 Title: **HPA # 15147**  
 Scale: **AS SHOWN**  
 Project Location: **North Cedar, Chico, CA**  
 Project Description: **Integrity Housing/Sutton Place Development**  
 Project No: **15147**  
 Date: **1/19/2016**  
 Title: **HPA # 15147**  
 Scale: **AS SHOWN**  
 Project Location: **North Cedar, Chico, CA**  
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 Project Location: **North Cedar, Chico, CA**  
 Project Description: **Integrity Housing/Sutton Place Development**

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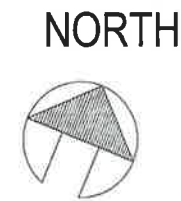
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SHEET NO. **A1**  
 #15147

PROJECT: 300 North Cedar, Chico, CA  
 USER: gshen, DATE: 1/14/15, SCALE: 1/8" = 1'-0"



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



RECEIVED

JAN 19 2015

CITY OF CHICO  
 PLANNING SERVICES

Drawn by: Vince Chupka

NO.	DATE	COMMENTS

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NORTH CEDAR  
 CHICO, CA  
 INTEGRITY HOUSING/SUTTON PLACE DEVELOPMENT

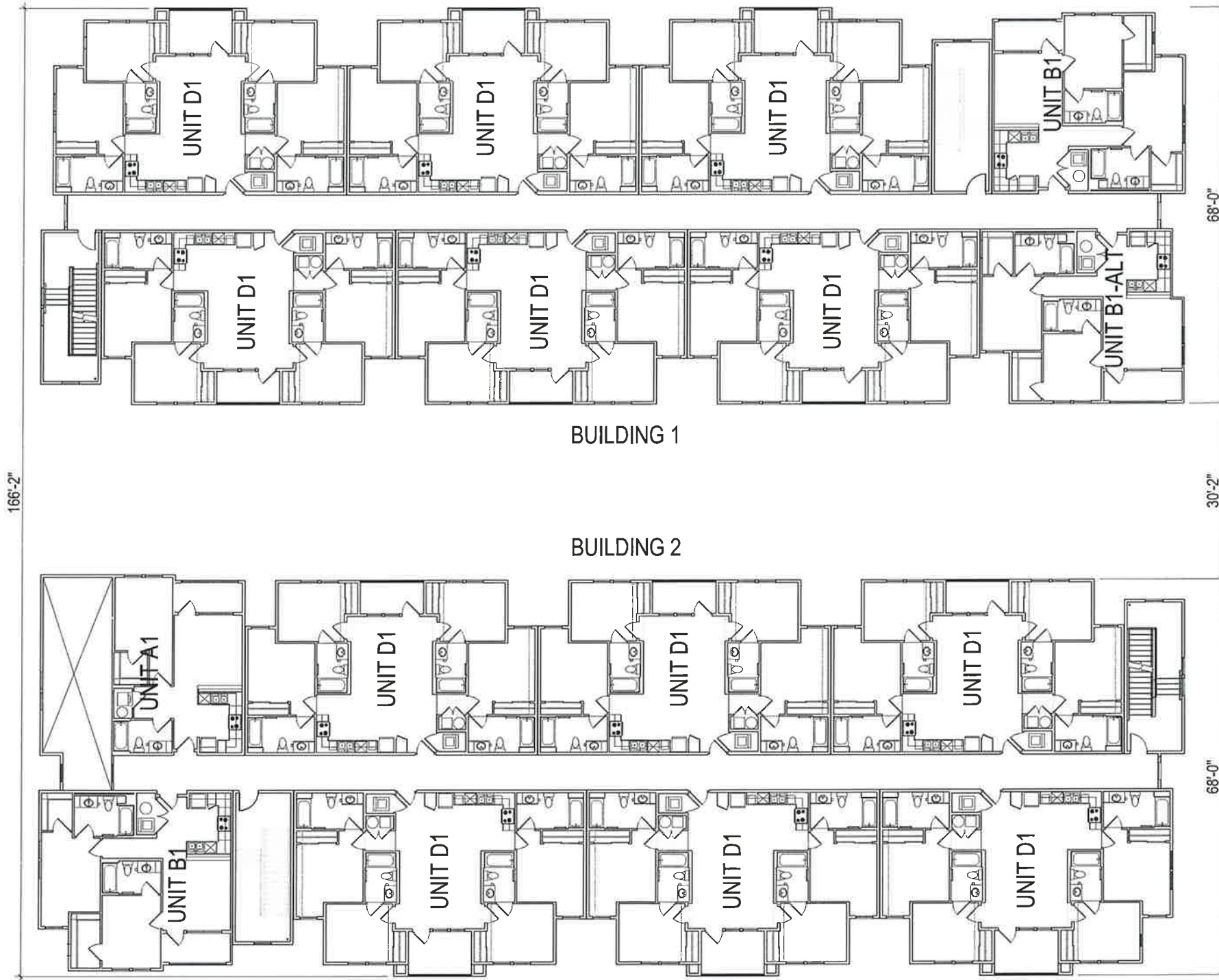
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SHEET CONTENTS  
 SHEET NO.  
 A2  
 #15147



