Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 8/7/2019

File: AR 18-32

DATE: July 17, 2019

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 18-32 (The Graduate) – 344 West 8th Street (APN 004-281-002)

REPORT IN BRIEF

The proposed project includes the construction of a 56-unit (135 bedroom), 78-foot-tall apartment building with 59 vehicle parking spaces. The proposed project is incompatible with existing neighborhood characteristics in scale and architecture and is inconsistent with the City of Chico Design Guidelines Manual Design Objectives and General Plan Goals, Policies and Actions.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the recommended findings contained in the agenda report and deny the project.

Proposed Motion:

I move that the Architectural Review and Historic Preservation Board adopt the recommended findings contained in the agenda report and deny Architectural Review 18-32 (The Graduate).

BACKGROUND

The applicant proposes to construct a 78-foot-tall, 56-unit (135 bedroom) apartment complex located at 344 West 8th Street. The site is located on the westerly portion of the block between West 8th Street, West 7th Street, Salem Street and Normal Avenue (see **Attachment A**, Location Map). The property is designated Residential Mixed Use (RMU) on the General Plan Land Use Diagram and is located in the RMU-COS (Residential Mixed Use with Corridor Opportunity Site overlay) zoning district. The site is also within the "Downtown In-Lieu Parking Benefit Area," as discussed below. The proposal would yield a residential density of 50.4 units per gross acre, which falls below the maximum residential density of 70 units per acre permissible in the -COS overlay.

The site is currently developed with a vacant commercial restaurant building (The Graduate) and an off-street parking area that would be demolished as part of the propose project. Surrounding uses include multi-family and single-family residential dwellings, and various commercial uses.

On October 3, 2018, Planning staff received an application for the proposed project (see **Attachment B**, Project Description). Staff concerns regarding neighborhood incompatibility were provided to the applicant in three incomplete letters (see **Attachment C,** Incomplete Letters). Staff encouraged the applicant to incorporate an architectural style (art deco, prairie, craftsman, Tudor

revival) and materials (exposed red brick, sawtooth rooflines) into the proposed building that complements the surrounding neighborhood, and to consider redesigning the building's massing to harmonize with surrounding development which consists predominantly of single-story single-family homes and two- and three-story apartment buildings. On April 25, 2019, the project team submitted their final revision of the proposal, including elimination of corner masses on the fifth and sixth stories on the east and northwest elevations (see **Attachment D**, Revised Submittal Perspective). The applicant team subsequently provided a letter of support on June 20, 2019 (see **Attachment E**, Applicant Letter).

DISCUSSION

Site Plan and Landscaping

The site plan situates the 17,000 square-foot building footprint at the center of the site, set back 15 feet from Normal Avenue and ten feet from the West 7th Street and West 8th Street frontages (see **Attachment F**, Site Plan). Vehicle access to the site is via a single controlled entry driveway off West 7th Street. Pedestrian access to the site is provided by a pedestrian walkway from Normal Avenue. Residential facilities and amenities would be located within the building, including vehicle and bicycle parking, trash room, study rooms, lounge and rooftop terrace. Exterior improvements include a pedestrian walkway, outdoor bicycle parking area and concrete seating area.

Landscaping is proposed around the base of the building (see **Attachment G,** Landscape Plans). Landscape plans provided by the applicant call for retention of several palm trees in the northwest corner of the site, and removal of various trees, including smaller palms, a 72-inch oak tree, and other trees whose species is not identified. All tree removal would be reviewed by the City's Urban Forest Manager and subject to the City's Tree Preservation Regulations (Chico Municipal Code (CMC) 16.66). The landscape plan calls for a mixture of ground-cover material along the Normal Avenue frontage, including yarrow, sage and fuchsia, with smaller accent trees including gingko. The side and rear of the building would feature various accent trees to provide an evergreen screen along the rear property line, providing screening for ground-mounted HVAC units. Smaller shrubs would be located close to the building's footprint, including white camellia and ballerina Indian hawthorn. Bio-filtration storm water management areas would be located behind the building, between the ground-mounted HVAC units.

Parking

Vehicle parking for the proposed project would be provided by a ground-floor vehicle parking area including seven standard parking stalls and 52 mechanical-lift parking spaces. A total of 97 bicycle parking spaces are provided, including 72 spaces within an interior bike storage room, and 25 outdoor bicycle racks.

Building Scale and Architecture

The proposed building would be rectangular in shape and include six stories with additional height from parapet and roof-mounted features such as an elevator penthouse and roof-mounted solar shade structure. The building would reach an overall height of 78 feet tall (see **Attachment H**, Elevations).

The main body of the building would feature a variety of colors and material types. The first-floor

exterior finish would feature Concrete Masonry Unit (CMU) brick walls in grey. Exterior finishes for floors two through six would be primarily cement plaster in gray and white ("Cornerstone" and "High Reflective White"). The easterly and westerly building elevations would feature two cement plaster window casings in bright yellow ("Summer Sun") with decorative wood siding within. The northerly and southerly elevation would feature Hardie-panel siding in bright green ("Offbeat Green") wrapping the corner of the building. Each residential unit would feature a series of double-hung windows with aluminum window awnings in a variety of colors including purple, aqua, yellow, orange and green.

The building's front entry is identified by a prominent cement plaster mass in red ("Chico Red") extending the entire height of the building. Perforated metal panels would flank the mass, transitioning into a roof-mounted photovoltaic energy device (solar shade structure). Building elevations indicate expansive signage on the building's frontage, which would be considered under a separate application. The signage, as shown on the drawings, exceeds the maximum allowed signage for the RMU zoning district, pursuant to CMC 19.74 (*Signs)*.

The structural height limit for the RMU zoning district is 45-feet. Within the -COS overlay, structural heights may be allowed up to a maximum of 65 feet. At 78-feet-tall, the proposed building exceeds the height limit for the -COS overlay. CMC 19.60.070 (*Height Measurement and Height Limit Exceptions)* allows for certain projections to extend above the height limit, including elevator penthouses (up to 15 feet), parapet walls (up to six feet), and roof-mounted solar devices (subject to Board approval and when in compliance with CMC 19.60.100, *Solar Energy Development Standards,* which requires that roof-mounted solar collectors be placed in the least visible location and installed at the same or as close as possible to the pitch of the roof) (see **Attachment I**, Roof Deck Plans). The building as designed would result in the tallest building in the City of Chico outside of the California State University, Chico campus.

All exterior lighting appears to be low-intensity and energy efficient (see **Attachment J**, Photometrics Plan and **Attachment K**, Light Specifications). A photometrics plan provided by the applicant indicates a series of wall-mounted light fixtures around the base of the building with can-lighting illuminating the front entry. Wall-pack units would illuminate the base of the building at the rear of the site and low intensity bollard lights would illuminate the front entry walkway.

ANALYSIS

Development projects in the City of Chico are required to meet all minimum standards and requirements set forth in the City's Land Use and Development Regulations (Title 19). Additionally, projects subject to a discretionary land use entitlement, such as Site Design and Architectural Review (AR), require "findings" to be made by the review authority in conjunction with approval or disapproval of the application. AR projects can only be approved and proceed to the construction phase when a majority of the Board votes to adopt affirmative statements in support of **all five of the required findings** set forth under CMC 19.18.060. The required findings state:

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

B. The proposed development, including the character, scale, and quality of design, are consistent with the purpose/intent of this chapter and the City's adopted design guidelines and development standards;

C. 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;

D. 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; and

E. The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation, maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.

Staff's recommendation to **deny** this application (AR 18-32, The Graduate), is based on our judgment that the project **fails** to adequately meet four of the five required findings (Findings A, B, C and D). The analysis below focuses on four primary factors that compel staff's recommendation to deny the project. Each of these factors are discussed in more detail below:

1. Consistency of the project with applicable General Plan Goals, Policies and Actions;

2. Consistency of the project with adopted Design Guidelines;

3. Compatibility of the proposed project with the surrounding neighborhood; and

4. The provision of adequate off-street parking and negative spillover effects given the project's location.

General Plan Consistency

Finding A requires that the proposed development be "consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans". The proposed architectural style, design, and size are not consistent with General Plan goals and policies, specifically those found in the Land Use, Community Design, and Downtown Elements, that encourage compatible infill development (LU-2.4, 3.4 and 4.2), enhancement of neighborhood character through design (CD-1, 3, 4, and 5) and promotion of Downtown Illustration concepts through building transitions (DT-4.2.2). The project design does not provide a thoughtful interface with existing surrounding residential neighborhoods, complement existing architectural styles and themes, or provide an orderly transition to Downtown North through scale and design. Specific General Plan Goals, Actions and Policies for which the project has been found to be in conflict are included as **Attachment L** of this report.

The General Plan acknowledges that not all goals and polices are obviously complimentary, and yet they all support the overarching vision for the City. When making decisions, goals and policies

should be examined comprehensively, not individually. It is not the intent of the General Plan to predetermine decisions, but rather to help guide the decision-making process. The overall vision for Chico in 2030 is a “livable, healthy, and sustainable community that offers high quality of life with a strong sense of community and place” while maintaining its “small-town character”. The vision of the General Plan is organized through its “Elements”, which each carry equal weight and must be internally consistent.

The Community Design Element focuses on the visual quality of the physical elements and spaces that shape Chico. Quality, compatible design is highly valued by the community. Specifically, this element prioritizes the importance of a compact urban form and of creating, preserving and enhancing the distinct and diverse neighborhoods of Chico through compatible infill development and context sensitive design (CD-1.2, 4.1, 5.1, and 5.2).

The Land Use Element is the foundation of the General Plan, providing the policy basis for decisions about where and how the City will grow and change over time. This element seeks to retain and enhance Chico’s qualities by guiding a sustainable land use pattern. Neighborhoods in Chico play a significant role in community identity and quality of life. The City is interested in the development of new complete neighborhoods and the preservation and revitalization of its existing neighborhoods. The project site is identified in the Land Use Element as within the Downtown Central City Opportunity Site. Opportunity Sites are expected to be the focus of change and revitalization over the next 20+ years. They are designated on the Land Use Diagram for mixed-use, higher-density residential development, or other land uses compatible with the area’s existing or evolving uses. Future requests for new development or redevelopment of property within these designated Opportunity Sites shall be consistent with the identified Opportunity Site vision (discussed below), development parameters for the respective land use designation(s), and other applicable requirements of the General Plan.

In the Downtown Element, the project site is situated within the South Downtown District and identified on the Downtown Vision Illustration (see **Attachment M**, Downtown Vision Illustration Concepts). The Downtown Element focuses on supporting and expanding the vitality and enhancement of Downtown Chico as the City’s central core. Downtown goals and policies direct that new development at the edges of Downtown should be designed with transitions in building height and mass, where appropriate, to complement the physical character of the adjoining development (DT-4.2.2).

South Downtown (south of 6th Street) is described as having significant redevelopment potential due to existing parcel and building sizes. Future development in South Downtown will include higher density, multi-story, and mixed-use buildings with public open spaces and parking on the interior of lots to create a pedestrian-friendly environment. South Downtown will transition smoothly to North Downtown by way of architectural design, development standards, streetscape improvements, and permitted uses for a more unified and vibrant Downtown. Downtown vision concepts identified in the General Plan describe the importance of protecting adjacent residential neighborhoods from potential negative influences caused by increased density and land use intensity and maintaining adequate parking supplies. A transition in land use designations, from Commercial Mixed-Use to Residential Mixed-Use, is identified for the areas flanking the Downtown core to provide a thoughtful interface with surrounding residential neighborhoods.

Through its design, architectural style, location, and size, the project is inconsistent with General Plan goals and policies. The uniquely large proposed apartment building would dominate its

surroundings and disrupt any smooth transition sought by the General Plan for this flank of the Downtown area, adjacent to the South Campus Historic Neighborhood. The project fails to implement a mixed-use element to support a more unified, vibrant Downtown as described in Concept #3 of the Downtown Vision Illustration and its size and scale would not provide a smooth transition to North Downtown as described in Concept #2. Given the General Plan's policies that emphasize reinforcing the distinctive character of Chico's diverse neighborhoods, strengthening the positive qualities of the City's neighborhoods, corridors, and centers and promoting project designs that reinforce a sense of place with context sensitive elements at a human scale, staff believes the proposed project cannot be found consistent with the General Plan. Conversely, the oversized scale of the proposed apartment building would undermine General Plan direction to support a physical transition in development transecting from the intensive Downtown center to the residential area generally west of the site, and its lack of architectural character would detract from the historic nature of the South Campus neighborhood which contains a variety rich architectural themes and several significant historic resources.

Neighborhood Compatibility and Design Guidelines

The proposed design, scale and massing of the project sharply contrasts with characteristics of the existing surrounding neighborhood, challenging Finding C and Finding D. The project site is located on the periphery of the historic South of Campus Neighborhood which is listed as a Historic Neighborhood on the National Register of Historic Places (see **Attachment N**, Historic Registry Form and **Attachment O,** Historic Neighborhood Map). The registry cites the neighborhood as the original heart of the residential neighborhood established by General John Bidwell with approximately 117 residential and non-residential structures contributing to the listing. Architectural styles found throughout the neighborhood include colonial/revival, bungalow/craftsman and Queen Anne. The neighborhood is predominantly single- and two-story single-family residential with a prominent commercial node at West 5th Street and Ivy Street. The historic neighborhood is generally bounded by the CSU Chico campus, the western edge of the Downtown district, and West 6th Street. The City's Historic Resources Inventory further identifies several historic properties located south of the West 6th Street boundary, near the project site. Sites include 231 W. 8th Street (Anderson's Blacksmith Shop) and 800 Broadway (The Junction).

The City's Design Guidelines Manual is adopted to lend predictability in the design review process. Design Guidelines are intended to guide the aesthetic qualities of development in Chico and maintain its dignified visual character by integrating timeless architectural design with the natural beauty of the surrounding environment. Design guidelines for residential project types are intended to ensure that residential project types are designed with sensitivity to a pedestrian-scale, oriented to streets and sidewalks, and with attention to context between residential densities or nearby non-residential uses. The Design Guidelines Manual is not assumed to include solutions to every design challenge and is not intended to stifle creativity or innovation. Therefore, while the guidelines in the Manual provide viable options for meeting a design challenge, an applicant may propose alternate solutions not identified in the Manual. If alternate solutions are proposed, applicants should demonstrate that applicable Design Objectives stated in the Manual have been met.

The proposed project is averse to Design Objectives (DOs) and Design Guidelines (DGs). Through its architectural design, massing, scale, location, and size, the project is inconsistent with objectives and guidelines that encourage *visual interest in the streetscape via attention to pedestrian-level scale and compatibility with surrounding properties* (DO 4.2.11 and 4.2.14),

clearly defined individual units through masses, entries and roof forms (DG 4.2.13) *transition in scale of multi-unit structures along the project edge to adjacent one or two-story single-family detached homes* (DG 4.2.12) and *incorporation of design elements that establish a clearly identifiable architectural style* (DO 4.2.2). Further inconsistency with Design Guidelines and Design Objectives can be found as **Attachment P**.

Provision of Off-street Parking

The proposed project does not provide sufficient off-street parking, challenging the purpose and intent of CMC 19.18 (*Site Design and Architectural Review)* which calls for orderly and harmonious development of the City (Finding A and Finding B). The purpose of Chapter 19.70 (*Parking and Loading Standards*) is to provide reasonable requirements to ensure sufficient parking facilities to meet the needs generated by the proposed use and to protect neighborhoods from the effects of vehicular noise and traffic. The site is identified, pursuant to Exhibit A of CMC 19R.43.010, as within the Downtown In-Lieu Parking Benefit Area. CMC 19.70.040.G states that: "[p]arking for new residential uses within the Downtown In-Lieu Parking Benefit Area shall be one space per unit or as determined by land use entitlement." The proposed project includes 56 units, containing a total of 135 bedrooms. Under typical zoning the project would be required to provide a minimum of 102 off-street vehicle parking spaces, which is at least 43 more than the 59 spaces currently proposed. Due to the nature of the proposed project (single-use, student oriented), and its location on the boundary between a parking-impacted residential neighborhood and busy Downtown area, requiring more than one space per unit would be justified and necessary to enable finding the project compatible with its surroundings. With only 59 off-street vehicle parking spaces, the proposed project would generate additional parking demands for on-street public parking, aggravating an existing parking supply problem in the area. Exacerbating this parking deficiency creates hazardous conditions (i.e., blocked driveways, illegal parking, blocking crosswalks and access to fire hydrants) for pedestrians, bicyclist and those living in the area.

A memo provided by Public Works Director Brendan Ottoboni discusses the long-term negative impacts to adjacent neighborhoods as a result of inadequate parking (see **Attachment Q**, Ottoboni Memo). The memo discusses how previously approved student-oriented projects near the CSUC campus have resulted in spillover affects into adjoining neighborhoods and parking ratio data from those projects indicates that parking demand typically exceeds the number of parking spaces provided. Such parking impacts cannot adequately be managed by City staff. Further, the South Campus neighborhood currently experiences high parking occupancy rates which would be exacerbated by the proposed project. The proposed project does not implement a mixed-use element to support a healthy Downtown, as envisioned by the Downtown In-Lieu Parking Benefit area and the Public Works Department does not support this project at this location.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be statutorily exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15270 (Projects Which Are Disapproved). CEQA does not apply to project which a public agency rejects or disapproves. If the project were to be approved, additional environmental analysis would be needed to comply with CEQA requirements.

Architectural Review

Chapter 19.18 “Site Design and Architectural Review” is adopted to promote the general health, safety, welfare and economy of the residents of the community. The purpose of the chapter is to promote orderly and harmonious development of the City, enhance desirability of living conditions upon the immediate site or adjacent areas and promote visual environments which are of high aesthetic quality and variety which at the same time are considerate of each other.

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.*

   As discussed above in the Analysis portion of this report, through its design, architectural style, location and size, the project is inconsistent with General Plan goals and policies that encourage reinforcing the distinctive character of Chico’s diverse neighborhoods, strengthening the positive qualities of the City’s neighborhoods, corridors, and centers and ensuring project design that reinforces a sense of place with context sensitive elements and a human scale.

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.*

   As discussed above in the Analysis portion of this report, the proposed project’s character and scale are not visually compatible with the surrounding development which includes 1-3 story development. The project would dominate its surroundings and block views from other structures. The project is not consistent with the purpose and intent of Chapter 19.18 (Site Design and Architectural Review), adopted to promote the general health, safety, welfare and economy of the residents of the community through orderly and harmonious development of the City, enhancing desirability of living conditions upon the immediate site or adjacent areas and to promote visual environments which are of high aesthetic quality and variety which at the same time are considerate of each other. The proposed building reaches an overall height of 78 feet tall in an area where there are no other buildings over three-stories tall. The building would result in the tallest building within City limits, outside of the CSU Campus. The scale, size, and configuration of the building would dominate its surroundings and create an inharmonious transition from the Downtown district to the South Campus residential neighborhood.

   The project is inconsistent with Design Guidelines (DGs) that encourage incorporation of recognizable design elements that relate to the immediate neighborhood or community, varieties of building masses to avoid a monotonous or institutional appearance, and a transition in scale of multi-unit development when adjacent to two-story development or single-family homes.

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.*

As discussed above in the Analysis portion of this report, the proposed project would result in a unique architectural style and concept incompatible an unrepresentative of the character of surrounding development. Exterior treatments of cement plaster, CMU brick and Hardie trim with vibrant accent colors in bright green, purple, orange and yellow conflict with the existing character of the neighborhood.

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.*

   As discussed above in the Analysis portion of this report, the proposed building reaches an overall height of 78 feet tall in an area where there are no other buildings over three-stories tall. The building would result in the tallest building within City limits, outside of the CSU Campus. The scale, size, and configuration of the building would dominate its surroundings and unnecessarily detract from the Downtown district's role as a mixed-use activity center. The oversized scale of the proposed apartment building would undermine General Plan direction to support a physical transition in development transecting from the intensive Downtown center to the residential area generally west of the site, and its lack of architectural character would detract from the historic nature of the South Campus neighborhood which contains a variety rich architectural themes and several significant historic resources.

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.*

   As discussed above in the Analysis portion of this report, the proposed landscaping has been considered and would satisfactorily provide visual relief to compliment structures and provide an attractive environment.

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.

