



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 08/01/2018

DATE: July 12, 2018

File: AR 18-05

TO: Architectural Review and Historic Preservation Board

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

RE: Orwitz Walnut Street Apartments; 808, 820, 842 Walnut Street;
APNs 004-265-003, -004, -005, and -006

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 18-05 (Orwitz Walnut Street Apartments), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct an 18-unit multi-family residential development on a 1.25-acre site (see **Attachment A**, Location Map). The site is designated Commercial Mixed-Use (CMU) on the City's General Plan Land Use Diagram and is zoned CC (Community Commercial). The project site is located on the west side of Walnut Street, between West 8th Street and West 9th Street. The site is partially developed with three single-family homes and associated outbuildings to be demolished. Surrounding land uses include multi-family and single-family residential uses and a restaurant to the east.

At its June 26, 2018 meeting, the Zoning Administrator approved Use Permit (UP) 18-05 authorizing ground-level residential occupancy for the project site. Pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Uses and Permit Requirements for Commercial Zoning Districts*) a use permit is required to establish a ground-floor residential use in the CC zoning district; residential uses on the second-story or above are a permitted use.

The proposal includes four new three-story buildings, parking lot shade trees, trash enclosure and surrounding landscaping (see **Attachment B**, Overall Site Plan and **Attachment C**, Project Description). The site is partially developed with three single-family homes and associated outbuildings to be demolished. Surrounding land uses include multi-family and single-family residential uses and a restaurant to the east.

The site plan demonstrates four new buildings; two three story buildings (Building #1 and Building #2) would be located on the east side of the site placed close to Walnut Street, with sidewalk leading to each of the units' front porch. Buildings would be three-stories tall, with

first-floor tuck-under parking and contain three units each. Two buildings (Building #3 and Building #4) located on the west side of the site would be setback ten feet from the property line shared with residential neighbors. Buildings would be three-stories tall and contain six units each.

The building's exterior would feature stucco and board and batten surfaces. The buildings' main body would be a cream color (Sherwin Williams "Choice Cream") with trim and accent colors in darker beige (Sherwin Williams "Chatura Gray") and dark green (Sherwin Williams "Shade Grown"). Front and garage doors would be orange (Sherwin Williams "Fireweed") (see **Attachment D**, Color and Material Sample Board). The front elevation of Buildings #1 and Building #2 would feature a central three-story covered porch with a saw-tooth roofline, flanked by two-story porches with a flat roof. Building #3 and Building #4 would feature similar porch elements, except with an enclosed stairwell with a stone-veneer base as in the center. Porches would be supported by vernacular-style wood columns and second and third stories porches would feature a wrought-iron rail (see **Attachment E**, Elevations).

Decorative wall pack lights are proposed over each garage door and can-lights are proposed in the ceilings of the front porches. Bollard lighting would be located within the parking and central common area. A concrete masonry trash enclosure with stucco finish and ribbed metal doors is proposed at the center of the site, between Building #1 and Building #2. Roof-mounted HVAC units would be hidden from public view, located within four-foot-deep wells (**Attachment F**, Landscape Design Elements).

Access to the site is provide by two new driveways located on W. 8th Street and W. 9th Street leading into a central parking lot area. A total of 36 vehicle parking spaces is provided on site, including private two-car garages in Building #1 and Building #2. A total of 20 bicycle parking spaces would be located near the sites central common area and within private garages. All parking requirements have been satisfied pursuant to CMC 19.70.

New landscaping is proposed around the perimeter of the site that includes accent trees (dwarf southern magnolia and crape myrtle), shrubs and vines. A variety of trees, including Chinese elm, Chinese pistache and sawleaf zelkova would provide adequate parking lot shading that is estimated to reach 70 percent at tree maturity (see **Attachment F.**, Landscape Plans). A total of 37 trees are proposed for removal, 22 of which would qualify for mitigation pursuant to the City's tree preservation measures (CMC 16.66). A common area would be located between Building #3 and Building #4 and would feature picnic tables, barbeques and benches. A 6-foot high wood fence would be located along the west property line, between the project site and residential neighbors.

DISCUSSION

The proposal efficiently utilizes the site by arranging the building in a vertical fashion, placing required parking towards the center of the site and inside ground-level garages with living spaces above. A pedestrian-friendly streetscape is emphasized by use of balconies and covered entry porches along the front elevation. Cantilevered masses on the front elevations reduce a flat appearance, as do the balconies and front porches.

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 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 entries and second-story porches help to define the individual dwelling units (DG 4.2.11, 4.2.13, and 4.2.41). The saw-tooth roof style creates an interesting roof line while avoiding monotony (DG 4.1.15). The placement of the building on the site is consistent with policies that encourage orientating multi-family housing developments and front entries to the street (DG 4.1.13 and 4.1.35) but is challenged by DG 1.1.15 that suggests placing buildings farther away from the property line on busier streets. Given the site's proximity to Walnut Street south of W. 8th Street, staff suggests the Board discuss if increased building setbacks are necessary. The parking area is located at the center of the site, 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).

DISCUSSION ITEM

Because of the site's proximity to Walnut Street south of the intersection at Walnut Street and W. 8th Street, staff suggests the Board discuss if increased setbacks are necessary for buildings fronting Walnut Street, given that DG 1.1.15 suggests placing buildings farther away from the property line on busier streets.

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 growth in complete neighborhoods to reduce auto trips and support walking, biking and transit use (LU-3.1). The project's design would strengthen the character of the existing neighborhood (LU-3.4) and the multi-family use would promote compatible infill development (LU-4.2 and LU-4.3), and 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 surrounding neighborhood that is characterized by one- and two-story single-family and multi-family development. Building placement along the street would minimize views of vehicles from the public right-of-way, individual unit entries with second-story porches would create a sense of focus and place and would enliven the streetscape (DG 1.1.14, 1.1.15 and 1.2.2). The saw-tooth roof design enhances the overall aesthetics, avoiding a monotonous roofline (DG 3.2.24 and 3.2.25). Variations in massing and materials avoids a monotonous facade and building colors are from a rich palette (DG 4.2.31, 4.1.15). The project is consistent with the intent of the adopted design guidelines.