FILED: 1/13/16, 10:58 AM, CHICO, CALIFORNIA  
 DATE: 1/13/16, 10:58 AM, CHICO, CALIFORNIA  
 SCALE: AS SHOWN



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



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JAN 19 2016

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 PLANNING SERVICES

Drawn by: Vince Chapka

NO.	DATE	COMMENTS

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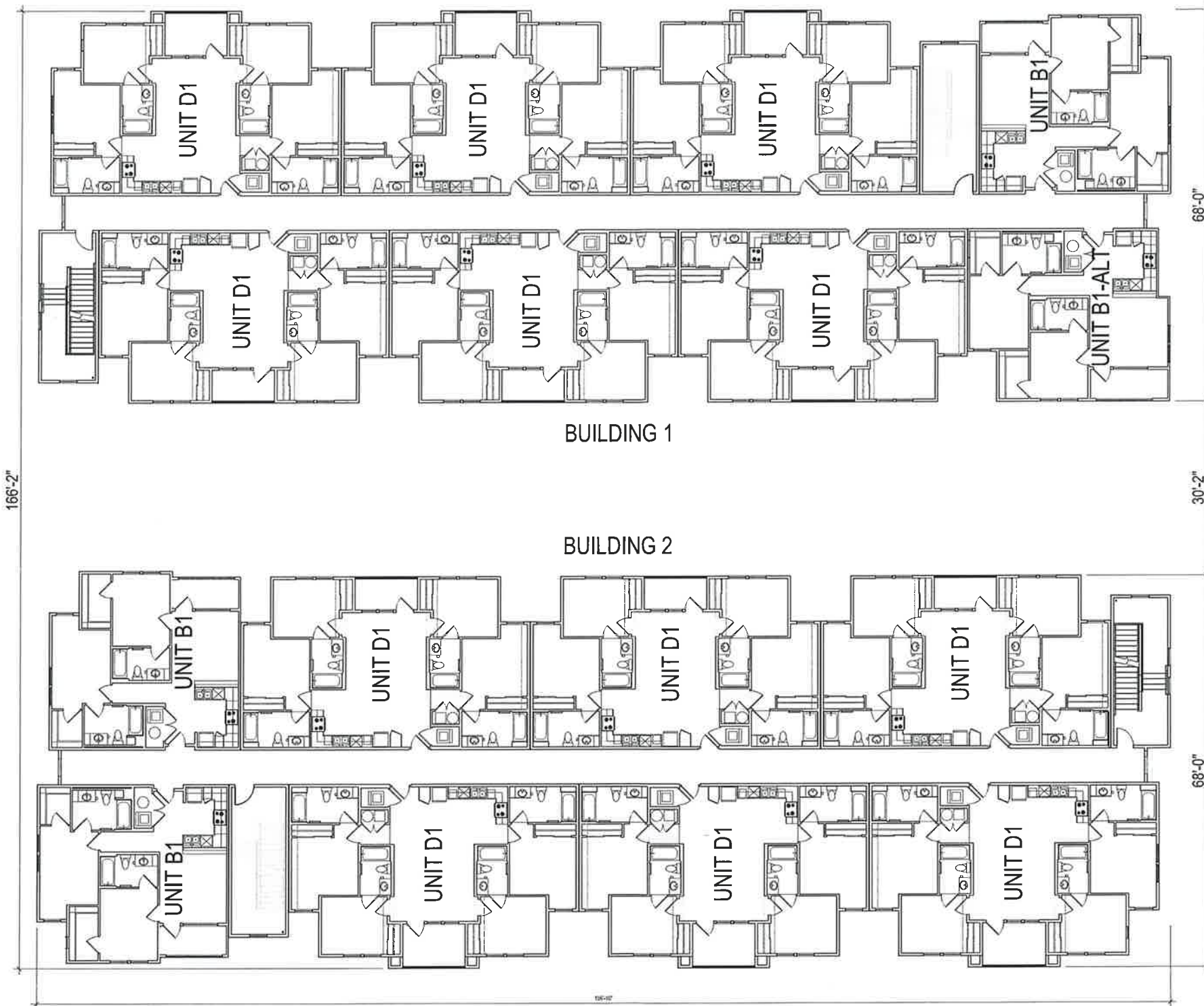
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SHEET CONTENTS:  
 SHEET NO. A3  
 #15147

FILED: 01/19/16, 3:00 PM, City of Chico, Planning Services  
 USER: psherrin, DATE TIME: JAN 19 2016 3:00 PM  
 SCALE: 1/8" = 1'-0"



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



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 Drawn by:  
 Checked by:  
 Title:  
 Project No.:

