



Architectural Review  
and Historic Preservation Board  
Agenda Report

Meeting Date 7/17/19

DATE: July 08, 2019

File: AR 18-26

TO: Architectural Review and Historic Preservation Board

FROM: Mike Sawley, Senior Planner (879-6812, mike.sawley@chico.ca.gov)  
Parker Graham, Planning Intern (parker.graham@chico.gov)  
Community Development Department

RE: Corrigan – East & Floral, 1192 East Avenue and 2503 Floral Avenue; APN 015-250-066 and -067; New Multi-family Residential Development

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**RECOMMENDATION**

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

**Proposed Motion**

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-26 (Corrigan – East & Floral), subject to the recommended conditions.

**BACKGROUND AND PROPOSED PROJECT**

The applicant proposes to construct two triplexes, an eight-plex and a nine-plex (23 dwelling units total) on a 1.6-acre site located on the northwest corner of East Avenue and Floral Avenue (see **Attachment A**, Location Map). The project site is designated OMU (Office Mixed Use) on the General Plan Land Use Diagram and zoned OR-AOB2 (Office Residential with an Airport Overflight Zone B2 overlay). Residential density within the OR district may range from 6-20 units per gross acre.

On February 2, 2016, the City Council adopted a resolution overruling the Airport Land Use Commission's inconsistency determination and approving Use Permit 15-04, authorizing ground-floor multi-family residential land use in the OR zoning district. On January 24, 2019, the Map Advisory Committee approved a request to merge the two subject parcels. The applicant is also pursuing right-of-way abandonment on East Avenue for a bus turnout and on Floral Avenue for public sidewalk.

The proposed development would consist of two-story buildings facing a central parking area, resulting in a density of 11 units per acre (see **Attachment B**, Site Plan). The two triplexes would be situated near the intersection of East and Floral Avenues. The rear elevation of each triplex would face one another, with three-foot fences to enclose the rear yard of each unit. An eight-plex is proposed along the north property line facing the parking area and a nine-plex would be situated along the west property line, also facing the parking area. Stacked gas meters and electrical meters would be located on the sides of each proposed complex (see **Attachment B**). Air condenser units, located in the rear of each dwelling unit, would be screened by cedar fencing.

The units would include covered entryways with windows of various size. Each building exterior would feature stucco, lap siding, and board-and-batt siding with trim along the roof edges and windows (see **Attachment C and D**, Elevations and Color Elevations, respectively). Units would be painted in alternating color schemes of green, red and blue (see **Attachment E**, Color Board).

Primary access to the site is proposed on Floral Avenue with emergency-only access on East Avenue. No recreational amenities are proposed within the project; however, each unit would include a private fenced rear yard. New walkways would provide pedestrian access throughout the development and to the units from East Avenue and Floral Avenue. A concrete masonry trash enclosure with matching stucco finish and ribbed metal doors is proposed in the northeast parking area (**Attachment B**). Stacked gas meters and electrical meters would be located on the side of each proposed complex (see **Attachment B**).

New landscaping is proposed around the perimeter of the site, within the parking area, and at the front entryway of each dwelling. Several types of trees, shrubs, vines, and groundcovers are proposed as part of the development. A large area of groundcover and low-growing shrubs would be situated just south of the triplexes near the street intersection (see **Attachment F**, Landscape Plan). The plan indicates retention of all existing trees.

## **DISCUSSION**

### Parking

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 minimum of 47 parking spaces, which is met by the site plan showing a total of 52 vehicle spaces. Additionally, one bicycle space per unit is required. The applicant proposes bike parking (2'x6' spaces) in the back-porch area of each unit, with 6 additional guest bike parking spaces outside the complexes. The proposed project meets all off-street parking requirements.

### 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 north-side property line, resulting in a minimum 20-foot rear setback. The eight-plex near this property line meets this setback requirement. 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 would result in approximately 28 percent) and maximum height limit (maximum is 35 feet, project would result in approximately 29 feet).

### Landscaping

The landscape plan calls for Marina strawberry, cork oak, and red maple trees throughout the parking area. Fortnight lily, razzleberri fringe flower, and a low-growing manzanita

(kinnikinnick) ground cover comprise the front landscaping of the eight-plex. Lily of the Nile and Fortnight Lily line the front entryways of the nine-plex. Fortnight Lily, Lily of the Nile, and Compact Cherry Laurel surround the perimeter of the two triplexes. The southeast corner of the site will comprise of shrubs and woods kinnikinnick ground cover. Existing valley oak, incense cedar, redwood, and crape myrtle trees will be retained in the rear yards of various dwellings as well as one valley oak near the north east parking area. The total shaded area for the site is projected to reach 51 percent.

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 the condition requires the applicant to contact the Urban Forest Manager for site specific requirements.

### Lighting

Shoebox-style light fixtures are proposed in the parking areas (see **Attachment F**, Landscape Plan). 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, 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 provide 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 4.2.31). Parking is located in the center of the property which provides vehicle visibility to residents while reducing views of automobiles from the public street (DG 4.1.52). (see **Attachment G**, 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).

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). A pedestrian path is provided within the development to connect the residents to the common open space and public sidewalks (DG 4.1.35, DG 4.1.41). Parking is located in the center of the property which 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 is designated at the back-porch area of each dwelling (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 structures' 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.

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 perimeter of the site, with low-growing groundcovers near the intersection to preserve traffic sight lines. 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 18-26 (Corrigan – East and Floral). No building permits related to this approval shall receive final approval without authorization of Community Development Department Planning staff.
2. 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. Prior to issuance of building permits the developer shall record Certificate of Merger 18-08 and complete the related dedications of public right-of-way.
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*).
9. 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*).

## **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 7 days prior to the Architectural Review and Historic Preservation Board meeting.

## **ATTACHMENTS**

- A. Location Map
- B. Site Plan
- C. Elevations
- D. Color Elevations
- E. Color Board
- F. Landscape Plan
- G. Design Guidelines Statement

## **DISTRIBUTION**

Internal (3)

Mike Sawley, Senior Planner

File: AR 18-26

Greg Peitz, Email: [gregpeitz@sbcglobal.net](mailto:gregpeitz@sbcglobal.net)

