Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 5/18/16

REPORT: May 17, 2016

File: AR 16-08

TO: Architectural Review and Historic Preservation Board

FROM: Bob Summerville, AICP Senior Planner, (879-6807, bob.summerville@chicoca.gov)
Community Development Department

RE: Architectural Review 16-08 (van Overbeek) – The Arcadian Courtyard Apartments
249 W. 8th Avenue, APN 003-573-001

SUMMARY AND RECOMMENDATION

The applicant is proposing a new 15-unit courtyard apartment complex as reuse of a former residential/commercial property. The overall design provides a strong sense of place and compatibility with the pastoral setting of the neighborhood through preservation of mature shade trees and clear interpretation of Monterey style (old Spanish) architecture. The applicant is concurrently processing a use permit to authorize the project, including an initial study of environmental review. Any approvals granted by the Board are contingent on the project's use permit approval.

Proposed Motion for Final Approval

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-08 (van Overbeek) subject to approval of the project use permit and the recommended conditions therein.

BACKGROUND AND ANALYSIS

Located at the southeast corner of Arcadian and West 8th Avenues, the 0.83 acre site is located on land designated Office Mixed Use on the General Plan diagram and in the OC (Office Commercial) zoning district. The project creates a gross density of 12 units per acre. The applicant is concurrently processing a use permit to allow residential uses on the ground floor in the OC zoning district (see location map, **Attachment A**).

In his Project Description, the architect notes that the apartment building is designed around a central courtyard which creates a primary design theme (see project description, **Attachment B**). A site plan of existing conditions (**Attachment C**) illustrates all existing structures on the site will be removed and that 10 mature trees located around the perimeter of the site will be retained and 15 trees removed. (By the time of this staff report, all structures have been removed from the site.)

The proposed site design positions the apartment complex close to the street frontages with off-street parking located at the rear of the site and accessed from an adjacent alley (see proposed site plan, **Attachments D1** and site/parking details, **Attachment D2**). Building footprints are comprised of two primary masses, each configured in a "C"-shape that fit

together around the central courtyard Decorative 4-foot and 6-foot tall privacy fences wrap the street corner, and are proposed around the ground-floor apartment unit facing the street corner, and two ground-level units facing the parking lot.

All required parking is located at the rear of the site and accessed from a public alley that extends across the east property line from West 8th to West 7th Avenues. The City Public Works Department requires that the alley be fully improved up to the southerly property line, however, not the entire distance to West 7th Avenue. Two single-story garages are proposed to provide sheltered parking for 12 cars, and include storage closets for tenants. The remaining balance of 17 exterior parking spaces are provided. Bicycle parking is accommodated in the private storage closets of the garages, plus four (4) guest spaces at exterior bike racks located on either side of walkway between the parking lot and the apartment complex. A trash enclosure adjacent to the rear alley is designed with a single gate for tenant access on its west side, and a double swing gate facing that alley for trash and recycling collection.

Building architecture provides a clear interpretation of the Monterey Style (or Monterey Revival) which blends old Spanish elements including stucco walls, heavy timber balcony beams, columns, guard rails, window, and door trim (see elevations, **Attachments E1**, **E2,** and **E3)**. A historic narrative on the Monterey Style is provided in **Attachment F**. Wall surfaces are stucco with integral color of La Habra "Eggshell". Composition roofing color is "Spanish Tile"; gutters and downspouts are Sherwin Williams "Pewter"; door and window frames are "Patina Green"; wrought iron accents are Sherwin Williams "Enduring Bronze"; and wooden balconies are Sherwin Williams "Rockwood Dark Brown" (see material/color details, **Attachment E3**). **Attachment E3** also illustrates details of the trash enclosure (block wall, timber trellis, and lilac vines) and decorative wood privacy fences, 4-feet and six-feet tall.

The proposed landscape plan illustrates that 10 mature trees (predominantly large sycamores) will be preserved around the periphery of the site and incorporated with new plantings (see landscape plan, **Attachments G1** and **G2**). As illustrated, new plantings include scarlet oak trees providing 62 percent shading of exterior parking areas, October glory maple trees for shade and accent in the parking area, and crape myrtle and dogwood trees for accents at the front entry and courtyard. The preserved trees lend immediate compatibility with the established character of the neighborhood and maintain the shaded atmosphere of the tree lined streets. Although not visible from the exterior of the project, gravel ground cover is proposed for internal courtyards at various units, without a specific type of gravel noted. Staff recommends the Board discuss the purpose of this feature (likely for easier maintenance) and whether it should be enhanced for consistency with otherwise higher quality features.

Lighting fixture details are provided on **Attachment D2**. Decorative ceiling fixtures mounted in the parking garages directly illuminate the garages, and indirectly illuminate the exterior parking areas. Decorative wall fixtures mounted on the apartment structure illuminate exterior spaces around the apartment buildings and indirectly illuminate rear parking areas. Decorative path lights illuminate walkways and landscape areas. While not all lighting details are fully clarified (such as locations and lamp intensity), the overall lighting design appears to be low-intensive which should lend compatibility with the current levels in the neighborhood. However, staff recommends additional lighting details be clarified with the applicant and whether additional lighting is warranted for security purposes, particularly in the rear parking area and along the alley.