Scale for Plotting  
 Scale for Plotting  
 Scale for Construction  
 Symbols

NO.	DATE	COMMENTS

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 26545 NEWPORT BEACH, NEW ORLEANS  
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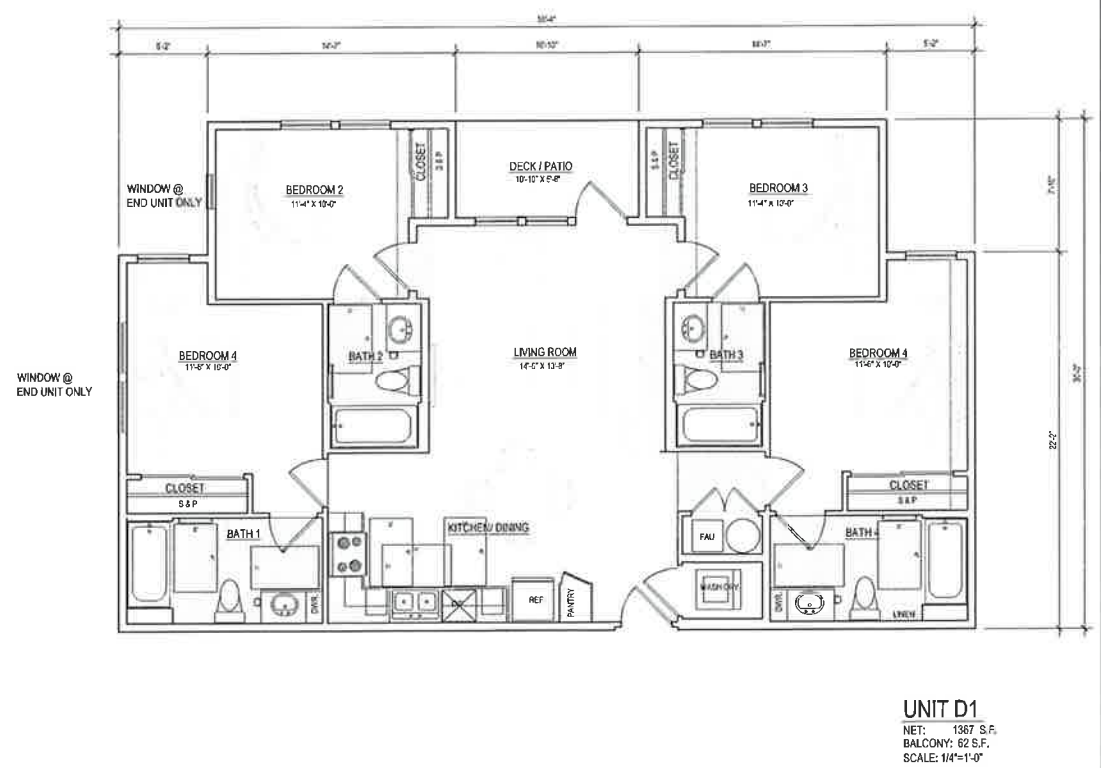
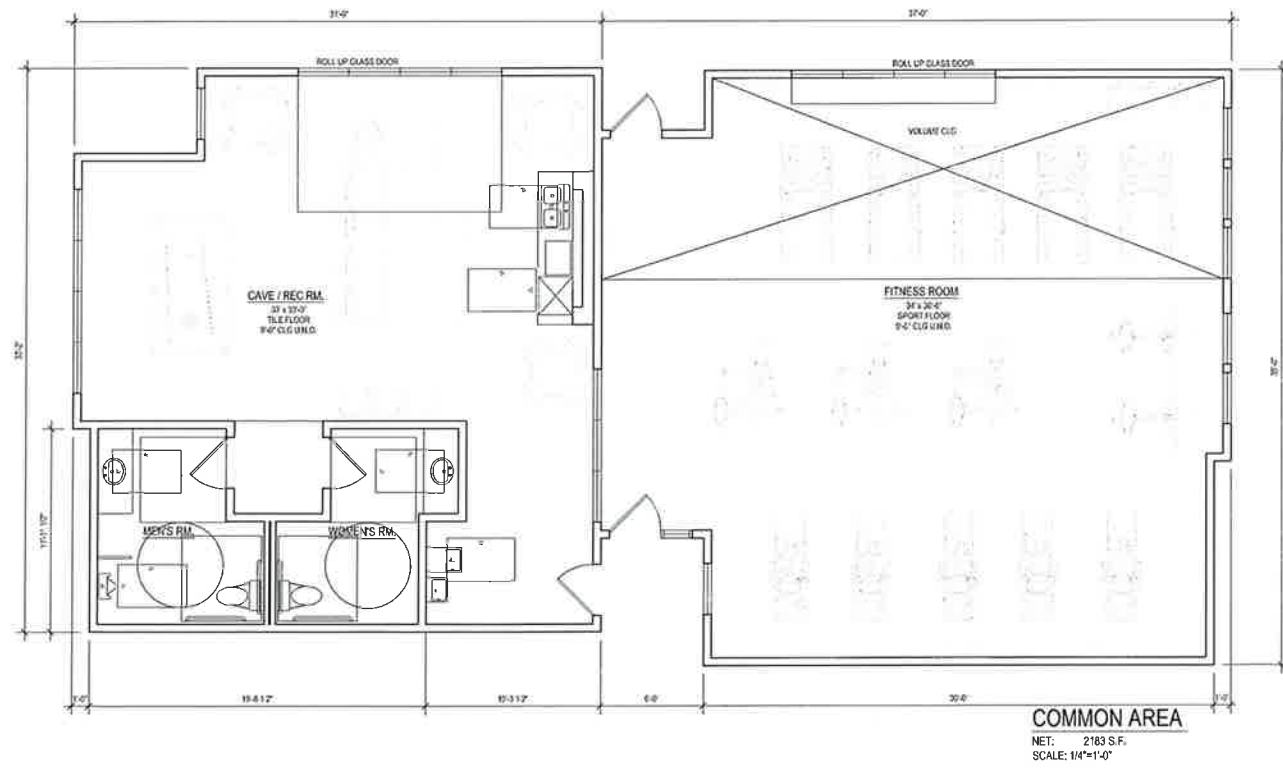
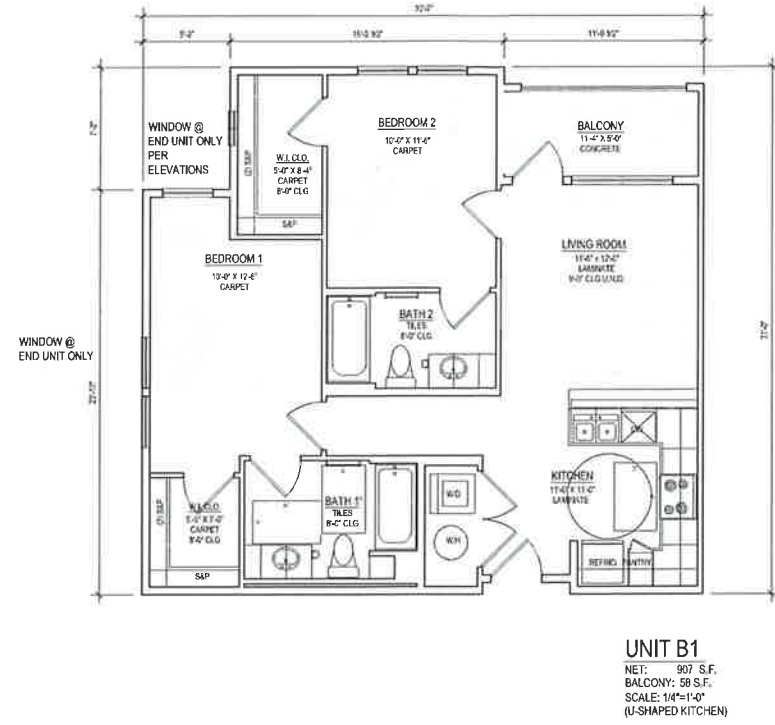
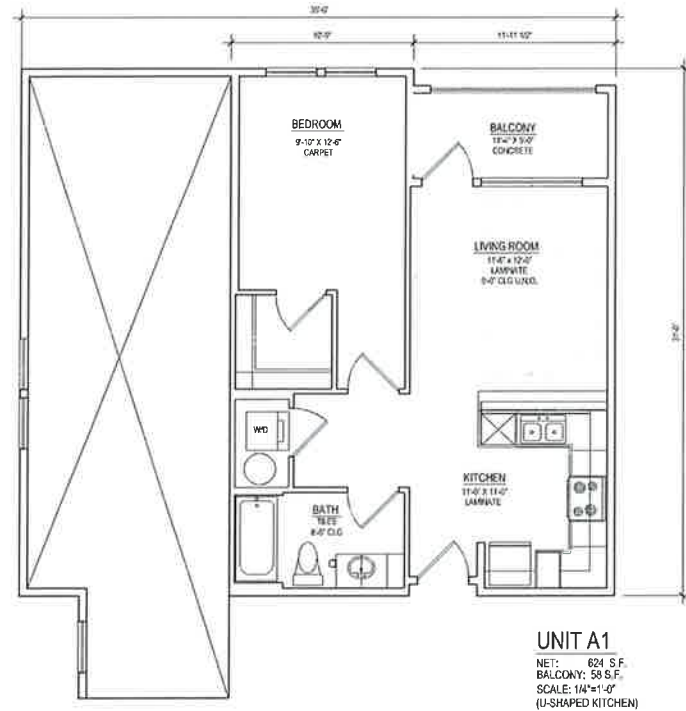


