



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 5/15/2019

REPORT: March 25, 2019

File: AR 19-09

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Associate Planner (530) 879-6807, [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov)  
Community Development Department

RE: Architectural Review 19-09 (The Humboldt)- 23-unit multi-family housing  
development, 1991 Humboldt Road, APN 002-110-034

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## REPORT IN BRIEF

The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of a 23-unit multi-family housing development. The Planning Commission will forward a recommendation to the City Council for final consideration of the General Plan Amendment and Rezone, including the final architectural design approval.

## RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the project, subject to conditions.

## Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of The Humboldt (AR 19-09), subject to conditions.

## BACKGROUND

The 1.24-acre site is located on the southwest corner of the intersection of Humboldt Road and Forest Avenue. The site is bounded by Little Chico Creek to the south, Humboldt Road to the north, Forest Avenue to the east and a single-family home to the west (see location map, **Attachment A**). The site is currently designated Low Density Residential in the General Plan Land Use Diagram and is zoned R1 (Low Density Residential). A General Plan Amendment and Rezone of the property is necessary to allow for multi-family development.

## DISCUSSION AND ANALYSIS

The site plan depicts the proposed layout of the site (see **Attachment B**, Overall Site Plan). Residential buildings would be organized in an "L-shape", forming a central courtyard between the buildings. The central bulk of the buildings would be three stories in height, tapering down to two-story buildings. A single-story parking garage would be positioned along the westerly property line. The easterly portion of the site is City-owned right-of-way, and uncovered parking is authorized in this area through a Grant of License, approved by the City Council on

2/06/2019. New landscaping, trash enclosure, site lighting and residential amenities are proposed.

### Architecture

The project embodies nearly identical architectural design traits as the previously-constructed “Arcadian” multi-family housing project, located on West 8<sup>th</sup> Avenue and Arcadian Avenue. The architectural style provides a clear interpretation of the Mission Revival which blends old Spanish elements including stucco walls, heavy timber beams, columns, guard rails, window, and door trim (see **Attachments C**, Elevations and **Attachment D**, Project Images). Exterior wall surfaces would be stucco in a light cream color (La Habra “Eggshell”). Window and door trim for residential units would be green (“Hemlock Green”) and breezeway entries and walls would be trimmed in red (“Roycroft Adobe”). A flat tile concrete roof system in terra cotta (“Santa Clara Blend”) would be applied throughout all buildings. Second and third-story balconies would include timber-beam frames in a dark custom stain. Decorative iron in matte black would be used for balcony railings, as well as the ornate entry gates which provide access to the central courtyard from the exterior of the site. Garage doors would be dark green (“Roycroft Bronze Green”) and exterior wall-mounted utilities and entry-doors would be framed with timber trellis structures. Monterey Style details would be incorporated throughout the site, including terra cotta tile flooring in the central courtyard and hand-painted tiles in decorative fountains and trimming exterior stairways.

### Site Plan

The buildings are oriented such that they form an “L-shape”, with a central courtyard in the middle. Entry to the buildings is provided by several secured breezeways on all sides of the building site to the courtyard area. Entry to the residential units is provided within the courtyard, either by ground-level entries, or by an exterior staircase. Residential amenities are provided within the courtyard area, including extensive seating areas, barbeques and outdoor fireplace. Portions of the complex fronting Humboldt Avenue are setback ten feet, providing private outdoor space for ground-floor units. The rear portion of the buildings are setback 15-feet from the rear property line, providing additional seating areas to view and enjoy Little Chico Creek. The detached garage structure positioned along the easterly property line is set back five-feet. The garage structure is 15 feet tall and would function as a screen between the proposed project and existing single-family home to the west.

The parking layout is such that the apartment complex is central to the site, with garage parking to the west and uncovered parking to the east. A total of 27 bicycle parking spaces are provided on site, including two U-shaped bicycle racks located toward the easterly vehicle entry, and within private garages. A total of 48 vehicle parking spaces are provided on site, including 23 garages spaces and 25 uncovered parking spaces. The code typically requires 35 off-street spaces for the proposed mix of units and bedrooms, including guest parking. Chico Municipal Code 19.70.040.F requires that parking spaces which exceed the minimum number of spaces required by more than 35-percent may be allowed when a combination of additional landscaping, pedestrian/bicycle improvements, and/or pervious surfaces are provided. Given the layout of the proposed parking area away from the public right-of-way and abundant landscape screening of the parking area, staff supports the proposed parking.

The proposed landscape plan calls for retention of a large valley oak tree located near the



southerly property line. To ensure retention of the tree, and to comply with the City's Tree Preservation Regulations (Chico Municipal Code (CMC) 16.66), a condition of approval is recommended that would require the applicant to submit a tree protection plan to the City's Urban Forest Manager prior to any site disturbance (see condition of approval #2(e)). A total of eight trees would be removed from the project site, including three which qualify for mitigation pursuant to CMC 16.66 (Tree Preservation Regulations).

The landscape plans call for a variety of species with moderate to low water demands (see **Attachment E**, Landscape Plans). A mixture of trees, shrubs, and perennials are proposed around the new buildings, within the central courtyard and throughout the new parking area. A total of 76 new trees would be planted on site, including 38 parking lot shade trees and 38 landscape trees. Parking lot shade is estimated to reach 53-percent at full tree maturity, and would include a mixture of Chinese pistache, redwood and Arizona cypress trees. A variety of plants and groundcover would be incorporated within the courtyard area, as well as along the Humboldt Avenue frontage.

Decorative light fixture details throughout the project site would maintain the Monterey Style. Ornamental wall-mounted sconces are proposed to illuminate residential entries and walking areas as well as garage entries and the central courtyard. Hanging chandelier fixtures would illuminate breezeway corridors and low intensity pole fixtures are proposed throughout the uncovered parking area (see **Attachment F**, Photometrics Plan).

The overall design provides a strong sense of place which is supported by the Monterey Style architecture which is consistent with old Chico. The project design and style are consistent with several General Plan goals and policies, including those that promote architectural design that exhibits timeless character and is constructed with high quality materials (CD-3.1) and ensure project design that reinforces a sense of place with context sensitive elements and a human scale (CD-3). The layout of the site is consistent with Open Space goals and policies that require a minimum 25-foot setback from the top of creek banks (OS-2.5.1) and the retention of woodland habitat (OS-2.6).

The project is consistent with objectives of the Design Guidelines (DG) Manual. The strong architectural theme and style establishes a unified project identity, placing the single-story garage at the project edge creates a logical transition to the adjacent single-family home and front porches relate to the human scale (4.2.12, 4.2.22 and 4.2.32). Design Guidelines call for providing one or more amenities when designing multifamily projects (DG 4.1.45); the project includes ample outdoor seating areas within an enclosed courtyard area and successfully engages the creekside greenway which would provide both active and passive recreation opportunities for adults and children. Porches and balconies that enliven the public street, creating a sense of community and "eyes on the street" (DG 4.1.21 and 4.1.24). The central courtyard accessed by all sides of the site creates a sense of community and design oriented to the pedestrian, and provides ample residential amenities, consistent with DG 4.1.41, 4.1.43, 4.1.45, 4.1.11 and 4.1.13. The projects massing breaks the building up into two- and three-story portions, creating a sense of interest, variety, and avoids a monotonous streetscape (DG 4.1.14, 4.1.15 and 4.1.23). Further design consistency can be found in **Attachment G**, Project Description.

## REQUIRED FINDINGS FOR APPROVAL

### Environmental Review

Based on the results of an Initial Study a Mitigated Negative Declaration was prepared for the project and circulated for a 30-day comment period, commencing on 12/19/2018, and extending until 1/17/2019. No correspondence has been received during and prior to the public review period as of the date of this report. Any correspondence received after the date of this report will be presented at the public hearing. The Mitigated Negative Declaration and Mitigation Monitoring Program is included as **Attachment H** of this report and all mitigation measures have been included as conditions of approval.

### Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines based on the required findings itemized below.

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

The overall design provides a strong sense of place which is supported by the Monterey Style architecture which is consistent with old Chico. The project design and style are consistent with several General Plan goals and policies, including those that promote architectural design that exhibits timeless character and is constructed with high quality materials (CD-3.1) and ensure project design that reinforces a sense of place with context sensitive elements and a human scale (CD-3). The layout of the site is consistent with Open Space goals and policies that require a minimum 25-foot setback from the top of creek banks (OS-2.5.1) and the retention of woodland habitat (OS-2.6).

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 project is consistent with objectives of the Design Guidelines (DG) Manual. The strong architectural theme and style establishes a unified project identity, placing the single-story garage at the project edge creates a logical transition to the adjacent single-family home and front porches relate to the human scale (4.2.12, 4.2.22 and 4.2.32). The project successfully engages the creekside greenway while including porches and balconies that enliven the public street, creating a sense of community and "eyes on the street" (DG 4.1.21 and 4.1.24). The central courtyard accessed by all sides of the site creates a sense of community and design oriented to the pedestrian, and provides ample residential amenities, consistent with DG 4.1.41, 4.1.43, 4.1.45, 4.1.11 and 4.1.13. The projects massing breaks the building up into two- and three-story portions, creating a sense of interest, variety and avoids a monotonous streetscape (DG 4.1.14, 4.1.15 and 4.1.23).

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, materials and color palette of the proposed apartment complex are visually compatible with the surrounding neighborhood while establishing a strong architectural theme. Exterior equipment will be properly screened from public view within roof wells. Parking lot lighting is proposed at a pedestrian scale and will not result in any unnecessary source of glare or contribution to the night sky pollution.

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 proposed project will not unnecessarily block views. The buildings may, at first, appear to dominate their surroundings, but are appropriately set back from the public right-of-way, the creek side greenway and neighboring uses. Further, extensive landscaping is provided along the Forest Avenue frontage, softening the building appearance while providing a prominent way-finding feature.

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 landscape plans call for a variety of species with moderate to low water demands. A mixture of trees, shrubs, and perennials are proposed around the new buildings, within the central courtyard and throughout the new parking area. A total of 76 new trees would be planted on site, including 38 parking lot shade trees and 38 landscape trees. Parking lot shade is estimated to reach 53-percent at full tree maturity, and would include a mixture of Chinese pistache, redwood and Arizona cypress trees. A variety of plants and groundcover would be incorporated within the courtyard area, as well as along the Humboldt Avenue frontage.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 19-09 (The Humboldt). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. 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.
3. MITIGATION D.1 (Biological Resources): If construction is scheduled to occur within the nesting season (February 1 – August 31), the developer shall hire a qualified biologist to conduct a preconstruction survey of the project site to identify any active nests within 250 feet of the project area. The survey will be conducted no more than 7 days before the beginning of initial ground disturbances. If nesting raptors or migratory birds are found during the survey, impacts will be avoided by establishment of appropriate buffers. No construction activities will commence within the buffer area until a qualified biologist confirms that the nest is no longer active. California Department of Fish and Wildlife guidelines recommend implementation of 500-foot buffers around construction areas, but the size of the buffer may be adjusted if a qualified biologist determines that construction activities would not likely adversely affect the nest. Monitoring of the nest by a qualified biologist may be required if the activity has potential to adversely affect the nest. The migratory bird survey shall be conducted by a qualified, professional biologist.
4. MITIGATION E.1. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at (530) 879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Further, Planning staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the

archaeologist shall prepare a mitigation plan for review and approval by the Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and plans to ensure contractor knowledge and responsibility for proper implementation.