DISTRIBUTION

Internal (4)
Mike Sawley, Senior Planner
Bruce Ambo, Principal Planner
Shannon Costa, Associate Planner
Brendan Ottoboni, Public Works Director
File (AR 18-32)

External (4)
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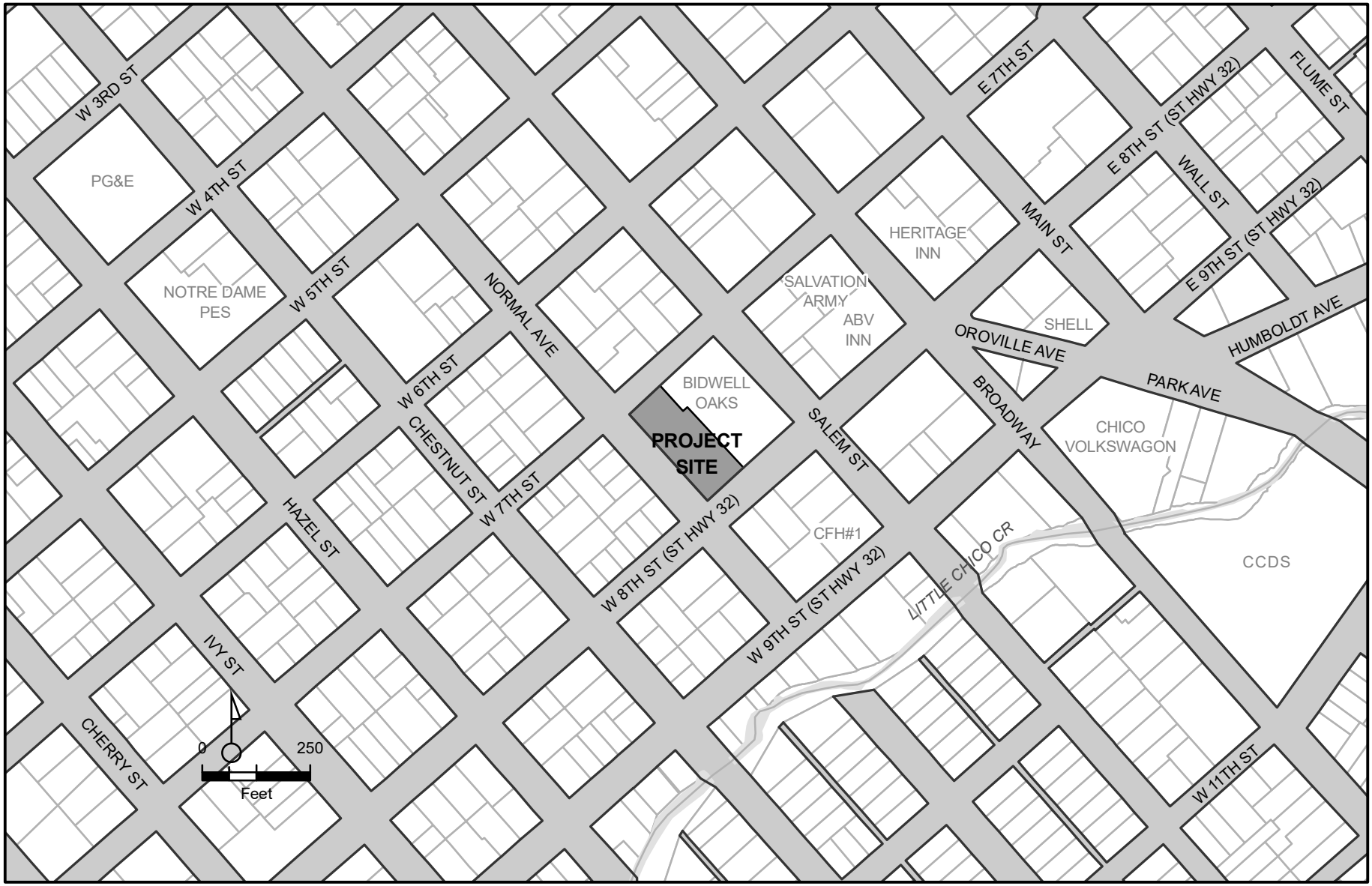
Dan Herbert, email: dpherbert@csuchico.edu
Mike Guzzi, email: maguzzi@csuchico.edu

ATTACHMENTS

A. Location Map
B. Project Description
C. Incomplete Letters
D. Revised Submittal Perspectives
E. Applicant Letter
F. Site Plan
G. Landscape Plan
H. Elevations
I. Roof Plan
J. Photometrics Plan
K. Light Specifications
L. General Plan Inconsistencies
M. Downtown Vision Illustration Concepts
N. Historic Registry Form
O. Historic Structures Map
P. Design Guidelines Inconsistencies
Q. Ottoboni Memo



AR 18-32 (The Graduate)
344 W 8th Street
APN 004-281-002-000

ATTACHMENT A

studioKDA

October 2, 2018

Re: 344 West 8th Street, Chico CA ARCHITECTURAL CONCEPTS AND DESIGN APPROACH

FORWARD

The City's plan to accommodate future jobs and housing growth in a compact and sustainable development pattern relies on infill and redevelopment. The Downtown area is a key opportunity for higher density and intensity of development given its central location, development patterns, and proximity to employment, services, transit, education, and other amenities.

This parcel is one of the designated Opportunity Sites which are expected to be the focus of change and revitalization over the next 20+ years. They are designated on the Land Use Diagram for mixed-use, higher-density residential development, or other land uses compatible with the area's existing or evolving uses.

SITE DESIGN

The proposed design is a 59 unit apartment building consisting of a 5 story Type 3A wood construction over a 1 story Type 1A concrete post-tensioned podium. Auto parking is provided at the ground floor at a 1:1 ratio; secure indoor bicycle parking is provided for 72 spaces, with an additional 25+ spaces provided at the entry plaza (1:1.6 ratio). A lobby with waiting area, package and mail lockers and a centrally located management office is centered at the main entry. Mechanical back of house makes up the rest of the ground floor square footage.

The building mass steps back from the street halfway through the block to give a variation in massing and building size (DG 4.1.15) and also contains a handful of playful "bay windows" on the front and back elevations to provide massing variety (DG 4.1.23 AND 4.2.11).

The entry is placed at the middle of the site and uses a public entry plaza and amenities (benches and bike parking) as well as the existing large oak tree to orient the pedestrian to the street and create a sense of community for the building and neighbors (DG 4.1.11, 4.1.13 and 4.2.32)

The building lobby and manager's office face Normal Avenue providing a visual and functional connection to the street (DG 4.1.16). The primary pedestrian entry also contains a 2nd floor lounge with a balcony that overlooks the public entry plaza and provides an "eye on the street" for safety and security of the residents and neighbors (DG 4.1.24). The lobby also provides a direct connection to the public sidewalk system, integrating the multifamily project into the public street and sidewalk system (DG 4.1.35) as well as integrating the common open space into the overall site design (DG 4.1.42). A range of building mounted and pedestal landscape lighting would be used to illuminate the common open space at the front entry of the building to provide for a safe and secure environment (night sky compatible)(DG 4.1.44 and 4.2.44).

Although the building does not contain an alley along the back of the project the singular surface garage entrance is placed to the side of the building (7th Street) so as not to diminish the primary streetscape (DG 4.1.22, 4.1.51 and 4.1.61).

This singular vehicular entry eliminates the need for excessive curb cuts and surface parking (DG 4.1.32).

As part of the public amenity space at the outdoor entry plaza contemporary site furnishings ("Twig" concrete modular benches) animate the plaza adjacent to the street frontage (DG 4.1.47).

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ATTACHMENT B

ARCHITECTURE

The architectural massing of the building was reduced to a more residential scale by the use of material and color changes and the articulation of balcony insets and "bay window" extensions from the main building mass. The building employs a classic passive solar strategy of using window awnings on the south-west and north-west elevations to reduce the amount of solar gain on those elevations. The awnings are colored differently across the elevations to add visual interest (DG 4.2.11 and 4.2.22) The colors of the awnings are derived from the rich palette of the University Secondary Color Palette (DG 4.2.31).

The primary entry uses a metal awning that wraps up and over the building, encompassing entry identity, shade structure, signage background and sculpture all in one feature (DG 4.2.14, 4.2.31, 4.2.41 and 4.2.43). The primary entry door will use a bright contrasting color to complement the range of finish colors (DG 4.2.42).

It is the client's team opinion that this project is a quality example of a compact urban infill development that supports Chico's General Plan goals and transformation of this designated Opportunity Site. This infill development enhances the existing neighborhood by converting a surface parking lot and tired commercial building into 59 units of much needed downtown housing that is closely connected to the downtown services and campus community. This development makes efficient use of existing infrastructure and public services; increases the viability of transit by adding higher densities and intensities of development; puts more people near existing shops, restaurants and other amenities, thereby reducing vehicle miles travelled and air pollution. We propose that this development follows the intent and spirit of the guidelines of Chico's General Plan and Design Guidelines Manual and will increase the liveliness and vitality of the downtown community.

Sincerely,

Buddy Williams, Architect, LEED AP

Footnotes:

Chico 2030 General Plan, Chapter 3: Land Use

- Projected Housing Needs. In terms of new housing, an estimated 7,369 additional multi-family residential dwelling units would be required to accommodate a population of 139,713. The future mix of dwelling unit types (single-family/multi-family) is assumed to be similar to the City's existing mix, with some housing units also provided in mixed-use developments.

- Areas of Potential Change. The General Plan identifies 15 Opportunity Sites that have the highest infill and redevelopment potential in the City. These strategic areas include underutilized transportation corridors, regional retail centers, areas in the City's core, and other residential, light industrial and mixed-use areas that can accommodate growth. Opportunity Sites provide for a mix of land uses supported by policies intended to ensure gradual and thoughtful transformation over the next 20+ years.

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October 8, 2018

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Berkley, CA 94710

Email: buddy@studiokda.com

Re: **Architectural Review 18-32 (The Graduate)** -344 W 8th Street, APN 004-281-002; A request to construct a 6-story multi-family housing development with a total of 59 units (138 bedrooms). The site is located on the westerly portion of the block between Normal Avenue, Salem Street, W. 7th Street and W. 8th Street, formally the Graduate restaurant. The project consists of a single, six-story building with surrounding landscaping. Parking would be provided by automatic parking lifts (puzzle mechanical lifts) that would accommodate vehicles, and six standard parking spaces (58 total spaces shown on site plan). The site is designated Residential Mixed Use on the General Plan Land Use Diagram and is zoned RMU-COS (Residential Mixed Use with Corridor Opportunity Site Overlay).

Dear Mr. Williams,

Thank you for submitting the above referenced application on October 3, 2018. Planning staff has reviewed the materials and determined that the application is incomplete. Please also see the enclosed memo with comments provided by the Public Works Department.

Staff has concerns regarding the projects potential environmental impacts and incompatibility with the surrounding neighborhood.

Environmental Impacts: The project qualifies as a "Project" and is subject to CEQA review. Staff has concerns that the proposed project would have potentially significant impacts in regard to the sections found in Appendix G of the CEQA guidelines (see below). Staff will need to prepare an initial study and additional fees in the amount of $5,375 will need to be collected upon resubmittal.

Aesthetics: The proposed project has the potential to substantially degrade the existing visual character or quality of the site and its surroundings. The proposed project is substantially larger in size and scale than surrounding development which includes 1-3 story development on a highly-traveled arterial roadway (Hwy 32). To staffs knowledge, the proposed project would result in the tallest structure within City limits, outside the bounds of the CSUC campus. As a dominant building, the project's appearance is not representative of the area's typical characteristics and would create a strong visual contrast. Staff recommends incorporating massing and scale, architectural styles, materials, and landscaping that are comparable to the character of the existing surrounding uses/development that are unique to the neighborhood (i.e. exposed red brick, sawtooth rooflines and architectural styles that include craftsman, art deco, prairie, Tudor revival and gothic revival).

Findings: Staff will need to determine that the project adequately meets the adopted City standards and design guidelines based on the findings provided in CMC 19.18.060 (Site Design and Architectural Review). Staff has concerns that the project is not supported by the findings:

Compatibility: The proposed project's character and scale are not visually compatible with the surrounding development which includes 1-3 story development. The project would dominate its surroundings and would block views from other structures. Staff does not believe the project is consistent with the purpose of Chapter 19.18 (Site Design and Architectural Review);

Purpose and intent of the chapter: Chapter 19.18 (Site Design and Architectural Review) is adopted to promote the general health, safety, welfare and economy of the residents of the community. The purpose of the chapter is to promote orderly and harmonious development of the City, enhance desirability of living conditions upon the immediate site or adjacent areas and promote visual environments which are of high aesthetic quality and variety which at the same time are considerate of each other.

Transportation/Traffic: The proposed project would result in an inadequate parking capacity for the surrounding neighborhood resulting in hazardous conditions for pedestrians, bicyclist and those living in the area (i.e. blocked driveways, illegal parking, blocking crosswalks and access to fire hydrants) and increased vehicles miles traveled. Pursuant to CMC 19.70.040.G (Parking in the Downtown In-Lieu Parking Benefit Area): *parking for new residential uses shall be one space per unit or as determined by land use entitlement.* This means the parking requirement may be reduced when it is determined that the area has ample on-street parking and that the proposed project would not create an increased burden on existing parking conditions; in the case of this location and project proposal, current parking supplies are heavily impacted and nearly at capacity without the project. Staff recommends increasing parking supplies for the project, whether through providing more parking on site, exploring shared parking agreements with neighboring properties, or reducing the number of units/parking demand for the overall project.

In going forward, the parking studies currently underway by the Public Works Department could be a useful tool to find a balance in reaching a solution for the project that will lessen project impacts to the surrounding neighborhood. If you choose to proceed independently of that process, it is recommended that you provide additional information for consideration, including an independent analysis on the site-specific parking needs for your project and potential impacts to the surrounding neighborhood. We look forward to working with you to make this project an asset to the community.

Additional application items/details needed for completeness:

1. Please indicate the mechanical motion for the gated entrance of the parking garage (does the gate swing in or out?).

2. As stated in the application checklist, please show surrounding conditions and structures on the site plan.

3. Provide density information based on GROSS density of the site.

4. Please provide bike rack specifications and dimensions.

5. Please indicate building height on the elevations (to scale), including roof structure features.

6. Please show materials and design of proposed fencing.

7. Provide a physical material/color sample board.

8. Please dedicate a full page to the roof deck plan; provide elevation and landscape plans including the materials and design.

9. Please provide details (spec sheets, manufacturer details) regarding the puzzle mechanical lift- it is unclear from the site plan how many parking spaces each lift provides, and the total number of parking spaces provided on site. Please also clarify the width and depth of each parking space, back up radius for parking garage drive aisle, queuing details for cars entering the parking garage (how many cars can queue?).

10. Provide light fixtures specifications.

If you require further information or assistance regarding this matter, please contact (530) 879-6807 or shannon.costa@chicoca.gov.

Sincerely,

Shannon Costa

Shannon Costa
Assistant Planner

cc: File: AR 18-32
The Graduate LLC, 18531 Lloyd Lane, Anderson, CA 96007
NorthStar, 111 Mission Ranch Blvd, Suite 100, Chico, CA 95926
Modern Building, Attn.: Phil Strawn, phil@modernbuildinginc.com

COMMUNITY DEVELOPMENT DEPARTMENT

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February 14, 2019

Studio KDA - Architecture and Interior Design
Attn: Buddy Williams
1810 6th Street
Berkley, CA 94710

Email: buddy@studiokda.com

Re: **Architectural Review 18-32 (The Graduate)** -344 W 8th Street, APN 004-281-002: A request to construct a 6-story multi-family housing development with a total of 59 units (138 bedrooms). The site is located on the westerly portion of the block between Normal Avenue, Salem Street, W. 7th Street and W. 8th Street, formally The Graduate restaurant. The project consists of a single, six-story building with surrounding landscaping. Parking would be provided by automatic parking lifts (puzzle mechanical lifts) that would accommodate vehicles, and six standard parking spaces (58 total spaces shown on site plan). The site is designated Residential Mixed Use on the General Plan Land Use Diagram and is zoned RMU-COS (Residential Mixed Use with Corridor Opportunity Site Overlay).

Dear Mr. Williams,

Thank you for submitting additional information for the above referenced project, received by our office on January 18, 2019. Planning staff has reviewed the materials and determined that the application remains incomplete. Please address the following comments and submit the following information in order for staff to move forward with processing your application:

Planning Comments:

1. The proposal is over the allowed height limit for the -COS overlay district (65 feet).

2. To assist staff in making findings of compatibility, please provide additional information to assist in making the following findings pursuant to Chico Municipal Code 19.18.060:

   a. That the proposed development, including the character, scale, and quality of design, are consistent with the purpose/intent of this chapter and the City's adopted design guidelines and development standards;
   b. That 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;
   c. That 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.

Traffic Engineering Comments:

1. Given the existing parking capacity in this area of the City, it is likely that the project would result in inadequate parking capacity. A parking analysis is required to determine that the total parking demand for the site does not exceed the total supply of available parking spaces being provided. Parking analysis shall include the following:

    a. Study at least three sites that are similar to the proposed project. The sites can be in Chico or other similar size cities in California.
    b. For each site, provide name, address, description, number of units, number of bedrooms, occupancy, number of parking spaces provided onsite.
    c. For each site, collect onsite parking occupancy data on weekdays between 7AM and 8AM, 12:00PM and 1PM, and 5:30PM and 6:30PM. Data shall be collected when schools are in session.

    Use the peak occupancy data from three sites to estimate parking demand for the proposed project. Once the parking analysis is completed, staff will review the analyses and the accuracy of the submitted information.

CEQA Determination

1. Review of the proposal pursuant to the California Environmental Quality Act (CEQA) is required. Although no determination regarding the appropriate level of environmental review has been made, staff anticipates having to complete an Initial Study, as the project does not qualify for a categorical exemption (see CEQA comments below). Please submit additional fees in the amount of $4,935 ($5,315 less $372 for fees already paid) to complete the Initial Study. Please also provide studies/information to assist staff in making the appropriate level of environmental determination, including, but not limited to:
    a. Traffic Study (see details above in Traffic Engineering Comments)
    b. Visual simulations, perspective drawings and conceptual models, including the surrounding neighborhood. This information is needed to determine the level of neighborhood compatibility and to conduct a visual impact analysis including impacts to visual character and quality of the surrounding neighborhood.

    Proposed CEQA Exemption: In a letter from Jim Stevens (Northstar) dated January 19, 2019, it was argued that the project is exempt from environmental review pursuant to Government Code Section 21159.21. A project qualifies for this exemption when the proposal includes agricultural employee housing, affordable housing, certain infill housing projects and when certain criteria set forth in Government Code section 21159.22, .23, and .24 are met. Staff is unclear how this project meets these criteria, nor have any legal commitments been shown to ensure the continued availability to use the housing units for low income households and demonstrate the applicability of the noted exemptions.

The letter goes on to suggest that the project qualifies for an exemption pursuant to CEQA Guidelines section 15195 (Residential Infill Projects). There has been no documentation to ascertain whether this project would result in housing units made available to moderate-, low- or very low-income families through sufficient legal commitments to the appropriate local agency to allow this exemption to be utilized.

Pursuant to Government Code Section 21159.24, exemptions are not available for a project when: "(1) There is a reasonable possibility that the project will have a project-specific, significant effect on the environment due to unusual circumstances; (2) Substantial changes with respect to the circumstances under which the project is being undertaken that are related to the project have occurred since community-level environmental review was certified or adopted; and (3) New information becomes available regarding the circumstances under which the project is being undertaken and that is related to the project, that was not known, and could not have been known, at the time that community-level environmental review was certified or adopted." Further information is needed to determine the level of environmental review necessary for this project, and then review conducted through the Initial Study to evaluate the applicability of the proposed exemptions.

Please submit the above listed information at your earliest convenience. If you require further information or assistance regarding this matter, please contact (530) 879-6807 or shannon.costa@chicoca.gov.

Sincerely,

Shannon Costa

Shannon Costa
Assistant Planner

cc: File: AR 18-32
The Graduate LLC, 18531 Lloyd Lane, Anderson, CA 96007
NorthStar, 111 Mission Ranch Blvd, Suite 100, Chico, CA 95926
Modern Building, Attn.: Phil Strawn, phil@modernbuildinginc.com

COMMUNITY DEVELOPMENT DEPARTMENT

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April 5, 2019

McCormick Barstow LLP
Attn.: Jeffrey M. Reid, Partner
7647 North Fresno Street,
Fresno, CA 93729

Email: Jeff.Reid@mccormickbarstow.com

Re: **Architectural Review 18-32 (The Graduate)** -344 W 8th Street, APN 004-281-002; A request to construct a 6-story multi-family housing development with a total of 59 units (138 bedrooms). The site is located on the westerly portion of the block between Normal Avenue, Salem Street, W. 7th Street and W. 8th Street, formally the Graduate restaurant. The project consists of a single, six-story building with surrounding landscaping. Parking would be provided by automatic parking lifts (puzzle mechanical lifts) that would accommodate vehicles, and six standard parking spaces (58 total spaces shown on site plan). The site is designated Residential Mixed Use on the General Plan Land Use Diagram and is zoned RMU-COS (Residential Mixed Use with Corridor Opportunity Site Overlay).

Dear Mr. Reid,

Staff has received your supplemental letter regarding the above referenced application. Planning staff has reviewed the materials and determined that the application remains incomplete. Please see staff responses to your letter dated March 21, 2019.

March 29, 2019 Response Letter Comment 1:

The author requests specification on all elements of the proposal which violate the height restriction of 65-feet.

Response: Please refer to page A103 of the entitlement set received by our office as part of the October 3, 2018 submittal package. This page identifies a roof-top deck plan which includes landscape planters, overhead trellis, seating area, and screens. The proposed roof-top deck exceeds the 65-foot height restrictions and does not comply with items identified in Chico Municipal Code 19.60.070.E (Exceptions to Height Limits). Because the application materials provide still indicate versions of the project which do not comply with height restriction standard, a determination of completeness cannot be made at this time. Please provide application materials which clearly indicate compliance with the stated height restriction.

March 29, 2019 Response Letter Comment 2:

The author indicates that the project description provided in the October 3, 2018 submittal package satisfies staffs request to provide additional information to assist staff in making the findings necessary to recommend approval of the project.

