



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 06/03/20

DATE: May 24, 2020

File : AR 20-07

TO: Architectural Review and Historic Preservation Board

FROM: Mike Sawley, Senior Planner, (879-6812, mike.sawley@chicoca.gov)
Community Development Department

RE: North Creek Crossings
East Side of Notre Dame Boulevard, North of Little Chico Creek in Meriam Park

RECOMMENDATION

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

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 20-07 (North Creek Crossings), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new 160-unit affordable apartment community on a 5.4-acre site at Meriam Park. Planned for two phases of construction, the *North Creek Crossings* project is located on the east side of Notre Dame Boulevard, just north of Little Chico Creek (see **Attachment A**, Vicinity Map; **Attachment B**, Overall Meriam Park Plan; and **Attachment C**, Architect's Narrative). Surrounding land uses include Marsh Junior High School (northwest), Murphy Commons apartments (86-units, west), Little Chico Creek Greenway (south), and the Meriam Park Preserve as well as undeveloped portions of Meriam Park (north and west, respectively).

The site is designated Special Mixed Use on the General Plan Land Use Diagram, zoned TND (Traditional Neighborhood Development), and designated "Neighborhood Center" by the approved Regulating Plan. The project site is located within an area referred to as "Phase G" of the Meriam Park development. New streets will be constructed on the north and east sides of the site to support the project, which will also connect Notre Dame Boulevard to Bruce Road.

The proposed project comprises 20, three-story residential buildings to be constructed over two phases, with a centrally located clubhouse and outdoor play areas (see **Attachment D**, Annotated Site Plan, and **Attachment E**, Landscape Plans). The apartment buildings, 3-10 units each, would be clustered around interior parking areas with outward orientation toward surrounding streets and shared courtyards.

The landscape plan depicts a tree-lined central drive aisle providing vehicle access to each cluster of buildings, as well as the clubhouse near the center of the site (see **Attachment E**, Landscape Plans). The densest cluster of buildings (40 units) would be located at the northwest corner of the site, nearest Marsh Junior High and a future bus stop on Notre Dame

Boulevard. With all its parking tucked under the second and third stories, this cluster would include Building Types A, B and B1 (10 units each).

Two more clusters of buildings, one to the east and one to the south, would have larger parking areas and introduce Building Type C to screen surface parking (46 units each). Areas south of the clubhouse would be deferred to Phase 2 of the project. Remaining apartment buildings and parking areas at the south end of the project are spaced farther apart, avoiding conflicts with existing power lines.

The centrally located clubhouse area would also include two play areas, for children of different age groups. Courtyards, commons, and gardening areas are offered between the clusters of buildings. The landscape plan calls for a variety of native species, edible citrus, and showy ornamentals. Parking lot shading is projected to meet 50 percent at maturity, however, staff notes that tree growth may be sluggish in the smaller 8-foot by 8-foot planters in the two larger parking areas. Condition #3 is recommended to double the width of these planters to provide additional soils surface for air and water exchange to enhance tree success. A bio-retention area adjacent to the site will be developed with the subdivision to treat runoff and meet Low Impact Development (LID) requirements.

The proposed architecture employs modern architecture with flat roof lines and well-articulated façades comprised of porches, balconies, protected stairwells and composite lap siding (see **Attachment F**, Elevations; **Attachment G**, Perspectives; **Attachment H**, Colors/Materials; and Floor Plans, **Attachment I**). The buildings would predominantly be 35 feet in height, although parapets to screen roof-mounted cooling systems would reach up to approximately 39 feet in height. Condition #4 would limit the height of parking area lighting to 18 feet or lower.

DISCUSSION

TND Regulations

The Traditional Neighborhood Development (TND) zone is intended to encourage the use of positive design features of traditional American neighborhoods. The purpose of the TND zone is to create compact neighborhoods with defined neighborhood centers, encourage a mixture of residential and non-residential land uses, promote a mixture of housing types and create a pedestrian friendly environment. The TND Regulations and Meriam Park project embody the principles of New Urbanism with an interconnected street network, range of residential types and a mix of uses that reduce reliance on the automobile and encourage walking.

TND Designation

The Neighborhood Center designation is intended to provide for civic and public assembly uses, small-scale commercial and mixed-use buildings, together with courtyard housing and other residential buildings at higher densities. This designation is intended to accommodate a variety of activities and services within easy walking distance from homes, including daily convenience shopping and personal service needs, and to provide opportunities for public gathering. Building heights may be a maximum of three stories.

Building Types and Frontage Types

The building types for the project are Apartment Building (Types A, B, B1 and D) and Small Apartment Building (Type C), (see **Attachment J**). Both building types describe structures containing multiple dwellings that are accessed from a common entrance, lobby or stair, and

note that ground floor units may also be accessed directly from the sidewalk. The project design provides direct pedestrian access to ground-floor units located nearest street frontages, and shared stairwells to access units located on second and third floors.

Frontage Type

The frontage type for the proposed project is Porch and Fence. This frontage type requires that the building façade is set back from the front property line with an attached porch that may encroach into the setback. Ground-floor units for the project include private porches surrounded by a low privacy fence that defines the private space of the yard. The proposed buildings are typically 12 feet behind the walk they front, with adjustments based on site conditions, consistent with the Porch and Fence frontage type.

General Plan and Design Guidelines

The proposal is consistent with General Plan goals and policies that encourage permanency in design and creating a culturally relevant sense of place (CD-3.1 and CD-4.1.3). The site design promotes pedestrian and bicycle access by directly engaging the public sidewalk, providing safe bike parking, and situating parking interior to the site, consistent with policies CD-3.2 and CD-3.3. The affordable housing component is consistent with policies calling for this type of affordable housing, specifically in Meriam Park (H.3.2, H.3.4 and 3.3.1).

The project is consistent with Design Guidelines (DGs) and TND principles that call for orienting multi-family residential development to the street and pedestrians by including front porches and balconies that create a sense of community and enliven the streetscape (DG 4.1.11, 4.1.24 and 4.1.13). The arrangement and slight variety among building masses will unify the site under one cohesive style while avoiding a monotonous appearance (DG 1.2.22 and 4.1.23). Pedestrian walkways provide convenient access to the shared common space and appropriate site lighting are consistent with DGs 4.1.45, 4.1.44 and 4.4.42.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project is within the scope of the Environmental Impact Report (EIR) for Meriam Park, certified by the City Council on 06/19/07. The EIR mitigation measures that apply to the project are provided as **Attachment K**, and referenced in the recommended conditions of approval.

Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information has become available which was not known and could not have been known at the time the EIR was completed.

Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

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

The proposal is consistent with several General Plan goals and policies, including those that encourage architectural designs that create a culturally relevant sense of place, and promote pedestrian-oriented development (CD-3.1, CD-4.1.3, CD-3.2 and CD-3.3). The affordable housing component is consistent with Housing Element policies H.3.2 and H.3.4, which call for maintaining an adequate supply of rental housing, affordable housing in particular. Housing Element Action 3.3.1 calls for the City to [c]ontinue to implement the Traditional Neighborhood Development Code (TND) that promotes higher density, vertical and horizontal mixed use, and greater flexibility in meeting parking requirements. The site is not located within the bounds of a Neighborhood Plan or area plan.

- 2. The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

The project is consistent with Design Guidelines (DGs) and TND principles that call for orienting multi-family residential development to the street and pedestrians by including front porches and balconies that create a sense of community and enliven the streetscape (DG 4.1.11, 4.1.24 and 4.1.13). The arrangement and slight variety among building masses will unify the site under one cohesive style while avoiding a monotonous appearance (DG 1.2.22 and 4.1.23). Pedestrian walkways provide convenient access to the shared common space and appropriate site lighting are consistent with DGs 4.1.45, 4.1.44 and 4.4.42. The pedestrian-friendly design locates vehicle parking interior to the site and properly screened, consistent with DGs 1.1.13, 1.1.14 and 1.1.15.

- 3. The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

The design, materials and colors of the proposed new building are anticipated to be visually compatible with existing nearby development, and future development in this area of Meriam Park. Exterior equipment will be properly screened from view by roof parapets and by the buildings.

- 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 the first development in Meriam Park north of the creek the new complex will appear to dominate its surroundings, however, this effect will diminish over time with additional surrounding development of the residential neighborhood planned to the east of the project site. The proposed building sizes and architecture are compatible with existing nearby development, of Murphy Commons and Marsh Junior High School. Buildings from the complex would not unnecessarily block views or unacceptably dominate their surroundings once the area is built out.

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

The proposed landscaping will provide a variety of seasonal color, while minimizing irrigation demands. Plantings are strategically located to ensure visual relief, especially along public frontages and vehicle access points.

