



# Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 8/19/2020

DATE: August 10, 2020

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 20-03 (Tandon Apartments)  
123 W 14<sup>th</sup> Street. APN 005-176-001 and 005-176-002

File: AR 20-03 UP 19-20
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## RECOMMENDATION

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

### Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 20-03 (Tandon Apartments), subject to the recommended conditions therein.

## BACKGROUND

The applicant proposes to construct a two-story apartment building with eight residential units. The site is on the southeast corner of West 14<sup>th</sup> Street and Oakdale Street (See **Attachment A**, Location Map). The site is designated Commercial Mixed Use (CMU) on the City's General Plan Land Use Diagram and is zoned Community Commercial (CC) with the Corridor Opportunity Site (-COS) and Special Design Considerations Southwest Chico (-SD8) overlays. The resultant density for the project would be 16.7 dwelling units per gross acre (du/ac), which is consistent with the allowable range of 6 to 22 du/ac for residential development in the CC zoning district, and above the midpoint for residential density as required by the -COS overlay zone.

The site plan illustrates the layout and orientation of the building, as well as the location of the trash enclosure, site amenities and parking (see **Attachment B**, Floor Plan and Site Plan). The building masses are arranged around a central courtyard, oriented toward Oakdale Street.

Architecture for the building includes subtle Craftsman elements like outlookers at gable ends, and board-and-batten detailing, as well as quasi-Japanese accents at the front (see **Attachment D**, Colored Elevations). Exterior walls would be primarily hardi-plank painted in a lovely olive green (SW "Oakmoss"), with a variety of complimentary accents. Exterior doors would be in the recessed courtyard, and window frames would be black vinyl trimmed by an earth color (SW "Rockwood Medium Brown") that calls to mind the iron-rich loam under rolling hills. Roof material would be black composite shingles. All units would share the partially-covered and enclosed courtyard.

The project includes a total of only three off-street parking spaces, which is consistent with a parking reduction approved by the Planning Commission pursuant to Chico Municipal Code Section 19.70.050 at its meeting of August 6, 2020. The applicant proposed, and the Planning Commission approved, altering the streetscape of Oakdale Street fronting the

project to provide angled instead of parallel parking. Required bicycle parking spaces would be provided near unit entrances and under the exterior stairs, while the guest spaces would be provided in front of the entrance to the courtyard.

A single light would illuminate the proposed off-street parking area, and Condition #5 would require the applicant to install three new streetlights to illuminate the proposed on-street parking area on Oakdale Street. Mechanical units are proposed for location on three sides of the building (with appropriate screening fencing. A covered trash enclosure is proposed adjacent to the parking area and would be finished to look like an outbuilding.

The landscape plans call for a variety of species with moderate water demands (see **Attachment C**, Landscape Plan). A mixture of trees, shrubs, and perennials is proposed in the limited landscape area. Shade for the three off-street parking spaces would be provided by two red maples and is estimated to reach 72 percent at full tree maturity. As of staff's site visit of March 26, 2020 no ordinance trees exist on the private property portion of the site. A tree does exist in the Public Right-of-Way which proposed for removal, but it will be adequately replaced.

## **DISCUSSION**

The forward courtyard-style orientation of the proposed Tandon Apartments hearkens back to apartment court designs from the California building boom years of the late 1940's and 1950's and gives an active but secure feel to the complex. Design Guideline 1.2.32 encourages proposals to "use building materials that reinforce a sense of... place," and the proposed structure would be compatible with the richly-colored and architecturally-varied area. Placemaking (CD 4.1.3) in this area is a powerful glue amongst the residents, and this project will add to that.

The surrounding neighborhood consists of a mixture of different types of residential buildings. Small multifamily structures abound primarily on corner parcels, while single-family and duplex homes fill in the blocks at both one- and two-story heights. The immediate adjacent neighbors of the proposed structure are a caterer on 14<sup>th</sup> Street and a strip mall with a carniceria and bakery facing 15<sup>th</sup> Street. The Tandon Apartments would activate the streetscape on the Oakdale side of the block, leading to more active transportation uses and continuing the trend of redevelopment on the east side of Oakdale Street with dense multi-family housing, as is found at 12<sup>th</sup> Street and 17<sup>th</sup> Street.

The Tandon Apartments achieve a unified identity through avoidance of bland colors and use of a rich palette (DG 4.2.31) and complementary design accents.

The project is consistent with General Plan goals and policies that encourage compatible infill development (LU-1, LU-4, and CD-5), providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, and H.3.4) and directing growth into complete neighborhoods with a land use mix and distribution intended to reduce vehicle trips and support walking, biking and transit use (LU-3.1).

The parking area is oriented onto 14<sup>th</sup> Street. The proposed primary access point makes use of an existing curb cut, one of many references to the character and context of the neighborhood. The new building would be taller than the adjacent structures, but it would be located with appropriate residential setbacks and wouldn't loom over adjacent structures or the street (DG 1.2.13). The overall plan measures up to the character, scale, and quality expected of new architecture in the City of Chico by the objective standards of the Chico Municipal Code and by the Design Guidelines.

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental Review

The project has been determined to be categorically exempt 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; 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 project is consistent with General Plan goals and policies that encourage compatible infill development (LU-1, LU-4, and CD-5), providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, and H.3.4) and directing growth into complete neighborhoods with a land use mix and distribution intended to reduce vehicle trips and support walking, biking and transit use (LU-3.1). The project includes new landscaping with low to moderate water needs, consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). There are no specific plans or neighborhood plans applicable to the site. The restrictions and requirements of the -SD8 overlay apply only to single-family residences and accessory structures.

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 and in the Architect's Project Description (**Exhibit F**), the proposed structure is of a high quality of design, in character with the neighborhood, and consistent with all design-related objective standards of the Chico Municipal Code. Further, the common open space has pedestrian access (DG 4.1.42, 4.1.43) and is physically central in the complex. This facilitates a surveillance context that enhances complex safety (DG 1.1.35). Additionally, lighting is designed to minimize glare and spillover impacts (DG 1.5.14) while still maintaining a safe atmosphere both central to the complex, and with the proposed Conditions, in both the private and public parking areas as well. The doors, large windows, and building color and material scheme draws the eye (DG 4.1.12).