SHEET CONTENTS:

SHEET NO.	TITLE
A4	#15147

ATTACHMENT D





Designed by: \_\_\_\_\_  
 Client by: \_\_\_\_\_  
 Address of Project: **VINCE CHURCH**

NO.	DATE	COMMENTS

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SHEET CONTENTS

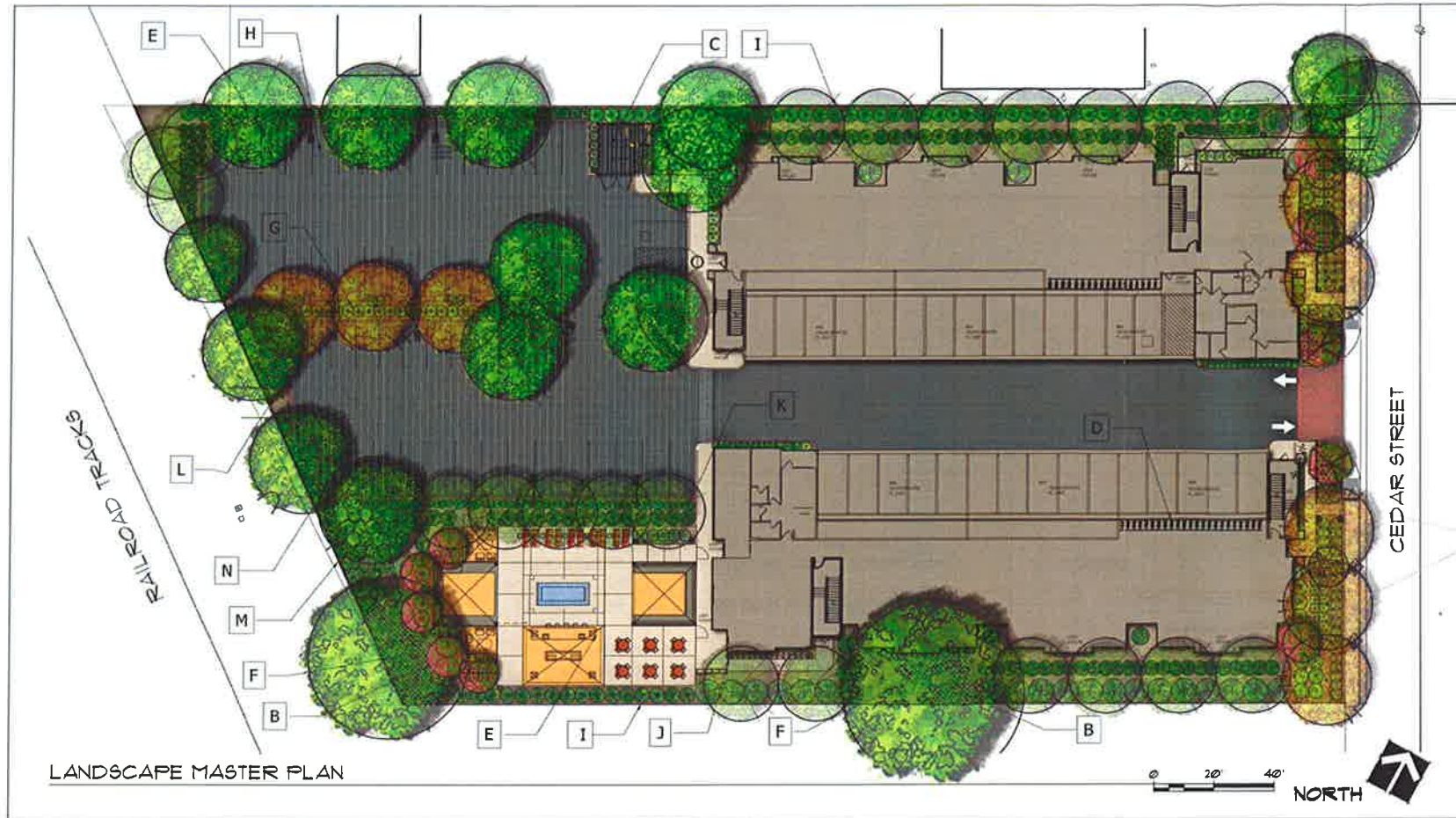
SHEET NO.