RECOMMENDED CONDITIONS OF APPROVAL

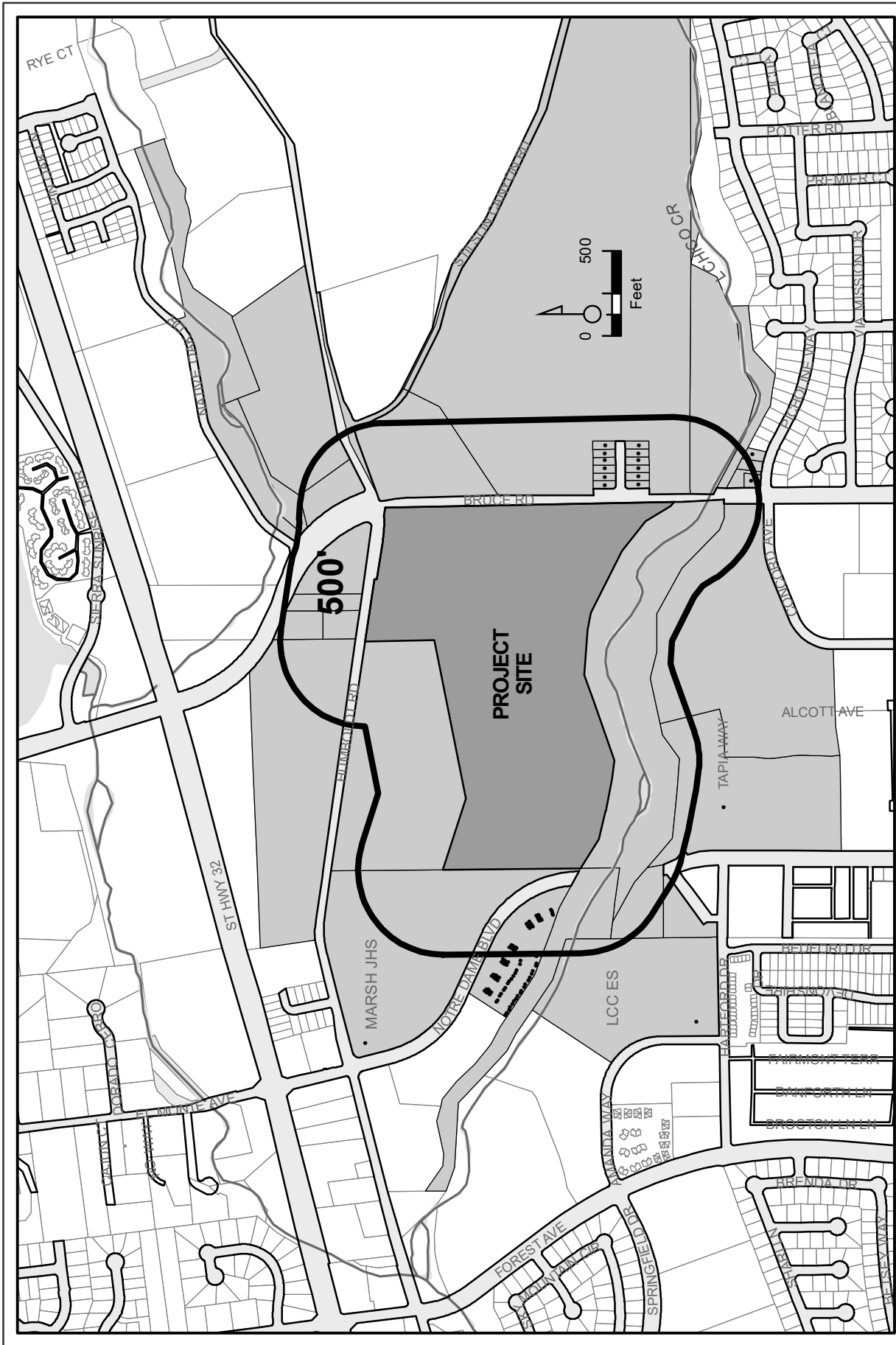
1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 20-07 (North Creek Crossings).
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. Enlarge the 8-ft by 8-ft interior parking lot planters to be at least 8-ft by 16-ft, or otherwise double their size to increase soil surface area around parking lot shade trees.
4. Parking area lighting shall not exceed 18 feet above grade.
5. The applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program. These include, but are not limited to AES-1, AIR-1a, AIR-1b, AIR-1c, AIR-1d, AIR-2, BIO-8, BIO-9, BIO-11, CUL-2a, CUL-2b, CUL-3, CUL-4, HAZ-7, HYDRO-3 and UTIL-1b which are incorporated herein by reference.
6. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

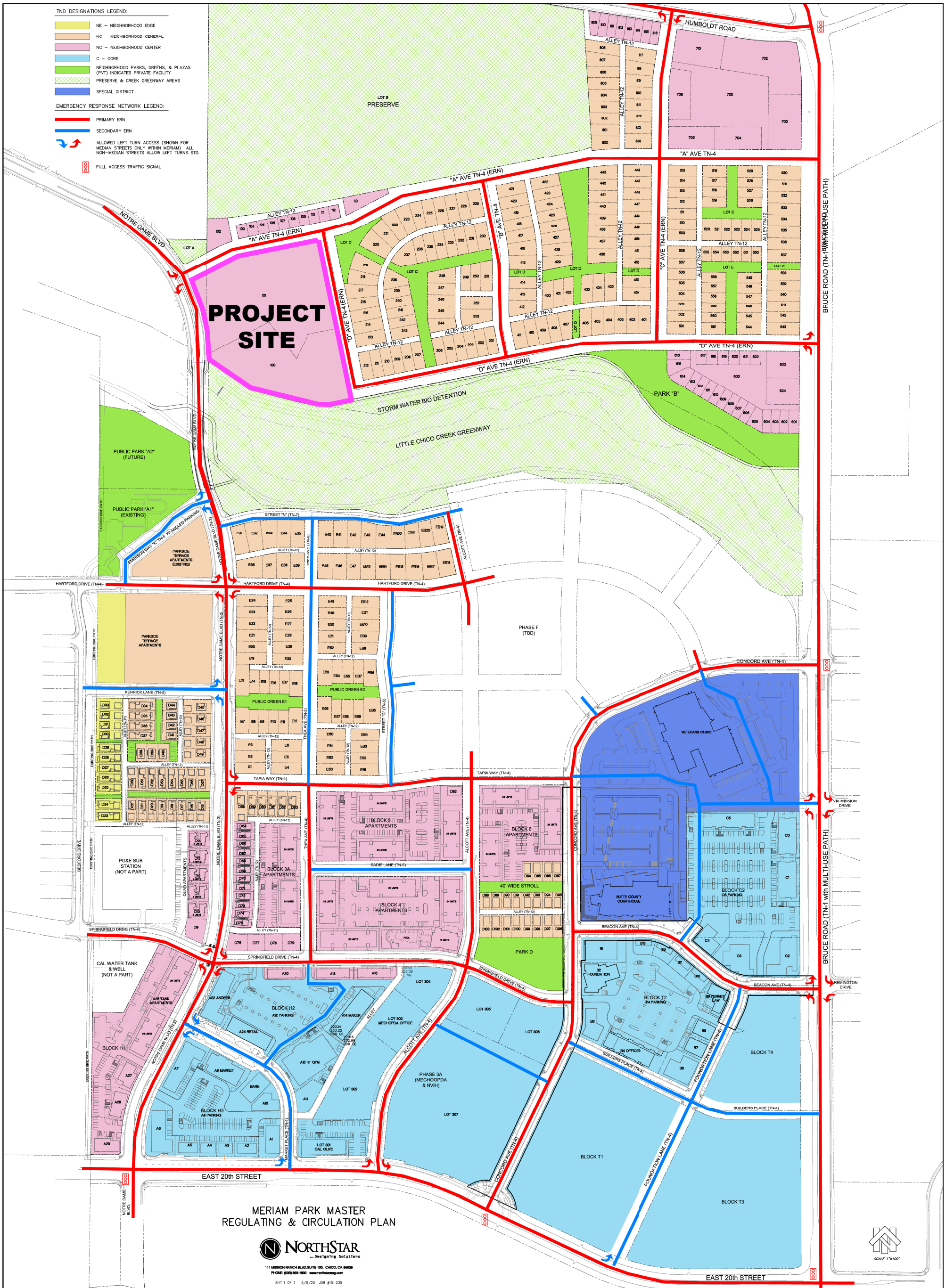
ATTACHMENTS

- A. Location/Notification Map
- B. Overall Meriam Park Plan
- C. Architect's Narrative
- D. Annotated Site Plan
- E. Landscape Plan (2 sheets)
- F. Building Elevations (3 sheets)
- G. Color Perspectives (4 sheets)
- H. Material Specifications
- I. Floor plans (11 pages)
- J. Building Types for Apartment and Small Apartment
- K. Meriam Park EIR Mitigation Measures



- Notified Addresses
- Notified Parcels

Meriam Park - North Creek Crossings
 APN 002-180-198-000 (portion)



Meriam Park Affordable Design Narrative

The Meriam Park Affordable Development, part of a greater Chico development plan, is a three-story affordable, multi-family apartment community that is comprised of 160 dwelling units, consisting of one, two, and three-bedroom stacked flats on approximately 5.4 acres. The project is comprised of five residential building designs (Buildings A, B, B-1, C and D). All of the buildings are *Apartment Buildings*, per the City's TND code (CMC19.86.180). Building C is however categorized as an *Apartment Building – Small* (CMC19.86.170). There are 43 one-bedrooms, 76 two-bedrooms, and 41 three-bedrooms. Our target population will be families and residents of Chico and the surrounding areas that are income qualified. 100% of the units will be rent restricted for qualified residents with incomes ranging from 30% to 60% of the area median income. Also included on site is a community building with managerial/leasing offices, multi-purpose lounge, kitchenette, and outdoor gathering spaces.

