



Architectural Review  
and Historic Preservation Board  
Agenda Report

Meeting Date 11/15/2017

DATE: October 26, 2017

File: AR 17-41

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Assistant Planner, (879-6807, shannon.costa@chicoca.gov)  
Community Development Department

RE: Aguilar Duplex Apartments, 917 West Sacramento Avenue; APN 043-210-045

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## 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 17-41 (Aguilar Duplex Apartments), subject to the recommended conditions.

## BACKGROUND

The applicant proposes to construct an 8-unit multi-family housing development on a 0.35-acre lot on the south side of West Sacramento Avenue, adjacent to the railroad tracks (see **Attachment A**, Location Map). The site is designated Medium High Density Residential on the City of Chico General Plan Land Use Diagram, and located in the R3 (Medium High Density Residential) zoning district.

The proposal includes four new three-story duplexes with tuck-under parking, parking lot shade trees, trash enclosure and surrounding landscaping. The site is currently vacant. The proposed site plan illustrates the buildings oriented to the northeasterly and southwesterly property lines with a 24-foot drive aisle down the middle. The buildings located towards the front of the site are set back 15 and 21 feet from the front property line (see **Attachment B**, Overall Site Plan and **Attachment C**, Project Description).

The exterior of the building would feature stucco surfaces with a band of board-and-batten paneling on the third floor. The first story of the structure would be beige (Sherwin Williams "Basket Beige") with reddish-brown garage doors (Sherwin Williams "Arresting Auburn"). The second story would be green (Sherwin Williams "Rock Garden") with a band of dark green board-and-batten siding above (Sherwin Williams "Roycroft Bottle Green"). First- and second-story windows and doors would be trimmed in beige and all other building and window trim would be black (Sherwin Williams "Black Magic") (see **Attachment D**, Color Board)

The front a rear elevation of each building would feature a second-story balcony with a gable roof supported by vernacular-style wood columns. The balconies, supported by the same style columns, create covered first floor entry porches below, six feet in depth. The side elevations of each building would feature a slight cantilevered mass. Window types include double-hung, slider and multi-panel. Ground mounted HVAC units would be located on front and rear corners of the buildings, screened from public view by a low fence and vine plantings (see **Attachment E**, Elevations). Wall pack lights are proposed over each garage door, on the buildings easterly and westerly elevations, and a single 14-foot pole-light is proposed at the rear of the site (see **Attachment F**, Lighting Specifications). A new six-foot tall fence is proposed around the perimeter of the site. Access to the public right of way is provided by corridors along the backs of the building with long, narrow walkways that span the length of site. These corridors also feature wall mounted gas and electric meters.

New landscaping is proposed, concentrated at the front and rear of the site and in between the buildings. Six trees, including two ginkgo biloba and four water oak trees would provide parking lot shading that is estimated to reach 50 percent at tree maturity. Other small decorative trees (crepe myrtle and Eastern redbud), ground cover and shrubs are proposed in the planting areas. The landscape plan identifies five trees to be removed on-site, four of which do not qualify for mitigation pursuant to the City's Tree Preservation Regulations (Chico Municipal Code (CMC) 16.66) (see **Attachment G**, Landscape Plans). An arborists report suggests removal of a single valley oak tree along the southwesterly property line because the project design would require removal of the large limbs opening the tree up to disease. A total of 33 inches of tree diameter are subject to the tree replacement requirements (CMC 16.66). The applicant proposes to retain one healthy valley oak tree at the northeasterly property line (see **Attachment H**, Oak Tree Reconnaissance).

Each unit includes a two-car garage with a bicycle storage closet inside. A single guest parking space is provided at the rear of the site and four guest bicycle parking spaces are provided at the center of the site. All parking requirements have been satisfied pursuant to CMC 19.70. A concrete masonry trash enclosure with ribbed metal doors is proposed at the rear of the site. The enclosure would be textured and painted to match the building color (see Overall Site Plan).

## **DISCUSSION**

The project is consistent with several Design Guidelines and General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) and providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, and H.3.4). Ground-floor and second story porches on the front and rear of the buildings provides a sense of community within the site, and emphasizes a pedestrian-friendly streetscape (DG 4.1.11). Cantilevered masses reduce a flat appearance, and the variety of material types provides visual interest (4.1.23). Ground-floor entries and second-story porches help to define the individual dwelling units (DG 4.2.11, 4.2.13, and 4.2.41). Parking areas are located within private garages, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 1.1.14, 4.1.52, and 4.1.53).

Overall, the proposal efficiently utilizes the site by arranging the building in a vertical fashion, placing required parking inside ground-level garages and living spaces above. The project meets all development standards regarding setbacks, landscaping, parking and open space. Retaining the mature valley oak tree preserves the character of the site and the neighborhood.

#### 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 and neighborhood compatibility (LU-4.2 and LU-4.3). The scale and placement of the structures on the site accomplishes context-sensitive design (CD-5.2 and CD-5.3). The project also includes low-water use landscaping that will soften the structure consistent with SUS-4.2. 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 building design and scale would be compatible with the existing neighborhood, consistent with DGs 1.2.11 and 1.2.13. Consistent with DGs 3.2.23, 3.2.28 and 3.1.35, the individual unit entries with second-story porches would create a sense of focus and place (DG 1.2.2) and would enliven the streetscape (DG 4.1.24). Locating parking within tuck-under garages, out of views from the right of way is consistent with DGs 1.1.14, 4.1.52, and 4.1.53.

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, material selection and color pallet of the proposed structure are visually

compatible with the surrounding residential development. Ground-mounted utilities would be hidden from view, and the trash area would be appropriately screened and located at the rear of the site (DG 3.1.35). Bicycle parking facilities are located within private garages and guest parking is close to the buildings entrances, consistent with DG 3.1.34. The parking lot features appropriate lighting that would not unnecessary glare impacts on residents or neighboring properties (DG 4.1.44).

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.*

Building placement and vertical construction is an efficient configuration for the site and is compatible with surrounding sites and structures. The overall size of the structures is consistent with surrounding development and their overall height will not unnecessarily block views or dominate surroundings.

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 to the site and adequate parking lot shading. Extensive landscaping along the parcel frontage softens the building's proximity to West Sacramento Avenue. Tree and plant species have been thoughtfully and appropriately selected for their locations and the variety of plant types will provide color, texture and coverage to the overall project.

#### **RECOMMENDED CONDITIONS OF APPROVAL**

1. All building plans shall note on the cover sheet that the project shall comply with AR 17-41 (Aguilar Duplex Apartments). No building permits related to this approval shall be finalized without authorization of planning staff.
2. The proposed landscape plan may be modified as necessary to comply with Low Impact Development (LID) requirements, as promulgated under Chico Municipal Code Section 15.50.
3. 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.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. 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.

