



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 09/20/2017

DATE: August 28, 2017

File: AR 17-13

TO: Architectural Review and Historic Preservation Board

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

RE: Shasta Crossing Phase II, Nord Highway and Esplanade; APN 006-170-035
Multi-family Housing Development

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 17-13 (Shasta Crossing Phase II), subject to the recommended conditions.

BACKGROUND

The proposal involves Phase II of the Shasta Crossing (formerly Fiore Di Monte) multi-family apartment complex located on the northwest corner of Nord Highway and Esplanade (see **Attachment A**, Location Map). The two-acre site is designated Neighborhood Commercial on the City of Chico General Plan Land Use Diagram, and located in the CN-AOD (Neighborhood Commercial with Aircraft Operations Zone D overlay) zoning district. The site is also identified as Mixed-Use Commercial by the Northwest Chico Specific Plan (NWCSP). At its August 22, 2017 meeting, the Zoning Administrator approved a use permit (UP 17-05) authorizing ground-floor residential occupancy for the project.

The proposal consists of the construction of three two-story apartment buildings with a total of 39 residential units and 1,700 square-feet of commercial space, landscaping, trash enclosure and associated parking (see **Attachment B**, Overall Site Plan and **Attachment C**, Project Description). The site is currently vacant. Surrounding land uses include residential uses to the north, south and west, with vacant land and Shasta Elementary school to the east.

The design and color palette of the building would match the ten buildings currently under construction as Phase I of the Fiore Di Monte development, just west of the site. The first story and private balcony wall color would be terra cotta brown (Kelly Moore "Tamarindo Tart") and second stories and unit entries would be tan (Kelly Moore "Montecito"). Private balcony arches and support columns would be dark tan (Kelly More "Corkboard"). Window trim, fascia, building trim and doors would be variations of white (Kelly Moore "Bone" and "Antique White"). Private balcony railings would be black (Kelly Moore "Desert Shadow"). Ground mounted HVAC units are located within the alcoves of each building and are

screened from view by a low vinyl fence. Wall mounted gas meters are screened from view by a trellis structure (see **Attachment D**, Color Elevations and **Attachment E**, Color Board).

Two commercial office suites are proposed at the southeast corner of the site consistent with Northwest Chico Specific Plan requirements to include a mix of uses. The commercial space would feature an outdoor seating area with surrounding metal railings and decorative trellis patio cover. The exterior walls of the commercial space would be a variation of white and would feature a storefront entry (see **Attachment F**, Commercial Color Elevations).

The landscape plan calls for a variety of species, predominately with low to moderate water demands (see **Attachment G**, Landscape Plan). A variety of shrubs, vines and groundcover would be planted around the perimeter of the site and at the base of each building. Additional accent trees are provided in the courtyard and between the buildings, including Eastern redbud and crimson spire oaks. Arched ground-mounted monuments are proposed on the southerly and northerly ends of the site, along Esplanade. A recommended condition of approval has been added that all signs be reviewed under a separate sign application, in compliance with Chico Municipal Code (CMC) 19.74. Two English walnut trees are identified for removal on the site plan. These trees do not qualify for mitigation pursuant to the City's Tree Preservation Regulations (CMC 16.66).

Phase II of the development would utilize the existing amenities provided in Phase I, including the clubhouse, pool and playground. A courtyard is proposed at the center of the Phase II site, featuring a decorative trellis and outdoor kitchen amenities. Decorative pavers are proposed with surrounding turf to match the design elements included in Phase I. Two six-foot-tall CMU block wall trash enclosures are proposed on the north and south ends of the site. The walls and metal doors would be painted to match the buildings and vines would be planted at the base to discourage vandalism. A total of 40 bicycle parking spaces are provided between the buildings, 24 of which are covered with a slope-roof bike parking shelter (see **Attachment H**, Site Details). Pursuant to CMC 19.70.040, one bicycle parking space is required for each multi-family housing unit and one guest bicycle parking space is required for every ten units. A condition of approval has been added that would require a total of 43 bicycle parking spaces on site.

Primary access to the overall site (Phase I and Phase II) would be provided by the existing single entry to Phase I off Nord Highway. Secondary access to the site would be provided by a new entry on the northerly end of the site. A total of 82 parking spaces would be provided on-site, including five spaces to support the commercial space. Parking lot shading is estimated to reach approximately 50 percent at tree maturity, with Chinese elm trees and solar shade structures providing most of the pavement shade (see **Attachment G**, Solar Shade Structure). Parking lot and courtyard light fixtures are a decorative 'candy-cane' style. Under canopy fixtures are proposed within the carport structures and bollards are proposed at unit entries on Nord Highway (see **Attachment H**, Site Lighting).

Design Guidance in NWCSP

There are three key pieces of design guidance for multi-family residential projects specified in the NWCSP (excerpt provided as **Attachment J**). They are as follows:

1. Building entries should directly access a public street;
2. Parking shall not be located between the buildings and the street; and
3. Large buildings should be broken into smaller components that provide a fine-grained scale and fit the context of residential neighborhoods and streets.

The proposal meets these criteria. All buildings would provide direct access to the public street, parking is situated at the interior of the site, and the proposed buildings would be well articulated.

DISCUSSION

The proposal is cohesive and compatible with Phase I, matching architectural features, style and color schemes. A pedestrian-friendly streetscape is achieved by use of balconies and covered entry porches along the front elevation.

The project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) and providing an 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). The placement of the buildings on the site is consistent with policies that encourage orientating multi-family housing developments and front entries towards to the street (DG 4.1.13 and 4.1.35). The parking area is located to the rear of the buildings, 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). The project includes a shared recreational area consistent with Design Guidelines (DGs) that call for incorporating common space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45).

Environmental Review

The proposed project is within the scope of the Environmental Impact Report (EIR) prepared for the Northwest Chico Specific Plan (NWCSPP) and the Chico 2030 General Plan adopted in 2006 and 2011, respectively. In accordance with California Environmental Quality (CEQA) Guidelines Section 15162, no subsequent environmental review is necessary because the proposed project falls within the scope of the previously certified EIRs.

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 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, H.3.4). The proposal is consistent with the design criteria set forth in the Northwest Chico Specific Plan in that buildings provide direct access to the public street, parking is located at the interior of the site and the buildings are well articulated.

- 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 scale of the proposal is compatible with the site, neighborhood context, and the vision of the NWCSP. The proposal is consistent with Design Guidelines that encourage a pedestrian-oriented design (DGs 4.1.11, 4.1.35, and 4.1.41) and call for incorporating common open space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45). The parking area is located to the rear of the buildings, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 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 architectural design, materials and colors reflect those used in Phase I and are visually compatible with the surrounding neighborhood. Ground-mounted utilities would be hidden from view, and the trash area would be appropriately screened (DG 3.1.35). The parking lot features appropriate lighting that would not create 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.*

The project configuration would not result in incompatibilities with existing nearby and adjacent residential uses. The building's placement along the street frontage is consistent with the vision of the NWCSP. The structures overall height will not unnecessarily block views or dominate its 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 and additional outdoor amenities will create an attractive outdoor environment. 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 17-13 (Fiore Di Monte Phase II). 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. Prior to issuance of final Certificate of Occupancy for the project, a total of 43 bicycle parking spaces shall be provided on-site.
6. All proposed signage shall be reviewed under a separate application, in compliance with Chico Municipal Code 19.74.
7. Prior to issuance of the final Certificate of Occupancy for the project, the applicant shall record a deed notice acknowledging the site's proximity to the Chico Municipal Airport and the potential for noise and sleep disturbance resulting from said proximity.

