



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 6/17/2020

DATE: May 26, 2020

File: AR 20-09

TO: Architectural Review and Historic Preservation Board

FROM: Dexter O'Connell, Associate Planner (530-879-6810)
dexter.oconnell@chicoca.gov

RE: Architectural Review 20-09 (1297 Park Apartments)
1297 Park Avenue et al -- APN 005-136-013, 005-136-010, and 005-136-009

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 20-09 (1297 Park Apartments), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct a four-story apartment building, and to make associated site improvements including a parking area and landscaping. The project would have a total of 58 new residential units, all affordable for individuals making 50% of the Area Median Income (AMI) or below. An existing residence would be used as a Manager's Unit. The site is located at the northeast corner of Park Avenue and East 13th Street, though it covers more of the block than just the corner (See **Attachment A**, Location Map). The site is primarily designated Residential Mixed Use (RMU) on the City's General Plan Land Use Diagram and zoned RMU (Residential Mixed Use) as well. All three parcels have the -SD8 (Southwest Chico Neighborhood) overlay. The portion of the site fronting on East 12th Street is designated Low Density Residential (LDR) on the General Plan Land Use Diagram, and zoned R1, while the parcel on the corner of Park Avenue and East 13th Street has the COS (Corridor Opportunity Site) overlay.

The site is 1.15 gross acres in area, and the resultant density for the project would be 51 dwelling units per acre (du/ac), which is within the allowable range of 15 to 70 du/ac for the RMU zoning district with COS overlay.

The site plan illustrates the layout and orientation of the buildings, as well as the location of the trash enclosure, site amenities, and parking (see **Attachment B**, Site Plan). The new structure would occupy the vast majority of the parcel on the corner of East 13th Street and Park Avenue, while the proposed parking area would extend to the corner of East 13th Street and Locust Street. The existing residential structure on East 12th Street would be unchanged, but significant landscaping improvements would be made throughout the property (see **Attachment D**, Landscape Plan).

The project includes a total of 43 off-street vehicle parking spaces. Bicycle parking is provided in both locker and covered open locations.

Removal of 14 trees is proposed (See **Attachment E**, Tree Removal Plan), primarily ailanthus and Chinese pistache. The landscape plans call for a variety of species with low-to-moderate water demands (see **Attachment D**), with a large number and good variety of trees and other plants.

DISCUSSION

The proposed apartment complex is an attractive development which achieves a unified identity through harmonious architectural styling.

The project is consistent with General Plan goals and policies regarding providing an adequate supply of rental housing to meet a wide range of renters' current and future needs throughout the City (H-3, H-3.2, and H-3.4). The commitment to 58 units built as affordable housing will contribute to the City's Regional Housing Needs Assessment obligations as outlined in the General Plan Housing Element. This is critical to ensuring some modicum of local authority over housing-related decisions.

The project consists of a principal residential building of four stories in height, which includes amenities on the first floor, and a variety of ancillary site improvements.

The proposed residential building boldly holds the corner of Park Avenue and East 13th Street and would complement the 3-story 1200 Park Avenue project located across the street. Exterior walls would use diverse materials including modern-looking cement paneling, modern composite siding in a variety of colors, and simple balcony finishes (see **Attachment F**, Colored Elevations, and **Attachment G**, Color and Materials Sample Panel). The color scheme is challenged by City of Chico Design Guidelines in some respects, but it does avoid blandness in conformance with Design Guideline 4.2.31.

The residential building would feature a flat roof with parapets of varying height to add interest. Exterior doors to balconies would be clear glass highlighted in metallic trim, and window frames would be similar. Balconies, demi-balconies, and covered patios would be common.

The project includes a total of 43 off-street parking spaces. 59 spaces would be required by the City's standards. This downward deviation is appropriate because the site has the COS overlay and new parking would be vanishingly unlikely to overburden public parking supplies in the project vicinity. Ample street parking exists on East 13th and Locust streets, which is very underutilized due to the current land use. This change of use will increase the burden on street parking, but not substantially enough to offset the benefit of the requested reduction. Further, pursuant to Chico Municipal Code Section 19.62.040, "the City may agree to provide a housing density bonus or incentive... so long as such housing density bonus or incentives meet the requirement set forth in the California Government Code." The parking reduction meets the requirements of Government Code Section 65915p and thus this section. Bicycle parking would be provided in an indoor storage room on the first floor of the proposed building.

Parking lot lights would be dispersed and mounted at 12 feet in height with shielding to focus light downwards. Mechanical units would be located on the roof, and a concrete block trash enclosure, covered as required, is proposed within the parking area adjacent to the structure.

The landscape plans call for a variety of species with almost exclusively low water demands (see **Attachment D**), with a large number of trees and bushes. The primary trees would be valley oaks, dogwoods, and Chinese pistache. The trees, shrubs, and other plantings are

located primarily to the East, and assist in fulfilling the Parking Lot Shade requirement. Raised garden beds would be an amenity for the residents of the complex to enjoy for food and recreation. The landscape plan meets City of Chico requirements.

Removal of 14 trees is proposed (See **Attachment E**, Tree Removal Plan). Most of those are ailanthus or Chinese pistache, and none of the trees proposed for removal qualify for mitigation. Even so, Condition #9 accounts for mitigation of any tree that the City of Chico Urban Forester determines requires it.

Most aspects of the project are in conformance with their surroundings and do not unnecessarily alter the character of the area or block any views of meaningful or important landmarks. The building itself is oriented away from the adjacent neighborhood and would stand across from another large, imposing, and modern building at 1200 Park Avenue. The proposed height is well below the maximum allowed under the COS overlay zone.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt from Environmental Review under Section 1.40.220 of the Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). This exemption applies to infill projects which are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; are substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not create any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

According to 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 proposed project is consistent with General Plan goals and policies as discussed above. Importantly, it is compatible with the Housing Element's actualization of the City of Chico's Regional Housing Needs Assessment (RHNA) requirements.

The proposed density is consistent with allowances provided by the COS overlay. The project is also consistent with the SD8 overlay, whose provisions apply only to new single-family and accessory structures, and with the regulations of the R1 zone district because the single-family residential use would remain on the R1 parcel. Condition #6 has been added to ensure this.

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 proposed structure conforms with the objective design standards in the City's Design Guidelines and Title 19 of the Municipal Code. The character and scale of the design are appropriate for the Park Avenue corridor, particularly in reference (DG 1.2.13) to across-

the-street neighbor 1200 Park.

As discussed above, issues where the project is challenged are minor, and the project is consistent with the broader purpose and intent of the chapter.

There is private outdoor space with shade (DG 4.1.45) and the common open space has pedestrian access (DG 4.1.42, 4.1.43). Lighting design will minimize glare and spillover impacts (DG 1.5.14) while still maintaining a safe atmosphere.

The components are minimally representative of individual dwelling units (DG 4.2.11), which is a challenge, but the overall plan has the character, scale, and quality expected of new architecture in the City of Chico by the Chico Municipal Code and by the Design Guidelines.

- 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, the design of this project is satisfactory and mostly compatible with surrounding development. While it is very modern, modern style is appropriate for a growing and changing corridor. Where its colors are muted and not complimentary, the Board is within its rights to consider a condition that brings them more into conformance with the brightly-palleted surrounding neighborhoods. Where specific screening and landscape elements are not yet explicitly delineated, Condition #5 requires administrative review of their placement and design.