## **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.

## **ATTACHMENTS**

- A. Location Map
- B. Overall Site Plan
- C. Elevations
- D. Project Images
- E. Landscape Plan
- F. Photometrics Plan
- G. Project Description
- H. MND and MMRP

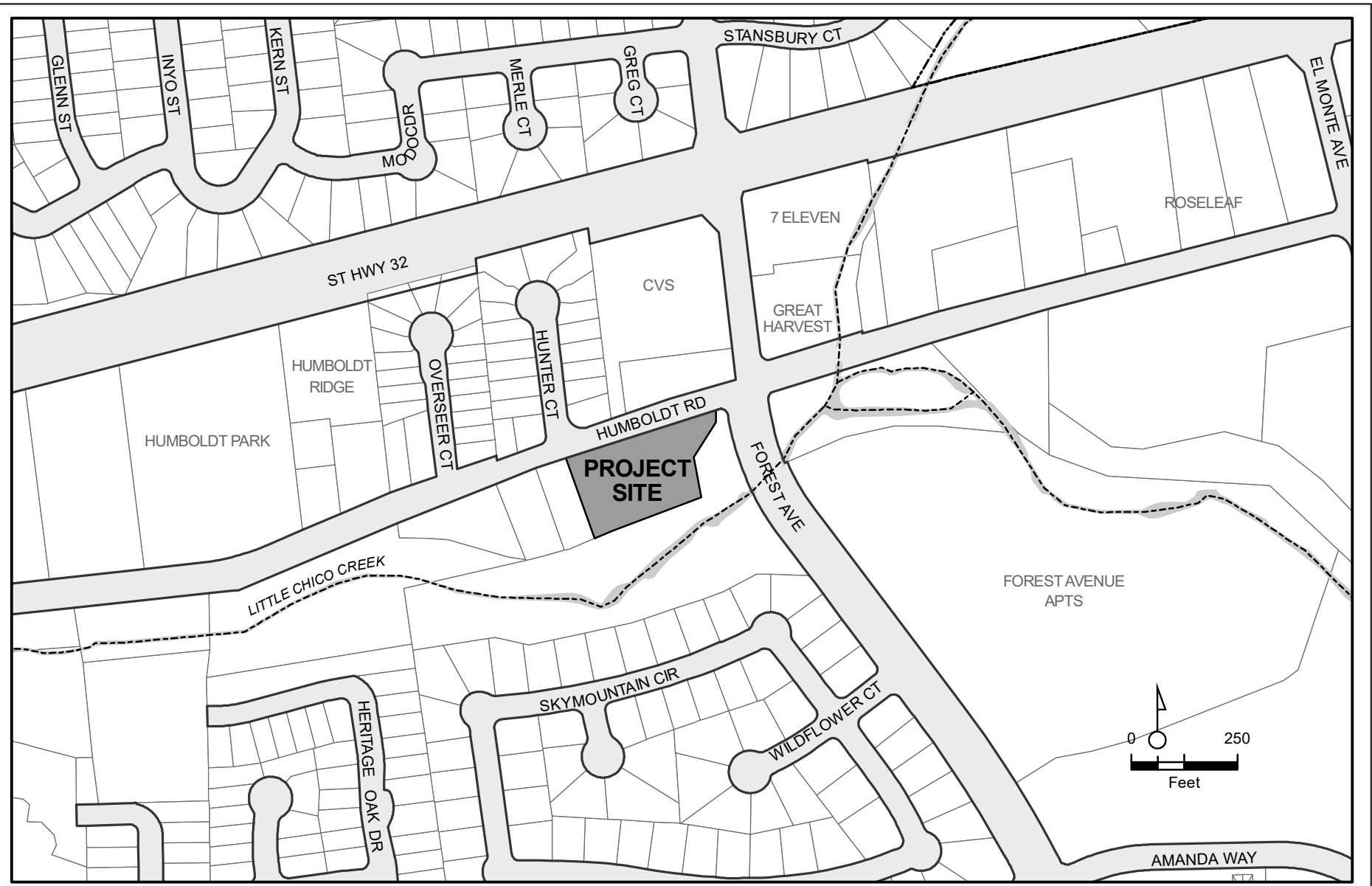
## **DISTRIBUTION**

### Internal

Mike Sawley, Senior Planner  
Shannon Costa, Associate Planner  
File: AR 19-09

### External

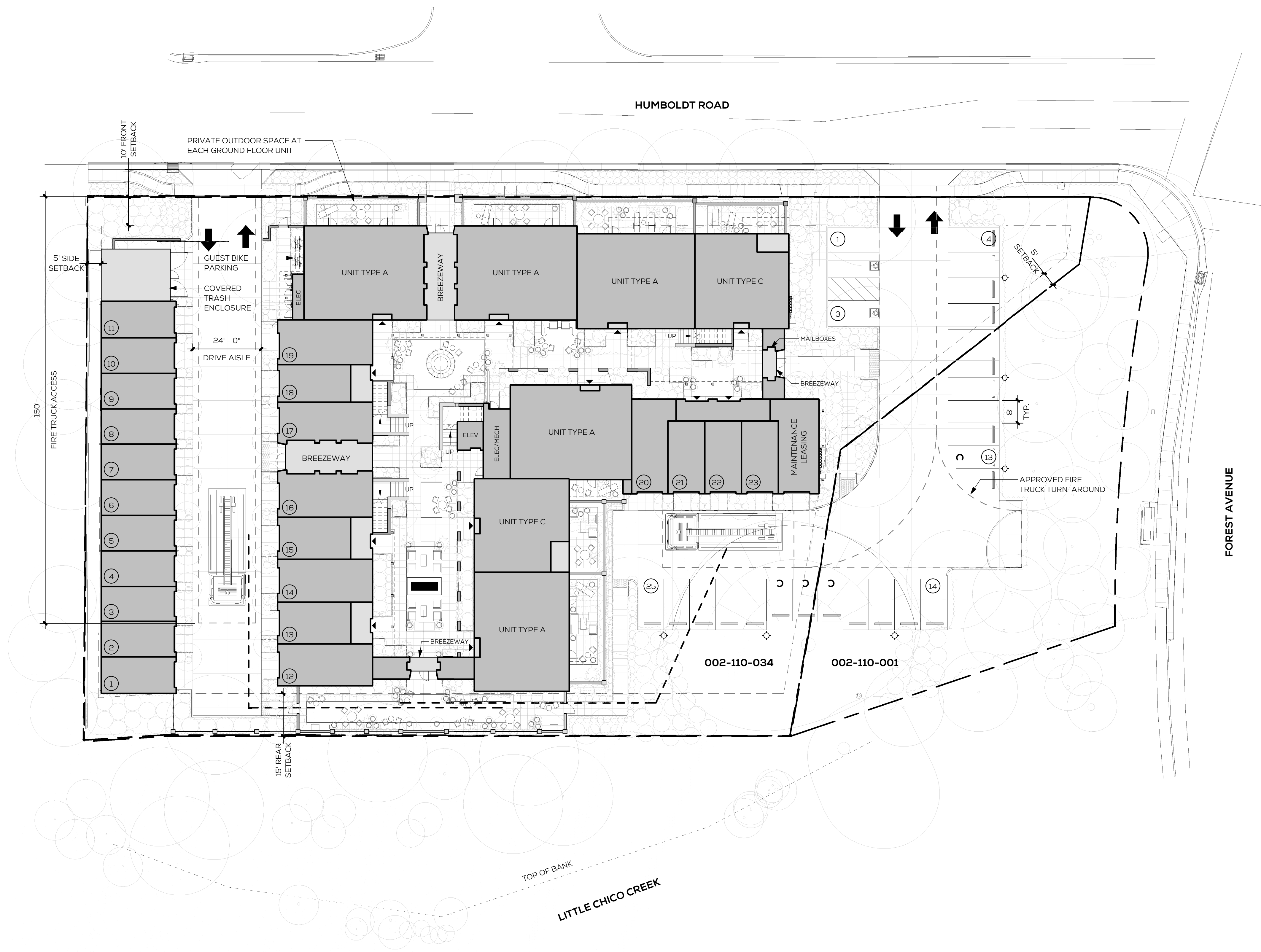
Thomas T. van Overbeek, 539 Flume Street, suite 210, Chico, CA 95926  
([tom@chicopartners.com](mailto:tom@chicopartners.com))  
RGA, attn.: Kevin Easterling, 115 Meyers Street, suite 110, Chico, CA 95928,  
([kevin@rgachico.com](mailto:kevin@rgachico.com))



AR 19-09 (The Humboldt)  
1991 Humboldt Road  
APN 002-110-034-000







FF - ARCHITECTURAL SITE PLAN  
SCALE: 1" = 20'-0"

**BUILDING SUMMARY**  
HEIGHT: 3 STORY, 40'-4" MAX @ UNITS  
15'-0" MAX @ GARAGE  
CONSTRUCTION TYPE: TYPE V-B, SPRINKLERED  
OCCUPANCY: GROUP R-2

**BUILDING FOOTPRINT**  
19,756 SF (CMC 19.04.020)

**BUILDING AREA**  
40,219 SF (CMC 19.04.020)

**UNIT SUMMARY**

TYPE	BED/BATH	QTY	AREA
A	2/2	10	1285 SF
B	3/2	4	1470 SF
C	1/1	9	950 SF
<b>23 TOTAL UNITS</b>			

**AREA SUMMARY**  
SITE AREA 1.24 ACRES  
54,014 SF

SITE COVERAGE\* = 19,756 SF / 54,014 SF = 37% (MAX ALLOWED = 65%) (CMC 19.42.020 4-3C)  
\*INCLUDES ALL HARDSCAPING, SIDEWALKS, CURBS

FAR = 40,219 SF / 54,014 SF = .74

UNITS PER ACRE = 23 / 1.24 = 18.5  
(PROPOSED MAX 22 DU/AC PER MHDR LAND USE)

**VEHICLE PARKING REQUIRED (CMC 19.70.040)**  
10 (2 BEDROOM UNITS) @ 1.75 SPACES/UNIT = 5.7 SPACES  
4 (3 BEDROOM UNITS) @ 2 SPACES/UNIT = 8 SPACES  
9 (1 BEDROOM UNITS) @ 1.25 SPACES/UNIT = 11.25 SPACES

**GUEST PARKING @ 1 SPACE/5 UNIT = 4.6 SPACES**  
TOTAL VEHICLE SPACES REQUIRED = 29.55 = 30 SPACES

**VEHICLE PARKING PROVIDED**  
STANDARD PARKING SPACES 19 SPACES  
COMPACT PARKING SPACES 4 SPACES  
ACCESSIBLE PARKING SPACES 2 SPACES (1 VAN, 1 REGULAR)  
GARAGE SPACES 23 SPACES  
TOTAL VEHICLE PARKING PROVIDED 48 SPACES

**BIKE PARKING REQUIRED**  
23 UNITS @ 1 SPACE PER UNIT = 23 SPACES  
23 UNITS @ 1 GUEST SPACE PER 10 UNITS = 2.3 = 3 SPACES