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
 - 1) Site Data
- C. Project Description
- D. Color Elevations (see oversized page)
- E. Color Board (see oversized page)
- F. Commercial Color Elevations (see oversized page)
- G. Landscape Plan
 - 1) Shade Calculation
 - 2) Shrub Legend
 - 3) Tree Legend
- H. Site Details
- I. Site Lighting
- J. NWCSP Design Guidance

DISTRIBUTION

Internal (3)

Mike Sawley, Senior Planner

Shannon Costa, Assistant Planner

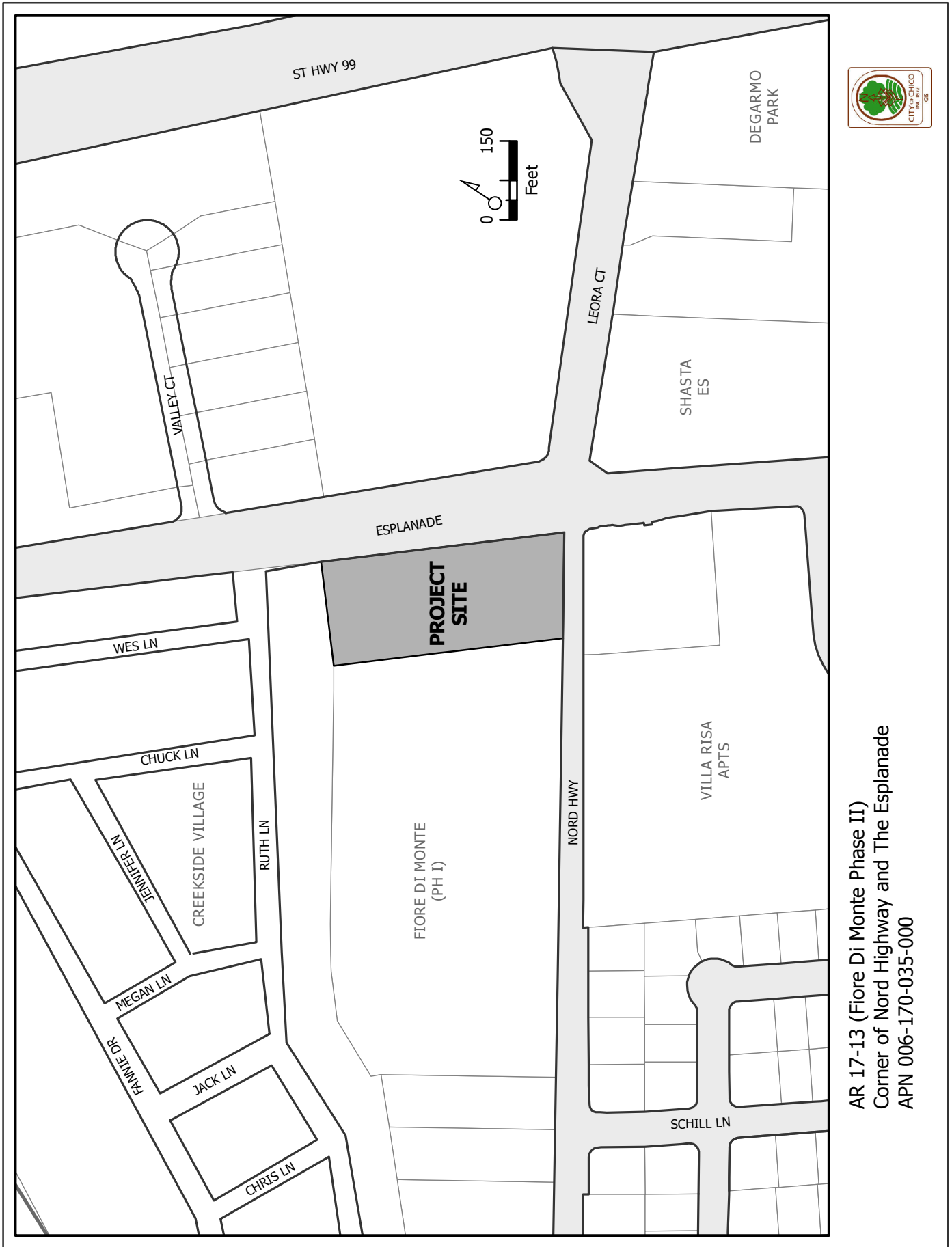
Files: AR 17-13

External (3)

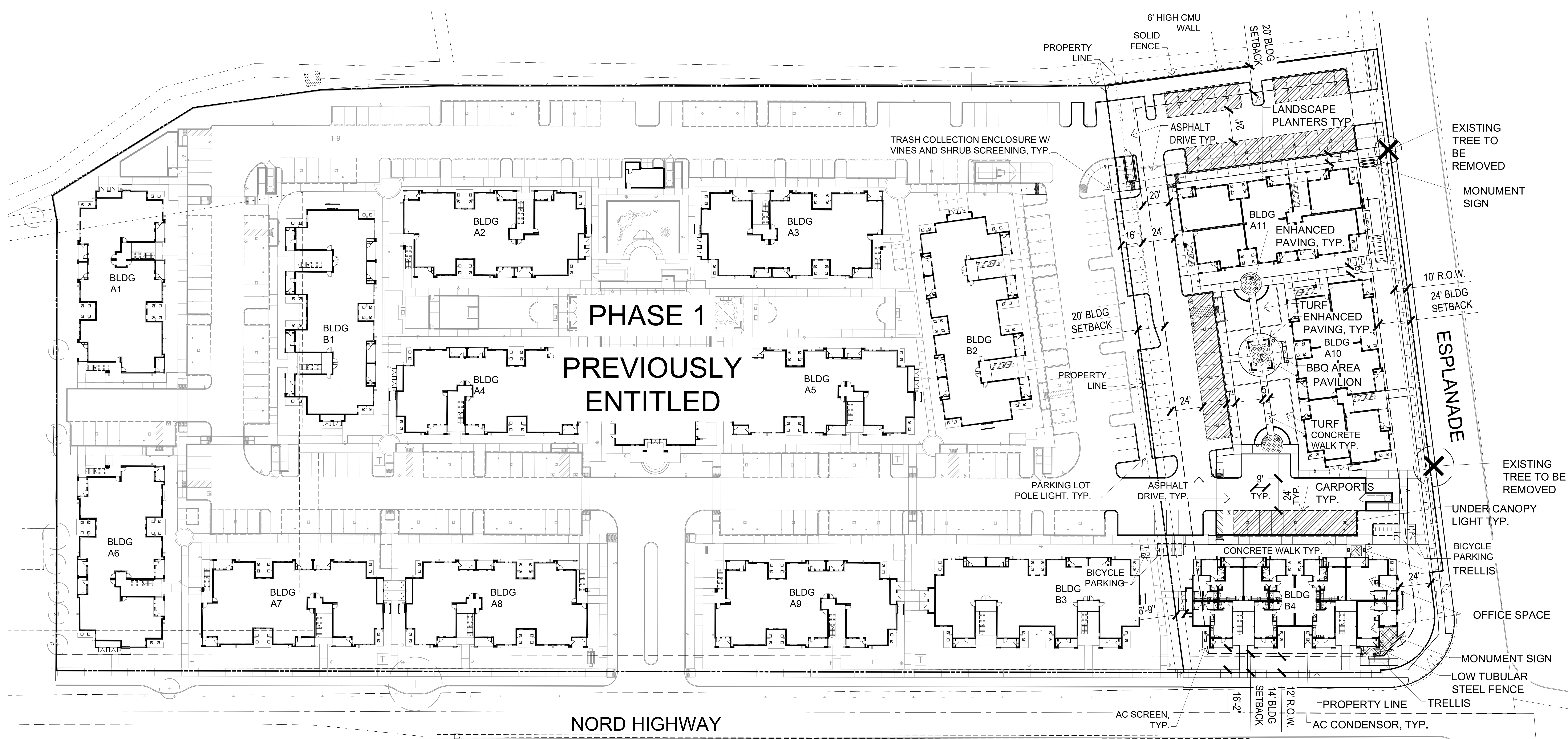
Hallmark Properties, Attn.: Reed Youmans, 1080 Olive Drive, Davis, CA 95616

