



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 9/16/2020

DATE: September 8, 2020

TO: Architectural Review and Historic Preservation Board

FROM: Dexter O'Connell, Associate Planner, dexter.oconnell@chicoca.gov
Kelly Murphy, Planner, kelly.murphy@chicoca.gov

RE: Architectural Review 19-17 and Use Permit 19-12 (Elisha Court Apartments)
24 Elisha Court – APN 015-120-053

File: AR 19-17 UP 19-12

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend that the Planning Commission 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 recommend that the Planning Commission adopt a resolution approving Architectural Review 19-17 (Elisha Court Apartments), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct two two-story apartment buildings with eight total multi-family residential units. The site is on the southeast corner of Cohasset Road and Elisha Court (See **Attachment A**, Location Map). The site is designated Office Mixed Use (CMU) on the City's General Plan Land Use Diagram and is zoned Office Residential (OR) with the Airport Overflight Extended Approach/Departure Zone (-AOB2) overlay.

Pursuant to Chico Municipal Code (CMC) Section 19.44.020, multi-family residential uses are allowed in the OR zoning district with an approved use permit. The use permit associated with this site (UP 19-12) will be reviewed by the Planning Commission at its meeting on September 17, 2020. The resultant density for the project would be 12.5 dwelling units per gross acre (du/ac), which is consistent with the allowable range of 6 to 20 du/ac for residential development in the OR zoning district. Pursuant to changes made by the Butte County Airport Land Use Commission on August 19, 2020, that density also does "not exceed the average density of comparable surrounding uses" which is 14.8 du/ac.

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**, Floor Plan and Site Plan). The buildings are oriented primarily toward their parking area, though the north building does engage Cohasset Road.

Architecture for the two buildings has a plain traditional style with limited ornamentation (see **Attachment D**, Colored Elevations), well matched to themselves. Exterior walls would be primarily tan stucco, with Hardi-plank accents setting off upper story windows. Exterior doors

would be brown and window frames would be black vinyl. Roof material would be black composite shingles. All units would share the partially-covered and enclosed courtyard. Condition #5 would require decorative features like a mural to be added to the Cohasset Road and Elisha Court side elevations of the buildings in order to improve the street-facing aesthetic of the complex. Each unit would have its own enclosed outdoor space.

The project includes a total of fifteen off-street parking spaces, adequate to the City's requirements. Required bicycle parking spaces would be provided primarily at the rear of each unit. The parking area and outdoor space would be properly lighted, and mechanical units would be appropriately screened in the private outdoor space of each individual unit. A trash enclosure, covered as required, is proposed adjacent to the parking area and the south building.

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. Parking lot shade is estimated to reach 50 percent at full tree maturity, and to be provided by two elms and two cedars. As of staff's site visit of August 19, 2020 there are a good number of trees on the edges of the site, and removal would be properly mitigated as shown in the landscape plans.

DISCUSSION

The Elisha Court Apartments achieve a unified identity through use of a similar color palate (DG 4.2.31) of buff and tan set across the two buildings of different sizes in the proposed complex. They are not architecturally adventurous, but they are compatible with similar uses in the vicinity. They meet the Objective Design and Development Standards of the City of Chico.

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 surrounding neighborhood consists of a mixture of different types of residential, commercial, and institutional buildings. Multifamily structures abound across the street, while single-family homes fill in the extent of Elisha Court immediately adjacent to the proposed apartments. The proposed placement of structures helps to minimize the views of automobiles, (DG 1.1.14) while also minimizing potential traffic choke points. The buildings are at the same scale (DG 1.2.13) as adjacent and nearby structures. The overall plan is adequate for approval.

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 project is also compatible with the Chico Municipal Airport and General Plan Policy LU-7.1 encouraging such compatibility.

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 the proposed structure is of a quality of design that meets the City of Chico's Objective Design and Development Standards. It is 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.