The overall design provides a strong sense of place which is supported by the Monterey Style architecture which is consistent with old Chico. Site design and architecture work together for a dignified presentation to the Arcadian/West 8th Avenue street corner establishing wayfinding character (consistent with the Community Design Element of the General Plan). Preservation of mature sycamore and oak trees lend strong compatibility with the pastoral setting of the surrounding neighborhood and reinforces the old Chico character.

RECOMMENDED DISCUSSION ITEMS

1. Discuss sign concepts. Define sign design parameters and delegate final approval to staff if appropriate and well defined.

2. Discuss enhanced ground cover options other than gravel for interior courtyard units.

3. Clarify which privacy fences are 4 feet and 6 feet tall.

4. Discuss the specific location of all light fixtures and lamp intensities. Determine if adequate light is proposed in the parking area, particularly for security purposes.

5. Discuss design features of the primary project entry from Arcadian Avenue including gate features, signage, and/or lighting.

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 16-08 (van Overbeek). No building permits related to this approval shall be finaled without prior authorization of Community Development Department planning staff.

2. Approval of AR 16-08 (van Overbeek) is contingent on approval of Use Permit 16-01 (van Overbeek) and subject to all conditions and mitigation measures of Use Permit 16-01 (van Overbeek) including mitigation measures that limit the scope of any tree removals or preservation.

3. As required by CMC 16.66, trees removed shall be replaced as follows:

    a. On-site. For every six inches in DBH removed, a new 15 gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.

    b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.

c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.

d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.

e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

An initial study for environmental review is currently being prepared for the project. Based upon the information contained within the initial study, planning staff is recommending that a Mitigated Negative Declaration (MND) be adopted for the project pursuant to the California Environmental Quality Act (CEQA). An MND is a determination that a project will not have a significant impact on the environment with the incorporation of mitigation measures.

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 on the required findings itemized below.

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

   The project is consistent with the following policy of the Land Use Element of the General Plan that supports compatible infill development:

   Policy LU-4.2 (Infill Compatibility) - Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

   The project is consistent with the following goal and policies contained in the Community Design Element of the General Plan:

   Goal CD-3: Ensure project design that reinforces a sense of place with context sensitive elements and a human scale.

   Policy CD-3.1 (Lasting Design and Materials) - Promote architectural design that exhibits timeless character and is constructed with high quality materials.

Policy CD-5.3 (Context Sensitive Design) - For infill development, incorporate context sensitive design elements that maintain compatibility and raise the quality of the area's architectural character.

Goal CD-6: Enhance gateways and wayfinding systems for an improved sense of arrival and orientation for residents and visitors throughout Chico.

Action CD-6.1.2 (Landmarks) – Construct landmarks to support wayfinding at key locations throughout the City such as entries to historic neighborhoods, points of interest, significant buildings, and natural features.

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.*

From Chapter 1: Community Design, the project is consistent with the following Objective:

"Add visual interest with building materials and color that reinforces the overall architectural design concept and sense of place."

From Chapter 4: Residential Project Types, the project is consistent with the following guidelines:

DG 4.1.11 – Create a sense of community with residential building designs oriented to the pedestrian by incorporating porches, entries, stoops, and windows that face the street and sidewalk.

DG 4.1.13 – Orient multiple-family residential development to the street and pedestrians.

DG 4.1.24 – Include front porches and balconies in multi-family buildings that are oriented to streets to enliven public street space, create a sense of community, and provide "eyes on the street" for safety and security.

DG 4.1.61 - ...for multi-family projects utilizing garages, minimize the visual impact of garages by...placing the garage at the rear of lot accessed from a side street or an alley...

Design Objective 4.2.3 – Design details of residential building elevations that reinforce a clear architectural style.

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 project lends a timeless and uplifting character to the pastoral setting of the surrounding neighborhood. The Monterey style is consistent on all elevations and

exterior lighting appears low-intensive.

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.*

   Preservation of mature sycamore and oak trees lend strong compatibility with the pastoral setting of the surrounding neighborhood and reinforces the old Chico character. Setbacks from adjacent residential uses are appropriate to not dominate or block views.

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.*

   Preservation of mature sycamore and oak trees lend strong compatibility with the pastoral setting of the surrounding neighborhood and reinforces the old Chico character.

PUBLIC CONTACT

Public notice requirements were fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to this ARHPB meeting. Interested neighbors were sent notices and report copies by mail or email.