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 proposed structure incorporates a pedestrian-friendly design with exterior materials compatible with those found in the diverse surrounding neighborhood. The Tandon Apartments would activate the streetscape on the east side of Oakdale, leading to more pedestrianism and continuing the trend of redevelopment along the east side of Oakdale dense multi-family housing.

Materials are not atypical of the area. Hardi-plank siding imitating wood is common on most of the new construction in the area and does not conflict with the wood-sided buildings of a hundred years ago.

Design elements have been checked carefully to ensure compatibility. The proposed sign is tasteful, and exterior lighting is appropriate as conditioned. Equipment and refuse screening are consistent with best practices of other new multi-family developments in the City of Chico as conditioned to ensure that it does not front Oakdale Street.

- 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 new apartment building will be taller than immediately adjacent commercial buildings, but it will have appropriate residential setbacks and will not block any meaningful views. The proposed Tandon Apartments will meet the standards of quality of their residential neighbors, and encourage a high quality of future development and redevelopment.

The 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.

- 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.*

Landscape design includes a fair number of trees and shrubs. The trees, shrubs, and other plantings are located throughout the development, but primarily around the parking area, which is the portion of the development most in need of visual relief. Existing trees in the parkway strip along Oakdale will be preserved and retained as part of the proposed adjustment to the on-street parking area. These plantings will complement the proposed structure and enhance the visual environment of an already-attractive development. Parking lot shading is adequate, and the partially shaded courtyard area will also contribute towards providing an attractive residential environment.

#### **RECOMMENDED CONDITIONS OF APPROVAL**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 20-03 (Tandon 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 shall be done as specified on the approved drawings 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. Prior to issuance of a Certificate of Occupancy, applicant shall install at applicant's expense three new streetlights meeting the standards of the City of Chico Department of Public Works on the northeast side of Oakdale Street between 14<sup>th</sup> Street and 15<sup>th</sup> Street.
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**

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.

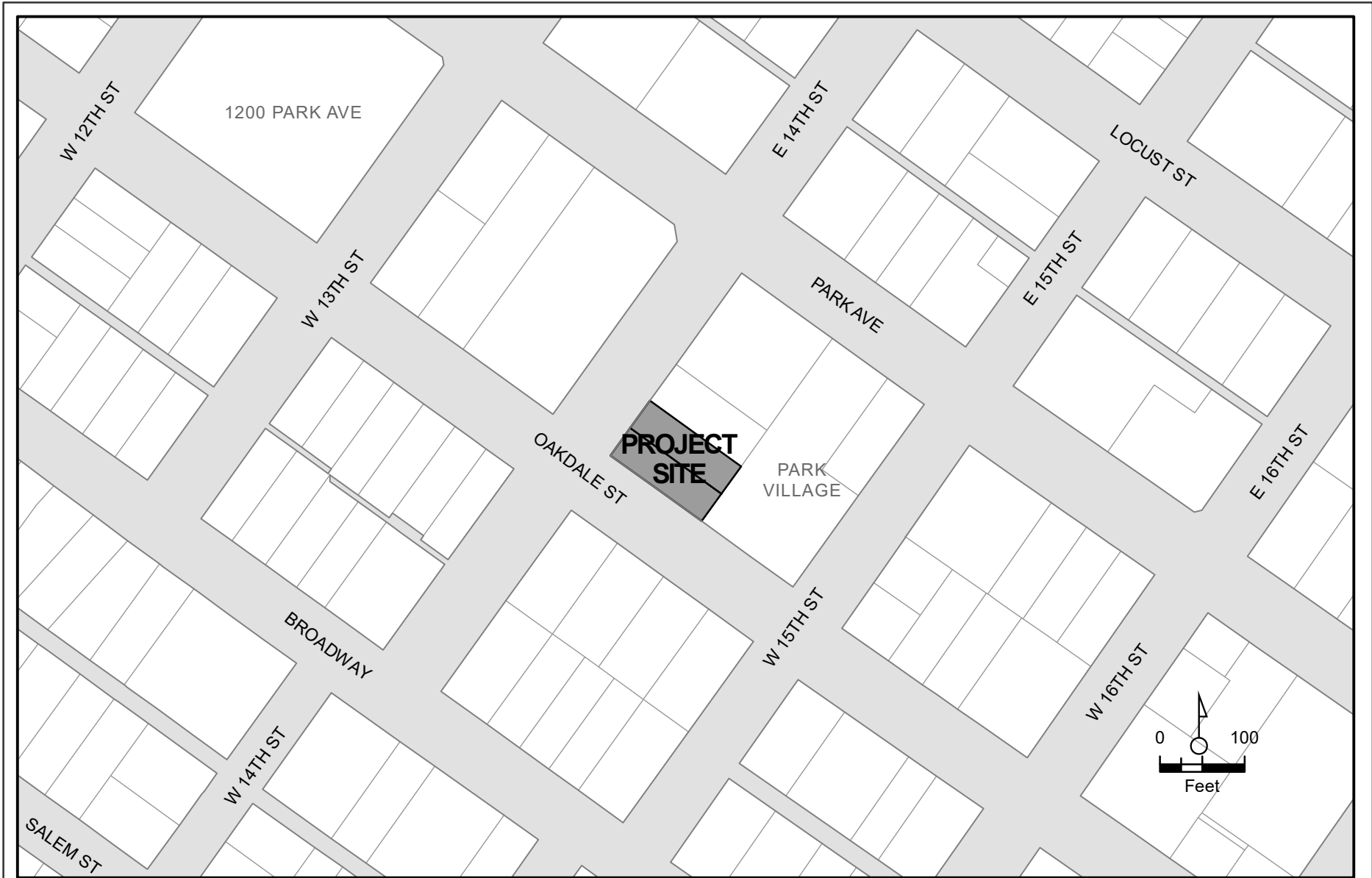
## **ATTACHMENTS**

- A. Location Map
- B. Site Plan
- C. Landscape Plan
- D. Colored Elevations
- E. Architectural Elevations
- F. Architect's Project Description
- G. Floor Plan

## **DISTRIBUTION**

File: AR 20-03 (Tandon Apartments)  
Greg Peitz. 383 Rio Lindo Ave., Chico, CA 95926. gregpeitz@sbcglobal.net  
Emily Ostrovskiy. chicoemily@sbcglobal.net  
Depika Tandon. 1620 Oakdale St., Chico, CA 95928.