- 4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

The Project is compatible with existing developments in the surrounding area, particularly 1200 Park and developments envisioned by the COS overlay zone. The existing structure on the site already dominates its surroundings from behind, and while this structure would be substantially larger, it would not block any views. Trash and utility areas would be screened by architecturally integrated walls and planted vines and shrubs.

- 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, the Landscape plan is of high quality and meets all City of Chico requirements.

Specifically, parking lot shading is more than adequate and shared recreational areas will contribute to providing an attractive residential environment. Where specific screening and landscape elements are not yet explicitly delineated, Condition #5 requires

administrative approval of their placement and design.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 20-09 (1297 Park Apartments).
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. All painting and exterior materials work shall be conducted as approved and field-verified by Planning staff prior to issuance of a certificate of occupancy.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. Building plans shall delineate locations and detail as needed the final design of specific screening and landscape elements, subject to final approval by planning staff. This includes, but is not limited to, signs, irrigation equipment, and any changes to landscape planning that may be required due to alterations in configuration of the parking area of the property.
6. The principal use of the property located at 179 East 12th Street shall remain single-family residential, and shall not be changed to storage or any other accessory use.
7. Prior to issuance of a Certificate of Occupancy for the new residential structure on APN 005-136-013 (1297 Park Avenue) the developer shall record an easement reserved in deeds to perpetuate legal access to use the parking area located on APN 005-136-010 and on the rear portion of APN 005-136-009 (179 East 12th Street), for the benefit of the new residential structure on APN 005-136-013.
8. As required by CMC 16.66, any trees removed and requiring mitigation shall be replaced as follows:
 - a. On-site. For every six inches DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.

- d. Tree removal shall be subject to the in-lieu fee payment requirements set forth CMC16.66 and fee schedule adopted by the City Council.
 - e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
9. 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

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

ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Floor Plans
- D. Landscape Plan
- E. Tree Removal Plan
- F. Architectural Elevations
- G. Visual Simulations
- H. Color and Materials Sample Panel

DISTRIBUTION

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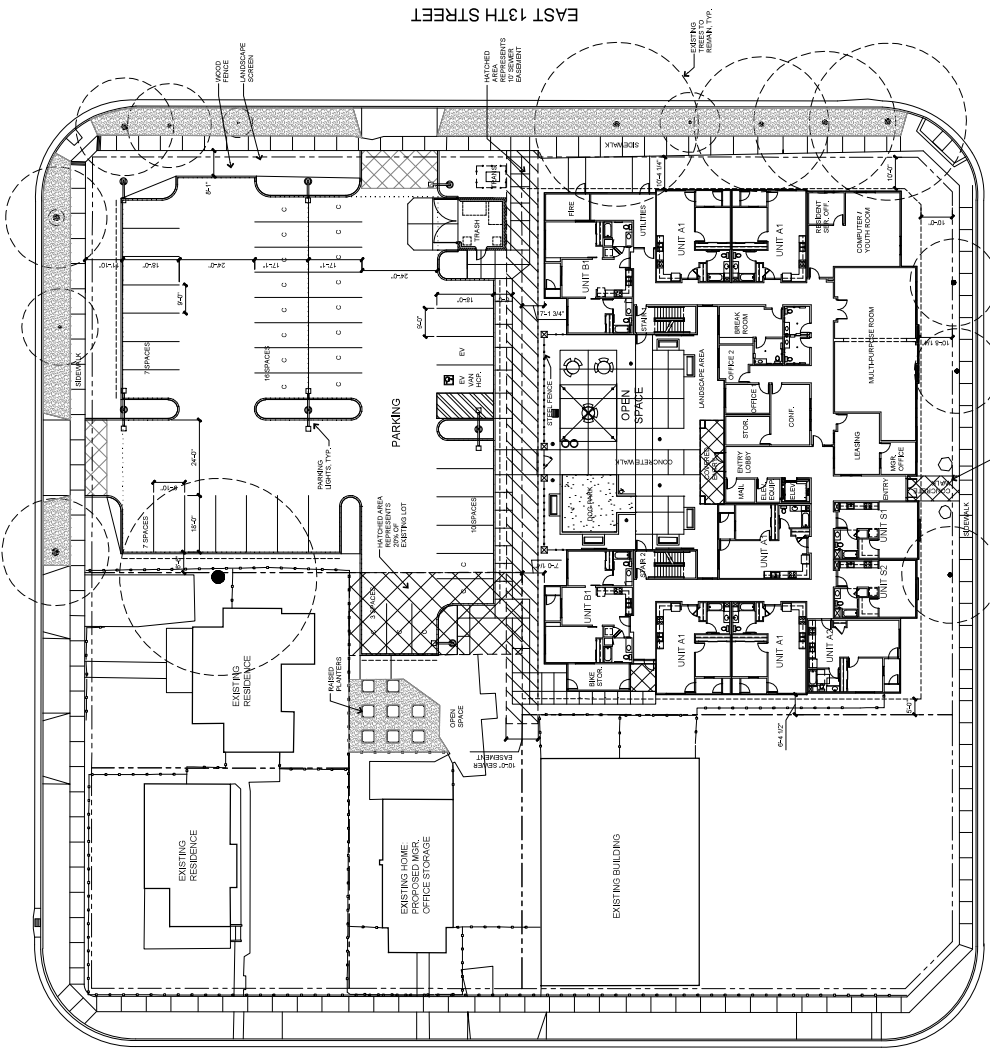


AR 20-09 (1297 Park Apartments)
 1297 Park Avenue
 APN 005-136-(009, 010, 013)-000



BUILDING SUMMARY		CONVERTED		STUDIO		TOTAL		TOTAL		TOTAL	
		APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018
		APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018	APRIL 14, 2018
STORAGE SF	18	18	18	0	0	0	0	0	0	0	0
TOTAL SF	377	712	844	500	489	489	1154	3,987	1,444	2,556	14,421
1ST FLOOR	5	1	1	1	1	1	1	1	1	1	1
2ND FLOOR	6	2	2	2	2	2	2	2	2	2	2
3RD FLOOR	6	2	2	2	2	2	2	2	2	2	2
TOTAL UNITS	23	7	7	7	7	7	13	58	43	43	138
UNIT RATIO	67%	12%	14%	17%	17%	17%	100.0%	100.0%	100.0%	100.0%	100.0%

LOCUST STREET



EAST 12TH STREET

EAST 13TH STREET

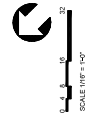
PARK AVENUE

PROJECT SUMMARY

PROJECT:	PARK AVENUE APARTMENTS
LOCATION:	1286 PARK AVENUE, CHICO, CA 95926
APN:	0041031030000
JURISDICTION:	CHICO, CA
PERMIT TYPE:	RENEWAL/REASSESSMENT
LOT COVERAGE:	115%
UNIT TYPE:	RESIDENTIAL
CONSTRUCTION TYPE:	VA
PROPONENT GROUP:	RS/PA/3
OWNER:	FOUR
STORIES:	FOUR