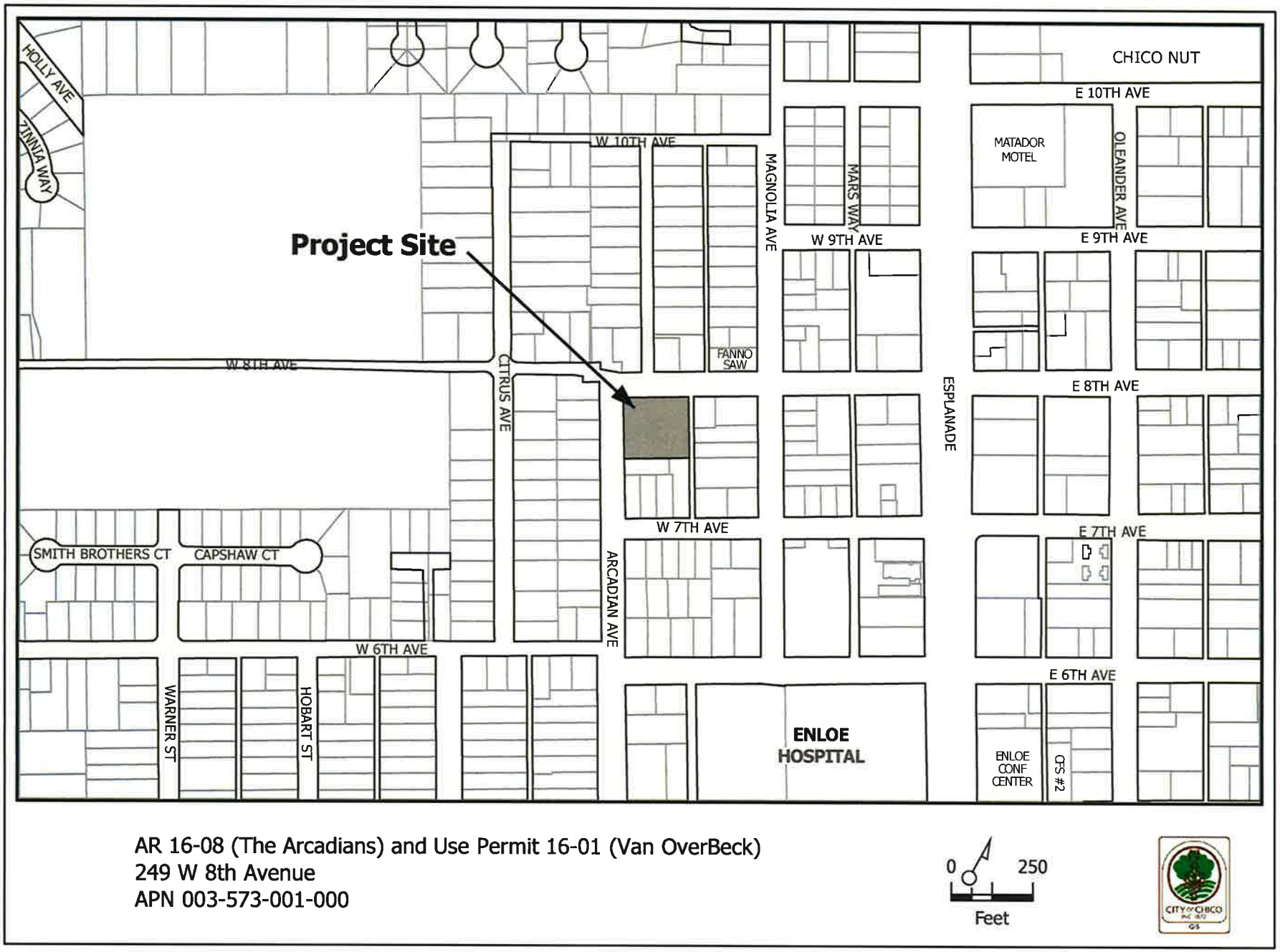
ATTACHMENTS

A. Location Map
B. Project Description
C. Existing Conditions Site Plan
D. Proposed Site Plan (D1 and D2)
E. Elevations (E1, E2, and E3)
F. Historic narrative on the Monterey Style
G. Landscape Plan (G1 and G2)
H. Application

DISTRIBUTION

Internal (3)
Mark Wolfe, Community Development Director
Bob Summerville, Senior Planner
Dave Bettencourt, Street Tree Supervisor
File: AR 16-08

External (3)
Thomas T. van Overbeek, 10163 Miguelito Road, San Jose, CA 95127
David Kim, 300 Broadway Blvd., NE, Suite K, Albuquerque, NM 87102-3488
Jim Faulbaum (Project Manager, copy by email)



AR 16-08 (The Arcadians) and Use Permit 16-01 (Van OverBeck)
249 W 8th Avenue
APN 003-573-001-000

0 250
Feet

ATTACHMENT A

PROJECT DESCRIPTION: The Arcadian - Courtyard Apartments

The project is conceived by the desire to re-introduce dignified apartment living within the City of Chico that balances the need for community, privacy and security. The building is planned around a central gathering/meeting place in the rich tradition of courtyard housing in California. The building mass, scale and the architectural vocabulary is patterned after the Monterey style prevalent in Northern California rooting the overall design to the region with straightforward volumes and focused detailing of the heavy timber balconies and articulated openings of doors, windows and the main arched entrance.

The proposed building is two-stories containing fifteen (15) units of two bedroom (flats) apartments all accessed through the shared courtyard while parking is located at the interior of the parcel in two (2), one-story garage buildings (12 spaces) shielding the surface parking (17 spaces) from view. The building meets all set back and lot coverage requirements of the underlying OC-SD4 zoning as well as the off-street parking requirements of 1.75 spaces for each two bedroom apartment and the required number of guest parking spaces.

Off-street parking and utility meters are located at the interior of the parcel while the water service back flow preventer is located near the alley within 20' setback screened from with landscaping. The required amount of bicycle parking is provided through a combination of 2 hoops at the back entrance to the courtyard and 12 storage closets within the 2 garage buildings.

City of Chico Design Guidelines
The proposed site plan and building designs are applicable to the following portions of the City of Chico Design Guidelines:

Site Design & Architecture
The building placement, massing, scale, composition and materials compliment and enhances the residential character of adjoining Avenues neighborhood (DG 1.1.11 / DG 1.2.13 / DG 4.1.11) and strives to retain as many existing trees as is practicable (DG 1.1.12).