LPAS, 2484 Natomas Park Dr., Suite 100, Sacramento, CA 95933
NorthStar Engineering, Attn.: Nicole Ledford, 111 Mission Ranch Blvd, #100, Chico, CA
95928

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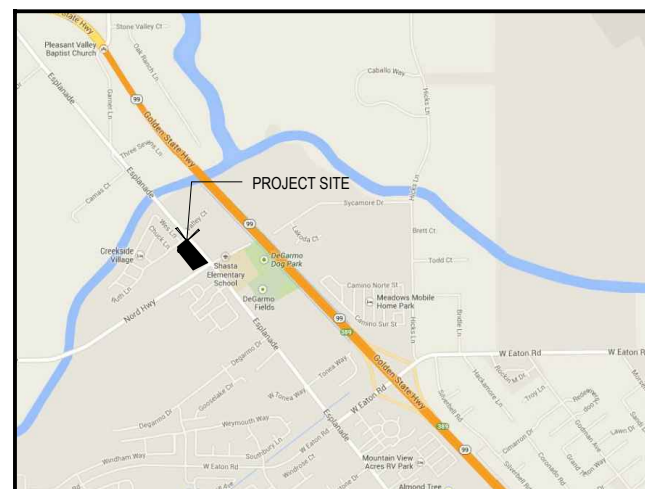


AR 17-13 (Fiore Di Monte Phase II)
 Corner of Nord Highway and The Esplanade
 APN 006-170-035-000



PHASE 2 PROJECT DATA

SITE SUMMARY		PARKING	
LOCATION:	NORD HIGHWAY AND ESPLANADE CHICO, CA	PARKING REQUIRED:	
SITE AREA:	2 ACRES (NET) 1.98 ACRES (GROSS)	1 BEDROOM 1.25 SPACES/UNIT	18 SPACES
		2 BEDROOM 1.75 SPACES/UNIT	35 SPACES
		3 BEDROOM 2.0 SPACES/UNIT	16 SPACES
		GUEST 0.2 SPACES/UNIT	8 SPACES
		OFFICE 1,722 SF 1 SPACE/375 SF	5 SPACES
		TOTAL REQUIRED	82 SPACES
NO. OF UNITS:	39 UNITS	ACCESSIBLE SPACES	1.94 SPACES/UNIT 2 SPACES
DENSITY (GROSS):	19.5 UNITS/ACRE		
SITE COVERAGE SUMMARY		PARKING PROVIDED:	
TOTAL SITE AREA	86,129 SF	SURFACE SPACES	38 SPACES
PARKING AREA	27,438 SF (32%)	ACCESSIBLE SPACES	3 SPACES
BUILDING AREA	22,517 SF (26%)	CARPORTS	45 SPACES
LANDSCAPE AREA	36,174 SF (42%)	TOTAL:	86 SPACES
			2.05 SPACES/UNIT
			4 EXCESS SPACES
BUILDING AND UNIT DATA		BIKE PARKING:	
UNIT MIX ON SITE:		REQUIRED (1/UNIT)	14 SPACES
		PROVIDED	40 SPACES
		COVERED	24 SPACES



SHASTA CROSSING APARTMENTS

PHASE 2

CHICO, CA

SITE PLAN

DATE: 06.30.17
PROJECT NO: 1152-0003
SCALE:
SHEET:

HALLMARK PROPERTIES
GPK REALTY PARTNERS, LLC

2484 Natomas Park Drive Suite 100 Sacramento CA 95833
916 443 0335 lpasdesign.com Architecture + Design

PHASE 2 PROJECT DATA

SITE SUMMARY

LOCATION: NORD HIGHWAY AND ESPLANADE
CHICO, CA

SITE AREA: 2 ACRES (NET)
1.98 ACRES (GROSS)

NO. OF UNITS: 39 UNITS

DENSITY (GROSS): 19.5 UNITS/ACRE

SITE COVERAGE SUMMARY

TOTAL SITE AREA 86,129 SF

PARKING AREA 27,545 SF (32%)
BUILDING AREA 22,517 SF (26%)
LANDSCAPE AREA 36,067 SF (42%)

PARKING

PARKING REQUIRED:

1 BEDROOM	1.25 SPACES/UNIT	18 SPACES
2 BEDROOM	1.75 SPACES/UNIT	35 SPACES
3 BEDROOM	2.0 SPACES/UNIT	16 SPACES
GUEST	0.2 SPACES/UNIT	8 SPACES
OFFICE 1,722 SF	1 SPACE/ 375 SF	5 SPACES
TOTAL REQUIRED		82 SPACES

ACCESSIBLE SPACES

1.85 SPACES/UNIT
2 SPACES

PARKING PROVIDED:

SURFACE SPACES	38 SPACES
ACCESSIBLE SPACES	3 SPACES
CARPORTS	45 SPACES
TOTAL:	86 SPACES
	1.95 SPACES/UNIT
	4 EXCESS SPACES

BIKE PARKING:

REQUIRED (1/UNIT)	16 SPACES
PROVIDED	40 SPACES
COVERED	24 SPACES

BUILDING AND UNIT DATA

UNIT MIX ON SITE:

	# ON SITE	UNITS/BLDG	1B/1Ba	2B/2Ba	3B/2Ba	OFFICE	TOTAL	
BUILDING 12A	2 STORY	1	12	0	4	8	0	12
BUILDING 16A	2 STORY	1	16	8	8	0	0	16
BUILDING 16B	2 STORY	1	16	6	8	0	2	16
TOTAL		3		14	20	8	2	44

TOTAL BUILDING AREA ON SITE:

NET RENTABLE	UNIT GROSS	PRIVATE COVERED	COMMON INTERIOR	COMMON COVERED	TOTAL AREA
27,984 SF	30,392 SF	2,408 SF	0 SF	2,600 SF	32,992 SF
13,776 SF	15,400 SF	1,624 SF	0 SF	1,300 SF	16,700 SF
41,760 SF		4,032 SF	0 SF	3,900 SF	49,692 SF

SHASTA CROSSING APARTMENTS
PHASE 2

CHICO, CA

SITE DATA

DATE: 06.30.17
PROJECT NO: 1152-0003
SCALE:
SHEET:

HALLMARK PROPERTIES
GPK REALTY PARTNERS, LLC



PROJECT DESCRIPTION

SHASTA CROSSING PHASE 2 APARTMENTS

This project is a second phase to previously named Fiore Di Monte Apartments is a 147 unit apartment complex on 8 acres that is currently under construction. The second phase of the now called Shasta Crossing is a 39 unit apartment and one commercial office space. The second phase of the apartment complex is on a 2 acre parcel which is located on the northwest corner of Nord Highway and Esplanade. The property is bordered on the north by mobile home park, on the south by Villa Risa Apartments, on the west by Phase 1 of Shasta Crossing, and on the east by a vacant lot zoned for mixed-use development.

The existing site is a vacant lot that has been clear and current used for construction staging of phase 1 and a secondary entrance for phase 1 to Esplanade that is constructed as part of Phase 1 construction. The second phase will have access from the west through Phase 1 and the east Phase 1 access onto Esplanade. Street improvements will be made on the west side of Nord High to include a curb and sidewalk.

There are two of mature walnut trees located under the power lines on Esplanade that have been poorly pruned to protect the power lines. The two existing walnut trees are proposed to be remove to allowing construction of street improvements and to provide new street trees with a mature size better suited under power lines.

The project will utilize the amenities provide in Phase 1 including a clubhouse, pool, outdoor living areas, outdoor kitchens, playground, and open space. The project will have additional amenities provided conveniently close to apartment buildings. Amenities will include outdoor living, outdoor kitchens, and open space. The project will provide cover parking for the residents. Covered bike parking will be provide in convenient location to resident's units. The project will provide resident with a variety of gathering spaces. The gathering space will help build community and provide recreation that will provide a high quality of living for the residents.