Parking for the community is provided through on-site tuck-under covered parking (DG 4.1.22), parallel parking on all surrounding streets, which includes a private internal street with parallel parking. The on-site tuck-under covered parking will serve the residential residents (DG 4.1.61). A significant number of shade trees at regular intervals will shade the surrounding street parking. Most of the parking are surrounded by buildings and are not visible from the streets (DG 4.1.62). Where we have the existing power line easement, resulting in some parking being exposed at the internal streets, we are mitigating that with landscaping (DG 4.1.55). Bike parking is supplied for resident and public use per the city TND standards.

The site design is a result of maximizing density and open space, and creating community among the residential buildings. Buildings front on streets substantially and buildings are located at the TND build-to line on the site (DG 4.1.13). Units have high frequency entrances, patios, and porches on the streets (DG 4.1.24), which puts eyes on the neighborhood, provides a more walkable atmosphere, and enhances security at all areas around the dwelling units (DG 4.1.11). The site is landscaped with a balance of large and small-scale open spaces, recreation courtyards with play structures, stormwater-mitigating bioswales and outdoor amenities, such as bbq areas (DG 4.1.45), raised planter community gardens, and gazebo areas overlooking Little Chico Creek (DG4.1.21). Stormwater will be drained to an off-site bio-detention facility for quality and quantity treatment meeting MS4 and city requirements. The landscaping is complimentary with the local vernacular, with drought-tolerant species as a priority.

The private internal street running north to south through the project site bridges the eastern and western parcels of the community, while providing additional parking (DG4.1.31). This tree-lined street with special scored concrete paving would encourage slower vehicular travel and promote pedestrian traffic (DG 4.1.33).

All of the apartment buildings are three stories, with the exception of the community building, which is a single story. The unit floor plan designs are efficient and livable. Stacking the structural systems for efficient framing is a priority to keep construction costs efficient. Kitchens/bathrooms are also stacked as much as possible for similar reasons. The dwelling units are designed to take advantage of the climate by providing cross ventilation for the times of the year that condone such use. High windows bring natural light deep into the unit, as well as connect the occupants to the outdoor spaces. Strong emphasis is placed on energy-efficient units, by having efficient mechanical units with minimized ducting, utilizing a radiant barrier in the attic, and roof trusses with a heel to provide high roof insulation. Exterior finishes are proposed to be a variety of materials using durable and environmentally friendly building materials in a variety of colors throughout the development.

The building form of the community building is kept similar to surrounding residential buildings in order to maintain cohesiveness throughout the development community. The community building design is traditional, yet playful in form. The shed roof design along with large windows and roll-up doors allows for a more contemporary aesthetic. The community building is located in the center of the community development. This signifies that it is the heart of the development and plays a prominent role in the community. Building materials for the community building are stucco and horizontal siding, which reflect the materials of surrounding residential buildings (DG 4.2.22). Outdoor space is also valued and used in the community building design. The building has a large trellis patio space that integrates indoor space with outdoor space (DG 4.1.42).

The Meriam Park Affordable Development will ultimately become a great community, that will blend with the neighborhood context, and provide energy-efficient and much-needed affordable housing to the region of Chico. The project has been designed to incorporate many of the City of Chico's design standards. The community has been designed with "walkability" in mind. Interior sidewalks will have a direct connection to the public sidewalk and interior routes of travel are easily defined with sufficient access to common open space and parking for visitors and residents (DG 4.1.41). Visual cues have also been given to alert vehicles to pedestrian areas by providing alternative paving and landscape barriers. Architecturally, buildings have varied color schemes to avoid a monotonous streetscape (DG 4.2.21) and balconies and porches have been oriented to the street to engage the public domain (DG 4.1.15). All of these features have been incorporated to facilitate interaction and create a sense of inclusion for the residents.



PROJECT SUMMARY

SITE

- SITE AREA 5.4 ACRES
- DENSITY RATIO 30 UNITS/ ACRE

PARKING

- ON SITE SURFACE LOTS 85
- ON SITE COVERED (3 story bldg.) 95
- INTERNAL STREET 14
- TOTAL ON SITE 194**
- ON SITE PARKING RATIO 1.21
- OFF SITE STREET PARKING 62
- TOTAL PARKING ON & OFF SITE 256**
- TOTAL PARKING ON & OFF SITE RATIO 1.60

UNITS

- 3 BEDROOM UNITS 41
- 2 BEDROOM UNITS 76
- 1 BEDROOM UNITS 43
- TOTAL DWELLING UNITS 160**



HATCHED AREA DESIGNATES PARKING AREA TO BE SHADED TO 50%, REFER TO SHEET L3

FUTURE FRONTAGE LANDSCAPING

REFER TO SHEET L2 FOR DETAILED VIEW

LANDSCAPE PLAN

PLANT SCHEDULE

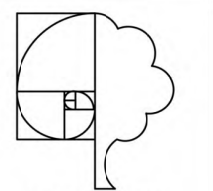
TREES	BOTANICAL NAME	COMMON NAME
	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE
	CITRUS x LATIFOLIA 'BEARSS SEEDLESS'	BEARSS SEEDLESS LIME
	CITRUS x LIMON 'DWARF MEYER'	MEYER LEMON
	CORNUS KOUSA 'EDDIE'S WHITE WONDER'	KOUSA DOGWOOD
	FEIJOA BELLOUIANA	PINEAPPLE GUAVA
	FRUIT TREE ASSORTED	FRUIT TREES, OWNERS CHOICE
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE
	MALUS x 'ROBINSON'	ROBINSON CRAB APPLE
	NYSSA SYLVATICA	SOUR GUM
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE
	QUERCUS LOBATA	VALLEY OAK
	QUERCUS RUBRA	RED OAK
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA

PLAN NOTES:

- A. OPEN ROOFED TRELLIS FOR OUTDOOR PICNICS
- B. DECOMPOSED GRANITE PATH WAY OR PAVING
- C. VEGETABLE GARDEN BOXES, MAINTAINED BY TENANTS
- D. LARGE SHADE TREE, TYP. REFER TO THE PLANT LEGEND ON SHEET L3
- E. OVERHEAD POWER LINES INHIBIT THE HEIGHT OF TREES BENEATH. SHADE FOR THESE AREAS ARE STILL CALCULATED AND INCLUDED IN THE TOTAL
- F. MIXED CITRUS TREES PROVIDE AN EVERGREEN BACKDROP TO THE OUTDOOR PICNIC AREA
- G. OUTDOOR GATHERING SPACE
- H. CENTRAL PLAY AND ACTIVITY AREA
- I. LAWN AREA
- J. SHRUB & GROUND COVER PLANTING AREA, TYP.
- K. TOT LOT PLAYGROUND
- L. 5-12 YEAR OLD PLAYGROUND
- M. HATCHED AREA DESIGNATES THE PARKING AREAS TO BE SHADED TO 50%. REFER TO SHEET L3
- N. SCREEN THE PARKING LOT FROM VIEW
- O. LANDSCAPE BUFFER BETWEEN PLAY AREA AND STREET

GENERAL NOTES:

- SCREEN ANY VISIBLE MECHANICAL, HVAC GROUND OR OTHER APPARATUS UNITS WITH WALLS OR LANDSCAPING
- RIGHT OF WAY LANDSCAPING SHALL BE PER THE CITY OF CHICO DESIGN GUIDELINES



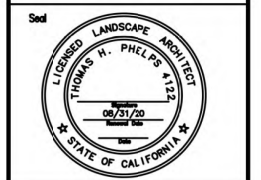
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MERIAM PARK APARTMENTS