**BIKE PARKING PROVIDED**  
GARAGE SPACES 23 SPACES  
GUEST SPACES 4 SPACES

--- PROPERTY LINE  
- - - ZONING SETBACK

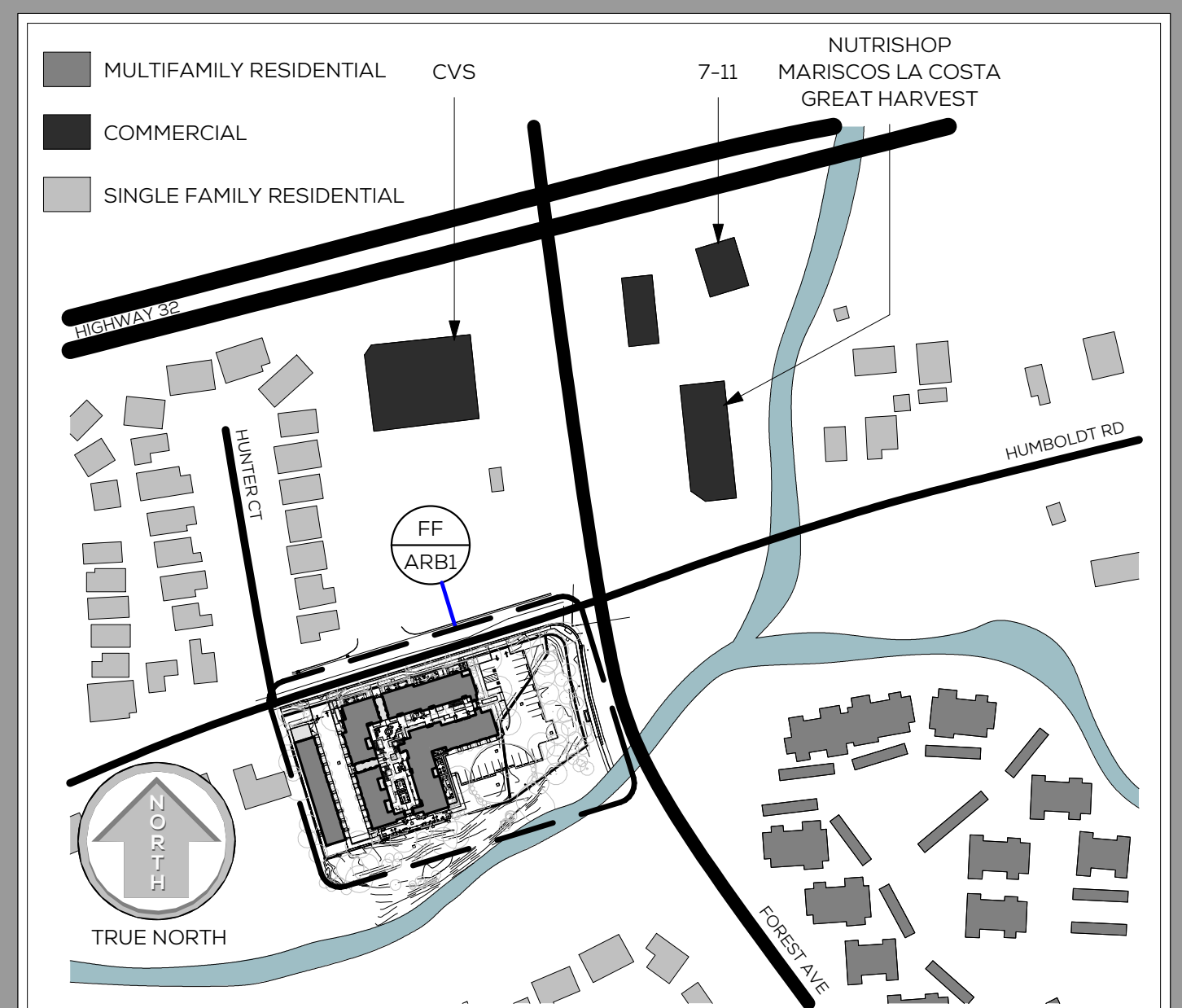
▼ UNIT/GARAGE ENTRANCE  
◇ FULL CUT OFF LIGHT FIXTURE TYPE B  
POLE-MOUNTED - 8' HEIGHT ON CONCRETE BASE  
□ ACCESSIBLE PARKING SPACE

○ FIRE TRUCK  
- - - EMERGENCY ACCESS  
- - - FIRE HOSE REACH (150 FT MAX)

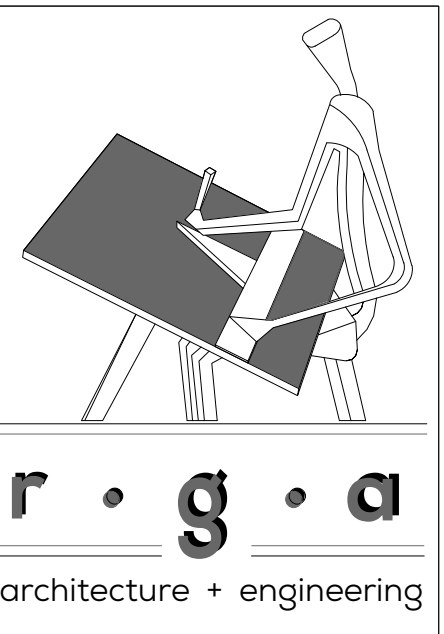
**GENERAL NOTES**  
SEE LANDSCAPE DRAWINGS FOR FENCING, PLANTING, TREE MITIGATION, AND SHADE ANALYSIS

○ 8'-6" WIDE, 16'-0" LONG (MIN.)  
○ (2) 2' x 6' BIKE PARKING SPACES WITH U-RACK EVERY TWO SPACES

BB - SITE LEGEND  
SCALE: NONE



AA - VICINITY MAP  
SCALE: NONE



RUSSELL GALLOWAY ASSOCIATES inc.

115 MEYERS STREET  
SUITE 110  
CHICO, CA 95928  
530 342 0302

www.rgachico.com

PROJECT THE HUMBOLDT

OWNER CHICO PARTNERS

PROJECT ADDRESS  
1991 HUMBOLDT ROAD  
CHICO, CA 95928

ASSESSORS PARCEL NUMBER  
002-110-034

RGa PROJECT #	16-615
PLAN CHECK #	
DRAWN	KJE
CHECKED	RGa
ARB SUBMITTAL	2019.03.11
ARB RESUBMITTAL	2019.03.28

ARCHITECTURAL SITE PLAN

ARB1 Attachment B





LIGHT FIXTURE TYPE A



LIGHT FIXTURE TYPE B



SINGLE HUNG WINDOW



TYPICAL ENTRANCE, SITE WALL, BALCONY

LL - TYPICAL PROJECT IMAGES  
SCALE: NONE

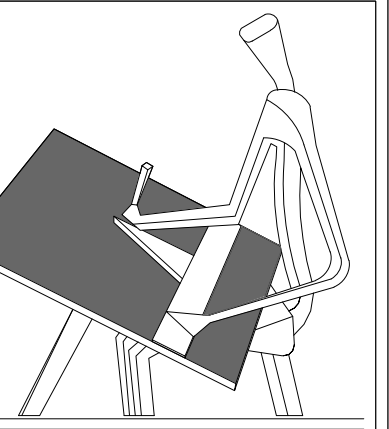
	PL-1	EXTERIOR PLASTER SYSTEM: LA HABRA STUCCO WITH FINE FINISH, INTEGRAL COLOR TOP COAT EGG SHELL 73
	WD-1	EXTERIOR WOOD: CUSTOM COLOR STAIN
	FF-1	FACTORY FINISH: HEMLOCK GREEN
	CT-1	CONCRETE TILE ROOF: EAGLE ROOFING FLAT TILE SMB 8820 SANTA CLARA BLEND
	MTL-1	EXTERIOR METALS: POWDER COAT SATIN BLACK
	P-1	EXTERIOR GARAGE DOOR: ROYCROFT BRONZE GREEN SW 2846
	P-2	EXTERIOR ENTRANCE ACCENT: ROYCROFT ADOBE SW 0040

ARB2	EXPOSED TIMBER COLUMN, STAIN WD-1
ARB3	EXPOSED TIMBER RAFTER TAILS, STAIN WD-1
ARB4	SINGLE HUNG WINDOW, COLOR FF-1
ARB5	ORNAMENTAL IRON GATE, COLOR MTL-1
ARB6	EXTERIOR PLASTER SYSTEM PL-1
ARB7	FLAT CONCRETE TILE ROOF CT-1
ARB10	WALL SCONCE TYPE A
ARB11	EXPOSED TIMBER TRELLIS, STAIN WD-1
ARB12	OVERHEAD SECTIONAL GARAGE DOOR, PAINT P-1
ARB13	SITE WALL PER LANDSCAPE PLANS, EXTERIOR PLASTER SYSTEM PL-1 OVER CMU
ARB14	ORNAMENTAL IRON RAILING, MTL-1

GENERAL NOTES:

ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL, OR TRIM COLOR AS APPLICABLE. NO UNPAINTED, GALVANIZED FLASHING OR VENTS TO BE VISIBLE.