Response: The project description provided by the applicant does satisfy the Project Description requirements as required by the Application Submittal Checklist. While the letter does demonstrate how the projects satisfies many Design Guidelines, it does not address staff concerns regarding specific findings to be made to recommend approval of the project. While this is not a matter of completeness, further response to how staff can recommend approval of the project based on the Findings outlined in CMC 19.18.060 is necessary. To assist in focusing your efforts, we have underlined the most relevant and potentially problematic findings for which additional support is needed. These findings include:

19.18.060 Findings.

…

"B. The proposed development, including the character, scale, and quality of design, are consistent with the purpose/intent of this chapter and the City's adopted design guidelines and development standards;

"C. 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;

"D. 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." (CMC Title 18.18.060)

March 29, 2019 Response Letter Comment 3:

The author suggests that staffs request for a parking analysis would result in the need for additional parking capacity as part of the project and that no such requirement can be imposed because the project meets the parking requirements as provided by the municipal code.

Response: Staffs request for a parking study is necessary to evaluate that the parking need of the proposed project does not exceed the total supply of available parking spaces provided, given the known inadequate parking capacity in the area; no request for additional parking has been made. To adequately meet the required Findings for approval, the development, including the character, scale, and quality of design, shall be consistent with the purpose/intent of CMC 19.18. As stated in 19.18.010, the Purpose of the chapter is to promote the general health, safety, welfare and economy of residence in the community through: Orderly and harmonious development; Enhance Desirability of residence or investment in the City; Encourage the attainment of the most desirable uses of land and improvements; Enhance the desirability of living conditions upon the immediate site or in adjacent areas (underline added for emphasis); and, Promote visual environments which are of high aesthetic quality and variety and which at the same time are considerate of each other. While this information is not a matter of completeness, data as a result of a parking analysis would provide staff with clarity as to the adequacy of parking in the immediate area and any potential impacts associated with the project. This information could possibly provide staff with the justification to meet the findings required for approval.

March 29, 2019 Response Letter Comment 4:

The author indicates that because the project is subject only to design review, that impacts outside of design review, such as traffic, cannot be evaluated, nor can conditions/mitigations be imposed upon the project based on these impacts, either through the design review process or CEQA evaluation.

The level of environmental review necessary for this project has not yet been determined, nor has a qualifying CEQA exemption been identified or accepted as applicable by staff. The project will require design review. Your assertion that such review of the project to aspects of the design only and your reliance on the *McCorkle* decision for the holding you cite are misplaced.

As you are aware, the *McCorkle* decision reiterated a long standing principle that the scope of such review is up to the city imposing the design review. (*McCorkle Eastside Neighborhood Group v. City of St. Helena* (2018) 31 Cal. App.5th 80,9, *citing Friends of Davis v. City of Davis* (200) 83 Cal. App. 4th 2004, 2010). While the court upheld the decision of the City of St. Helena that under *its* ordinance no review was required, the court did not create a rule as you posit that would prevent the City of Chico from a different outcome under its ordinance. Whether design review is appropriate for this project and what level of detail is required for this project is based on the Chico Design Review requirement found at 19.18.010. As previously stated and outlined in CMC 19.18.60, when approving a project, the Architectural Review and Historic Preservation Board shall determine, among other things, "whether or not a project adequately meets the adopted City's standards and design guidelines" based upon Findings. As the purpose of the Chico Design Review includes the promotion of the general health, safety and welfare of the community, including the desirability of living conditions upon the immediate site or in the adjacent areas (CMC Title 19.18.010.E.) the request for traffic analysis and other information is appropriate.

While this issue is not a matter of completeness, further response to how staff can recommend approval of the project based on the Findings is necessary.

March 29, 2019 Response Letter Comment 5:

The author contends that the requested visual simulations are not required and submission or such materials is not a basis of determining application completeness.

Please refer to the Application Submittal Checklist, "Other" section, which indicates that perspective drawings, conceptual models and computer simulations can be requested "as needed". To better understand the proposed project in the context of the surrounding neighborhood, visual simulations are necessary. Subsequent to your letter, Staff has received a massing study from Buddy Williams provided by the applicant. Should the applicant desire to provide any additional information that would assist Staff in the processing of the application as to how the project will meet the City standards and be compatible with the surrounding development, please forward such as soon as possible

March 29, 2019 Response Letter Comment 6:

The author requests substantial evidence relevant to the determination that the project does not qualify for a CEQA exemption described in Public Resources Code 21159.24(b). Further clarification regarding "unusual circumstances" which deny the project this exemption is requested.

Your reliance on Public Resources (PR) Code Section 21159.24(b) is unsupported. A housing project qualifies for an exemption pursuant to Section 21159.24(b), only when criteria set forth in PR Code Section 21159.21 are met. As previously stated in my letter dated February 14, 2019, a project qualifies for this exemption when the proposal includes one of the following: agricultural employee housing, affordable housing, certain infill housing projects and when certain criteria set forth in Government Code section 21159.22, .23, and .24 are met. You have provided no support that the project would be any of these qualifying types of housing projects of how this project meets these criteria. More importantly, PR 21159.24(a)(4) requires that within five years of the date that the application for the project was deemed complete, the community-level environmental review was certified or adopted. The EIR for the City of Chico 2030 General Plan was adopted in 2011, thus disqualifying the project from this code section.

If you require further information or assistance regarding this matter, please contact (530) 879-6807 or shannon.costa@chicoca.gov.

Sincerely,

Shannon Costa

Shannon Costa
Associate Planner

cc: File: AR 18-32
The Graduate LLC, 18531 Lloyd Lane, Anderson, CA 96007
NorthStar, 111 Mission Ranch Blvd, Suite 100, Chico, CA 95926
Studio KDA - Architecture and Interior Design, Attn: Buddy Williams, 1810 6th Street, Berkley, CA 94710

1 MASSING VIEW FROM NORMAL AVENUE AND 7TH STREET LOOKING EAST

REVISED SUBMISSION (190416)

studio KDA
1810 sixth street, berkeley, ca 94710
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The Graduate Multifamily Housing

344 8TH ST
CHICO, CA

ENTITLEMENT SET

PROJECT ISSUE REVIEW

1	190416 PLANNING RESUBMITTAL

PROJECT #:

ISSUE DATE: 190416

PERSPECTIVE MASSING VIEWS

A212

ATTACHMENT D

1 MASSING VIEW FROM W. 8TH ST. LOOKING NORTH-WEST

REVISED SUBMISSION (190416)

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The Graduate Multifamily Housing

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CHICO, CA

ENTITLEMENT SET

PROJECT ISSUE REVIEW

1	190416 PLANNING RESUBMITTAL

PROJECT #:

ISSUE DATE: 190416

PERSPECTIVE MASSING VIEWS

A213

ATTACHMENT D
AM 11-9-16 10:20:21

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June 20, 2019

Via email to bruce.ambo@chicoca.gov

Architectural Review and Historic Preservation Board
City of Chico
c/o Mr. Bruce Ambo, Principal Planner
411 Main Street – 2nd Floor
Chico, CA 95927

Re: The Graduate Project/344 West 98th Street, APN 004-281-002
Design Review

Dear Board Members:

I represent The Graduate, LLC, a California limited liability company (the "Applicant"), the owner of the property located at 344 West 98th Street, APN 004-281-002. I respectfully request that this letter be promptly provided to all members of the Architectural Review and Historic Preservation Board (the "ARHPB"), included in the agenda packet for the deliberations of the ARHPB concerning the application for the relevant project, and included in any Administrative Record concerning the project considerations.

This letter is filed in support of the application for a project design review that is to be considered by your Board pursuant to Chico Municipal Code Section 19.18.024-A.[1] The project submitted for your review is fully compliant with all zoning and general plan standards. It is located within both the Downtown Opportunity Site overlay zone and the Downtown In-Lieu Parking Benefit area. With the sole exception of the design review to be conducted by your Board, the project development requires only the issuance of a building permit. No discretionary entitlements are required.

The purpose of this letter is to request that you reject the staff recommendation to deny The Graduate project's design approvals. We further request that you direct the staff to prepare findings required under CMC Section 19.18.060 and the California Environmental Quality Act (CEQA) consistent with that determination. The factual, legal, and policy basis to support these requested actions are set forth below.

1. Project's Compliance with Zoning Standards and Design Standards.

Your Board is charged with assuring that projects comply with applicable design standards. That requirement applies even where, as here, the project's development requires no further discretionary entitlements. (CMC Sections 19.18.024-A and 19.18.050-A-2-a.)

Design evaluations often entail elements of subjective judgment. However, relevant standards of due process and equal protection require that the zoning codes and deliberative standards not be arbitrary, and the evaluating authority must adhere to

[1] All references to the Chico Municipal Code are referred to herein as "CMC".

appropriate standards. (*Village of Euclid, Ohio v. Ambler Realty Co.* (1926) 272 U.S. 365; *Village of Willowbrook v. Olech* (2000) 528.) California courts have reinforced these Constitutional requirements by requiring that findings be adopted where adjudicatory decisions are made concerning zoning and related land use matters. (*Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal. 3d 506.) Such findings help assure that record provides evidence of required linkage among the standards, the evidence and the decision.

The City of Chico recognizes the need to incorporate objective standards into the design evaluations, by its adoption of design standards in the Design Manual. The City's ordinances emphasize the need to apply such design guidelines. (CMC Section 19.18.050-C.) The City code incorporates a requirement for specific findings relevant to that evaluation. (CMC Section 19.18.060.)

The Graduate project's compliance with applicable Design Manual standards is documented in the correspondence from the Project Architect Buddy Williams, which is submitted with this letter. That letter evidences that The Graduate project's design satisfies a large majority of the Design Manual's criteria that apply to a project for a multi-family use at this location. Of the 30 categories that are relevant to this project, The Graduate considered and incorporated 23 Design Guidelines as outlined in the original correspondence, with an additional 2 Design Guidelines added after the building was reduced in scale.

We have been advised that City staff intends to recommend against the project's design approval. However, thus far the staff has provided only generalized objections to the project's design qualities. They have not provided any comments to, or evaluation of, the detailed information provided by the project's architect regarding the Design Manual compliances. Nor have they provided an objective factual basis for their opposition to the project's design, other than concerns about the "scale", "visual compatibility" and potentially unnecessary "view" impacts of the project. We understand all of these are intended as objections to the project's height and density.[2]

As stated above, design evaluations incorporate elements of subjective judgments, but those subjective judgments must be guided by standards that must be adhered to by an adjudicatory body such as yours. In this instance, the staff is recommending that you apply subjective elements of a design evaluation to nullify objective statutory development standards that have been adopted to obtain legislatively confirmed policy objectives. That approach undermines the fair notice and equal protection standards to which zoning criteria, and their administration, must comply.

In considering this project's proposed and permitted height and density, it is important to focus on the policy objectives that the City intends to achieve by establishing special zoning standards for projects in the Downtown Opportunity Site overlay zone.

---

[2] The staff may expound on their evaluation and conclusions in the staff report it will provide to your Board. We therefore presently intend to reply to that staff report in a supplement to this letter after that report has been made available.

(Chico 2030 General Plan Figure LU-1, and Appendix B, page B-5.) The Chico 2030 General Plan confirms that the City's policy objective for this overlay zone is to help assure increased residential density and intensity of uses in the Downtown. The policy is stated as an important tool to assure the success of a compact city. The policy is also intended to help facilitate development of urban, multi-family residential units, which is stated to be one of the greatest opportunities for Downtown development. (Chico 2030 General Plan, Appendix B, page B-1.)

To implement these policy goals, the City of Chico Land Use and Development Regulations incorporate special zoning standards for projects within that Downtown Opportunity Site overlay zone. These adopted regulatory standards confirm that for property zoned RMU, a maximum of 70 units per acre is authorized (CMC Section 19.52.080-D-1.) They also confirm that a residential project within such zone can be developed to a height of 65 feet, unless the underlying zone district permits a greater maximum height (CMC Section 19.52.080-D-2).

The Downtown Opportunity Site overlay zone is also co-terminus with the boundaries of the In-Lieu Parking Benefit Area (CMC 19R43.010.) This project is therefore entitled to the benefits of the off-street parking ratio established in CMC Section 19.70.040. That code provision confirms that parking for residential uses in that area shall be one space per unit (or as determined by land use entitlement.) In this instance there is no further land use entitlement required or sought for this project beyond your design evaluations. Your design evaluations do not encompass parking ratio standards. That is confirmed by the fact that the Design Manual makes no reference to evaluation of off-street parking standards. There is therefore no basis or authority for the City to impose any variation from the statutorily adopted one space per unit standard. In addition, note that The Graduate is supplying a greater than 1:1 parking ratio (59 parking spaces for 56 residential units).

These density, height, and parking ratio standards were not adopted in a vacuum. They were legislatively adopted based on considered evaluation of their relationship to the attainment of expressed City of Chico policy objectives. The General Plan intends to help assure increased residential density and intensity of uses in the Downtown, to assure the success of a compact city. Its policies, and the relevant zoning regulations, were adopted to facilitate development of urban, multi-family residential units. Such a project is identified as one of the greatest opportunities for Downtown development. The achievement of these policy goals is why the relevant zoning standards, including density, height, and parking standards, were adopted and why they should be adhered to.

The staff desires to reduce the project height, and thereby diminish the projects overall residential density. That proposal must be rejected, as it is inconsistent with both the General Plan's policy objectives, and the statutorily adopted regulatory standards intended to achieve those policies. Such a constraint on this project would also be arbitrary and inconsistent with due process and equal protection standards.

2. California's Housing Accountability Act's Mandates.

In addition to violating the objectives of the General Plan and the adopted zoning standards, the City staff's proposal to condition the project on a reduced height, violates the Housing Accountability Act (Government Code Section 65589.5.) That Act prohibits a local government from imposing conditions on a housing development project, including design changes, unless that decision is based on written findings, supported by a preponderance of the evidence on the record that **both** of the following conditions exist:

(a) The housing development project will have a specific adverse impact on public health or safety unless it is developed at a lower density. That finding requires a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions that existed on the date the application was deemed complete. (Government Code Section 65589.5 (j)(1)(A).) The Housing Accountability Act also confirms a legislative intent that efforts to claim that specific adverse impacts on public health or safety referenced in Government Code Section 65589.5 (j)(1)(A) exist, should only occur infrequently. (Government Code Section 65589.5 (a)(3).)

(b) There is no feasible method to satisfactorily mitigate or avoid the identified specific adverse impact other than approval upon the condition of a lower density. (Government Code Section 65589.5 (j)(1)(B).)

Regarding compliance with these provisions, no objective based analysis has been provided to support the findings required to impose conditions that would diminish the project's intended density. Nor has the staff provided any analysis of alternative feasible mitigations other than height reductions to address any adverse impact (assuming one that satisfies the objective standards of the Act is identified).

The Housing Accountability Act also requires the City to provide special notifications when it determines an intended housing development is inconsistent with adopted standards, including any design standards such as those in CMC Section 19.18.060. In that circumstance, the City must, within 30 days after the project's application was determined to be complete, provide written explanation of the reason it considers the project to not be consistent with such standards. Failure to timely provide a sufficient written explanation results in the housing project being deemed to satisfy such standards. (Government Code Section 65589.5 (j)(2)(A).)

In regard to this requirement, the staff confirmed, on May 10, 2019, that the project's applications were complete. At that time the only explanation for recommending denial based on the design standards was a statement that such reasons were stated in prior correspondence materials. That statement presumably intended to reference letters from the City staff dated October 8, 2018 and April 5, 2019.[3]

[3] Copies of the email dated May 19, 2019, confirming the determination of a complete application on that date is enclosed. Also enclosed are the two prior letters that we understand were intended to be referenced in that email.

In regard to CMC Section 19.18.60, the October 8, 2018 letter simply stated that the project's character and scale are not visually compatible with surrounding development of 1-3 stories. The staff asserts that it would dominate surroundings and block views. The April 5, 2019 letter added nothing to that explanation. That letter simply provided excerpts from CMC Section 19.18.60 that underlined select phrases that included the words "scale", "visually compatible with surrounding development" and "not unnecessarily block views and other structures or dominate their surroundings".

All of these stated objections are simply conclusory statements (to the extent they actually constitute a statement). They do not provide any objective evidence or reference to quantitative standards required by Government Code Section 65589.5 (j)(1)(A.) In addition, they are so limited in explanation so as to not satisfy the requirements of Government Code Section 65589.5 (j)(2)(A.)[4]

After the City's letter of April 5, 2019, the Applicant submitted an updated design for the project, in an attempt to address the staff's concerns. That updated design is discussed in the enclosed letter from the project Architect. Among other features, it incorporated step backs to help address the staff's concern about the scale in relationship to neighboring buildings. It also changed the siding material and colors to add visual interests. The design changes reduced the originally intended density for the project by three units.

The Staff never provided any explanation about its opposition to this updated design, other than the emailed reference to the prior letters that had evaluated the prior design. This circumstance is further evidence that the requirements of Government Code Section 65589.5 (j)(2)(A) were not timely satisfied. The project may therefore be deemed to comply with the site design and architectural standards required by CMC Chapter 19.18.

For the reasons stated above, City staff is attempting to modify the applicable zoning criteria through the device of a subjective evaluation of the project's "scale". That effort will violate the Housing Accountability Act because it necessarily diminishes the total density of the project. Subjective judgment of scale cannot be used as an indirect tool to modify, or nullify, the City's adopted height standards where those standards are necessary to attain the projects intended total housing unit production.

Your consideration of these matters should also take into account that the Housing Accountability Act's provisions are simply attempting to protect the ability of the project to implement existing adopted land use regulations. Those regulations have their roots in the fact that the City adopted the height, density and parking standards to support its vision of Downtown Chico development. Where those adopted standards cause individuals to invest in Downtown property acquisition, and to make

[4] Our intention to seek your Board's evaluations of the project's design is not a waiver of the right to assert the rights under Government Code Section 65589.5 (j)(2)(A).

substantial investment in architectural and engineering designs to submit completed development applications, the City should celebrate the attainment of its goals.

3. Other Relevant Contexts.

The City staff is no doubt troubled by potential neighborhood opposition to this project's development, even though it is consistent with all adopted zoning and planning criteria, and the vision for the Downtown reflected in the adopted General Plan. This project is admittedly the first significant project in these environs making use of the height and density criteria in these environs that the General Plan and zoning criteria provide. Those criteria were intended to foster change in development design, which is often unsettling to existing developed neighborhoods.

Those types of neighborhood concerns are issues that routinely arise. The consequences of such neighborhood opposition are partially why the Housing Accountability Act was adopted. Courts have confirmed that the Act's purpose ***"is to assure that local governments do not ignore their own housing development policies and general plans when reviewing housing development proposals".*** (*Honchariw v. County of Stanislaus* (2011) Cal.Appp.4th 1066, 1075, citing *North Pacifica, LLC v. City of Pacific* (N.D.Cal2002) 234 F.Supp.2d 1053, 2058.)

The property that supports this project is immediately adjacent to a three-story building that had been developed in a previous time, when this project site and the adjacent properties were developed solely with single-story buildings. At that time, the existing three story building was arguably "out of context" with the existing developed neighborhood. Nevertheless, it was developed and provides important value to the Downtown.

The City's goal to expand and increase more dense development should not now be stymied by an argument that the project is not visually compatible with surrounding development. If that argument had been previously applied to existing adjacent multi-story projects, it would have frozen the Downtown development to a quality that is not consistent with the community's current (or previous) policy goals.

In addition, the project's proponents have not resisted efforts by the staff to be sensitive to neighborhood perspectives about the potential implications of the Project's "massing". As stated above, the original design, which included 59 units, was updated based on the staff's initial expression of concerns and the revised building that is reduced in scale includes 56 units of much needed housing.

Despite these efforts at compromise by the project owner, the City staff retains its opposition to the revised project design, without updating the existing conclusory explanations for that opposition. The City staff opposition intends to prohibit the project from incorporating the height standards that are expressly permitted by the adopted City zoning code and planning policies. This may be motivated by good faith desire to appease potential neighborhood oppositions. However, it poses a barrier to the implementation of the zoning and planning policy goals that the City Council

previously adopted. Your design evaluations should override the staff reticence to achieve the City policy goals.

4. CEQA Compliances and Impact Evaluations.

The means by which CEQA review compliances are to be conducted for this project remain undetermined. That is because the staff is recommending denial of the project's design reviews. Where a project is denied, no CEQA evaluations are to be conducted. Unfortunately, this approach by staff has the effect of hamstringing your Board from exercising its full powers and authorities in this matter at this time.

For that reason, it is important that you provide staff proper direction regarding CEQA determinations to support the project's design approval. This effort may meet with some controversy because staff has stated that they intend to require traffic studies as a condition of compliance with CEQA impacts analysis. However, for reasons detailed below, the extent of CEQA impact evaluations in this circumstance is limited by the extent of your design review authorities.

More specifically, CEQA does not provide a local government with new or broader authorities to impose project evaluations or mitigations independent of the powers granted by other laws. (CEQA Guidelines Section 15040(a).) Therefore, if the review authority for a relevant permit does not provide legal authority to shape the project in a way that responds to a potential impact, CEQA does not provide any independent authority to do so. (*McCorkle Eastside Neighborhood Group v. City of St. Helena* (2018) 31 Cal.App. 5th 80, 94.)