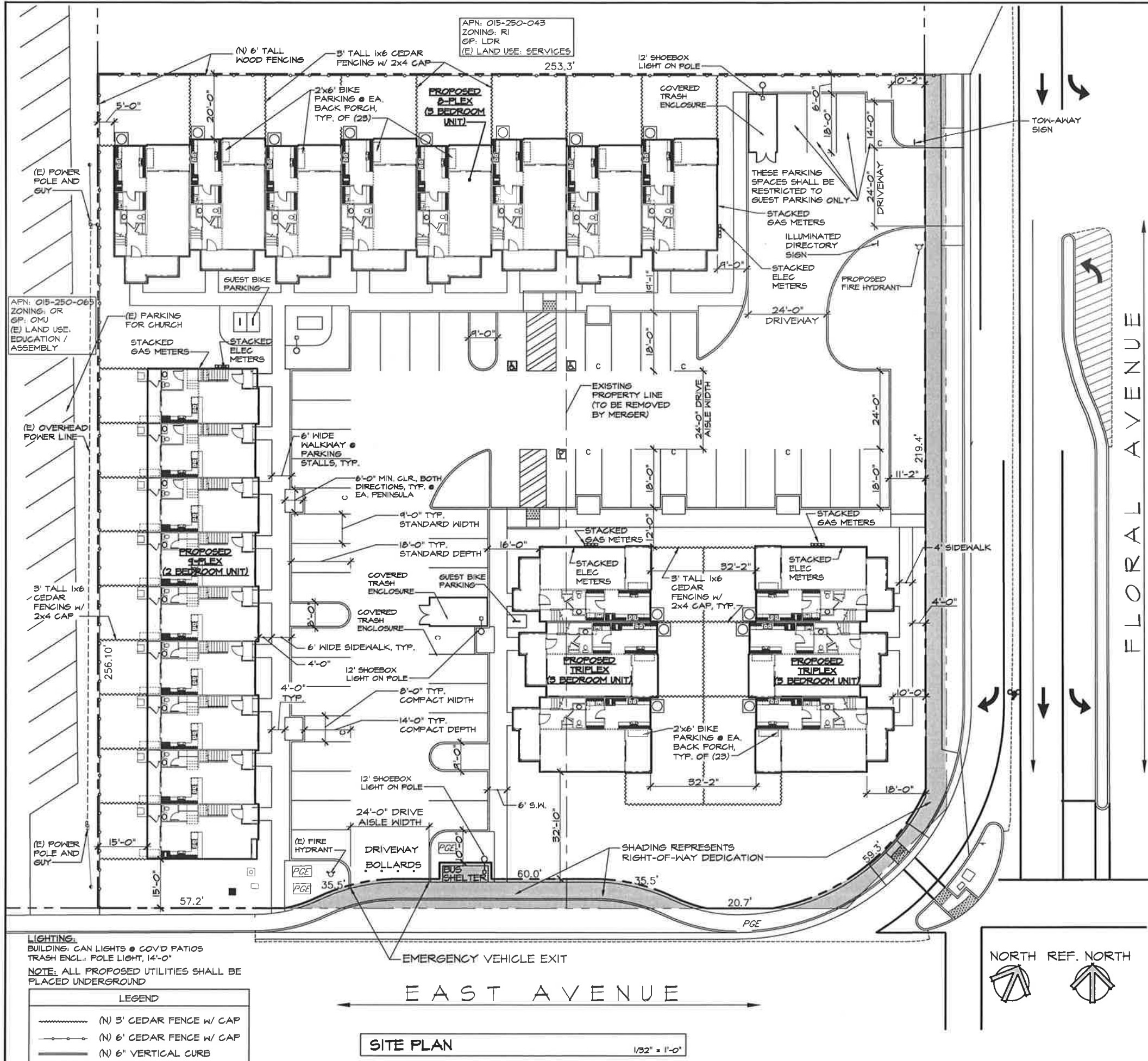
Pat Corrigan, Email: [pat@ridgecapinv.com](mailto:pat@ridgecapinv.com)

Chuck Tatreau, Email: [chuck.tatreau@yahoo.com](mailto:chuck.tatreau@yahoo.com)



- Notified Addresses
- Notified Parcels

AR 18-26 (Corrigan)  
2503 Floral Avenue, 1190 East Avenue  
APNs 015-250-(066 & 067)-000



### PROJECT SPECIFICATIONS

2501 FLORAL AVE  
 APN: 015-250-066, 067  
 GENERAL PLAN: OMU  
 ZONE: OR

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**SETBACKS:**

FRONT:	15'-0" SETBACK
SIDES:	5'-0" SETBACK
REAR:	15'-0" SETBACK

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**PARKING:**

PARKING REQ'D: RESID. - (2) BDRM UNITS - (1.75) SPACES PER UNIT  
 (1.75) SPACES x (9) UNITS = 15 PARKING SPACES REQ'D  
 (3) BDRM UNITS - (2) SPACES PER UNIT  
 (2) SPACES x 14 UNITS = 28 PARKING SPACES REQ'D  
 GUEST PARKING - (1) SPACE PER 5 UNITS = 4 SPACES REQ'D  
 TOTAL PARKING REQ'D = 15 + 28 + 4 = 47 SPACES REQ'D

PARKING PROVIDED: 52 SPACES PROVIDED

BIKE SPACES REQ'D: (1) SPACE / UNIT (RESIDENTS)  
 + (1) SPACE / (10) UNITS (GUESTS)  
 = 23 SPACES + 2 SPACES = 25 SPACES REQ'D

BIKE SPACES PROV'D: (1) SPACE PER UNIT @ BACK PORCH (SEE FLOOR PLAN) + (6) GUEST SPACES = 29 SPACES

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**LOT COVERAGE:**

LOT AREA:	63,292 SQ. FT.
BUILDING AREA:	17,438 SQ. FT.
LOT COVERAGE:	27.55 %
MAX. LOT COVERAGE:	70.0 %

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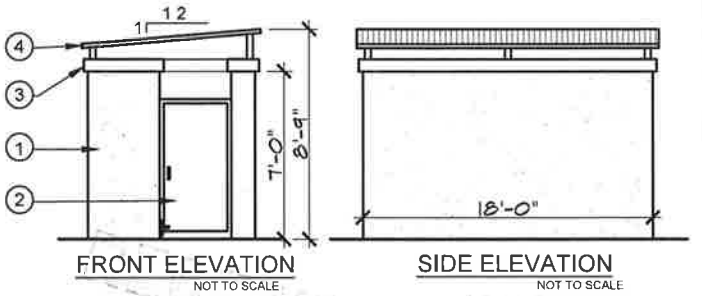
**LANDSCAPE OPEN SPACE:**

LOT AREA:	63,292 SQ. FT.
LANDSCAPE OPEN SPACE AREA:	6,962 SQ. FT.
PROPOSED LANDSCAPE AREA:	35.59 %

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**LOT DENSITY:**

GROSS LOT AREA = 88,651 SQ. FT. = 2.04 ACRES  
 DENSITY = 11 UNITS / ACRE



- TRASH ENCLOSURE LEGEND:**
- ① CONCRETE MASONRY UNIT WALLS WITH STUCCO FINISH. COLOR AND TEXTURE TO MATCH BUILDING FIELD COLOR.
  - ② RIBBED, EXPANDED METAL DOOR INSET WITHIN 2" X 2" HOLLOW STRUCTURAL STEEL (HSS) FRAME, AND DROP BOLT ASSEMBLY. COLOR TO MATCH BUILDINGS TRIM.
  - ③ SLUMP CAP (COLOR AND FINISH TO MATCH CMU TRASH ENCLOSURE WALLS).
  - ④ RIBBED, EXPANDED METAL ROOF COVER WITH 2" X 2" HOLLOW STRUCTURAL STEEL (HSS) FRAME. COLOR TO MATCH BUILDING BODY COLOR.

**LIGHTING:**  
 BUILDING: CAN LIGHTS @ COVD PATIOS  
 TRASH ENCL.: POLE LIGHT, 14'-0"

**NOTE:** ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND

**LEGEND**

	(N) 3' CEDAR FENCE W/ CAP
	(N) 6' CEDAR FENCE W/ CAP
	(N) 6" VERTICAL CURB

**SITE PLAN**  
 1/32" = 1'-0"

<p style="text-align: center;"><b>GREGORY A. PEITZ</b>          ARCHITECT</p> <p style="text-align: center;">383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719</p>	<p style="text-align: center;"><b>APARTMENTS</b>          FOR: PAT CORRIGAN          AT: EAST AVE. &amp; FLORAL AVE.          CHICO, CALIFORNIA</p>
	<p><b>CORRIGAN</b>  <b>EAST &amp;</b>  <b>FLORAL</b>  <b>APARTMENTS</b></p>
<p>Date: <b>AUGUST 2016</b>          Scale:          Drawn:          Job: <b>16-2160</b>          Sheet:</p>	



TRIPLEX



REAR ELEVATION (EAST AND WEST ELEVATIONS) 1/8" = 1'-0"

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PLANNING DEPT.