Throughout the site landscaping will be drought tolerant with ground cover, shrubs, and an abundance of shade trees. Landscaping will enhance the garden style apartments by soften the apartments with layered landscape planting surrounding the apartment buildings. A Layering of trees along the street side of the apartments will provide a buffer to the street and enhanced the quality of the project. The main landscape element of phase 2 is a large courtyard with the outdoor living and kitchen in the center. Large turf area on either side will provide open space for recreation. A large parking median with shade trees will soften the parking area between the two phases.

Conformance to City of Chico Design Manual:

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 4.1.45 –Amenities in phase 2 include open space, picnic area, outdoor living, covered patio. Phase 1 will share pool, clubhouse, tot lot, open space, picnic area, outdoor living, and covered patios.

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.

DG 4.2.32 – Clear sidewalk from public sidewalk and parking area to unit entry.

DG 4.2.43 – Entrances are protected from weather by roof overhang.



12 UNIT (TYPE A) BUILDING EXTERIOR ELEVATION | 4
12'-7 1/2"



12 UNIT (TYPE A) BUILDING EXTERIOR ELEVATION | 3
12'-7 1/2"



12 UNIT (TYPE A) BUILDING EXTERIOR ELEVATION | 2
12'-7 1/2"



12 UNIT (TYPE A) BUILDING EXTERIOR ELEVATION | 1
12'-7 1/2"

RECEIVED

APR 19 2017

CITY OF CHICO
PLANNING SERVICES

FT
SCALE: AS NOTED

SHASTA CROSSING APARTMENTS
PHASE 2

CHICO, CA

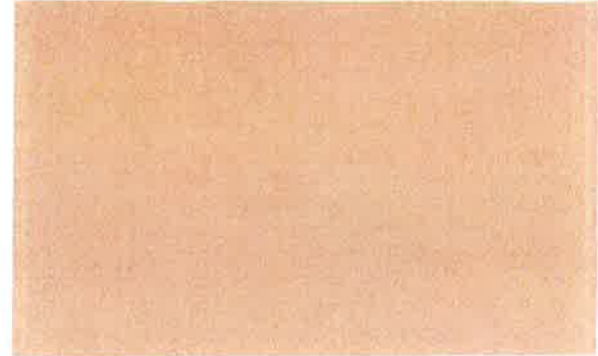
12 UNIT (TYPE A) BUILDING
EXTERIOR ELEVATIONS

DATE: 04/15/17
PROJECT NO: 1152-0003
SCALE: AS NOTED
SHEET: A3.01

HALLMARK PROPERTIES
GPK REALTY PARTNERS, LLC



Attachment D



COLOR PLASTER 3 KM5740-3 MONTECITO



COLOR PLASTER 2 KM5719-3 CORKBOARD

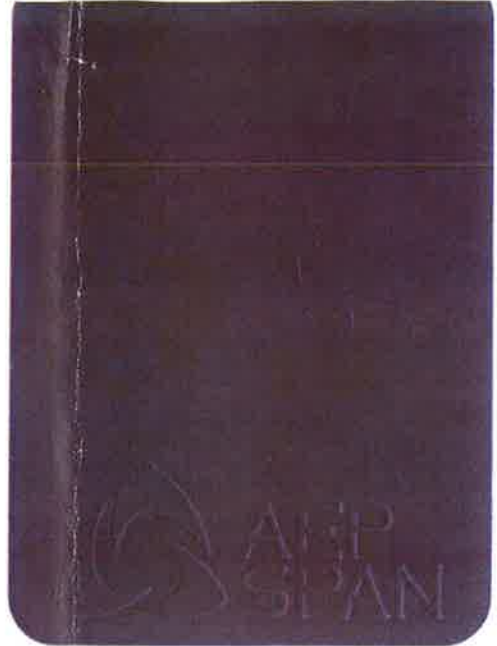


COLOR PLASTER 1 KM5699-5 TAMARIND TART

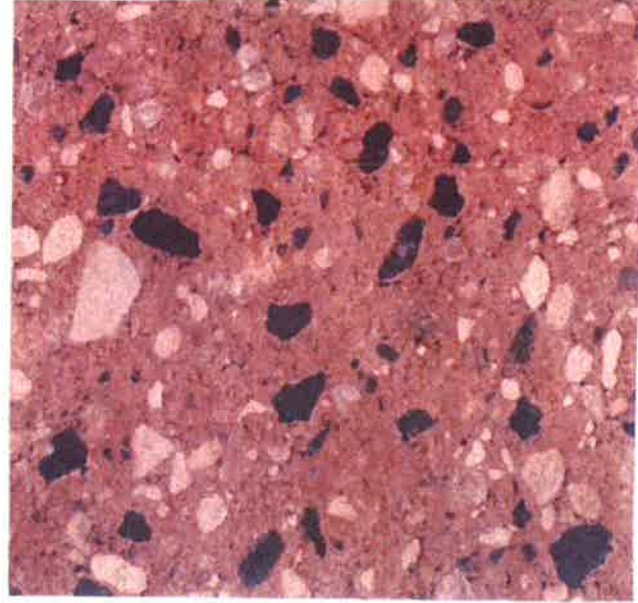
TRIM KELLY MOORE # LRV6927 BONE



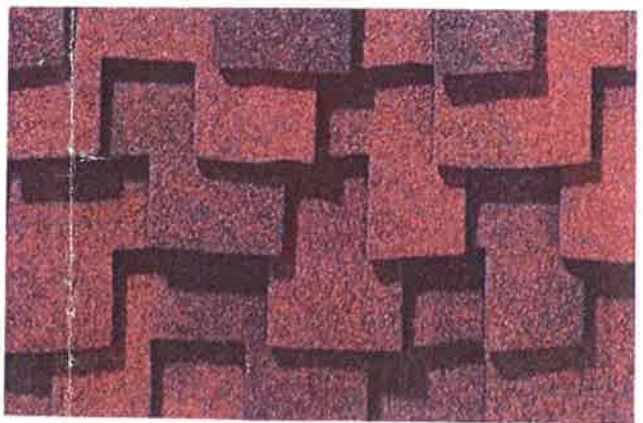
DOORS AND RAILINGS KM4911-5 DESERT SHADOW