In this circumstance, the sole entitlement required is your consideration of the project's design and its compliance with the Design Criteria standards in CMC Section 19.18. No element of those considerations implicates evaluations of traffic impacts. Except for the potential to qualify this project for an infill categorical exemption under CEQA, its traffic impacts are not an issue to be evaluated pursuant to CEQA because they are not relevant to your design evaluations.

It is true that the aesthetic impacts of a project are an element of CEQA evaluations, and aesthetic impacts are a consideration that is relevant to your design evaluation. However, whether an aesthetic impact exists is very much associated with a project's compliances with relevant policy standards, including, in this instance, adherence to zoning development standards and the City of Chico Design Manual.

The evaluation of a project's design adherence to relevant City policies is, by City statutes, vested with your Board and not with the City staff. Therefore, if you concur that the project meets the relevant adopted City policies for design criteria, there is no impact pursuant to CEQA arising from the project's aesthetics. For that reason, a determination by your Board that the project reflects appropriate design criteria also vests your Board with the legal authority to direct staff to prepare CEQA findings concerning aesthetic impacts that are consistent with your determinations. A negative declaration determination would therefore be appropriate.

Alternatively, this project qualifies for an infill categorical exemption (Class 32) under CEQA Guidelines 15332. The only evaluation that has not been completed that would be relevant to that determination is a confirmation that the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The only impact referenced in the Class 32 exemption that is remotely relevant to this project is traffic.

The Institute for The Institute of Transportation Engineers (ITE) manual entitled Trip Generation, 10th Edition, establishes multi-family residential developments between 3 and 10 stories as mid-rise projects, Class 221[5]. Such a class of projects are assumed to generate a total of 5.44 trips per unit, with 0.36 trips per unit at the AM Peak Hours and 0.44 trips at the PM Peak Hours. For the 56 units intended by the project, this results in a total of 305 daily trips, with 20 at the AM Peak Hours and 25 at the PM Peak Hours.

Mr. Wyatt West of the City's Public Works Department has advised that the City generally only impose a requirement for a traffic impacts analysis where the project is projected to generate more than 50-75 peak hour peak hour trips. On that basis, this project can be confirmed as not having a significant impact related to traffic. A Class 32 categorical exemption should therefore also be approved, as an alternative basis for confirming CEQA compliance. Under this approach, an NOD and an NOE would be certified and filed.

5. The Project's Parking Ratios.

It is possible that the project's compliance with relevant off-street parking ratios will be raised as part of your deliberations. That is because the Public Works Director has suggested that CMC Section 19.70.040 provides the City with the power to impose off-site parking ratio requirements for the project beyond the one space per unit expressly set forth in that Code provision. The claim has been made that the ordinances provisions for one space per unit is a "minimum" requirement. The basis for that claim is the statement in the Code section that the parking standard is one space per unit, ***or as determined by land use entitlement***. (emphasis added.)

A plain reading of the statute requires that any determination of an alternative parking ratio must be conducted in the context of a relevant land use entitlement. In this

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[5] The City of Chico has relied upon the ITE Trip Generation Manual in conducting CEQA evaluations for projects. For instance, it was relied upon in December 2018 in confirming a no-impact analysis for a the Humbold Van Overbeek Apartments Project that included a General Plan and Rezone amendment to modify entitled development from 11 single family residences to 35 multi-family units. That study is available at http://www.ci.chico.ca.us/planning_services/InitialStudyMitigatedNegativeDeclaration-HumboldtVanOverbeekApartments.asp. See also the Initial Study for the Enloe Medical Office Building, available at http://www.ci.chico.ca.us/planning_services/EnloeMedicalOfficeBuildingProject.asp.

instance, no land use entitlement beyond your design reviews are required or sought for this project. Your Design Review Manual makes no reference to any evaluations of off-street parking ratios. Any effort by the staff's to leverage an architectural design evaluation to a modification of established parking ratios is simply not legally supportable. In addition, note that The Graduate is supplying a greater than 1:1 parking ratio (59 parking spaces for 56 residential units).

6. Conclusion.

For the reasons detailed above, we request that you reject the staff recommendation to deny the Graduate Project's required design approvals. The project attains an overwhelming majority of the relevant Design Manual standards and satisfies all elements of the findings that you are required to evaluate and confirm pursuant to CMC Section 19.18.060. The evaluations provided by project architect Buddy Williams provide substantial evidence for those required findings.

To assure that your determinations are implemented in a fashion that complies with required legal standards, you should further direct the staff to prepare for your adoption the findings required by CMC Section 19.18.060.

The sole CEQA criterion relevant to your deliberations is the aesthetic impacts of the project. If you conclude that City design policies have been satisfied, there is no aesthetic impact resulting from the project. As a result, you should direct that the City staff prepare and provide, for your approval, a Negative Declaration as the relevant CEQA compliance document.

In addition, based on the record and the project's site and use, this project also qualifies for an infill categorical exemption (Class 32) under CEQA Guidelines 15332. You should direct that the City staff prepare and provide, for your approval, a Notice of Exemption with findings that the standards required for the Class 32 in-fill exemption have been satisfied (and no unusual circumstance exists). This NOE would be an alternative and additional CEQA compliance document.

The staff should be directed to file both the NOD and the NOE following your certification after appropriate findings have been provided for your action.

Sincerely,
McCORMICK, BARSTOW, SHEPPARD,
WAYTE & CARRUTH LLP

Jeffrey M. Reid

cc: Shannon Costa, Associate Planner
Brendon Ottoboni, Public Works Director
City of Chico Mayor and Council Members

ATTACHMENT E

Enc.: May 21, 2019 Letter from Architect Buddy Williams
May 10, 2019 email from Shannon Costa
April 5, 2019 Letter from Shannon Costa
December 8, 2089 Letter from Shannon Costa

studioKDA

May 21, 2019

Architectural Review and Historic Preservation Board (ARHPB)
City of Chico, CA

Re: 344 West 8th Street, Chico CA (AR 18-32 The Graduate)
ADDENDA TO THE ARCHITECTURAL CONCEPTS AND DESIGN APPROACH

Dear ARHPB Members,

This memo is offered to outline how the proposed project meets both the letter and the intent of the General Plan and Planning Code and will, when realized, provide much needed housing and contribute significantly to the vitality of the Downtown community.

For the original Entitlements Application a site and architectural narrative was assembled by the architect that demonstrated how the proposed West 8th St. multifamily project conformed with the major design objectives as outlined in the *Chico Design Guildelines Manual, Chapter 4: Residential Project Types*. The narrative is titled "Re: 344 West 8th Street, Chico CA ARCHITECTURAL CONCEPTS AND DESIGN APPROACH, dated October 2, 2018". It is located at the end of this document for reference.

As you know, the Downtown area presents a unique opportunity for higher density and intensity of development given its central location, development patterns, and proximity to employment, services, transit, education, and other amenities. According to the General Plan this site is one of the designated **Corridor Opportunity Sites (-COS) overlay zones** which are intended to be the focus of change and revitalization over the next 20+ years. These sites are designated on the Land Use Diagram for mixed-use, higher-density residential development that must be developed at or above the midpoint of the allowable density range (CMC 19.52.080.C).

Project Conformance:
Given this site's Downtown location it also falls within the Downtown **In-Lieu Parking Benefit Area**, which reduces the parking ratio to one space per unit for new residential uses (CMC 19.70.40). The West 8th St. multifamily project has allocated slightly more parking than the 1:1 ratio allowed (59 parking spaces for 56 units).

The current Planning Code, in the Opportunity Sites boundary, allows for a maximum building height of 65' (CMC 19.52.080.D.2). This height allowance was written into the Planning Code to encourage much needed downtown housing that is connected to the Downtown's services and campus community. This desire for higher residential density is also reflected in Chico's General Plan.

The West 8th St. multifamily project does not ask for any special concessions or variances. In addition, the project does not take full advantage of the allowed density as the project proposes a 20% fewer units than allowed by code (70 units per acre maximum allowed, 56 units proposed) (CMC 19.52.080.D.1).

After hearing Planning Department concerns regarding visual compatibility the development team reduced the massing and unit count to lessen the visual impact and size of the building. Given the

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building's long, rectangular shape and it's presence on W. 8th St., the reduction in mass was taken at the top two ends of the building on the top two floors, thus stepping down the height in relationship to the neighboring buildings. This proposed building reduction also has the highest visual impact to reduce the size of the building from the various adjacent view points. In modifying the building mass we took the opportunity to change the siding material and color at the two reduced ends to give additional visual interest (new perspective views which show this reduction were included in the Entitlement Submital Revision package, dated April 16, 2019).

In the April 5, 2019 Planning Department letter to Jeff Reid of McCormick Barstow, one of the responses for *"March 29, 2019 Response letter Comment 2:"* was to assist planning staff in making findings of compatibility by providing additional information to assist in making the following findings pursuant to Chico Municipal Code 19.18.060:

> *a. That the proposed development, including the character, scale, and quality of design, are consistent with the purpose/intent of this chapter and the City's adopted design guidelines and development standards;*
> *b. That 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;*
> *c. That 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.*

As mentioned previously, an examination of the Deisgn Guildelines and how they relate to this project was assembled for the original Entitlements Submittal. It is our opinion that the use of common exterior materials (horizontal siding, stucco in multiple colors, double hung windows and window awnings for example) are visually compatible with surrounding development. We also believe that the reduction of building mass, the careful stepping at the building ends, reduced unit count and compatible exterior design, lessen the visual impact while creating a more visually compatible building with the surrounding development.

Prescribed Use:

We believe the project has been unfairly caught in a contradiction: thePlanning Code allows a maximum height limit of 65' in a residential neighborhood while the Planning Department subjectively claims incompatibility due to potentially blocking views or incompatibility of scale with the surrounding area. This project was designed to the objective allowances prescribed and encouraged in the General Plan and Planning Code.

It is also worth noting that this being one of the first larger scale residential developments that has been proposed in downtown Chico is to be located across the street from a less dense residentially zoned neighborhood. When this occurs there will always be an inherent conflict at the boundary edge of a designated opportunity site placed adjacent to a lower density residential neighborhood. The code was written, with public engagement, to encourage and prescribe denser, taller housing than what exists in

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the immediate neighborhood. That is the anticipated result of the General Plan and Planning Code. Our client reasonably relied on these documents when deciding to acquire the site.

It is the client's team opinion that this project is a quality example of a compact urban infill development that supports Chico's General Plan goals and transformation of this designated Opportunity Site. This infill development enhances the existing neighborhood by converting a surface parking lot and tired commercial building into 56 units of much needed downtown housing that is closely connected to the downtown services and campus community. Further, this development makes efficient use of existing infrastructure and public services; increases the viability of transit by adding higher densities and intensities of development; puts more people near existing shops, restaurants and other amenities, thereby reducing vehicle miles travelled and air pollution.

We hope you will agree that the proposed development follows the intent and spirit of the guidelines of Chico's General Plan, the Planning Code, and Design Guidelines Manual and, as a result, will increase the liveliness and vitality of the Downtown community.

Sincerely,

Buddy Williams, Architect, LEED AP

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studioKDA

October 2, 2018

Re: 344 West 8th Street, Chico CA ARCHITECTURAL CONCEPTS AND DESIGN APPROACH

FORWARD

The City's plan to accommodate future jobs and housing growth in a compact and sustainable development pattern relies on infill and redevelopment. The Downtown area is a key opportunity for higher density and intensity of development given its central location, development patterns, and proximity to employment, services, transit, education, and other amenities.

This parcel is one of the designated Opportunity Sites which are expected to be the focus of change and revitalization over the next 20+ years. They are designated on the Land Use Diagram for mixed-use, higher-density residential development, or other land uses compatible with the area's existing or evolving uses.

SITE DESIGN

The proposed design is a 59 unit apartment building consisting of a 5 story Type 3A wood construction over a 1 story Type 1A concrete post-tensioned podium. Auto parking is provided at the ground floor at a 1:1 ratio; secure indoor bicycle parking is provided for 72 spaces, with an additional 25+ spaces provided at the entry plaza (1:1.6 ratio). A lobby with waiting area, package and mail lockers and a centrally located management office is centered at the main entry. Mechanical back of house makes up the rest of the ground floor square footage.

The building mass steps back from the street halfway through the block to give a variation in massing and building size (DG 4.1.15) and also contains a handful of playful "bay windows" on the front and back elevations to provide massing variety (DG 4.1.23 AND 4.2.11).

The entry is placed at the middle of the site and uses a public entry plaza and amenities (benches and bike parking) as well as the existing large oak tree to orient the pedestrian to the street and create a sense of community for the building and neighbors (DG 4.1.11, 4.1.13 and 4.2.32)

The building lobby and manager's office face Normal Avenue providing a visual and functional connection to the street (DG 4.1.16). The primary pedestrian entry also contains a 2nd floor lounge with a balcony that overlooks the public entry plaza and provides an "eye on the street" for safety and security of the residents and neighbors (DG 4.1.24). The lobby also provides a direct connection to the public sidewalk system, integrating the multifamily project into the public street and sidewalk system (DG 4.1.35) as well as integrating the common open space into the overall site design (DG 4.1.42). A range of building mounted and pedestal landscape lighting would be used to illuminate the common open space at the front entry of the building to provide for a safe and secure environment (night sky compatible)(DG 4.1.44 and 4.2.44).

Although the building does not contain an alley along the back of the project the singular surface garage entrance is placed to the side of the building (7th Street) so as not to diminish the primary streetscape (DG 4.1.22, 4.1.51 and 4.1.61).

This singular vehicular entry eliminates the need for excessive curb cuts and surface parking (DG 4.1.32).

As part of the public amenity space at the outdoor entry plaza contemporary site furnishings ("Twig" concrete modular benches) animate the plaza adjacent to the street frontage (DG 4.1.47).

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ARCHITECTURE

The architectural massing of the building was reduced to a more residential scale by the use of material and color changes and the articulation of balcony insets and "bay window" extensions from the main building mass. The building employs a classic passive solar strategy of using window awnings on the south-west and north-west elevations to reduce the amount of solar gain on those elevations. The awnings are colored differently across the elevations to add visual interest (DG 4.2.11 and 4.2.22) The colors of the awnings are derived from the rich palette of the University Secondary Color Palette (DG 4.2.31).

The primary entry uses a metal awning that wraps up and over the building, encompassing entry identity, shade structure, signage background and sculpture all in one feature (DG 4.2.14, 4.2.31, 4.2.41 and 4.2.43). The primary entry door will use a bright contrasting color to complement the range of finish colors (DG 4.2.42).

It is the client's team opinion that this project is a quality example of a compact urban infill development that supports Chico's General Plan goals and transformation of this designated Opportunity Site. This infill development enhances the existing neighborhood by converting a surface parking lot and tired commercial building into 59 units of much needed downtown housing that is closely connected to the downtown services and campus community. This development makes efficient use of existing infrastructure and public services; increases the viability of transit by adding higher densities and intensities of development; puts more people near existing shops, restaurants and other amenities, thereby reducing vehicle miles travelled and air pollution. We propose that this development follows the intent and spirit of the guidelines of Chico's General Plan and Design Guidelines Manual and will increase the liveliness and vitality of the downtown community.

Sincerely,

Buddy Williams, Architect, LEED AP

Footnotes:

Chico 2030 General Plan, Chapter 3: Land Use

- Projected Housing Needs. In terms of new housing, an estimated 7,369 additional multi-family residential dwelling units would be required to accommodate a population of 139,713. The future mix of dwelling unit types (single-family/multi-family) is assumed to be similar to the City's existing mix, with some housing units also provided in mixed-use developments.

- Areas of Potential Change. The General Plan identifies 15 Opportunity Sites that have the highest infill and redevelopment potential in the City. These strategic areas include underutilized transportation corridors, regional retail centers, areas in the City's core, and other residential, light industrial and mixed-use areas that can accommodate growth. Opportunity Sites provide for a mix of land uses supported by policies intended to ensure gradual and thoughtful transformation over the next 20+ years.

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From: Shannon Costa <shannon.costa@Chicoca.gov>
Date: May 10, 2019 at 9:23:24 AM PDT
To: Buddy Williams <buddy@studiokda.com>, Phil Strawn <Phil@modernbuildinginc.com>, Jim Stevens <jstevens@northstareng.com>, Garret G <garret@sfcodes.com>
Cc: Andrew Jared <andrew.jared@Chicoca.gov>, Bruce Ambo <bruce.ambo@Chicoca.gov>, Brendan Ottoboni <brendan.ottoboni@Chicoca.gov>, Brendan Vieg <brendan.vieg@Chicoca.gov>
Subject: RE: The Graduate AR 18-32 application - digital copy for reference

Hi Buddy-

Thank you for checking in. I have reviewed the entire submittal package and determined that the application is complete.

The project will be scheduled for a meeting before the Architectural Review and Historic Preservation Board, for which staff will be recommending denial of the project for reasons communicated to you in previous incomplete letters. I anticipate a meeting date in early July, so should you chose to revise the project to better meet the required findings found in Chapter 19.18 of the Chico Municipal Code, please let me know prior to June 21. I will confirm a meeting date as we get closer, and you will receive a 10-day notice including the report package prior to the meeting.

Pursuant to CEQA Guidelines Section 15270, projects for which an agency disapproves are exempt from CEQA. An initial study will not be completed at this time.

Thank you,

Shannon Costa
Associate Planner
(530) 879-6807
City of Chico- Community Development Department

ATTACHMENT E

COMMUNITY DEVELOPMENT DEPARTMENT

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April 5, 2019

McCormick Barstow LLP
Attn.: Jeffrey M. Reid, Partner
7647 North Fresno Street,
Fresno, CA 93729

Email: Jeff.Reid@mccormickbarstow.com

Re: **Architectural Review 18-32 (The Graduate)** -344 W 8th Street, APN 004-281-002; A request to construct a 6-story multi-family housing development with a total of 59 units (138 bedrooms). The site is located on the westerly portion of the block between Normal Avenue, Salem Street, W. 7th Street and W. 8th Street, formally the Graduate restaurant. The project consists of a single, six-story building with surrounding landscaping. Parking would be provided by automatic parking lifts (puzzle mechanical lifts) that would accommodate vehicles, and six standard parking spaces (58 total spaces shown on site plan). The site is designated Residential Mixed Use on the General Plan Land Use Diagram and is zoned RMU-COS (Residential Mixed Use with Corridor Opportunity Site Overlay).

Dear Mr. Reid,

Staff has received your supplemental letter regarding the above referenced application. Planning staff has reviewed the materials and determined that the application remains incomplete. Please see staff responses to your letter dated March 21, 2019.

March 29, 2019 Response Letter Comment 1:

The author requests specification on all elements of the proposal which violate the height restriction of 65-feet.

Response: Please refer to page A103 of the entitlement set received by our office as part of the October 3, 2018 submittal package. This page identifies a roof-top deck plan which includes landscape planters, overhead trellis, seating area, and screens. The proposed roof-top deck exceeds the 65-foot height restrictions and does not comply with items identified in Chico Municipal Code 19.60.070.E (Exceptions to Height Limits). Because the application materials provide still indicate versions of the project which do not comply with height restriction standard, a determination of completeness cannot be made at this time. Please provide application materials which clearly indicate compliance with the stated height restriction.

March 29, 2019 Response Letter Comment 2:

The author indicates that the project description provided in the October 3, 2018 submittal package satisfies staffs request to provide additional information to assist staff in making the findings necessary to recommend approval of the project.

Response: The project description provided by the applicant does satisfy the Project Description requirements as required by the Application Submittal Checklist. While the letter does demonstrate how the projects satisfies many Design Guidelines, it does not address staff concerns regarding specific findings to be made to recommend approval of the project. While this is not a matter of completeness, further response to how staff can recommend approval of the project based on the Findings outlined in CMC 19.18.060 is necessary. To assist in focusing your efforts, we have underlined the most relevant and potentially problematic findings for which additional support is needed. These findings include:

19.18.060 Findings.

…

"B. The proposed development, including the character, scale, and quality of design, are consistent with the purpose/intent of this chapter and the City's adopted design guidelines and development standards;

"C. 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;

"D. 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." (CMC Title 18.18.060)

March 29, 2019 Response Letter Comment 3:

The author suggests that staffs request for a parking analysis would result in the need for additional parking capacity as part of the project and that no such requirement can be imposed because the project meets the parking requirements as provided by the municipal code.

Response: Staffs request for a parking study is necessary to evaluate that the parking need of the proposed project does not exceed the total supply of available parking spaces provided, given the known inadequate parking capacity in the area; no request for additional parking has been made. To adequately meet the required Findings for approval, the development, including the character, scale, and quality of design, shall be consistent with the purpose/intent of CMC 19.18. As stated in 19.18.010, the Purpose of the chapter is to promote the general health, safety, welfare and economy of residence in the community through: Orderly and harmonious development; Enhance Desirability of residence or investment in the City; Encourage the attainment of the most desirable uses of land and improvements; Enhance the desirability of living conditions upon the immediate site or in adjacent areas (underline added for emphasis); and, Promote visual environments which are of high aesthetic quality and variety and which at the same time are considerate of each other. While this information is not a matter of completeness, data as a result of a parking analysis would provide staff with clarity as to the adequacy of parking in the immediate area and any potential impacts associated with the project. This information could possibly provide staff with the justification to meet the findings required for approval.