FRONT ELEVATION (EAST AND WEST ELEVATIONS) 1/8" = 1'-0"

Revision	Date	By

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

APARTMENTS  
FOR: PAT CORRIGAN  
AT: EAST AVE. & FLORAL AVE.  
CHICO, CALIFORNIA



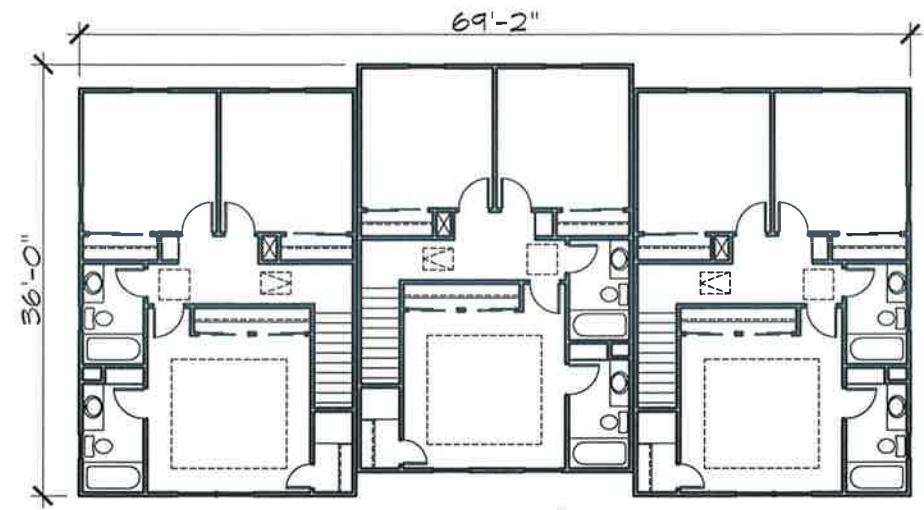
CORRIGAN  
EAST &  
FLORAL  
APARTMENTS

Date: AUGUST 2018  
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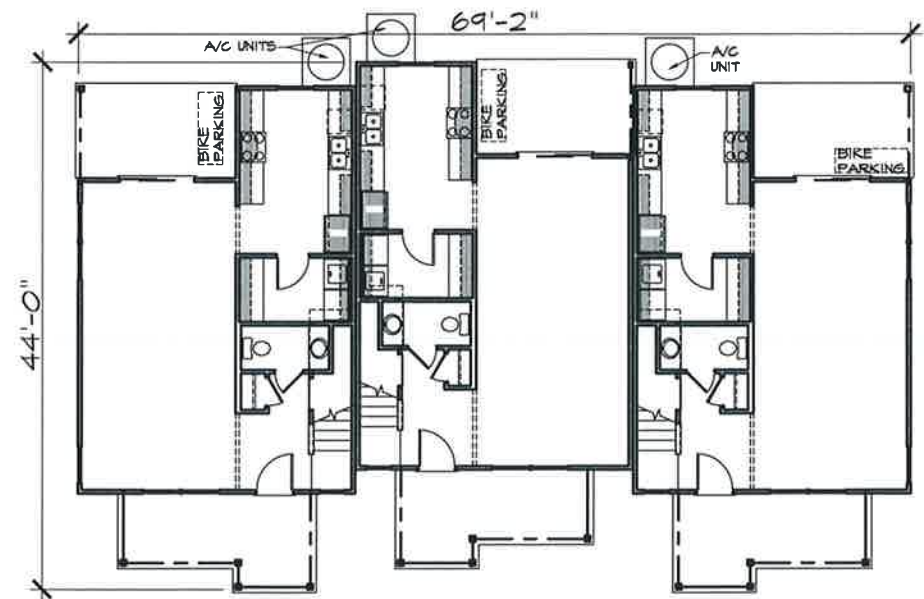
ATTACHMENT 'C'

# TRIPLEX



SECOND FLOOR PLAN

1/16" = 1'-0"



FIRST FLOOR PLAN

1/16" = 1'-0"



RIGHT SIDE ELEVATION (NORTH AND SOUTH ELEVS)

1/8" = 1'-0"



LEFT SIDE ELEVATION (NORTH AND SOUTH ELEVS)

1/8" = 1'-0"

## ATTACHMENT 'C'

Revision	Date	By

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

APARTMENTS  
 FOR: PAT CORRIGAN  
 AT: EAST AVE. & FLORAL AVE.  
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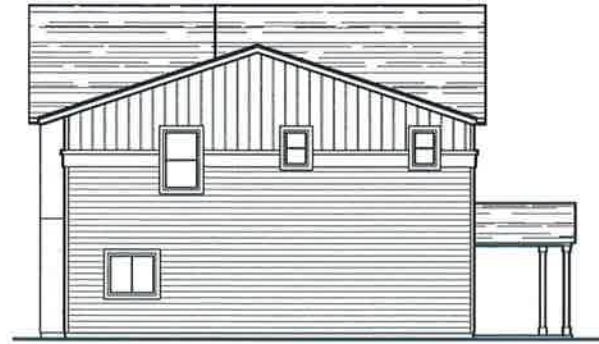
CORRIGAN  
 EAST &  
 FLORAL  
 APARTMENTS

Date: AUGUST 2018  
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ARB3



# 8-PLEX



WEST ELEVATION 1/16" = 1'-0"



GAS METERS LOCATION, SEE SITE PLAN FOR BLDG. LOCATION  
ELEC. METERS LOCATION, SEE SITE PLAN FOR BLDG. LOCATION

EAST ELEVATION 1/16" = 1'-0"

RECORDED  
MAY 20 2019  
CITY OF CHICO  
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NORTH ELEVATION 1/16" = 1'-0"



SOUTH ELEVATION 1/16" = 1'-0"

Revision	Date	By

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

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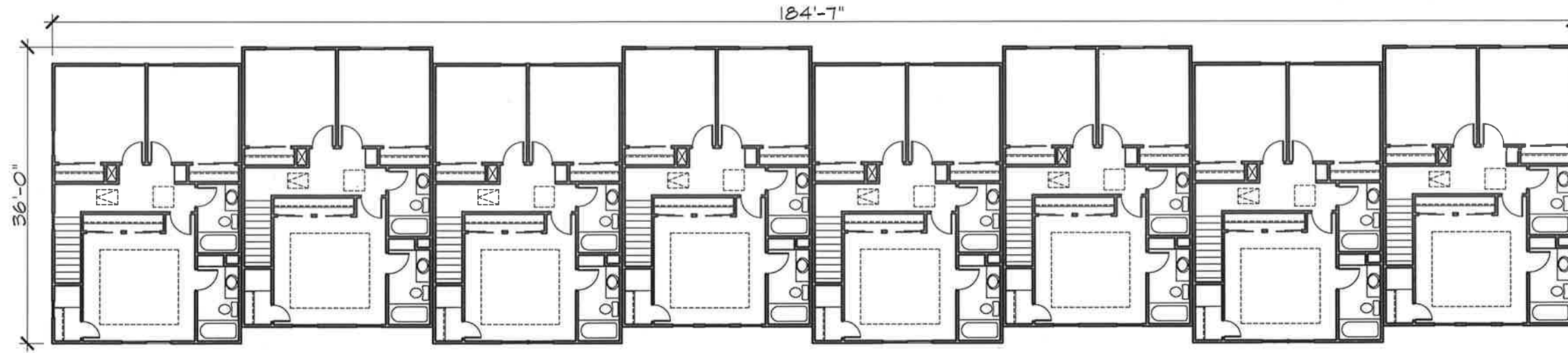
CORRIGAN  
EAST &  
FLORAL  
APARTMENTS