## **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. Overall Site Plan
- C. Project Description
- D. Color Board
- E. Elevations (2)
- F. Lighting Specifications (2)
- G. Landscape Plan (3)
- H. Oak Tree Reconnaissance (7)

## **DISTRIBUTION**

Internal (3)  
Mike Sawley, Senior Planner  
Shannon Costa, Assistant Planner  
Files: AR 17-41

AR17-41 (Aguilar Duplex Apartments)  
ARHPB Mtg. 11/15/17  
Page 6 of 6

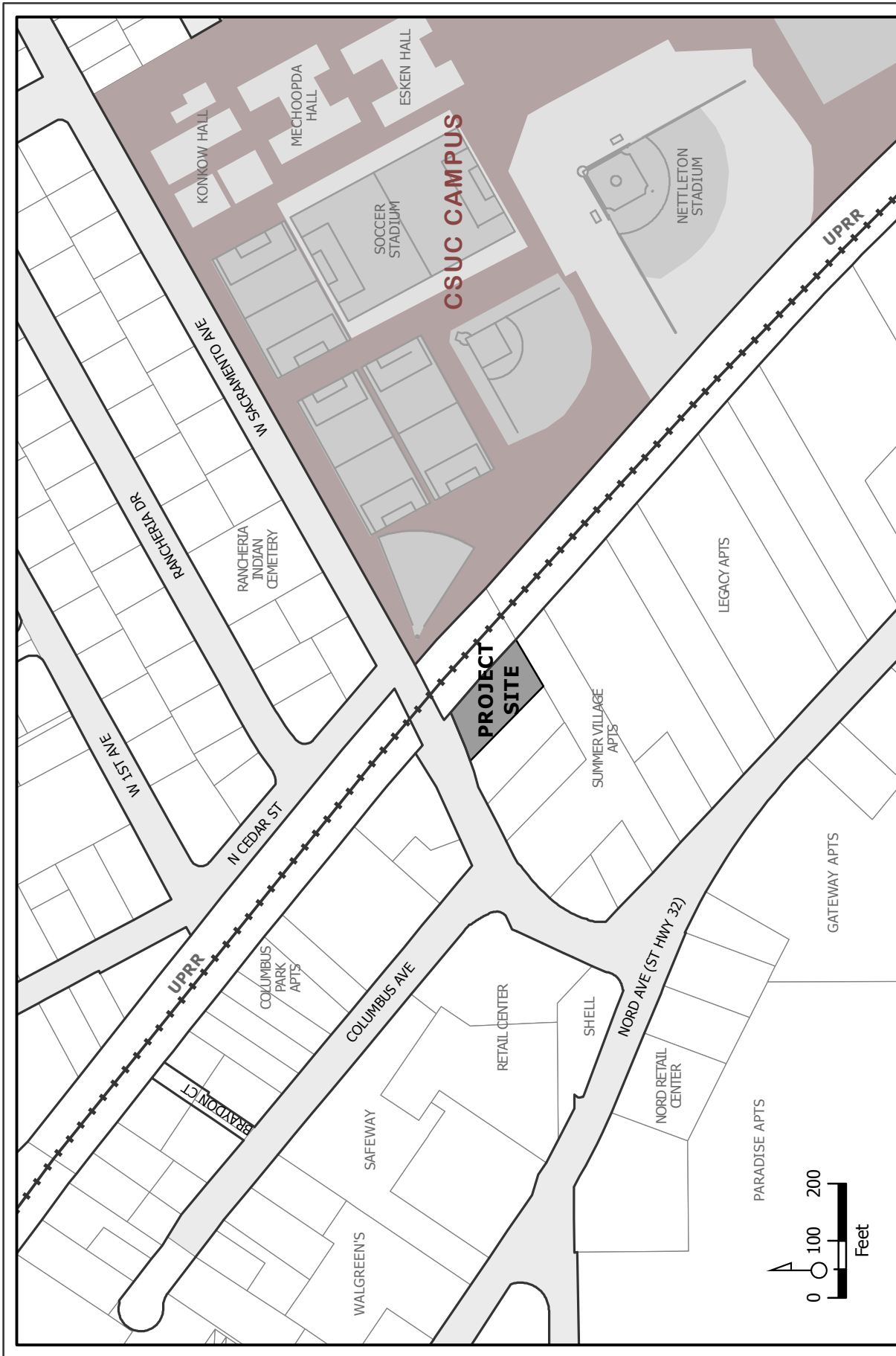
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External (2)

Greg Peitz, 383 Rio Lindo Ave, Chico, CA 95926 (gregpeitz@sbcglobal.net)

Jim Aguilar, 1101 El Monte Avenue, Chico, CA 95928 (jimaguilar1@gmail.com)

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AR 17-41 (Aguilar Duplex Apartments)  
 917 W Sacramento Avenue  
 APN 043-210-045-000

**PARKING:**

8 UNITS - (3) BED - (2) SPACES PER UNIT: 16 SPACES  
 GUEST PARKING 1 SPACE PER 5 UNITS: 1 SPACES  
 TOTAL REQUIRED: 17 SPACES

TOTAL PARKING PROVIDED: 17 SPACES

BICYCLE SPACES REQ'D: (1) SPACE PER UNIT  
 TOTAL BICYCLE SPACES PROVIDED: (1) SPACE PER UNIT (IN GARAGE) = 8 BIKE SPACES

GUEST BICYCLE SPACES PROVIDED: 4 SPACES

GENERAL PLAN: MHDR  
 ZONE: R3  
 SITE:  
 APN: 043-210-045, 0.39 ACRES

**LOT COVERAGE CALCS:**

LOT AREA: 16771 S.F.  
 BUILDING AREA: 6048 S.F.  
 LOT COVERAGE: 31.1%  
 MAX. PERCENTAGE ALLOWED: 65.0%

**LANDSCAPE OPEN SPACE:**

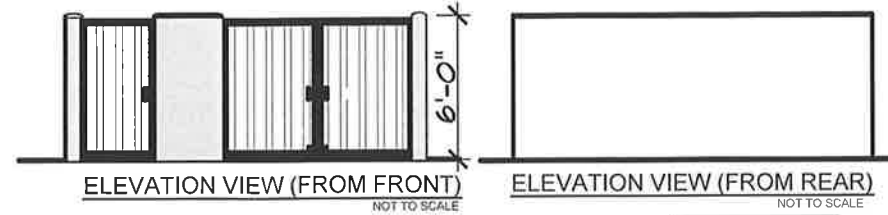
LOT AREA: 16771 S.F.  
 LANDSCAPE AREA: 6393 S.F.  
 PROPOSED LANDSCAPE AREA: 32.9%

**TRASH ENCLOSURE LEGEND:**

CONCRETE MASONRY UNIT WALLS WITH STUCCO FINISH. COLOR AND TEXTURE TO MATCH BUILDING FIELD COLOR.

