

Architectural Review and Historic Preservation Board Agenda Report

DATE: January 28, 2019

File: AR 18-27

- TO: Architectural Review and Historic Preservation Board
- FROM: Kimber Gutierrez, Associate Planner, (879-6810, kimber.gutierrez@chicoca.gov) Community Development Department
- RE: Enclave on East, 1266 East Avenue; APN 016-040-020 New Multi-family Residential 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 18-27 (Enclave on East), subject to the recommended conditions.

BACKGROUND AND PROPOSED PROJECT

The applicant proposes to construct 11 fourplexes (44 dwelling units total) on a 2.7 gross acre (2.56 net acre) site on the north side of East Avenue, between Floral Avenue and Mariposa Avenue (see **Attachment A**, Location Map). The project site is designated Office Mixed Use on the General Plan Land Use Diagram and is zoned OR-AOC (Office Residential with an Airport Overflight Zone C overlay).

On July 24, 2018, the Zoning Administrator approved Use Permit 18-13 authorizing multifamily residential land use in the OR zoning district.

Each two-story building would contain four, two-bedroom units, resulting in a density of 17 units per gross acre (within the range of 6-20 units per gross acre for the OR zoning district). The site design proposes an approximately 0.3-acre commercial lot and guest parking area adjacent to East Avenue on the southerly portion of the site with the multi-family housing situated around a central open space common area on the northerly portion of the site (see **Attachment B**, Site Plan). The parking area adjacent to East Avenue is proposed to be screened from public view by a three-foot stucco wall. No site or building design is proposed for the commercial lot at this time; such future development would be subject to site design and architectural review at a later date. The central open space common area would include a gazebo and turf field enclosed by tubular steel fencing to be utilized by residents. A drive aisle and five-foot pedestrian walkway would provide access to the development from East Avenue creating a loop around the central open space common area would be positioned on the westerly border of the property (16 spaces), which would also provide a secondary emergency access via the adjacent office complex from Floral Avenue.

Each unit would feature a covered front porch with windows of various size (see **Attachment C**, Elevations). Each building exterior would feature stucco and lap siding surfaces with a trim along the roof edges and windows (see **Attachment D**, Colored Elevations). There are four color schemes proposed for the project each featuring earth-toned palettes (see **Attachment E**, Color Board).

Area lighting is proposed in the parking areas with bollard lighting throughout the central open space and residential area (see **Attachment F**, Design Development Plan). Gas meters would be located on the side of each proposed building along with the AC units which will be screened by a wood fence. A concrete masonry trash enclosure with matching stucco finish and ribbed metal doors is proposed within the central parking area (**Attachment C**).

New landscaping is proposed throughout the entire site (see **Attachment G**, Landscape Plan). Several types of trees, shrubs, and groundcovers are proposed as part of the proposed development. Valley oaks and pistache trees are proposed throughout the parking areas to provide 52 percent shading for the parking spaces. Gingko and maple trees are proposed around the east and west property lines and pine and strawberry trees along the north property line. The rear yards of each fourplex is proposed to consist of river rock groundcover, trees and shrubs. The area in between the units is proposed with groundcover and various shrubs including fortnight lily, heavenly bamboo, shrubby yew podocarpus, and gold coast English holly. A number of existing trees are proposed for removal with six qualifying for replacement trees or in-lieu fees (see **Attachment H**, Tree Mitigation Plan).

Pursuant to Chico Municipal Code (CMC) Section 19.70.040 (*Number of parking spaces required*), two bedroom units require 1.75 spaces per unit with one guest space per five units. The proposed project is required to provide a total of 85 parking spaces, which is adequately provided on the site plan. Additionally, one bicycle space per unit is required. The applicant is proposing designated bicycle parking (2'x6' spaces) within the covered front porch of each individual unit and 14 guest bicycle spaces dispensed throughout the project. The proposed project meets all parking requirements.

DISCUSSION

Setbacks and Development Standards

The OR zoning district setback requirements are largely determined by the adjacent zoning districts. If an OR-zoned parcel abuts an R1 (Low Density Residential) zoning district, an additional five feet of structural setback is required for each story over the first. The proposed site abuts an R1 zoning district on the rear and east-side property lines resulting in minimum 20-foot rear and 10-foot side setbacks. The fourplexes meet these setback requirements, with each building placed with 20-foot rear and 11-foot side setbacks. The proposed development complies with the minimum development standards set forth in CMC Section 19.44.030, Table 4-7 (*Commercial and Office Zone General Development Standards*), including maximum site coverage (maximum is 70 percent, project is proposing 5.6 percent) and maximum height limit (maximum is 35 feet, project is proposing approximately 29 feet).

Landscaping

A number of existing trees are proposed for removal with six qualifying for replacement trees or in-lieu fees. There are also a number of trees located on adjacent sites close to the property boundaries, which would require preservation measures to ensure no damage is done during ground-disturbing activities or project construction. Therefore, staff has included a condition of approval (Condition No. 7) requiring tree mitigation pursuant to CMC Chapter 16.66 including a tree protection plan pursuant to CMC Section 16.66.100 (*Protection of trees during construction*) prior to any ground-disturbing activities.

<u>Lighting</u>

As stated, area lights are proposed within the parking areas and bollard lights are proposed throughout the pedestrian walkways (**Attachment G**). No light pollution or light spillage onto adjacent properties is anticipated with the proposed development. Staff has included a condition (Condition No. 8) to ensure that project lighting will meet CMC Section 19.60.050 (*Exterior Lighting*).

The project meets all development standards regarding setbacks, landscaping, parking and open space.

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).

The exterior materials include a mix of stucco and lapped siding, along with varying color schemes and trim colors. The roof lines have a mixture of hips and gables to create diverse massing (DG 4.1.15 and 4.1.23). An outdoor recreation area is provided in the center of the proposed project and includes an enclosed dog run area and a gazebo (DG 4.1.42 and DG 4.1.45). A pedestrian path is provided within the development to connect the residents to the common open space and public sidewalk along East Avenue creating a pedestrian friendly environment (DG 4.1.35, DG 4.1.41). A majority of the parking area is located to the interior of the site with the parking area adjacent to East Avenue screened by a stucco wall. This provides vehicle visibility to residents while reducing views of automobiles from the public street (DGs 4.1.12 and 4.1.52) (see **Attachment I**, Design Guidelines Statement).