- 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 structures are visually compatible with the surrounding residential development. Wall- and roof-mounted utilities would be hidden from view, and the trash area would be appropriately screened (DG 3.1.35). Bicycle parking facilities are located in the common area and within private garages consistent with DG 3.1.34. The parking lot and common area 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 buildings are appropriately set back from the property line shared with the residential neighbors and would not result in incompatibilities. The buildings' placement along the Walnut Street frontage is consistent with existing and recent residential development along the Walnut Street/Nord Avenue corridor. The structures overall height, although taller than other development in the vicinity, would 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 will provide visual relief around the site perimeter, softening the building's proximity to Walnut Street and will provide adequate parking lot shading. 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. The common space amenities with appropriate lighting will provide use and enjoyment of the residents (DG 4.1.42, 4.1.44).

RECOMMENDED CONDITIONS OF APPROVAL

1. All building plans shall note on the cover sheet that the project shall comply with AR 18-05 (Orwitz Walnut Street Apartments). Approved documents are dates stamped May 15, 2018. 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. No building permits related to this approval shall be issued until a certificate of merger (CM 18-04) and right-of-way abandonment have been completed.
4. 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.
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. 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 and Material Sample Board
- E. Elevations
- F. Landscape Plan and Design Elements

DISTRIBUTION

Internal (3)