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



AR 20-03 (Tandon Apartments)  
123 W 14th Street  
APNs 005-176-001-000, 005-176-002-000



**NOTE:**  
AN APPLICATION FOR A CERTIFICATE OF MERGER WILL BE REQUIRED AS A CONDITION OF APPROVAL FOR THIS AR APPLICATION.

# PROJECT SPECIFICATIONS

TANDON TATREAU APARTMENTS  
WEST 14TH ST. & OAKDALE ST.  
APN: 005-176-001, 002

GENERAL PLAN: CMU  
ZONE: CC, R3 STANDARDS FOR RESIDENTIAL USE  
-COS & -SD8 OVERLAYS

## SETBACKS:

FRONT: 10'-0" SETBACK  
SIDES: 4'-0" SETBACK & 10'-0" SETBACK ON STREET SIDE  
REAR: 15'-0" SETBACK

## PARKING:

(REDUCED PER COS OVERLAY ZONE)  
PARKING REQ'D: RESID. - (2) BDRM UNITS - (1.5) SPACES PER UNIT - (8) UNITS  
(1.5) SPACES x (8) UNITS = 12 PARKING SPACES REQ'D  
GUEST PARKING NOT REQ'D PER COS OVERLAY ZONE  
PARKING PROVIDED: 3 ON-SITE + 11 OFF-SITE SPACES = 14 SPACES TOTAL  
BICYCLE SPACES REQUIRED: (1) SPACE PER UNIT REQ'D. + (1) SPACE PER (10) UNITS  
= 8 + 1 = 9 SPACES REQ'D  
BICYCLE SPACES PROVIDED: 9 SPACES PROVIDED

## LOT COVERAGE:

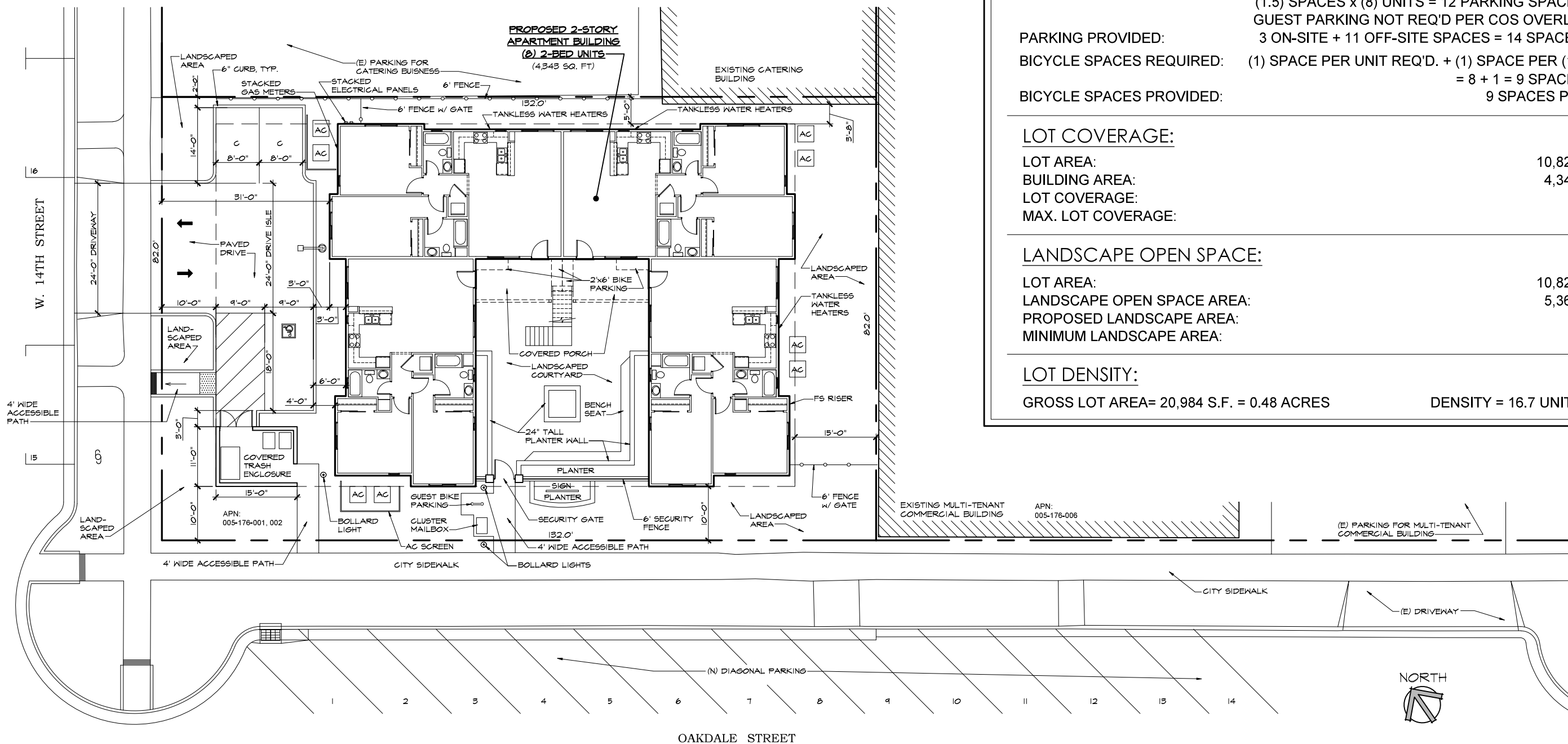
LOT AREA: 10,824 SQ. FT.  
BUILDING AREA: 4,343 SQ. FT.  
LOT COVERAGE: 40.1 %  
MAX. LOT COVERAGE: 65.0 %