March 29, 2019 Response Letter Comment 4:

The author indicates that because the project is subject only to design review, that impacts outside of design review, such as traffic, cannot be evaluated, nor can conditions/mitigations be imposed upon the project based on these impacts, either through the design review process or CEQA evaluation.

The level of environmental review necessary for this project has not yet been determined, nor has a qualifying CEQA exemption been identified or accepted as applicable by staff. The project will require design review. Your assertion that such review of the project to aspects of the design only and your reliance on the *McCorkle* decision for the holding you cite are misplaced.

As you are aware, the *McCorkle* decision reiterated a long standing principle that the scope of such review is up to the city imposing the design review. (*McCorkle Eastside Neighborhood Group v. City of St. Helena* (2018) 31 Cal. App.5th 80,9, *citing Friends of Davis v. City of Davis* (200) 83 Cal. App. 4th 2004, 2010). While the court upheld the decision of the City of St. Helena that under *its* ordinance no review was required, the court did not create a rule as you posit that would prevent the City of Chico from a different outcome under its ordinance. Whether design review is appropriate for this project and what level of detail is required for this project is based on the Chico Design Review requirement found at 19.18.010. As previously stated and outlined in CMC 19.18.60, when approving a project, the Architectural Review and Historic Preservation Board shall determine, among other things, "whether or not a project adequately meets the adopted City's standards and design guidelines" based upon Findings. As the purpose of the Chico Design Review includes the promotion of the general health, safety and welfare of the community, including the desirability of living conditions upon the immediate site or in the adjacent areas (CMC Title 19.18.010.E.) the request for traffic analysis and other information is appropriate.

While this issue is not a matter of completeness, further response to how staff can recommend approval of the project based on the Findings is necessary.

March 29, 2019 Response Letter Comment 5:

The author contends that the requested visual simulations are not required and submission or such materials is not a basis of determining application completeness.

Please refer to the Application Submittal Checklist, "Other" section, which indicates that perspective drawings, conceptual models and computer simulations can be requested "as needed". To better understand the proposed project in the context of the surrounding neighborhood, visual simulations are necessary. Subsequent to your letter, Staff has received a massing study from Buddy Williams provided by the applicant. Should the applicant desire to provide any additional information that would assist Staff in the processing of the application as to how the project will meet the City standards and be compatible with the surrounding development, please forward such as soon as possible

March 29, 2019 Response Letter Comment 6:

The author requests substantial evidence relevant to the determination that the project does not qualify for a CEQA exemption described in Public Resources Code 21159.24(b). Further clarification regarding "unusual circumstances" which deny the project this exemption is requested.

Your reliance on Public Resources (PR) Code Section 21159.24(b) is unsupported. A housing project qualifies for an exemption pursuant to Section 21159.24(b), only when criteria set forth in PR Code Section 21159.21 are met. As previously stated in my letter dated February 14, 2019, a project qualifies for this exemption when the proposal includes one of the following: agricultural employee housing, affordable housing, certain infill housing projects and when certain criteria set forth in Government Code section 21159.22, .23, and .24 are met. You have provided no support that the project would be any of these qualifying types of housing projects of how this project meets these criteria. More importantly, PR 21159.24(a)(4) requires that within five years of the date that the application for the project was deemed complete, the community-level environmental review was certified or adopted. The EIR for the City of Chico 2030 General Plan was adopted in 2011, thus disqualifying the project from this code section.

If you require further information or assistance regarding this matter, please contact (530) 879-6807 or shannon.costa@chicoca.gov.

Sincerely,

Shannon Costa

Shannon Costa
Associate Planner

cc: File: AR 18-32
The Graduate LLC, 18531 Lloyd Lane, Anderson, CA 96007
NorthStar, 111 Mission Ranch Blvd, Suite 100, Chico, CA 95926
Studio KDA - Architecture and Interior Design, Attn: Buddy Williams, 1810 6th Street, Berkley, CA 94710

COMMUNITY DEVELOPMENT DEPARTMENT

411 Main Street – 2nd Floor
P.O. Box 3420
Chico, CA 95927

530-879-6800
Fax 530-895-4726
http://www.ci.chico.ca.us

October 8, 2018

Studio KDA - Architecture and Interior Design
Attn: Buddy Williams
1810 6th Street
Berkley, CA 94710

Email: buddy@studiokda.com

Re: **Architectural Review 18-32 (The Graduate)** -344 W 8th Street, APN 004-281-002; A request to construct a 6-story multi-family housing development with a total of 59 units (138 bedrooms). The site is located on the westerly portion of the block between Normal Avenue, Salem Street, W. 7th Street and W. 8th Street, formally the Graduate restaurant. The project consists of a single, six-story building with surrounding landscaping. Parking would be provided by automatic parking lifts (puzzle mechanical lifts) that would accommodate vehicles, and six standard parking spaces (58 total spaces shown on site plan). The site is designated Residential Mixed Use on the General Plan Land Use Diagram and is zoned RMU-COS (Residential Mixed Use with Corridor Opportunity Site Overlay).

Dear Mr. Williams,

Thank you for submitting the above referenced application on October 3, 2018. Planning staff has reviewed the materials and determined that the application is incomplete. Please also see the enclosed memo with comments provided by the Public Works Department.

Staff has concerns regarding the projects potential environmental impacts and incompatibility with the surrounding neighborhood.

Environmental Impacts: The project qualifies as a "Project" and is subject to CEQA review. Staff has concerns that the proposed project would have potentially significant impacts in regard to the sections found in Appendix G of the CEQA guidelines (see below). Staff will need to prepare an initial study and additional fees in the amount of $5,375 will need to be collected upon resubmittal.

Aesthetics: The proposed project has the potential to substantially degrade the existing visual character or quality of the site and its surroundings. The proposed project is substantially larger in size and scale than surrounding development which includes 1-3 story development on a highly-traveled arterial roadway (Hwy 32). To staffs knowledge, the proposed project would result in the tallest structure within City limits, outside the bounds of the CSUC campus. As a dominant building, the project's appearance is not representative of the area's typical characteristics and would create a strong visual contrast. Staff recommends incorporating massing and scale, architectural styles, materials, and landscaping that are comparable to the character of the existing surrounding uses/development that are unique to the neighborhood (i.e. exposed red brick, sawtooth rooflines and architectural styles that include craftsman, art deco, prairie, Tudor revival and gothic revival).

Findings: Staff will need to determine that the project adequately meets the adopted City standards and design guidelines based on the findings provided in CMC 19.18.060 (Site Design and Architectural Review). Staff has concerns that the project is not supported by the findings:

Compatibility: The proposed project's character and scale are not visually compatible with the surrounding development which includes 1-3 story development. The project would dominate its surroundings and would block views from other structures. Staff does not believe the project is consistent with the purpose of Chapter 19.18 (Site Design and Architectural Review);

Purpose and intent of the chapter: Chapter 19.18 (Site Design and Architectural Review) is adopted to promote the general health, safety, welfare and economy of the residents of the community. The purpose of the chapter is to promote orderly and harmonious development of the City, enhance desirability of living conditions upon the immediate site or adjacent areas and promote visual environments which are of high aesthetic quality and variety which at the same time are considerate of each other.

Transportation/Traffic: The proposed project would result in an inadequate parking capacity for the surrounding neighborhood resulting in hazardous conditions for pedestrians, bicyclist and those living in the area (i.e. blocked driveways, illegal parking, blocking crosswalks and access to fire hydrants) and increased vehicles miles traveled. Pursuant to CMC 19.70.040.G (Parking in the Downtown In-Lieu Parking Benefit Area): *parking for new residential uses shall be one space per unit or as determined by land use entitlement.* This means the parking requirement may be reduced when it is determined that the area has ample on-street parking and that the proposed project would not create an increased burden on existing parking conditions; in the case of this location and project proposal, current parking supplies are heavily impacted and nearly at capacity without the project. Staff recommends increasing parking supplies for the project, whether through providing more parking on site, exploring shared parking agreements with neighboring properties, or reducing the number of units/parking demand for the overall project.

In going forward, the parking studies currently underway by the Public Works Department could be a useful tool to find a balance in reaching a solution for the project that will lessen project impacts to the surrounding neighborhood. If you choose to proceed independently of that process, it is recommended that you provide additional information for consideration, including an independent analysis on the site-specific parking needs for your project and potential impacts to the surrounding neighborhood. We look forward to working with you to make this project an asset to the community.

Additional application items/details needed for completeness:

1. Please indicate the mechanical motion for the gated entrance of the parking garage (does the gate swing in or out?).

2. As stated in the application checklist, please show surrounding conditions and structures on the site plan.

3. Provide density information based on GROSS density of the site.

4. Please provide bike rack specifications and dimensions.

5. Please indicate building height on the elevations (to scale), including roof structure features.

6. Please show materials and design of proposed fencing.

7. Provide a physical material/color sample board.

8. Please dedicate a full page to the roof deck plan; provide elevation and landscape plans including the materials and design.

9. Please provide details (spec sheets, manufacturer details) regarding the puzzle mechanical lift- it is unclear from the site plan how many parking spaces each lift provides, and the total number of parking spaces provided on site. Please also clarify the width and depth of each parking space, back up radius for parking garage drive aisle, queuing details for cars entering the parking garage (how many cars can queue?).

10. Provide light fixtures specifications.

If you require further information or assistance regarding this matter, please contact (530) 879-6807 or shannon.costa@chicoca.gov.

Sincerely,

Shannon Costa

Shannon Costa
Assistant Planner

cc: File: AR 18-32
The Graduate LLC, 18531 Lloyd Lane, Anderson, CA 96007
NorthStar, 111 Mission Ranch Blvd, Suite 100, Chico, CA 95926
Modern Building, Attn.: Phil Strawn, phil@modernbuildinginc.com

GROSS BUILDING AREA

FLOOR	GROSS FLR AREA
1-GROUND FLOOR	17,012 SF
2-SECOND FLOOR	16,267 SF
3-THIRD FLOOR	16,267 SF
4-FOURTH FLOOR	16,267 SF
5-FIFTH FLOOR	14,686 SF
6-SIXTH FLOOR	13,778 SF
Grand total	94,278 SF

UNIT SCHEDULE

Name	Number	Area	Level
2-SECOND FLOOR			
UNIT 2A	203	684 SF	2-SECOND FLOOR
UNIT 2B	205	1055 SF	2-SECOND FLOOR
UNIT 2C	207	1034 SF	2-SECOND FLOOR
UNIT 2D	208	1041 SF	2-SECOND FLOOR
UNIT 2E	209	756 SF	2-SECOND FLOOR
UNIT 2F	211	1007 SF	2-SECOND FLOOR
UNIT 2H	210	927 SF	2-SECOND FLOOR
UNIT 3A	204	1240 SF	2-SECOND FLOOR
UNIT 3B	201	1278 SF	2-SECOND FLOOR
UNIT 3C	202	1142 SF	2-SECOND FLOOR
UNIT 4A	206	1440 SF	2-SECOND FLOOR
2-SECOND FLOOR: 11		11604 SF	

UNIT SCHEDULE

Name	Number	Area	Level
3-THIRD FLOOR			
UNIT 2A	303	684 SF	3-THIRD FLOOR
UNIT 2B	305	1056 SF	3-THIRD FLOOR
UNIT 2C	307	1034 SF	3-THIRD FLOOR
UNIT 2D	308	1041 SF	3-THIRD FLOOR
UNIT 2E	309	756 SF	3-THIRD FLOOR
UNIT 2F	311	1007 SF	3-THIRD FLOOR
UNIT 2G	312	1028 SF	3-THIRD FLOOR
UNIT 2H	310	927 SF	3-THIRD FLOOR
UNIT 3A	304	1240 SF	3-THIRD FLOOR
UNIT 3B	301	1278 SF	3-THIRD FLOOR
UNIT 3C	302	1142 SF	3-THIRD FLOOR
UNIT 4A	306	1440 SF	3-THIRD FLOOR
3-THIRD FLOOR: 12		12633 SF	

UNIT SCHEDULE

Name	Number	Area	Level
4-FOURTH FLOOR			
UNIT 2A	120	684 SF	4-FOURTH FLOOR
UNIT 2B	122	1056 SF	4-FOURTH FLOOR
UNIT 2C	124	1034 SF	4-FOURTH FLOOR
UNIT 2D	125	1041 SF	4-FOURTH FLOOR
UNIT 2E	126	756 SF	4-FOURTH FLOOR
UNIT 2F	128	1007 SF	4-FOURTH FLOOR
UNIT 2G	129	1028 SF	4-FOURTH FLOOR
UNIT 2H	127	927 SF	4-FOURTH FLOOR
UNIT 3A	121	1240 SF	4-FOURTH FLOOR
UNIT 3B	118	1278 SF	4-FOURTH FLOOR
UNIT 3C	119	1142 SF	4-FOURTH FLOOR
UNIT 4A	123	1440 SF	4-FOURTH FLOOR
4-FOURTH FLOOR: 12		12633 SF	

UNIT SCHEDULE

Name	Number	Area	Level
5-FIFTH FLOOR			
UNIT 2B	141	1055 SF	5-FIFTH FLOOR
UNIT 2C	143	1034 SF	5-FIFTH FLOOR
UNIT 2E	145	756 SF	5-FIFTH FLOOR
UNIT 2F	147	1007 SF	5-FIFTH FLOOR
UNIT 2G	148	1028 SF	5-FIFTH FLOOR
UNIT 2H	146	927 SF	5-FIFTH FLOOR
UNIT 2I	139	825 SF	5-FIFTH FLOOR
UNIT 2J	144	674 SF	5-FIFTH FLOOR
UNIT 3A	140	1240 SF	5-FIFTH FLOOR
UNIT 3B	138	1278 SF	5-FIFTH FLOOR
UNIT 4A	142	1440 SF	5-FIFTH FLOOR
5-FIFTH FLOOR: 11		11264 SF	

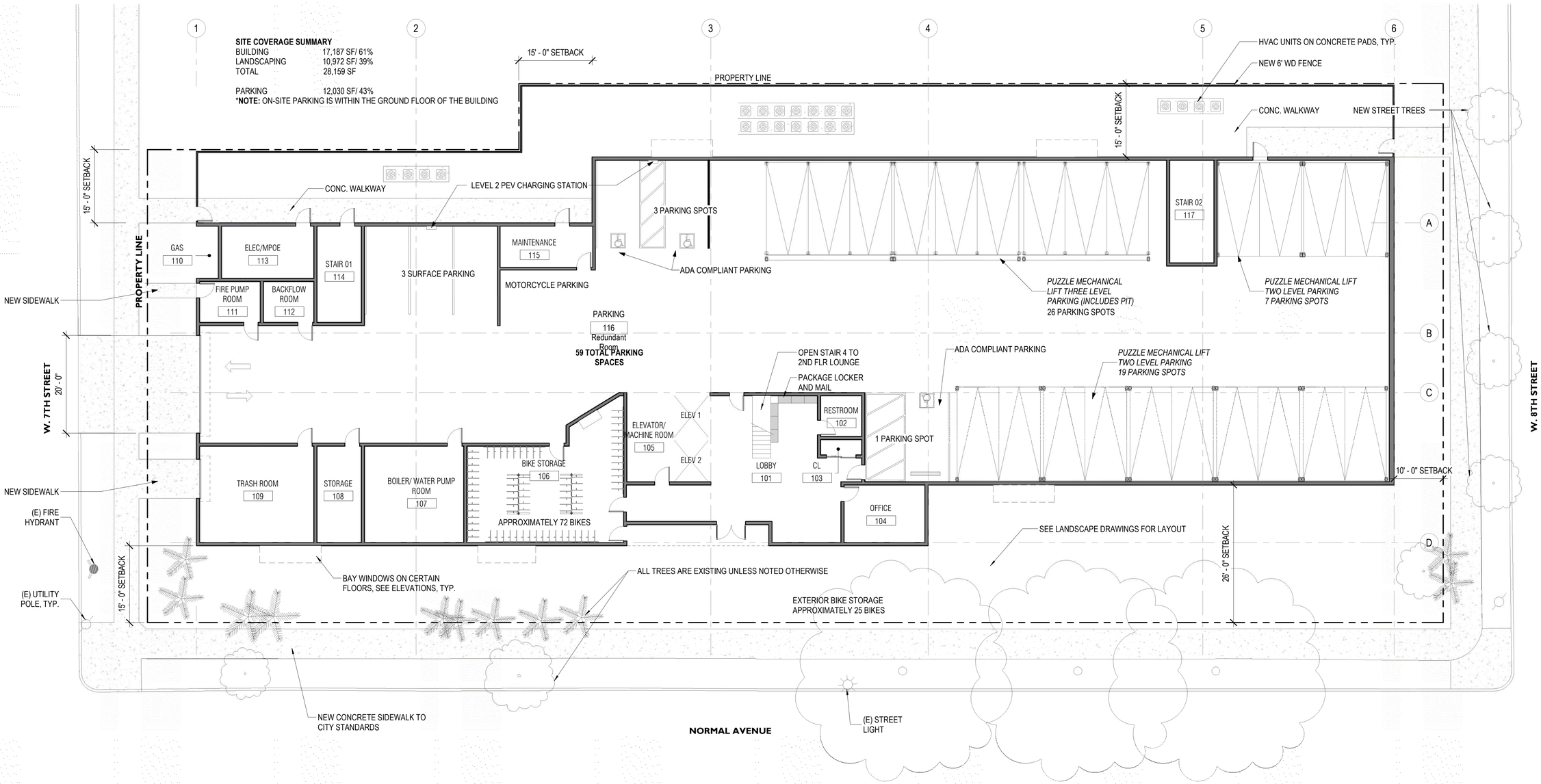
UNIT SCHEDULE

Name	Number	Area	Level
6-SIXTH FLOOR			
UNIT 2B	160	1054 SF	6-SIXTH FLOOR
UNIT 2C	162	1032 SF	6-SIXTH FLOOR
UNIT 2F	165	1005 SF	6-SIXTH FLOOR
UNIT 2G	166	1026 SF	6-SIXTH FLOOR
UNIT 2H	164	925 SF	6-SIXTH FLOOR
UNIT 2I	158	825 SF	6-SIXTH FLOOR
UNIT 2J	163	676 SF	6-SIXTH FLOOR
UNIT 3A	159	1238 SF	6-SIXTH FLOOR
UNIT 3B	157	1275 SF	6-SIXTH FLOOR
UNIT 4A	161	1438 SF	6-SIXTH FLOOR
6-SIXTH FLOOR: 10		10493 SF	
Grand total: 56		58627 SF	

SITE COVERAGE SUMMARY

BUILDING	17,187 SF/ 61%
LANDSCAPING	10,972 SF/ 39%
TOTAL	28,159 SF
PARKING	12,030 SF/ 43%

***NOTE:** ON-SITE PARKING IS WITHIN THE GROUND FLOOR OF THE BUILDING



1 PROPOSED GROUND FLOOR AND SITE PLAN
1" = 10'-0"

0' 5' 10' 15' 40'

ATTACHMENT F

4/23/2019 4:20:17 PM

studioKDA
1810 sixth street, berkeley, ca 94710
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studiokda.com

SEAL

The Graduate Multifamily Housing

344 WEST 8TH ST
CHICO, CA

PROJECT ISSUE RECORD:

	10/01/18	Entitlement Set
2	04/16/19	Planning Resubmittal

PROJECT #:

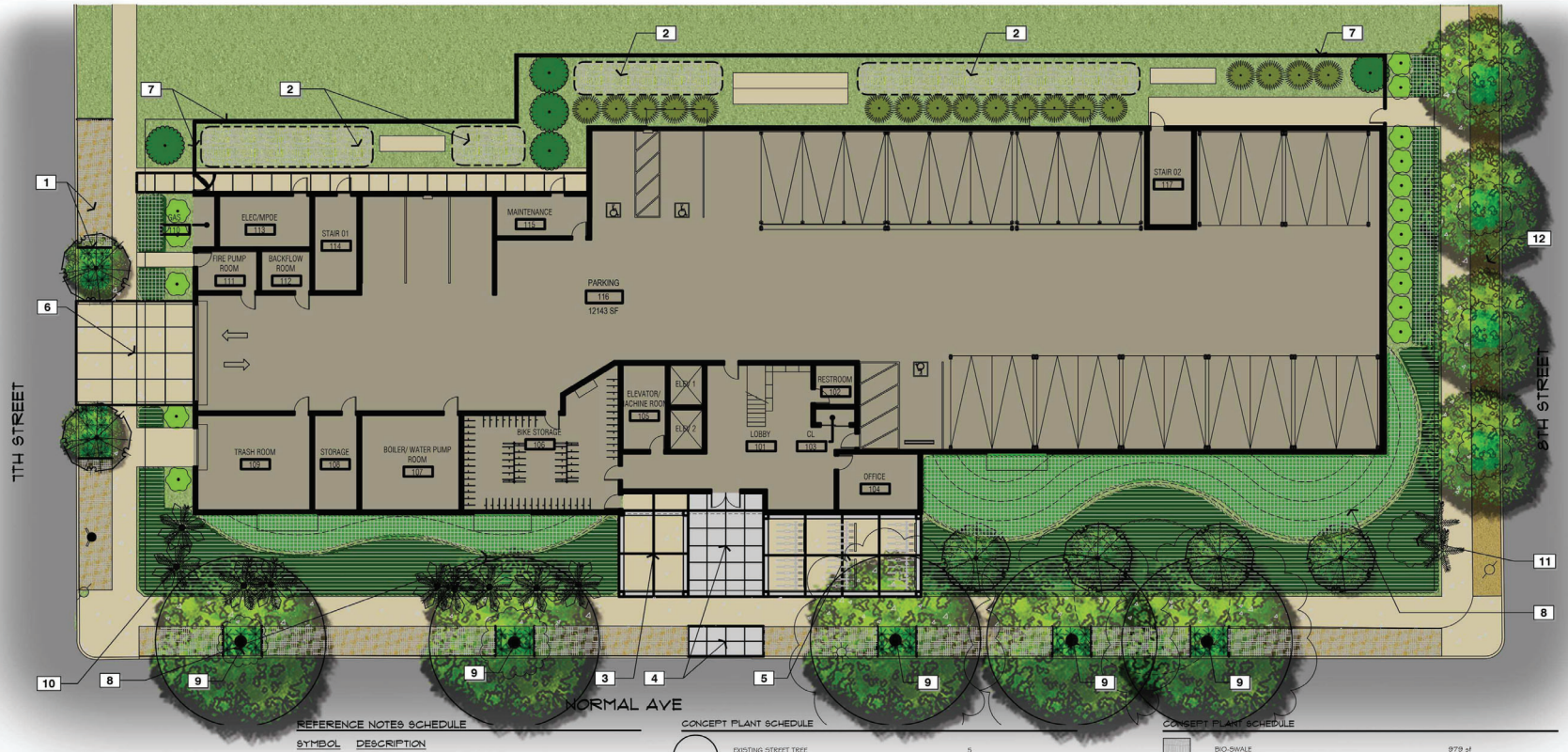
ISSUE DATE: 10/1/2018

PROJECT STATUS: REVISED ENTITLEMENT SET

SCALE: 1" = 10'-0"

PROPOSED GROUND FLOOR AND SITE PLAN

A100




contemporary site furnishings

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	2" DEPTH 3/4" CRUSHED OR BROWN LAVA ROCK PLACED OVER LANDSCAPE FABRIC. SEPARATE THE AREA FROM THE ADJACENT PLANTING AREA WITH A 2X4 HEADER
2	BIO-FILTRATION STORM WATER MANAGEMENT AREA
3	CONCRETE SEATING AREA WITH COLORED CONCRETE ACCENT
4	BROOM FINISH COLORED CONCRETE ENTRANCE
5	BRROM FINISH CONCRETE WITH COLORED CONCRETE PERIMTER BIKE PARKING AREA FOR (21) BIKES, MIN.
6	BROOM FINISH CONCRETE DRIVE WAY
7	6' HIGH WOOD FENCE AND GATE(S) WHERE SHOWN
8	MOUND AREA UP AGAINST THE CMU PARKING GARAGE WALL. PROVIDE A WATERPROOFING BARRIER ON BUILDING WALL
9	EXISTING STREET TREE TO REMAIN, TYP.
10	EXISTING PALM TREE TO REMAIN
11	EXISTING TREES TO BE REMOVED
12	EXISTING LANDSCAPE RIGHT OF WAY PARKWAY PLANTING STRIP TO REMAIN AS-IS

CONCEPT PLANT SCHEDULE

	EXISTING STREET TREE "	5		
	ACCENT TREE Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	6	15 gal.	
	EXISTING PALM TREE "	9		
	LARGE EVERGREEN SCREEN Prunus laurocerasus / English Laurel	5	5 gal.	
	TALL EVERGREEN SCREEN Podocarpus macrophyllus maki / Shrubby Yew	18	5 gal.	
	FOUNDATION PLANTINGS Camellia sasanqua 'Mine No Yuki' / White Camellia Rhaphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	16	5 gal. 5 gal.	
	PARKWAY PERENNIALS Tulbaghia violacea 'Tricolor' / Tricolor Society Garlic	44	1 gal.	
	DECOMPOSED GRANITE Decomposed Granite / 4" - " depth	1,646 sf	1 gal.	

CONCEPT PLANT SCHEDULE

	BIO-SWALE Turf Sod Bio-Filtration / Biograss	979 sf "	1 gal.	
	LOW GROUND GROUND COVER Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	2,945 sf 341	1 gal.	36" oc
	MEDIUM GROUND COVER Achillea x 'Moonshine' / Moonshine Yarrow Salvia greggii 'Desert Blaze' TM / Autumn Sage Zauschneria californica / California Fuchsia	2,109 sf	1 gal. 1 gal. 1 gal.	

LANDSCAPE MASTER PLAN

0 5' 10' NORTH

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, inc.

California Landscape Architect #4122
P.O BOX 8328
Chico, CA 95927-8328
(530)892-8897 fax (530)892-9588
thphelps@sbcglobal.net

THE GRADUATE APARTMENTS
LANDSCAPE IMPROVEMENT PLANS
344 WEST 8TH STREET
CHICO, CALIFORNIA

Sheet Title: PLANTING PLAN

Seal

No.	Date	Revision
A		
A		
A		
A		

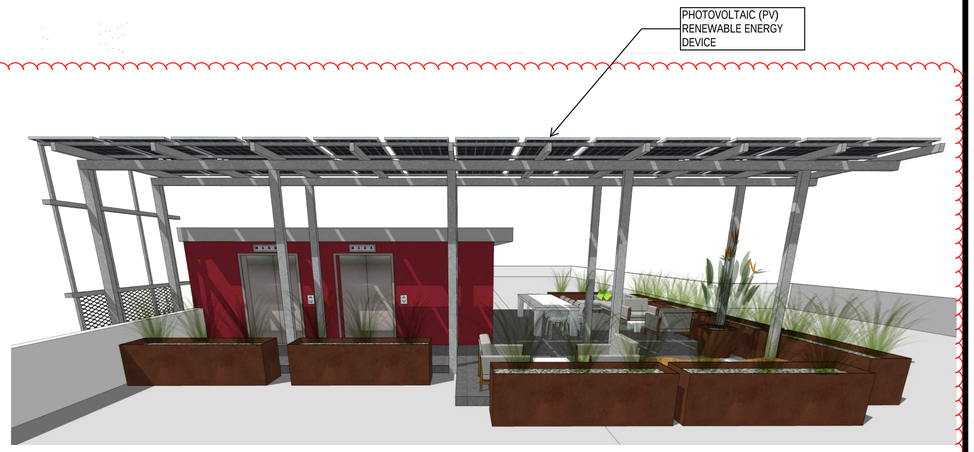
Project Mgr.: THP
Drawn By: THP
Scale: 1/8" = 1'-0"
Date: SEPT 2018
File Name: 18-016

Sheet No.: L1
of ____ sheets

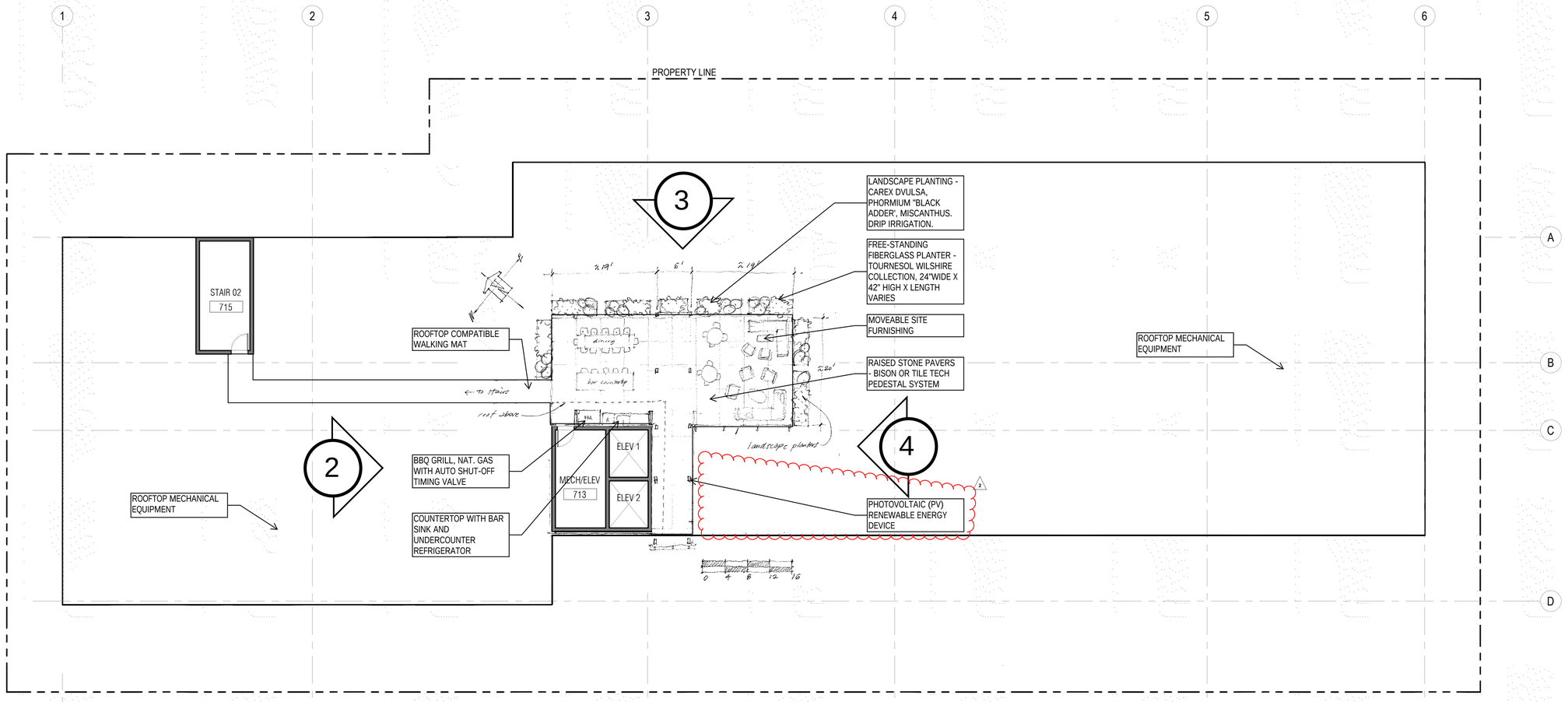
ATTACHMENT G

2 CONCEPT ELEVATION LOOKING SOUTH-EAST

3 CONCEPT ELEVATION LOOKING SOUTHWEST



4 CONCEPT ELEVATION LOOKING NORTHWEST



1 T.O. ROOF
1" = 10'-0"

studioKDA
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ph: 510.841.3555 fax: 510.841.1225
studiokda.com

The Graduate Multifamily Housing

344 8TH ST
CHICO, CA

ENTITLEMENT SET

PROJECT ISSUE REVIEW

1	190129 PLANNING RESUBMITTAL
2	190416 PLANNING RESUBMITTAL

PROJECT #:

ISSUE DATE: 181001

PROPOSED ROOF PLAN

A106

ATTACHMENT 1
10/1/2018 2:37:26 PM

2 ELEVATION - NORTH
3/32" = 1'-0"

1. CEMENT PLASTER
SHERWIN WILLIAMS MAGNETIC GRAY SW 7058
(TO MATCH "CORNERSTONE" SIGNATURE UNIVERSITY COLOR PALETTE)
16/20 MEDIUM SAND FLOAT FINISH

2. CEMENT PLASTER
SHERWIN WILLIAMS GUSTO GOLD SW 6904
(TO MATCH "SUMMER SUN" SECONDARY UNIVERSITY COLOR PALETTE)
16/20 MEDIUM SAND FLOAT FINISH

3. RAINSCREEN PANEL/ BALCONY GUARDRAIL
PAINTED SHERWIN WILLIAMS 6708 OFFBEAT GREEN
HARDIE TRIM RANDOM WIDTHS
OVER HARDIE PANEL X 10'

4. CEMENT PLASTER
SHERWIN WILLIAMS HIGH REFLECTIVE WHITE SW7757
16/20 MEDIUM SAND FLOAT FINISH

5. CEMENT PLASTER
SHERWIN WILLIAMS SHOW STOPPER SW 7588
(TO MATCH "CHICO RED" SIGNATURE UNIVERSITY COLOR PALETTE)
20/30 FINE SAND FLOAT FINISH

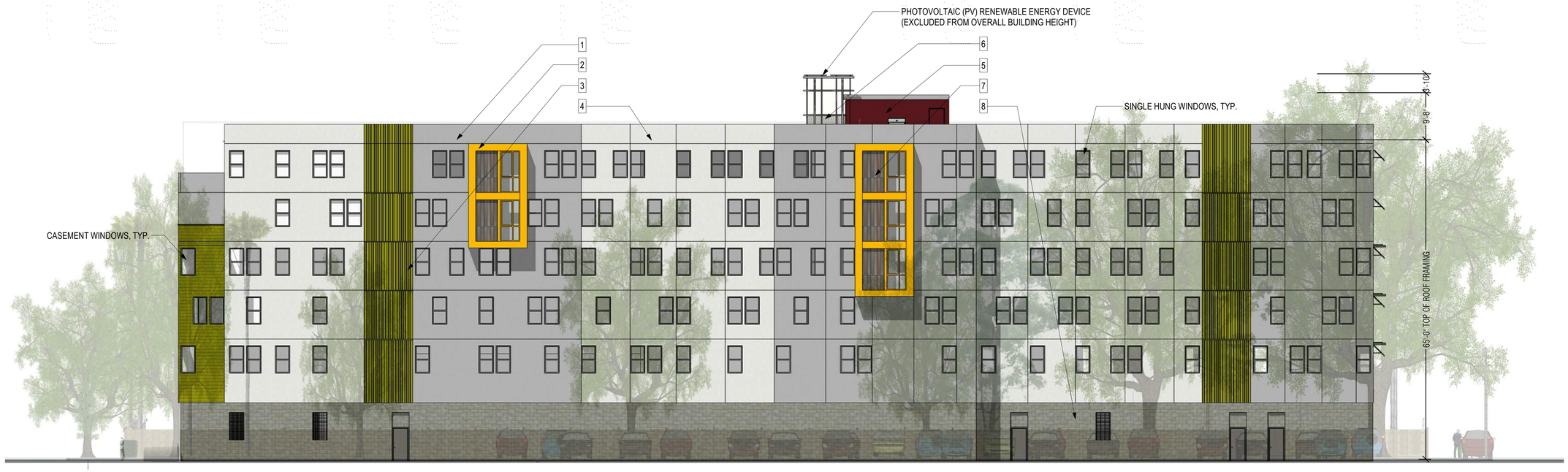
6. PERFORATED METAL PANEL
MCNICHOLS GALVANIZED PERFORATED OR EXPANDED METAL PANELS

7. WOOD SIDING
REDWOOD, CEDAR OR KEBONY

8. CONCRETE
CONCRETE MASONRY UNIT OR POURED IN PLACE CONCRETE WITH AN ARCHITECTURAL FINISH

9. ALUMINUM WINDOW SHADES (IN A MIXTURE OF THE SECONDARY UNIVERSITY COLOR PALETTES)

MATERIALS LEGEND



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

ATTACHMENT H

4/23/2019 4:20:36 PM

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SEAL

The Graduate Multifamily Housing

344 WEST 8TH ST
CHICO, CA

PROJECT ISSUE RECORD:

1	10/01/18	Entitlement Set
2	04/16/19	Planning Resubmittal

PROJECT #:
ISSUE DATE: 10/1/2018
PROJECT STATUS: REVISED ENTITLEMENT SET
SCALE: As indicated

BUILDING ELEVATIONS

A201

2 ELEVATION - SOUTH
3/32" = 1'-0"

1. CEMENT PLASTER
SHERWIN WILLIAMS MAGNETIC GRAY SW 7058
(TO MATCH "CORNERSTONE" SIGNATURE UNIVERSITY COLOR PALETTE)
16/20 MEDIUM SAND FLOAT FINISH

2. CEMENT PLASTER
SHERWIN WILLIAMS GUSTO GOLD SW 6904
(TO MATCH "SUMMER SUN" SECONDARY UNIVERSITY COLOR PALETTE)
16/20 MEDIUM SAND FLOAT FINISH

3. RAINSCREEN PANEL/ BALCONY GUARDRAIL
PAINTED SHERWIN WILLIAMS 6708 OFFBEAT GREEN
HARDIE TRIM RANDOM WIDTHS
OVER HARDIE PANEL X 10'

4. CEMENT PLASTER
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16/20 MEDIUM SAND FLOAT FINISH

5. CEMENT PLASTER
SHERWIN WILLIAMS SHOW STOPPER SW 7588
(TO MATCH "CHICO RED" SIGNATURE UNIVERSITY COLOR PALETTE)
20/30 FINE SAND FLOAT FINISH

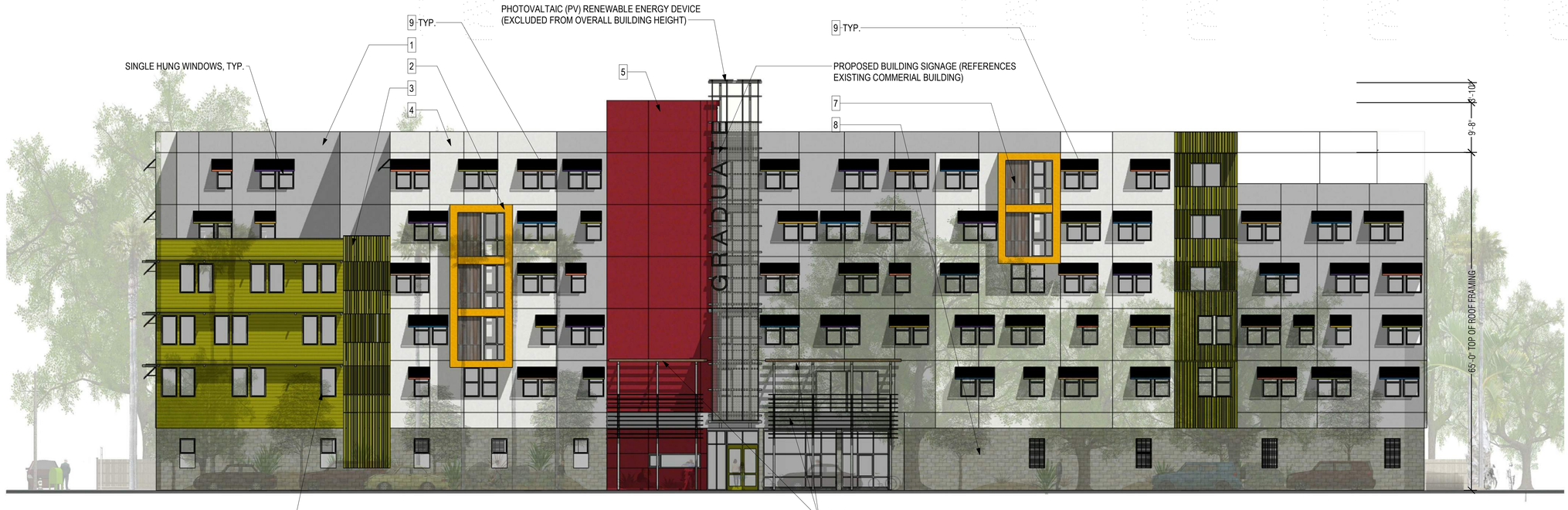
6. PERFORATED METAL PANEL
MCNICHOLS GALVANIZED PERFORATED OR EXPANDED METAL PANELS

7. WOOD SIDING
REDWOOD, CEDAR OR KEBONY

8. CONCRETE
CONCRETE MASONRY UNIT OR POURED IN PLACE CONCRETE WITH AN ARCHITECTURAL FINISH

9. ALUMINUM WINDOW SHADES (IN A MIXTURE OF THE SECONDARY UNIVERSITY COLOR PALETTES)

MATERIALS LEGEND



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

ATTACHMENT H

4/23/2019 4:20:41 PM

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studiokda.com

SEAL

The Graduate Multifamily Housing

344 WEST 8TH ST
CHICO, CA

PROJECT ISSUE RECORD:

1	10/01/18	Entitlement Set
2	04/16/19	Planning Resubmittal

PROJECT #:

ISSUE DATE: 10/1/2018

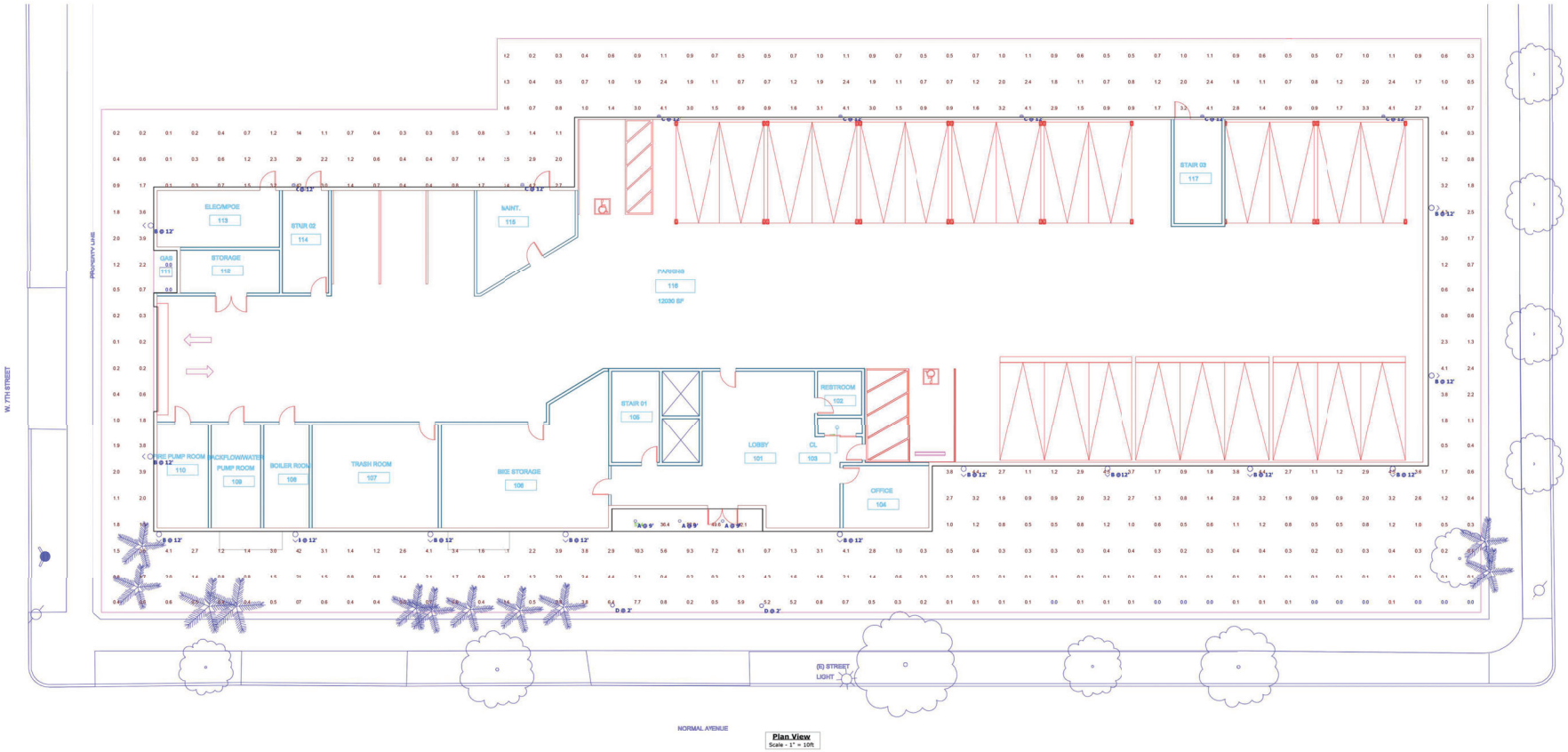
PROJECT STATUS: REVISED ENTITLEMENT SET

SCALE: As indicated

BUILDING ELEVATIONS

A202

ATTACHMENT J



Plan View
Scale - 1" = 10ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	3	Gotham Architectural lighting	EVO CYL 40/30 6AR MD LSS	4000K, 3000LM, CRI80, 6IN CLEAR, MED DIST, SEMI-SPEC	LED	1	3115	0.9	36.6
	B	13	TERON LIGHTING INC - FAIRFIELD, OH	DBOL-L21.5.0-DL-120V-CPL-SM-40K	1-44 LED 6"DIA DIRECT DIABLO LUMINAIRE ALUM HOUSING w/CLEAR POLYCARB LENS ON BOTTOM 120V INPUT		1	1391	0.9	22
	C	7	lithonia Lighting	OLWX1 LED 20W 40K DDB	20W 4000K LED WALL PACK	LED	1	1840	0.9	21.77
	D	2	Hydrel	3150CH24 8COB 40K SYM	9"DIA. X 24"H. LED BOLLARD DIFFUSED LENS	NICHIA 30K LED COB LAMP	1	1318	0.9	72.35

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Perimeter to 15'	1.9 fc	53.4 fc	0.0 fc	N/A	N/A

Disclaimer
Photometric analyses performed by CJS Lighting are intended for informational and/or estimation purposes only. Using industry-recognized software, calculations correspond to the information provided to CJS Lighting, and are subject to the limitations of the software. Assumptions may be made for information that is not provided or available. It is the responsibility of the client to verify that the input data is consistent with actual field conditions. Performance may differ as a result of end-user environment and application.

Due to the above considerations, CJS Lighting does not guarantee that actual light levels measured in the field will match initial calculations, and recommend that drawings be submitted to a certified electrical engineer for verification.

CJS Lighting

GRADUATE APARTMENTS - SITE

Designer
DLN
Date
9/13/2018
Scale
AS NOTED
Drawing No.
L002
Summary

DIABLO LG LED

Architectural Outdoor

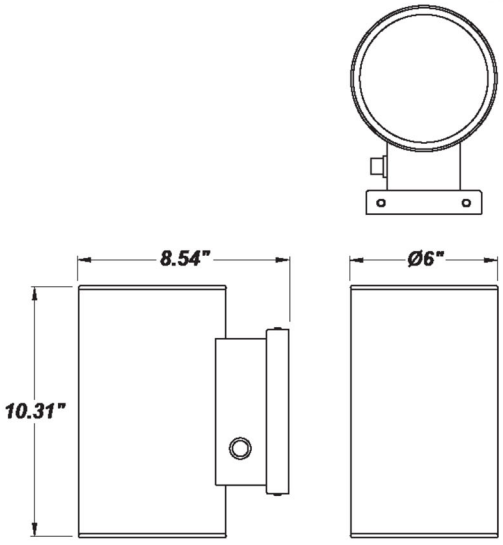
PROJECT:	
TYPE:	
PO#:	QTY:
COMMENTS:	

FEATURES

- Aluminum Extruded Housing w/ Matte Silver Powder Coat Finish
- Up and Down Lighting
- Heat and Impact Resistant Clear Tempered Glass Outer Diffusers
- 48 LED Round Module w/ On-Board Drivers
- Triac or ELV Dimmable to 10%
- Surge Protector
- CSA Listed Wet Location For Wall Mount Only
- LED Light Fixture

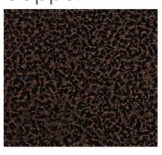
LINE DRAWING

LINE DRAWING NOT TO SCALE

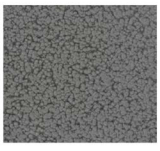


FINISHES

Antique Copper



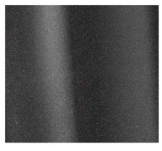
Antique Silver



Bronze Mist

Matte Silver

Metallic Black



Sand

Swedish Steel

Textured Black

Textured Bronze

Textured White

For RAL Colors & Custom Match - **Contact Teron Lighting Inc.**

TERON LIGHTING

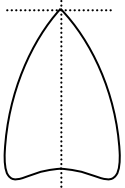
TERONLIGHTING.COM
33 DONALD DR, FAIRFIELD, OH 45014
P: 513.858.6004 **F:** 513.858.6038
E: SALES@TERONLIGHT.COM

BUY AMERICAN SINCE 1979

ATTACHMENT K

gotham®

Luminaire Type:
Catalog Number (autopopulated):



Gotham Architectural Downlighting
LED Downlights

6" Evo®
Cylinder

Solid-State Lighting

ENERGY STAR

A+ CAPABLE

FEATURES

OPTICAL SYSTEM
- Self-flanged semi-specular, matte-diffuse or finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM
- Heavy-gauge aluminum construction
- Ceiling mount and wall mount for direct installation to 4" octagonal or square junction box
- Pendant mount entry for 3/8" National Pipe Thread stem; wires supplied by others
- Unique mounting mechanism at top of cylinders for easy one-person installation
- EDXB driver includes 3-foot DMX signal cable when ordered with FCM or WM mounting option. Fixture includes 10-foot DMX signal cable when ordered with PM or ACC mounting option.
- ACC180 provided with 15' 5-wire cord for power and 0-10V dimming

ELECTRICAL SYSTEM
- Fully serviceable and upgradeable LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according LM-79 and LM-80 standards
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Overload and short circuit protected
- Dimming wires supplied by others

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling. ENERGY STAR® certified product.

WARRANTY
- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25° C.

ORDERING INFORMATION

A+ Capable options indicated by this color background.

EXAMPLE: EVO CYL 35/10 6AR MWD LSS MVOLT EZ1 FCM DWHG

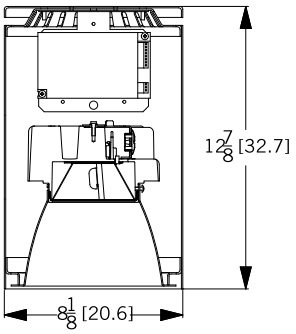
Series	Type	Color temperature	Nominal lumen values	Aperture/ Trim color	Trim type	Distribution[2]	Finish
EVO	**CYL**	**27/** 2700 K **30/** 3000 K **35/** 3500 K **40/** 4000 K **50/** 5000 K	**10** 1000 lumens **15** 1500 lumens **20** 2000 lumens **25** 2500 lumens **30** 3000 lumens **35** 3500 lumens **40** 4000 lumens **45** 4500 lumens	**6AR** Clear **6PR** Pewter **6WTR** Wheat **6GR** Gold **6WR**[1] White **6BR**[1] Black **6WRAMF**[1] White anti-microbial	(blank) Downlight **W** Wallwash	**VND** Very narrow (0.5 s/mh) **ND** Narrow (0.7 s/mh) **MD** Medium (0.9 s/mh) **MWD** Medium wide (1.0 s/mh) **WD** Wide (1.2 s/mh)	**LSS** Semi-specular **LD** Matte-diffuse **LS** Specular

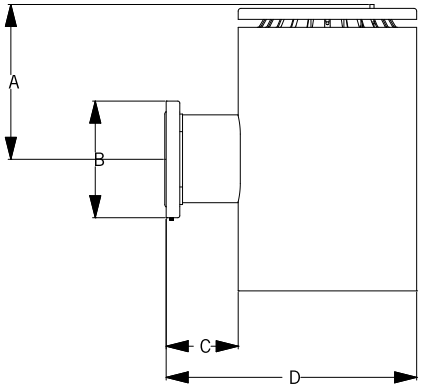
Voltage	Driver[3]		Mounting	Options		Architectural Colors - Powder Paint[11]	
MVOLT	**GZ10**	0-10V driver dims to 10%	**FCM** Ceiling mount	**SF**	Single fuse. Specify voltage.		
120	**GZ1**	0-10V driver dims to 1%	**WM**[7] Wall mount	**CRI90**	High CRI (90+)	**DWHG**	Matte white (standard)
277	**EZ10**	eldoLED 0-10V ECOdrive. Linear dimming to 10% min.	**PM** Pendant 3/8" thread mount	**NPP16D**[9]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	**DDB**	Dark bronze
	EZ1	eldoLED 0-10V ECOdrive. Linear dimming to 1% min.	**ACC**[8] 10ft aircraft cable and cord mount			**DBL**	Black
	EZB	eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	**ACC180**[8] 15ft aircraft cable and cord mount	**NPP16DER**[9]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	**DWH**	Gloss white
	EDAB[4]	eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.				**DMB**	Medium bronze
	EDXB[4]	eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual.		**NPS80EZ**[9,10]	Sensor Switch® nLight® dimming pack controls 0-10V eldoLED drivers (EZ_).	**DNA**	Natural aluminum
	EXA1[5]	XPoint Wireless, eldoLED 0-10V ECOdrive. Linear dimming to 1%. Refer to XPoint tech sheet.		**NPS80EZER**[9,10]	Sensor Switch® nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit operation (EZ_).	**DSS**	Sandstone
	EXAB[5]	XPoint Wireless, eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. Refer to XPoint tech sheet.				**DGC**	Charcoal grey
	ECOS2[4,6]	Lutron® Hi-Lume® 2-wire forward-phase driver. 120V only. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 3000.				**DTG**	Tennis green
	ECOS3[4]	Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%. Minimum lumen 1000/ Maximum lumen 4500.				**DBR**	Bright red
						DSB	Steel blue

gotham®
ATTACHMENT K

DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.





Reflector aperture: 6-1/4 (15.9)
Housing diameter: 8-1/8 (20.3)

Wall mount dimensions
A = 7-3/4 (19.7)
B = 5-5/16 (13.5)
C = 3-1/4 (8.3)
D = 10-7/8 (27.6)

ELECTRICAL

WATTAGE CONSUMPTION MATRIX			
LUMENS	**LM ACTUAL**	**WATTAGE**	**LUMENS per WATT**
1000	1,059	11.8	90.1
1500	1,572	18.5	85.0
2000	2,058	23.2	88.9
2500	2,612	29.5	88.5
3000	3,077	36.6	84.1
3500	3,591	42.1	85.3
4000	4,046	48.1	84.2
4500	4,555	46.9	97.1

ACCESSORIES

ACCESSORIES order as separate catalog numbers (shipped separately)

CYS[12]	3/8" stem and canopy with 5° "hang straight" swivel	**CRSX**[12]	3/8" stem and canopy with 45° swivel. Use this nomenclature when ordering EDXB driver
CRS[12]	3/8" stem and canopy with 45° swivel	**SDT 347/120 75VA**[13]	347V Step-down transformer
CYSX[12]	3/8" stem and canopy with 5° "hang straight" swivel. Use this nomenclature when ordering EDXB driver		

NOTES

ORDERING NOTES

1. Not available with finishes.
2. Not available with wallwash trim type.
3. Refer to TECH-240 for compatible dimmers.
4. Not available with nLight® and XPoint options.
5. XPoint® CMRB ships separately.
6. Specify voltage 120V.
7. Access panel (supplied by others) recommended for use with nLight® and XPoint®.
8. White cord with white housings. All others black cord.
9. Specify voltage. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
10. Interface remote mounted.
11. Additional architectural colors available; see www.lithonia.com/archcolors.
12. Color and length of stem must be specified (from 6" to 240" in even increments in maximum sections of 48"). Ex.: CYS06 DWHG. Ceiling attachment for interior use. Consult factory for exterior use. Wire not included.
13. Transformer must be field-installed to an accessible remote-mounted junction box.

ATTACHMENT K

The proposed project (AR 18-32, The Graduate) is inconsistent with the following goals and polices identified in the General Plan:

Policy LU-2.3 (Sustainable Land Use Pattern) - Ensure sustainable land use patterns in both developed areas of the City and new growth areas.

Policy LU-2.4 (Land Use Compatibility) – Promote land use compatibility through use restrictions, development standards, environmental review and special design considerations.

Policy LU-3.4 (Neighborhood Enhancement) - Strengthen the character of existing residential neighborhoods and districts.

Goal LU-4: Promote compatible infill development.

Policy LU-4.2 (Infill Compatibility) - Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

Goal CD-1: Strengthen Chico's image and sense of place by reinforcing the desired form and character of the community.

Policy CD-1.2 (Reinforce Attributes) – Strengthen the positive qualities of the City's neighborhoods, corridors, and centers.

Goal CD-3: Ensure project design that reinforces a sense of place with context sensitive elements and a human scale.

Goal CD-4: Maintain and enhance the character of Chico's diverse neighborhoods.

Policy CD-4.1 (Distinctive Character) – Reinforce the distinctive character of neighborhoods with design elements reflected in the streetscape, landmarks, public art, and natural amenities.

Goal CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.

Policy CD-5.1 (Compatible Infill Development) – Ensure that new development and redevelopment reinforces the desirable elements of its neighborhood including architectural scale, style, and setback patterns.

Policy CD-5.2 (Context Sensitive Transitions) – Encourage context sensitive transitions in architectural scale and character between new and existing residential development.

Policy CD-5.3 (Context Sensitive Design) – For infill development, incorporate context sensitive design elements that maintain compatibility and raise the quality of the area's architectural character.

Action DT-4.2.2 (Downtown Edges) – Require new development at the edges of Downtown to be designed with transitions in building height and mass, where appropriate, to complement the physical character of the adjoining development.

Goal DT-4: Achieve new development and redevelopment in Downtown that promotes the Downtown Vision Illustration and Concepts.

Goal DT-6: Reinforce the identity of Downtown and distinguish it from adjacent neighborhoods.

CHICO 2030 GENERAL PLAN

Downtown Vision Concepts

Concept #1: Downtown Intensification

The City's plan to accommodate future jobs and housing growth in a compact and sustainable development pattern relies on infill and redevelopment. Downtown is a key opportunity for higher density and intensity of development given its central location, development patterns, and proximity to employment, services, transit, education, and other amenities.

Concept #2: South Downtown District

South Downtown (south of 6th Street) has significant redevelopment potential due to existing parcel and building sizes. The district could benefit from developing a stronger sense of place and from an extension of the pedestrian-oriented character of North Downtown. Future development in South Downtown will include higher density, multi-story, and mixed-use buildings with public open spaces and parking on the interior of lots to create a pedestrian-friendly environment. South Downtown will transition smoothly to North Downtown by way of architectural design, development standards, streetscape improvements, and permitted uses for a more unified and vibrant Downtown. Commercial service and auto-oriented uses in South Downtown will be managed to limit uses that could detract from the pedestrian-oriented character of Downtown.

Concept #3: Mixed-Use Development

Chico residents desire a more livable and mixed-use Downtown where residents can walk to shopping, commercial services, and recreational amenities. The addition of more residential and office uses in Downtown will provide a 24-hour market for commercial success. Methods, such as incentives for new mixed-use development and public/private partnerships, are intended to promote a greater mix of uses in Downtown.

Concept #4: Pedestrian Activity

Pedestrian activity and connectivity is essential to the success of Downtown Chico. The existing street grid pattern, colored crosswalks, bulbouts, and street furniture will be preserved, expanded and further enhanced with additional amenities such as sidewalk dining, art, shade, and seating. Additional open space areas that are clean and well-maintained will provide small refuges and gathering places on corners and block interiors. Public parking in the Downtown will be easy to find and will facilitate pedestrian access to the central core.

Concept #5: Development Transition at Neighborhood Edges

While Downtown is envisioned to continue growing as an intensive mixed-use center, it is important to protect adjacent residential neighborhoods from potential negative influences caused by increased density and land use intensity. The Downtown Vision Illustration (Figure DT-2) and the Downtown Land Use Diagram (Figure DT-3) call for a transition in development intensity in areas adjacent to existing residential neighborhoods.

Concept #6: Preservation of Historic Buildings

Engaging the public in the identification, preservation, and celebration of cultural and historic resources in Downtown helps maintain the community's shared value for the unique character and historical integrity of the area. The City supports the preservation and adaptive reuse of historic buildings in order to develop these unique structural assets of Downtown to their highest and best use.

Concept #7: Integrated Parking Structures

A stand-alone parking structure is not conducive to a quality pedestrian environment; therefore, new parking structures will be ringed primarily with ground-floor commercial suites or otherwise integrated into larger mixed-use development projects.

Concept #8: Parking Access and Management

Maintaining an adequate parking supply is integral to supporting a vibrant downtown. Future parking options will include modern, safe, convenient, and identifiable street, surface, underground, and structured parking throughout Downtown.

Concept #9: Traffic Calming

While Downtown relies on adequate traffic volume and flow to maintain its vitality, traffic should not disturb the pedestrian experience. Downtown streets will be designed and improved with consideration for slowing the speed of vehicles, supporting non-vehicular modes of travel, accommodating parking, and providing a safe pedestrian environment.

Concept #10: Relationship with California State University, Chico

CSU Chico blends into the commercial and residential fabric of Downtown due to its proximity. The vitality of Downtown is closely tied to the University's population of students, faculty, and staff. Collaboration between the University and the City on projects, such as improving pedestrian and bicycle connections to the University, is critical to achieving the Downtown Vision.

Concept #11: Open Space Protection and Enhancement

As Downtown matures and urbanizes, it is important to enhance and maintain public access to open spaces, creeks, parks, and plazas.

Concept #12: Downtown as a Key Transportation Hub

Chico's Downtown is served by public transit, with multiple routes converging on the Downtown Transit Center. Downtown is and will continue to be an important link in Citywide and regional circulation for all modes of transportation.

Concept #13: Downtown as the Cultural and Civic Community Core

As Chico has grown, the role of Downtown has diversified. In addition to its traditional role as a commercial center, Downtown is also the focal point for local governmental affairs and cultural events for the community. While striving to enhance the economic viability of Downtown, it is important to maintain its central role in cultural and civic activities such as music, art, public meetings, parades, outdoor markets, and festivals.

Concept #14: Enhance Downtown Gateways, Landmarks, and Wayfinding

The network of high-volume streets, some one-way, combined with aging and incomplete signage can make navigating and finding key destinations and parking in Downtown difficult. As a solution, a new wayfinding system with creative signage and landmarks unique to Downtown will be developed to help residents and visitors navigate the area, find destinations and convenient parking, accentuate Downtown gateways, and to strengthen the sense of place and identity of Downtown.