Mike Sawley, Senior Planner

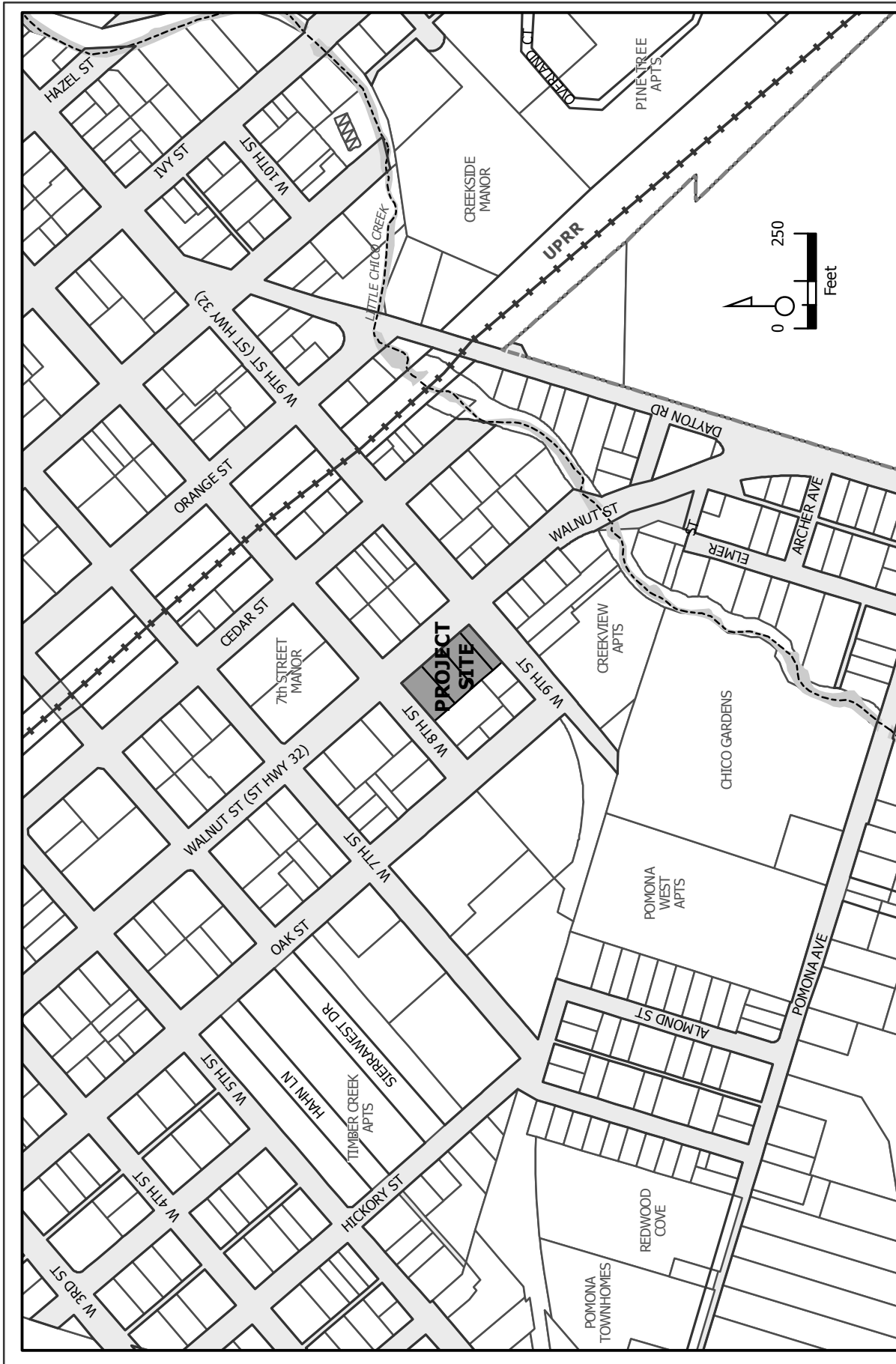
Shannon Costa, Assistant Planner

Files: AR 18-05

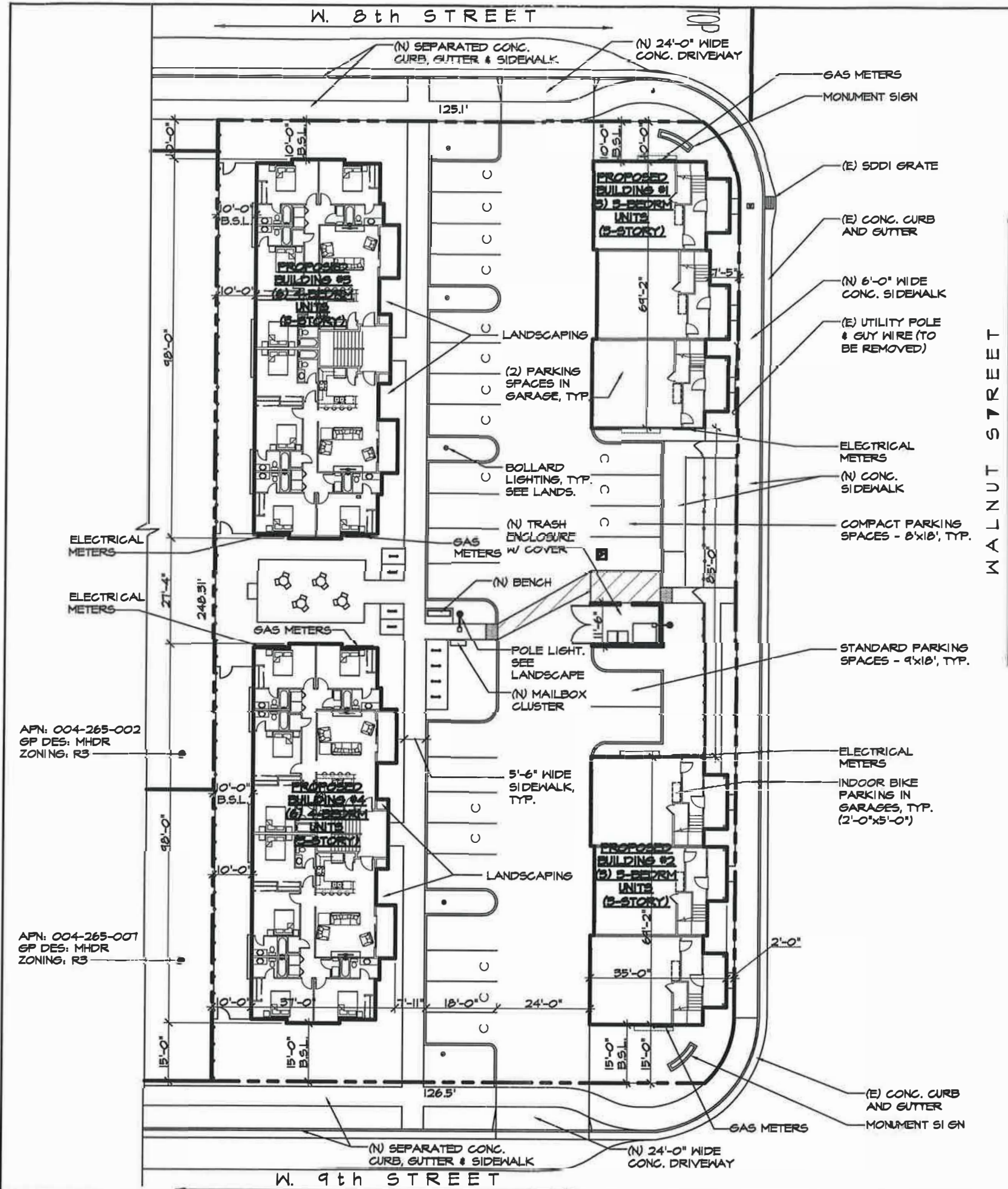
External (2)

Greg Peitz, 383 Rio Lindo Ave, Chico, CA 95926 <gregpeitz@sbcglobal.net>

OSM Investments, 1516 S. Bundy Drive, Suite 300, Los Angeles, CA 90025



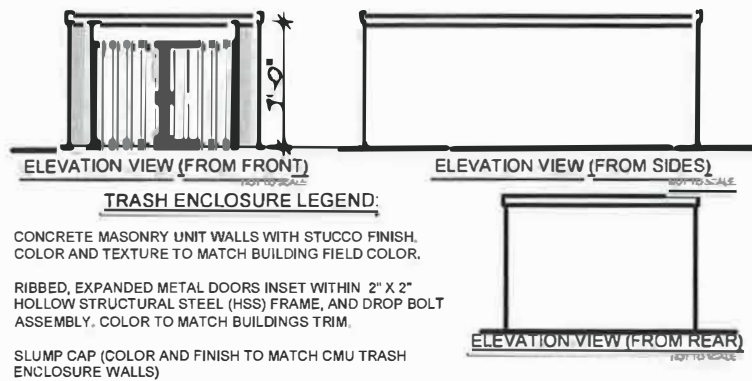
AR 18-05 (Orowitz)
808, 820, 832, 842 Walnut Street
APNs 004-265-(003, 004, 005, 006)-000



APN: 004-265-002
GP DES: MHDR
ZONING: R3

APN: 004-265-007
GP DES: MHDR
ZONING: R3

PROJECT SPECIFICATIONS:	
WALNUT STREET APN: 004-265-003, 004, 005, 006 GENERAL PLAN: CMU ZONE: CC	
SETBACKS:	
FRONT:	15'-0" SETBACK
SIDES:	10'-0" SETBACK & 0'-0" SETBACK ON STREET SIDE
REAR:	10'-0" SETBACK
PARKING:	
PARKING REQ'D:	RESID. - (3 & 4) BDRM UNITS - (2) SPACES PER UNIT - (18) UNITS (2) SPACES x (18) UNITS = 36 PARKING SPACES REQ'D. GUEST PARKING (1) SPACE PER (5) UNITS (18) UNITS x (1) SPACE PER (5) UNITS = 3 SPACES REQ'D. 36 SPACES + 3 SPACES = 39 SPACES REQ'D.
PARKING PROVIDED:	39 SPACES PROVIDED
BICYCLE SPACES REQUIRED:	(1) SPACE PER UNIT REQ'D. + (1) SPACE PER (10) UNITS = 18 + 1 = 19 SPACES REQ'D.
BICYCLE SPACES PROVIDED:	20 SPACES PROVIDED
LOT COVERAGE:	
LOT AREA:	33,228 SQ. FT.
BUILDING AREA:	11,094 SQ. FT.
LOT COVERAGE:	33.4 %
MAX. LOT COVERAGE:	95.0 %
LANDSCAPE OPEN SPACE:	
LOT AREA:	33,228 SQ. FT.
LANDSCAPE OPEN SPACE AREA:	12,364 SQ. FT.
PROPOSED LANDSCAPE AREA:	37.2 %
LOT DENSITY:	
GROSS LOT AREA = 54,494 S.F. = 1.25 ACRES	DENSITY = 14 UNITS / ACRE



NOTE: HVAC LOCATION ON FLAT PORTION OF ROOF BEHIND PARAPET.

SITE PLAN 1" = 30'-0"

RECEIVED
MAY 15 2018
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PLANNING SERVICES

GREGORY A. PEITZ ARCHITECT
 383 Rio Lindo Ave. Chico, CA. 95626 (509) 84-5719
 WALNUT STREET APARTMENTS
 FOR: MICHAEL ORWITZ
 AT: W. 8th St. & WALNUT St.
 CHICO, CALIFORNIA

ARCHITECT
 No. C21283
 REN. 7/19
 ORWITZ WALNUT ST. APARTMENTS
 Date: MARCH 2018
 Drawn: JMR
 Job: 15-2084
 Sheet: ARB1

GREGORY A. PEITZ ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5779

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May 12, 2018

**SUBJECT: ORWITZ APARTMENTS
ARHPB PROJECT DESCRIPTION**

The proposed Orwitz Apartments is a student oriented apartment complex that will replace the existing dilapidated residences on the four existing parcels facing Walnut Street between 8th and 9th Streets. The new apartments will give a much needed renewal to a very prominent block located on a major corner of the Highway 32 corridor through Chico.