## LANDSCAPE OPEN SPACE:

LOT AREA: 10,824 SQ. FT.  
LANDSCAPE OPEN SPACE AREA: 5,367 SQ. FT.  
PROPOSED LANDSCAPE AREA: 49.5%  
MINIMUM LANDSCAPE AREA: 40%

## LOT DENSITY:

GROSS LOT AREA= 20,984 S.F. = 0.48 ACRES      DENSITY = 16.7 UNITS / ACRE



**SITE PLAN**      1" = 20'-0"

**ATTACHMENT ' B**

Revision: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

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

**APARTMENTS FOR: DEEPIKA TANDON**  
AT: W. 14TH ST. & OAKDALE ST. CHICO, CALIFORNIA

LICENSED ARCHITECT  
GREGORY A. PEITZ  
No. C21283  
REN. 7/21  
STATE OF CALIFORNIA

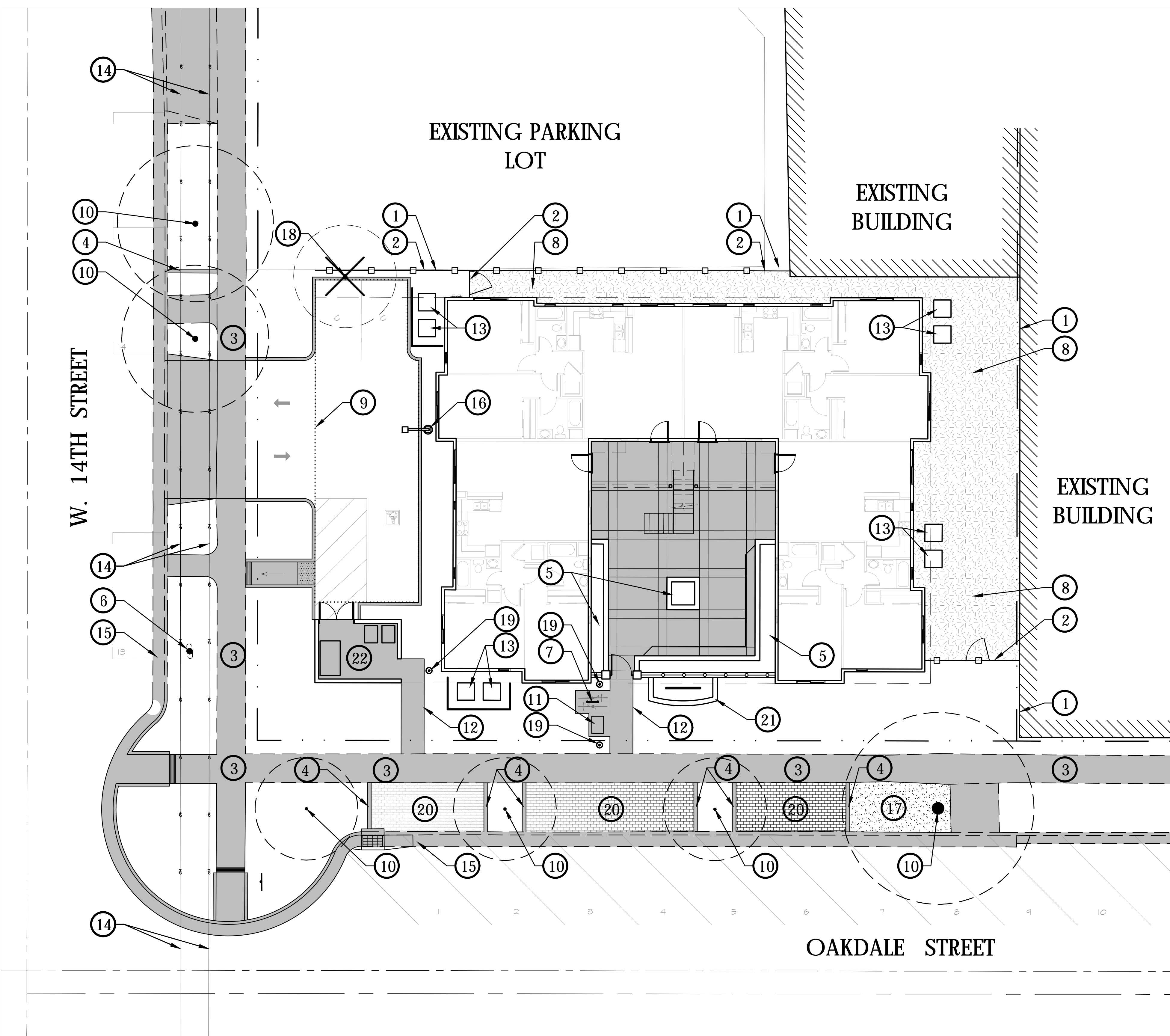
TANDON APARTMENTS ARHPB

Date: MARCH 2020  
Reviewed: \_\_\_\_\_  
Drawn: OSTROVSKIY  
Job: 18-2426  
Sheet: 1  
Of: \_\_\_\_\_ Sheets