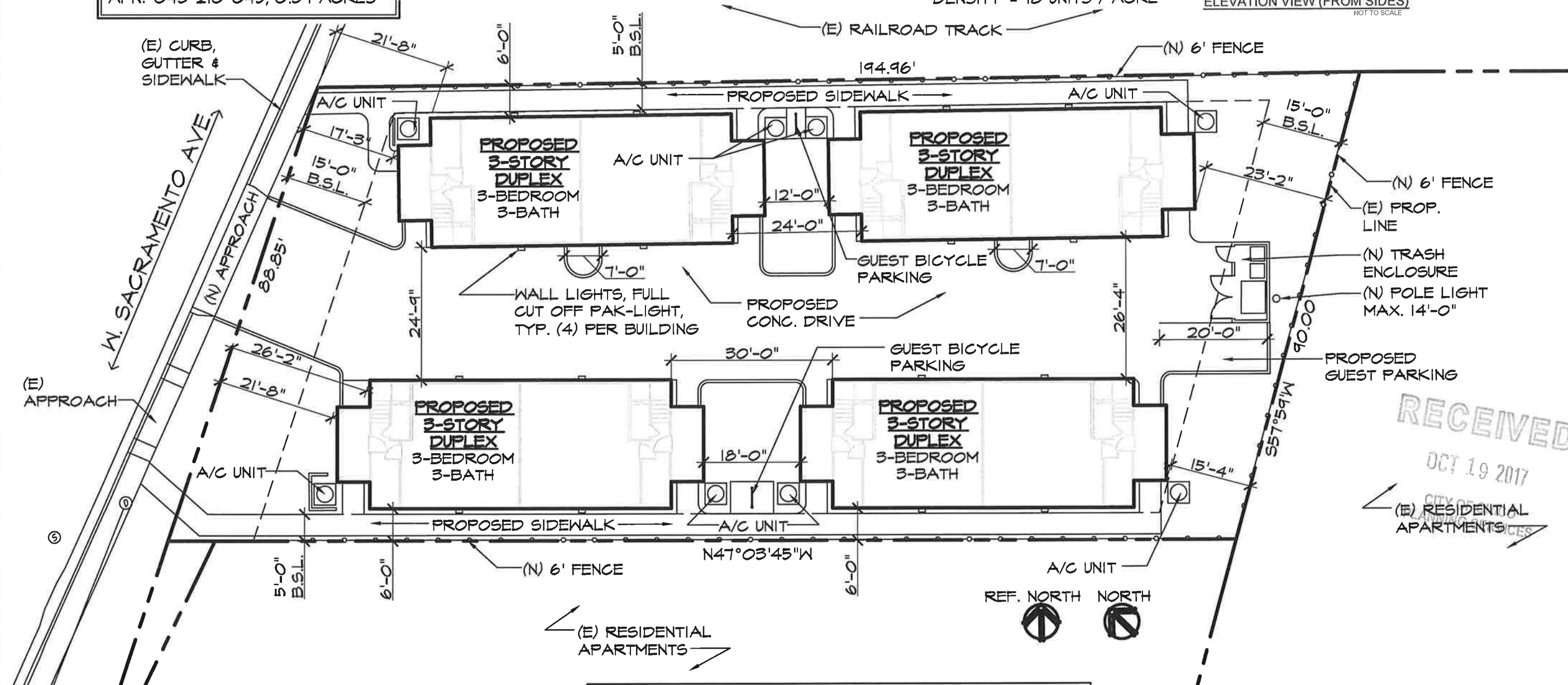
RIBBED, EXPANDED METAL DOORS INSET WITHIN 2" X 2" HOLLOW STRUCTURAL STEEL (HSS) FRAME, AND DROP BOLT ASSEMBLY. COLOR TO MATCH BUILDINGS TRIM.

SLUMP CAP (COLOR AND FINISH TO MATCH CMU TRASH ENCLOSURE WALLS)



**LOT DENSITY:**

GROSS LOT AREA = 19,430 S.F. = .446 ACRES  
 DENSITY = 18 UNITS / ACRE



**SITE PLAN** 1" = 20'-0"

**ATTACHMENT 'B'**

Revision Date By

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

**DUPLEX APARTMENTS FOR: JIM AGUILAR**  
 AT: 917 W. SACRAMENTO AVE. CHICO, CALIFORNIA - APN: 043-210-045

**RECEIVED**  
 OCT 19 2017  
 CITY OF CHICO  
 (E) RESIDENTIAL APARTMENTS

**AGUILAR DUPLEX APARTMENTS**  
 No. C21283  
 REN. 7/19

DATE: SEPT 2017  
 SCALE:  
 DRAWN:  
 NO: 17-2293  
 SHEET: **ARB1**



# GREGORY A. PEITZ ARCHITECT

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

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CITY OF CHICO  
PLANNING SERVICES

October 18, 2017

**SUBJECT: AGUILAR APARTMENTS  
ARHPB PROJECT DESCRIPTION**

The Aguilar Apartments is an eight unit student oriented apartment complex of three story townhouse duplexes.

Each apartment has an individual covered front porch with two facing Sacramento Avenue and the others facing the common areas at the interior of the property. This gives each apartment an individual identity at the entrance and an inviting ground level entry. (DG 4.1.13, 4.1.35)

Car parking is provided with a two car garage for each unit which is accessed from the central drive aisle down the middle of the property. This allows the cars and garages to not be the main visual element from the street, at the same time providing secure parking for the tenant's cars and bicycles. (DG 4.1.12, 1.1.14)

Two colors of stucco along with contrasting board and batt siding are used to provide variation in the exterior textures and colors. The roof line is broken up by popping out building elements to provide a more interesting geometry than one large continuous mass. (DG 4.1.15, 4.2.31)

Each unit having its own garage as well as a front porch which connects directly or indirectly to the public sidewalks makes each unit pedestrian friendly and easily accessible both for the tenants and their guests. (DG 4.1.52, 4.1.35, 4.1.12)

# AGUILAR

## DUPLEX APARTMENTS



LOWER STUCCO - 'SHERWIN WILLIAMS'  
BASKET BEIGE (SW6143)



UPPER STUCCO - 'SHERWIN WILLIAMS'  
ROCK GARDEN (SW6195)



BD. & BATT. SIDING - 'SHERWIN WILLIAMS'  
ROYCROFT BOTTLE GREEN (SW2847)



TRIM - 'SHERWIN WILLIAMS'  
BLACK MAGIC (SW6991)



GAR. AND FRONT DOOR - 'SHERWIN WILLIAMS'  
ARRESTING AUBURN (SW6034)