The site is arranged so that all of the buildings have their front entries facing Walnut Street, which has the main visual exposure of the project. At the buildings directly on Walnut Street, each apartment has a covered front porch identifying the main entrance to the three story townhouse units. The rear buildings have a recessed, covered common stairwell facing the parking which separates the buildings. Each apartment also has a second and/or third floor balcony. These aspects all help give the project a connected relationship to Walnut Street, as well as a visual sense of community, which will help enhance security. DG 4.1.11, DG 4.1.13, DG 4.1.24

Car parking is provided with a two car garage for each Walnut Street unit which is accessed from the rear of the building. The units on the west side of the lot have their parking spaces accessed off of the drive aisle serving the garages for the Walnut Street units. This allows for an efficient arrangement of the car parking, minimizing the amount of impervious surfaces. This arrangement also helps keep the cars and garages from being the main visual element from the street. DG 4.1.12, DG 1.1.14, DG 4.1.61

Sidewalks have been designed into the project to allow all front entries to be interconnected to each other and also to the sidewalks on all three of the streets. These sidewalks also connect the pedestrian to the common use facilities, such as the outdoor barbecue and table area, bike parking, mail boxes and the trash enclosure. DG 4.1.35, DG 4.1.41

Stucco, board and batt siding and lap siding are used to provide variation in the exterior textures. Various wall and roof massings in conjunction with five different colors incorporated into the siding and trim give the buildings an interesting variety of colors and shapes. DG 4.1.15, DG 4.1.23, DG 4.2.31. The center portion of all of the roofs has a recessed roof well which will house the air conditioning units, keeping them completely hidden from view. DG 3.1.35

ORWITZ

WALNUT ST. APARTMENTS

- 
- STUCCO -
'SHERWIN WILLIAMS' -
CHOICE CREAM - SW 6357
- 
- LAP SIDING AND STUCCO -
'SHERWIN WILLIAMS' -
CHATURA GRAY - SW 9169
- 
- BOARD AND BATTEN -
'SHERWIN WILLIAMS' -
SHADE-GROWN - SW 6188
- 
- TRIM -
'SHERWIN WILLIAMS' -
CHATEAU BROWN - SW 7510
- 
- DOORS -
'SHERWIN WILLIAMS' -
FIREWEED - SW 6328
- 
- STONE VENEER -
'ELDORADO STONE' -
MOUNTAIN LEDGE -
SIERRA
- 
- ROOFING -
'OWENS CORNING' -
DURATION PREMIUM -
DRIFTWOOD



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



REAR ELEVATION 3/32" = 1'-0"



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



FRONT ELEVATION 3/32" = 1'-0"

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PLANNING SERVICES

Revision	Date	By

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

WALNUT STREET APARTMENTS
FOR: MICHAEL ORWITZ
AT: W. 8th St. & WALNUT St.
CHICO, CALIFORNIA



ORWITZ
WALNUT ST.
APARTMENTS

Date: MARCH 2018
Drawn: JMR
Job: 15-2069

ARB4

ATTACHMENT 'E'

Revision	Date	By

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

WALNUT STREET APARTMENTS
 FOR: MICHAEL ORWITZ
 AT: W. 8th St. & WALNUT St.
 CHICO, CALIFORNIA



ORWITZ
WALNUT ST.
APARTMENTS

Date: MARCH 2018
 Scale:
 Drawn: JMR
 Job: 15-2084
 Sheet:

ARB6



SIDE ELEVATIONS 3/32" = 1'-0"

REAR ELEVATION 3/32" = 1'-0"

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 CITY OF CHICO
 PLANNING SERVICES



FRONT ELEVATION 3/32" = 1'-0"

ATTACHMENT 'E'

- TRIANGULAR GABLE END VENT, TYP.
- COMPOSITION SHINGLES
- BD. & BATT. SIDING
- SHT. MTL. FLASHING 2x3 FLAT, TYP.
- 2x8 TRIM, TYP.
- STUCCO CONTROL JOINT, TYP.
- "HARDI-PANEL SIDING," SMOOTH FINISH, 6" EXPOSURE, TYP.
- 1x4 PAINTED WD. TRIM @ CORNERS, WINDWS. AND DOORS
- 2-COAT STUCCO W/ LACE FINISH
- 4" CLR. TO EARTH AND 2" TO CONC. FOR WEEP SCREED
- STUCCO STONE VENEER
- +42" W.I. RAILINGS, TYP.

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LEFT ELEV.

REAR ELEVATION

RIGHT ELEV.



FRONT ELEV.

BUILDINGS 1 & 2

**ORWITZ
WALNUT ST.
APARTMENTS**

ATTACHMENT 'E'