CHICO, CALIFORNIA

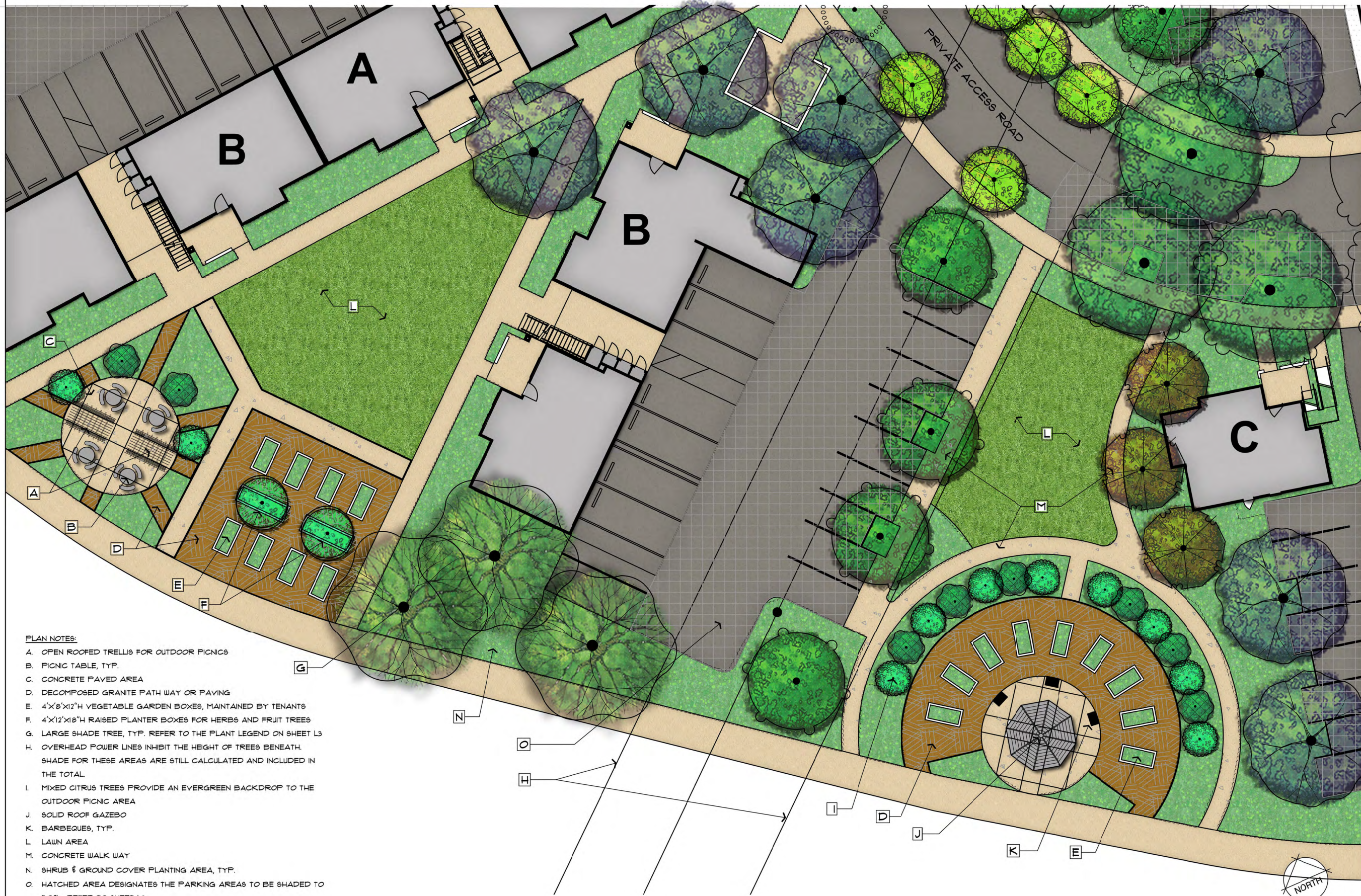
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Sheet Title
LANDSCAPE MASTER PLAN



No.	Date	Revision
▲		
▲		
▲		
▲		

Project Mgr.: THP Sheet No.:
 Drawn By: THP
 Scale: 1"=30'
 Date: 25 MAR 2020
 File Name: 18-047 of _____ sheets



PLAN NOTES:

- A. OPEN ROOFED TRELLIS FOR OUTDOOR PICNICS
- B. PICNIC TABLE, TYP.
- C. CONCRETE PAVED AREA
- D. DECOMPOSED GRANITE PATH WAY OR PAVING
- E. 4'X8'X12"H VEGETABLE GARDEN BOXES, MAINTAINED BY TENANTS
- F. 4'X12'X18"H RAISED PLANTER BOXES FOR HERBS AND FRUIT TREES
- G. LARGE SHADE TREE, TYP. REFER TO THE PLANT LEGEND ON SHEET L3
- H. OVERHEAD POWER LINES INHIBIT THE HEIGHT OF TREES BENEATH. SHADE FOR THESE AREAS ARE STILL CALCULATED AND INCLUDED IN THE TOTAL
- I. MIXED CITRUS TREES PROVIDE AN EVERGREEN BACKDROP TO THE OUTDOOR PICNIC AREA
- J. SOLID ROOF GAZEBO
- K. BARBEQUES, TYP.
- L. LAWN AREA
- M. CONCRETE WALK WAY
- N. SHRUB & GROUND COVER PLANTING AREA, TYP.
- O. HATCHED AREA DESIGNATES THE PARKING AREAS TO BE SHADED TO 50%. REFER TO SHEET L3

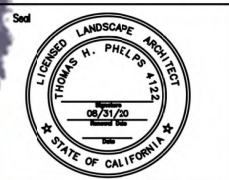
LANDSCAPE PLAN

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MERIAM PARK APARTMENTS
CHICO, CALIFORNIA

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Sheet Title
LANDSCAPE DETAIL PLAN



No.	Date	Revision
1		
2		
3		
4		
5		

Project Mgr.: THP
Drawn By: THP
Scale: 1"=10'
Date: 25 MAR 2020
File Name: 18-047 of _____ sheets

Sheet No.: L2



Building B

Building A

ELEVATION 01 - SCALE 1/16" = 1'-0" 0 8' 16' 32'



Building A

Building B

ELEVATION 04 - SCALE 1/16" = 1'-0" 0 8' 16' 32'



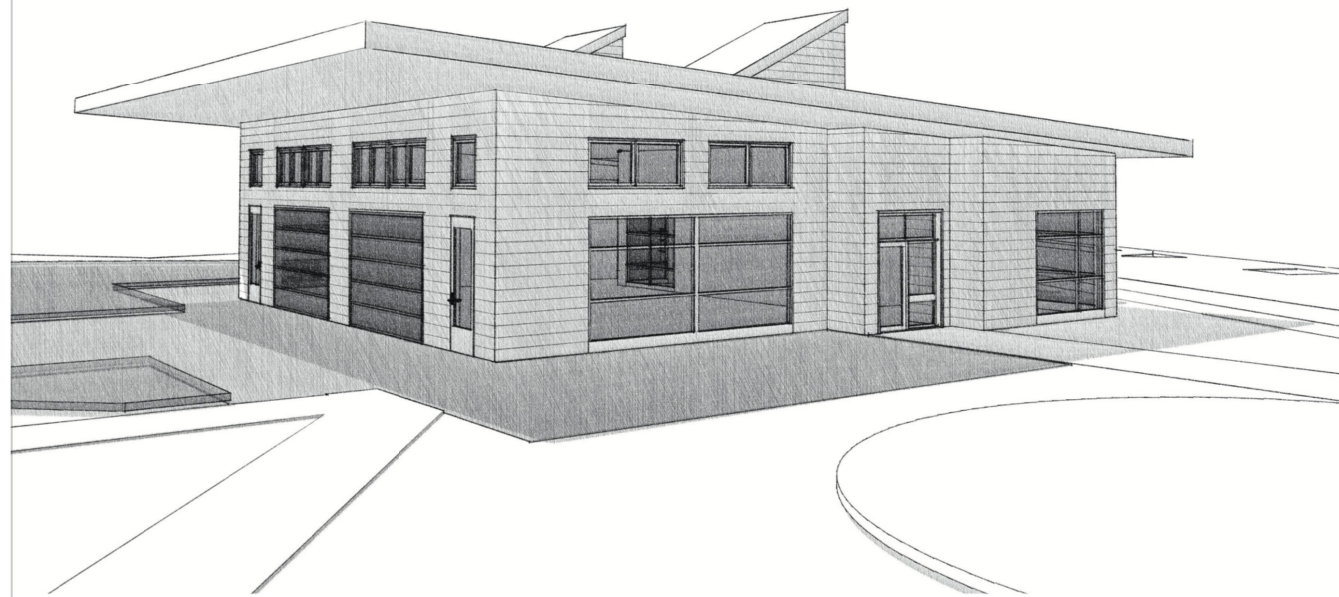


ELEVATION 02 - SCALE 1/16" = 1'-0" 0 8' 16' 32'