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines §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 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). 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 exterior materials include a mix of stucco and lapped siding, along with varying color schemes and trim colors. The roof lines have a mixture of hips and gables to create diverse massing (DG 4.1.15 and 4.1.23). An outdoor recreation area is provided in the center of the proposed project and includes an enclosed dog run area and a gazebo (DG 4.1.42 and DG 4.1.45). A pedestrian path is provided within the development to connect the residents to the common open space and public sidewalk along East Avenue creating a pedestrian friendly environment (DG 4.1.35, DG 4.1.41). A majority of the parking area is located to the interior of the site with the parking area adjacent to East Avenue screened by a stucco wall. This provides vehicle visibility to residents while reducing views of automobiles from the public street (DGs 4.1.12 and 4.1.52).

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. Utilities would be hidden from view, and the trash area would be appropriately screened (DG 3.1.35). Bicycle parking facilities are located within private porches and close to the buildings entrance, consistent with DG 3.1.34. The new development features appropriate lighting that would limit 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 lines shared with the residential neighbors and would not result in incompatibilities. The structure's overall height, although taller than other development in the vicinity, would not unnecessarily block views or dominate its surroundings. The proposed landscape plan would provide additional screening around the perimeter of the site and the proposed common open space area would deter residents from congregating next to the adjacent neighbors.

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 the adjacent residences. 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. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 18-27 (Enclave on East). No building permits related to this approval shall receive final approval without authorization of Community Development Department Planning staff.
- All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
- 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 Section 19.60.120 (*Undergrounding of utilities*)
- 5. If not already recorded on the parcel, prior to final or issuance of certificate of occupancy, record as a separate instrument an Avigation Easement dedication with Acknowledgment of Airport Proximity.
- 6. If not already recorded on the parcel, prior to final or issuance of certificate of occupancy, record as a separate instrument a Recorded Overflight Notification.
- 7. As required by Chico Municipal Code (CMC) Chapter 16.66, existing trees removed from the site 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 CMC.
- d. 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. The tree protection plan shall be subject to review and approval by Planning staff or Urban Forest Manager and shall be approved prior to commencement of any ground-disturbing activities.
- 8. Prior to occupancy, the applicant shall coordinate with Planning staff to conduct a site visit to ensure all elements of the site plan have been executed, including, but not limited to shielded exterior lighting consistent with CMC 19.60.050 (*Exterior lighting*).

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, notices were mailed out to all property owners and tenants within 500 feet of the project site, and a notice was placed on the project site. The meeting agenda was posted at least 10 days prior to the Architectural Review and Historic Preservation Board meeting.

During the Zoning Administrator hearing, approximately eight members of the public attended and inquired about the proposed project. Adjacent residents expressed concern over the proposed building proximity to the north-adjacent and east-adjacent residences, the proposed building height and fencing and landscaping proposed between the new development and existing residences. As discussed, the proposed project meets all development standards regarding setbacks, building height, landscaping, parking and open space.

ATTACHMENTS

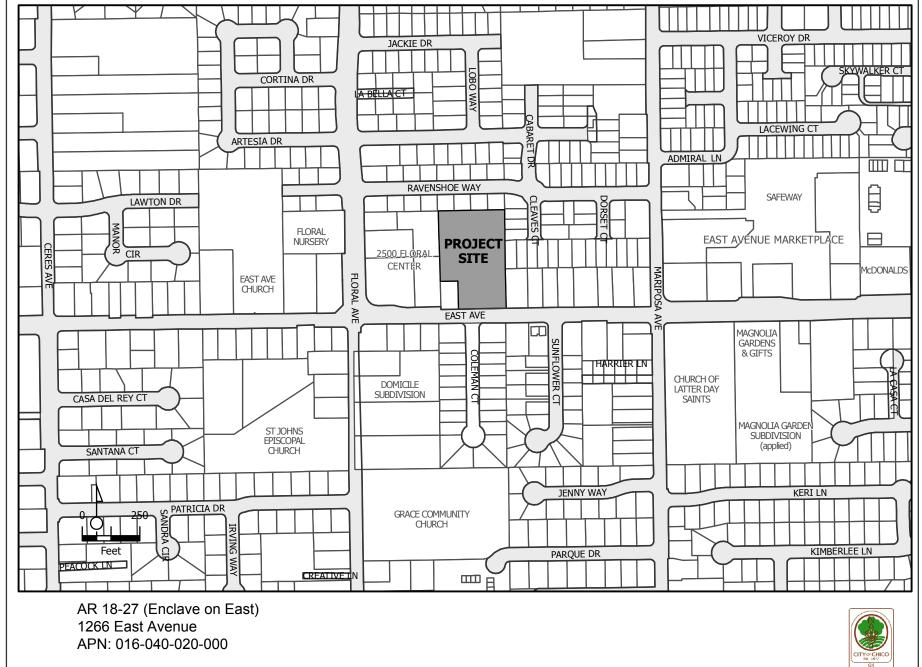
- A. Location Map
- B. Site Plan
- C. Elevations
- D. Colored Elevations
- E. Color Board
- F. Design Development Plan
- G. Landscape Plan
- H. Tree Mitigation Plan
- I. Design Guidelines Statement

DISTRIBUTION

Internal (3) Mike Sawley, Senior Planner Kimber Gutierrez, Associate Planner File: AR 18-27 AR 18-27 (Enclave on East) ARHPB Mtg. 02/06/2019 Page of 7 of 7

External Leo DePaola, Email: <u>dsinc@rocketmail.com</u> Amber Franzino, Email: <u>amberfranzino@yahoo.com</u> W. Gilbert Engineering, Wesley E. Gilbert, Email: <u>wes@wgilbertengineering.com</u> Greg Peitz, Email: <u>gregpeitz@sbcglobal.net</u> Chuck Tatreau, Email: <u>chuck.tatreau@yahoo.com</u> Interested Parties

X:\Current Planning\AR\2018\27 Enclave on East\ARHPB 02-06-19\AR 18-27 Staff Report.doc



Attachment A

EAST AVENUE APN: 016-040-020 **ZONE: OR**

FRONT: **SIDES: STREET SIDE: REAR:**

PARKING:

PARKING REQ'D: PARKING PROVIDED:

LOT COVERAGE:

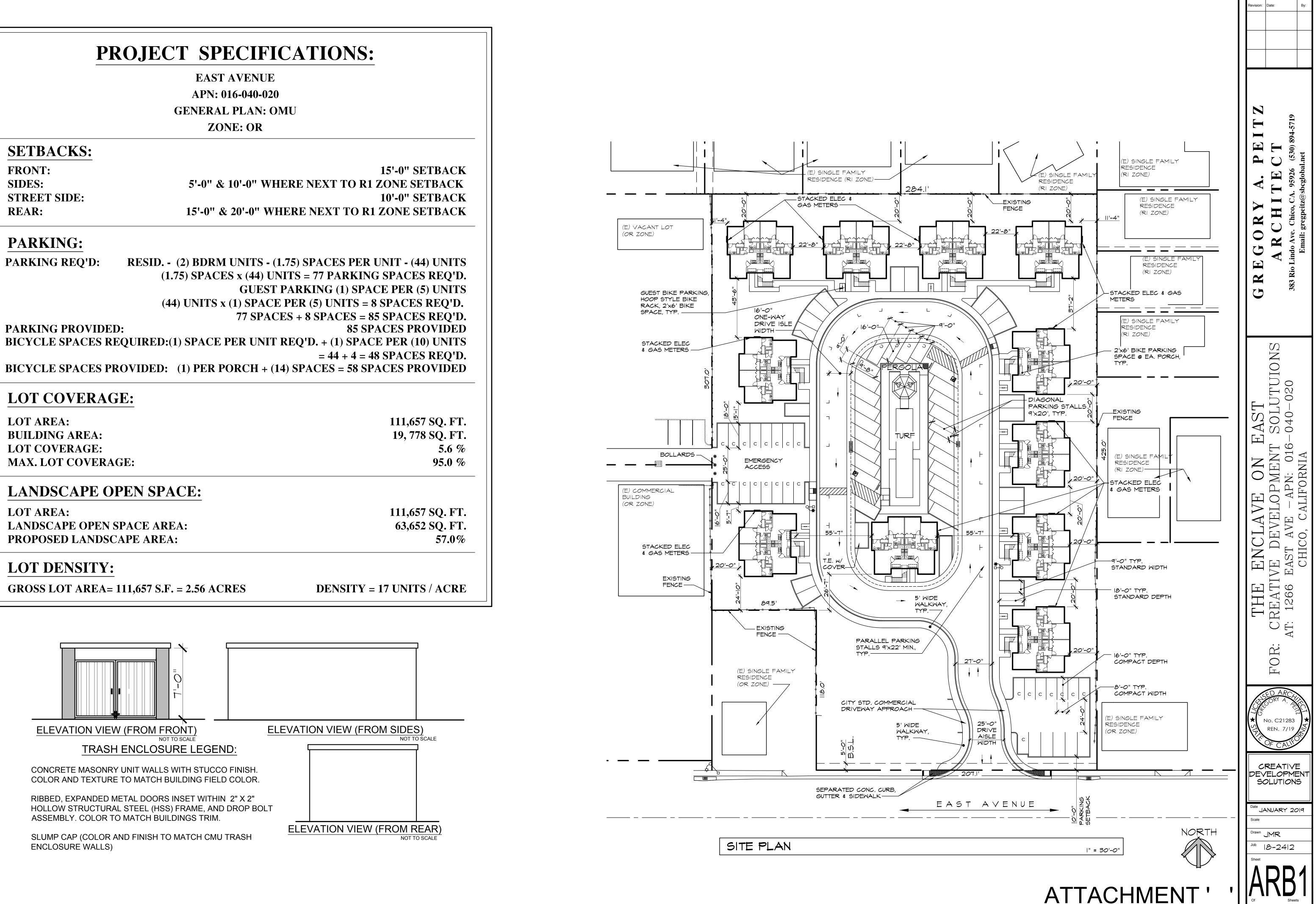
LOT AREA: **BUILDING AREA: LOT COVERAGE:** MAX. LOT COVERAGE:

LANDSCAPE OPEN SPACE:

LOT AREA: LANDSCAPE OPEN SPACE AREA: **PROPOSED LANDSCAPE AREA:**

LOT DENSITY:

GROSS LOT AREA= 111,657 S.F. = 2.56 ACRES





Enclave on East Avenue

for: Creative Development Solutions

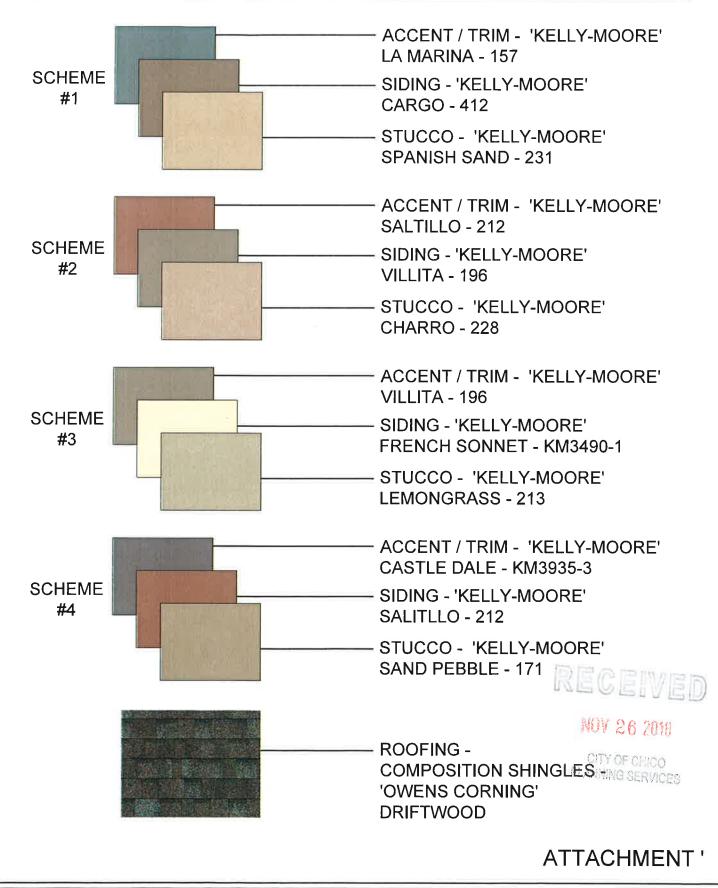


FRONT ELEVATION

ATTACHMENT ' '