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REAR ELEVATION SIDE ELEV'S

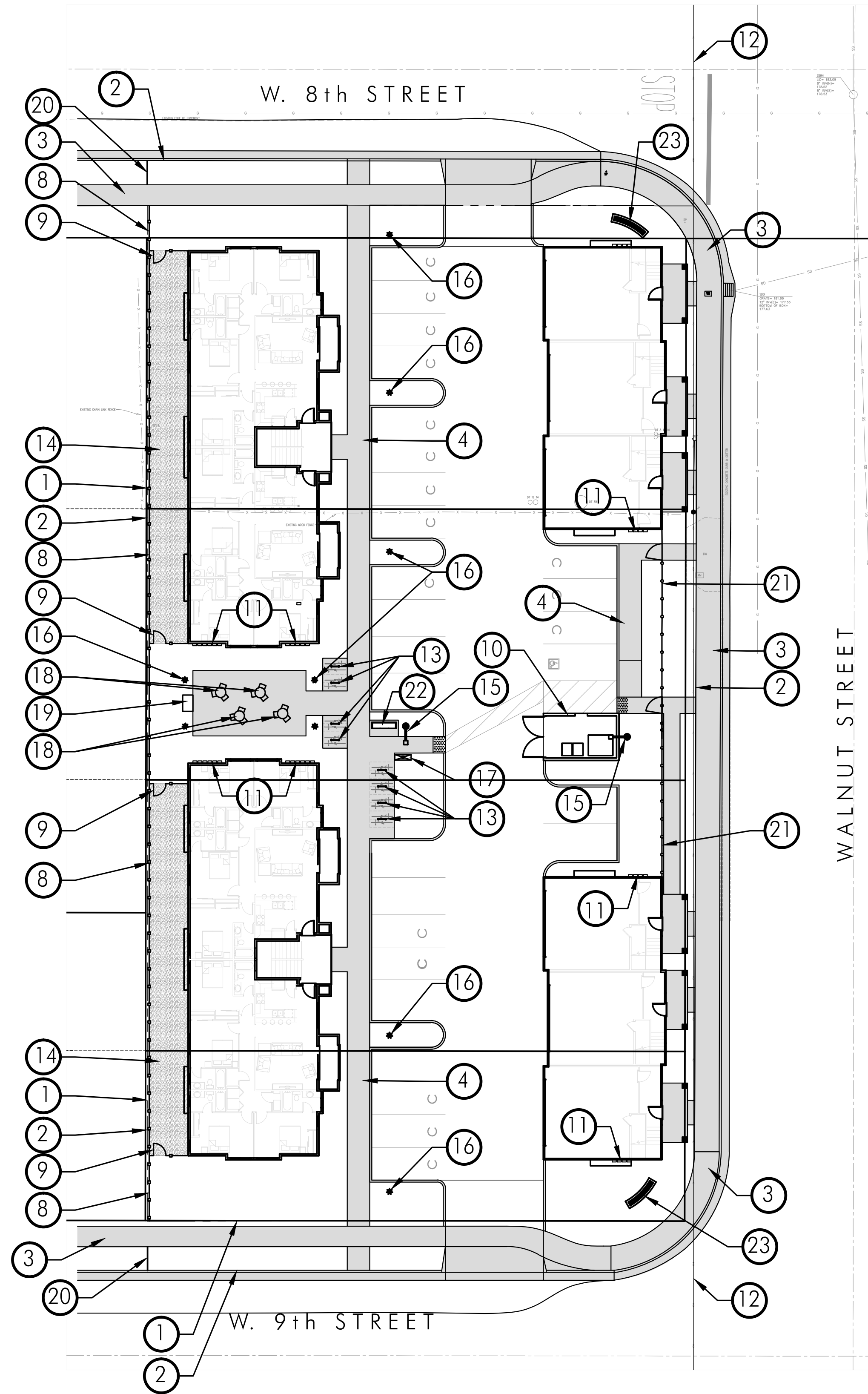


BUILDINGS 3 & 4

**ORWITZ
WALNUT ST.
APARTMENTS**

FRONT ELEV.

ATTACHMENT ' E '



PLAN LEGEND

SYMBOL	DESCRIPTION
1	PROPERTY LINE
2	LIMIT OF WORK
3	CITY SIDEWALK. SEE PLANS BY OTHERS.
4	CONCRETE WALKWAY
5	EXISTING POWER POLE AND GUY. SEE PLANS BY OTHERS.
6	EXISTING DRAIN INLET. TO REMAIN.
7	HVAC TO BE ROOF MOUNTED PER ARCHITECT.
8	6 FOOT HIGH WOOD FENCE WITH 2 X 6 CAP
9	LOCKING GATE. SPECIFIC LOCKING HARDWARE PER OWNER.
10	TRASH ENCLOSURE. SEE ARCHITECT'S PLANS.
11	UTILITIES. SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
12	OVERHEAD LINES
13	GUEST BICYCLE PARKING (2170-3-04 CYCLOOPS CIRCULO, 2 BIKE CAPACITY). TENANT BIKE PARKING TO BE PROVIDED INDOORS. COLOR: POWDER COAT BLACK. 16 BIKE CAPACITY TOTAL.
14	3" LAYER 1"- 1-1/2" DIAM. DRAIN ROCK TOP DRESSING OVER HEAVY DUTY WOVEN WEED BARRIER
15	AREA LIGHT." SHOEBOX" STYLE FIXTURE. 12 FOOT LUMINERE HEIGHT. COLOR: BLACK. (AT TRASH ENCLOSURE AND MAILBOXES ONLY).
16	BOLLARD LIGHT. COLOR: BLACK
17	MAILBOX CLUSTER UNIT
18	TABLE AND CHAIRS. TIMBERFORM RENAISSANCE SERIES. COLOR: POWDER COAT BLACK. PROVIDE FOR ADA ACCESS AT EACH GROUP OF TABLES.
19	OUTDOOR GRILL
20	STEEL HEADER
21	THREE FOOT HIGH STEEL FENCING. COLOR: BLACK.
22	BENCH. TIMBERFORM RENAISSANCE SERIES. COLOR: POWDER COAT BLACK.
23	MONUMENT SIGN OPPORTUNITY. TO BE SUBMITTED AND REVIEWED UNDER A SEPARATE PERMIT.