ROOFING -  
COMPOSITION SHINGLES -  
'OWENS CORNING' OAKRIDGE SHINGLES  
BROWNWOOD



**LEFT ELEVATION**



**RIGHT ELEVATION**



**FRONT & REAR  
ELEVATION**

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SEP 25 2017

CITY OF CHICO  
PLANNING SERVICES

# AGUILAR DUPLEX/ APARTMENTS

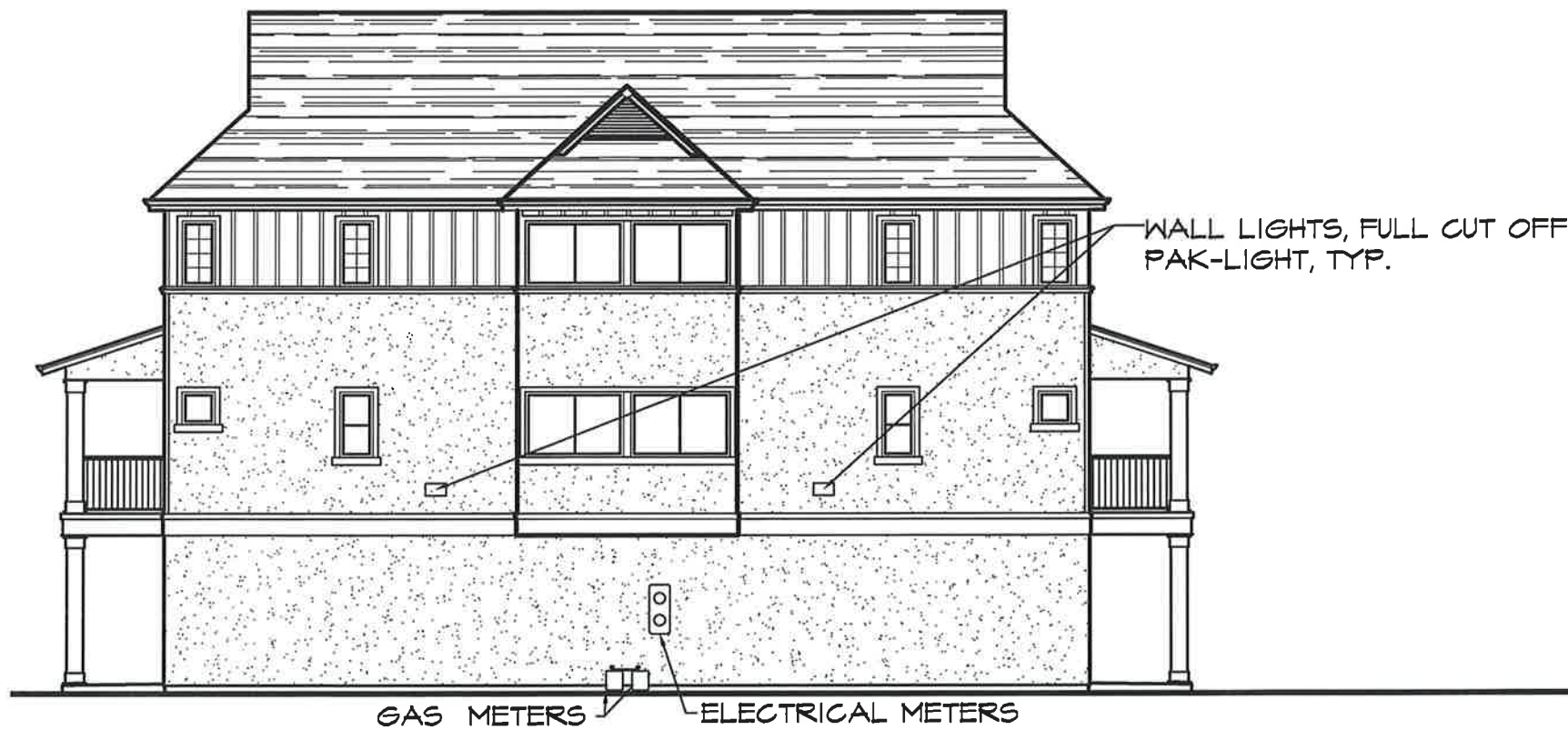
- COMP. SHINGLES
- TRIANGLE GABLE  
END VENT, TYP.
- BD. & BATT. SIDING
- 1x4 TRIM
- STUCCO SIDING
- STUCCO o/  
FOAM TRIM
- W.I. GUARDRAIL



**LEFT ELEVATION**  $3/32" = 1'-0"$

WALL LIGHTS, FULL CUT OFF  
PAK-LIGHT, TYP. ABV. EACH  
GARAGE DOOR

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OCT 19 2017  
CITY OF CHICO  
PLANNING SERVICES



**RIGHT ELEVATION**  $3/32" = 1'-0"$

WALL LIGHTS, FULL CUT OFF  
PAK-LIGHT, TYP.

GAS METERS ELECTRICAL METERS



**FRONT & REAR ELEV.**  $3/32" = 1'-0"$

41'-8"

ATTACHMENT 'E'

Revision	Date	By

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

**DUPLEX APARTMENTS**  
FOR: JIM AGUILAR  
AT: 917 W. SACRAMENTO AVE.  
CHICO, CALIFORNIA - APN: 043-210-045



**AGUILAR  
DUPLEX  
APARTMENTS**

Date: SEPT 2017

Scale:

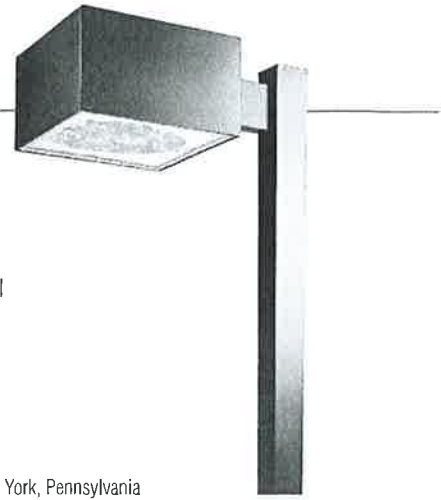
Drawn:

Job: 17-2295

Sheet:

**ARB3**

# 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](http://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) Tied 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
<b>EC</b>	<b>A</b>	<b>14</b>	<b>1</b>	<b>3H</b>	<b>175MH</b>	<b>277</b>	<b>BRP</b>
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) Tied 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
<b>EC</b>	<b>A</b>	<b>18</b>	<b>1</b>	<b>3H</b>	<b>250MH</b>	<b>277</b>	<b>BRP</b>
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

#### OPTIONS

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

Example: **EC A 14 1 3H 175MH 277 BRP – PTF2**

#### Options:

- AP** Adjustable Knuckle - Pole Mount
- AT** Adjustable Knuckle - Tenon Mount
- PTF2** Pole Top Filter 2 3/8" diameter tenon for use with a 14" - 18" Luminaire (2 3/8" X 4")

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**CITY OF CHICO  
PLANNING SERVICES**

**Attachment F**

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- Building Information Models
- PSG Catalog
- Acrylic/Polycarb Compatibility Table
- Warranty Information
- More Resources
- Prior Recalls

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# TWAC

## Contour® Series Cutoff Mini Wall Pack, Polycarbonate Refractor

### Intended Use

For entrances, stairwells, corridors and other pedestrian areas. **Not recommended for applications with frequent exposure to harsh chemicals or commercial cleaning fluids (e.g., car washes). Installations in such environments may lead to premature failure of the luminaire and void the warranty.**

### Construction

Housing: Rear housing is rugged, die-cast aluminum. Front cover is one-piece, UV-resistant, injection-molded polycarbonate, internally painted. Captive external hardware is treated for corrosion resistance and includes slotted hex-head and tamper-proof fasteners. Finish is dark bronze (DDB) corrosion-resistant polyester powder.

### Optics

Front housing and refractor are one-piece, injection-molded, UV stabilized polycarbonate. One-piece, die-formed refractor is diffused aluminum. Refractor is clear polycarbonate, providing IES cutoff distribution and maximum lateral light output. Standard finish is dark bronze polyester enamel. Front cover sealed with one-piece, high temperature silicone gasket to inhibit entrance of outside contaminants.

**Nighttime Friendly™** - Vandal resistant, polycarbonate lens, 100W max.

### Electrical

Components are mounted to the cast-aluminum housing, promoting maximum heat dissipation. Ballast: All ballasts are 100% factory tested. MH: High reactance, high power factor for 150W and below. 150W and below are standard with pulse-start ignitor technology. HPS: Reactor normal power factor standard for 120V, HPF available (XHP option). Other voltage are high power factor standard. Fluorescent ballasts are electronic HPF (26 DTT and TRT).

Socket: HID is porcelain, horizontally oriented, medium-base socket with copper alloy, nickel-plated screw shell and center contact. (UL Listed 660W, 600V and 4KV pulse rated.) Fluorescent is four-pin positive latching thermoplastic. LPI is standard 35K for CFL.

### Installation

Top 1/2" threaded wiring access. Back access through 3/4" opening. For feed-thru wiring, use conduit tee (not included). Mount on any flat, non-combustible vertical surface.