DD - KEYNOTES & FINISH LEGEND  
SCALE: NONE

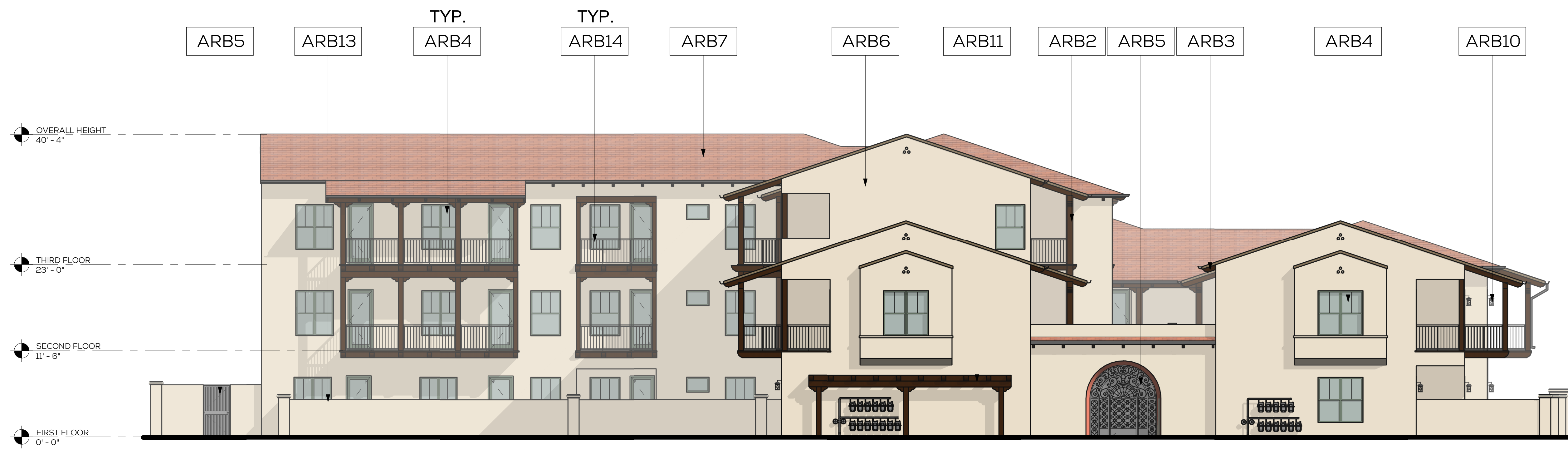


r · g · a  
architecture + engineering

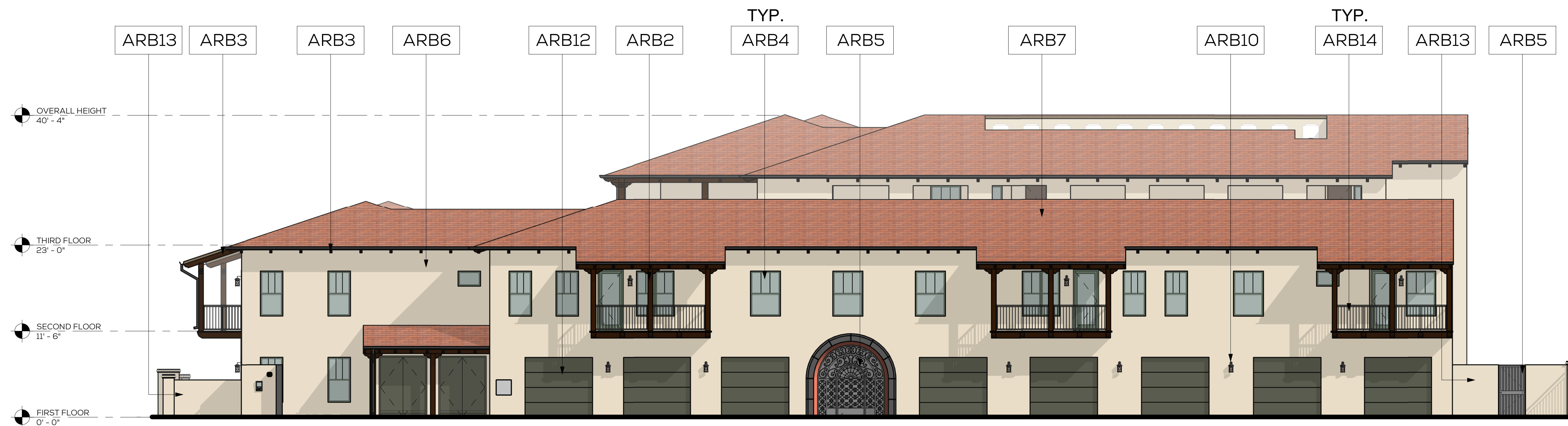
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GALLAWAY  
ASSOCIATES inc.

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JJ - EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



II - WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

PROJECT  
THE  
HUMBOLDT

OWNER  
CHICO  
PARTNERS

PROJECT ADDRESS  
1991  
HUMBOLDT  
ROAD  
CHICO, CA  
95928

ASSESSORS PARCEL  
NUMBER  
002-110-034

RG&A PROJECT #	16-615
PLAN CHECK #	
DRAWN	CR
CHECKED	KJE
ARB SUBMITTAL	2018.03.11
ARB RESUBMITTAL	2019.03.28

EXTERIOR  
ELEVATIONS

ARB2





LIGHT FIXTURE TYPE A



LIGHT FIXTURE TYPE B



SINGLE HUNG WINDOW



TYPICAL ENTRANCE, SITE WALL, BALCONY

	PL-1	EXTERIOR PLASTER SYSTEM, LA HABRA STUCCO WITH FINE FINISH, INTEGRAL COLOR TOP COAT EGG SHELL 73
	WD-1	EXTERIOR WOOD, CUSTOM COLOR STAIN
	FF-1	FACTORY FINISH, HEMLOCK GREEN
	CT-1	CONCRETE TILE ROOF, EAGLE ROOFING FLAT TILE SMB 8820 SANTA CLARA BLEND
	MTL-1	EXTERIOR METALS, POWDER COAT SATIN BLACK
	P-1	EXTERIOR GARAGE DOOR, ROYCROFT BRONZE GREEN SW 2846
	P-2	EXTERIOR ENTRANCE ACCENT, ROYCROFT ADOBE SW 0040

ARB1	COVERED TRASH ENCLOSURE WITH METAL GATES POWDER COAT TO MATCH PL-1
ARB2	EXPOSED TIMBER COLUMN, STAIN WD-1
ARB3	EXPOSED TIMBER RAFTER TAILS, STAIN WD-1
ARB4	SINGLE HUNG WINDOW, COLOR FF-1
ARB5	ORNAMENTAL IRON GATE, COLOR MTL-1
ARB6	EXTERIOR PLASTER SYSTEM PL-1
ARB7	FLAT CONCRETE TILE ROOF CT-1
ARB9	ORNAMENTAL IRON FENCING COLOR MTL-1, SEE LANDSCAPE DRAWINGS
ARB10	WALL SCONCE TYPE A
ARB11	EXPOSED TIMBER TRELLIS, STAIN WD-1
ARB12	OVERHEAD SECTIONAL GARAGE DOOR, PAINT P-1
ARB13	SITE WALL PER LANDSCAPE PLANS, EXTERIOR PLASTER SYSTEM PL-1 OVER CMU
ARB14	ORNAMENTAL IRON RAILING, MTL-1

**GENERAL NOTES:**  
 ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL, OR TRIM COLOR AS APPLICABLE. NO UNPAINTED, GALVANIZED FLASHING OR VENTS TO BE VISIBLE.

LL - TYPICAL PROJECT IMAGES  
 SCALE: NONE

DD - KEYNOTES & FINISH LEGEND  
 SCALE: 1/2" = 1'-0"

**r · g · a**  
 architecture + engineering

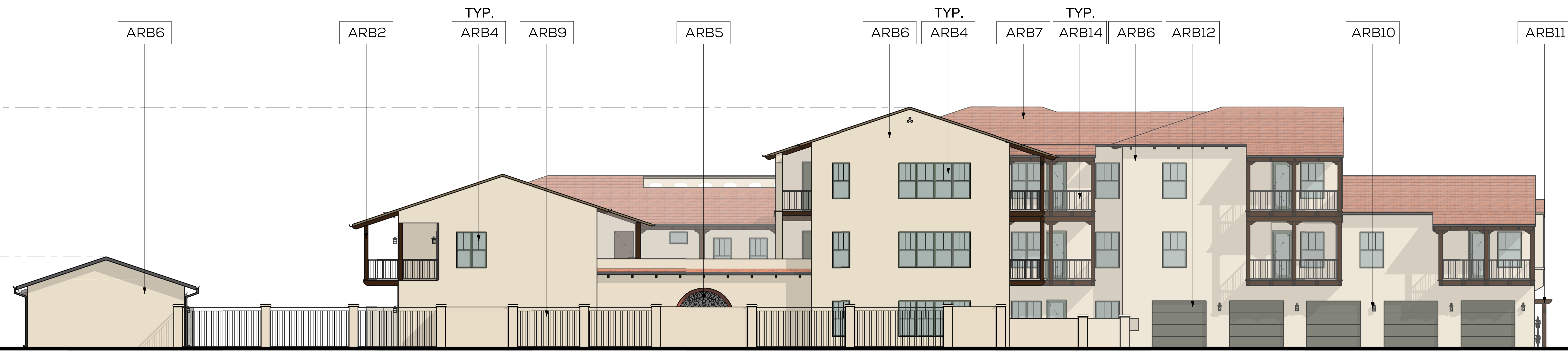
**RUSSELL GALLAWAY ASSOCIATES inc.**

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 530 342 0302

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JJ - NORTH EXTERIOR ELEVATION  
 SCALE: 1/8" = 1'-0"



II - SOUTH EXTERIOR ELEVATION  
 SCALE: 1/8" = 1'-0"

PROJECT  
**THE HUMBOLDT**

OWNER  
**CHICO PARTNERS**

PROJECT ADDRESS  
**1991 HUMBOLDT ROAD CHICO, CA 95928**

ASSESSORS PARCEL NUMBER  
**002-110-034**

RG A PROJECT #	16-615
PLAN CHECK #	
DRAWN	CR
CHECKED	KJE
ARB SUBMITTAL	2019.03.11
ARB RESUBMITTAL	2019.03.28

EXTERIOR ELEVATIONS

**ARB3**





LIGHT FIXTURE TYPE A








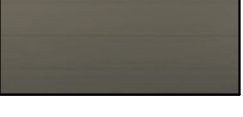

LIGHT FIXTURE TYPE B



SINGLE HUNG WINDOW



TYPICAL ENTRANCE, SITE WALL, BALCONY

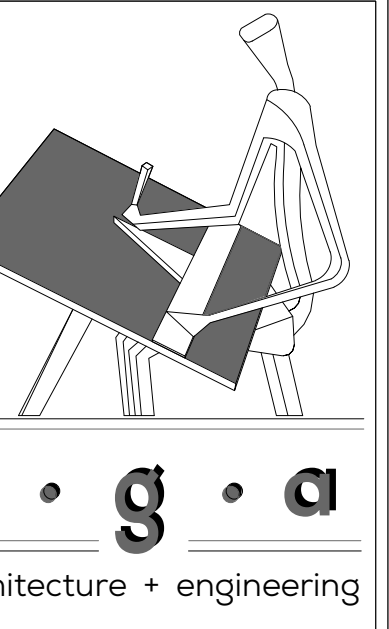
-  PL-1 EXTERIOR PLASTER SYSTEM: LA HABRA STUCCO WITH FINE FINISH, INTEGRAL COLOR TOP COAT EGG SHELL 73
-  WD-1 EXTERIOR WOOD: CUSTOM COLOR STAIN
-  FF-1 FACTORY FINISH: HEMLOCK GREEN
-  CT-1 CONCRETE TILE ROOF: EAGLE ROOFING FLAT TILE SMB 8820 SANTA CLARA BLEND
-  MTL-1 EXTERIOR METALS: POWDER COAT SATIN BLACK
-  P-1 EXTERIOR GARAGE DOOR: ROYCROFT BRONZE GREEN SW 2846
-  P-2 EXTERIOR ENTRANCE ACCENT: ROYCROFT ADOBE SW 0040

**GENERAL NOTES:**

ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL, OR TRIM COLOR AS APPLICABLE. NO UNPAINTED, GALVANIZED FLASHING OR VENTS TO BE VISIBLE.