AREA LIGHT

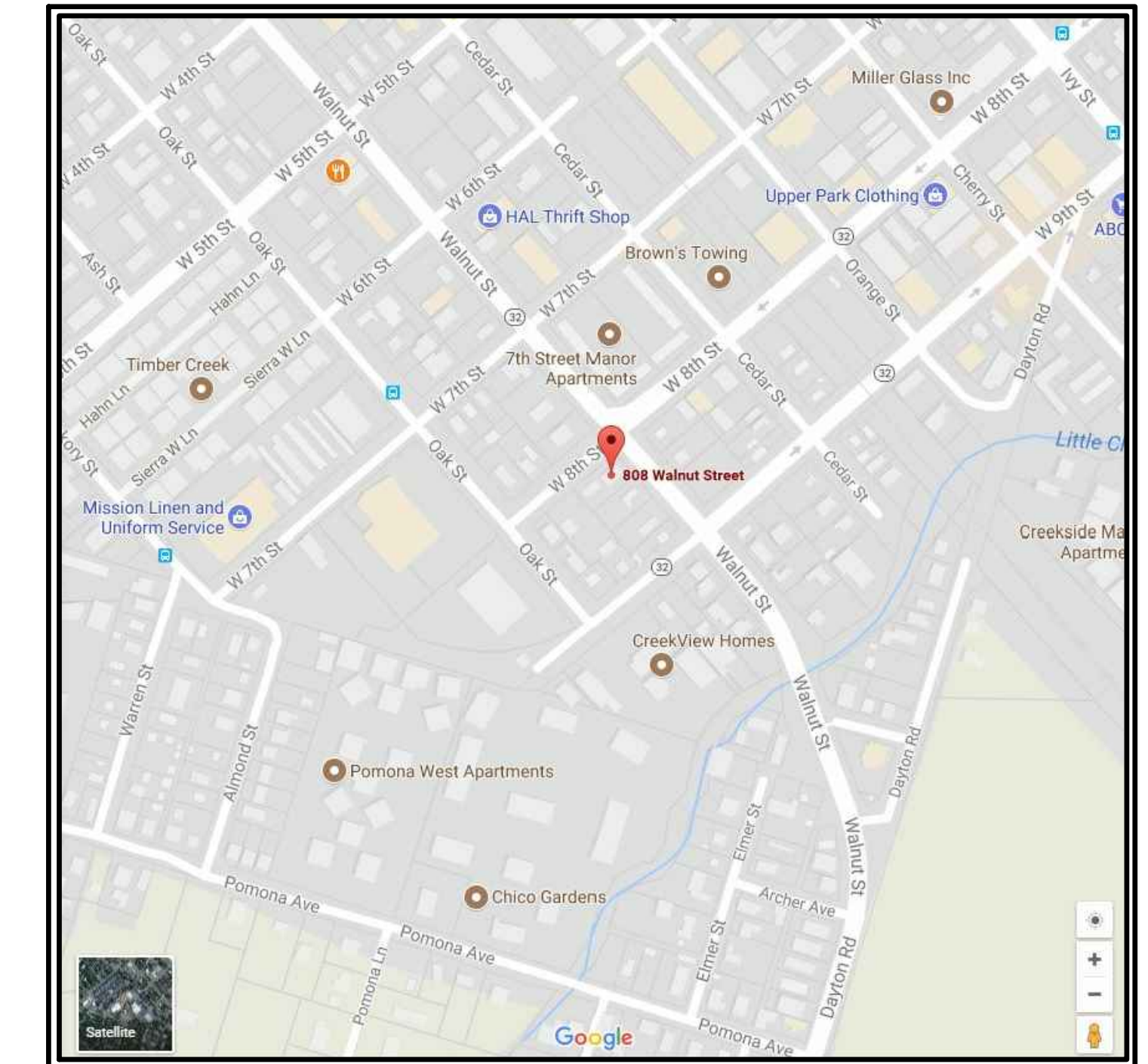


BOLLARD LIGHT



BICYCLE RACK

VICINITY MAP



LANDSCAPE IRRIGATION

ALL LANDSCAPED AREA (7,441 SF) 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 146,861 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 185,044 GALLONS PER YEAR.

SOILS STATEMENT

THIS SITE IS LOCATED IN A REGION FREE OF TUSCAN FORMATIONS AND LAVA CAPS. SITE SOILS ARE OF SUPERIOR QUALITY. STANDARD SOIL AMENDMENTS WILL BE APPLIED PER THE RECOMMENDATIONS OF AN ANALYTICAL LABORATORY.

TOP DRESSING

A UNIFORM 3" MINIMUM LAYER OF 3/4" - 1" DIAM. "BROWN LAVA ROCK" ROCK TOP DRESSING SHALL BE APPLIED TO ALL LANDSCAPE AREAS.

TREE NOTE

IT IS ANTICIPATED THAT THIS PROJECT WILL RESULT IN THE REMOVAL OF APPROXIMATELY 30 EXISTING TREES. A TREE REMOVAL PLAN WILL BE PREPARED IDENTIFYING SPECIES, SIZES, LOCATIONS, AND WHETHER MITIGATION IS REQUIRED UPON THE COMPLETION OF A SITE SURVEY. IT IS NOT ANTICIPATED THAT ALL MITIGATION TREES WILL BE ABLE TO BE PROVIDED ON SITE. AS SUCH, A TABLE WILL BE PROVIDED INDICATING THE TOTAL DBH OF QUALIFYING TREES TO BE REMOVED AND THE TOTAL NUMBER OF MITIGATION TREES THAT WILL BE REQUIRED AND HOW MANY TREES IN LIEU FEES WILL BE REQUIRED FOR.



TABLES AND CHAIRS



GRILL



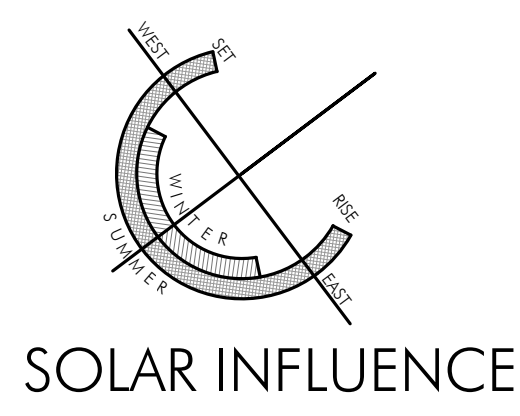
BENCH

APARTMENTS AT 808 WALNUT AVENUE (SHEET 1 OF 3)

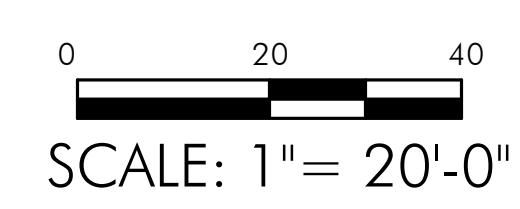
ATTACHMENT: " F "

PRELIMINARY LANDSCAPE SITE PLAN

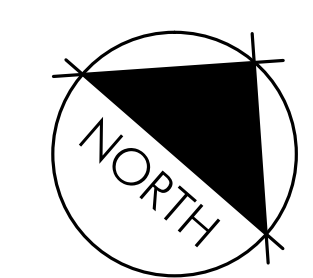
Prepared for:
MICHAEL ORWITZ
 CHICO CA 95928