The buildings (the courtyard building & the garage buildings) are situated as close as possible to the property line to help reinforce the pedestrian environment (DG 1.1.13 / DG 1.1.15 / DG 4.1.13) of Arcadian & West 8th. The building mass varies to match the residential scale of the surrounding neighborhood with one and two stories, with balconies and small cantilevered volumes and variations of the hipped roof (DG 1.2.21 / DG 1.2.22 / DG 4.1.15 / DG 4.1.23 / DG 4.2.11 / DG 4.2.12). The placement of articulated window openings, the metal "Juliet" and heavy timber balconies and the arched main entrance further reinforce the pedestrian environment of the street frontages along Arcadian & West 8th (DG 4.1.24 / DG 4.1.35 / DG 4.2.11 / DG 4.2.22 / DG 4.2.31).

The parking is provided at the interior of the parcel and lined with screening the parked cars from West 8th (DG 4.1.55 / DG 4.1.61 / DG 4.1.62 / DG 4.1.63). The access to the

parking is through an existing alley (DG 1.1.14 / DG 4.1.22 / DG 4.1.32) thereby not requiring additional curb cuts to the existing street frontage. The pedestrian access to the building from the parking is clearly delineated with a center walkway to the rear entrance to the main courtyard (DG 4.1.31 / DG 4.1.33 / DG 4.1.51)

The apartments are all accessed through the shared courtyard which has a main public entrance on Arcadian and a secondary entrance from the parking area. The secure shared courtyard doubles as the gathering/meeting place (DG 4.1.41 / DG 4.1.42) and articulated with a bubbling fountain, an outdoor fireplace and seating and trees and planting (DG 4.1.45). The areas around individual front doors delineated with balconies and overhangs define semi-private realms within (DG 4.1.43 / DG 4.2.41 / DG 4.2.42 / DG 4.2.43).

Exterior Lighting

Building lighting is concentrated at the main entrance on Arcadian Avenue and the rear entrance from the parking area. All light fixtures are ceiling mounted and undercover to clearly identify access points while minimizing spillage and glare to the surrounding areas (DG 1.5.11 / DG 1.5.16 / DG 1.5.17 / DG 1.5.19 / DG 4.1.44 / DG 4.1.53 / DG 4.2.44). The parking area at the interior of the parcel is lit by wall sconces on the two garage buildings and low path lighting at the center walkway (DG 1.5.13 / DG 1.5.14 / DG 1.5.15).

Energy Conservation

The proposed building carefully balances solar orientation within the constraints of the given parcel and zoning requirements (DG 1.7.11). The existing trees that will remain are deciduous and located to maximize shading during summer while allowing solar heat gain during winter while the courtyard is sheltered by the two-story mass of the building (DG 1.7.13, DG 1.7.15) from the harshest Southwest/West late afternoon sun. The building is also designed with 2' overhangs and deep set balconies to optimize shading of door and window openings (DG 1.7.14). All exterior lighting fixtures are energy-efficient and switched with light sensors to turn on only when needed (DG 1.7.12).

ARB-1 EXISTING SITE PLAN

May 6, 2016

0' 15' 30' 60'

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SITE DESIGN & ARCHITECTURAL REVIEW

THE ARCADIAN - COURTYARD APARTMENTS
249 West 8th Avenue, Chico, CA 95926 / APN: 003-573-001

Applicant: Tom van Overbeek
10163 Miguelito Road, San Jose, CA 95127

ATTACHMENT C

EXISTING TREE SURVEY

E1	Sycamore, DBH - 28”
E2	Laurel, DBH - 20”
E3	Sycamore, DBH - 32”
E4	Sycamore, DBH - 34”
E5	Sycamore, DBH - 32”
E6	Chinese Pistache, DBH - 20”
E7	Chinese Pistache, DBH - 24”
E8	Sycamore, DBH - 18”
E9	Sycamore, DBH - 36”
E10	Sycamore, DBH - 36”
E11	Sycamore, DBH - 36”
E12	Sycamore, DBH - 36”
E13	Juniper, DBH - 36”
E14	Walnut, DBH - 48”
E15	Sycamore, DBH - 20”
E16	Elm (3), DBH - 6
E17	Oak, DBH - 16”
E18	Pecan, DBH - 12”
E19	WDX Privet, DBH - 7”
E20	Walnut, DBH - 28”
E21	Walnut, DBH - 24”
E22	Walnut, DBH - 20”
E23	Almond, DBH - 10”
E24	Oak, DBH - 14”
E25	Oak (3), DBH - 12”/12”/16”

LEGEND

1. Existing one-story wood building to be removed
2. Existing one-story metal shed buildings to be removed
3. Existing underground tank to be remediated per RWQCB recommendations
4. Existing concrete paving to be removed
5. Existing wire fence to be removed
6. Existing parking paving to be removed

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ARB-1 NOTES

May 6, 2016

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ATTACHMENT C

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ARB-2 SITE PLAN

May 6, 2016

0' 15' 30' 60'

SITE DESIGN & ARCHITECTURAL REVIEW

THE ARCADIAN - COURTYARD APARTMENTS
429 West 8th Avenue, Chico, CA 95926 / APN: 003-573-001