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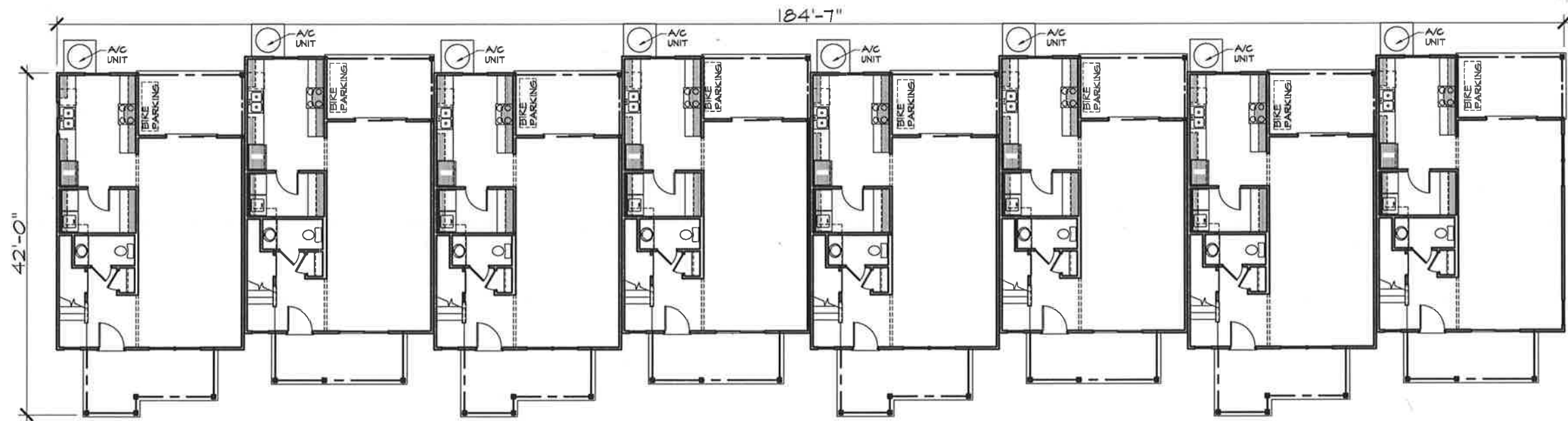


ATTACHMENT 'C'

# 8-PLEX



SECOND FLOOR PLAN 1/16" = 1'-0"



FIRST FLOOR PLAN 1/16" = 1'-0"

MAY 20 2013

Revision	Date	By

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CORRIGAN  
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 FLORAL  
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ATTACHMENT 'C'



# 9-PLEX



**SOUTH ELEVATION** 1/16" = 1'-0"



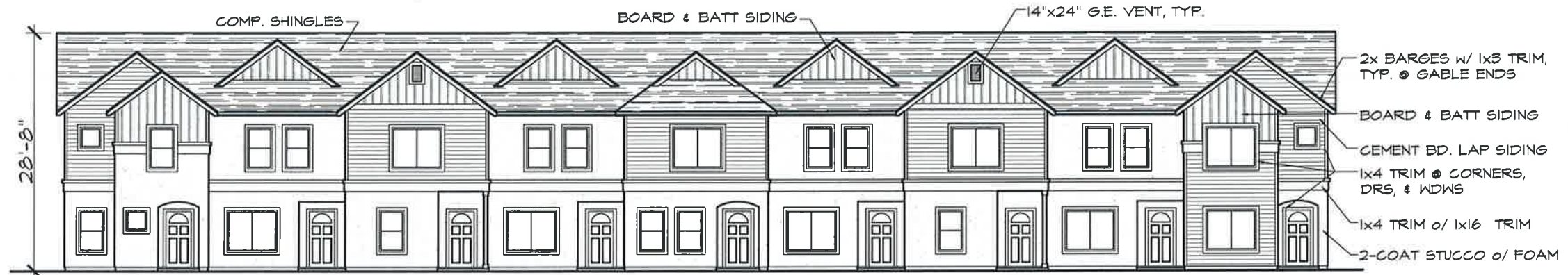
GAS METERS LOCATION, SEE SITE PLAN FOR BLDG. LOCATION  
 ELEC. METERS LOCATION, SEE SITE PLAN FOR BLDG. LOCATION

**NORTH ELEVATION** 1/16" = 1'-0"



**WEST ELEVATION** 1/16" = 1'-0"

RECEIVED  
 MAY 20 2013



**EAST ELEVATION** 1/16" = 1'-0"

- 2x BARGES w/ 1x3 TRIM, TYP. @ GABLE ENDS
- BOARD & BATT SIDING
- CEMENT BD. LAP SIDING
- 1x4 TRIM @ CORNERS, DRS, & WDS
- 1x4 TRIM o/ 1x16 TRIM
- 2-COAT STUCCO o/ FOAM

Revised	Date	By

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

**APARTMENTS**  
 FOR: PAT CORRIGAN  
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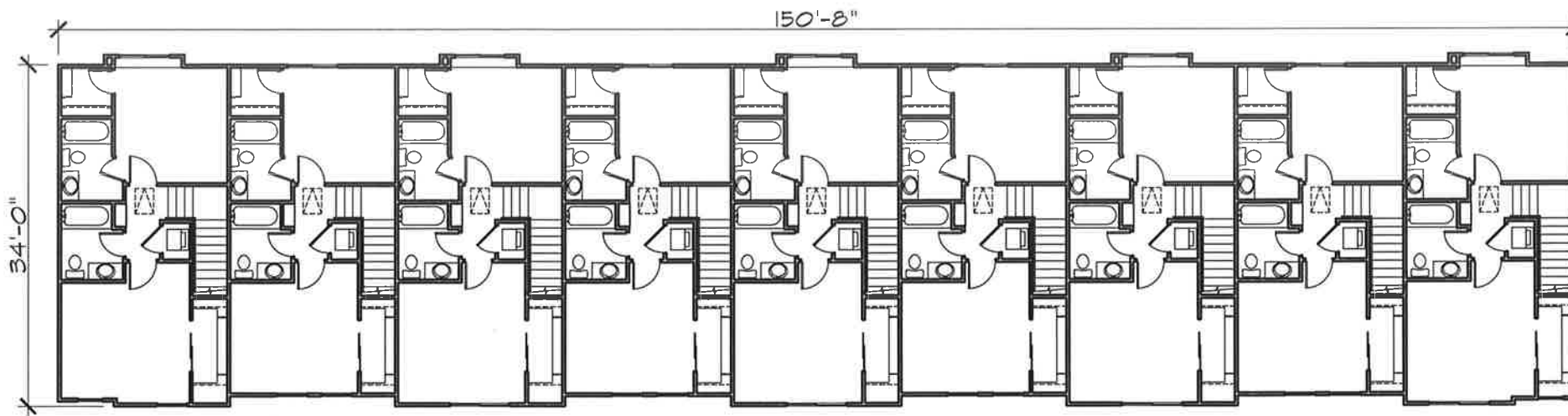