SOLAR INFLUENCE



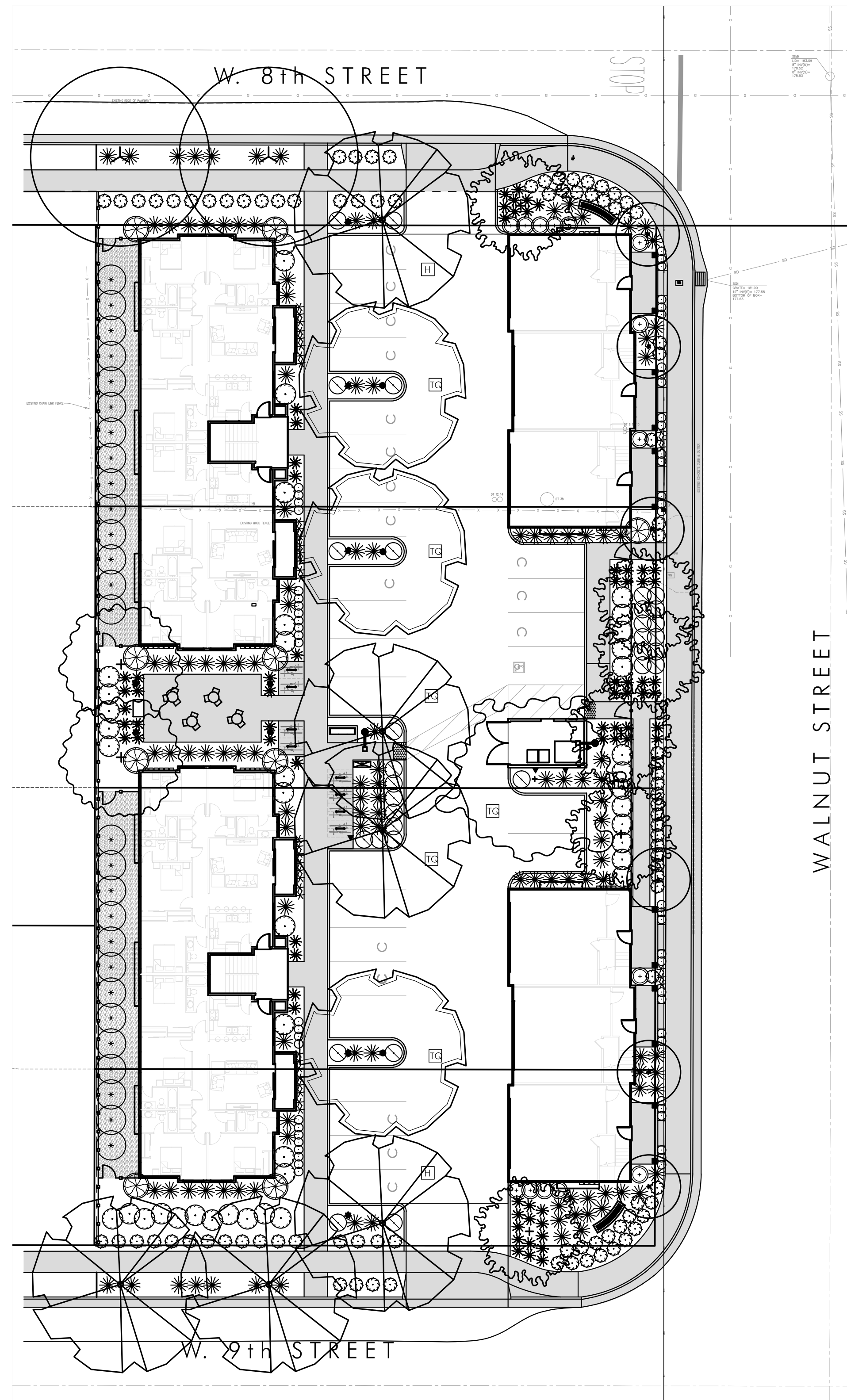
SCALE: 1" = 20'-0"



NORTH

Prepared by:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130 www.BFLAdesign.com

DATE: JULY 9, 2018
 PROJECT NUMBER: 2052
 DRAWN: JBB



SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
SHRUBS			
	LOROPETALUM CHINENSE 'MONRAZ' RAZZLEBERRI® FRINGE FLOWER	4'-5'	5 GAL.
	AGAPANTHUS AFRICANUS LILY OF THE NILE	2'	1 GAL.
	DIETES BICOLOR FORTNIGHT LILY	3'	1 GAL.
	ROSA X 'NOARE' P.P.# 11308 FLOWER CARPET® RED GROUNDCOVER ROSE	3'	1 GAL.
	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PODOCARPUS	4'	1 GAL.
	TULBAGHIA VIOLACEA SOCIETY GARLIC	2'	1 GAL.
	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	2'	1 GAL.
	RHAMPHILEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	4'	1 GAL.
	NANDINA DOMESTICA HEAVENLY BAMBOO	4'	1 GAL.
	PRUNUS CAROLINIANA 'COMPACTA' COMPACT CAROLINA CHERRY LAUREL	7'	5 GAL.
VINES		SPACING	
	PARTHENOCISSUS TRICUSPIDATA 'VETCHIP' BOSTON IVY	8'	1 GAL.

TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
TREES			
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	15'	15 GAL.
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN SAWLEAF ZELKOVA	40'	15 GAL.
	ULMUS PARVIFOLIA 'DRAKE' DRAKE'S CHINESE ELM	40'	15 GAL.
	LAGERSTROEMIA INDICA 'DYNAMITE' RED FLOWERING CRAPE MYRTLE	20'	15 GAL.
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	25'	15 GAL.
	GINGKO BILOBA MAIDENHAIR TREE	35'	15 GAL.
	PISTACHIA CHINENSIS 'KEITH DAVIES' KEITH DAVIES PISTACHE	40'	15 GAL.

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			9,770 SF	
SHADE AREA PROVIDED				
40 FOOT DIAMETER TREES				
	FULL	1,256 SF	0	0
	THREE QUARTER	942 SF	6	5,652 SF
	HALF	628 SF	2	1,256 SF
	QUARTER	314 SF	0	0
TOTAL SHADE AREA PROVIDED			6,908 SF	70%

PARKING LOT LANDSCAPE

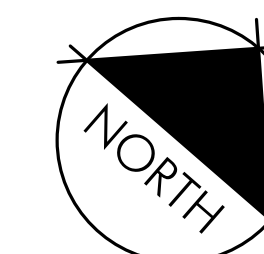
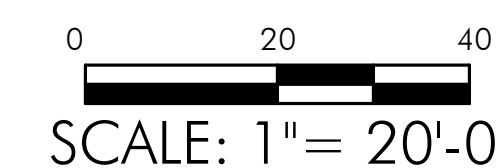
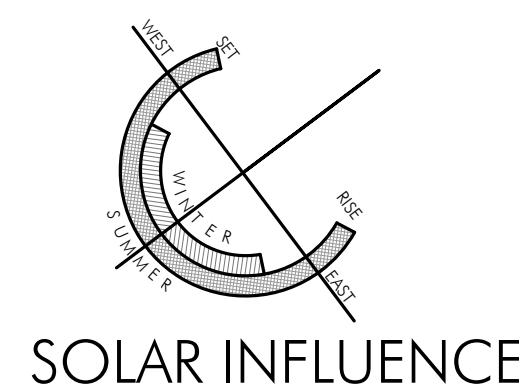
DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	9,770 SF	
PARKING LOT LANDSCAPE	1,088 SF	11%