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 surrounding neighborhood consists of a wide variety of different building types in a variety of styles and colors, many of them more architecturally adventurous than the restrained scheme of the proposed structures. Materials are not atypical of the area. Hardi-plank and stucco siding are common on most of the new and middle-aged construction in the area. The commercial buildings with Cohasset Road frontage are highly utilitarian, and the proposed structures are not inconsistent with that pattern of use and development. Design elements have been checked carefully to ensure compatibility. Exterior lighting is appropriate as conditioned. Equipment and refuse screening would be consistent with best practices of other new multi-family developments

in the City of Chico.

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.*

Physically, the building is similar in size to neighbors and while taller than immediate buildings, it will not unnecessarily block views. In terms of height and mass, they will not dominate their surroundings from a distance. The proposed Elisha Court Apartments will meet the standards of quality of their residential neighbors, as discussed above.

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 bushes. 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. These choices compliment the proposed structure and enhance the visual environment of an already-attractive development. Parking lot shading is adequate, and the well-shaded and trellis-planted courtyard area will also contribute significantly 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 19-17 and UP 19-12 (Elisha Court 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 shown 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. On the West elevation of the southern building and on the North elevation of the northern building, applicant shall install at applicant's expense a mural, other decorative works, or decorative plantings that in any case shall cover at least 50 percent of the area of the respective façade.
6. Prior to issuance of a Certificate of Occupancy, record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcel(s) by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.

7. Prior to issuance of a Certificate of Occupancy, record in deeds a declaration that states: "An Avigation Easement is recorded above the parcels for the Chico Municipal Airport and acknowledges any and all existing or potential airport operational impacts."
8. Prior to issuance of a Certificate of Occupancy, record in deeds a declaration that states: "The project parcels are in the proximity of the Chico Municipal Airport and are subject to aircraft overflight."
9. Prior to issuance of a Certificate of Occupancy, record in deeds a declaration that states: "Airspace review by the Airport Land Use Commission is required for all objects over 100 feet in height above ground level."
10. 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

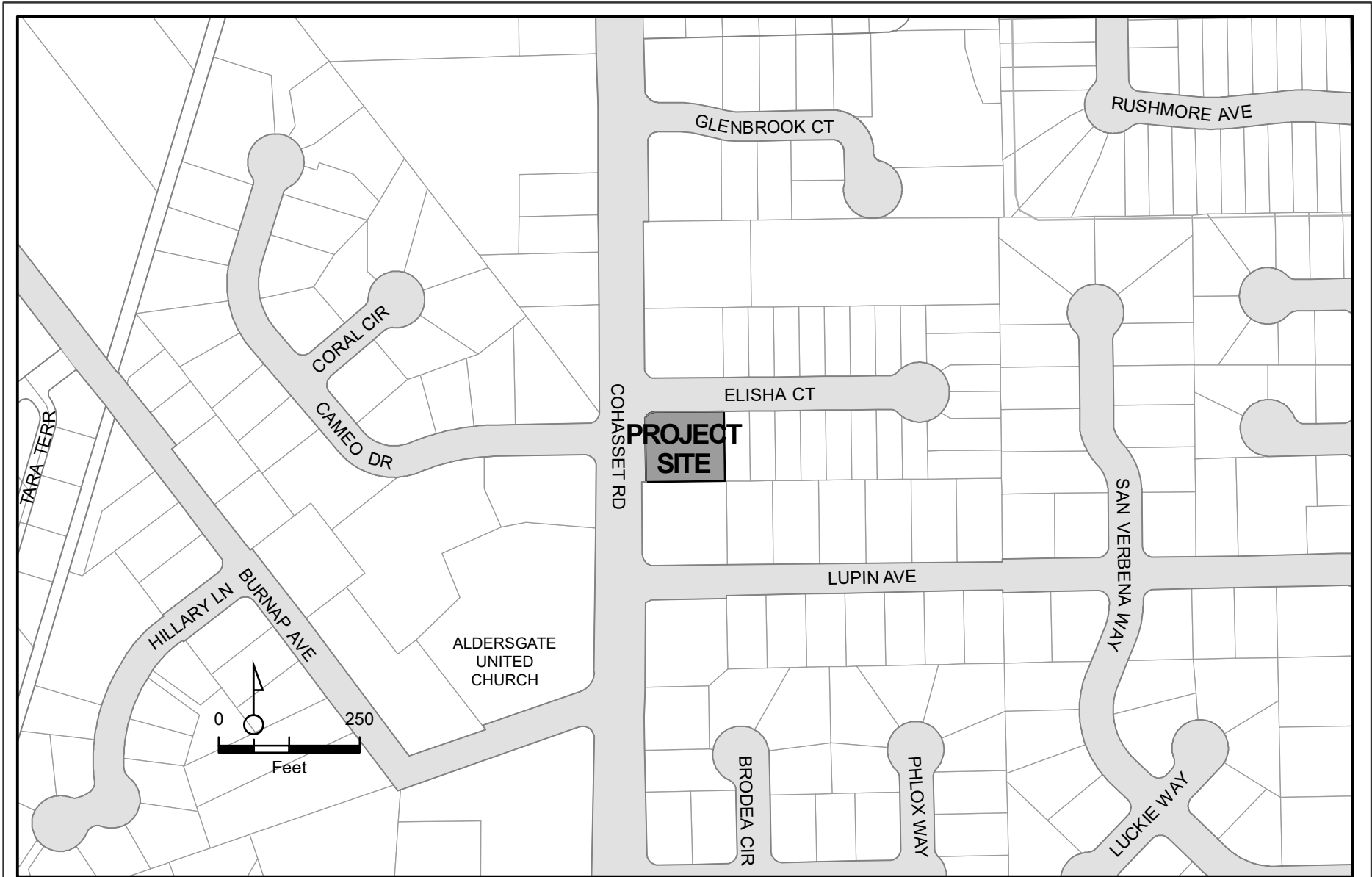
Ten days prior to the meeting date, a notice was published in the Chico Enterprise Record, notices were mailed out to all property owners and tenants within 500 feet of the project site, and a notice was placed on the project site. The meeting agenda was posted at least 10 days prior to the Architectural Review and Historic Preservation Board meeting. Public correspondence received prior to distribution of the agenda report has been included as **Attachment H**.

ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Landscape Plan
- D. Colored Elevations
- E. Colors and Materials
- F. Floor Plan
- G. Architectural Elevations
- H. Public Comments

DISTRIBUTION

File: AR 19-17 (Elisha Court Apartments)
Greg Peitz. 383 Rio Lindo Ave., Chico, CA 95926. gregpeitz@sbcglobal.net
Bruce McCrea. 1284 Virage Lane, Chico, CA 95973. brucemccrea44@yahoo.com



AR 19-17 and UP 19-12 (Elisha Court Apartments)
24 Elisha Court
APN 015-120-053-000



PROJECT SPECIFICATIONS:

24 ELISHA CT.
 APN: 015-120-053
 GENERAL PLAN: OMU
 ZONE: OR

SETBACKS:

FRONT: 15'-0" SETBACK
 SIDES: 5'-0" SETBACK + 5'-0" PER STORY o/ THE FIRST WHERE SETBACK ABUTS R1 & 10'-0" SETBACK ON STREET SIDE
 REAR: 5'-0" SETBACK + 5'-0" PER STORY o/ THE FIRST WHERE SETBACK ABUTS R1

PARKING:

PARKING REQ'D: RESID. - 2 BDRM UNITS - (1.75) SPACES PER UNIT - (8) UNITS
 (1.75) SPACES x (8) UNITS = 14 PARKING SPACES REQ'D.
 GUEST PARKING (1) SPACE PER (5) UNITS
 (8) UNITS x (1) SPACE PER (5) UNITS = 1 SPACE REQ'D.
 14 SPACES + 1 SPACE = 15 SPACES REQ'D.
 PARKING PROVIDED: 15 SPACES PROVIDED
 BICYCLE SPACES REQUIRED: (1) SPACE PER UNIT REQ'D. + (1) SPACE PER (10) UNITS
 = 8 + 1 = 9 SPACES REQ'D.
 BICYCLE SPACES PROVIDED: 8 TENANT SPACES @ BACK PORCHES
 + 2 GUEST BIKE PARKING SPACES = 10 SPACES