**A9**

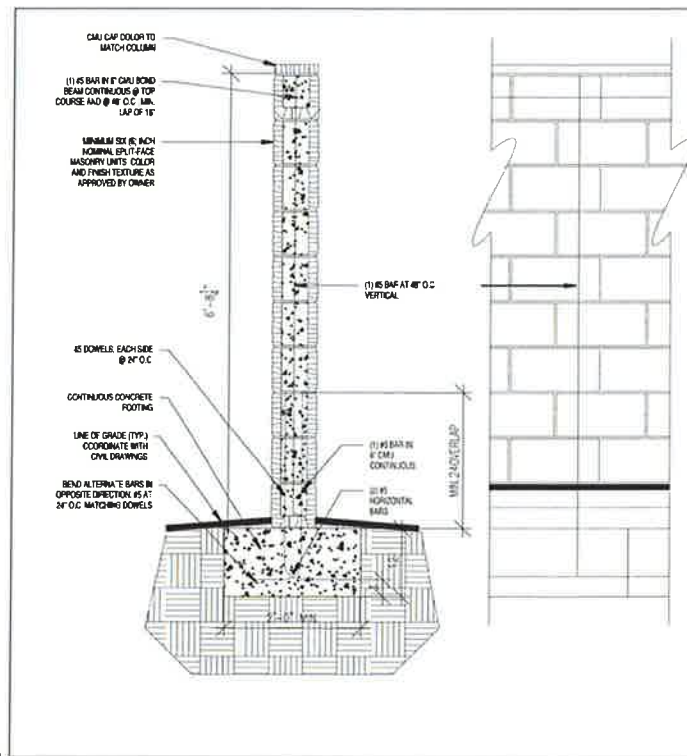
#15147

**ATTACHMENT D**

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 USER: jpham, DATE TIME: JAN 14, 2016 - 12:28pm  
 PLOT: 15147.dwg

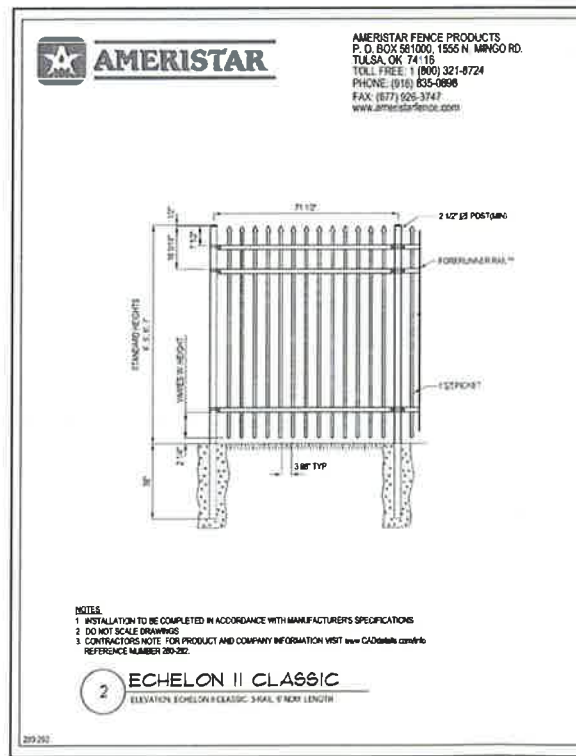


LANDSCAPE MASTER PLAN



1 CMU WALL DETAIL

Scale: 1"=1'-0"



2 FENCING DETAIL

Scale: 1"=1'-0"

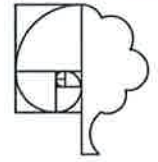
NOTES:

- 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



**THOMAS H. PHELPS**  
LANDSCAPE ARCHITECTURE  
California Landscape Architect # 4112  
P.O. BOX 8128  
CHICO, CA 95717-8128  
(530) 893-8877 fax (530) 893-7548  
tphelps@thomashphelps.com  
WWW.THOMASHPHELS.COM

THE CEDARS APARTMENTS  
LANDSCAPE IMPROVEMENT PLANS  
CEDAR STREET  
CHICO, CALIFORNIA

Sheet Title  
LANDSCAPE MASTER PLAN



Scale  
Date  
Revision

Project No.: THP  
Sheet No.: L1  
Date: 29 DEC 2015  
File Name: TCA\_DD of 5

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ATTACHMENT ' 1

ATTACHMENT E





**NORTH ELEVATION**

SCALE 1/8"=1'-0"

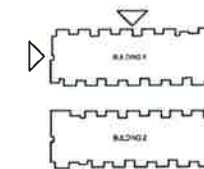
**BLDG -1**



**WEST ELEVATION**

SCALE 1/8"=1'-0"

**BLDG -1**



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**CITY OF CHICO  
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Designed by:		
Drawn by:	Vince Chaplin	
Checked by:		
Date Plotted:		
Issue for Pricing (Billing):	XXXXXXXX	
Issue for Permit Application:	XXXXXXXX	
Issue for Construction:	XXXXXXXX	
Revisions:		
#	DATE	COMMENTS

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SHEET CONTENTS:  
SHEET NO.  
**A5**  
#15147

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SCALE: 1/8"=1'-0" (AS SHOWN)  
DATE: 1/14/16 10:51:38 AM

Designed by:		
Drawn by:		
Architect of Record:	Vince Chupka	
Date Plotted:		
Issue for Permit (Building):	XXXXXXXX	
Issue for Permit (Approval):	XXXXXXXX	
Issue for Construction:	XXXXXXXX	
Revisions:		
#	DATE	COMMENTS

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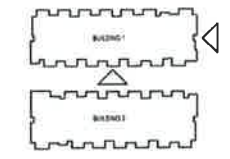
SOUTH ELEVATION DRIVE  
 SCALE: 1/8" = 1'-0"

BLDG -1



EAST ELEVATION

BLDG -1



KEY PLAN

NORTH CEDAR  
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SHEET CONTENTS:  
 SHEET NO.  
 A6  
 #15147

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 SCALE: 1/8" = 1'-0"



Checked by:		
Drawn by: Vinos Chupka		
Project of Record: Vinos Chupka		
Date Plotted: XXXXXX		
Issue for Permit (Building): XXXXXX		
Issue for Permit (Applicant): XXXXXX		
Issue for Construction: XXXXXX		
Revisions:		
#	DATE	COMMENTS