# PLAN LEGEND

SYMBOL	DESCRIPTION
①	PROPERTY LINE
②	6 FOOT HIGH WOOD FENCE WITH CAP. SEE DESIGN DEVELOPMENT, SHEET 3.
③	EXISTING CITY SIDEWALK
④	CONCRETE MOWBAND
⑤	RAISED PLANTER. PER ARCHITECT.
⑥	EXISTING UTILITY POLE (TO REMAIN)
⑦	BICYCLE RACK (2 BIKE CAPACITY). INVERTED "U" STYLE RACK. POWDER COAT BLACK. SEE DESIGN DEVELOPMENT, SHEET 3.
⑧	1" - 1-1/2" SMOOTH ROCK OVER WEED BARRIER
⑨	PARKING LOT AREA (FOR USE IN PARKING LOT LANDSCAPE AND SHADE CALCULATIONS)
⑩	EXISTING TREE, TO REMAIN. RETAIN AND PROTECT.
⑪	CLUSTER MAILBOX
⑫	CONCRETE WALK. SEE CIVIL ENGINEER'S PLANS.
⑬	HVAC. SCREENWALLS AT PUBLICLY VISIBLE UNITS TO MATCH BUILDING.
⑭	OVERHEAD LINES
⑮	STORM DRAIN INLET (BY OTHERS)
⑯	AREA LIGHT. "SHOEBOX STYLE. 12 FOOT LUMINERE HEIGHT. SEE DESIGN DEVELOPMENT, SHEET 3.
⑰	CRUSHED ROCK WITH BINDING AGENT OVER WEED BARRIER
⑱	EXISTING PALM TO BE REMOVED. 20" DBH. NOT TECHNICALLY A TREE. NO MITIGATION IS REQUIRED.
⑲	BOLLARD LIGHT. SEE DESIGN DEVELOPMENT, SHEET 3.
⑳	PERMEABLE PAVERS. SEE DESIGN DEVELOPMENT, SHEET 3.
㉑	SIGNAGE. PER ARCHITECT.
㉒	COVERED TRASH ENCLOSURE. PER ARCHITECT.



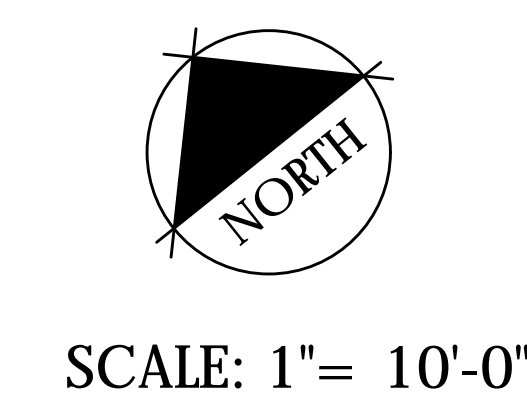
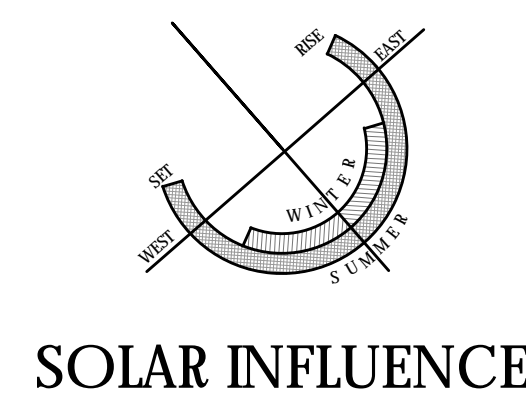
SEE PAGES 2 & 3 FOR ADDITIONAL INFORMATION