SITE LIGHTING DARK BRONZE FINISH



SPLIT FACE CMU BLOCK



COMPOSITION ASPHALT TILES CERTAINTEED PRESIDENTIAL SHAKE AGED BARK

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APR 19 2017

CITY OF CHICO PLANNING SERVICES

SHASTA CROSSING

PHASE 2

CHICO, CA

EXTERIOR FINISHES AND MATERIALS

DATE: 04/17/2017
PROJECT NO: 1152-0003
SCALE: NO SCALE
SHEET: EXTERIOR COLOR BOARD

HALLMARK PROPERTIES
GPK REALTY PARTNERS, LLC





16 UNIT (TYPE B) BUILDING EXTERIOR ELEVATION 4



16 UNIT (TYPE B) BUILDING EXTERIOR ELEVATION 3



16 UNIT (TYPE B) BUILDING EXTERIOR ELEVATION 2



16 UNIT (TYPE B) BUILDING EXTERIOR ELEVATION 1

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JUL 13 2017

CITY OF CHICO
PLANNING SERVICES

SCALE AS NOTED

SHASTA CROSSING APARTMENTS
PHASE 2

CHICO, CA

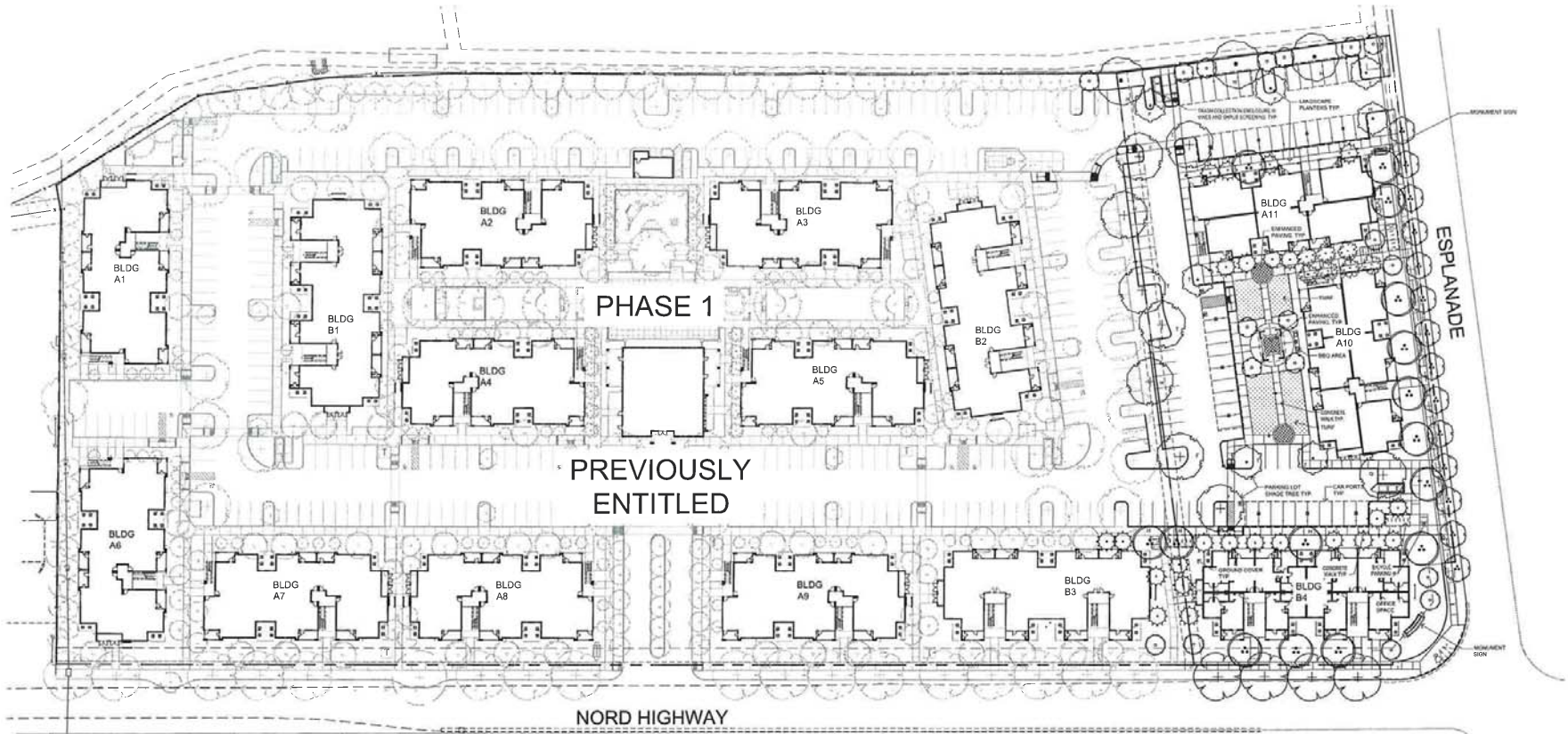
16 UNIT (TYPE B) BUILDING
EXTERIOR ELEVATIONS

DATE 06/30/2017
PROJECT NO 1152-0003
SCALE AS NOTED
SHEET A3.02

HALLMARK PROPERTIES
GPK REALTY PARTNERS, LLC



Attachment F



SHADE CALCULATION

TOTAL REQUIRED SHADE AREA SF =	21,682 SF
REQUIRED AREA FOR SHADE 80% (21,682 SF) =	16,946 SF

TREE SPECIES	QTY @ FULL	QTY @ TRICE QUARTERS	QTY @ HALF	QTY @ QUARTER
Arbutus unedo 25' ACCENTGREEN SHADE TREE	2 @ 481 SF	4 @ 368 SF	1 @ 245 SF	0 @ 123 SF
Cercis canadensis 25' ACCENTGREEN SHADE TREE	0 @ 481 SF	0 @ 368 SF	3 @ 245 SF	0 @ 123 SF
Ulmus parviflora 35' ACCENTGREEN SHADE TREE	3 @ 927 SF	3 @ 731 SF	2 @ 481 SF	1 @ 240 SF
Zakona serrata 'Village Green' ACCENTGREEN SHADE TREE	0 @ 942 SF	0 @ 731 SF	3 @ 481 SF	0 @ 240 SF

8,886 SF	3,634 SF	3,281 SF	241 SF
SHADE AREA PROVIDED = 11,027 SF (51%)			

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMT	QTY
(Symbol A)	Arbutus unedo Strawberry Tree Shrub	15 gal	2
(Symbol B)	Cercis canadensis Eastern Redbud	15 gal	15
(Symbol C)	Ulmus parviflora Western Redbud Multi-trunk	15 gal	14
(Symbol D)	Lagerströmia v. 'Nostalis' Crape Myrtle	15 gal	3
(Symbol E)	Magnolia grandiflora 'Little Gem' Dwarf Southern Magnolia	15 gal	11
(Symbol F)	Quercus laevis Valley Oak	15 gal	8
(Symbol G)	Quercus laevis v. alba 'Crimson Spine' Crimson Spine Oak	15 gal	24
(Symbol H)	Ulmus parviflora Crimson Elm	15 gal	8
(Symbol I)	Winginkia divisa California Fan Palm	15 gal	7
(Symbol J)	Zakona serrata 'Village Green' Sawtooth Oak	15 gal	3

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	HEIGHT	SPREAD	ROOT SYSTEM	QTY
(Symbol K)	Arbutus unedo	15-20'	10-12'	15-20'	2
(Symbol L)	Cercis canadensis	15-20'	10-12'	15-20'	15
(Symbol M)	Ulmus parviflora	15-20'	10-12'	15-20'	14
(Symbol N)	Lagerströmia v. 'Nostalis'	15-20'	10-12'	15-20'	3
(Symbol O)	Magnolia grandiflora 'Little Gem'	15-20'	10-12'	15-20'	11
(Symbol P)	Quercus laevis	15-20'	10-12'	15-20'	8
(Symbol Q)	Quercus laevis v. alba 'Crimson Spine'	15-20'	10-12'	15-20'	24
(Symbol R)	Ulmus parviflora	15-20'	10-12'	15-20'	8
(Symbol S)	Winginkia divisa	15-20'	10-12'	15-20'	7
(Symbol T)	Zakona serrata 'Village Green'	15-20'	10-12'	15-20'	3

SCREENING LEGEND

SYMBOL	BOTANICAL NAME	HEIGHT	SPREAD	ROOT SYSTEM	QTY
(Symbol U)	Quercus laevis	15-20'	10-12'	15-20'	8
(Symbol V)	Quercus laevis v. alba 'Crimson Spine'	15-20'	10-12'	15-20'	24

50" H. SCREENING SHRUBS LEGEND

SYMBOL	BOTANICAL NAME	HEIGHT	SPREAD	ROOT SYSTEM	QTY
(Symbol W)	Quercus laevis	50"	10-12'	15-20'	8
(Symbol X)	Quercus laevis v. alba 'Crimson Spine'	50"	10-12'	15-20'	24

GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	HEIGHT	SPREAD	ROOT SYSTEM	QTY
(Symbol Y)	Quercus laevis	15-20'	10-12'	15-20'	8
(Symbol Z)	Quercus laevis v. alba 'Crimson Spine'	15-20'	10-12'	15-20'	24

SOD LEGEND

SYMBOL	BOTANICAL NAME	HEIGHT	SPREAD	ROOT SYSTEM	QTY
(Symbol AA)	Quercus laevis	15-20'	10-12'	15-20'	8
(Symbol AB)	Quercus laevis v. alba 'Crimson Spine'	15-20'	10-12'	15-20'	24