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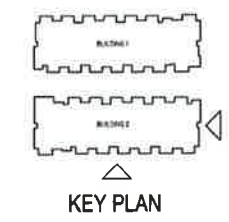
SOUTH ELEVATION  
 SCALE 1/8"=1'-0"

BLDG -2



EAST ELEVATION  
 SCALE 1/8"=1'-0"

BLDG -2



FILE: 151147.dwg; User: Vinos Chupka; DATE: 1/19/2016 10:00 AM; SCALE: 1/8"=1'-0"; PLOT: 151147.dwg; PLOT DATE: 1/19/2016 10:00 AM

NORTH CEDAR  
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 INTEGRITY HOUSING/SUTTON PLACE DEVELOPMENT

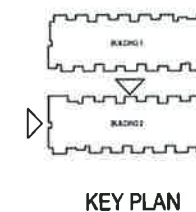
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SHEET CONTENTS:  
 SHEET NO.  
 A7  
 #15147



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 Drawn by \_\_\_\_\_  
 Checked by \_\_\_\_\_  
 Date Plotted: \_\_\_\_\_  
 Issue for Permit Application: \_\_\_\_\_  
 Issue for Construction: \_\_\_\_\_  
 Revisions:

#	DATE	COMMENTS

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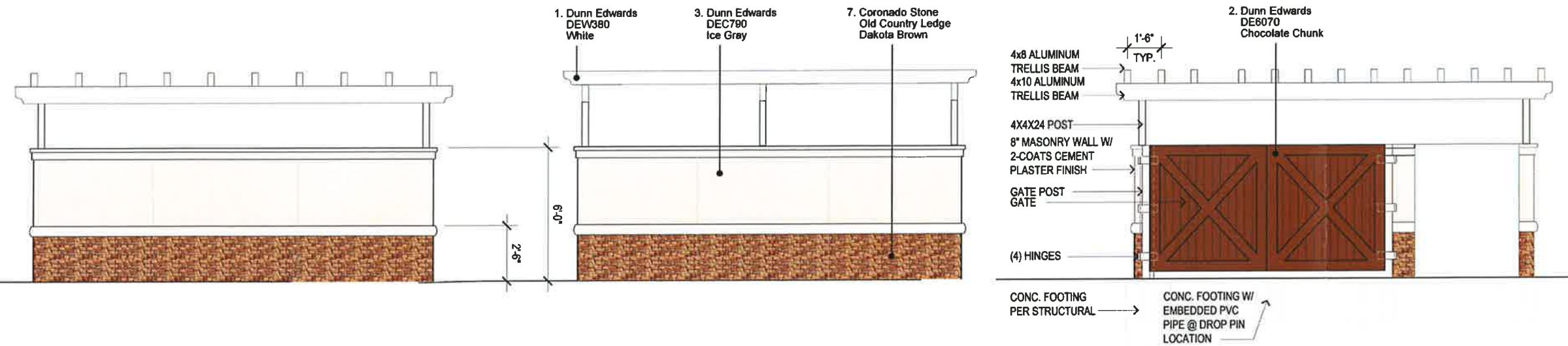
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 SHEET NO.  
**A8**  
 #15147

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Designed by		
Drawn by	Vince Chugla	
Check by		
Date Plotted		
Issue for Permitting	XXXXXXXXXX	
Issue for Field Application	XXXXXXXXXX	
Issue for Construction	XXXXXXXXXX	
#	DATE	COMMENTS

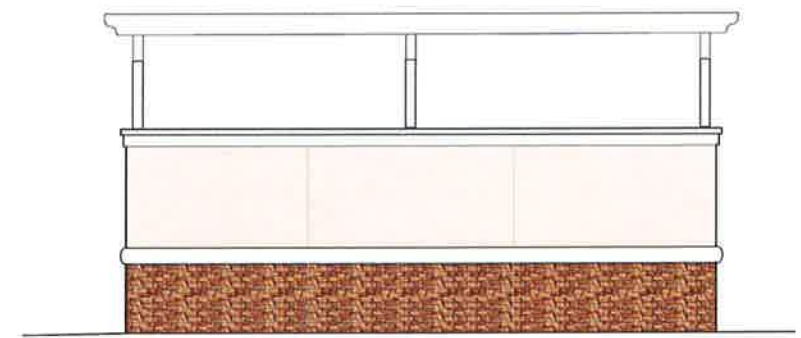
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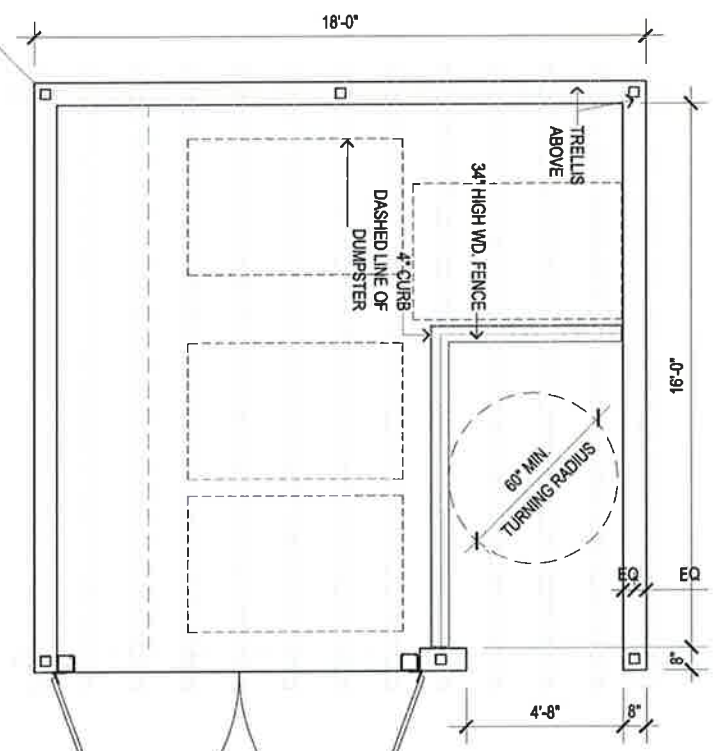
5 REAR ELEVATION  
 SCALE: 1/4" = 1'-0"