PARKING SUMMARY

LIVING SPACE	NO. OF UNITS	BIKE RACKS	BIKE SPACES
UNITS E1, I, J, L, S, Z: STUDIO	20	1	20
UNITS A1, A2: 1 BEDROOM / 1 BATH	30	1	30
UNITS A3: 2 BEDROOM / 2 BATH	30	1	30
TOTAL UNITS	80	3	80
PARKING PROVIDED	80	3	80
FAIR SHARE (A/C 2.0 OVERLAP)			
COMPACT SIZE (8'x14' to 9'x24')	21	1	21
STANDARD SIZE (10'x14' to 12'x24')	21	1	21
1 VAN SPACE (8'0" WIDE x 18'0" DEEP)	38	1	38
TOTAL PARKING	42	3	42
REQUIREMENTS (3% OF TOTAL PARKING)	2	0	2



Park Avenue Apartments

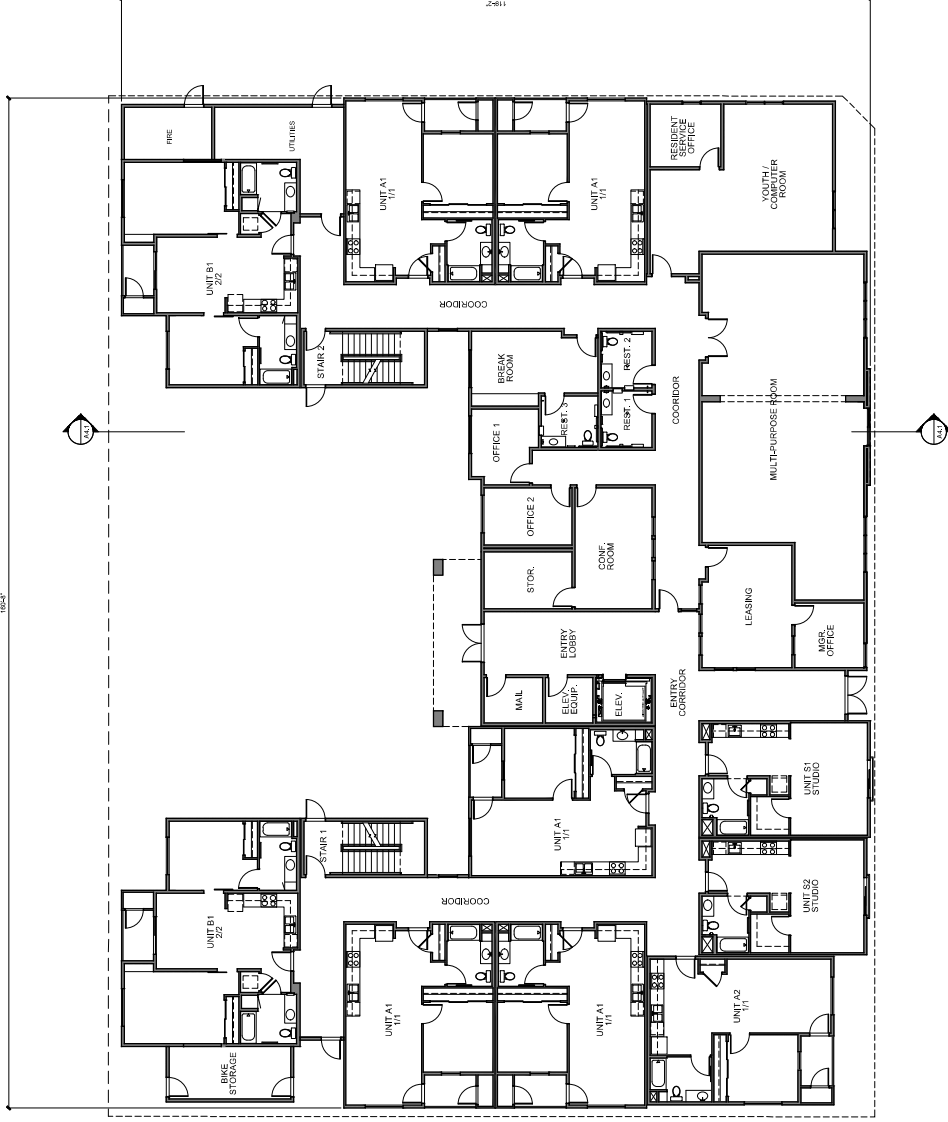
Chico, California



SITE PLAN



A1.1



A2.1

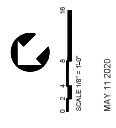
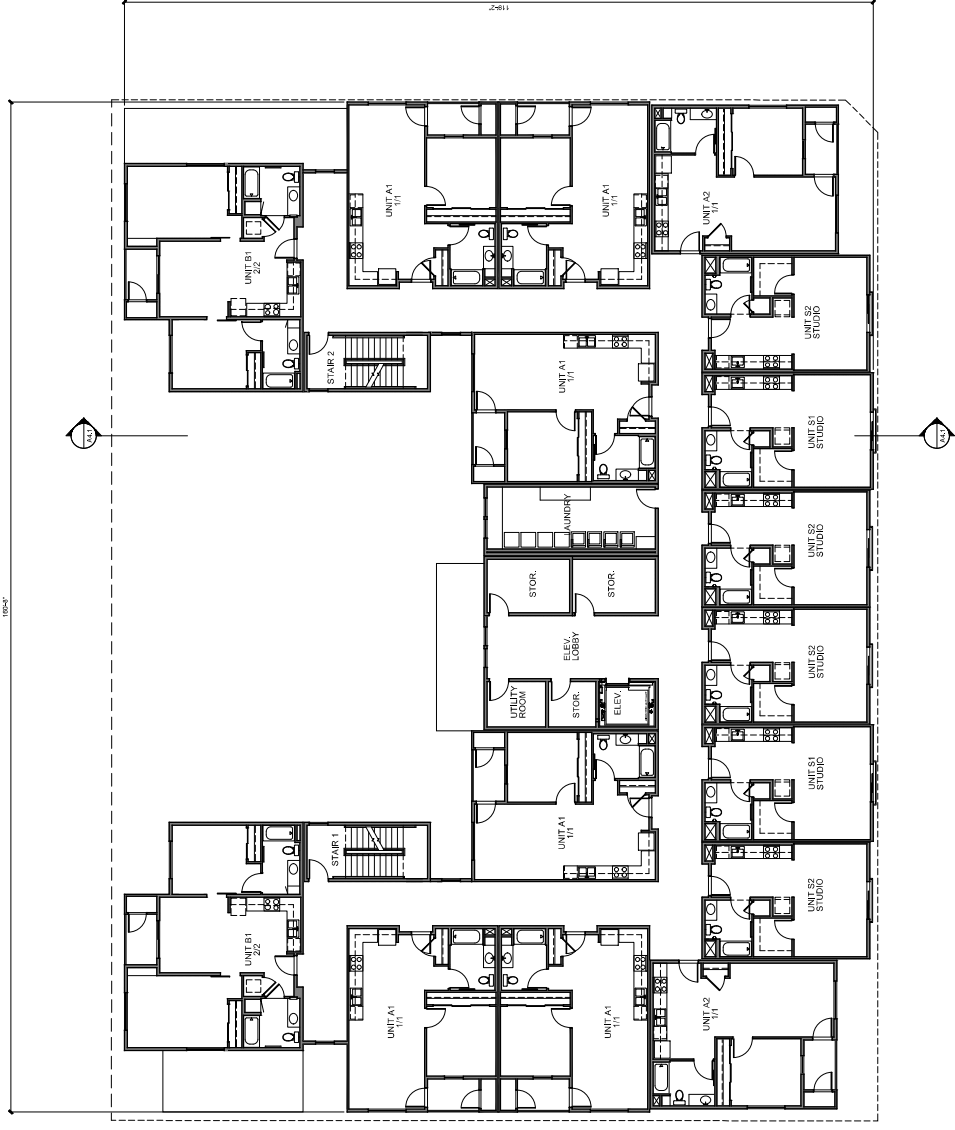
MAY 11, 2020