**SHASTA CROSSING APARTMENTS
PHASE 2**

CHICO, CA

LANDSCAPE PLAN

DATE: 04.13.17
PROJECT NO: 1152-0003
SCALE: 1"=30'-0"
SHEET: L1.00

HALLMARK PROPERTIES
GPK REALTY PARTNERS, LLC

RECEIVED
APR 19 2017
CITY OF CHICO
PLANNING SERVICES



SHADE CALCULATION

TOTAL PARKING SURFACE AREA SF = 19,680 SF
 REQUIRED AREA FOR SHADE 50% X 19,680 SF = 9,840 SF

TREE SPECIES			QTY. @ FULL		QTY. @ THREE- QUARTERS		QTY. @ HALF		QTY. @ QUARTER
Arbutus unedo	25'	ACCENT/SCREEN SHADE TREE	2 @ 491 SF		0 @ 368 SF		7 @ 245 SF		0 @ 123 SF
Ulmus parvifolia	35'	ACCENT/SCREEN SHADE TREE	5 @ 962 SF		2 @ 721 SF		1 @ 481 SF		0 @ 240 SF
Zelkova serrata 'Village Green'	35'	ACCENT/SCREEN SHADE TREE	0 @ 962 SF		0 @ 721 SF		1 @ 481 SF		0 @ 240 SF
			5,789 SF		1,442 SF		2,679 SF		0 SF
								SHADE AREA PROVIDED =	9,911 SF (50%)

SHASTA CROSSING APARTMENTS
 PHASE 2

CHICO, CA

SHADE CALCULATION

DATE: 06.30.17
 PROJECT NO: 1152-0003
 SCALE: 1"=30'-0"
 SHEET: L1.00

HALLMARK PROPERTIES
 GPK REALTY PARTNERS, LLC



SHRUB LEGEND

IBOL	BOTANICAL NAME	COMMON NAME	PLANT SIZE	WATER USAGE	SIZE (HXW)
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	MANZANITA	5 GAL.	L	5' X 7'
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	15 GAL.	L	3' X 3'
	CISTUS SPP.	ROCK ROSE	5 GAL.	L	5' X 5'
	DIANELLA REVOLUTA	BABY FLAX	1 GAL.	L	1' X 6"
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	L	3' X 3'
	GARDENIA JASMINOIDES 'VEITCHII'	EVERBLOOMING GARDINIA	5 GAL.	M	4' X 3'
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	3' X 3'
	KNIPHOFIA UVARIA 'FLAMENCO'	FLAMENCO RED HOT POKER	5 GAL.	L	2' X 3'
	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	5 GAL.	L	2' X 3'
	LOMANDRA LONGIFOLIA	DWARF MAT RUSH	5 GAL.	M	5' X 5'
	LOROPETALUM 'CHANG NIAN HONG'	CHINESE FRINGE	5 GAL.	L	4' X 4'
	MULENBERGIA RIGENS	DEER GRASS	5 GAL.	M	4' X 3'
	NANDINA DOMESTICA	HEAVENLY BAMBOO	15 GAL.	L	5' X 5'
	PHORMIUM HYB.	NEW ZEALAND FLAX	15 GAL.	L	10' X 3'
	PODOCARPUS M. 'MAKI'	SHRUBBY YEWE	1 GAL.	L	3' X 3'
	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL.	L	6' X 6'
	RHAMNUS CALIFORNICA	COFFEE BERRY	1 GAL.	L	4' X 4'
	ROSA	CARPET ROSE	5 GAL.	L	3' X 3'
	SALVIA CLEVELANDII 'ALLEN CHICKERING'	CLEVELAND SAGE	5 GAL.	L	3' X 4'
	YUCCA FILAMENTOSA	ADAMS NEEDLE			

SCREENING LEGEND

IBOL	BOTANICAL NAME	COMMON NAME	PLANT SIZE	WATER USAGE	SIZE (HXW)
	CALLISTEMON CITRINUS	SCARLET BOTTLEBRUSH	5 GAL.	L	10 X 10
	PHOTINA X FRASERI	NCN	5 GAL.	L	12' X 12'
	PODOCARPUS M. 'MAKI'	SHRUBBY YEWE	5 GAL.	M	10' X 3'
	XYLOSMA CONGESTUM	XYLOSMA	5 GAL.	M	9' X 9'

6" H. SCREENING SHRUBS LEGEND

IBOL	BOTANICAL NAME	COMMON NAME	PLANT SIZE	WATER USAGE	SIZE (HXW)
	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	L	3' X 5'
	CISTUS SPP.	ROCK ROSE	5 GAL.	L	3' X 4'
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	L	3' X 3'
	EUONYMUS FORTUNEI 'EMARLD 'N GOLD'	WINTERCREEPER	1 GAL.	M	3' X 3'
	PITTOSPORUM 'WHEELER DWARF'	NCN	5 GAL.	M	3' X 3'

GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT SIZE	WATER USAGE	SPACING
	AGAPANTHUS 'STORM CLOUD'	LILY OF THE NILE	1 GAL.	M	3' O.C.
	ARCTOSTAPHYLOS D. 'EMERALD CARPET'	MANZANITA	1 GAL.	L	2' O.C.
	BACCHARIS PILULARIS 'TWIN PEAKS II'	DWARF COYOTE BUSH	1 GAL.	L	3' O.C.
	COTONEASTER 'LOWFAST'	COTONEASTER	1 GAL.	L	24" O.C.
	FESTUCA GLAUCA 'BOULDER BLUE'	BOULDER BLUE FESCUE	1 GAL.	L	8" O.C.
	GAZANIA LINEARIS 'COLORADO GOLD'	GAZANIA	1 GAL.	L	12" O.C.
	HEMEROCALLIS HYB.	DAYLILY	1 GAL.	M	18" O.C.
	HEUCHERA HYB.	CORAL BELLS	1 GAL.	M	18" O.C.
	ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY	1 GAL.	L	2' O.C.
	JUNIPERUS HORIZONTALIS	JUNIPER	1 GAL.	L	2' O.C.
	MYOPORUM PARVIFOLIUM	NCN	1 GAL.	L	2' O.C.
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL.	L	2' O.C.

SOD LEGEND

SYMBOL	BOTANICAL NAME	TURF	SOD	WATER USAGE	SPACING
				H	

90% FESCUE /10% BLUEGRASS SOD

VINE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT SIZE	WATER USAGE	SPACING
	FICUS PUMILA	CREeping FIG	5 GAL.	M	8' O.C.
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC	5 GAL.	M	8' O.C.
	SOLANUM JASMINOIDES	POTATO VINE	5 GAL.	M	8' O.C.
	VITIS SPP.	GRAPE VINE	5 GAL.	L	6' O.C.