### Listings

UL Listed (standard). CSA or NOM Certified (see Options). UL Listed for wet locations. IP65 rated.

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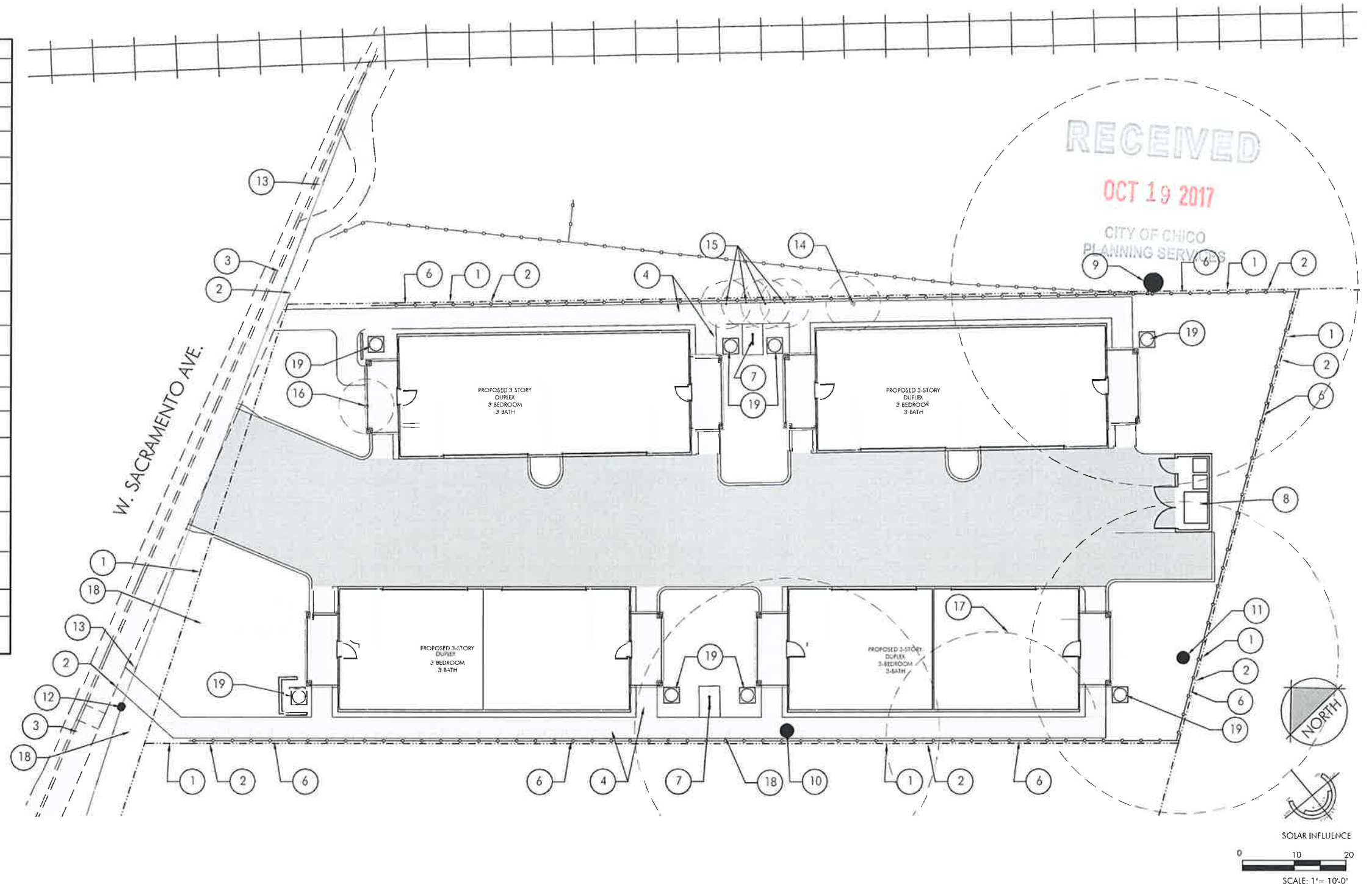
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# PLAN LEGEND

SYMBOL	DESCRIPTION
①	PROPERTY LINE
②	LIMIT OF WORK
③	EXISTING CITY SIDEWALK (TO REMAIN)
④	CONCRETE WALKWAY (BY OTHERS)
⑤	NOT USED
⑥	PROPOSED 6 FOOT HIGH CHAIN LINK FENCE WITH BROWN PRIVACY SLATS
⑦	GUEST BICYCLE RACKS (INVERTED 'U' STYLE, 2 BIKE CAPACITY EACH). TENANT BIKE PARKING TO BE PROVIDED INDOORS.
⑧	TRASH ENCLOSURE BY OTHERS. TRAIN BOSTON IVY TO ENCLOSURE WALL
⑨	EXISTING OAK TREE. 46" DIAMETER. LOCATED OUTSIDE OF THE PROPERTY LIMITS. SEE ARBORIST'S REPORT.
⑩	EXISTING OAK TREE. 33" DIAMETER. TO BE REMOVED. SEE SHEET L-0.3
⑪	EXISTING PECAN TREE. 30" DIAMETER. TO BE REMOVED. NOT A QUALIFYING TREE PER 16.66 OF THE MUNICIPAL CODE
⑫	EXISTING POWER POLE. TO REMAIN.
⑬	EXISTING OVERHEAD LINES. TO REMAIN.
⑭	EXISTING AILANTHUS. MULTIPLE TRUNKS UNDER 2". TO BE REMOVED. NOT A QUALIFYING TREE PER 16.66 OF THE MUNICIPAL CODE.
⑮	EXISTING CITRUS. 4 TRUNKS UNDER 4". TO BE REMOVED. NOT A QUALIFYING TREE PER 16.66 OF THE MUNICIPAL CODE
⑯	EXISTING PECAN. MULTIPLE TRUNKS 1"- 3" DIAMETER. TO BE REMOVED. NOT A QUALIFYING TREE PER 16.66 OF THE MUNICIPAL CODE.
⑰	TREE OVERHANG FROM ADJACENT PROPERTY. WILL REQUIRE SIGNIFICANT SCAFFOLD PRUNING TO ACCOMMODATE BUILDING.
⑱	EXISTING ASPHALT. REMOVE AND DISPOSE OF OFF SITE.
⑲	HVAC LOCATION. SCREEN WITH WALL AND LANDSCAPE AT PROJECT FRONTAGE. SCREEN WITH LANDSCAPE INTERIOR TO PROJECT.