LOT COVERAGE:

LOT AREA: 17,287 SQ. FT.
 BUILDING AREA: 4,296 SQ. FT.
 LOT COVERAGE: 24.9 %
 MAX. LOT COVERAGE: 70.0 %

LANDSCAPE OPEN SPACE:

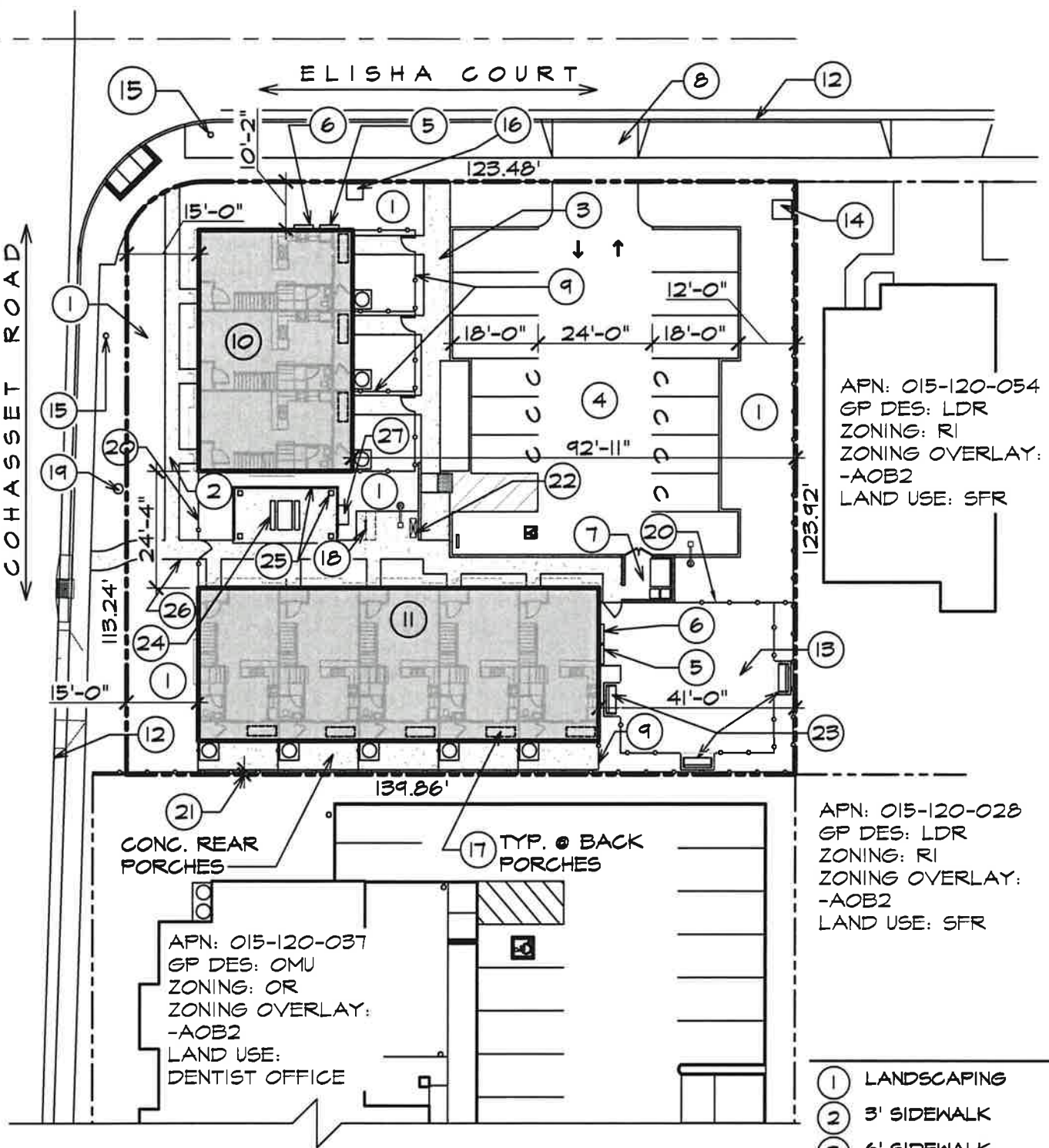
LOT AREA: 17,287 SQ. FT.
 LANDSCAPE OPEN SPACE AREA: 8,978 SQ. FT.
 PROPOSED LANDSCAPE AREA: 51.9 %