SHASTA CROSSING APARTMENTS PHASE 2

CHICO, CA

SHRUB LEGEND

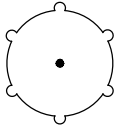
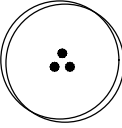
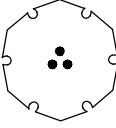
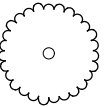
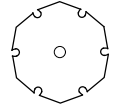
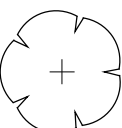
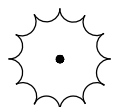
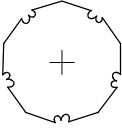
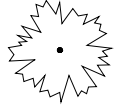
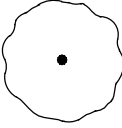
DATE: 06.30.17
PROJECT NO: 1152-0003
SCALE: 1"=30'-0"
SHEET: L1.00

HALLMARK PROPERTIES
GPK REALTY PARTNERS, LLC



Attachment G2

PLANT SCHEDULE

<u>TREES</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>QTY</u>
	Arbutus unedo Strawberry Tree Shrub	15 gal	10
	Cercis canadensis Eastern Redbud	15 gal	14
	Cercis occidentalis Western Redbud Multi-trunk	15 gal	14
	Lagerstroemia x 'Natchez' Crape Myrtle	15 gal	6
	Magnolia grandiflora 'Little Gem' Dwarf Southern Magnolia	15 gal	11
	Quercus lobata Valley Oak	15 gal	4
	Quercus robur x alba 'Crimson Spire' Crimson Spire Oak	15 gal	21
	Ulmus parvifolia Chinese Elm	15 gal	10
	Washingtonia filifera California Fan Palm	15 gal	7
	Zelkova serrata 'Village Green' Sawleaf Zelkova	15 gal	3

**SHASTA CROSSING APARTMENTS
PHASE 2**

CHICO, CA

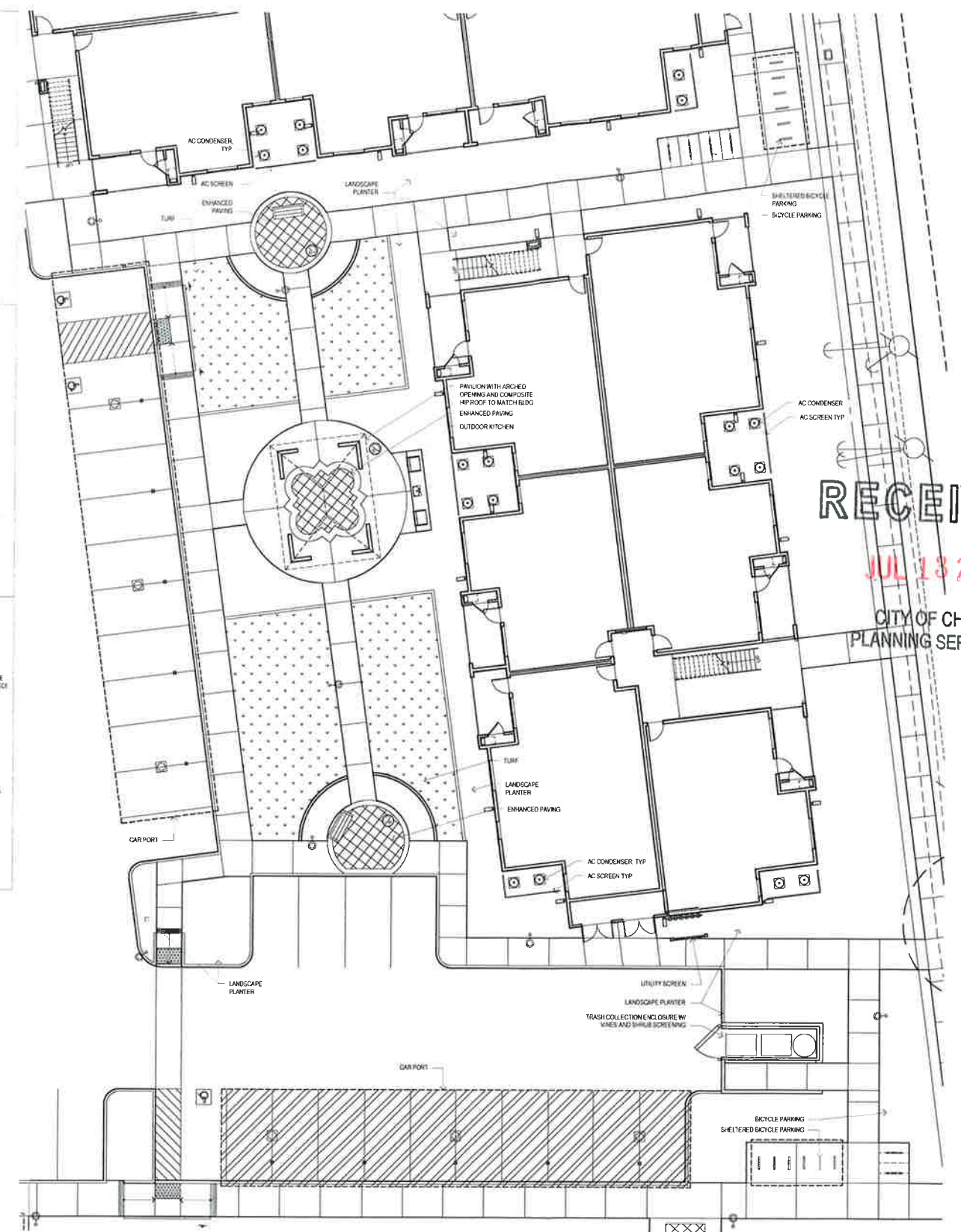
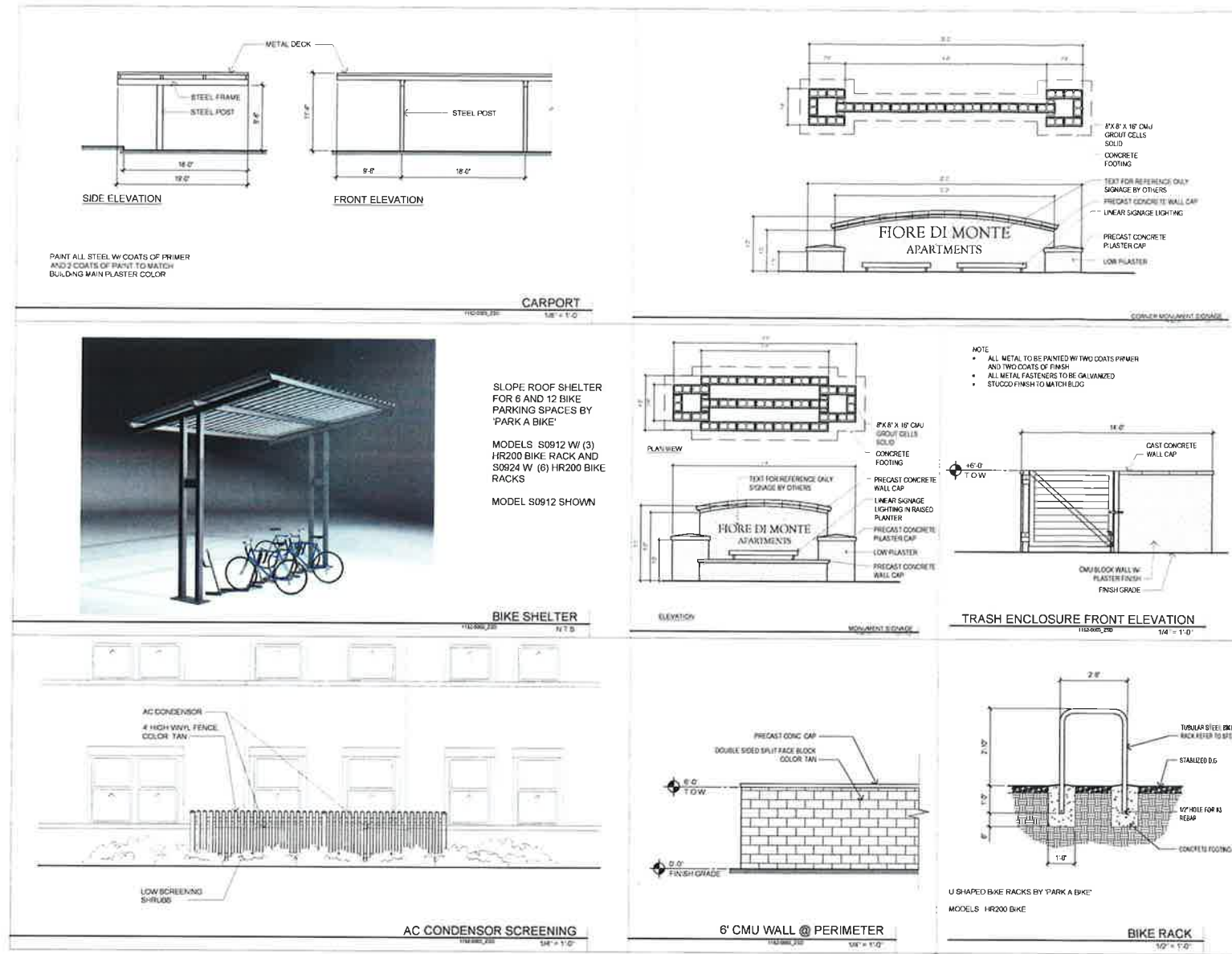
TREE LEGEND