**LL - TYPICAL PROJECT IMAGES**  
SCALE: NONE

**DD - KEYNOTES & FINISH LEGEND**  
SCALE: NONE



**RUSSELL GALLOWAY ASSOCIATES inc.**

115 MEYERS STREET  
SUITE 110  
CHICO, CA 95928  
530 342 0302

www.rgachico.com

PROJECT  
**THE HUMBOLDT**

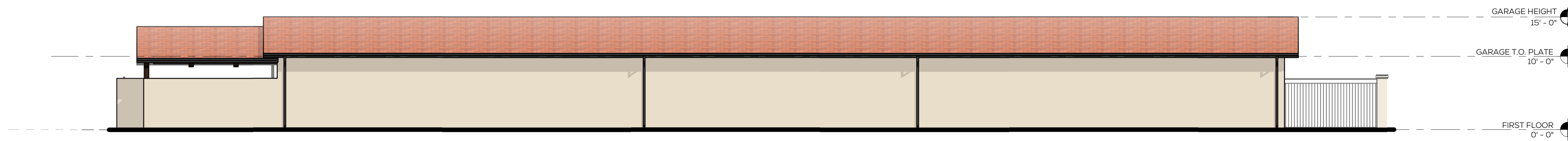
OWNER  
**CHICO PARTNERS**

PROJECT ADDRESS  
**1991 HUMBOLDT ROAD  
CHICO, CA 95928**

ASSESSORS PARCEL NUMBER  
**002-110-034**



**BB - GARAGE EAST EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**AA - GARAGE WEST EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"

RG A PROJECT #	16-615
PLAN CHECK #	
DRAWN	KJE
CHECKED	RG A
ARB SUBMITTAL	2018.03.11
ARB RESUBMITTAL	2019.03.28

**EXTERIOR ELEVATIONS**

**ARB4**





# THE HUMBOLDT

PERSPECTIVE FROM HUMBOLDT ROAD

2019.03.11

Attachment C





r · g · a

# THE HUMBOLDT

PERSPECTIVE FROM HUMBOLDT ROAD AT WEST PARKING

2019.03.11  
Attachment C





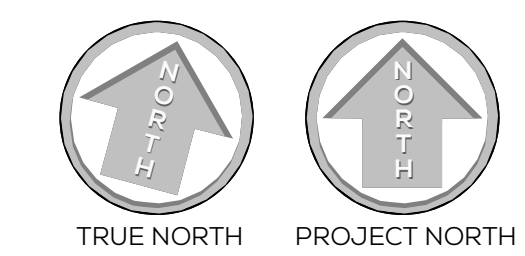
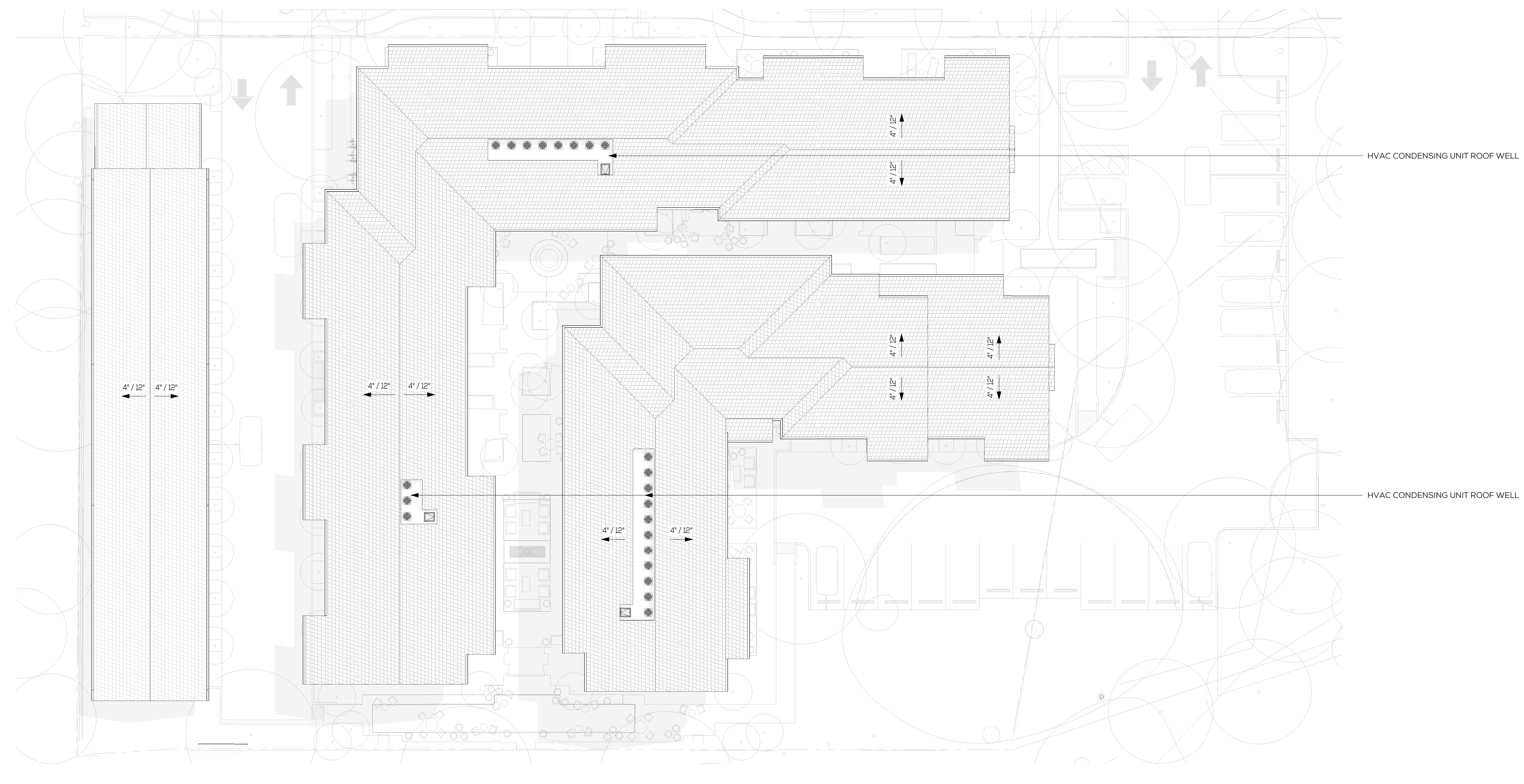
# THE HUMBOLDT

PERSPECTIVE FROM SOUTH SIDE AT EAST PARKING

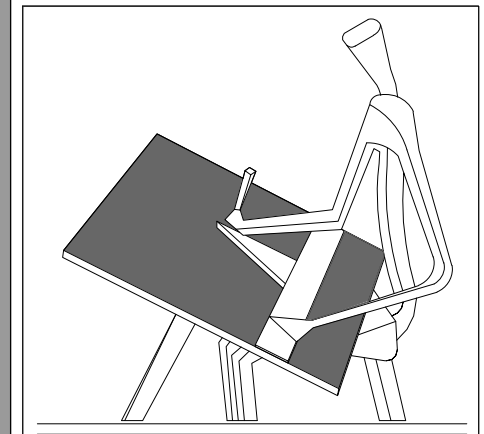
2019.03.11

Attachment C





**CC - MECHANICAL WELL ROOF PLAN**  
SCALE: 1/16" = 1'-0"



**r · g · a**  
architecture · engineering

**RUSSELL GALLOWAY ASSOCIATES inc.**

115 MEYERS STREET  
SUITE 110  
CHICO, CA 95928  
530 342 0302

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PROJECT  
**THE HUMBOLDT**

OWNER  
**CHICO PARTNERS**

PROJECT ADDRESS  
**1991 HUMBOLDT ROAD CHICO, CA 95928**

ASSESSORS PARCEL NUMBER  
**002-110-034**



THE ARCADIAN - COMMON ENTRANCE



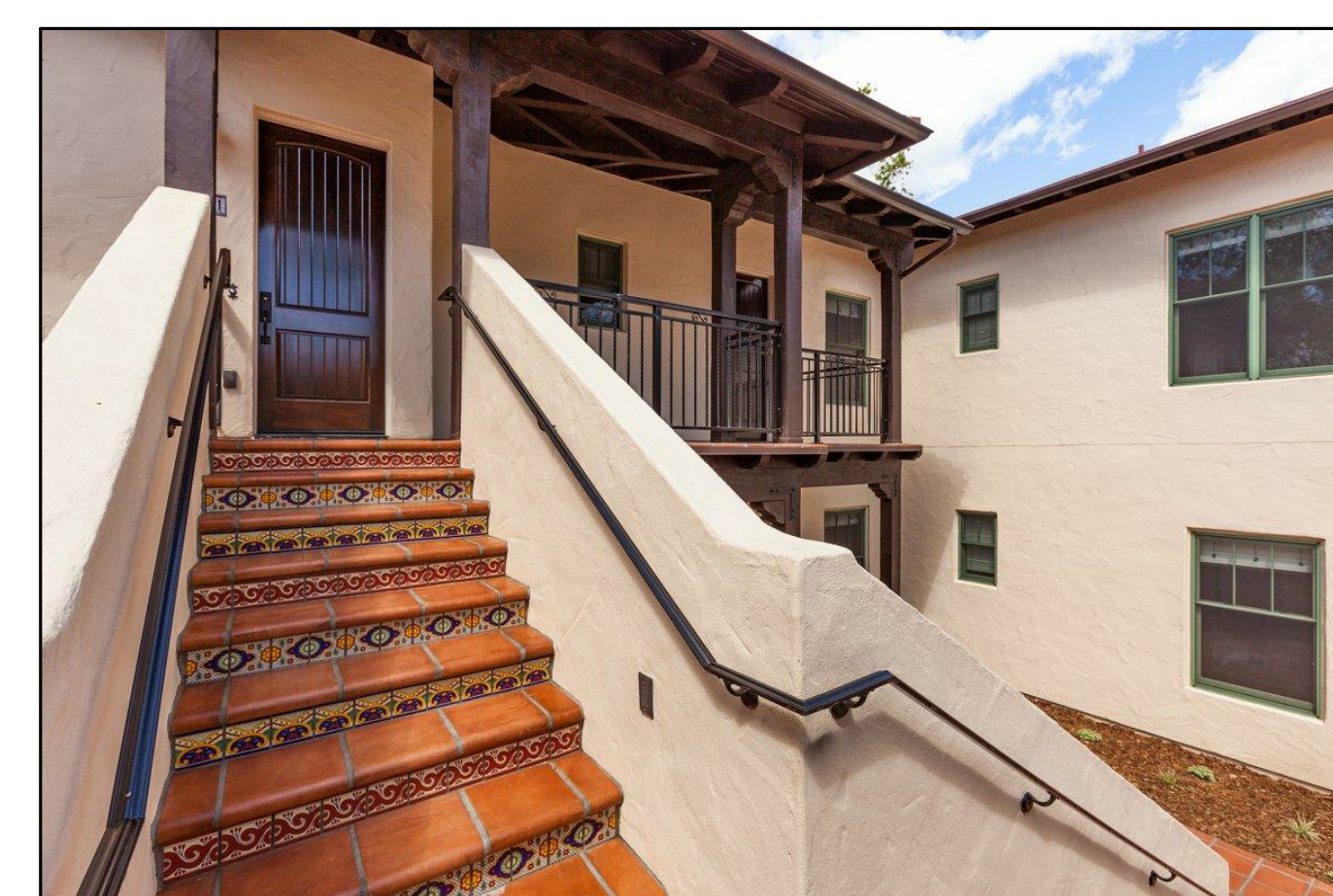
THE ARCADIAN - INTERNAL COURTYARD STAIR & WALKWAY



THE ARCADIAN - COMMON ENTRANCE CORRIDOR



THE ARCADIAN - INTERNAL COURTYARD COMMON AREA



THE ARCADIAN - INTERNAL COURTYARD STAIR



THE ARCADIAN - INTERNAL COURTYARD COMMON AREA



THE ARCADIAN - SITE WALL AND PUBLIC SIDEWALK

**PHOTO DESCRIPTION AND DISCLAIMER:**  
THE IMAGES CONTAINED IN THIS MODULE ARE REAL PHOTOGRAPHS OF THE ARCADIAN APARTMENT BUILDING, LOCATED AT 1740 ARCADIAN AVENUE. THIS PROJECT WAS COMPLETED BY CHICO PARTNERS, AND IS AN EXCELLENT EXAMPLE OF THE STYLE AND QUALITY PROPOSED FOR THE HUMBOLDT. THESE IMAGES DO NOT DEPICT EXACT FINISHES, FIXTURES, DIMENSIONS, OR DETAILS PROPOSED FOR THE HUMBOLDT, BUT ARE INSTEAD INTENDED TO PROVIDE A VISUAL REFERENCE FOR THE STYLE AND QUALITY OF THE PROPOSED PROJECT.