1ST FLOOR BUILDING PLAN

Park Avenue Apartments
Chico, California





MAY 11, 2020

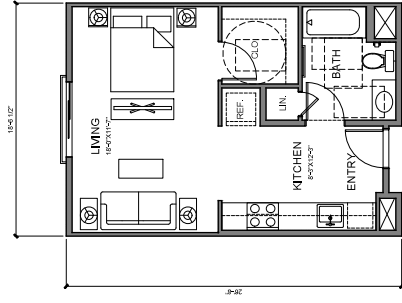


2ND, 3RD & 4TH FLOOR PLANS

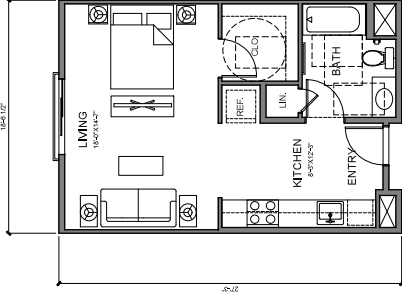
Park Avenue Apartments
Chico, California



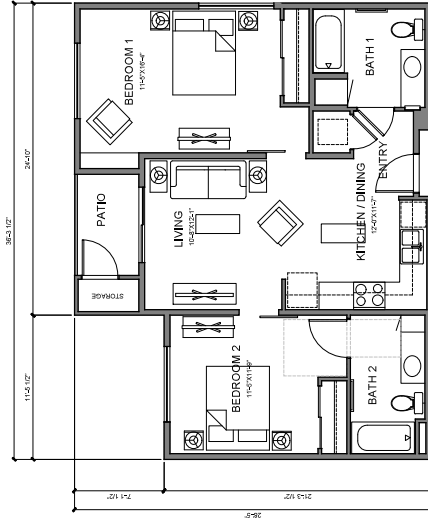
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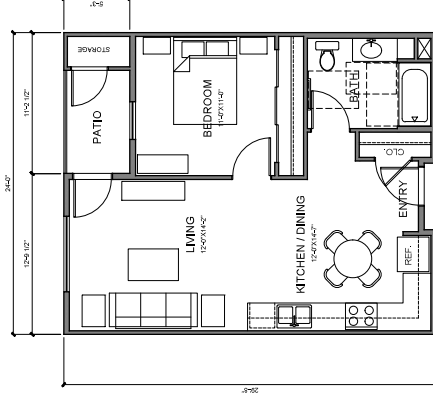
UNIT S2 - STUDIO / 1 BATH
 LIVING 13'0" x 14'0"
 KITCHEN 10'0" x 10'0"
 ENTRY
 BATH
 SCALE 1/8" = 1'-0"
 UNITS 48' 50.0 FT.



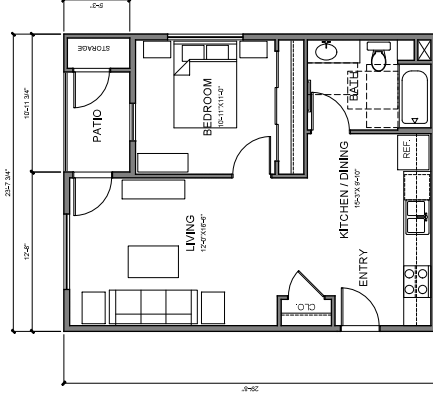
UNIT S1 - STUDIO / 1 BATH
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 KITCHEN 10'0" x 10'0"
 ENTRY
 BATH
 SCALE 1/8" = 1'-0"
 UNITS 48' 50.0 FT.



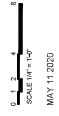
UNIT B3 - 2 BEDROOM / 2 BATH
 LIVING 13'0" x 14'0"
 KITCHEN / DINING 12'0" x 11'0"
 ENTRY
 BATH 1
 BATH 2
 BEDROOM 1 11'0" x 11'0"
 BEDROOM 2 11'0" x 11'0"
 PATIO
 STORAGE
 SCALE 1/8" = 1'-0"
 UNITS 87' 50.0 FT.
 STORAGE 18' 50.0 FT.
 PATIO 4' 0.0 FT.



UNIT A1 - 1 BEDROOM / 1 BATH
 LIVING 12'0" x 14'0"
 KITCHEN / DINING 12'0" x 11'0"
 ENTRY
 BATH
 PATIO
 STORAGE
 SCALE 1/8" = 1'-0"
 UNITS 44' 50.0 FT.
 STORAGE 18' 50.0 FT.
 PATIO 4' 0.0 FT.



UNIT A2 - 1 BEDROOM / 1 BATH
 LIVING 12'0" x 14'0"
 KITCHEN / DINING 12'0" x 11'0"
 ENTRY
 BATH
 PATIO
 STORAGE
 SCALE 1/8" = 1'-0"
 UNITS 46' 50.0 FT.
 STORAGE 18' 50.0 FT.
 PATIO 4' 0.0 FT.