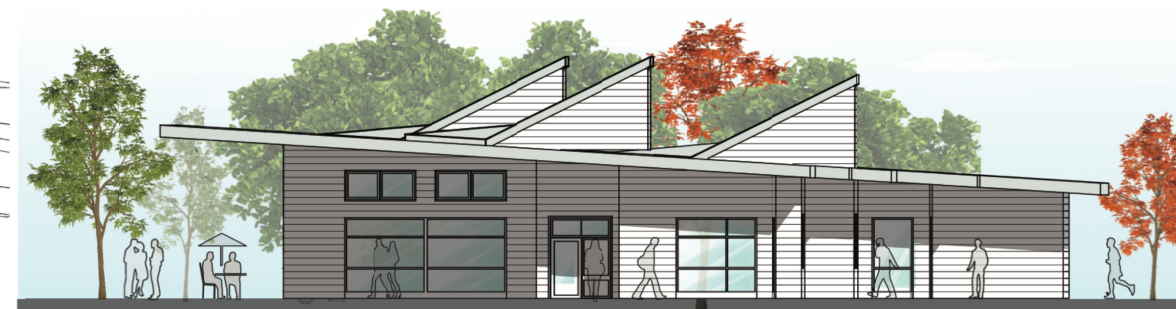


ELEVATION 03 - SCALE 1/16" = 1'-0" 0 8' 16' 32'





ELEVATION 05 - SCALE 1/16" = 1'-0" 0 8' 16' 32'



ELEVATION 06 - SCALE 1/16" = 1'-0" 0 8' 16' 32'





NTS







NTS





NTS





FIBER CEMENT SIDING - LIGHT MIST



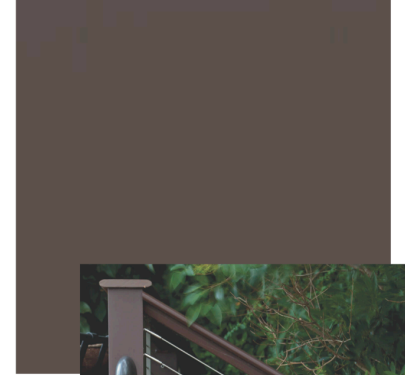
FIBER CEMENT SIDING - MOUNTAIN SAGE



FIBER CEMENT SIDING - EVENING BLUE



FIBER CEMENT SIDING - ARTIC WHITE (AT COMMUNITY BLDG.)



ALL EXPOSED METAL GUARDRAILS, TRELLIS, GUTTERS, DOWNSPOUTS, WOOD BRACES, BALCONY EDGE, POSTS AND COLUMNS DE6398 -LOUISIANA MUD



BRICK BLOCK- MUDDOX SIERRA SLATE (AT GROUND FLOOR PATIO WALLS)



STANDING SEAM METAL ROOF METAL SALES - OLD TOWN GRAY (AT COMMUNITY BLDG.)



LOW SLOPED ROOF GAF EVERGUARD TPO COOL ROOF GRAY (AT RESIDENTIAL BLDGS.)



ENTRY DOORS DE6392 - MINK

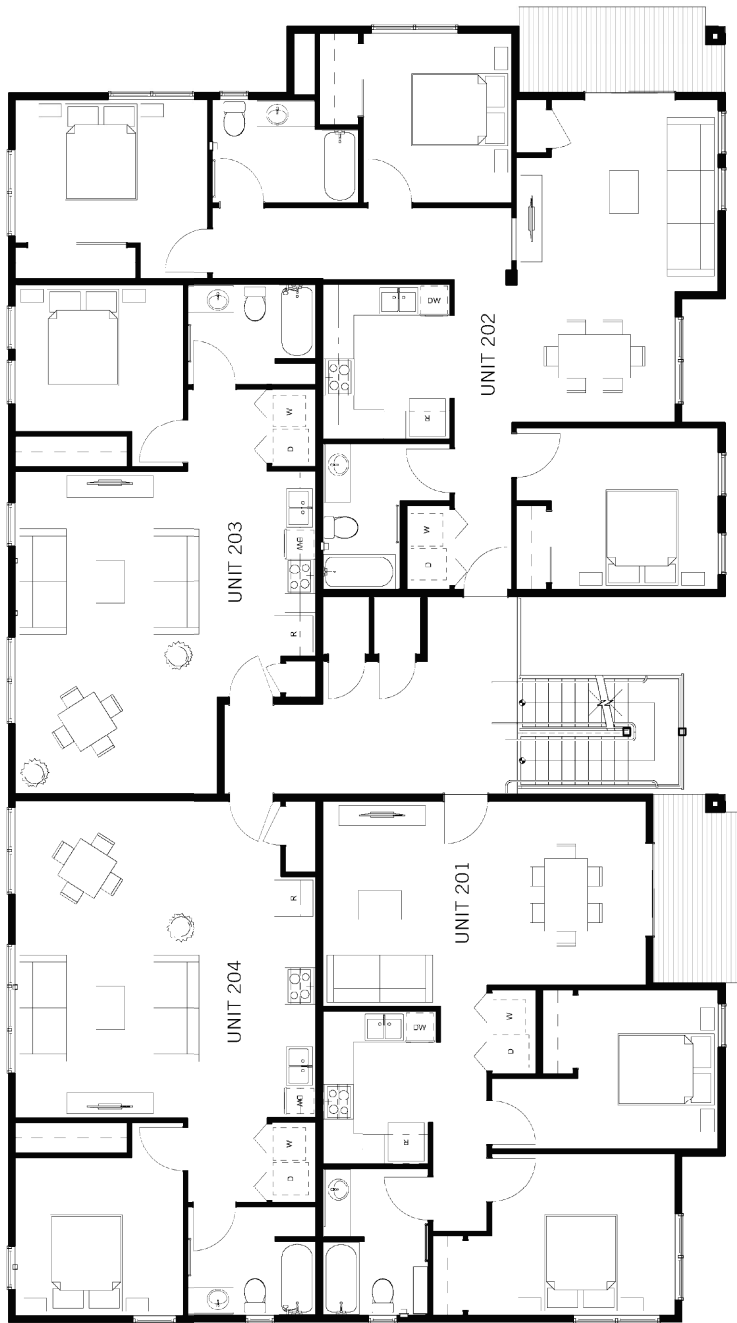


VINYL WINDOWS & DOORS OFF-WHITE



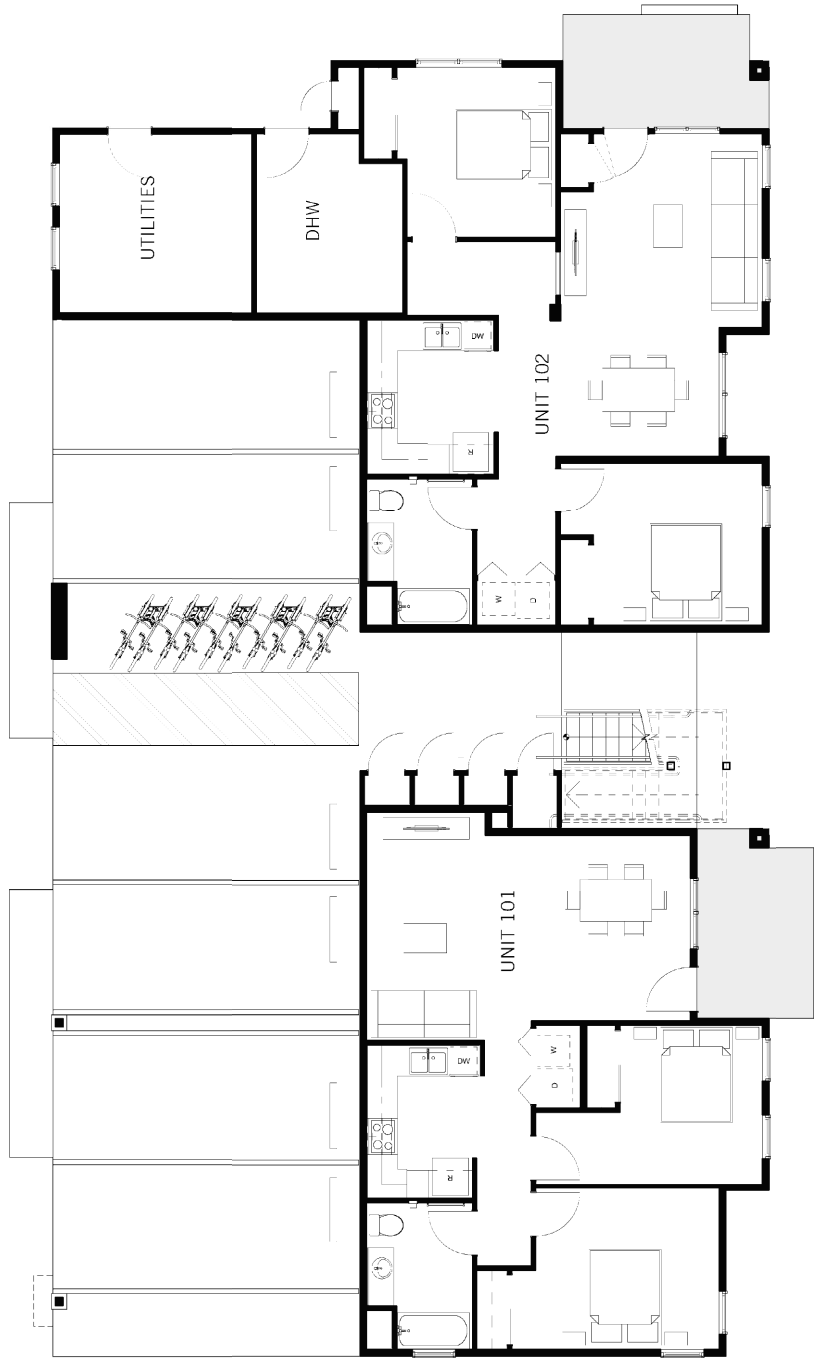
0 4 8 16'