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"

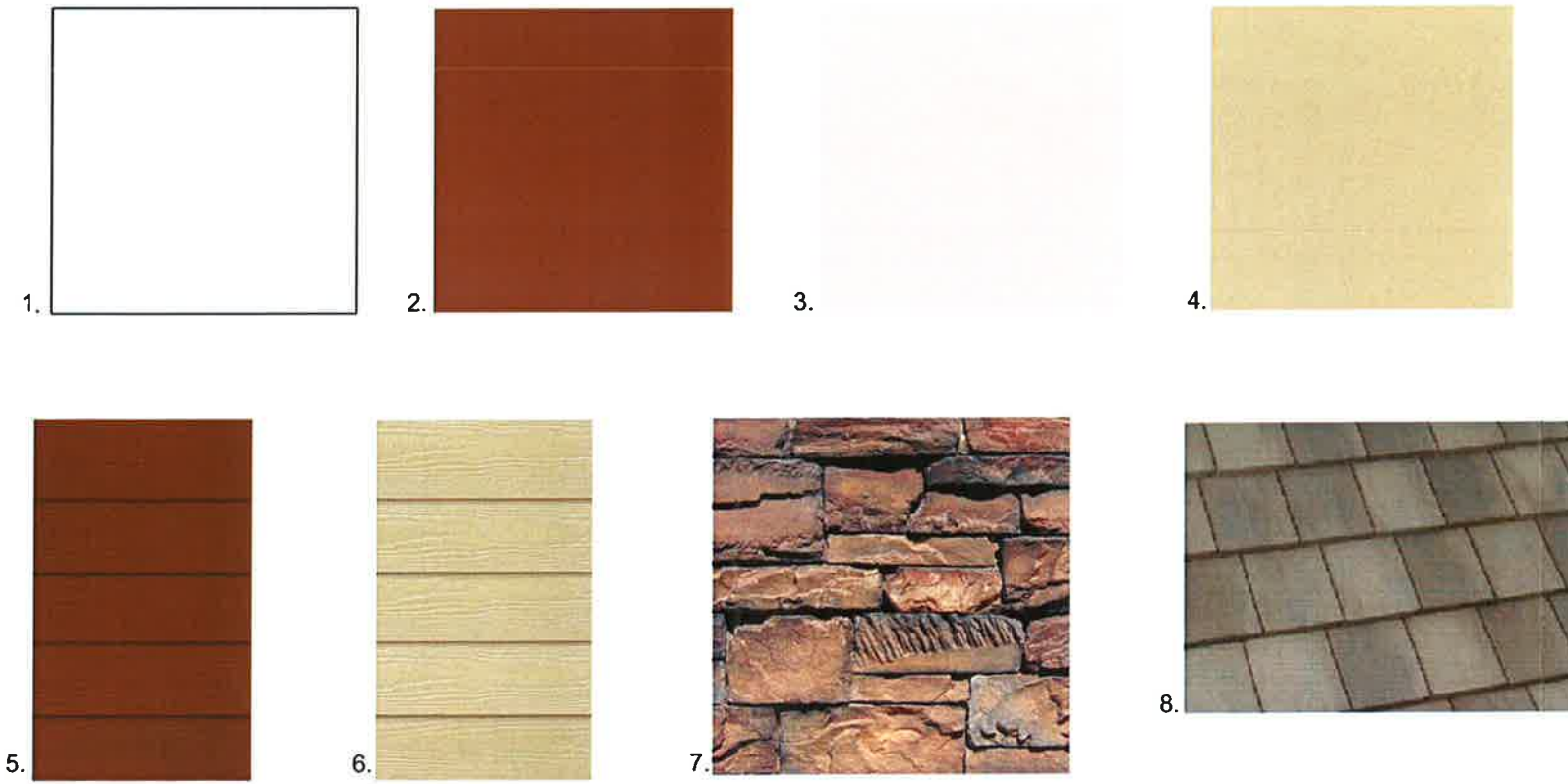
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 SCALE: 1/4" = 1'-0"

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SHEET CONTENTS:  
 TRASH ENCLOSURE  
 PLANS / ELEVATIONS  
 SHEET NO.  
**A10**  
 #15147



- 1. Dunn Edwards  
DEW380  
White
- 6. James Hardie Siding  
Dunn Edward  
DE6172  
Bungalow Taupe
- 4. Dunn Edward  
DE6172  
Bungalow Taupe
- 5. James Hardie Siding  
Dunn Edwards  
DE6070  
Chocolate Chunk
- 7. Coronado Stone  
Old Country Ledge  
Dakota Brown
- 2. Dunn Edwards  
DE6070  
Chocolate  
Chunk
- 8. Eagle Roofing  
4697 Slate Range  
Blend
- 3. Dunn Edwards  
DEC790  
Ice Gray



**SOUTH ELEVATION  
BLDG -2**

**BLDG -1**

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**NORTH CEDAR  
SUTTON PLACE PROPERTIES  
CHICO, CA**

Jun 29, 2015

HPA#15147



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A-Poles  
175w. Metal Halide

# LAA, LAB, LAK

## S E R I E S

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.

# LAA, LAB, LAK S E R I E S

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

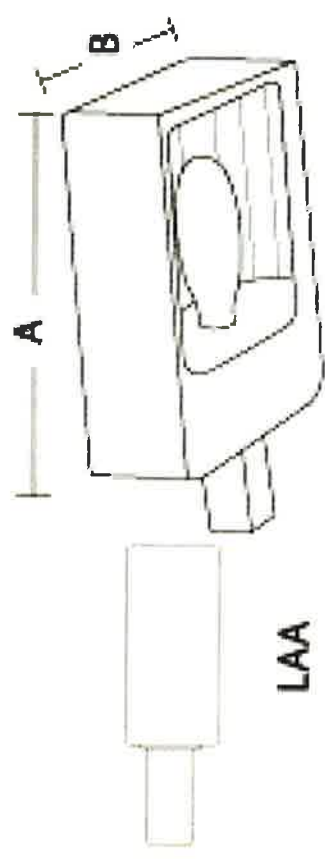
**Lens:** .188 thick clear tempered glass. Lens frame is hinged and secured with two stainless steel fasteners.