MAY 11, 2020



Park Avenue Apartments
 Chico, California

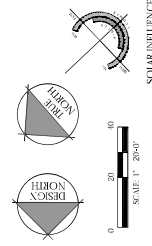
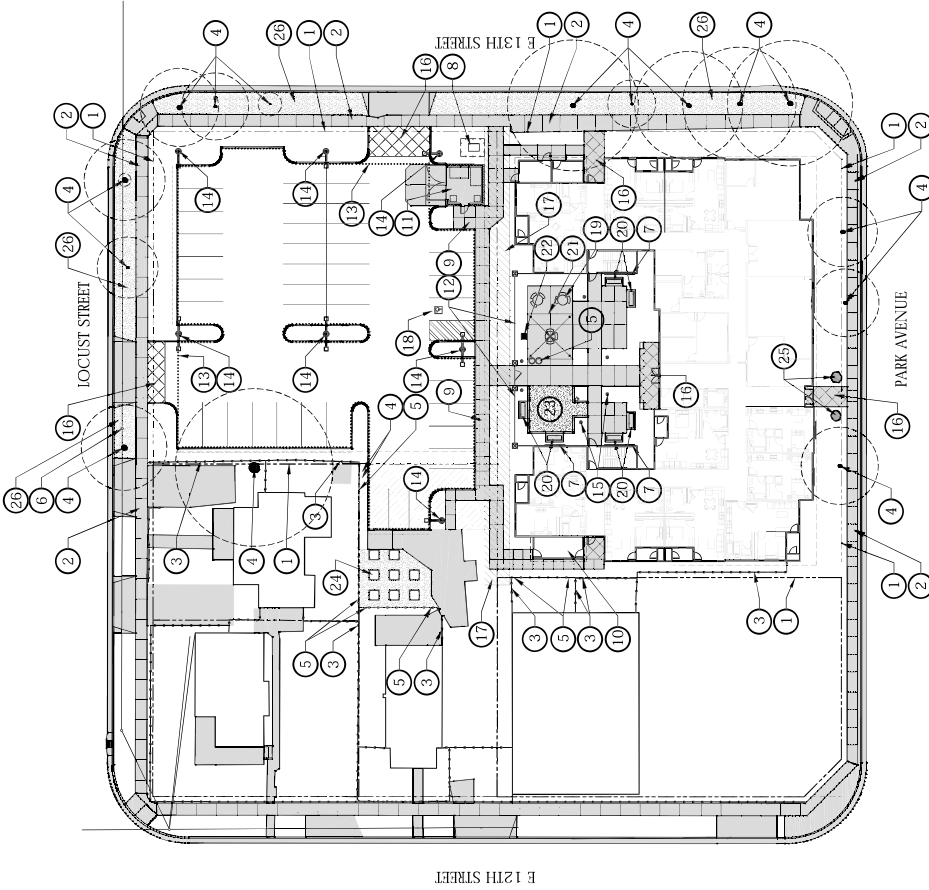
UNIT PLANS



A2.3

PLAN LEGEND

SYMBOL	DESCRIPTION
①	PROPERTY LINE
②	CITY OF CHICO SIDEWALK
③	EXISTING FENCE. TO REMAIN.
④	EXISTING TREE. TO REMAIN. SEE TREE REMOVAL PLAN (SHEET 4).
⑤	TRASH/ RECYCLING RECEPTACLES. TYPICAL. SEE DESIGN DEVELOPMENT. SHEET 3.
⑥	UTILITY POLE WITH OVERHEAD LINES
⑦	VINE SUPPORT PANEL. SEE DESIGN DEVELOPMENT. SHEET 3.
⑧	TRANSFORMER LOCATION.
⑨	CONCRETE WALK
⑩	INTERIOR BICYCLE PARKING. SEE ARCHITECT'S PLANS
⑪	TRASH ENCLOSURE PER ARCHITECT
⑫	SIX FOOT HIGH METAL FENCING. BRICK PILASTERS TO MATCH BUILDING FINISH. SEE DESIGN DEVELOPMENT. SHEET 3.
⑬	PARKING AND BACK-UP AREA. FOR USE WITH PARKING LOT LANDSCAPE AND TREE SHADE CALCULATIONS.
⑭	AREA LIGHT. 14 FOOT HEIGHT WITH FULL GLARE CUT-OFFS. TYPICAL. SEE DESIGN DEVELOPMENT. SHEET 3.
⑮	BOULARD LIGHT. TYPICAL. SEE DESIGN DEVELOPMENT. SHEET 3.
⑯	DECORATIVE HARDSCAPE
⑰	EXISTING SEWER EASEMENT
⑱	ADA ACCESSIBLE PARKING
⑲	PICNIC TABLE ADA ACCESSIBLE. POWDER COAT DARK GREEN. TYPICAL. SEE DESIGN DEVELOPMENT. SHEET 3.
⑳	BENCH. POWDER COAT DARK GREEN. TYPICAL. SEE DESIGN DEVELOPMENT. SHEET 3.
㉑	SHELTER. COLORS TO MATCH BUILDING. SEE DESIGN DEVELOPMENT. SHEET 3.
㉒	GRILL. TYPICAL. SEE DESIGN DEVELOPMENT. SHEET 3.
㉓	DOG AREA WITH DOGGY WASTE STATION. SYNTHETIC TURF. SEE DESIGN DEVELOPMENT. SHEET 3.
㉔	RAISED PLANTING BEDS FOR COMMUNITY GARDEN WITH 1/4" GRAY CHIP PATHWAYS. TYPICAL. SEE DESIGN DEVELOPMENT. SHEET 3.
㉕	MOSS AND LICHEN COVERED FIELDSTONE BOULDERS. 3 TO 4 FOOT DIAMETER.
㉖	DECOMPOSED GRANITE



PARK AVENUE APARTMENTS

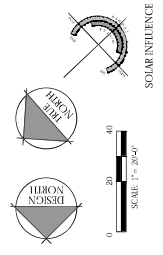
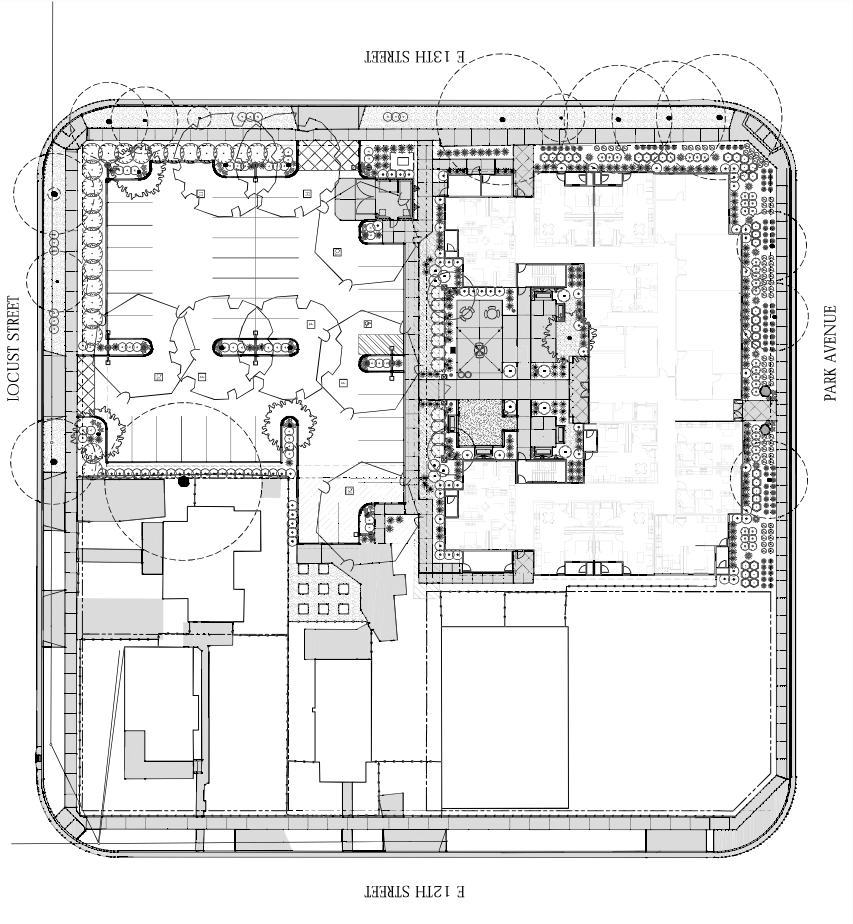
PRELIMINARY LANDSCAPE SITE PLAN