DePAOLA EAST AVENUE APARTMENTS



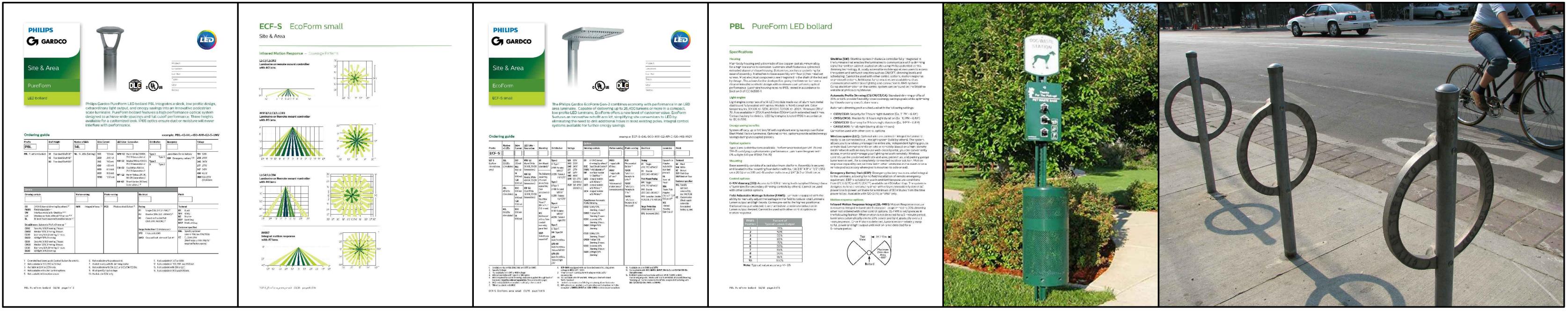
TUBULAR STEEL FENCING

BOARD ON BOARD FENCING



BOLLARD LIGHT

AREA LIGHT



THE ENCLAVE ON EAST DESIGN DEVELOPMENT

Prepared for:

CREATIVE DEVELOPMENT SOLUTIONS

1552 WINKLE DRIVE CHICO, CA 95926

STUCCO WALL WITH PILASTERS

DOGGE WASTE

STATION

GAZEBO

GUEST BIKE PARKING

ATTACHMENT: "___"

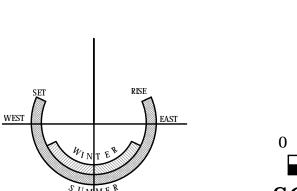
DATE: OCTOBER 11, 2018 REV.: NOVEMBER 6, 2018 REV.: JANUARY 15, 2019 PROJECT NUMBER: 2081 DRAWN: JBB

Prepared by:



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





SOLAR INFLUENCE

SCALE: 1"= 20'-0"

NOTE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/ RETAIN	MITIGATION REQUIREMENT	REMARKS
A	PINE	10"	REMOVE	NC	CITY STREET TREE
B	MULBERRY	11" & 11"	REMOVE	YES	70" CIRCUMFERENCE
$\langle c \rangle$	MULBERRY	12"	REMOVE	NC	UNDER CALIPER
D	MULBERRY	28"	REMOVE	YES	
E	MULBERRY	12", 9", 9" & 12"	REMOVE	YES	132" CIRCUMFERENCE
F	MULBERRY	8", 9" & 10"	REMOVE	YES	84" CIRCUMFERENCE
¢C>	MULBERRY	10"	REMOVE	NC	UNDER CALIPER
H	PECAN	7"	REMOVE	NC	NOT A QUALIFYING SPECIES
	COTTONWOOD	7", 7", 8" & 14"	REMOVE	NC	NOT A QUALIFYING SPECIES
<pre>L</pre>	COTTONWOOD	12"	REMOVE	NC	NOT A QUALIFYING SPECIES
K	PECAN	7"	REMOVE	NC	UNDER CALIPER
	MULBERRY	8" & 7"	REMOVE	YES	47" CIRCUMFERENCE
M	MULBERRY	5", 3", 3" & 4"	REMOVE	YES	47" CIRCUMFERENCE
	PECAN	9"	REMOVE	NC	NOT A QUALIFYING SPECIES
¢	PECAN	9"	REMOVE	NC	NOT A QUALIFYING SPECIES
TOTAL DBH OF QUALIFYINC TREES REMOVED		127"		_	T TREES OR IN-LIEU Ees is required.



1. OBTAIN WRITTEN APPROVAL FROM THE CITY OF CHICO URBAN

FORESTER PRIOR TO THE REMOVAL OF ANY TREES.

THE ENCLAVE ON EAST TREE REMOVAL/ MITIGATION PLAN

Prepared for:

CREATIVE DEVELOPMENT SOLUTIONS

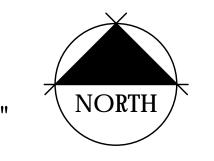
1552 WINKLE DRIVE CHICO, CA 95926

ATTACHMENT: "____"