## TANDON APARTMENTS AT 14TH AND OAKDALE (PAGE 1 OF 3)

## ATTACHMENT "C"

### PRELIMINARY LANDSCAPE SITE PLAN

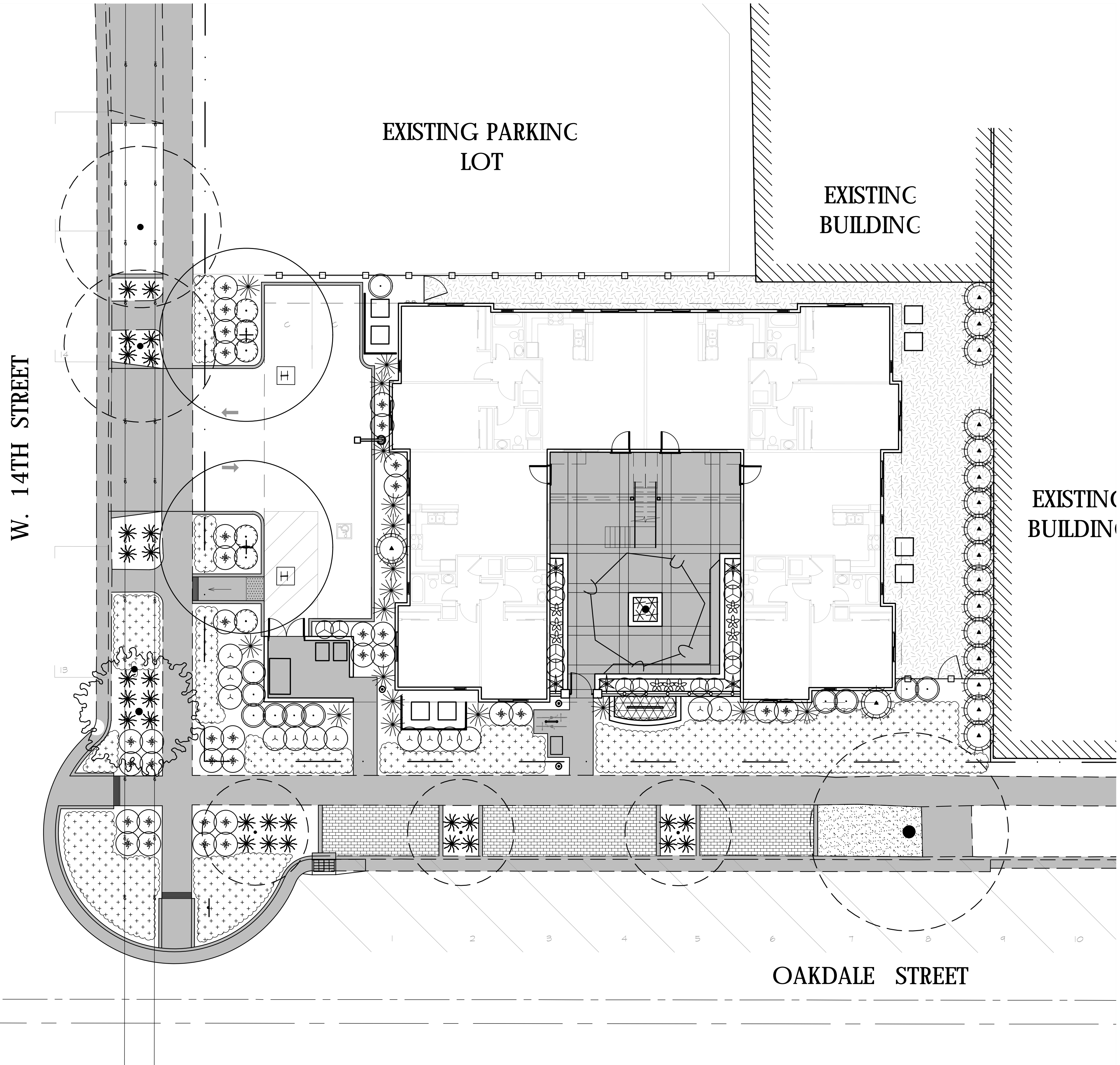
Prepared for:  
DEEPIKA TANDON



Prepared by:

**BRIAN FIRTH LANDSCAPE ARCHITECT, INC.**  
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928  
PHONE: (530) 899-1130  
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DATE: 2-20-2020  
PROJECT NUMBER: 2125  
DRAWN: JBB



### TREE LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	ARMSTRONG RED MAPLE ACER RUBRUM 'ARMSTRONG RED'	30'	15 GAL
	LAGERSTROEMIA INDICA 'REGAL RED' RED FLOWERING, UPRIGHT CRAPE MYRTLE (STANDARD)	15'	15 GAL
	CERCIS CANADIENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	20'	15 GAL

### SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
<b>SHRUBS (LOW WATER USE)</b>			
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® DWARF OLIVE	4'	5 GAL.
	JUNIPERUS VIRGINIANA 'IDYLLWILD' IDYLLWILD JUNIPER	5'	5 GAL.
	DIETES DIETES	4'	5 GAL.
	PYRACANTHA COCCINEA 'LOWBOY' LOWBOY PYRACANTHA	3'	5 GAL.
	NANDINA DOMESTICA HEAVENLY BAMBOC	4'	5 GAL.
	SALVIA GREGGII AUTUMN SAGE	4'	5 GAL.
	HESPERALOE PARVIFLORA RED YUCCA	3'	1 GAL.
	TULBAGHIA VIOLACEA SOCIETY GARLIC	-2'	1 GAL.
	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	-2'	1 GAL.
	PHORMIUM TENAX 'JACK SPRATT' JACK SPRATT NEW ZEALAND FLAX	-2'	1 GAL.
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	-2'	1 GAL.
<b>GROUNDCOVER (LOW WATER USE)</b>			
	JUNIPERUS CONFERTA SHORE JUNIPER	3'-4'	1 GAL.
<b>ANNUAL COLOR (HIGH WATER USE)</b>			
	SEASONAL ANNUAL COLOR		FLATS

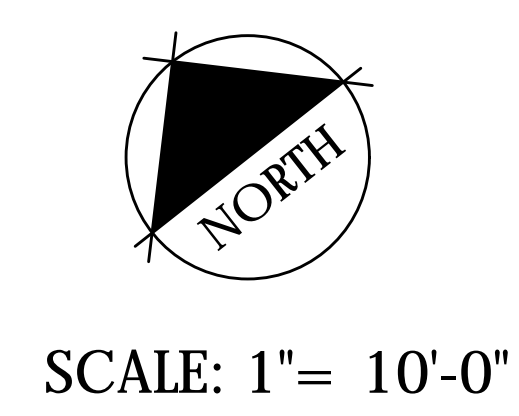
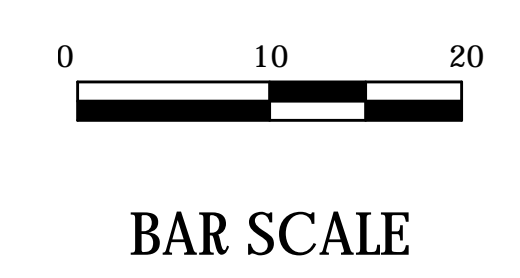
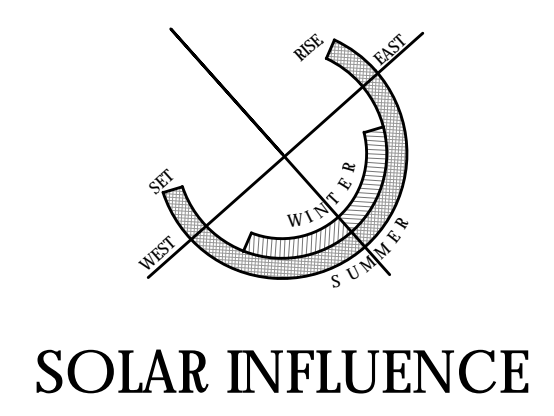
SEE PAGES 1 & 3 FOR ADDITIONAL INFORMATION

# TANDON APARTMENTS AT 14TH AND OAKDALE (PAGE 2 OF 3)

# ATTACHMENT "C"

## PRELIMINARY LANDSCAPE PLAN

Prepared for:  
**DEEPIKA TANDON**



Prepared by:  
**BRIAN FIRTH LANDSCAPE ARCHITECT, INC.**  
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DATE: 2-20-2020  
PROJECT NUMBER: 2125  
DRAWN: JBB



# TANDON APARTMENTS

W. 14TH ST. & OAKDALE ST.



NORTH ELEVATION



WEST ELEVATION (FROM PARKING LOT/ W. 14TH ST.)



EAST ELEVATION



SOUTH ELEVATION (OAKDALE ST.)