TREE LIST

SYMBOL	LATIN NAME / COMMON NAME	CONTAINER SIZE	WATER USE	QUANTITY
	QUERCUS LORATA VALLEY OAK	15 GAL	LOW	4
	PISTACHIA CHINENSIS CHINESE PISTACHE	15 GAL	LOW	4
	CERCIS CANADENSIS FOREST PANSY	15 GAL	LOW	2
	CORNUS FLORES WHITE WONDER	15 GAL	LOW	4

SHRUB LIST

SYMBOL	LATIN NAME / COMMON NAME	SIZE	SIZE	QUANTITY
	HIMEROCALLIS DWARF RED AND YELLOW FLOWERS	1 GAL	MED	46
	ROSA 'NOAR'	5 GAL	LOW	50
	DIETES BICOLOR FORNIGHT LILY	5 GAL	LOW	147
	PRACANTHA LOWBOY PRACANTHA	5 GAL	LOW	11
	LOKOPETALUM CHINENSIS RUBY RAZZEBERRY	1 GAL	MED	12
	MANDARINA DOMESTICA HEAVENLY BAMBOO	5 GAL	LOW	81
	ARCTOSTAPHYLOS HOWARD MCMINN'	5 GAL	LOW	25
	MCMINN MANZANITA	5 GAL	LOW	39
	AGAPANTHUS AFRICANUS LILY OF THE Nile	5 GAL	LOW	36
	SAUBA LILICANTHA MEXICAN BUSH SAGE	5 GAL	LOW	33
	SALVIA GREGGII FURMAN'S RED	5 GAL	LOW	12
	CALAMAGROSTIS X ACUTILOBA FOURSTERS FEATHER RED GRASS	1 GAL	LOW	69
	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	1 GAL	LOW	75
	HEMISTYLIS ALPECUROIDES LITTLE BUNNY DWARF FOUNTAIN GRASS	1 GAL	LOW	--
	ARCTOSTAPHYLOS UVA URSI RINNICK RINICK	1 GAL	LOW	--
	HUNNIPERUS CONFERTA SIQUE JUNIPER	1 GAL	LOW	--
	PARTHENOCISSUS TRICSPIDATA BOSTON IVY	1 GAL	MED	2
	CYRTOSTOMA CALISTICHLOIDES LAVENDER TRUMPET VINE	1 GAL	MED	14



PARK AVENUE APARTMENTS
PRELIMINARY LANDSCAPE PLANTING PLAN

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			13,497 SF	
SHADE AREA PROVIDED				
20 FOOT DIAMETER TREES				
(1) FULL	314 SF	0	0	0
(2) THREE QUARTER	235 SF	1	235 SF	1%
(3) HALF	157 SF	2	314 SF	2%
(4) QUARTER	78 SF	1	78 SF	<1%
40 FOOT DIAMETER TREES				
(1) FULL	1,256 SF	3	3,768 SF	27%
(2) THREE QUARTER	942 SF	3	2,826 SF	21%
(3) HALF	628 SF	2	1,256 SF	9%
(4) QUARTER	314 SF	0	0	0
TOTAL SHADE AREA PROVIDED			6,908 SF	55%

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	13,497 SF	7%
PARKING LOT LANDSCAPE	860 SF	

PHILIPS EcoForm LED bollard

Site & Area: [Blank]

Product: EcoForm LED bollard

Quantity: [Blank]

Notes: [Blank]

Item	Qty	Unit	Area	Volume	Weight
Philips EcoForm LED bollard	1	Each	1.5	0.5	15

PHILIPS EcoForm small

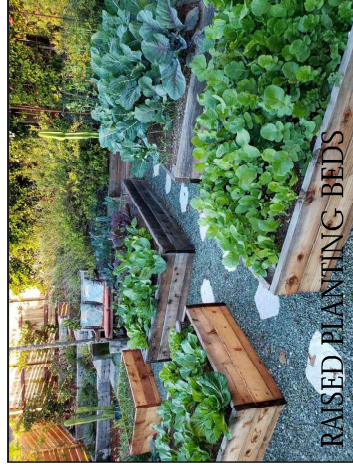
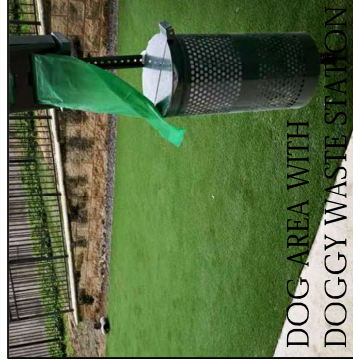
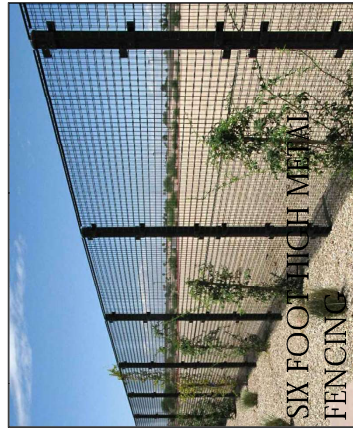
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Product: EcoForm small

Quantity: [Blank]

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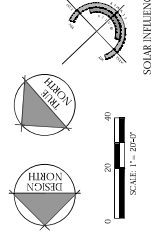
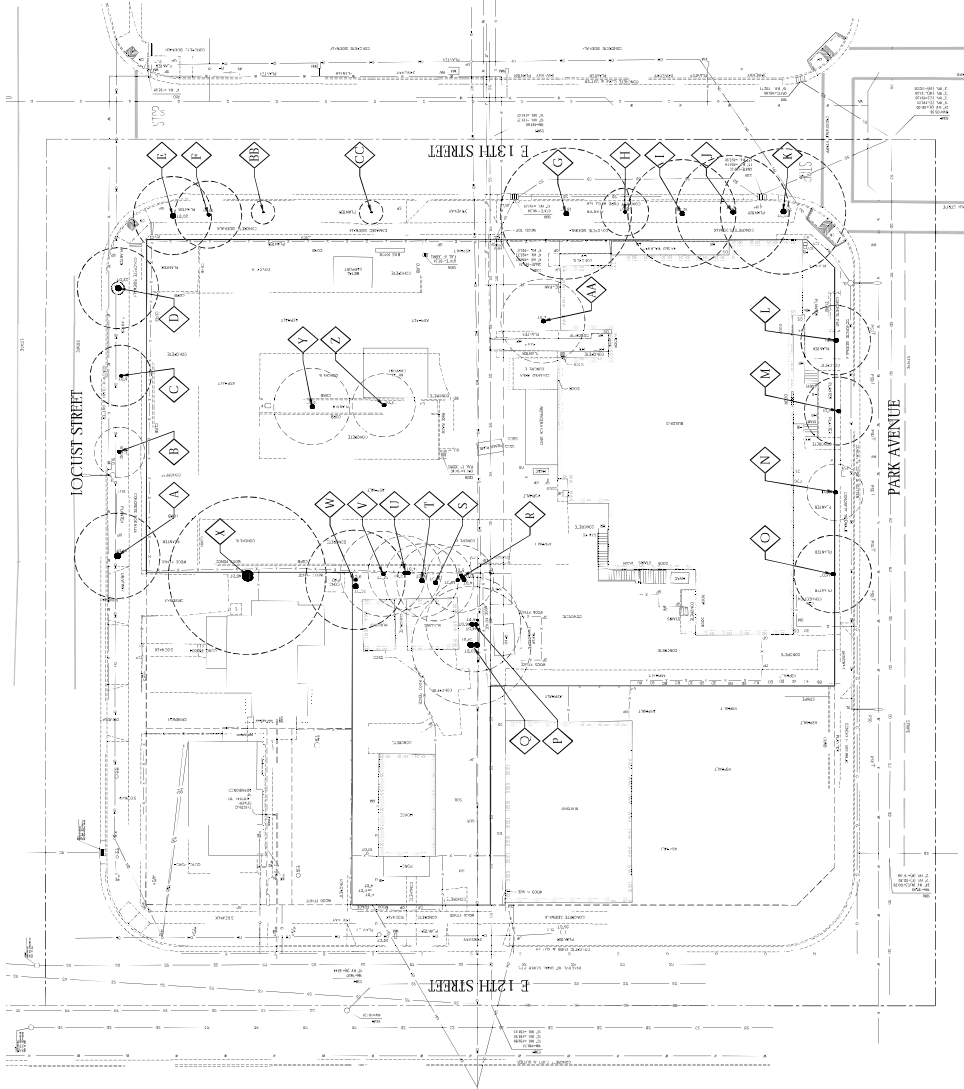
Item	Qty	Unit	Area	Volume	Weight
Philips EcoForm small	1	Each	1.5	0.5	15