**AA - REPRESENTATIVE PROJECT IMAGES**  
SCALE: NONE

RG A PROJECT #	16-615
PLAN CHECK #	
DRAWN	KJE
CHECKED	RG A
ARB SUBMITTAL	2018.03.11
ARB RESUBMITTAL	2019.03.28

**ROOF PLAN & PHOTOS**

**ARB5**



A B C D E F G H I J K L M N O P Q R

### TREE MITIGATION TABLE

TREE #	SPECIES	DBH QUALIFIED TREE	DBH UNQUALIFIED TREE	REASON FOR REMOVAL
1	SEQUOIA	20"		IN THE WAY OF IMPROVEMENTS
2	EUCALYPTUS		16"	IN THE WAY OF IMPROVEMENTS
3	ENGLISH WALNUT		27"	IN THE WAY OF IMPROVEMENTS
4	VALLEY OAK	56"		POOR STRUCTURE, DISEASED, DANGEROUS SEE ARBORISTS REPORT PREPARED BY DAN GIBSON
5	INCENSE CEDAR		10"	IN THE WAY OF IMPROVEMENTS
6	INCENSE CEDAR		8"	IN THE WAY OF IMPROVEMENTS
7	INCENSE CEDAR		9"	IN THE WAY OF IMPROVEMENTS
8	INCENSE CEDAR		18"	IN THE WAY OF IMPROVEMENTS

MAXIMUM APPLIED WATER ALLOWANCE  
 $MAMA = (Eto - Eppt) / (0.62) \cdot (0.45 \times LA) + (1.0 - 0.45) \times SLA$   
 where:  
 MAMA = MAXIMUM APPLIED WATER ALLOWANCE  
 Eto = REFERENCE EVAPOTRANSPIRATION 52  
 Eppt = EFFECTIVE PRECIPITATION 25% OF ANNUAL RAINFALL 4.63  
 0.62 = CONVERSION FACTOR TO GALLONS PER SQUARE FOOT 0.62  
 0.7 = ET ADJUSTMENT FACTOR 0.45  
 LA = LANDSCAPE AREA INCLUDES SPECIAL LANDSCAPE AREA 11,111  
 0.3 = ADDITIONAL ADJUSTMENT FACTOR FOR SLA 0.3  
 SLA = SPECIAL LANDSCAPE AREA 0

MAMA = 139,644 GALLONS PER YEAR  
 ESTIMATED TOTAL WATER USE  
 $ETWU = (Eto - Eppt) / (0.62) \cdot (FF \times HA) / (IE) + SLA$   
 where:  
 ETWU = ESTIMATED TOTAL WATER USE 52  
 Eto = REFERENCE EVAPOTRANSPIRATION 52  
 FF = PLANT FACTOR 3 & 4  
 HA = HYDROZONE AREA 11,111  
 SLA = SPECIAL LANDSCAPE AREA 0  
 0.62 = CONVERSION FACTOR TO GALLONS PER SQUARE FOOT 0.62  
 IE = IRRIGATION EFFICIENCY 0.81  
 ETWU = 121,785 GALLONS PER YEAR

PLANT FACTOR

HYDROZONE	WATER USE TYPE	PLANT FACTOR	AREA	FF X AREA/IE
1	LOW	3	4,601	3,558
2	MEDIUM	4	1,504	802
3	HIGH	0.75	0	0
4	TOTALS		11,111	4,360

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COMMENTS
T1	PISTACHIA CHINENSIS	CHINESE PISTACHE	15 GALLON	LOW	
T2	TRACHYCARPUS FORTUNEI	WINDMILL PALM	6'-8' BTF	LOW	
T3	FRAXUS LAUROCARPUS	ENGLISH LAUREL	15 GALLON	LOW	
T4	QUERCUS GLABRA	VALLEY OAK	EXISTING	LOW	EXISTING TREE
T5	CUPRESSUS GLABRA	ARIZONA CYPRESS	EXISTING	LOW	EXISTING TREE
T6	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	EXISTING	LOW	EXISTING TREE
T7	SEQUOIA SEMPERVIRENS	REDWOOD	EXISTING	LOW	EXISTING TREE
T8	PINUS CANARIENSIS	CANARY ISLAND PINE	15 GALLON	LOW	MITIGATING TREE
T9	QUERCUS LOBATA	VALLEY OAK	15 GALLON	LOW	MITIGATING TREE
V1	FIGUS FUMILA	CREeping FIG	5 GALLON	LOW	
1	ASIPANTHUS AFRICANUS	LILY OF THE NILE	5 GALLON	LOW	
2	RHAPHOLEPIS INDICA 'SPRINGTIME'	INDIAN HAWTHORN	5 GALLON	LOW	
3	ACORUS OSON	SHEET FLAG	1 GALLON	LOW	
4	PHORMIUM TENAX 'ATROPURPUREUM'	PURPLE FLAX	5 GALLON	LOW	
5	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GALLON	LOW	
6	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GALLON	LOW	
7	DIETES IRIODES	FORTNIGHT LILY	5 GALLON	LOW	
8	STRELITZIA REGINAE	BIRD OF PARADISE	5 GALLON	LOW	
9	RHAPHIS EXCELSA	LADY PALM	15 GALLON	LOW	MEDIUM CONTAINER PLANT
10	ASPARAGUS DENSIFLORUS 'METERS'	ASPARAGUS FERN	5 GALLON	MEDIUM	
11	AJUGA REPTANS	CARPET BUGLE	1 GALLON	MEDIUM	
12	FATSIA JAPONICA	JAPANESE ARALIA	5 GALLON	MEDIUM	
13	BOUSAINVILLEA	BOUSAINVILLEA	5 GALLON	MEDIUM	CONTAINER PLANT
14	PIERIS 'FOREST FLAME'	JAPANESE ANDROMEDA	5 GALLON	MEDIUM	CONTAINER PLANT
15	EUPHORBIA CHARACIAGIS	GIANT SPURGE	5 GALLON	LOW	CONTAINER PLANT
16	LANTANA 'IRENE'	LANTANA	5 GALLON	LOW	CONTAINER PLANT
17	GAURA L. 'SISKIYOU PINK'	GAURA	5 GALLON	LOW	MEDIUM
18	CAMELLIA SASANGUA	CAMELLIA	5 GALLON	MEDIUM	
19	AUGUBA JAPONICA 'VARIEGATA'	GOLD DUST PLANT	5 GALLON	MEDIUM	
20	CEANOTHUS S. 'YANKEE POINT'	CALIFORNIA LILAC	5 GALLON	LOW	
21	CYCAS REVOLUTA	SAGO PALM	15 GALLON	LOW	CONTAINER PLANT
	FESTUCA RUBRA	UNMOWN FINE FESCUE	HYDROSEED	LOW	

SPECIES	% SHADE	QTY.	SHADE AREA	TOTALS
CHINESE PISTACHE	75%	3	122 SF	2,166 SF
CHINESE PISTACHE	50%	5	481 SF	2,405 SF
VALLEY OAK	50%	1	2,836 SF	2,836 SF
REDWOOD	25%	1	123 SF	123 SF
ARIZONA CYPRESS	50%	1	502 SF	502 SF
TOTAL SHADE AREA				7,838 SF
PARKING LOT SHADE				7,838 SF = 53% PARKING LOT SHADE
TOTAL PARKING LOT AREA				14,768 SF

P/17 PARKING LOT SHADING  
 SCALE NOT APPLICABLE

- N NATURAL AREA
- W WOOD CHIP MULCH
- P PERMEABLE CONCRETE UNDER OAK AND CYPRESS
- C COLORED AND SCORED CONCRETE PAVING
- T HIGH ORNAMENTAL IRON FENCING
- 1 HIGH STUCCO WALL
- 2 HIGH STUCCO COLUMNS
- 3 HIGH STUCCO WALL WITH CREEPING FIG
- 4 HIGH NEW CEDAR FENCE
- 5 GRAVEL AREA
- 6 AUTOMATIC SLIDING ORNAMENTAL IRON GATE
- 7 FOUNTAIN
- 8 DOUBLE SIDED VENTLESS STUCCO FIREPLACE
- 9 GAS BBQ GRILL
- 0 COLORED, STAMPED & SCORED CONCRETE PAVING

### TREE MITIGATION CALCULATION

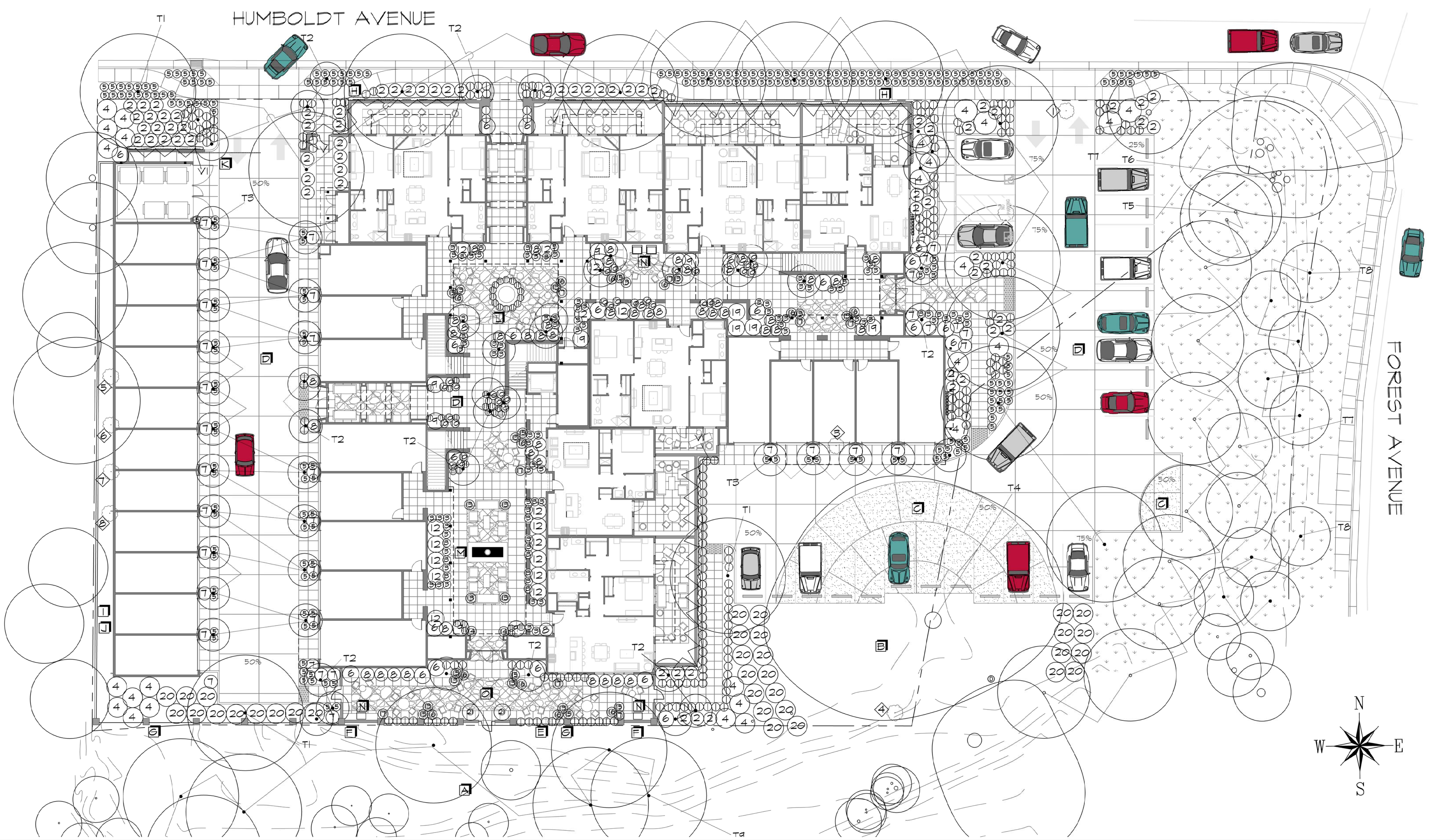
TOTAL DBH QUALIFIED TREES TO BE REMOVED	94"
QUANTITY OF REPLACEMENT TREES 94" / 6" = 16 TREES	
NEW TREES ON LANDSCAPE PLANS	38
PARKING LOT SHADE OR STREET TREES	38
ALLOWABLE REPLACEMENT TREES ON LANDSCAPE PLANS	0
REPLACEMENT TREES REQUIRED	16
REPLACEMENT TREES TO BE MITIGATED	16