DATE: NOVEMBER 6, 2018 PROJECT NUMBER: 2081 DRAWN: JBB

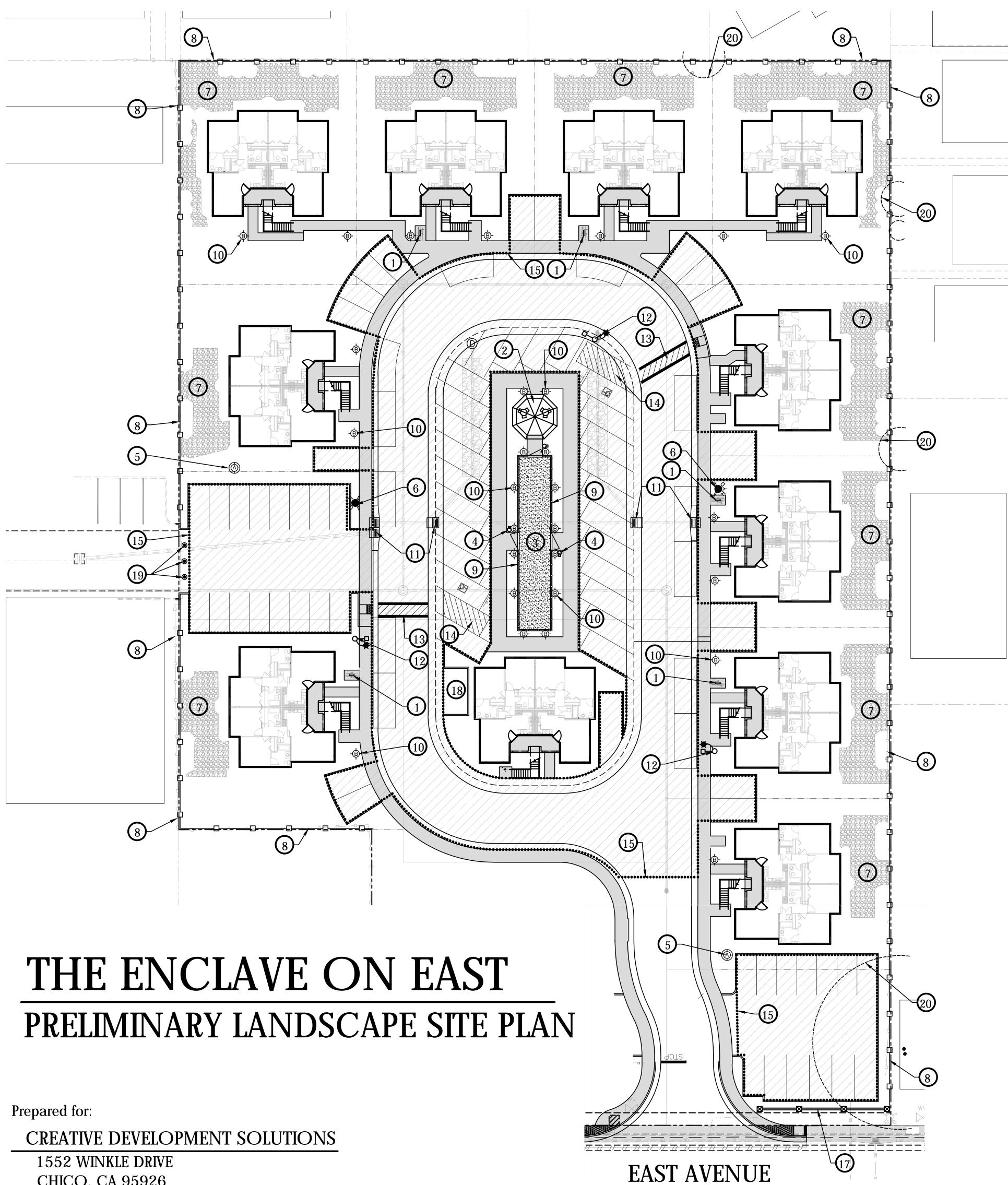
Prepared by:

J BRIAN FIRTH LANDSCAPE ARCHITECT, INC.

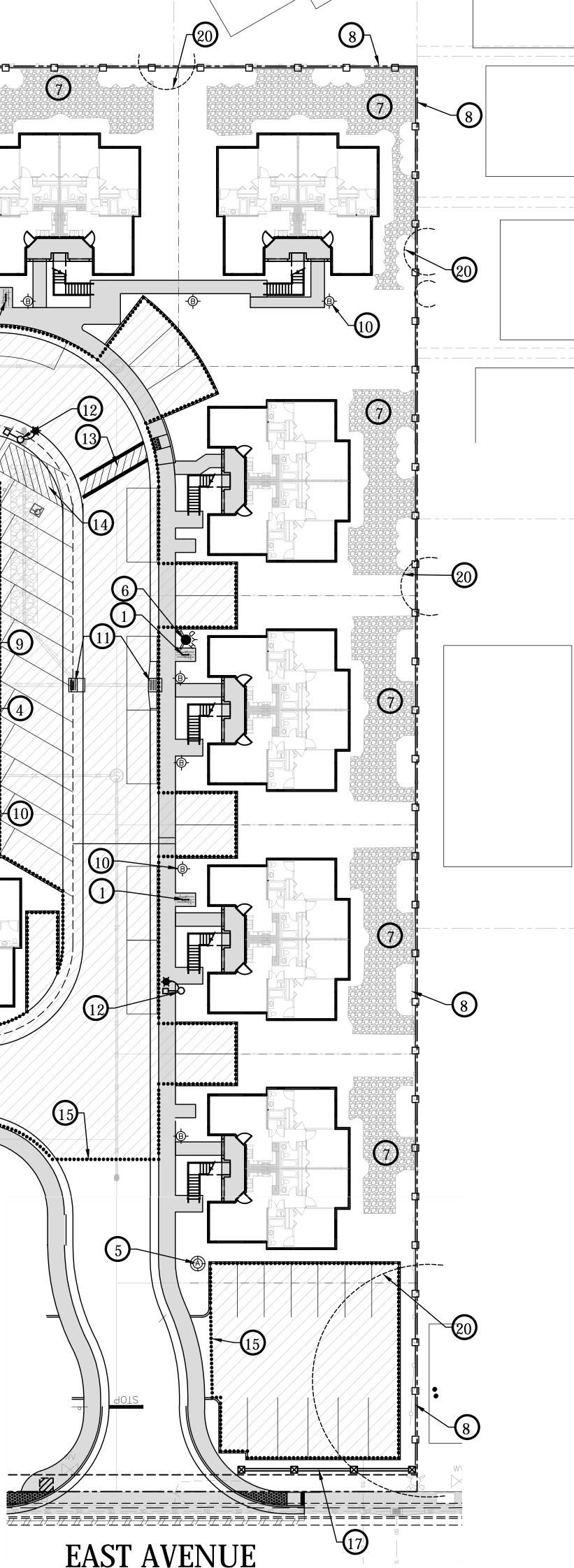




627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928 www.BFLAdesign.com PHONE: (530) 899-1130



CHICO, CA 95926



WATER USE

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Estima ted EWU = EWU = <i>Where:</i> LA HA 52.2 0.8 0.62 748	99 Water Use (ETo) (PF) 740 = Total La = Hydroz o = Reference = ET _O Adju = Convers = Gallons = Gallons	06 (ga 00 (10 e for 1 (HA) 0 (HA) 0,406 ndsca ne La ce Eva ion fa per h per a 0.2 0.5 0.8 0.625 0.90	Ilons 0 cut Hydr (0.6 Gall ape a ands ands ands ands ands ctor nund cre-f = P = P = P = P	per year bic feet p rozone: 62) / (IE) lons per area (So cape Ar ranspira Ref: CUV from inc from inc led cub foot lant Fac lant Fac lant Fac lant Fac) s (EWU) S (EWU) S (EWU) S (EWU) S (EWU) S (Squated Squated S	- Calc - Calc	2.27 0.02 ulati ask ask ask um Turf ors,	22724 A on 325, Se Force F Force F	cres) endatio