Applicant: Tom van Overbeek
10163 Miguelito Road, San Jose, CA 95127

ATTACHMENT D 1

ZONING REQUIREMENTS

ZONE: OC-SD4
Office Commercial, Special Design Consideration 4
(permit required for all second dwelling units)
Use Permit required for Multi-family Housing in OC zone

GP DESIGNATION: OMU (Office Mixed Use)

RESIDENTIAL DENSITY: 6-20 units per acre

NUMBER OF UNITS ALLOWED:

- Property size: 180' x 200' = 36,000 SF
- Arcadian Ave: 80'(w) x ½ = 40'; 40' x 180' = 7,200 SF
- 8th Ave: 80'(assumed) x ½ = 40'; 40 ' x 200' = 8,000 SF
- Alley: 15'(w) x ½ = 7.5'; 7.5' x 180' = 1,350 SF
- Total Du/Acre = 36,000 + 7,200 + 8,000 + 1,350 = 52,550 SF or 1.21 acres 1.21 x 20 units = 24.1 or 24 units allowed

Number of units proposed: 15

Abutting Zone (on same block): R1-SD4 with LDR (Low Density Residential) GP Designation

DEVELOPMENT STANDARDS:

SETBACKS:

- Front: None, except block partly within R district, then comply with R district. R1 district front setback = 15' main bldg.; 20' for garage - ***15' provided.***
- Side and Rear: 10' where parcel abuts R district, none elsewhere - ***10' provided.***

HEIGHT LIMIT:

- Allowed maximum: 45 ft; 25 ft within 25 ft of an abutting R district
- Maximum ridge height: 29'-4"
- Maximum eave height: 23'-8"

Maximum average roof height - 26'-6"

SITE COVERAGE:

- Allowed Maximum: 85% (ARHPB may require less)
- Proposed building footprint: 13,148 SF; 13,148 / 36,000 = 0.36

Total site coverage proposed: 36%

PARKING (Automobiles):

- Multi-family Housing - Two bedroom units at 1.75 spaces (15 units x 1.75 = 26.25 spaces)
- Guest Parking at 1 space per each 5 units (15 units / 5 = 3 spaces)
- Total parking required - 26.25 + 3 = 29.25 or 29 required (round down per 19.70.040 E)

Total off-street parking proposed: 29

PARKING (bicycles):

- 1 space per unit
- Total required - 15 spaces

Total parking proposed - 16 spaces

EXTERIOR LIGHTING

(L1) Seagull "Cape May"
#79240BL-780
(Ceiling mounted)

(L2) Seagull One Light
Outdoor Wall Lantern
#79340BL-780
(Wall mounted)

(L3) Seagull "One Light Outdoor Path"
#9226-12 (Path lighting)

LEGEND

1. Existing trees to remain
2. New trees
3. Landscaped areas
4. 4' tall wood fence, typical (see sheet ARB-4)
5. 6' tall wood fence, typical (see sheet ARB-4)
6. Guest bicycle parking (standard loops)
7. Bicycle parking in storage (1 each)
8. Utility meter location (electric & gas)
9. Irrigation valve manifold and back flow device (min. 3' from property line)
10. HVAC condenser locations screened by 6' tall wood fences/ gates (see sheet ARB-4c)

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ARB-2 NOTES

May 6, 2016

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Applicant: Tom van Overbeek
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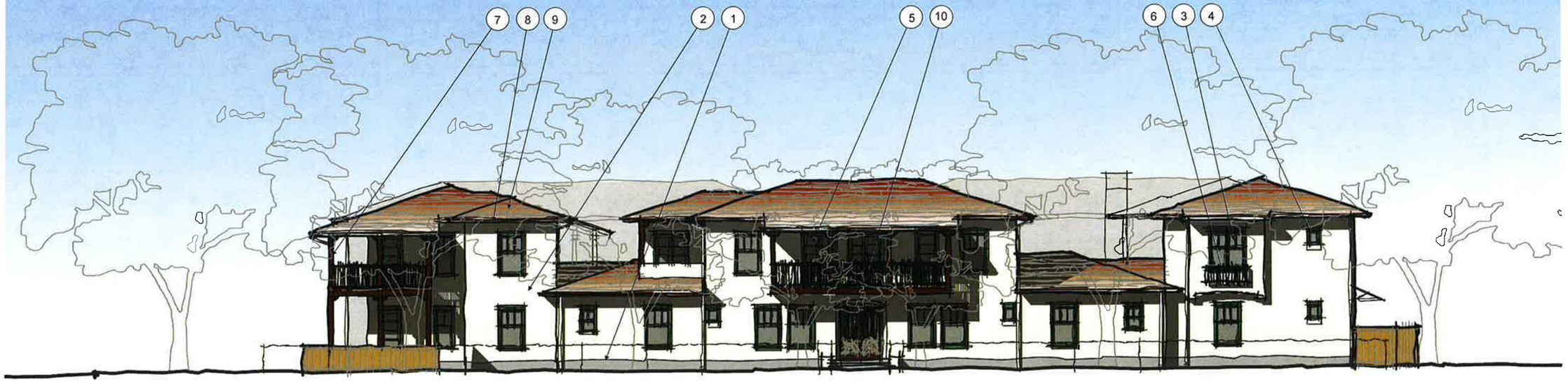
ATTACHMENT D 2

BUILDING ELEVATION - NORTH
(ARCADIAN AVENUE)



BUILDING ELEVATION - WEST
(WEST 8TH AVENUE)

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ARB-4a ELEVATIONS

May 6, 2016

0' 8' 16' 32'

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ATTACHMENT E 1

BUILDING ELEVATION - SOUTH

BUILDING ELEVATION - EAST

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ARB-4b ELEVATIONS

May 6, 2016

0' 8' 16' 32'

SITE DESIGN & ARCHITECTURAL REVIEW

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ATTACHMENT E 2

TRASH ENCLOSURE
6' tall concrete block wall trash enclosure landscaped with lilac vine.