PARK AVENUE APARTMENTS LANDSCAPE CALCULATIONS AND DESIGN DEVELOPMENT

TREE MITIGATION TABLE

FIELD NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
A	VALLEY OAK	24"	TO REMAIN	NO	CITY OF CHICO STREET TREE. RETAIN AND PROTECT.
B	GRAPE ARBICLE	10"	REMOVE	NA-	CITY OF CHICO STREET TREE.
C	GRAPE ARBICLE	8"	TO REMAIN	NO	CITY OF CHICO STREET TREE. RETAIN AND PROTECT.
D	OLIVE	22"	TO REMAIN	NO	CITY OF CHICO STREET TREE. RETAIN AND PROTECT.
E	VALLEY OAK	20"	TO REMAIN	NO	CITY OF CHICO STREET TREE. RETAIN AND PROTECT.
F	PEAR	10"	TO REMAIN	NO	CITY OF CHICO STREET TREE. RETAIN AND PROTECT.
G	ULMUS	18"	TO REMAIN	NO	CITY OF CHICO STREET TREE. RETAIN AND PROTECT.
H	PEAR	8"	TO REMAIN	NO	CITY OF CHICO STREET TREE. RETAIN AND PROTECT.
I	ULMUS	16"	TO REMAIN	NO	CITY OF CHICO STREET TREE. RETAIN AND PROTECT.
J	ULMUS	16"	TO REMAIN	NO	CITY OF CHICO STREET TREE. RETAIN AND PROTECT.
K	ULMUS	20"	TO REMAIN	NO	CITY OF CHICO STREET TREE. RETAIN AND PROTECT.
L	ACER PLATANOIDES	16"	TO REMAIN	NO	CITY OF CHICO STREET TREE. RETAIN AND PROTECT.
M	ACER PLATANOIDES	14"	TO REMAIN	NO	CITY OF CHICO STREET TREE. RETAIN AND PROTECT.
N	ACER PLATANOIDES	12"	REMOVE	NA-	CITY OF CHICO STREET TREE.
O	ACER PLATANOIDES	14"	TO REMAIN	NO	CITY OF CHICO STREET TREE. RETAIN AND PROTECT.
P	ALANATHUS	14", 16", 6"	REMOVE	NO	NOT A QUALIFYING TREE. EXCLUDED SPECIES.
Q	ALANATHUS	20", 24"	REMOVE	NO	NOT A QUALIFYING TREE. EXCLUDED SPECIES.
R	ALANATHUS	8", 10", 10", 14"	REMOVE	NO	NOT A QUALIFYING TREE. EXCLUDED SPECIES.
S	ALANATHUS	14"	REMOVE	NO	NOT A QUALIFYING TREE. EXCLUDED SPECIES.
T	ALANATHUS	16"	REMOVE	NO	NOT A QUALIFYING TREE. EXCLUDED SPECIES.
U	JAPANESE PRIVET	12", 14"	REMOVE	NO	NOT A QUALIFYING TREE. EXCLUDED SPECIES.
V	ALANATHUS	12"	REMOVE	NO	NOT A QUALIFYING TREE. EXCLUDED SPECIES.
W	ALANATHUS	8", 20"	REMOVE	NO	NOT A QUALIFYING TREE. EXCLUDED SPECIES.
X	VALLEY OAK	48"	TO REMAIN	NO	TRUNK IS LOCATED ON ADJACENT PROPERTY.
Y	POSTACHE	16"	REMOVE	NO	UNDER CALPER.
Z	POSTACHE	12"	REMOVE	NO	UNDER CALPER.
AA	BOX ELDER	14"	REMOVE	NO	UNDER CALPER.
AB	POSTACHE	1-1/4"	TO REMAIN	NA-	CITY OF CHICO STREET TREE. RETAIN AND PROTECT. PROVIDE STAKING PER CITY OF CHICO STANDARDS.
AC	POSTACHE	1-1/4"	REMOVE	NA-	CITY OF CHICO STREET TREE.
TOTAL DBH OF QUALIFYING TREES REMOVED		0"	NO REPLACEMENT TREES OR IN-LIEU FEES ARE REQUIRED.		



NOTE
 1. OBTAIN WRITTEN APPROVAL FROM THE CITY OF CHICO URBAN FORESTER PRIOR TO THE REMOVAL OF ANY TREES.

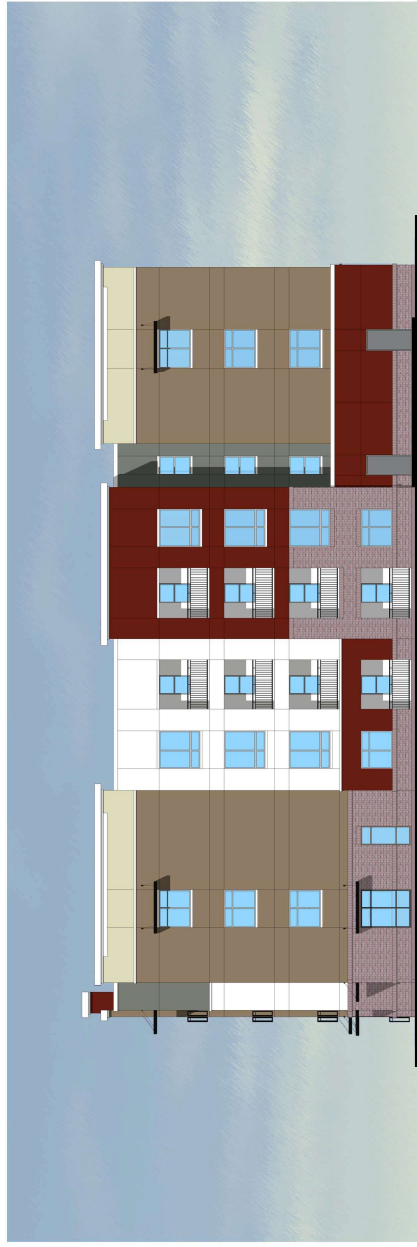
PARK AVENUE APARTMENTS TREE REMOVAL PLAN