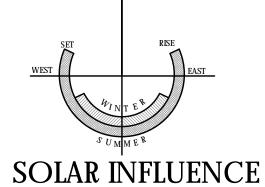
SCREENING NOTE

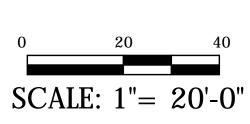
HVAC AND UTILITY LOCATIONS TO BE DETERMINED BY ARCHITECT. TC BE SCREENED WITH EVERGREEN LANDSCAPE OR SMALL SCREEN-WALLS

LANDSCAPE IRRIGATION

LANDSCAPE IS PRIMARILY MEDIUM WATER USE PLANTINGS IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED LOW VOLUME DRIP IRRIGATION SYSTEM. A PORTION OF THE LANDSCAPE WILL BE A HIGH WATER USE TURF AREA IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED POP-UP ROTATOR SYSTEM.

THE IRRIGATION SYSTEM WILL UTILIZE A FLOW SENSING/ MASTER VALVE ASSEMBLY THAT WILL SHUT THE SYSTEM DOWN IN THE EVENT OF A LINE BREAK SO AS TO PREVENT WASTING WATER AND DAMAGE TC LANDSCAPE. IT WILL ALSO FEATURE AN EVAPOTRANSPIRATION/ RAIN/ FREEZE SENSOR WHICH ADJUSTS THE IRRIGATION SCHEDULE BASED UPON REAL-TIME CONDITIONS IN ORDER TO PROVIDE THE MINIMUM AMOUNT OF IRRIGATION FOR OPTIMAL PLANT GROWTH.

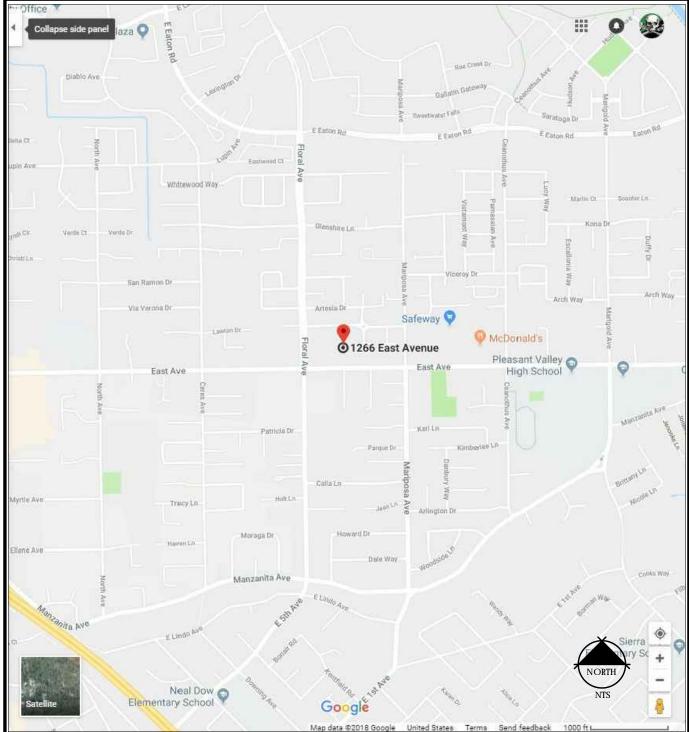




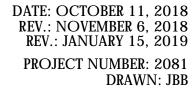
PLAN LEGEND

SYMBO	γI	
	JL	DESCRIPTION
-		GUEST BICYCLE PARKING- 2 POINT CONTACT STYLE, POWDER COAT BLACK. SEE ARCHITECT'S PLANS.
	(2)	GAZEBO/ PERGOLA
	3	MULTI-USE, TURFED OPEN SPACE & COMMON AREA (SUCH AS BOCCE, DOC PARK)
8	$\bigcirc 4$	DOGGIE WASTE STATIONS
	(5)	AREA LIGHT. LED, DARK SKY COMPLIANT FIXTURES. 14 FOOT FIXTURE HEIGHT.
×	6	HYDRANT. SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
	\bigcirc	1" - 1-1/" DIAMETER RIVER ROCK GROUNDCOVER
		BOARD ON BOARD WITH 2 X 6 CAP
-0-0-0	9	4 FOOT HIGH TUBULAR STEEL FENCING WITH 1/2" PICKETS AT 4" O.C Color: Black
- (þ -		BOLLARD STYLE LANDSCAPE LIGHTS. TYPICAL.
		DRAIN INLET. SEE ENGINEER'S PLANS.
℃₽	12	STREET LIGHTS. SHOWN FOR REFERENCE ONLY. SEE PLANS BY ENGINEER
	13	CROSSWALK. SEE ENGINEER'S PLANS.
		ADA ACCESS. SEE ENGINEER'S PLANS.
	15	PARKING AND BACKUP AREA FOR SHADE AND LANDSCAPE CALCULATIONS
		NOT USED
	17	3 FOOT HIGH STUCCO WALL WITH PILASTERS
	18	TRASH ENCLOSURE. SHOWN FOR REFERENCE ONLY. SEE ENGINEER'S PLANS.
۲	(19)	REMOVABLE BOLLARDS. SEE ENGINEER'S PLANS.
	20	EXISTING NEIGHBORING TREES, TO REMAIN.