LEGEND

1. Concrete foundations
2. Integral color 3-coat stucco, typical
3. Double-hung "cottage" style windows with simulated divided lite upper sash (Exterior trim color to match window manufacturer's finish)
4. Awning windows (Exterior trim color to match window manufacturer's finish)
5. French doors with simulated divided lite (Exterior trim color to match door manufacturer's finish)
6. Painted wrought iron window planters
7. Painted heavy timber balcony beams, columns and guardrails
8. Painted half round gutters and downspouts
9. Composite asphalt roof
10. Painted wood entry gate

ROOFING

Certainteed
Composite Asphalt
Shingles
Color: Spanish Tile

GUTTERS / DOWNSPOUTS

Sherwin Williams
Roycroft PewTer 2848

EXTERIOR STUCCO

La Habra Stucco
Eggshell 73 (integral color)

DOORS / WINDOWS

Sierra Pacific Windows
Patina Green 051

WROUGHT IRON

Sherwin Williams
Enduring Bronze 7055

WOODEN BALCONIES

Sherwin Williams
Rockwood Dark Brown 2808

FENCE (Typical)
4' & 6' tall wooden fence with beveled cap and trim boards at top and bottom.

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ARB-4c MATERIALS & DETAILS

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ATTACHMENT E 3

Monterey Revival

The Monterey style blended old Spanish building characteristics with those of eastern houses of the same period. The style can be traced back to a house built by merchant Thomas Larkin, America 's first and only consul to California (1844-48), in Monterey in 1837. Larkin constructed a residence that combined the two-story New England Colonial house with local adobe construction. Larkin's design established the defining feature of this style: a second floor with a balcony. At the time, one-story houses dominated the San Francisco Bay area, and Larkin's residence is considered the first two-story adobe in California. Other new features associated with Larkin's Yankee background were interior stairs to the second floor (Mexican residences typically had stairs on the exterior), the glazed window sash, and the fireplace. Hispanic settlers up to this point heated their rooms with braziers of charcoal taken from a fire source outside the house.

Hirigoven House (1930)
400 W. Brookdale Place

The Monterey Revival style, which was popular from 1915 to 1940, is one of California 's few indigenous architectural styles. Characteristics of this style, which has always been better suited to larger lots, include:

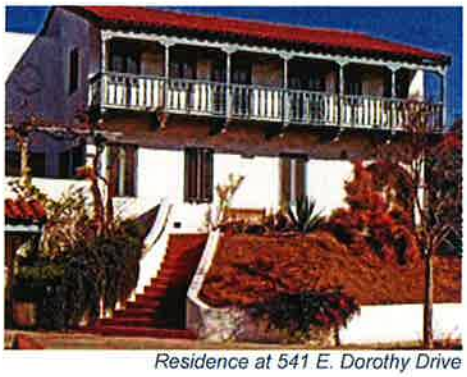
- Two story rectilinear volume
- Low pitched gable roofs covered with shingles or tiles
- Projecting cantilevered second floor balconies with wood railings
- Colonial double-hung windows; louvered shutters
- Plaster walls
- Picket fences around gardens

Bridgford House (1927)
401 Cannon Lane

A good example of the Monterey Revival style in Fullerton is the residence at 400 W. Brookdale Place, constructed in 1930. The Monterey-style balcony can also be seen on Spanish Colonial Revival houses, such as the Bridgford House (1927) at 401 Cannon Lane, and an adaptation of the style for the remodel of the residence at 541 E. Dorothy Drive

Read More about the Monterey Revival Style:

- Hannaford, Donald R., and Revel Edwards. *Spanish Colonial or Adobe Architecture of California, 1800-1850.* Stamford, CT: Architectural Book Publishing Co., 1931; reprinted 1991.
- Kirker, Harold. "The Larkin House Revisted." *California History* vol. 65, no. 1 (1986): 26-33.
- McMillan, Elizabeth. *California Colonial: The Spanish and Rancho Revival Styles.* Atglen, PA: Schiffer, 2002.