SEE SHEET L-0.2 FOR PRELIMINARY LANDSCAPE PLANTING PLAN

SEE SHEET L-0.3 FOR NOTES AND CALCULATIONS, TREE MITIGATION TABLE, VICINITY MAP, AND DESIGN DEVELOPMENT IMAGES



# APARTMENTS AT 917 WEST SACRAMENTO AVE., CHICO

SHEET L-0.1

## PRELIMINARY LANDSCAPE SITE PLAN

BFLA PROJECT NUMBER: 2012  
OCTOBER 18, 2017

PREPARED FOR:

JIM AGUILAR

CHICO, CALIFORNIA

PREPARED BY:

**BRIAN FIRTH LANDSCAPE ARCHITECT, INC.**  
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928  
PHONE: (530) 899-1130  
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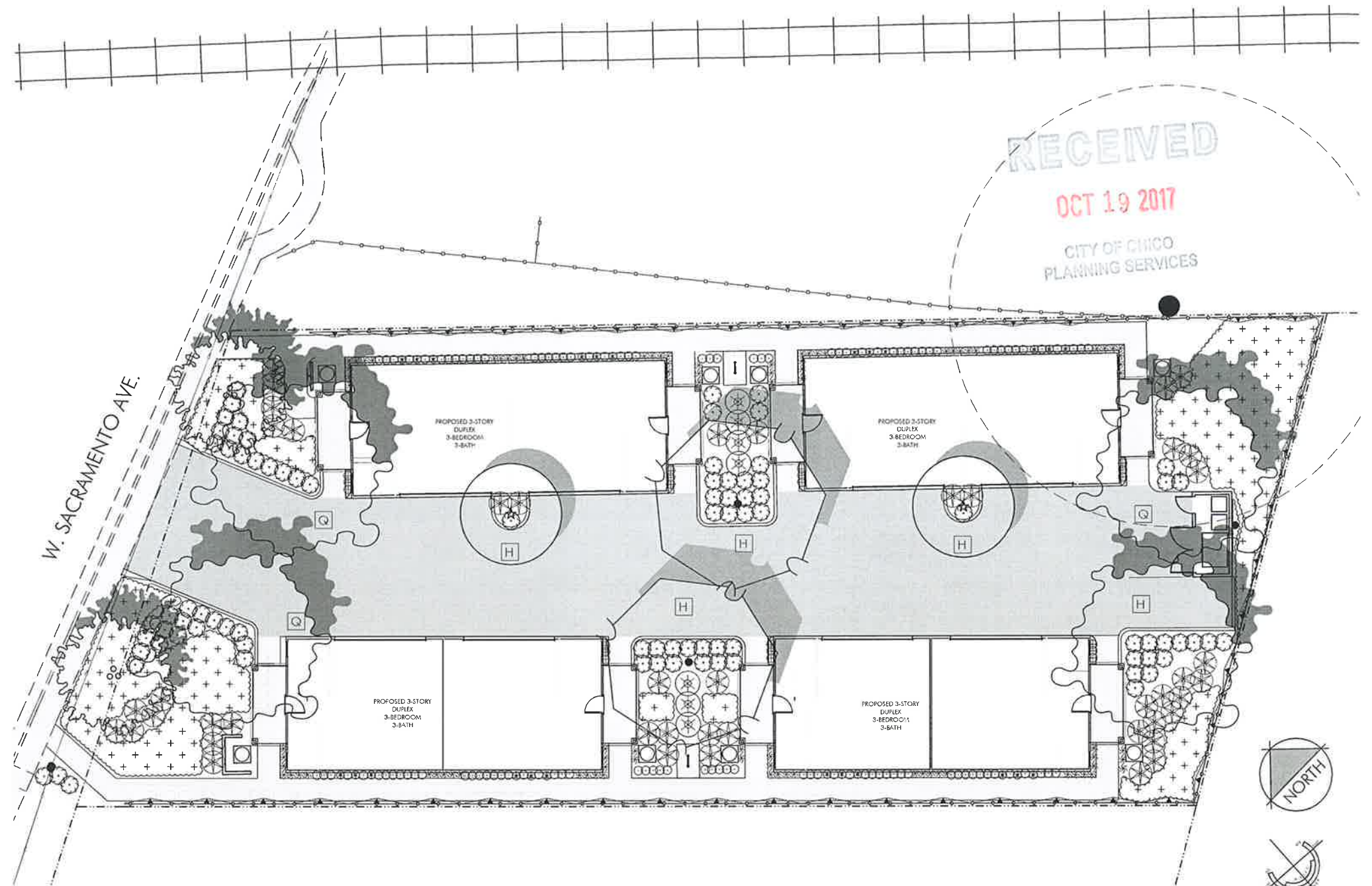
# ATTACHMENT "G"

**TREE LIST** (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	CERCIS CANADIENSIS EASTERN REDBUD	20'	15 GAL
	GINGKO BILOBA 'PRINCETON SENTRY' PRICETON SENTRY GINGKO	30'	15 GAL
	QUERCUS NIGRA WATER OAK	30'	15 GAL
	LAGERSTROEMIA INDICA CRAPE MYRTLE	15'	15 GAL

**SHRUB LIST** (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	ARCTOSTAPHYLOS HOWARD MCMINN MCMINN MANZANITA	5'	5 GAL
	DIETES BICOLOR FORTNIGHT LILY	3'	1 GAL
	ROSA X 'NOARE' P.P.# 11308 FLOWER CARPET® RED GROUNDCOVER ROSE	3'	1 GAL
	TULBAGHIA VIOLACEA SOCIETY GARLIC	18"	1 GAL
	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PODOCARPUS	18"	1 GAL
	NANDINA DOMESTICA NANA PURPUREA DWARF HEAVENLY BAMBOO	18"	1 GAL
	HEMEROCALLIS X 'MONIE' STARBURST® SUSIE EVERGREEN DAYLILY (ORANGE FLOWERS)	18"	1 GAL
GROUNDCOVER		SPACING	
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	36"	1 GAL
VINES		SPACING	
	PARTHENOCISSUS TRICUSPIDATA 'VETCHII' BOSTON IVY	--	1 GAL
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	10'	1 GAL



SEE SHEET L-0.1 FOR PRELIMINARY  
LANDSCAPE SITE PLAN

SEE SHEET L-0.3 FOR NOTES AND CALCULATIONS,  
TREE MITIGATION TABLE, VICINITY MAP, AND  
DESIGN DEVELOPMENT IMAGES

# APARTMENTS AT 917 WEST SACRAMENTO AVE., CHICO

SHEET L-0.2

## PRELIMINARY LANDSCAPE PLANTING PLAN

BFLA PROJECT NUMBER: 2012  
OCTOBER 18, 2017

PREPARED FOR:

JIM AGUILAR  
CHICO, CALIFORNIA

PREPARED BY:

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# ATTACHMENT "G"



# TREE SURVEY

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
9	VALLEY OAK	46"	RETAIN	NA-	LOCATED OUTSIDE OF PROPERTY LIMITS. SEE ARBORIST'S REPORT
10	VALLEY OAK	33"	REMOVE	YES	REMOVE AND DISPOSE OF OFF-SITE
11	PECAN	30"	REMOVE	NO	NON-QUALIFYING TREE- SPECIES
14	AILANTHUS	2" MULTI	REMOVE	NO	NON-QUALIFYING TREE- SPECIES
15	CITRUIUS	4 UNDER 4"	REMOVE	NO	NON-QUALIFYING TREE- SPECIES
16	PECAN	1"-3" MULTI	REMOVE	NO	NON-QUALIFYING TREE- SPECIES
TOTAL DBH OF QUALIFYING TREES TO BE REMOVED		33"	IN LIEU FEES FOR 6 MITIGATION TREES ARE REQUIRED.		

# SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			3,528 SF	
SHADE AREA PROVIDED				
WATER OAK				
F	FULL	706 SF	0	0
TQ	THREE QUARTER	529 SF	0	0
H	HALF	353 SF	1	353 SF
Q	QUARTER	176 SF	3	528 SF
PRINCETON SENTRY GINGKO				
F	FULL	706 SF	0	0
TQ	THREE QUARTER	529 SF	0	0
H	HALF	353 SF	2	706 SF
Q	QUARTER	176 SF	0	0
EASTERN REDBUD				
F	FULL	176 SF	0	0
TQ	THREE QUARTER	132 SF	0	0
H	HALF	88 SF	2	176 SF
Q	QUARTER	44 SF	0	0
TOTAL SHADE AREA PROVIDED			1,763 SF	50%

# PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	3,528 SF	
PARKING LOT LANDSCAPE	230 SF	5%

# LANDSCAPE IRRIGATION

TOTAL LANDSCAPED AREA IS 4,161 SF AND IS HYDROZONED AS MEDIUM WATER USE AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM.

USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS, IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 82,124 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 103,477 GALLONS PER YEAR.

# SOILS STATEMENT

STANDARD SOIL AMENDMENTS WILL BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS BY AN ANALYTICAL SOILS TESTING LABORATORY.

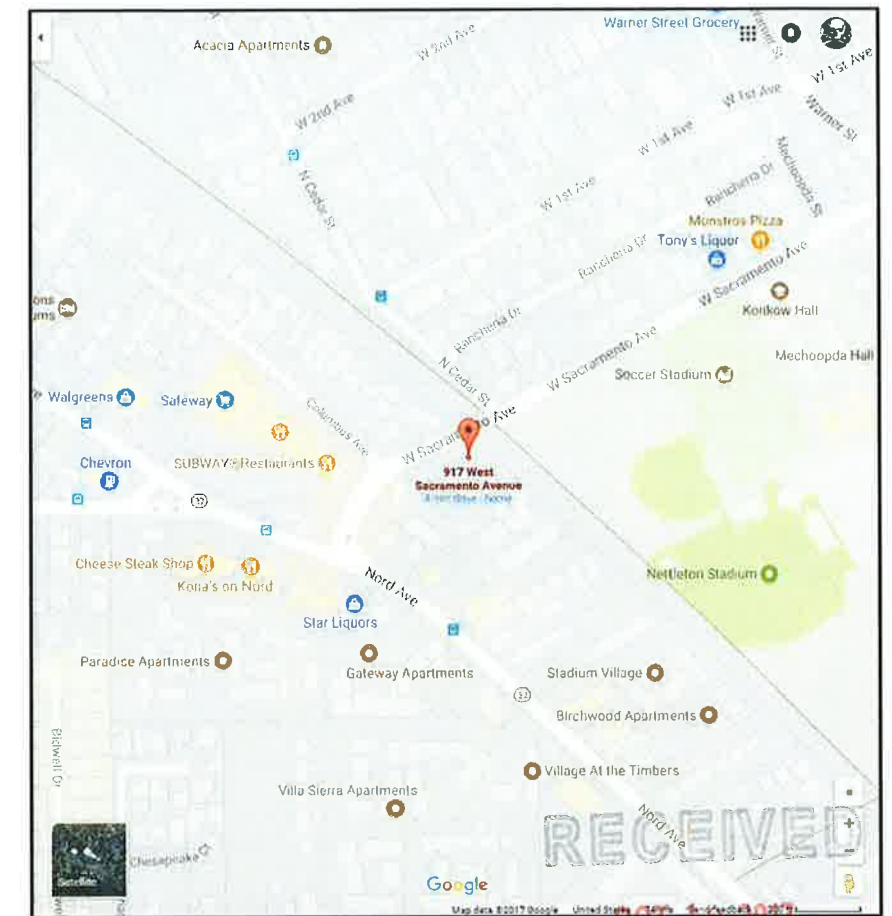
# MULCH

A UNIFORM 3" MINIMUM LAYER OF 3/8" DIAMETER CRUSHED ROCK MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS EXCEPT WHERE OTHERWISE NOTED.

# BICYCLE PARKING



# VICINITY MAP



# APARTMENTS AT 917 WEST SACRAMENTO AVE., CHICO

CITY OF CHICO PLANNING SERVICES SHEET L-0.3

# PRELIMINARY LANDSCAPE PLAN

BFLA PROJECT NUMBER: 2012 OCTOBER 18, 2017

PREPARED FOR:

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CHICO, CALIFORNIA

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# ATTACHMENT "G"



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# Oak Tree Reconnaissance

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OCT 19 2017

CITY OF CHICO  
PLANNING SERVICES

for

# Stofa and Aquilar

By HOWELL IT IS

October 12, 2017

October 13, 2017  
Page 1

917 West Sacramento  
Chico, CA

Dan Howell  
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Attachment H



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**ARBORIST REPORT**

**Summary**

Tree #309 will present a danger to property improvements or structures and inhabitants using the current design.

**Assignment**

HOWELL IT IS was hired to do a visual assessment of two oak trees.

**Location**

The Property is located at: 917 West Sacramento Avenue, Chico, CA

**Limitations**

Any photographs, diagrams, graphs, sketches, maps, or other graphic material included in any report are intended solely as visual aids and are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work product of any other persons is intended solely to clarification and ease of reference. Inclusion of said information does not constitute a representation by HOWELL IT IS as to the sufficiency or accuracy of that information.

**Method**

Stem diameter was measured using a cloth diameter tape. Photos were taken by Dan Howell a ASUS Zen phone 2.

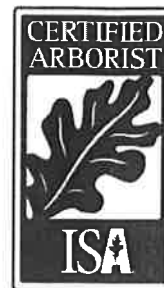
**Observation**

On the afternoon of October 4, 2017, I visited the site to evaluate the trees. I tagged each tree with an aluminum number for field identification. Both trees are on property borders. Tree #308 is near the border of the railroad right-of-way and #309 is on the opposite west side of the property where residences are located.

October 13, 2017 Page 2	917 West Sacramento Chico, CA	Dan Howell <a href="mailto:dan@howellitis.com">dan@howellitis.com</a> (530) 846-7962
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A black walnut (*Juglans* sp.) had been removed from the property. Roots were visible and a small part of the stem remained on site. A tall pecan that is to be removed was on the south border of the property.

A limb, about 7 inches in diameter appeared to have been prune cut about 12 ft. from the ground in tree #308.

Tree Identification	Species	DBH inches	Dripline ft.	Height ft.	Condition
#308	<i>Quercus lobata</i>	45	63	65	Good
#309	<i>Quercus lobata</i>	33	36	65	Good

**Discussion**

**Tree ownership** Both oak trees are on property boundaries that are not well defined. As a result, ownership of each tree is disputable. While I was doing field work an apartment dweller on neighboring property asked me to have a limb removed that hung over his parked car. He told me that he had addressed his property manager with this request and the person stated that it was the neighbor's responsibility.

If a property line transects the bole of a tree, the owner of that tree is the person with the largest section on either side of the surveyed line. The tree is its property.

On the other hand, if a tree hangs over a property line the non-owning neighbor may trim limbs and roots on its side of the property to prevent damage to its property or its values. If the tree dies as the result of the non-owner's actions, that neighbor may be responsible for tree replacement costs to the tree owner.

**Dripline**

The dripline is the distance measured from the bole of the tree to the end of the tree's longest limb. This distance is used to estimate the area of the root system. The dripline is the radius of this area. The length of the total estimated root system is 1.5 times this measured radius (more or less). Proper root pruning at the dripline will not damage a tree in most cases.