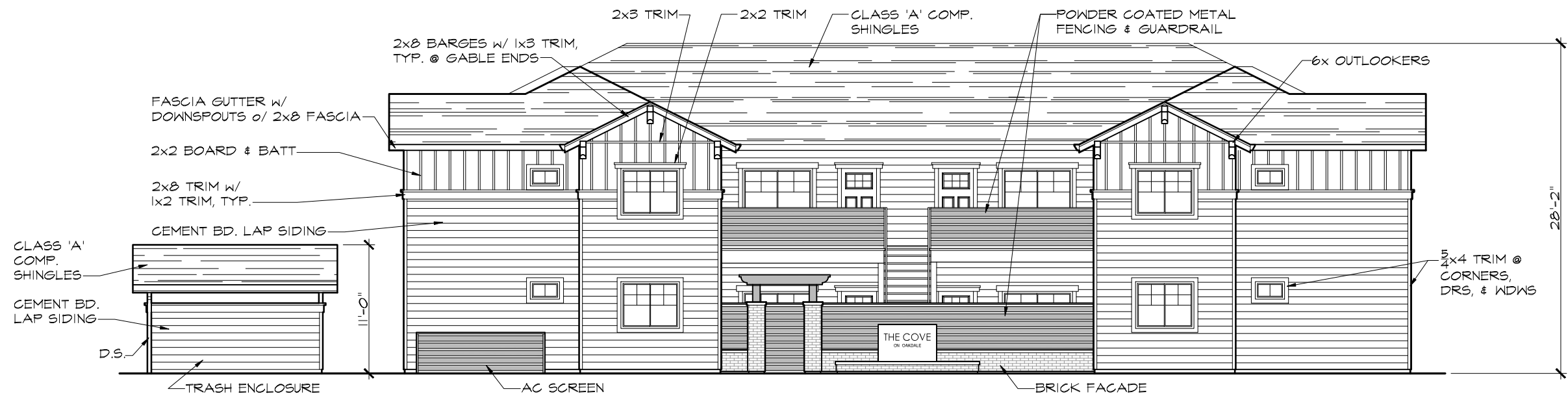
NORTH ELEVATION



WEST ELEVATION (FROM PARKING LOT/ W. 14TH ST.)



EAST ELEVATION

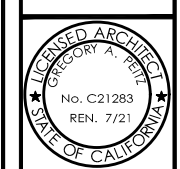


SOUTH ELEVATION (OAKDALE ST.)

ATTACHMENT 'E'

Revision: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_  
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**ARCHITECT**  
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**TANDON APARTMENTS**  
 FOR: DEEPIKA TANDON  
 AT: W. 14TH ST. & OAKDALE ST.  
 CHICO, CALIFORNIA



TANDON APARTMENTS ARHPB  
 Date: JANUARY 2020  
 Reviewed:  
 Drawn: OSTROVSKIY  
 Job: 18-2426  
 Sheet:  
**3**  
 Of \_\_\_\_\_ Sheets

# PARKING ANALYSIS

We request the ARHPB grant a reduction of off-street parking from 12 to 3 off-street spaces for this proposed project. We believe the project meets the requirements found in CMC 19.70.050 as listed below:

1. The project site meets the following:
  - a. The site has a -COS overlay zone.
  - b. The site is located within an area of mixed-use development
2. The proposed parking reduction is not likely to overburden public parking supplies in the project vicinity for these reasons:
  - a. This area does not have a history of impacted street parking.
  - b. While this project proposes only 3 off-street parking spaces, it proposes 16 on-street parking spaces for a total of 19 parking spaces, all on or adjacent to the proposed building site. The proposed on-street parking spaces are parallel (2) and diagonal (14) in type, along the two adjacent streets of the site which is a corner lot. By creating diagonal parking spaces along Oakdale Street approximately 6 new street parking spaces will be created.
  - c. Recent similar projects in the surrounding area have been successful with reduced off-street parking with the use of on-street parking adjacent to the developed property, i.e. AR 14-12 multifamily project located on Oakdale Street between W. 17th & W. 18th Street.

# PROJECT DESCRIPTION

This project is an eight-unit apartment building on a vacant CC zoned parcel in the Barber neighborhood in south Chico. The parcel is located on the corner of W. 14th St. & Oakdale Street. There are single story commercial buildings & parking lots on the two adjacent parcels and single-family residential neighborhoods across both adjacent streets.

This proposed apartment building would serve as an ideal transition between the single-family residential neighborhood to the south and west, and the commercial area to the north & east. It would provide a pleasant visual barrier for the existing residences, obstructing the view to the unattractive rear ends of the neighboring commercial buildings.

The architecture of the building compliments and enhances the residential and craftsman styles that are present in the adjacent residential neighborhoods. (DG 1.2.21,22) The design includes a pleasing variety of colors, massing, and materials including lap siding, board and batten siding, brick, and a measure of modern introduced by the horizontal metal slat fencing that is used for the front security fence, gate, balcony guardrails, and mechanical unit screens. (DG 4.2.31,41) Where possible, mechanical units are located behind the building and 6' fences. Units that are located on more visible sides of the building are shielded by the horizontal metal slat screens. (DG 3.1.35)

The entrance gate leading into the private central courtyard is flanked by two brick columns and an arbor overhead to draw the eye and add visual interest as well as a pedestrian-level scale to the entrance. (DG 4.2.14 ) The courtyard is visible to the public from Oakdale Street, but obscured enough by the horizontal slat fence and gate to lend a feeling of privacy and security to the residents who will use the space.