Residence at 541 E. Dorothy Drive

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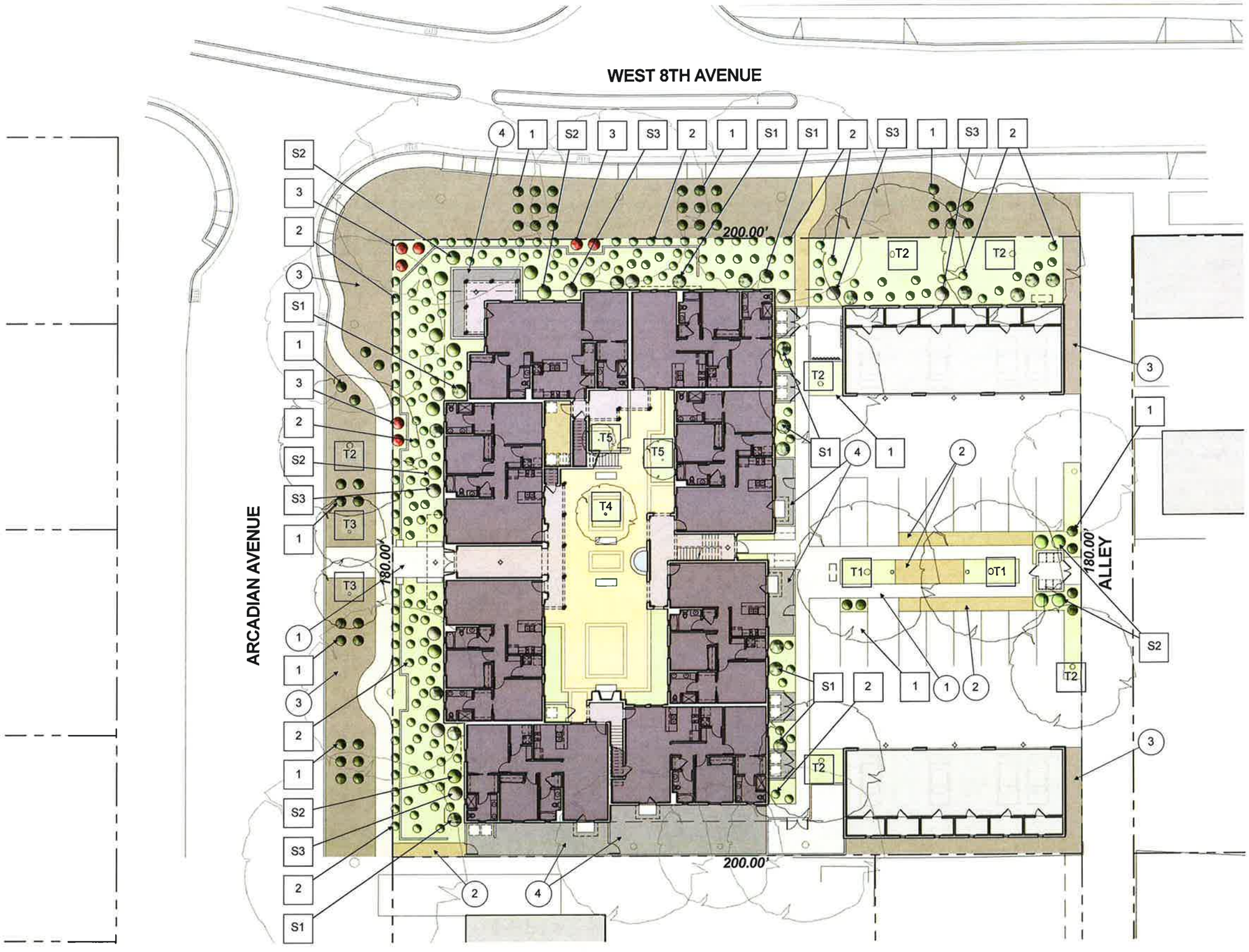

ARB-3 LANDSCAPE PLAN

May 6, 2016

0' 15' 30' 60'

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SITE DESIGN & ARCHITECTURAL REVIEW

THE ARCADIAN - COURTYARD APARTMENTS
429 West 8th Avenue, Chico, CA 95926 / APN: 003-573-001

Applicant: Tom van Overbeek
10163 Miguelito Road, San Jose, CA 95127

ATTACHMENT G 1

ZONING REQUIREMENTS (Cont'd)

MINIMUM LANDSCAPING (OC zone): 15%

- Required area: (180' x 200') x 0.15 = 5,400 SF
- Proposed landscaped area: 7,536 SF (see diagram below); 7,536 / 36,000 = 0.21

Total proposed landscaped area: 21%

PARKING LOT LANDSCAPING

- Required area: 5% minimum
- Parking area is placed behind the multi-family building and shielded by the garage building and 20' of landscaped area along West 8th avenue.

Required landscaping minimum: Comply

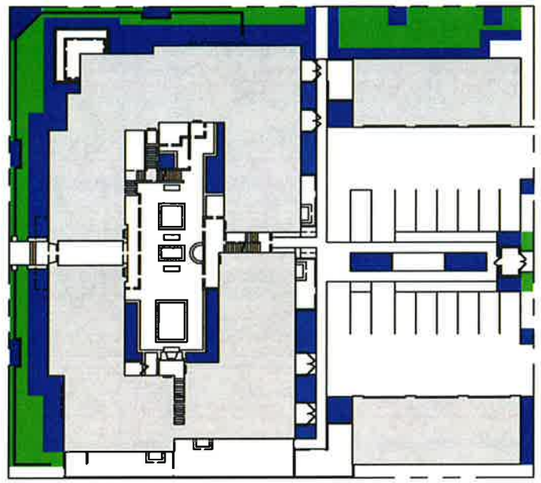
PARKING LOT SHADING:

- Requirement: 50% of pavement area shading after 15 years, not including entrance drives.
- Parking pavement area: 6,296 SF
- Total required shading area: 6,296 x 0.5 = 3,148 SF.