**CORRIGAN**  
**EAST &**  
**FLORAL**  
**APARTMENTS**

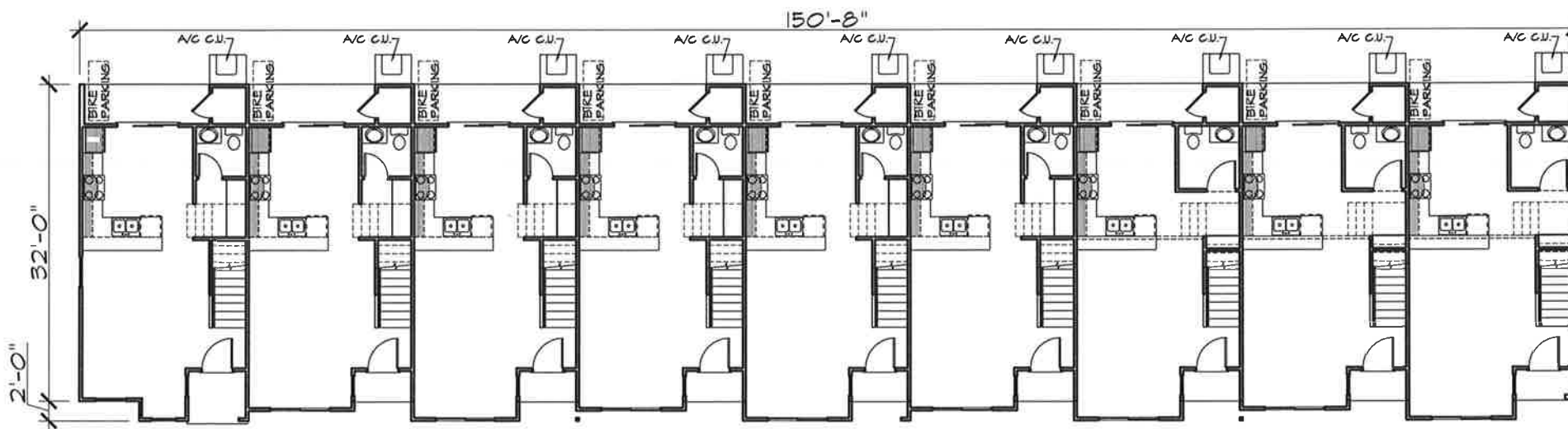
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# 9-PLEX



SECOND FLOOR PLAN 1/16" = 1'-0"



FIRST FLOOR PLAN 1/16" = 1'-0"

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 CITY OF CHICO  
 PLANNING DEPARTMENT

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APARTMENTS  
 FOR: PAT CORRIGAN  
 AT: EAST AVE. & FLORAL AVE.  
 CHICO, CALIFORNIA



CORRIGAN  
 EAST &  
 FLORAL  
 APARTMENTS

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 Of: 8





**REAR ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**



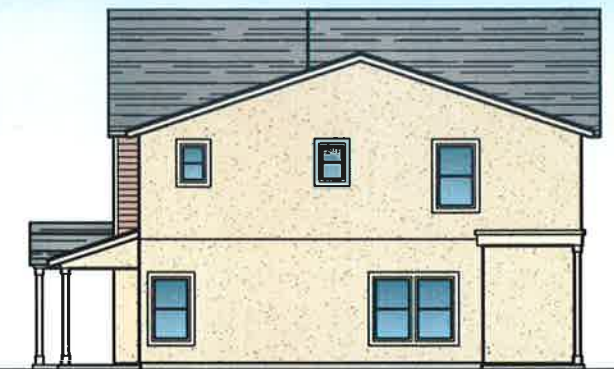
**FRONT ELEVATION**

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CITY OF CHICAGO  
PLANNING SERVICES





**REAR ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**

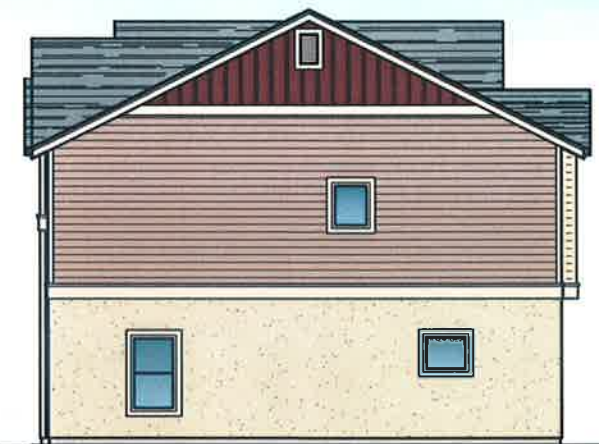
**FRONT ELEVATION**

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PLANNING SERVICES





**REAR ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**



**FRONT ELEVATION**

RECEIVED  
MAY 20 2019  
CITY OF OND  
PLANNING SERVICES

# CORRIGAN EAST & FLORAL APARTMENTS

MAY 20 2019



GREEN SCHEME ACCENT -  
'SHERWIN WILLIAMS'  
Shade-Grown (SW 6188)

GREEN SCHEME BASE -  
'SHERWIN WILLIAMS'  
Green Onyx (SW 9128)



RED SCHEME ACCENT -  
'SHERWIN WILLIAMS'  
Red Theatre (SW 7584)

RED SCHEME BASE -  
'SHERWIN WILLIAMS'  
Redend Point (SW 9081)



BLUE SCHEME ACCENT -  
'SHERWIN WILLIAMS'  
Anchors Aweigh (SW 9179)

BLUE SCHEME BASE -  
'SHERWIN WILLIAMS'  
Serious Gray (SW 6256)



TRIM -  
'SHERWIN WILLIAMS' -  
Patience (SW 7555)