The building design includes generous bedroom and living area windows on all sides of the building, providing "eyes on the street" as well as on the neighboring businesses & parking lots which will increase the overall security of the neighborhood. (DG 4.1.24)

This project incorporates one three-space parking lot on site accessible from 14th Street, and proposes the use of on-street parking spaces that are visible from the building and courtyard area. (DG 4.1.52) Locating the small parking lot to the side of the building, and orienting the building and courtyard entrance towards the sidewalk along Oakdale Street both enhances the streetscape along Oakdale and also creates a pedestrian oriented feel to the project. (DG 3.1.34) By locating the majority of the parking on the adjacent streets, the amount of impervious surface required on site is also minimized. (DG 4.1.32) Since the parking lot is located right on 14th Street, the landscaping has been designed to soften the visual impact of the parking from the street. From Oakdale the parking lot is shielded by the apartment building and the covered trash enclosure which is designed with the same style as the main building. (DG 1.1.14, DG 4.2.22)

ATTACHMENT ' F'

Revision: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_  
**GREGORY A. PEITZ**  
**ARCHITECT**  
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

APARTMENTS  
FOR: DEEPIKA TANDON  
AT: W. 14TH ST. & OAKDALE ST.  
CHICO, CALIFORNIA



TANDON  
APARTMENTS  
ARHPB

Date: MARCH 2020

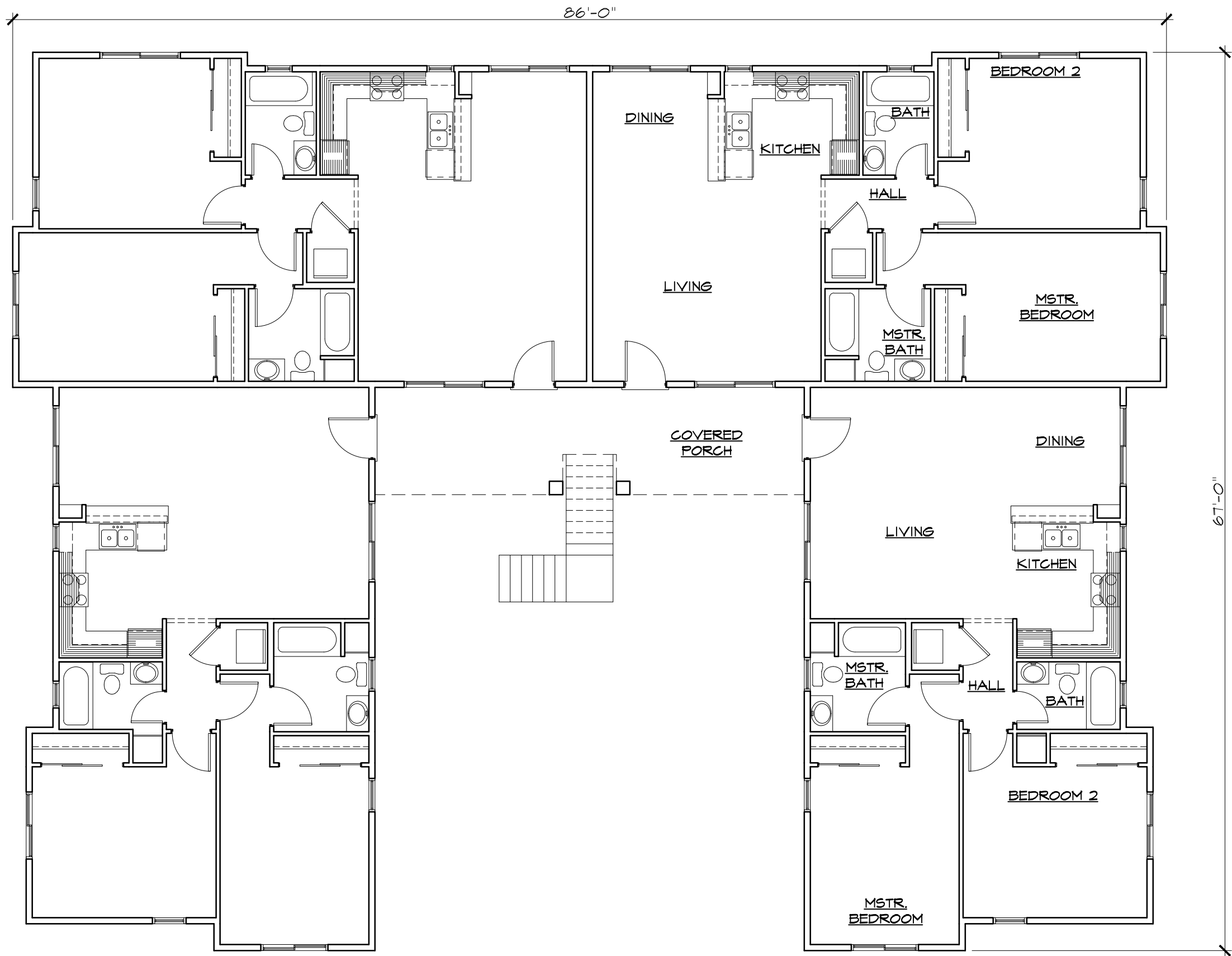
Reviewed:

Drawn: OSTROVSKIY

Job: 18-2426

Sheet:

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Of \_\_\_\_\_ Sheets



LOWER & UPPER LEVEL FLOOR PLAN 1/8" = 1'-0"

ATTACHMENT 'G'

AREAS:	
EACH UNIT:	1,022 SQ. FT.
1st FLOOR AREA:	4,088 SQ. FT.
2nd FLOOR AREA:	4,088 SQ. FT.
TOTAL:	8,176 SQ. FT.
COVID PORCH AREA:	488 SQ. FT.

Revision: _____ Date: _____ By: _____
<p><b>GREGORY A. PEITZ</b>  <b>ARCHITECT</b>  <small>383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719</small></p>
<p>APARTMENTS          FOR: DEEPIKA TANDON          AT: W. 14TH ST. &amp; OAKDALE ST.          CHICO, CALIFORNIA</p>
<p>TANDON          APARTMENTS          ARHPB</p>
Date: JANUARY 2020
Reviewed: _____
Drawn: OSTROVSKIY
Job: 18-2426
Sheet: <span style="font-size: 2em; font-weight: bold;">2</span>
Of: _____ Sheets