■ GROUND FLOOR PLAN - SCALE 1/8" = 1'-0"



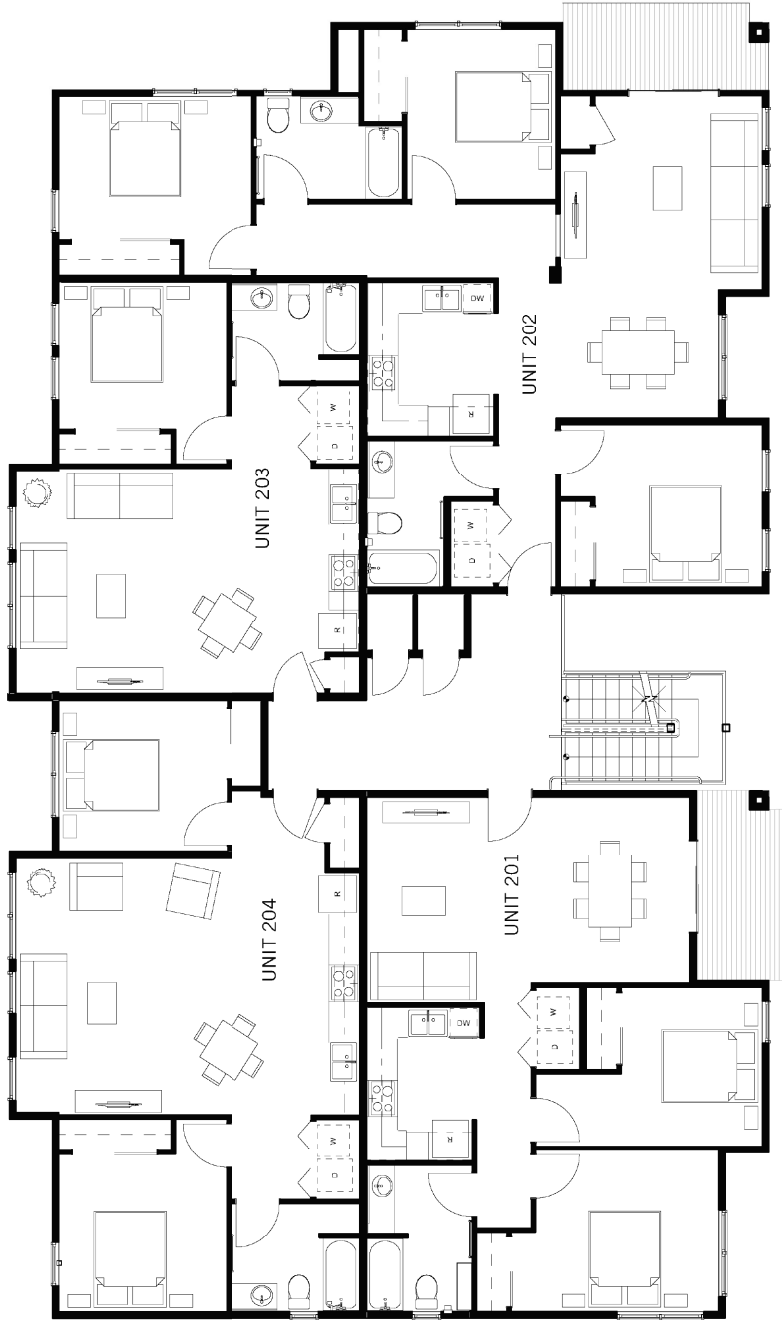
0 4' 8' 16'

■ TYPICAL UPPER FLOOR PLAN - SCALE 1/8" = 1'-0"



0 4' 8' 16'

■ GROUND FLOOR PLAN - SCALE 1/8" = 1'-0"

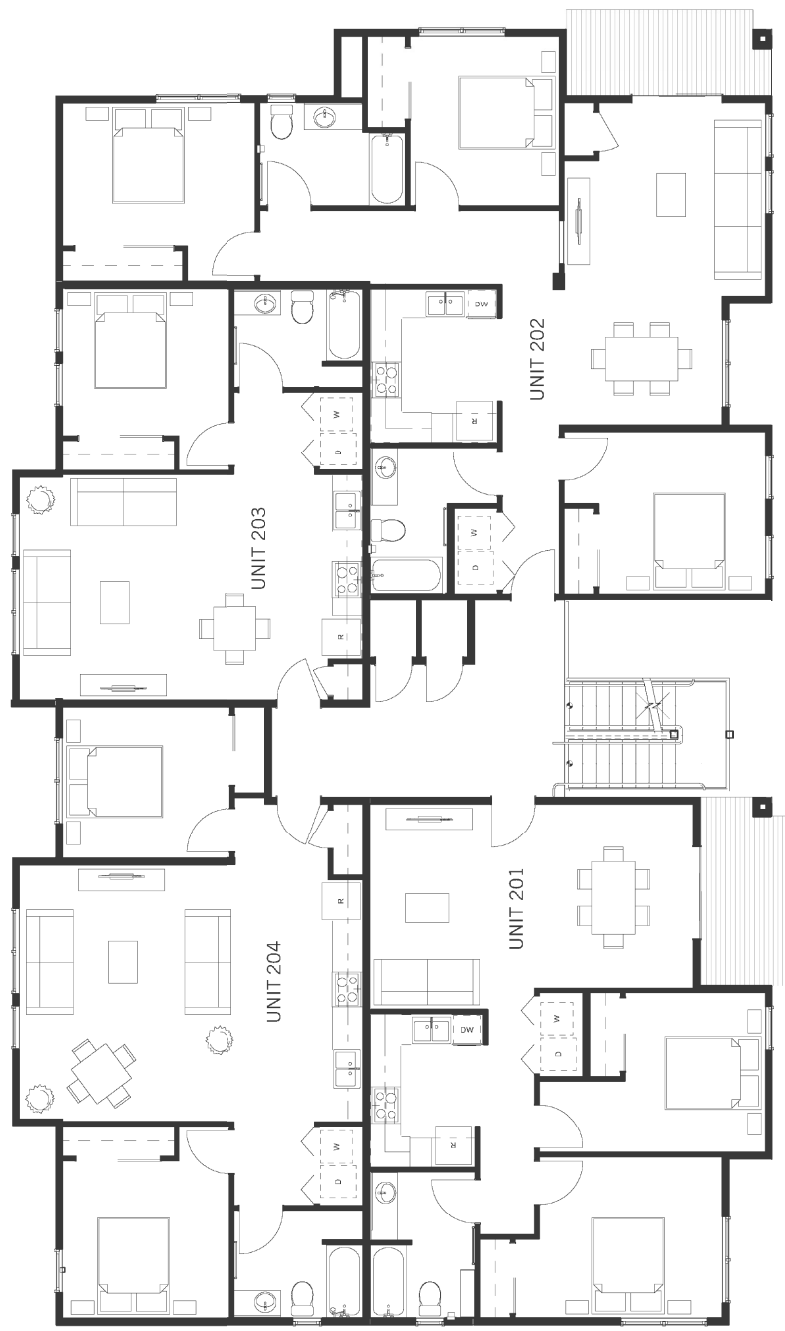


■ TYPICAL UPPER FLOOR PLAN - SCALE 1/8" = 1'-0" 0 4' 8' 16'



■ GROUND FLOOR PLAN - SCALE 1/8" = 1'-0"





■ TYPICAL UPPER FLOOR PLAN - SCALE 1/8" = 1'-0"