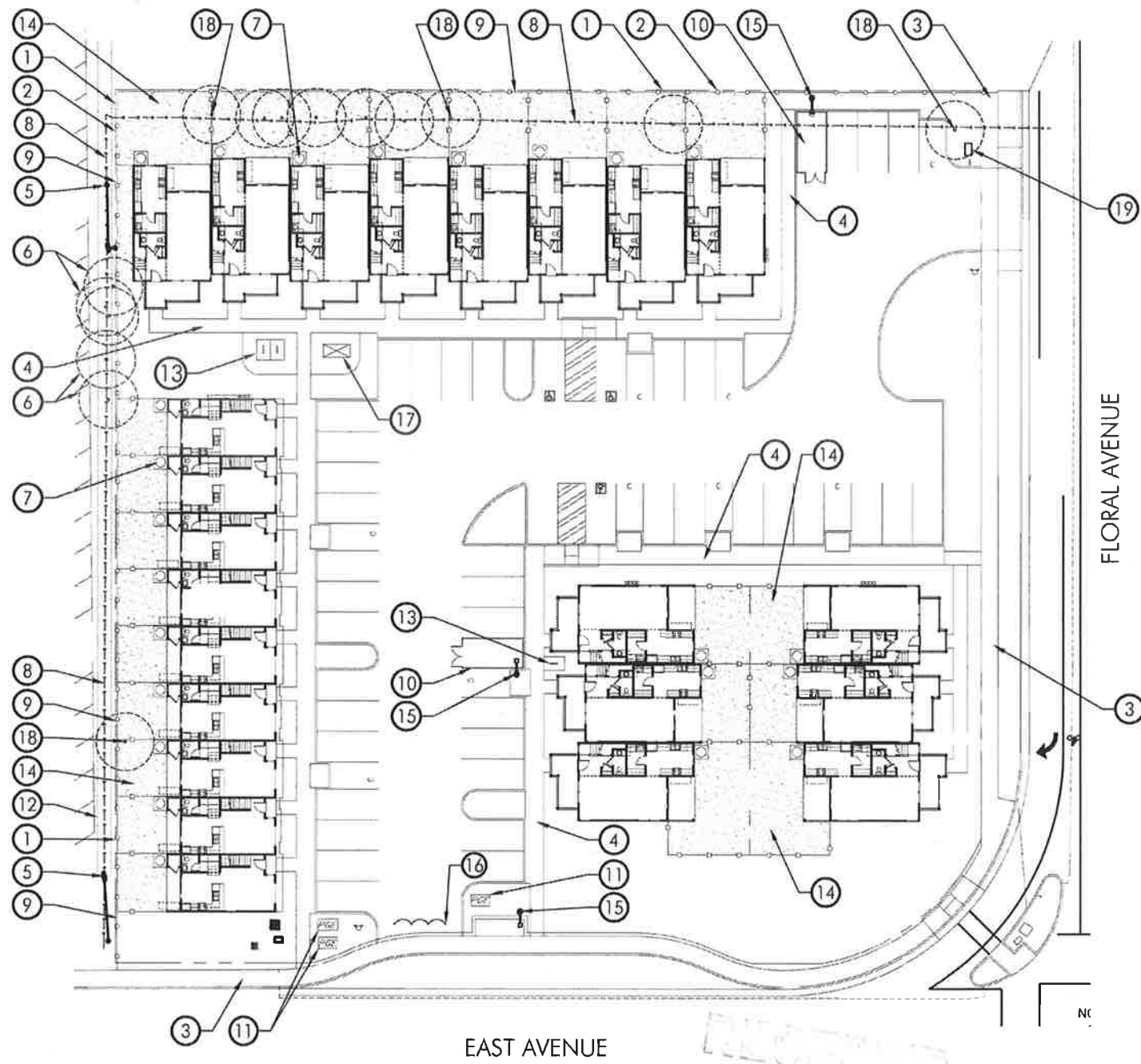
LOWER LEVEL STUCCO -  
'LA HABRA' - SILVERADO



ROOFING -  
COMPOSITION SHINGLES-  
DRIFTWOOD

ATTACHMENT **E**

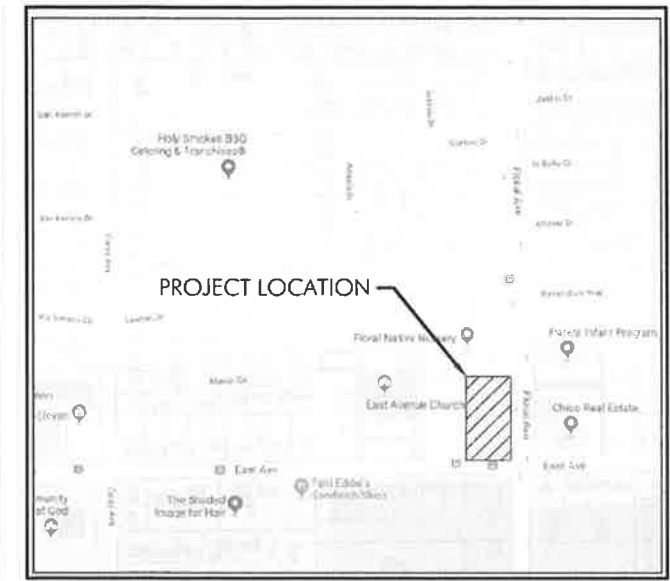




### PLAN LEGEND

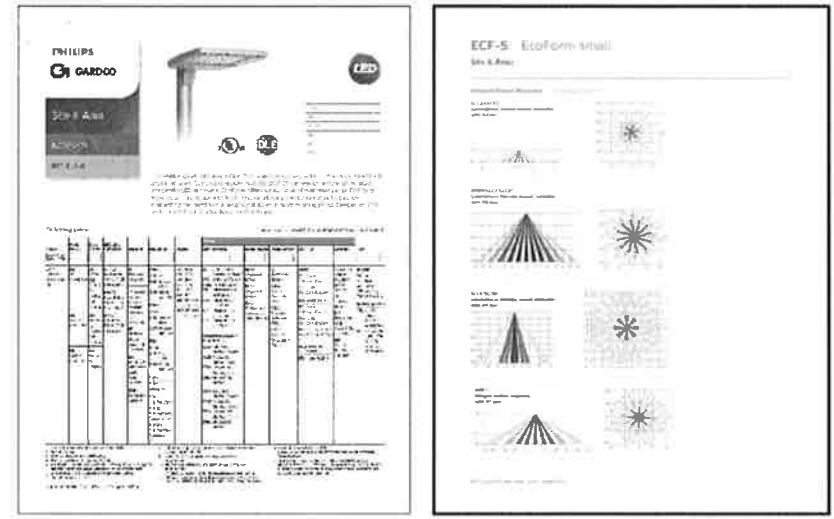
SYMBOL	DESCRIPTION
1	PROPERTY LINE
2	LIMIT OF WORK
3	CITY SIDEWALK. SEE PLANS BY OTHERS.
4	CONCRETE WALKWAY
5	EXISTING POWER POLE AND GUY. SEE PLANS BY OTHERS.
6	EXISTING OFFSITE TREES
7	HVAC TO BE GROUND MOUNTED PER ARCHITECT, TYPICAL.
8	EXISTING 6 FOOT HIGH WOOD FENCE
9	NEW 6' HIGH WOOD FENCE
10	TRASH ENCLOSURE. SEE ARCHITECT'S PLANS.
11	UTILITIES. SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
12	OVERHEAD LINES
13	GUEST BICYCLE PARKING (2 BIKE CAPACITY). TENANT BIKE PARKING TO BE PROVIDED INDOORS. 6 BIKE CAPACITY TOTAL.
14	3" LAYER 1'- 1-1/2" Ø. ROCK TOP DRESSING OVER HEAVY DUTY WOVEN WEED BARRIER
15	AREA LIGHT "SHOEBOX" STYLE FIXTURE. 12 FOOT LUMINERE HEIGHT. COLOR: BLACK. (AT TRASH ENCLOSURES).
16	BOLLARD. SEE PLANS BY OTHERS.
17	MAILBOX CLUSTER UNIT
18	EXISTING TREES, SEE SHEET 3, TYPICAL.
19	MONUMENT SIGN OPPORTUNITY. TO BE SUBMITTED AND REVIEWED UNDER A SEPARATE PERMIT.