A/13 TREE MITIGATION  
 SCALE NOT APPLICABLE

F/13 WATER USE  
 SCALE NOT APPLICABLE

K/13 PLANTING LEGEND  
 SCALE NOT APPLICABLE

P/13 KEYED NOTES  
 SCALE NOT APPLICABLE



A/1 CONCEPTUAL LANDSCAPE PLAN  
 SCALE 1" = 16'0"

REVISIONS	DATE
PLANNING COMMENTS	3/27/19

All drawings and written material appearing herein constitute the original and unpublished work of the Landscape Architect and the same may not be duplicated, used, or disclosed without the written consent of the Landscape Architect.



PO Box 6164  
 Chico, California 95927

Landscape Architect #2655  
 Contractors License #589920  
 (530) 893-2620 office  
 (530) 624-6738 cell

PROJECT NAME

THE HUMBOLDT APARTMENTS  
 FOREST AND HUMBOLDT CHICO, CA

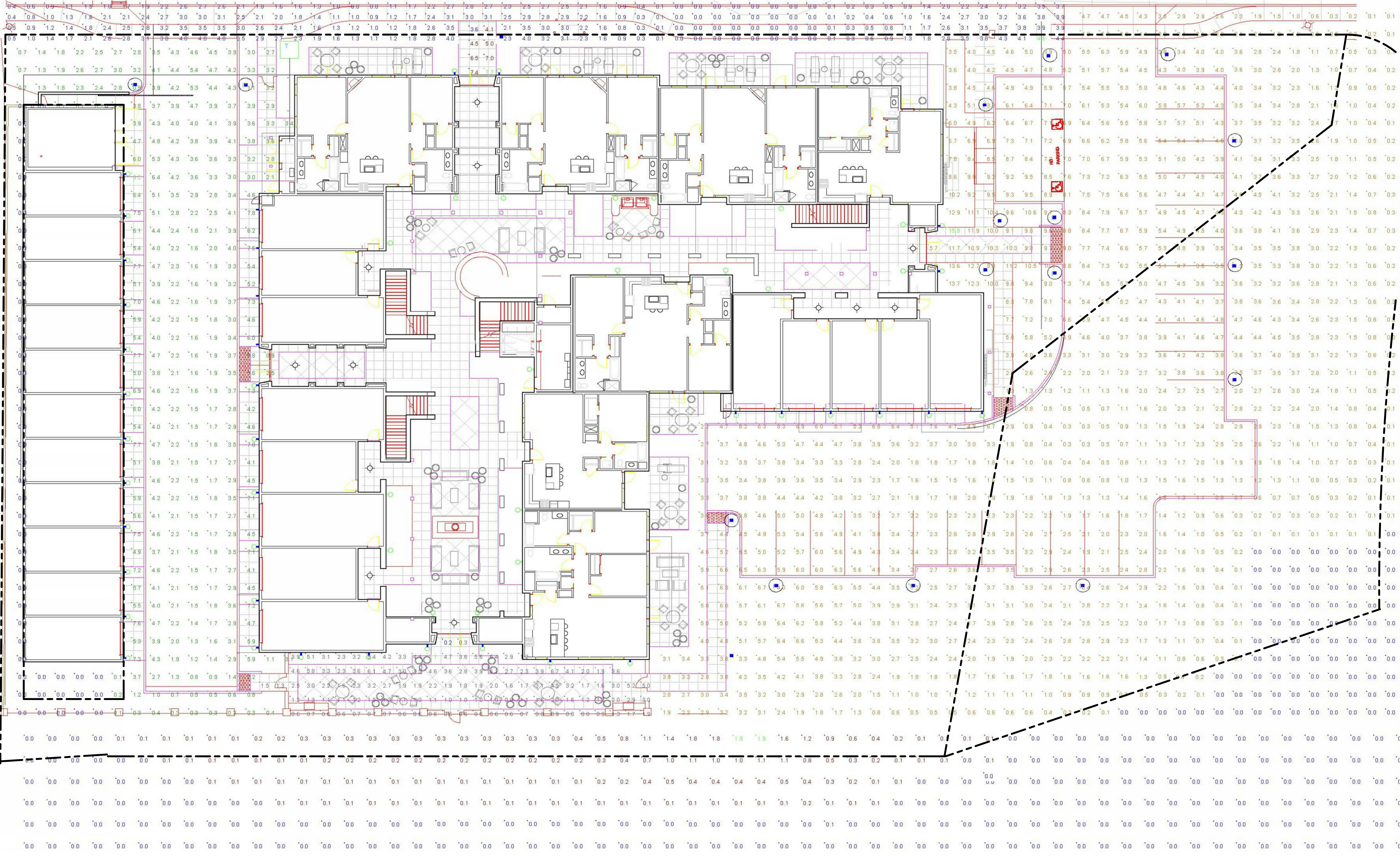
SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN



DRAWN BY	SCALE	NOTED
MIRH		
CHECKED BY	DATE	
MIRH	5/8/16	
SHEET NO.		
L of 1		





Revisions:

Date:	Mar. 25, 2019
Issued For:	Permit
Drawn By:	CRN
Checked By:	MP
Scale:	1" = 10'-0"
Project No.:	19-113

Sheet Contents

PHOTOMETRIC PLAN

Site Photometric Plan  
 Scale 1" = 10'-0"





March 11, 2019

City of Chico Planning Department  
P.O. Box 3420  
Chico, Ca. 95924

RE: The Humboldt  
Apartment Building  
Chico CA, 95928  
APN: 002-110-034

Dear Shannon,

It is with pleasure that I take this opportunity to provide you the following overview of The Humboldt apartment building on behalf of RGA and Chico Partners. Where appropriate, the following narrative references the "Residential Project Types" section of the City of Chico Design Guidelines – Chapter 2 (as reference by "DG" in this document).

### Brief History

This property was previously developed as a single-family residence, which had become dilapidated over time, and was eventually demolished. The parcel is currently undeveloped, and is bounded by Humboldt Road to the North, a vacant city-owned parcel to the East, Little Chico Creek to the South, and a single-family residence to the West.

### Proposed Architectural Elements

The Humboldt will contain 23 residential apartment units as well as individual private parking garages. The building massing is organized into two elements: a two-story L-Shaped portion orientated towards the North and West sides of the property, and a two- and three-story portion oriented towards the South and East sides of the property. This building has nine 1 bed 1 bath, ten 2 bed 2 bath, and four 3 bed 2 bath apartment units. As this building contains an elevator, all units are proposed to be accessible. All ground-floor units feature a private patio, and all upper-floor units feature private outdoor balconies.

The proposed building design, materials, and colors were selected to represent a timeless style to its residents and the surrounding neighborhood. This project features a local

115 Meyers Street Suite 110  
t 530 342 0302 Chico, California 95928  
[www.rgachico.com](http://www.rgachico.com)

f 530 342 1882

**Attachment G**

interpretation of Mission Revival architecture, grounding itself in a traditional style while ensuring its appropriateness to local climatic and practical needs. By combining a courtyard apartment configuration with rich detailing and characteristic materials, The Humboldt truly aims to be an excellent project that will establish a legacy of quality. The developer, Chico Partners, has already begun a legacy of its own, developing quality infill-oriented apartment and commercial properties in Chico. The Arcadian apartment building (located at 1740 Arcadian Avenue) is an excellent example of the quality and excellence this project proposes to represent, and is referenced throughout this submittal through the inclusion of photographs of the completed project.

### Applicable City of Chico Design Guidelines Objectives

#### DG 4.1.1 – Building Placement and Orientation

- *DG 4.1.11: Create a sense of community with designs oriented to the pedestrian* – This project features several public-facing patios, balconies, and windows along Humboldt Road and the parking lot on the East side. Entrances to the building are also provided on each side of the building as well.
- *DG 4.1.13: Orient multiple-family residential development to the street and pedestrians* – The organization of this project focuses on pedestrian access, privacy, and on providing access and views to the creek, internal courtyards, views to the foothills, and adjacent existing groves of trees and greenery. The building features four entrances to the internal courtyards from several access points, including the public way on Humboldt Road, private gated parking on the West, open parking lot on the East, and a private outdoor amenity space on the South.
- *DG 4.1.14: Create interest and variety with a mix of building types* – The main building of this project is organized into a mixture of two- and three-story portions to provide visual interest by breaking up the massing of the building. To reduce the visual impact of the three-story portion of the building on surrounding properties and streetscapes, two story portions have intentionally been located towards the front and side property lines, while three story portions have been located towards the center and rear of the parcel. The single-story garage building has been located on the West side of the parcel. This stepped approach provides a graduation of massing that is appropriate for and consistent with the one- and two-story nature of adjacent existing buildings in the local area.
- *DG 4.1.15, 4.1.23: Avoid monotonous streetscape* – All façades of the building feature articulation and stepping in the wall surfaces to provide visual interest. Balconies and patios reinforce this articulation with detailing and materials that define the architectural style.

#### DG 4.1.2 Building Placement and Orientation

- *DG 4.1.21: Maintain views from residential units, common buildings* – All apartments located in the South portion of the building, as well as many of the

apartments in the North portion, have views to the creekside greenway. Many of the apartments in both the South and North portions have been configured to have views to the adjacent existing groves of trees and greenery, as well as to the foothills beyond.

- *DG 4.1.23: Design multi-family buildings with varieties of building masses* – As previously mentioned, the building has been subdivided into two- and three-story portions, organized in a stepped or graduated fashion. This organization combined with an articulation of facades with wall steps, balconies, and pop-outs provides a variety of building masses.
- *DG 4.1.24: Include front porches and balconies* – This project features numerous balconies and private garden areas oriented towards the public street.

#### DG 4.1.3 Internal Circulation

- *DG 4.1.31: Logical, safe vehicle and pedestrian circulation.* – Pedestrian circulation is separated from vehicle circulation through means of internal courtyards. Guest parking is provided at the East parking lot, while the West parking lot remains secure for access by residents via remote-control.
- *DG 4.1.35: Integrate projects into public street and sidewalk system.* – The project proposes a new public sidewalk with pedestrian access to both parking lots, as well as to the common entrances on Humboldt Road and from the East parking lot.