APARTMENTS AT 808 WALNUT AVENUE (SHEET 2 OF 3)

ATTACHMENT: "F"

PRELIMINARY LANDSCAPE PLANTING PLAN

Prepared for:
MICHAEL ORWITZ
CHICO CA 95928



Prepared by:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130 www.BFLAdesign.com

DATE: JULY 9, 2018
PROJECT NUMBER: 2052
DRAWN: JBB



TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
A	CITRUS	8", 9" & 11"	REMOVE	NO	NOT A QUALIFYING SPECIES
B	CATALPA	36"	REMOVE	NO	NOT A QUALIFYING SPECIES
C	CYPRESS	12", 12"	REMOVE	YES	--
D	ORANGE	18"	REMOVE	NO	NOT A QUALIFYING SPECIES
E	ORANGE	12"	REMOVE	NO	NOT A QUALIFYING SPECIES
F	VALLEY OAK	20"	REMOVE	NA-	NOT A CITY TREE. OBTAIN PERMIT FROM CAL TRANS. SEE NOTE 2.
G	HAWTHORN	8"	REMOVE	NO	NOT A QUALIFYING SPECIES
H	AILANTHUS	14" & 12"	REMOVE	NO	NOT A QUALIFYING SPECIES
I	PECAN	14"	REMOVE	NO	NOT A QUALIFYING SPECIES
J	VALLEY OAK	21"	REMOVE	NA-	NOT A CITY TREE. OBTAIN PERMIT FROM CAL TRANS. SEE NOTE 2.
K	CRAPE MYRTLE	1", 1", & 1"	REMOVE	NO	UNDER CALIPER
L	CRAPE MYRTLE	2", 2", & 2"	REMOVE	NO	UNDER CALIPER
M	CATALPA	6"	REMOVE	NO	NOT A QUALIFYING SPECIES
N	CATALPA	6"	REMOVE	NO	NOT A QUALIFYING SPECIES
O	ALBEZIA	9"	REMOVE	NO	NOT A QUALIFYING SPECIES
P	PERSIMMON	9"	REMOVE	NO	NOT A QUALIFYING SPECIES
Q	ARIZONA CYPRESS	7"	REMOVE	NO	UNDER CALIPER
R	AVOCADO	22"	REMOVE	NO	NOT A QUALIFYING SPECIES
S	FIR	24"	REMOVE	YES	--
T	PINE	18"	REMOVE	YES	--
U	CYPRESS	13"	REMOVE	NO	UNDER CALIPER
V	GRECIAN LAUREL	18", 14", & 12"	REMOVE	YES	--
W	PECAN	20"	REMOVE	NO	NOT A QUALIFYING SPECIES
X	LOQUAT	10"	REMOVE	NO	NOT A QUALIFYING SPECIES
Y	ORANGE	5"	REMOVE	NO	NOT A QUALIFYING SPECIES
Z	PURPLE LEAF PLUM	20"	REMOVE	YES	--

TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
AA	CATALPA	<6"	REMOVE	NO	NOT A QUALIFYING SPECIES
BB	GRAPEFRUIT	12"	REMOVE	NO	NOT A QUALIFYING SPECIES
CC	PECAN	18"	REMOVE	NO	NOT A QUALIFYING SPECIES
DD	AILANTHUS	14" & 18"	REMOVE	NO	NOT A QUALIFYING SPECIES
EE	AILANTHUS	12"	REMOVE	NO	NOT A QUALIFYING SPECIES
FF	BOX ELDER	12"	REMOVE	NO	NOT A QUALIFYING SPECIES
GG	CRAPE MYRTLE	8" & 9"	REMOVE	NO	UNDER CALIPER
HH	ORANGE	8"	REMOVE	NO	NOT A QUALIFYING SPECIES
II	ORANGE	4" & 8"	REMOVE	NO	NOT A QUALIFYING SPECIES
JJ	CATALPA	3"	REMOVE	NO	NOT A QUALIFYING SPECIES
KK	CATALPA	3"	REMOVE	NO	NOT A QUALIFYING SPECIES
TOTAL DBH OF QUALIFYING TREES TO BE REMOVED		130"	IN LIEU FEES FOR 22 MITIGATION TREES IS REQUIRED.		

NOTES

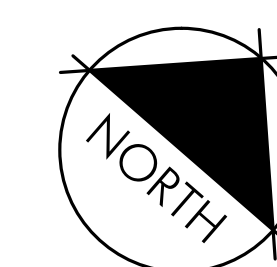
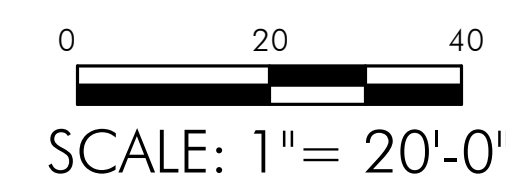
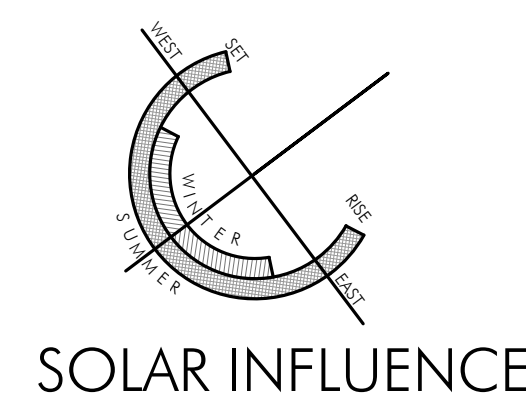
- OBTAIN WRITTEN APPROVAL FROM THE CITY OF CHICO URBAN FORESTER PRIOR TO THE REMOVAL OF ANY TREES.
- A CAL TRANS ENCROACHMENT PERMIT WILL BE REQUIRED FOR TREE "F" AND TREE "J". CONTACT CAL TRANS INSPECTOR DAMIEN FARLEY (530-521-4959) PRIOR TO FILING FOR ENCROACHMENT PERMIT.

APARTMENTS AT 808 WALNUT AVENUE (SHEET 3 OF 3)

ATTACHMENT: " F "

PRELIMINARY TREE REMOVAL PLAN

Prepared for:
MICHAEL ORWITZ
 CHICO CA 95928



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