■ GROUND FLOOR PLAN - SCALE 1/8" = 1'-0"



■ TYPICAL UPPER FLOOR PLAN - SCALE 1/8" = 1'-0"





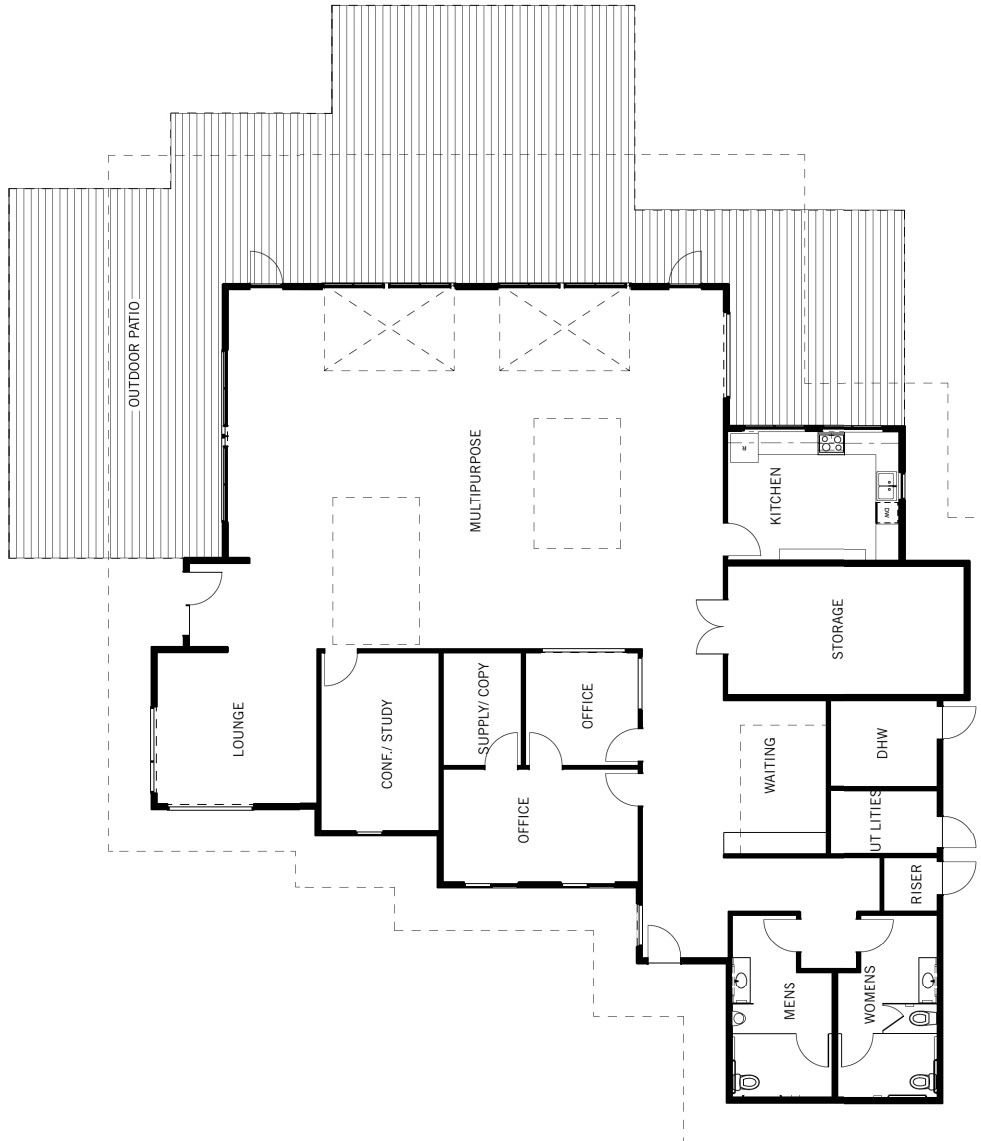
■ GROUND FLOOR PLAN - SCALE 1/8" = 1'-0"





■ TYPICAL UPPER FLOOR PLAN - SCALE 1/8" = 1'-0"





■ GROUND FLOOR PLAN - SCALE 3/32" = 1'-0"

19.86.180 Apartment Building

A. A structure containing five or more dwellings that are accessed from a common entrance. Ground floor units may also be accessed directly from the sidewalk. An apartment building may be occupied by other than residential uses where allowed by the applicable TND designation. An apartment building shall be placed on a site as set forth in Table 6-17.

Table 6-17

Building Placement.		
Front build-to-line: The front facade of the building shall be placed 12 feet from the back of the sidewalk.	A	
A stoop, dooryard or porch may encroach 5 feet into the resulting front setback.	B	
Side setbacks: None required; 5 feet minimum where provided.	C	
Rear setback: 15 feet minimum for the dwellings; 5 feet from the alley for parking and accessory structures. A building on a corner lot may have a 5 foot setback from the alley at the side street.	D	
Building Size and Massing.		
Building height: two, three or four-stories.	E	
Parking.		
Surface or ground level garage parking shall be located 28 feet behind the back of the sidewalk.	F	

B. Frontage types shall be dooryard, porch and fence or stoop.

C. The main entrance to each ground floor dwelling is accessed directly from and faces the street, a courtyard, paseo or lobby and corridor. Access to upper floor dwellings is by stair and or elevator, which may be open or enclosed.

D. On-site parking shall be accessed from an alley and may be in an underground garage, surface lot, detached garage, or tuck-under parking, or a combination of any of the above.

(Ord. 2358 §22)

19.86.170 Apartment Building - Small

A. A small apartment building is a structure containing multiple dwellings that are accessed from a common entrance, lobby, and stair. Ground floor and second floor units may also be accessed directly from the sidewalk. A small apartment building shall be placed on a site as set forth in Table 6-16.

Table 6-16

Building Placement.		
Front build-to-line: The front facade of the building shall be placed 10 feet from the back of the sidewalk.	A	
A porch, dooryard or stoop may encroach 8 feet into the resulting front setback.		
Side setbacks: None required. 5 feet minimum if provided.	B	
Rear setback: 15 feet for the building. 5 feet from the alley for parking and accessory structures.	C	
Building Size and Massing.		
Building height: Two or three-stories.	D	
Parking.		
On-site parking spaces shall be located a minimum of 37 feet behind the back of the sidewalk.	E	

B. Frontage types shall be dooryard, porch and fence or stoop.

C. The main entrance to each ground floor dwelling shall be accessed directly from and face the street. On corner lots, entrances may be on both frontages. Access to upper floor dwellings is by a stair, which may be open or enclosed.

D. On-site parking shall be accessed from an alley and may be in an underground garage, surface lot or tuck-under parking, or a combination of any of the above, which may be attached to or detached from the building.

E. When a rear yard is provided, one tree, 15 gallon or larger, shall be planted in the rear yard prior to issuance of a certificate of occupancy.

(Ord. 2358 §22)

**Mitigation Measures Applicable to
Site Design and Architectural Review Projects**
From the Meriam Park Environmental Impact Report
and Mitigation Monitoring Program

AESTHETICS

AES-1: In order to minimize impacts of new sources of light and glare:

1. All new lighting shall be designed to eliminate direct light spilling onto adjacent properties.
2. Lighting for new development within Meriam Park, including parking areas, shall be designed to include shields, ranging from 120-180 degrees and cut-offs that minimize light spillage onto unintended surfaces and minimize atmospheric light pollution, use minimal wattage.
3. Exterior surfaces should not be reflective glass or other reflective materials.
4. As part of the Architectural Review process, light and glare should be given specific consideration and measures incorporated into project design to minimize both.

AIR QUALITY

AIR-1a: All construction plans and documents for construction projects in the TND zone shall include the measures set forth below to reduce construction-related air quality impacts.

1. All active construction areas shall be watered at least twice daily. The frequency shall be based on the type of operation, soil conditions, and wind exposure.
2. Apply chemical soil stabilizers to inactive construction areas (disturbed areas that are unused for at least four consecutive days) to control dust emissions. Dust emission shall be controlled at the site for both active and inactive construction areas throughout the entire construction period (including holidays).
3. Storage piles shall be controlled for dust emissions as needed by covering the storage pile, application of chemical soil stabilizers, or other technique acceptable to the City.
4. Vehicle speeds shall be limited to 15 mph on unpaved roads and areas.
5. Land clearing, grading, earth moving, or excavation activities shall be suspended when wind speeds exceed 20 mph.
6. Non-toxic binders (e.g. latex acrylic copolymer) shall be applied to exposed areas after cut and fill operation and the area hydroseeded when the area becomes inactive for 10 days or more.
7. Prior to any grading or construction taking place, the developer shall consult with the Butte County Air Quality Management District regarding the application of a paved (or dust palliative treated) apron onto the Meriam Park site.
8. Inspect adjacent streets at least once per day and sweep or wash paved streets adjacent to the site where visible silt or mud deposits have accumulated due to construction activities.