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

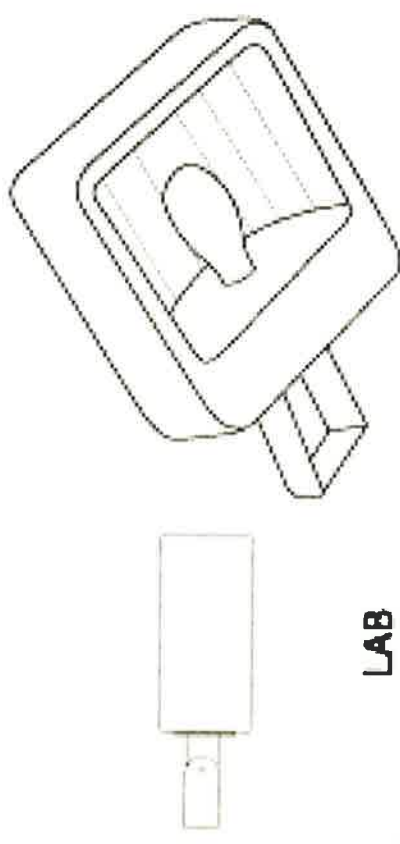
**Electrical:** All electrical components are UL approved.

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

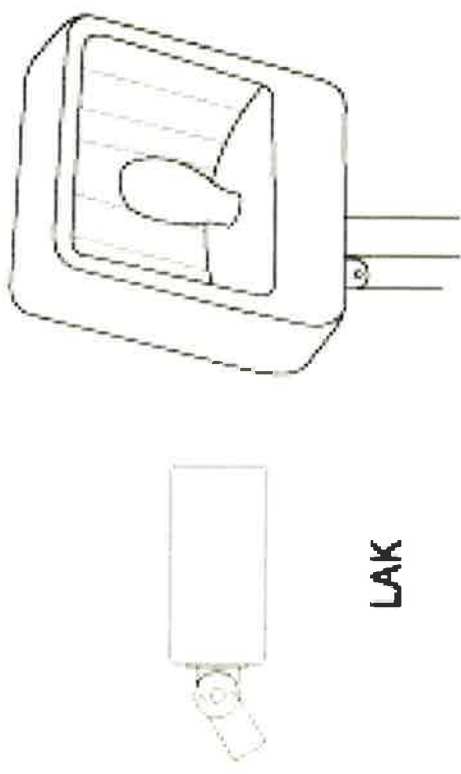
**Finish:** Polyester powder fuse coating is standard; other finishes are available upon request.



LAA



LAB



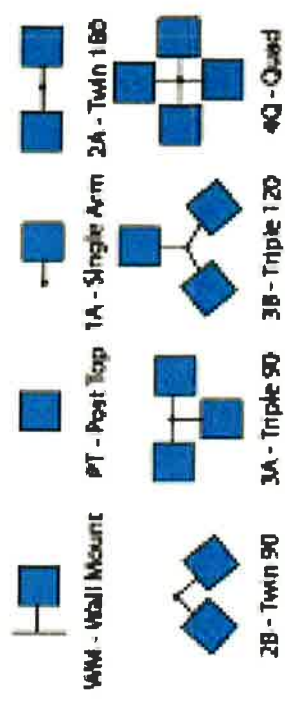
LAK

## 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





**Applications:** Security, entryway and perimeter lighting. Also recommended for parking garages, shopping area walkways, 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 Output 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 (L70 at 15°C)	Weight	Comparable To:
<b>Cool White (4100K)</b> 7802CLBL036 (Black) 7802CLBW036 (White)	36W LED Cool White	120V-277V	3350 Lumens	4000K	70	50,000 Hours	5 lbs	100W PSMH
<b>Daylight (5600K)</b> 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 L70 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



**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.

**QSSI**

Lighting & Electrical Products Group

Phone: (813) 316-2221

Fax: (813) 855-3717

Email: [customerservice@qssi.com](mailto:customerservice@qssi.com)

Type B-Bollard  
70 watt Metal Halide

**QSSI**  
SINCE 1985  
LIGHTING & ELECTRICAL  
PRODUCTS GROUP

#### Kit(s)

Catalog #	Description
BOL3*	Dome Bollard with Louvers, HID Kit
BOL3F*	Dome Bollard with Louvers, Single Fluorescent Kit

#### Complete Units (Lamp Included)

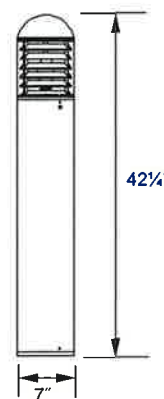
Catalog #	Wattage	Voltage	Lamp	Ballast
BOL3H35R120L*	35	120	HPS	R-NPF
BOL3H50R120L*	50	120	HPS	R-NPF
BOL3H70R120L*	70	120	HPS	R-NPF
BOL3H100R120L*	100	120	HPS	R-NPF
BOL3H70QL*	70	Quad	HPS	HX-HPF
BOL3H100QL*	100	Quad	HPS	HX-HPF
BOL3M70QL*	70	Quad	MH	HX-HPF
BOL3M100QL*	100	Quad	MH	HX-HPF
BOL3F42EL*	1 x 42	120-277	PL	Electronic
BOL3F57EL*	1 x 57	120-277	PL	Electronic

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



Also Available in LED.

**DIMENSIONS**



**BOL3**

**Attachment H**

# 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 1/2" Width 10 1/2"  
Extension 4"

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



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

**Attachment H**