Required shading minimum: Comply (see table below)

100%	*75%*	*50%*	*25%*
Acer rubrum "October Glory" October Glory Red Maple			
(177 x 2) x 1.1 + 354 = **743 SF** (2 trees at 25% plus 10% bonus; 1 tree at 50%)			
707 SF	530 SF	354 SF	177 SF
Quercus coccinea Scarlet Oak			
1,256 x 2 = **2,512 SF** (2 trees at 100%)			
1,256 SF	942 SF	628 SF	314 SF
Sycamore (existing)			
628 SF (1 tree at 50%)			
1,256 SF	942 SF	628 SF	314 sf
TOTAL SHADE AREA: 3,883 SF (743 +2,512 + 628 = 3,883)			

M.W.E.L.O. HYDROZONES



Low water use hydrazine

Moderate water use hydrozone

LEGEND

TREES (For existing trees, see sheet ARB-1)

T1 Scarlet Oak / *Quercus coccinea*
- Minimum planter width: 7'
- Water need: Moderate

T2 October Glory Maple / *Acer rubrum*
- Minimum planter width: 7'
- Water need: Moderate

T3 Crape Myrtle "Natchez"/ *Lagerstroemia indica x fauriei*
- Minimum planter width: 3'
- Water need: Moderate

T4 Crape Myrtle "Watermelon Red"/ *Lagerstroemia indica x fauriei*
- Minimum planter width: 3'
- Water need: Moderate

T5 Starlight Dogwood / *Cornus kousa x nuttalii*
- Minimum planter width: 4'
- Water need: Moderate

SHRUBS

S1 Glossy Abelia / *Abelia grandiflora*
- Water need: Moderate

S2 Fortnight Lily / *Dietes bicolor*
- Water need: Moderate

S3 Purple Flax / *Phormium tenax "atropurpureum"*
- Water need: Moderate

GROUNDCOVER

1 Creeping Rosemary / *Rosemarie's officinalis "prostratus"*
- Water need: Low

2 Star Jasmine / *Dietes bicolor*
- Water need: Moderate

3 Flower Carpet Rose / *Rosa "flower carpet"*
- Water need: Moderate

HARDSCAPE

(1) Concrete, Typ.

(2) Decomposed Granite, Typ.

(3) Mulch, Typ.

(4) Gravel, Typ.

NOTES:

- There is no turf or lawn in the project.
- All landscaping is irrigated by drip system.
- The soils type of this parcel is "Almendra loam". Excavate holes for planting to at least twice the volume of the container. Prepare backfill of the planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen & iron fortified) and 2.5 pounds of 6-20-20 per yard of mix.

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ARB-3 NOTES

May 6, 2016

SITE DESIGN & ARCHITECTURAL REVIEW
THE ARCADIAN - COURTYARD APARTMENTS
429 West 8th Avenue, Chico, CA 95926 / APN: 003-573-001
Applicant: Tom van Overbeek
10163 Miguelito Road, San Jose, CA 95127

ATTACHMENT G 2

PLANNING DIVISION

411 Main Street (530) 879-6800
P.O. Box 3420
Chico, CA 95927-3420
www.chicoca.gov

Application No. AR16-08

APPLICATION FOR
Site Design and Architectural Review

Administrative ☐
Conceptual ☐
Board Review ☒

Applicant Information

Applicant Name	Thomas T van Overbeek	Phone	(425) 985-2139
Applicant Street Address	10163 Miguelito Road	Email	tom@prcracer.com
City	San Jose	State CA	Zip 95127
Property Owner	Thomas T van Overbeek	Phone	(425) 985-2139
Property Owner Address	10163 Miguelito Road	Email	tom@prcracer.com
City	San Jose	State CA	Zip 95127
Architect or Historical Consultant	David Kim / Anderson|Kim A+UD	Phone	(646) 248-2164
Address	300 Broadway Blvd NE, Suite K	Email	dkim@andersonkim.com
City	Albuquerque	State NM	Zip 87102

General Project Information

Project Name	The Arcadian	APN 003-573-001-000	Parcel Size 180'x200'
Location/Address	249 West 8th Avenue, Chico, CA 95926	General Plan Designation	OMU
Description	Multi-family housing	Zoning	OC-SD4

Submittal Requirements

Application requirements are as indicated on attached checklist. The City's **Design Guidelines** Manual (which is available online at www.ci.chico.ca.us/planning_services/DesignGuidelinesManual.asp) must be consulted to ensure that important design principles are considered and to help expedite the processing of applications. Prospective applicants are encouraged to meet with Planning Services staff prior to submittal. Please call (530) 879-6800. Projects subject to architectural review and approval are processed in accordance with Chapter 19.18 of the Chico Municipal Code. Applicants are highly encouraged to read this chapter prior to application submittal.

Applicant Authorization and Signature

I certify that the information provided with this application is complete, true and correct to the best of my knowledge and belief, and that if I am not the property owner, I have been authorized by the property owner to submit this application.

Applicant's Signature	Date 4/14/16

For Office Use Only

Application Received By BOB SUMMERVILLE	Butte County Filing Fee $50 (Check payable to Butte County)	Receipt No. 190846
Date 4/14/16	___ Applies	Application Fee $ 4,469.00 RR
Assigned Planner SUMMERVILLE	✓ Does Not Apply COLLECTED w/UP16-01	Environ. Review Fee $ N/A, COLLECTED w/UP16-01
Tentative Hearing Date		Total Fees $ 4,469.00 (Check payable to City of Chico)

ATTACHMENT H