AIR-1b: One or more publicly-visible signs shall be posted at each construction site with the name and telephone number of the developer representative to contact regarding dust complaints. Complaints received about dust shall be responded to, and corrective action taken, immediately. The telephone number of the BCAQMD shall be included on the signs and visible to ensure compliance with BCAQMD Rules 201 and 207.

AIR-1c: Construction shall be phased so that only a portion of the Meriam Park site is graded at a time. Areas in which one large piece of earth-moving equipment is working shall not exceed 10 acres on a daily basis, and areas in which two or more large pieces of earth-moving equipment are working simultaneously shall not exceed 4 acres per day.

AIR-1d: Prior to final occupancy, all exposed ground surfaces shall be landscaped, seeded or chemically treated to minimize fugitive dust emissions (dust clouds caused by wind, traffic, or other disturbances to exposed ground surfaces).

AIR-2: The following measures would reduce diesel particulate matter and NOx emissions from construction equipment, and represent a level of reasonable control that would reduce these emissions to a less-than-significant level.

1. Prior to commencement of any grading or construction, a NOx reduction plan shall be prepared and submitted for approval by the City and BCAQMD demonstrating that heavy-duty (> 50 horsepower) off-road vehicles to be used during construction, including owned, leased and subcontracted vehicles, will achieve a project-wide fleet-average NOx reduction equivalent to or exceeding the most recent CARB fleet average at the time of construction. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.
2. The NOx reduction plan shall include a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated on a monthly basis throughout the duration of the grading portion of construction.
3. Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The Meriam Park project shall ensure that emissions from all construction diesel powered equipment used on the Meriam Park site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately.
4. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors).
5. Diesel equipment standing idle for more than two minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site and away from residences.
6. Properly tune and maintain equipment for low emissions.

BIOLOGICAL RESOURCES

BIO-8: Adequate measures shall be taken to avoid inadvertent take of loggerhead shrike, raptors, and nests of other birds protected under the Migratory Bird Treaty Act when in active use. This shall be accomplished by taking the following steps.

1. If construction is proposed during the nesting season (March - August), a focused survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within 30 days prior to the commencement of construction, in order to identify any active nests on the proposed project site and the vicinity of proposed construction.
2. If no active nests are identified during the survey period, or if construction is initiated during the non-breeding season (September - February), grading and construction may proceed.
3. If active raptors nests are found, an adequate setback shall be established around the nest location and construction activities restricted within this no-disturbance zone until the qualified biologist has confirmed that any young birds have fledged and are able to function outside the nest location. Required setback distances for the no-disturbance zone shall be determined in consideration with the CDFG and/or USFWS, and may vary depending on species and sensitivity to disturbance. The no- disturbance zone shall be fenced with temporary orange construction fencing.
4. A report of findings shall be prepared by the qualified biologist and submitted to the City for review and approval prior to initiation of grading and construction during the nesting season (March - August). The report shall either confirm absence of any active nests or shall confirm establishment of a designated no-disturbance zone for any active nests. Supplemental reports shall be submitted to the City for review and approval where no-disturbance zones have been required to allow construction to proceed within these zones after any young birds have fledged.

BIO-9: Adequate measures shall be taken to prevent the loss of burrowing owl nests consistent with CDFG mitigation guidelines (1995). This shall be accomplished by taking the following steps:

1. A preconstruction survey shall be conducted by a qualified biologist within 30 days prior to the commencement of construction, and the area to be surveyed shall include the project site and a surrounding 250-foot-wide buffer zone.
2. If no burrowing owls are detected, then no further mitigation is required.
3. If active burrowing owl burrows are identified on the site, the burrows shall not be disturbed during the nesting season (February 1 - August 31) or until a qualified biologist has determined that any young have fledged or the burrow has been abandoned. A no-disturbance buffer zone of 250-feet shall be established around each burrow with an active nest until the young have fledged the burrow as determined by a qualified biologist.
4. If destruction of an occupied burrow is unavoidable during the non-breeding season (September - February), passive relocation of the burrowing owls shall be conducted by a qualified biologist in coordination with the CDFG and USFWS. Passive relocation involves installing a one-way door at the burrow entrance, which encourages owls to move from the occupied burrow.

5. A report of findings shall be prepared by the qualified biologist and submitted to the City for review and approval prior to initiation of grading and construction. The report shall either confirm absence of any active nests or shall confirm establishment of a designated no-disturbance zone during the breeding season for any active nests. Supplemental reports shall be submitted to the City for review and approval where no-disturbance zones have been required to allow construction to proceed within these zones following successful passive relocation, if required.

BIO-11: The following additional provisions shall be implemented to further protect wildlife habitat resources:

1. An interpretive program shall be developed by a qualified biologist in consultation with the project landscape architect to minimize disturbance into the sensitive habitats of the Wetland/Vernal Pool/BCM Preserve and the Little Chico Creek riparian corridor. Humans and pets shall be restricted outside these designated sensitive habitat areas through installation of wildlife-friendly fencing and interpretive signage, where appropriate. All pets shall be contained on leashes within the Preserve and Little Chico Creek corridor, with the exception of the proposed "dog park" along Little Chico Creek, which shall be appropriately fenced to contain unleashed dogs within the park area.
2. Fencing that obstructs wildlife movement shall be prohibited along the length of Little Chico Creek on the site, but exclusionary fencing designed to prevent human access and separate active use areas from the creek channel and associated sensitive habitat shall be encouraged where appropriate, such as split-rail fencing in certain locations where habitat restoration and protection could be hindered by human activity.
3. Lighting shall be carefully designed and controlled to prevent unnecessary illumination of the Preserve and Little Chico Creek riparian corridor on the site. Lighting in the vicinity of these portions of the site shall be restricted to the minimum level necessary to illuminate pathways, parking areas, and other outdoor areas. Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas.
4. All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source.

CULTURAL RESOURCES

CUL-2a: In the event any cultural materials are discovered or unearthed during the course of grading or construction activities, all work shall cease within 100 feet of the discovered site and a qualified archeologist shall be retained by the project applicant to evaluate the significance of the site. If the archeologist determines that the materials represent a potentially-significant resource, the project proponent, archeologist, City Planning Director, and local tribal coordinator shall begin a consultation process to determine a plan of action either for: 1) total data recovery, as a mitigation; 2) tribal cultural resource monitoring; 3) displacement protocol; or 4) total avoidance of the resource, if possible.

CULT-2b: A note shall be placed on all construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. The Planning Division and Engineering Division staff will verify that this wording is included in project grading plans.

CUL-3: In the event that human remains are discovered during the course of grading or construction activities, all work shall cease within 100 feet of the find and the construction supervisor must immediately notify the Butte County Coroner pursuant to Section 7050.5 of California's Health and Safety Code, and the City Planning Director. The construction supervisor shall also take appropriate action to ensure that the discovery is protected from further disturbance and vandalism. If the remains are of a Native American, the coroner must notify the California Native American Heritage Commission within 24 hours, which in turn will inform a most likely descendent pursuant to Section 5097.98 of the State Resources Code. The designated descendant would then negotiate with the land owner for final disposition of identified remains, which may include reburial within an appropriate location within the project area.

CUL-4: In the event that paleontological resources are encountered during construction activities, consultation with a professional paleontologist, geologist or archaeologist, as appropriate, shall be undertaken immediately, and the significance of the find evaluated. Appropriate specific mitigation measures would be recommended, based on the finding of significance of the discovery. The project proponent shall implement recommended mitigation measures.

HAZARDS AND HAZARDOUS MATERIALS

HAZ-7: All new power lines shall be undergrounded within the Meriam Park site.

HYDROLOGY AND DRAINAGE

HYDRO-3: The developer shall develop a stormwater master plan and a SWPPP for the Project site. No grading permits or other construction permits for the Project site shall be issued until the developer prepares a SWPPP and the SWPPP is reviewed and approved by the City of Chico and reviewed by the Caltrans District 3 office and the Central Valley Regional Water Quality Control Board (Redding office). The SWPPP shall describe the construction- phase and post-construction control measures to improve water quality of runoff. Selection and design of the water quality BMPs shall be reviewed and approved by City staff and operations and maintenance considerations shall be described in the SWMP or Operations and Maintenance Manual (OMM) prepared for the treatment facilities.

UTILITIES

UTIL-1b: At least 75 percent of the remaining project-related construction and demolition waste shall be diverted to an approved facility or by salvage. The City shall give the applicant a list of approved facilities or reuse options. A Waste Diversion Plan including the total weight or volume of demolition and construction waste and the plan for diverting the waste shall be provided to and approved by the City pursuant to commencement of construction.