#### DG 4.1.4 – Public Space/Pedestrian Amenities

- *DG 4.1.41, 4.1.43: Convenient pedestrian access to amenities.* – Guests and residents can access common area amenity spaces in the internal courtyard via any of the four common entrances proposed. They can also access common area amenity space on the South side of the project via the internal courtyards or either of the two gates from the parking lots on the East or West side. Additionally, each apartment is provided with a ground-floor private garden space, or an upper-level balcony.
- *DG 4.1.44: Appropriate lighting for common open space.* – A combination of pole-mounted and wall-mounted light fixtures provide general illumination for the parking lots, pedestrian traffic areas, and amenity areas.
- *DG 4.1.45: Provide amenities* – View to the natural open spaces on the South and East of the project will be provided from the common area amenity space on the South side of the project. Numerous amenities will be provided throughout the internal courtyards including seating benches, a double-sided fireplace, barbecues, tables, and “outdoor living room” style seating areas.

#### DG 4.1.5 – Parking

- *DG 4.1.51: Consider shared driveways* – Access to garage spaces on the West side is provided from an internal drive aisle, lined with planting pockets, shade trees, and colored concrete to provide visual interest. Access to garage space on the East side is provided from the parking lot, and features similar planting and concrete treatments to reduce the visual impact of the garage doors and their required access.
- *DG 4.1.52: Parking* – Parking for this project is provided in two surface parking lots on the East and West sides of the property, as well as several private parking garages. The parking lot on the West side is private, and accessed via a remote-controlled sliding vehicle gate, as well as a locked pedestrian gate. The parking lot on the East side is accessible to guests and for public access for use of the city owned property directly to the East of the parcel as required by that property's grant of license. An elevator is proposed to help provide better and more convenient access from parking spaces to apartment units.
- *DG 4.1.55: Screening of parking*. – The East parking lot will be screened from view by existing planting and groves of trees adjacent to Forest Avenue.

#### DG 4.1.6 – Garage Placement and Design

- *DG 4.1.61: Minimize visual impact of garages* – See response to DG 4.1.51.

#### DG 4.2.1 – Massing, Scale, and Form

- *DG 4.2.11: Reduce architectural massing*. – Individual apartment units are identified on the exterior-facing facades by overhanging balconies and their associated doors and windows.
- *DG 4.2.12: Transition scale of multi-unit structures along project edge* – See response to DG 4.1.14. Careful attention has been paid to the scale and height of this building as it relates to existing adjacent uses. The single-story garage building has been placed along the shared property line between multi-family and single-family uses. Also, the three-story portion of the building has been shifted away from the street towards the center of the property to provide the necessary transition in scale.
- *DG 4.2.14: Achieve a pedestrian-level scale* – Detail at an appropriate scale has been placed adjacent to sidewalks and street frontages, including balconies, wall-mounted lights, planted areas, roof overhangs with exposed timber rafter tails, and exposed timber trellises.

#### DG 4.2.2 – Style and Design Details

- *DG 4.2.22: Establish a unified project identity* – As previously mentioned, this project incorporates numerous details to embrace the legacy of the Mission Revival architectural style.
- *DG 4.2.41: Clearly denote front entrances* – Common entrances to the building have been identified by arched entryways featuring wall-mounted light fixtures flanking an ornamental iron gate.
- *DG 4.2.43: Include entries that provide protection from the elements* – All private entries to apartment units are covered overhead by either roof overhangs or covered walkways above.
- *DG 4.2.44: Offer sufficient security for residents* – Security is provided for residents via gated common entries to the building at all access points to the internal courtyards.

Thank-you for your thoughtful consideration and we look forward to questions and discussions pertaining to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Easterling', with a long horizontal line extending to the right.

Kevin Easterling  
Russell Gallaway Associates, Inc.



# MITIGATED NEGATIVE DECLARATION & MITIGATION MONITORING PROGRAM

## CITY OF CHICO PLANNING DIVISION

Based upon the analysis and findings contained within the attached Initial Study, a Mitigated Negative Declaration is proposed by the City of Chico Planning Division for the following project:

**PROJECT NAME AND NUMBER: General Plan Amendment and Rezone 17-01, and Architectural Review 17-17 (Humboldt Van Overbeek Apartments)**

**APPLICANT'S NAME:** Tom van Overbeek  
539 Flume Street, Suite 210, Chico, CA 95928

**PROJECT LOCATION:** 1991 Humboldt Road, Chico, Butte County, CA  
Southwest corner of Forest Avenue and Humboldt Road

**PROJECT DESCRIPTION:** The applicant proposes to amend the Chico General Plan Land Use Diagram to change the site's designation from Low Density Residential (2.1-7 du/ac) to Medium-High Density Residential (14.1-22 du/ac), and to amend the City's Zoning Map to change the site's zoning classification from R1 (Low Density Residential) to R3 (Medium-High Density Residential).

The proposed re-designation and re-zoning of the site are necessary to allow a site design and architectural review proposal by the applicant to develop a multi-family residential apartment complex in conformance with the city's land use and development regulations. The applicant has expressed an intent to construct 25 to 28 apartments, which would result in a residential density range of approximately 16 dwelling units per acre to 17.5 dwelling units per acre. The potential for maximum build out of the site with 35 multi-family residential units is contemplated by the document. Access to the site would be exclusively from Humboldt Road with an encroachment onto the east-adjacent OS1-zoned (Primary Open Space) property for vehicle parking affiliated with the proposed multi-family residential complex and for public use. The OS1-zoned property is owned by the City of Chico and was approved for a Grant of License by the Chico City Council in February 2018 to allow for the encroachment. Future development would be subject to public hearings, by the Architectural Review and Historic Preservation Board, Planning Commission and City Council.

**FINDING:** As supported by the attached Initial Study there is no substantial evidence, in light of the whole record before the agency, that the project will have a significant effect on the environment if the following mitigation measures are adopted and implemented for the project:

**MITIGATION C.1 (Air Quality):** To reduce long-term air quality impacts from future development at the project site, operational mitigation measures shall be incorporated into the design of the project as specified in Appendix C of the Butte County Air Quality Management District's CEQA Air Quality Handbook, October 23, 2014, available at <http://bcaqmd.org/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf>. These measures include but are not limited to:

- Utilizing energy-efficient lighting systems.
- Utilizing energy-efficient and/or automated controls for heating and air conditioning.
- Utilizing EPA Phase II certified wood burning devices.
- Installing additional bicycle racks or storage facilities to encourage alternatives to driving vehicles.
- Including additional shade trees to maximize natural cooling.

- Utilizing centralized space and water heating and/or use of solar water heating.

*MITIGATION MONITORING C.1:* During the architectural review process and prior to building permit issuance, City Planning and Building staff will review project plans to ensure that Mitigation Measure C.1. is incorporated into the project design, as appropriate.

Implementation of the above measure will minimize potential air quality impacts to a level that is considered **less than significant with mitigation incorporated**.

**MITIGATION D.1 (Biological Resources):**

If construction is scheduled to occur within the nesting season (February 1 – August 31), the developer shall hire a qualified biologist to conduct a preconstruction survey of the project site to identify any active nests within 250 feet of the project area. The survey will be conducted no more than 7 days before the beginning of initial ground disturbances. If nesting raptors or migratory birds are found during the survey, impacts will be avoided by establishment of appropriate buffers. No construction activities will commence within the buffer area until a qualified biologist confirms that the nest is no longer active. California Department of Fish and Wildlife guidelines recommend implementation of 500 foot buffers around construction areas, but the size of the buffer may be adjusted if a qualified biologist determines that construction activities would not likely adversely affect the nest. Monitoring of the nest by a qualified biologist may be required if the activity has potential to adversely affect the nest. The migratory bird survey shall be conducted by a qualified, professional biologist.

*MITIGATION MONITORING D.1:* Planning staff will require submittal of a bird survey prior to issuance of any grading or building permit for the project, unless the work will commence during the non-breeding season (September 1 – January 31).

Implementation of the above measure will avoid potential violations of the Migratory Bird Treaty Act of 1918, as amended, and will reduce potential impacts to migratory birds to a level that is considered **less than significant with mitigation incorporated**.

**MITIGATION E.1. (Cultural Resources):** A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at (530) 879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Further, Planning staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and plans to ensure contractor knowledge and responsibility for proper implementation.

*Mitigation Monitoring E.1:* Planning staff will verify that the above wording is included on construction plans. Should cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to Planning staff, and contacting a professional archaeologist, in consultation with Planning staff, to evaluate the find.

Implementation of the above measure will minimize potentially significant impacts to previously unknown cultural resources that could be unearthed during construction activities, and will reduce potential impacts to cultural resources to a level that is considered **less than significant with mitigation incorporated**.

PROJECT APPLICANT'S INCORPORATION OF MITIGATION INTO THE PROPOSED PROJECT:

I have reviewed the Initial Study for Architectural Review 17-17 and General Plan Amendment and Rezone 17-01 (Humboldt Van Overbeek Apartments), and the mitigation measures identified herein.

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Tom Van Overbeek  
Project Applicant

Prepared by: Kimber Gutierrez 12-14-18  
Kimber Gutierrez, Associate Planner Date  
Community Development Department

Adopted via: Resolution No: \_\_\_\_\_  
City of Chico City Council Date



<b>Mitigation Monitoring and Reporting Program</b>				
<b>Mitigation Measure</b>	<b>Responsibility for Implementation</b>	<b>Mitigation Timing</b>	<b>Enforcement Responsibility</b>	<b>Verification of Compliance</b>
<p><b>MM C.1 Air Quality</b> To reduce long-term air quality impacts from future development at the project site, operational mitigation measures shall be incorporated into the design of the project as specified in Appendix C of the Butte County Air Quality Management District's CEQA Air Quality Handbook, October 23, 2014, available at <a href="http://bcaqmd.org/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf">http://bcaqmd.org/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf</a>. These measures include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Utilizing energy-efficient lighting systems.</li> <li>• Utilizing energy-efficient and/or automated controls for heating and air conditioning.</li> <li>• Utilizing EPA Phase II certified wood burning devices.</li> <li>• Installing additional bicycle racks or storage facilities to encourage alternatives to driving vehicles.</li> <li>• Including additional shade trees to maximize natural cooling.</li> <li>• Utilizing centralized space and water heating and/or use of solar water heating.</li> </ul>	Project Applicant	During the architectural review process and prior to building permit issuance.	City of Chico Planning	
<p><b>MM D.1 Biological Resources</b> If construction is scheduled to occur within the nesting season (February 1 – August 31), the developer shall hire a qualified biologist to conduct a preconstruction survey of the project site to identify any active nests within 250 feet of the project area. The survey will be conducted no more than 7 days before the beginning of initial ground disturbances. If nesting raptors or migratory birds are found during the survey, impacts will be avoided by establishment of appropriate buffers. No construction activities will commence within the buffer area until a qualified biologist confirms that the nest is no longer active. California Department of Fish and Wildlife guidelines recommend implementation of 500 foot buffers around construction areas, but the size of the buffer may be adjusted if a qualified biologist determines that construction activities would not likely adversely affect the nest. Monitoring of the nest by a qualified biologist may be required if the activity has potential to adversely affect the nest. The migratory bird survey shall be conducted by a qualified, professional biologist.</p>	Project Applicant	Planning staff will require submittal of a bird survey prior to issuance of any grading or building permit for the project, unless the work will commence during the non-breeding season (September 1 – January 31).	City of Chico Planning	

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