770 A ST., SUITE 050
 SACRAMENTO, CALIFORNIA 95841

PREPARED BY:
 JAMBOREE ARCHITECTURE INC.
 1827 BRADYWAY, SUITE 200, CHICO, CALIFORNIA 95928
 TEL: 530.891.1111 FAX: 530.891.1112
 WWW.JAMBOREEARCHITECT.COM

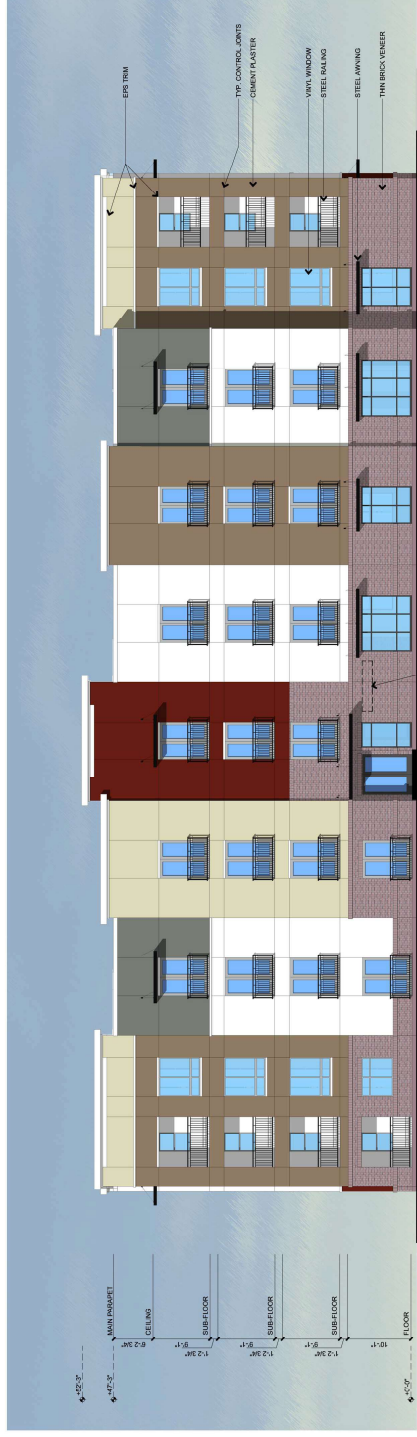
DATE: MAY 5, 2020
 PER: PROJECT NUMBER: 2001



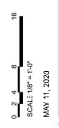
EXTERIOR COLOR

1	BODY 1 - WILLIAMS SW 7509 TN INKT
2	BODY 2 - WILLIAMS SW 2839 POCROST COPPER RED
3	BODY 3 - WILLIAMS SW 6184 PETITE SAGE
4	BODY 4 - WILLIAMS SW 6625 CAST IRON
5	BODY 5 - WILLIAMS SW 7005 PURE WHITE
6	ACCENT WALLS - STOREFRONT SW 6981 DOWN
7	H.C. - MUDROCK (IRON BROOK)
8	FINISHES - SLIDING GLASS DOORS FINISH

EAST / E 13TH STREET ELEVATION



SOUTH / PARK AVENUE ELEVATION



MAY 11, 2024

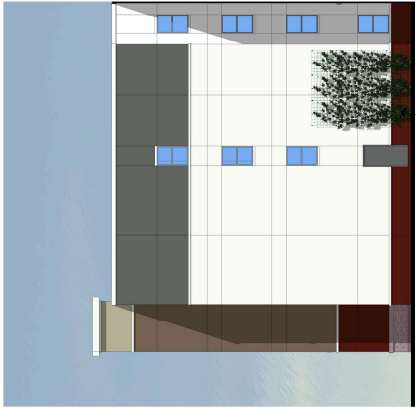


Park Avenue Apartments
Chico, California

ELEVATIONS



A3.1



WIDE SUPPORT FINISHES
SEE EXTERIOR FINISHES

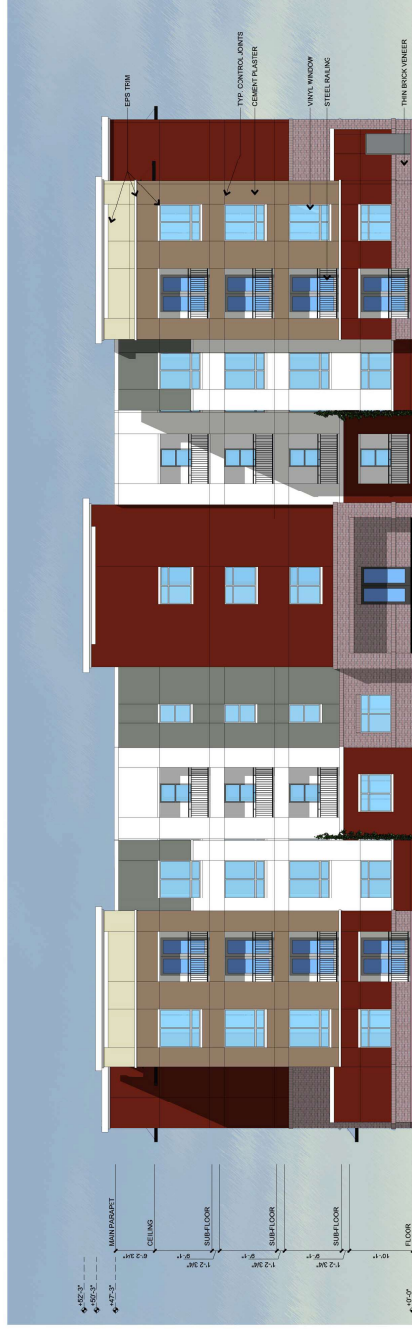
COURT WEST ELEVATION
COURT EAST ELEVATION SIMILAR



COURT NORTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXTERIOR COLOR

- 1 BODY 1 WALLS BY TONS RIN 1117
- 2 BODY 2 WALLS BY BRISBROTHER COPPERB
- 3 BODY 3 WALLS BY RIM S&L LEASGE
- 4 BODY 4 WALLS BY BR2 CASTRN
- 5 BODY 5 TRIM WALLS BY P&S PURE WHITE BY BR2 DOMNIC
- 6 FINISH WALLS STONEFRONT BY BR2 DOMNIC
- 7 F.C. CALICOOK RIN SPOT
- 8 FINISH SLIDING GLASS DOORS

SCALE: 1/8" = 1'-0"
MAY 11, 2024



Park Avenue Apartments
Chico, California

ELEVATIONS



A3.2



NORTHEAST VIEW



SOUTHEAST VIEW



Park Avenue Apartments

Chico, California

3D VIEWS



MAY 11, 2024

A3.3



NORTH VIEW



NORTHWEST VIEW



AERIAL VIEW



SOUTHWEST VIEW



Jamboree

Park Avenue Apartments

Chico, California

3D VIEWS



Kuchman
ARCHITECTS PC

MAY 11, 2024

A3.4