DATE: 06.30.17
PROJECT NO: 1152-0003
SCALE: 1"=30'-0"
SHEET: L1.00

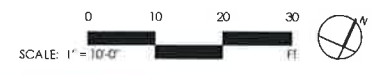
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Attachment G3



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**SHASTA CROSSING APARTMENTS
PHASE 2**

CHICO, CA

SITE DETAILS

DATE: 06.30.17
PROJECT NO: 1152-0003
SCALE: 1"=10'-0"
SHEET: A1.01

HALLMARK PROPERTIES
GPK REALTY PARTNERS, LLC



Symbol	Material	Qty	Unit	Notes
○	Fixture 'KK'	1	Each	
○	Fixture 'BB', 'CC', 'DD', 'EE' & 'GG'	1	Each	
○	Fixture 'AA'	1	Each	



FIXTURE 'KK'

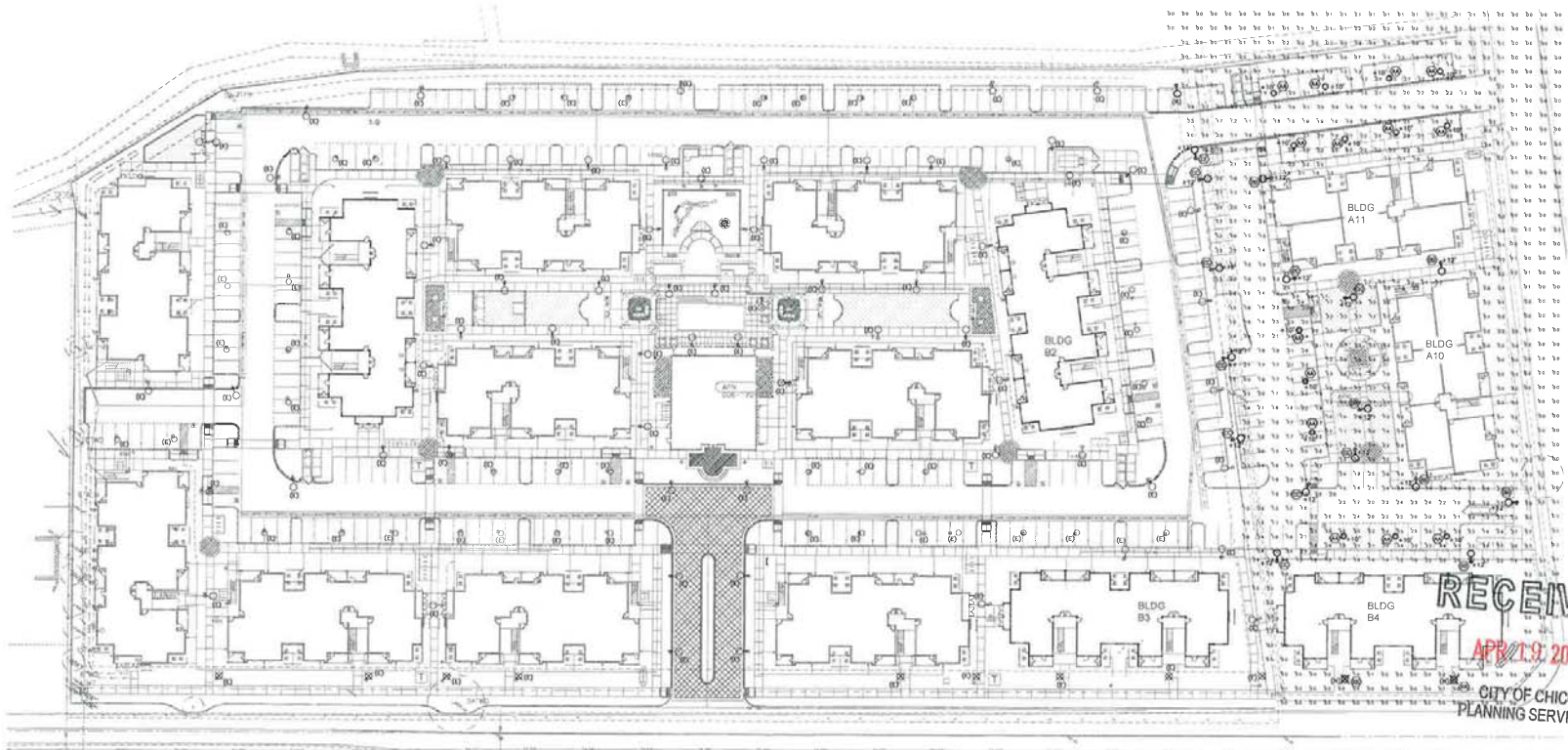


FIXTURES 'BB', 'CC', 'DD', 'EE' & 'GG'



FIXTURE 'AA'

Symbol	Material	Qty	Unit	Notes
○	Fixture 'KK'	1	Each	
○	Fixture 'BB', 'CC', 'DD', 'EE' & 'GG'	1	Each	
○	Fixture 'AA'	1	Each	



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SHASTA CROSSING APARTMENTS PHASE 2

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172016_ (Photometric Site Plan).dwg 04/13/17 10:28:30am Bruce

LP Consulting Engineers, Inc.
 1803 Corvina Road, Redwood, CA 96081
 P: 916.771.0778
 www.lpc-engineers.com
 SSB #: 17-2016

SITE LIGHTING PHOTOMETRIC PLAN

DATE: 02-24-2017
 PROJECT NO: 1152-0003
 SCALE: 1" = 30'-0"
 SHEET:

HALLMARK PROPERTIES
 GPK REALTY PARTNERS, LLC

LPAS
 1244 National Park Drive, Suite 100, Eureka, CA 95501
 714.432.0225 lpas@lpas.com

Attachment I

D. Multi-Family Residential

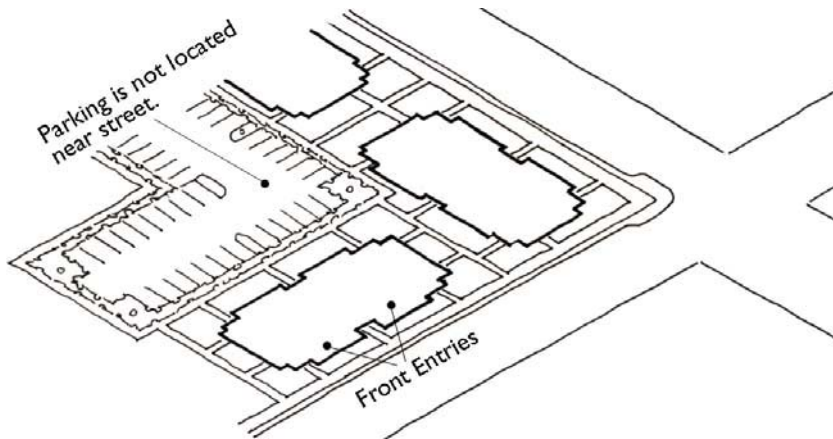
In order to create appropriately-scaled residential neighborhoods, all multi-family residential development in the Plan Area shall be consistent with the following policies.

1. Entry Orientation

Building entries should directly access a public street.

2. Location of Parking

Parking shall not be located between the buildings and the street.



3. Massing and Scale

Large buildings should be broken into smaller components that provide a fine-grained scale and fit the context of residential neighborhoods and streets. One solution is to model multi-family buildings on large single-family homes, as shown below.