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name N/A
other names/site number SOUTH OF CAMPUS NEIGHBORHOOD

2. Location

street & number area bounded by W.2nd & W.6th Sts.; Normal & Cherry Sts. N/A not for publication
city, town CHICO N/A vicinity
state CALIFORNIA code CA county BUTTE code 007 zip code 95928

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[x] private	[ ] building(s)	116	49 buildings
[x] public-local	[x] district		sites
[x] public-State	[ ] site		structures
[ ] public-Federal	[ ] structure		objects
	[ ] object	116	49 Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 2

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Kathryn Gualtieri — 4-17-91
Signature of certifying official — Date

California State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[X] entered in the National Register. [ ] See continuation sheet.
[ ] determined eligible for the National Register. [ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain:) _____

entered in the National Register — 6/24/91

Signature of the Keeper — Date of Action

ATTACHMENT N

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
DOMESTIC: Single Dwelling	DOMESTIC:
	Single Dwelling
	Multiple Dwelling

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
	foundation concrete; brick
Italianate	walls wood; stucco
Queen Anne	
Colonial Revival	roof asphalt
Bungalow/Craftsman	other

Describe present and historic physical appearance.

The South of Campus Historic District comprises the heart of the original residential neighborhood established when General John Bidwell laid out the townsite of Chico (first filed Dec. 1860, extension recorded Jan. 1863). The streets are on a grid pattern running northeast to southwest and northwest to southeast. The district encompasses most of the northern half of this old neighborhood.

The elevation of the area varies between 190 and 200 feet above sea level, and is virtually flat, without any other surface geographical features of note. The district includes 12 whole blocks and 11 partial blocks. There are 165 listed structures and sites, of which 116 are contributors and 49 are non-contributors. Two are listed on the Nat'l Reg.; they are: Stansbury Home, 307W.5th St., (#75000424), and Allen-Sommer-Gage House,410 Normal Ave.,(#77000288).

The structures are predominantly residential, with a small number of commercial and non-residential buildings. The residential structures include single family, multi-family and apartment units. The commercial and non-residential structures include a church and adjacent rectory and church school, a law office, restaurant (and bar), grocery store,mortuary, auto garage and service station, barbershop, laundromat, dry cleaners, and Pacific Telephone Co. building. These businesses are located in several areas, the largest concentration being at the corner of W. 5th Street & Ivy, which has been a commercial corner since before the turn of the century. These commercial buildings are of varied construction and style, including exposed brick, stucco, concrete block, and even a quonset hut.

The structures in the district date predominantly from 1862 to 1930, with only a handful built since then. There are about an equal number of one and two-story residential structures. The size of these buildings varies from small cottages to large 2-1/2 story homes on raised basements. All of them are of wood frame construction except for one 2-story brick home at 702 W. 3rd Street. A few of the large old homes have retained their original quarter block (ex.: 307 W. 5th St., 413 W. 5th St., 611 W. 5th St.) or double lot property, with large yards and mature trees and shrubs.

Many of the homes have been converted to student rentals to accomodate the large student population at C.S.U.C. which is adjacent to the district on the north.

From the earliest days the neighborhood was the most desirable and prestigious place to live in Chico, due to its established setting, proximity to the downtown business district on its east side, the location of most of the community's churches, the proximity of the railroad depot on the west side, and the area's institution of higher learning - the State Normal School - on the north side, with the adjacent Bidwell Mansion. As a result, most of the largest and most expensive homes of the most prominent citizens of the community were located in this neighborhood. The Chapman Addition of 1871 to the southeast, and Oakdale addition of the late 1870's, also to the southeast,

☒ See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	c.1862 - 1930	N/A
Exploration/Settlement	1860 - 1930	N/A

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Laid out ca. 1860-63 by Gen. John Bidwell as part of the original city of Chico townsite, the proposed South of Campus District is a large portion of Chico's original residential neighborhood. As such, it is essential to an understanding of the city's architectural and social heritage and evolution. Chico (and the District) were part of Bidwell's original vast (22,000 acre) Rancho Del Arroyo Chico. Before the townsite was platted on the south side of Big Chico Creek opposite Bidwell's homesite, Bidwell's home (now Bidwell Mansion State Historic Park) and ranch buildings were the only established pre-1860 "settlement" in the area. Bidwell's vision for his city established, in the area proposed for registration, a pleasant neighborhood for middleclass families and workers, laid out in a traditional mid-western grid. Architecturally, the district contains the complete spectrum of residential building types found in Chico from 1862 to 1930, and thus is standing evidence of the history of the city's architectural heritage. A vital (and for many years the only) economic center on the historical north-south Shasta Road, Chico has played a significant role in the settlement of north-central California. The proposed District is thus also significant because it represents an historic record of settlement, including homes of residents of varied ethnic backgrounds, particularly Jewish.

The South of Campus District represents a microcosm of the history and settlement of the city of Chico. The land on which Chico was founded may be traced to two 1844 land grants made by Micheltorena, then governor of Mexico. The grants were made based on maps drawn by John Bidwell in 1843, as part of his work as an aide to John Sutter, founder of Sacramento. When Bidwell decided to settle permanently in northern California, he acquired a total of 26,000 acres from the above two grants and established his Rancho Chico. By 1853, he had built a two-story adobe, then a general store, a flour mill, and by 1868, a large Italian Villa-style home (National Register #72000216) well-suited to a man with both community status and political ambitions. A few years earlier, in 1860, he had hired surveyor J.S. Henning to lay out a townsite between Big Chico and Little Chico Creeks. A far-sighted and generous man, he gave one block to each church in town, land for the building of schools, and a square block to the city (now the Central Plaza Park, the center of downtown Chico).

As a small city Chico prospered. By 1870 the California & Oregon Railroad was extended north through Chico, a number of boarding houses and businesses on the edge of the proposed District were established to handle the resulting commercial traffic.

☒ See continuation sheet

9. Major Bibliographical References

Chico Historic Resource Survey: Final report. (1983), prepared by Chico Heritage Association

Sanborn Map and Publishing Company. Chico, California 1884, 1886, 1890, 1902, 1921

Map of the town of Chico, surveyed December 10, 1862, (prepared) by Charles H. Wilcox, county surveyor. Recorded January 1863 in the county records of Butte County.

Public Records of Butte County, Meriam Library, C.S.U.Chico comp. by Mary Ellen Bailey. ANCHOR Publication, 3rd ed., 1985

Records and maps of the Midvalley Title Company, Chico, CA.

Records and maps of Bidwell Title Company, Chico, CA.

Real Estate Information Services, TRW. Planning Office, City of Chico.

Assessment Books, City of Chico, Butte County: 1869, 1871, 1873, 1880, 1887, 1892, 1897, 1902 "assessed to all owners, when known..."

Building permits. Issued by town and city of Chico, CA from 1902-1917. Taken from the minutes of the City Board of Trustees, Chico, CA. Council Library, City of Chico municipal offices.

[x] See continuation sheet

Previous documentation on file (NPS):

- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [ ] previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey # _____
- [ ] recorded by Historic American Engineering Record # _____

Primary location of additional data:

- [ ] State historic preservation office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [x] Other

Specify repository: Chico Heritage Association

10. Geographical Data

Acreage of property 52+ acres

UTM References

	Zone	Easting	Northing
A	10	591310	4391850
B	10	591620	4397900
C	10	592220	4397410
D	10	591900	4397800

[ ] See continuation sheet

Verbal Boundary Description From the intersection of W. 2nd St. and Cherry St., general northeast along W. 2nd St. to nearly Salem St. at W. 3rd St.; then nearly straight southeast to just south of W. 6th St., near the intersection of Normal Ave.; then nearly straight Southwest to the intersection of W. 6th ST. and Cherry St.; then in a meandering line northwest to the intersection of W. 2nd St. and Cherry St.. On the north boundary is

[x] See continuation sheet

Boundary Justification The northern boundary is the southern edge of the California State University, Chico, campus, which marks what is left of the historic boundary of this neighborhood. The eastern boundary is the western edge of the commercial center of town. The southern and western boundaries were decided based on the presence or lack of contributing structures. These boundaries represent the most contiguous selection of remaining historical properties in the area between Big and Little Chico Creeks.

[ ] See continuation sheet

11. Form Prepared By

name/title John Gallardo; Giovanna R. Jackson; Elizabeth Stewart

organization Chico Heritage Association date 30 December 1988

street & number P.O. Box 2078 telephone (916) 345-7522

city or town Chico state CA zip code 95927

ATTACHMENT N

provided additional early building sites, but into the 1930's, the neighborhood still retained its prestige and dignity.

As the Normal School, established in 1887, grew and became first the State Teachers College, then State College and finally, California State University, Chico, the increased need for rental units for the growing student population caused an increased number of homes in the area to be converted into "multi-family" units. In the process, some of these structures lost their architectural integrity. Also, nearly a dozen University fraternities and sororities now occupy large, old homes in the district.

In the 1960's one entire block of homes was leveled to build a Pacific Telephone Co. large, 3-story masonry building with adjacent parking lot. One entire block is also occupied by St. John the Baptist Catholic Church and adjoining church school, rectory, and playground/parking lot. One half-block of homes was razed for a large apartment complex on Chestnut Street between 5th and 6th Streets. In 1985, the Catholic Church buldozed one of the area's most historic homes, the Camper-Walker House, 1872, 444 W.5th Street, for an office building and parking lot. The Catholic Church has owned and occupied the church site since it was deeded to them by John Bidwell in 1869. Most of the block not occupied by the current church and rectory was, at one time, sold by the Church for homesites but the Church subsequently re-purchased the block for its own use.

Most of the streets in the district contain large, old shade and ornamental trees, both evergreen and deciduous. Among the varieties are: sycamore, black walnut, palm, coast redwood, orange , pecan, and chestnut. Some of the black walnut trees, such as along the northeast corner of W. 3rd Street and Chestnut, are more than 75 years old and are very large. A half dozen of the coast redwoods are at least 100 years old. One large remaining chestnut tree at 238 Normal Ave. has attained unusually great size and age. These trees, with their prominent size and abundant shade, frame and delineate the neighborhood and help to give it a sense of time and place. A number of concrete and metal hitching posts and at least two curbside carriage stepping stones further add to a sense of a bygone era.

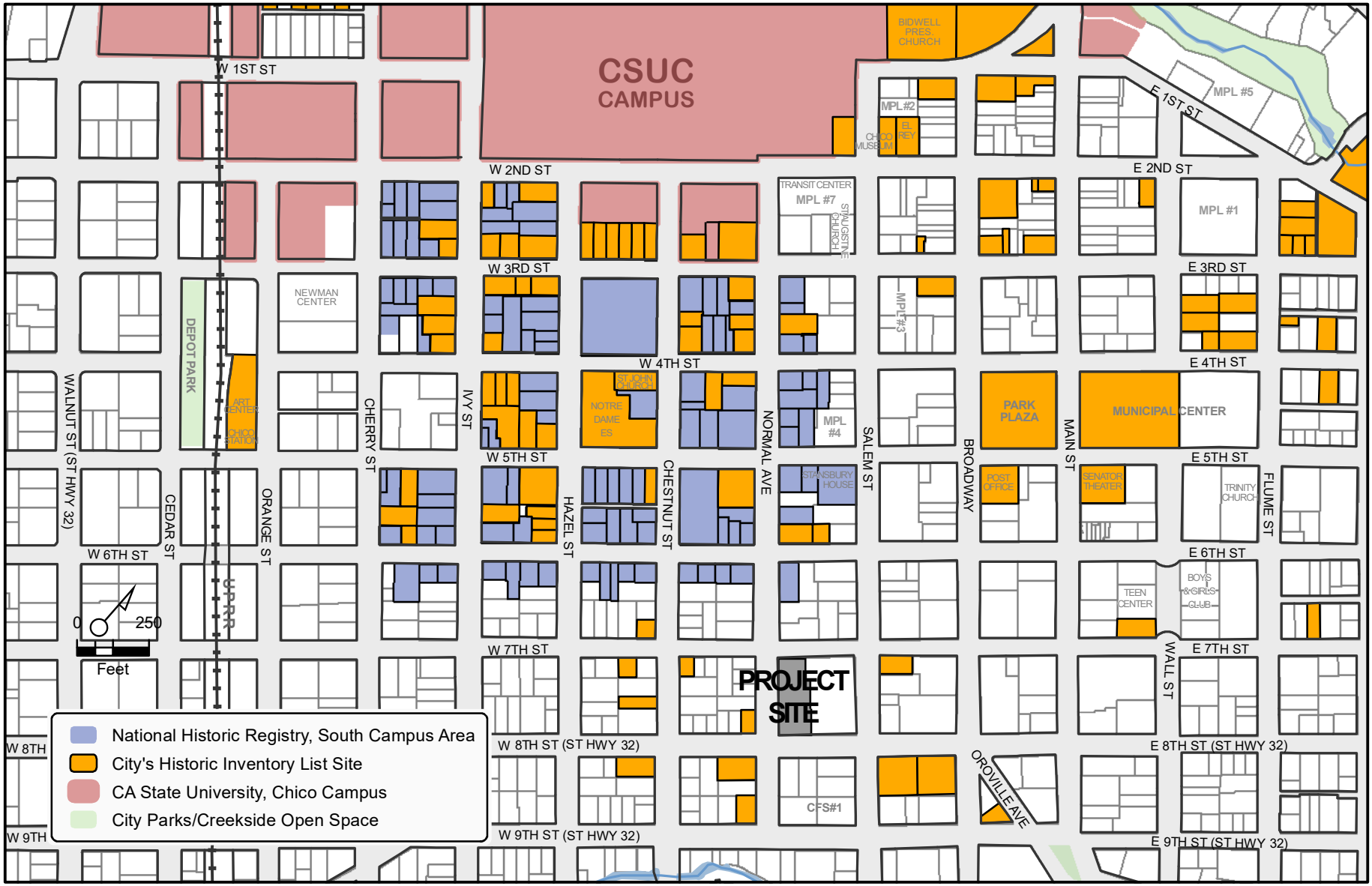
There are two structures in the district which are individually listed in the National Register of Historic Places; the Allen-Sommer-Gage House, c1862, at 410 Normal Avenue, and the Stansbury House, 1883, at 307 W. 5th Street.

The district contains a multitude of architectural styles including: Italianate, Colonial Revival, Craftsman, Vernacular, Greek Revival, Stick, Stick Eastlake, Dutch Colonial Revival, Prairie, Tudor Revival, Monterey Revival, Queen Anne, and Gothic Revival. (Two blocks contain 6 houses on one street but most have 4 or 5 per block-front.)

Some of the homes have been restored to their original look but some have been insensitively remodeled, stuccoed, added to without thought of compatibility with the original structure, or otherwise compromised.

C.S.U.C. has leveled more than 6-1/2 blocks of the finest homes of this original neighborhood to build University-related structures and parking lots and has plans to destroy at least another half-block containing six contributing structures in the district. Further pressures for rental capacity for students endangers much of the integrity of the rest of the district.

ATTACHMENT O



AR 18-32 (The Graduate, LLC)
344 W 8th Street
APN 004-281-002-000

The proposed project (AR 18-32, The Graduate) is inconsistent with the following Design Guidelines:

DG 1.1.11 - Incorporate recognizable design elements that relate to the immediate neighborhood or community, including uninterrupted vistas of the natural environment.

DG 1.1.34 - Utilize elements that reinforce a sense of place, referencing architectural or cultural ties to the surrounding neighborhood and then to the greater Chico community.

DG 1.2.11 - Utilize the massing, scale, and form of new buildings as transitional elements between new and existing development to maintain a pedestrian-level scale throughout the City.

DG 1.2.12 - Respond to the context and potential linkages to surrounding areas.

DG 1.2.13 - Create a scale and character of development that does not overwhelm the surrounding neighborhood.

DG 1.2.21 - Relate the design of building facades and roofs to the immediate neighborhood or greater Chico community through the use of architectural or cultural motifs, historical references, or references to the natural environment.

DG 1.2.22 - Utilize rooflines and exposed (pitched) roofs to add character and style to a building, reinforcing its sense of place.

DG 1.2.32 - Use building materials that reinforce a sense of permanence, or place.

DG 1.3.64 - Apply surface treatments that are harmonious with the adjacent buildings. Avoid using bare concrete, metal siding, wood siding, or synthetic materials.

DG 1.3.97 - Maintain consistency with historical character of neighboring structures with regard to roof lines.

DG 4.1.23 - MFR - Design multi-family buildings with varieties of building masses to avoid a monotonous or institutional appearance.

DG 4.2.12 - DPLX, TPLX, and MFR - Transition the scale of multi-unit structures along the project edge to adjacent one or two-story single-family detached homes.

DG 4.2.14 - All Types - Achieve a pedestrian-level scale by placing lower architectural masses and smaller architectural details closer to sidewalks and street frontages including front porches, entry overhangs, trellises, and steps, with attention to window proportions and trim sizes.

From: Brendan Ottoboni
To: Shannon Costa
Cc: Bikramjit Kahlon
Subject: RE: The Graduate
Date: Thursday, May 23, 2019 10:05:21 AM

Shannon,

Based on our prior comments on submitted applications, we have real concerns with the impacts of this development that will be created on the adjoining neighborhood properties and downtown experience. Based on the data provided for two recent, similar student housing projects, unbundled parking onsite is at capacity and each have a waiting list. The effects of this lack of parking, have resulted in spill over affects into adjoining neighborhoods. Traffic Engineering division has received multiple calls from those neighbors stating that they cannot even park near their homes now because of these impacts, requesting preferential parking districts as a result. The City does not have the resources or ability to create and then have adequate enforcement of those regulations. One thing that we have learned from these other real life applications, is that multiple beds are put into bedrooms and rented separately. This further exacerbates the demands for parking from out of town students. Furthermore, the downtown in-lieu benefit area did not contemplate a student housing project of this nature based on its density of students. It was focused on incentivizing downtown (urban centric mixed uses) development as a mix of smaller residential units, combined with retail types uses.

Specifically, the data we obtained for the two other student housing projects are as follows:

1. The Urban
    a. Total BEDROOMS: 108
    b. Total PARKING PROVIDED: 48
        i. Waiting list of 12 plus people, many of the residents don't even bother to get on the waiting list and just park in the adjoining neighborhood
        ii. Ratio = 0.44 stalls / bedroom, HOWEVER, based on MINUMUM demand of provided parking and waiting list = 0.55 stalls / bedroom
2. Campus Walk
    a. Total BEDROOMS: 119 (Total BEDS = 174)
        i. Total PARKING PROVIDED: 94
        1. Waiting list of approximately 8 plus people, many of the residents don't get on the list because they know they will not get a spot, and just park in the adjoining neighborhood
        2. Ratio = 0.79 stalls / bedroom, HOWEVER, based on MINIMUM demand of provided, plus wait list = 0.86 stalls / bedroom

Based on these specific data figures, it is assumed that the actual demand for parking at a very minimum would be the provided parking, plus the wait list. This is a MINIMUM since in my discussions with the staff at these complexes, state that many people ask about parking and hear there is a long waiting list so they don't bother putting their name in and then just park in the adjacent neighborhoods. While we have a walkable and bikeable community, student housing has

people from throughout the State and Country who travel here via car. They may not use their cars much or at all during the day, but they still have their vehicle stored. The South Campus Neighborhood, where this project is proposed has a notorious history of already having extremely high parking occupancy rates. For example, Notre Dame School has now had to have parking time limitations in front of the school so that teachers can park there because cars were literally growing spider webs in their wheel wells. Parking storage issues that spill over cause significant impacts to adjacent residential places, but also businesses and the availability to customers of those businesses.

Based on the ratios provided above, it would seem like a reasonable and fair ratio would consist of at least 0.9 stalls per bedroom to fully mitigate the parking demand of a student housing type of project. The Graduate project proposes 138 bedrooms, therefore would equate to 124 parking stalls. Their current proposal has 59 parking spaces. That leaves them **65 stalls short** of what the anticipated demand will be based on the tabulated data. 65 vehicles will spread into adjoining properties and neighborhoods, which does not provide orderly and harmonious development, it does not enhance the desirability of residence, and it CERTAINLY does not enhance the desirability of living conditions upon the immediate site and adjacent areas.

We absolutely support development in our community, especially given the current conditions of the need for housing. However, the proposed development type meets a niche living condition for student style living with study quarters and multiple beds per bedroom. Based on the recent information provided by the University, they analyzed the housing demand and determined that the current housing stock will meet their off-campus student housing needs now and into the future at an affordable rate. It for all of these reasons, that it appears the development will result in long term negative impacts to this community. Let me know if you have any questions or need more information.

Brendan Ottoboni
City of Chico | Director of Public Works - Engineering
o. 530.879.6901
Website | Contact Us

From: Shannon Costa
Sent: Monday, May 20, 2019 2:04 PM
To: Brendan Ottoboni <brendan.ottoboni@Chicoca.gov>
Subject: The Graduate

I will be moving forward with a report to deny the project. It would be incredibly helpful if you could provide an explanation/short memo of the parking impacts that can be expected because of the project. Again, here are the findings we need to make. Please include any recent data/studies we have

This chapter is adopted to promote the general health, safety, welfare, and economy of the residents of the community. The purposes of this chapter are to:

A. Promote orderly and harmonious development of the City;
B. Enhance the desirability of residence or investment in the City;
C. Encourage the attainment of the most desirable use of land and improvements;
D. Enhance the desirability of living conditions upon the immediate site or in adjacent areas; and
E. Promote visual environments which are of high aesthetic quality and variety and which at the same time are considerate of each other.

Thank you,

Shannon Costa
Associate Planner
(530) 879-6807
City of Chico- Community Development Department