### VICINITY MAP



### LIGHTING SYMBOLS

SYMBOL	DESCRIPTION
	LED AREA LIGHT 12' LUMINERE HEIGHT WITH GLARE CUT-OFFS AS REQUIRED TO PREVENT LIGHT FROM SHINING ONTO ADJACENT PROPERTIES



#15 AREA LIGHT (12 FOOT LUMINERE HEIGHT)

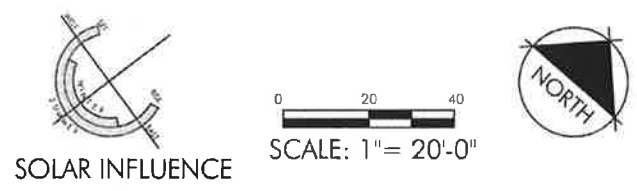


#13 BICYCLE RACK

# APARTMENTS AT EAST AND FLORAL (SHEET 1 OF 3)

## PRELIMINARY LANDSCAPE SITE PLAN

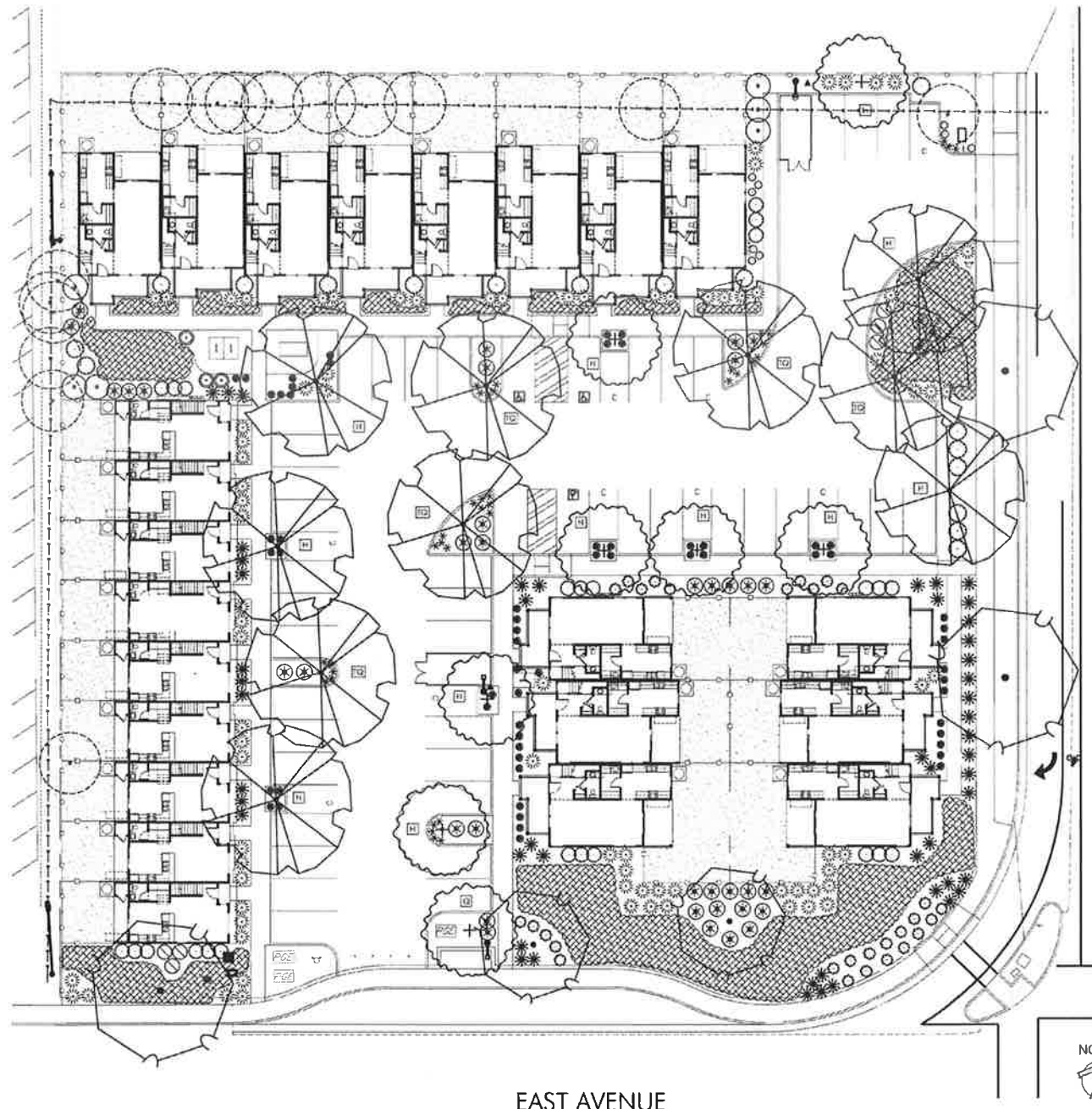
Prepared for:  
**MICHIELS / CORRIGAN**  
 CHICO CA 95928



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

REVISED DATE: JANUARY 30, 2019  
 REVISED DATE: DECEMBER 21, 2018  
 DATE: JULY 27, 2018  
 PROJECT NUMBER: 2100  
 DRAWN: JBB

ATTACHMENT: " **F** "



FLORAL AVENUE

EAST AVENUE

NC

### SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
<b>SHRUBS</b>			
	LOROPETALUM CHINENSE 'MONRAZ' RAZZLEBERRY® FRINGE FLOWER	4'-5'	5 GAL.
	AGAPANTHUS AFRICANUS LILY OF THE NILE	2'	1 GAL.
	DIETES BICOLOR FORTNIGHT LILY	3'	1 GAL.
	ROSA X NOARE P.P.# 1130B FLOWER CARPET® RED GROUNDCOVER ROSE	3'	1 GAL.
	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PODOCARPUS	4'	1 GAL.
	TULBAGHIA VIOLACEA SOCIETY GARLIC	2'	1 GAL.
	ACHILLEA X MOONSHINE MOONSHINE YARROW	2'	1 GAL.
	RHAMPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	4'	1 GAL.
	NANDINA DOMESTICA HEAVENLY BAMBOO	4'	5 GAL.
	PRUNUS CAROLINIANA 'COMPACTA' COMPACT CAROLINA CHERRY LAUREL	7'	5 GAL.
<b>GROUNDCOVER</b>		<b>SPACING</b>	
	ARCTOSTAPHYLOS UVA-URSI 'WOODS COMPACTA' WOODS COMPACT KINNIKINNICK	36'	1 GAL.
<b>VINES</b>		<b>SPACING</b>	
	PARTHENOCISSUS TRICUSPIDATA 'VETCHII' BOSTON IVY	8'	1 GAL.

### TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
<b>TREES</b>			
	QUERCUS SUBER CORK OAK	40'	15 GAL.
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	25'	15 GAL.
	CITY OF CHICO STREET TREE ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	40'	15 GAL.

### SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT	
TOTAL PARKING AND BACK-UP AREA			17,921 SF		
<b>SHADE AREA PROVIDED</b>					
40 FOOT DIAMETER TREES (1,256 SF)					
	THREE QUARTER	942 SF	5	4710 SF	26%
	HALF	628 SF	5	3140 SF	17%
TOTAL SHADE AREA PROVIDED			7,850 SF	43%	
25 FOOT DIAMETER TREES (314 SF)					
	QUARTER	78 SF	1	78 SF	1%
	HALF	157 SF	7	1,099 SF	6%
TOTAL SHADE AREA PROVIDED			1177 SF	7%	
<b>TOTAL SHADE AREA PROVIDED</b>			<b>9027 SF</b>	<b>50%</b>	

### PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	17,921 SF	
PARKING LOT LANDSCAPE	898 SF	5%

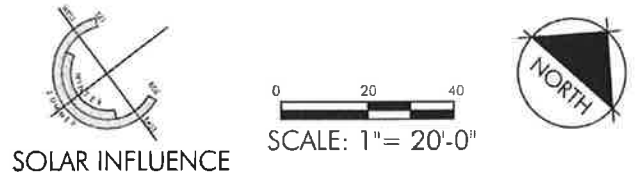
RECEIVED  
MAY 20 2019  
CITY OF CHICO  
PLANNING DEPT.