VICINITY MAP



ATTACHMENT: "____"

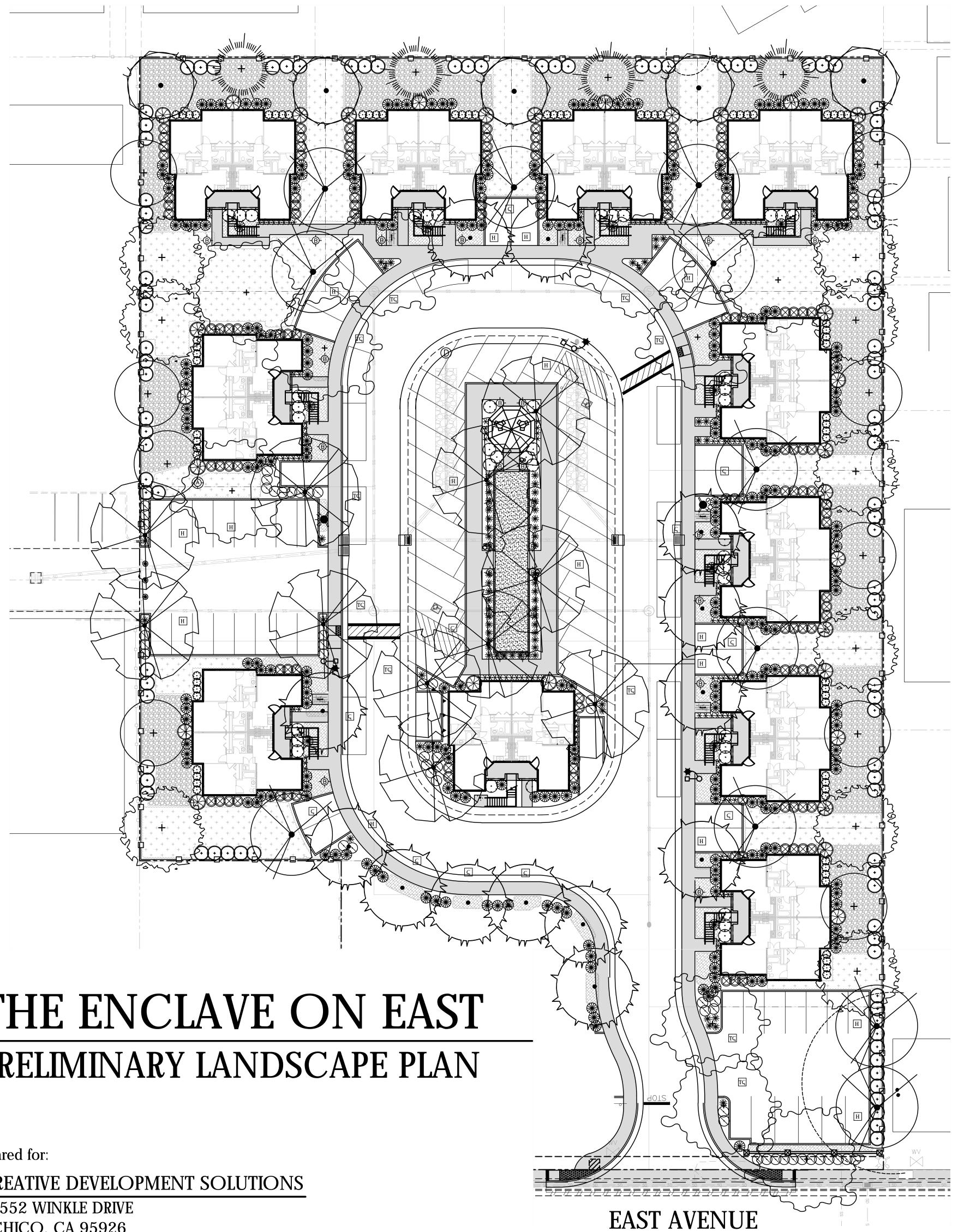


Prepared by:



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



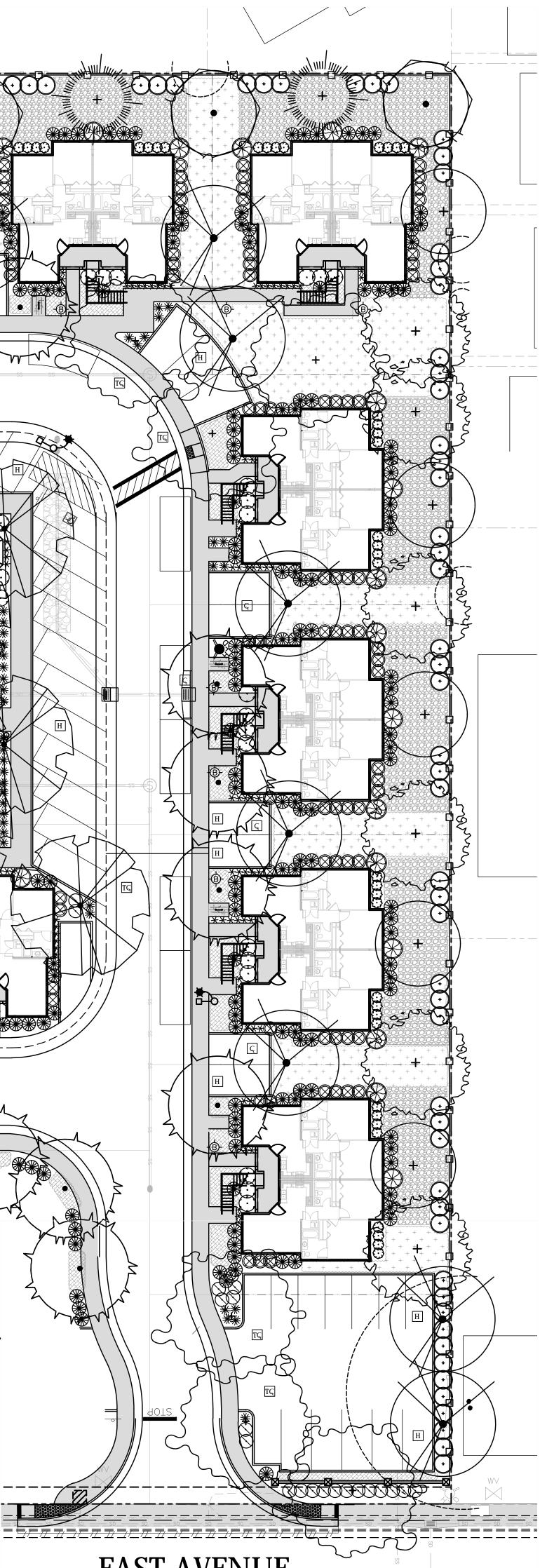


THE ENCLAVE ON EAST PRELIMINARY LANDSCAPE PLAN

Prepared for:

CREATIVE DEVELOPMENT SOLUTIONS

1552 WINKLE DRIVE CHICO, CA 95926



TREE LIST

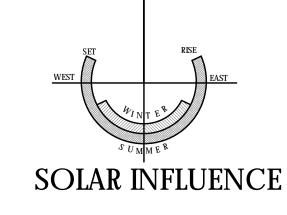
SYMBOL	LATIN NAME/ COMMON NAME	SPREAD
TREES		
<pre><pre><pre><pre><pre><pre><pre><pre></pre></pre></pre></pre></pre></pre></pre></pre>	QUERCUS LOBATA Valley oak	40'+
	PISTACHIA CHINENSIS 'KEITH DAVIE KEITH DAVIES PISTACHE	S' 40'
	CARPINUS BETULA 'FASTIGIATA' Fastigiate European Hornbean	30'+ ⁄I
	ACER X FREEMANII 'JEFFSRED' Autumn blaze maple	30'+
	CERCIS CANADIENSIS EASTERN REDBUD	30'+
	PINUS CANARIENSIS CANARY ISLAND PINE	20'+
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	25'+
+	ACER BUERGERANUM TRIDENT MAPLE	30'+
+ 400000 + 4000000000000000000000000000	GINGKO BILOBA 'PRINCETON Sentry' Princeton Sentry Gingkc	30'+
Star Star	LAGERSTROEMIA INDICA 'CENTENNIAL SPIRIT' CENTENNIAL SPIRIT CRAPE MYRTLE	15'+
<u> </u>		

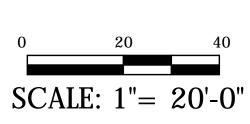
SHADE CALCULATIONS

]	DESCRIPTION	SHADE AREA	QUANTI	TYTOTAL
	TOTAL PARKING A	AND BACK-UP AREA		33,644 SF
	SHADE AREA PRO			
	40 FOOT DIAMETER TRE	EES		
F	FULL	1,256 SF	0	0
TÇ	THREE QUARTER	942 SF	10	9,420
Н	HALF	628 SF	6	3,768
۹	QUARTER	314 SF	1	314
	30 FOOT DIAMETER TR	EES		
F	FULL	706 SF	0	0
TÇ	THREE QUARTER	529 SF	0	0
Н	HALF	353 SF	6	2,118
۹	QUARTER	176 SF	5	880
	20 FOOT DIAMETER TRE	EES		
F	FULL	314 SF	0	0
TÇ	THREE QUARTER	235 SF	0	0
Н	HALF	157 SF	4	628
۹	QUARTER	78 SF	5	390
	TOTAL SHADE AREA	A PROVIDED		17,518 SF

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	33,644 SF	
PARKING LOT LANDSCAPE	1,836 SF	5%





SHRUB LIST

CONTAINER SIZE	SYMBOL	LATIN NAME/ Common Name	SPREAD	CONTAINER SIZE
	SHRUBS			
15 GAL	(\cdot)	LOROPETALUM CHINENSE 'JAZZ HANDS' Jazz Hands Compact Fringe Flower	4'-5'	5 GAL.
	*	AGAPANTHUS AFRICANUS LILY OF THE NILE	2'	1 GAL
15 GAL		DIETES BICOLOR FORTNIGHT LILY	3'	1 GAL
	\bigcirc	ILEX AQUIFOLIUM 'MONVILA' GOLD COAST® ENGLISH HOLLY	3'	5 GAL
15 GAL		PODOCARPUS MACROPHYLLUS 'MAKI' Shrubby yew podocarpus	4'	5 GAL
15 GAL	×	TULBAGHIA VIOLACEA Society garlic	2'	1 GAL
15 GAL	\odot	RHAPHIOLEPIS INDICA 'BALLERINA' Ballerina Indian Hawthorn	4'	5 GAL
15 GAL	\otimes	NANDINA DOMESTICA HEAVENLY BAMBOC	4'	5 GAL
	*	PRUNUS CAROLINIANA 'COMPACTA' Compact carolina cherry laurel	7'	5 GAL
15 GAL	GROUNDC	OVER	SPACINC	
15 GAL	(+ +)	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	4' OC	1 GAL.
		JUNIPERUS CONFERTA Shore Juniper	4' OC	1 GAL.
15 GAL		DWARF TURF TYPE FESCUE TURF		SOD
15 GAL	VINES		SPACING	
		PARTHENOCISSUS TRICUSPIDATA 'VETCHII' Boston IVY	8'	1 GAL.

SOILS STATEMENT

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

TOP DRESSINC

ALL NON-TURF LANDSCAPE AREAS SHALL RECEIVE A 3" MINIMUM LAYER 1"-1-1/2" WALK-ON BARK MULCH TOP DRESSING.

)	1%
518 SF	52%
T	
Ľ	

PERCENT

0 27%

11%

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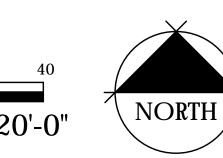
0

6%

2%

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1%



ATTACHMENT: "___"

DATE: JUNE 13, 2018 REV.: NOVEMBER 6, 2018 REV.: JANUARY 15, 2019 PROJECT NUMBER: 2081 **DRAWN: JBB**

Prepared by:



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GREGORY A. PEITZ ARCHITECT

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

RECEIVED

JAN 16 2019

CITY OF CHICO PLANNING SERVICES

SUBJECT: ENCLAVE ON EAST AVE. ARHPB PROJECT DESCRIPTION

The Enclave on East is a forty-four unit apartment complex of two story fourplexes on the East Avenue corridor between Floral Ave. and Mariposa Ave.

In order to provide easy vehicle access to each of the units, the driveway has been made to be a one-way circle drive with diagonal, parallel and perpendicular parking along the length of the drive. A stucco wall will be located at the street to minimize the exposure of the parking to the traffic traveling down East Ave. (DG 4.1.12)

The massing of the buildings has been broken up by varying the exterior with different roof lines, colors and siding materials to give the buildings a more interesting texture, color and geometry. The colors will be alternating between four different color schemes. (DG 4.1.15, DG 4.1.23, DG 4.2.31)

An outdoor recreation area has been provided at the center of the parcel to provide a larger area for outdoor living activities with visual connectivity to front living room windows of all units. The common area has a fence for the security of small children and pets. The common space for this project has been incorporated into the center of the lot and has multiple uses including a dog run area, bocce ball as well as a gazebo. (DG 4.1.42, DG 4.1.45)

The on-site sidewalks are all connected to the common space as well as the public sidewalk to provide a pedestrian friendly orientation. (DG4.1.35, DG 4.1.41)