October 13, 2017 Page 3	917 West Sacramento Chico, CA	Dan Howell <a href="mailto:dan@howellitis.com">dan@howellitis.com</a> (530) 846-7962
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### Valley Oak #308

As the diagram on page 7 shows, this tree is in the northeastern corner of the property. I estimate this tree to be more than 100 years old. I determined this from experience and the tree's 45-inch diameter at breast height (DBH). The crown of this tree appeared healthy.

For some unknown reason one limb had been pruned high off the ground. It may have broken near the location and been cut back or the break may have been clean and I could not see it because of new sprout growth at that location.

This is a very healthy tree.

### Valley Oak #309

As the diagram on page 7 shows, this tree is in the southwest border mid-way between the front and back of the property. This is a very healthy young oak estimated to be near 35-50 years old.

### Tree Protection

These oaks can be protected by limiting construction activities within the dripline. The proposed structure is to be three stories tall. Large limbs may be required to be removed to accommodate this structure. Irrigation must be limited within a distance of 1.5 ft. multiplied by the dripline distance. Root pruning must take place no closer than the dripline and be done under the supervision of an ISA Certified Arborist.

This arborist does not recommend the removal of limbs larger than 3 inches in diameter. Growth of the callus over the wound is slow in larger diameter limbs. This opens the tree to biological attack for longer periods, which can expedite limb failure.

### Potential Danger

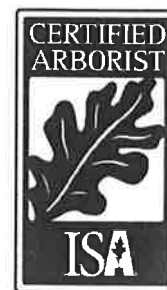
To live near trees is to accept some degree of risk. The only way to eliminate all risk is to remove all trees. The larger the tree, the greater the risk.

Arborists are tree specialists who use their education, knowledge, training, experience, and research to examine trees and forests. Arborist recommend measures to enhance the beauty and health of trees and forests, while attempting to reduce the risk of living near them. Clients

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may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms subject to attack by disease, insects, fungi, and other forces of nature. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist’s services, such as property boundaries, property ownership, disputes between neighbors and other issues. Consulting arborist cannot take such considerations into account unless complete and accurate information is disclosed to the consultant by the client. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

**Sudden Limb Drop**

Arborists coined the term “Sudden Limb Drop” to define incidents that are just that: sudden. Sudden Limb Drop is an unpredictable limb failure that occurs more frequently in valley oaks than other species. These limb failures take place during hot windless periods. No outside force is required to break the limb. Many human deaths have been attributed to sudden limb drop.

**Recommendation**

All recommendations are based on the client’s ownership of trees #308 and #309.

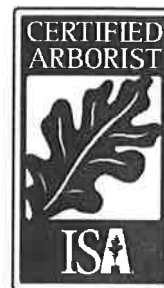
To fit this project design into the dripline of these trees will require removal of large limbs. The current project design for a 3 -story structure is not recommended without removal of tree #309. Tree removal must be mitigated by planting of oak trees on site and or at locations designated by the city.

A Suitable redesign of the project would limit construction within the dripline of the trees to pruning of limbs no greater than 3 inches in diameter.

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**Conclusion**

Tree #309 will present a danger to property improvements or structures and inhabitants using the current design.

**ISA Certified ARBORIST WE-6478A**

**By:**

*Daniel R Howell*

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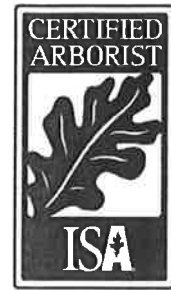
**Dan Howell – RPF #2500**

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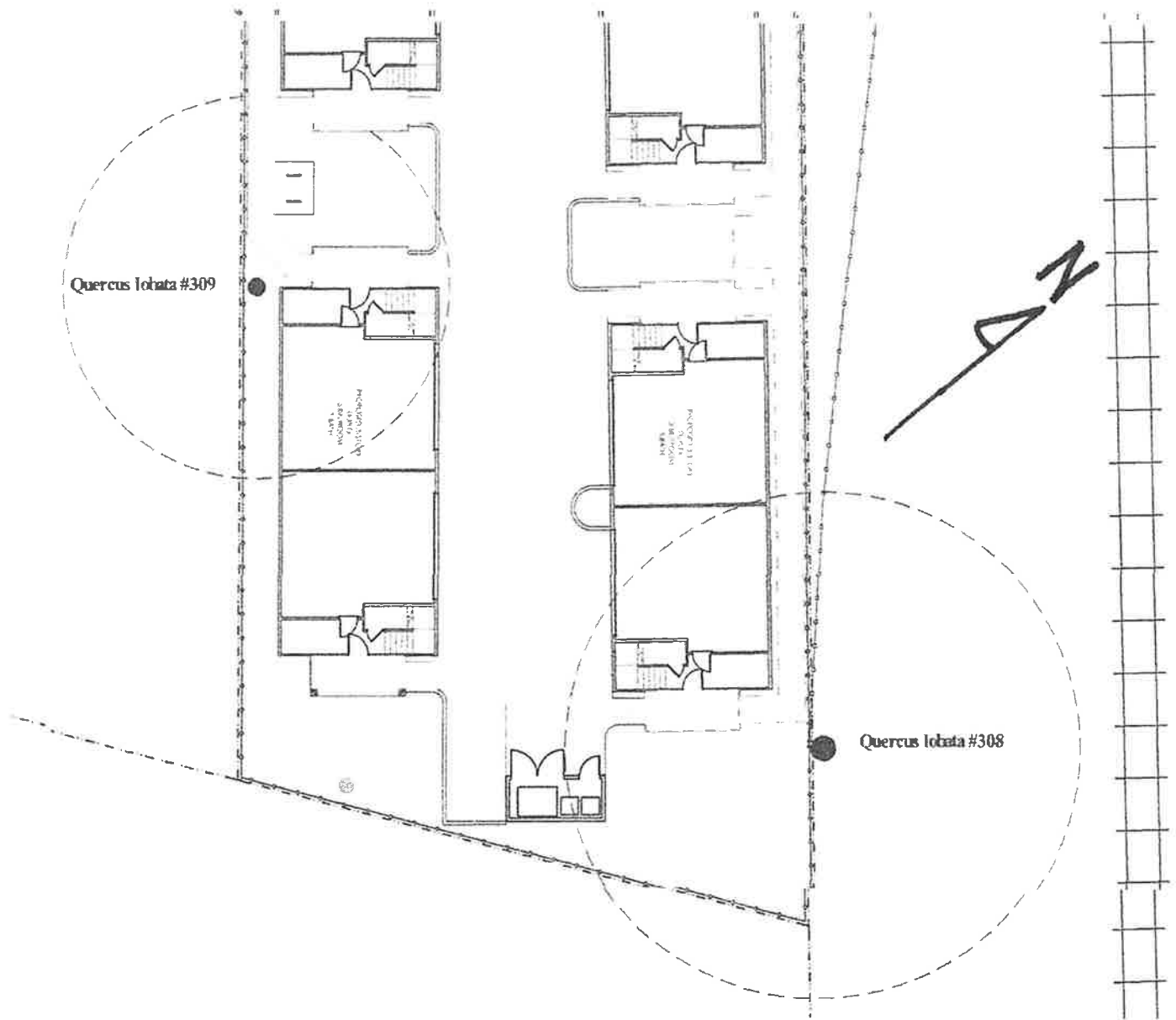


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