# APARTMENTS AT EAST AND FLORAL

(SHEET 2 OF 3)

## PRELIMINARY LANDSCAPE PLANTING PLAN

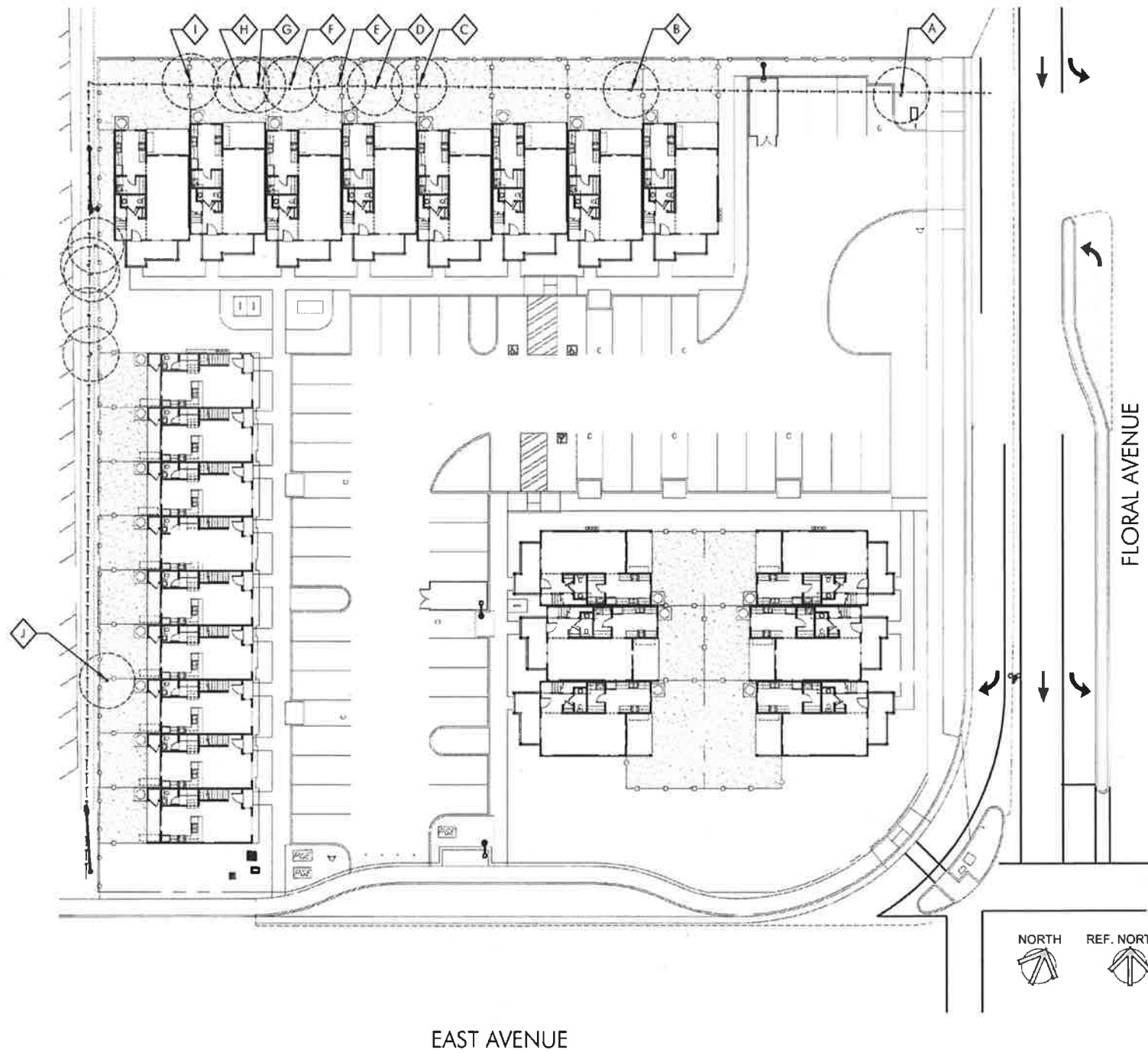
Prepared for:  
MICHIELS / CORRIGAN  
CHICO CA 95928



Prepared by:  
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627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928  
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www.BFLAdesign.com

REVISED DATE: JANUARY 30, 2019  
REVISED DATE: DECEMBER 21, 2018  
DATE: JULY 27, 2018  
PROJECT NUMBER: 2100  
DRAWN: JBE

ATTACHMENT: " **F** "



TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
A	VALLEY OAK	18"	RETAIN	NO	--
B	VALLEY OAK	12"	RETAIN	NO	--
C	INCENSE CEDAR	12"	RETAIN	NO	--
D	VALLEY OAK	29"	RETAIN	NO	--
E	INCENSE CEDAR	12"	RETAIN	NO	--
F	REDWOOD	30"	RETAIN	NO	--
G	REDWOOD	30"	RETAIN	NO	--
H	VALLEY OAK	3"	RETAIN	NO	--
I	CRAPE MYRTLE	10",8",4",2",1"	RETAIN	NO	--

APPROVED  
 JULY 20 2018  
 CITY OF CHICO  
 PLANNING DEPARTMENT

# APARTMENTS AT EAST AND FLORAL

(SHEET 3 OF 3)

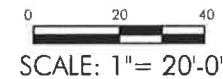
## TREE MITIGATION PLAN

Prepared for:  
 MICHIELS / CORRIGAN  
 CHICO CA 95928

Prepared by:

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ATTACHMENT: " **F** "

# GREGORY A. PEITZ ARCHITECT

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

RECEIVED

MAY 20 2019

CITY OF CHICO  
PLANNING SERVICES

**SUBJECT: CORRIGAN APARTMENTS  
ARHPB PROJECT DESCRIPTION**

The Corrigan apartments is a twenty three unit townhouse apartment complex located on the corner of East and Floral Avenues. The intent of the design for the Corrigan apartments is to create a small community feeling with residences that will have amenities similar to a single family home, such as ground level entries, covered front and rear porches and fenced-in rear yards.

A fenced rear yard is provided for each unit to accommodate pets, small children, outdoor recreation and private gatherings. Mechanical units will be located in these yards which will keep them from public view. (DG 4.1.43)

The on-site sidewalks are all connected to the public sidewalk to provide a pedestrian friendly orientation. (DG 4.1.35)

Stucco, board and batt siding and lap siding are used to provide variation in the exterior textures. Building masses are varied with gable roofs to create a more varied and interesting geometry. Units are painted with alternating color schemes to give a varied, row house appearance. Several colors are used on all of the buildings to accentuate the geometry and add variety. (DG 4.1.15) (DG 4.2.31)

The parking is located in the center of the property to provide parking in close proximity to the front entries and to minimize it's visual impact from the street. (DG 4.1.12, DG 4.1.52)