LOT DENSITY:

GROSS LOT AREA = 27,691 S.F. = 0.64 ACRES DENSITY = 12 UNITS / ACRE

SYMBOL LEGEND

- | | | |
|--|--|----------------|
| ① LANDSCAPING | ⑫ (E) CURB AND GUTTER | ⑳ BENCH |
| ② 3' SIDEWALK | ⑬ COMMON OPEN SPACE / REC. AREA | ㉑ PICNIC TABLE |
| ③ 6' SIDEWALK | ⑭ EXISTING P.G. & E. TRANSFORMER | ㉒ TRELIS |
| ④ PARKING | ⑮ EXISTING LIGHT POLE | ㉓ 4' SIDEWALK |
| ⑤ ELECTRICAL METERS | ⑯ EXISTING TEL., CABLE & UTILITY SERVICE | ㉔ BBQ |
| ⑥ GAS METERS | ⑰ 2'x6' COVERED BIKE PARKING SPACE | |
| ⑦ COV'D TRASH ENCL. | ⑱ GUEST BIKE PARKING SPACES | |
| ⑧ (N) DRIVEWAY APPROACH PER CITY STANDARDS | ㉒ (E) CHINESE PISTACHE TO REMAIN | |
| ⑨ 6' CEDAR FENCE WITH CAP | ㉓ 4' W.I. FENCE | |
| ⑩ PROPOSED BUILDING #1 (3) 2-BEDRM UNITS | ㉔ 1'-0" GRAVEL ● | |
| ⑪ PROPOSED BUILDING #2 (5) 2-BEDRM UNITS | ㉕ MAILBOX | |



SITE PLAN

1" = 50'-0"

TYP. PARKING STALLS:

- 9'x18' STANDARD
- 8'x18' COMPACT

NORTH



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

ELISHA CT. APARTMENTS
 FOR: BRUCE MCCREA
 AT: 24 ELISHA CT.
 CHICO, CALIFORNIA



MCCREA
 ELISHA CT.
 APARTMENTS

DATE: MAY 2014

SCALE:

DESIGNER: JMR

PROJECT: 19-2565

DATE:

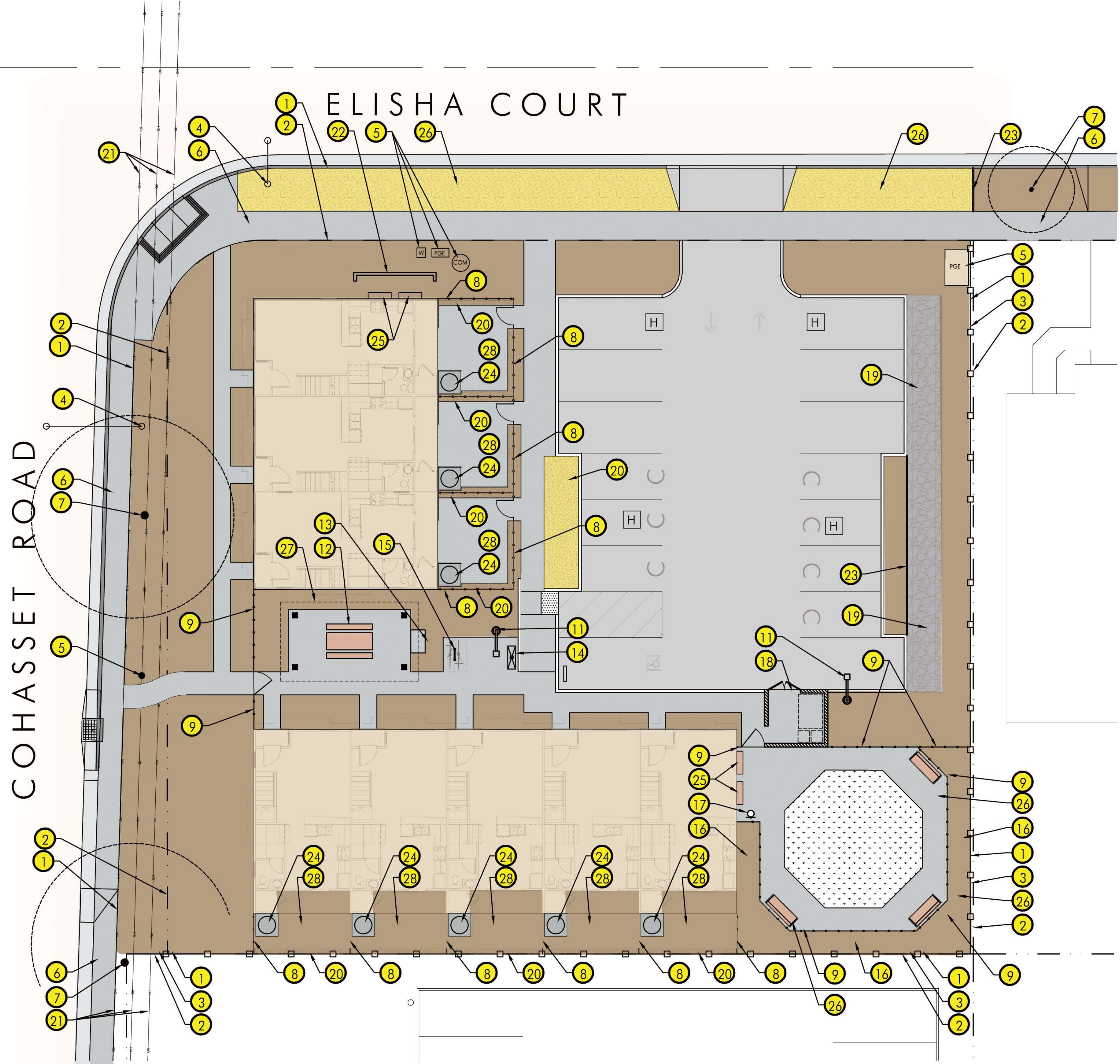
BY:

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RECEIVED

JUL 24 2019

CITY OF CHICO
 PLANNING SERVICES



WATER USE

Maximum Applied Water Allowance (MAWA) - Calculation

MAWA = (Eto) (0.7) (LA) (0.62)	
MAWA = 161,071 Gallons per Year	
Where:	
57.3 = Reference Evapotranspiration (Eto)	
0.7 = ET Adjustment Factor (percent)	
6,477 = Landscape Area (LA) (square feet)	
0.62 = Conversion factor (inches to gallons)	
Hydrozone 5; Medium water use trees, shrubs and ground cover; drip. PR= 0.21	
PF = 0.5	
HA = 5,921 (square feet)	0.135927 Acres
IE = 0.9	
EWU = 116860.8033 (gallons per year)	0.358633 acre-feet/year 156.231 ccf/year
Hydrozone 16; Cool season turf; rotator PR= 0.58	
PF = 0.8	
HA = 558 (square feet)	0.012764 Acres
IE = 0.7	
EWU = 22574.23543 (gallons per year)	0.069278 acre-feet/year 30.17946 ccf/year
Total Estimated Water Use for All Hydrozones (EWU) - Sum	
EWU = 139,435 (gallons per year)	0.42791 Acre-Feet per Year
186 (1.00 cubic feet per year)	0.004279 Acres

SCREENING NOTE

HVACS ARE LOCATED IN PRIVATE BACKYARDS AND NOT VISIBLE TO THE PUBLIC. UTILITIES VISIBLE TO ELISHA COURT ARE TO BE SCREENED WITH EVERGREEN LANDSCAPE AND A LOW SCREEN WALL TO MATCH BUILDING ARCHITECTURE.

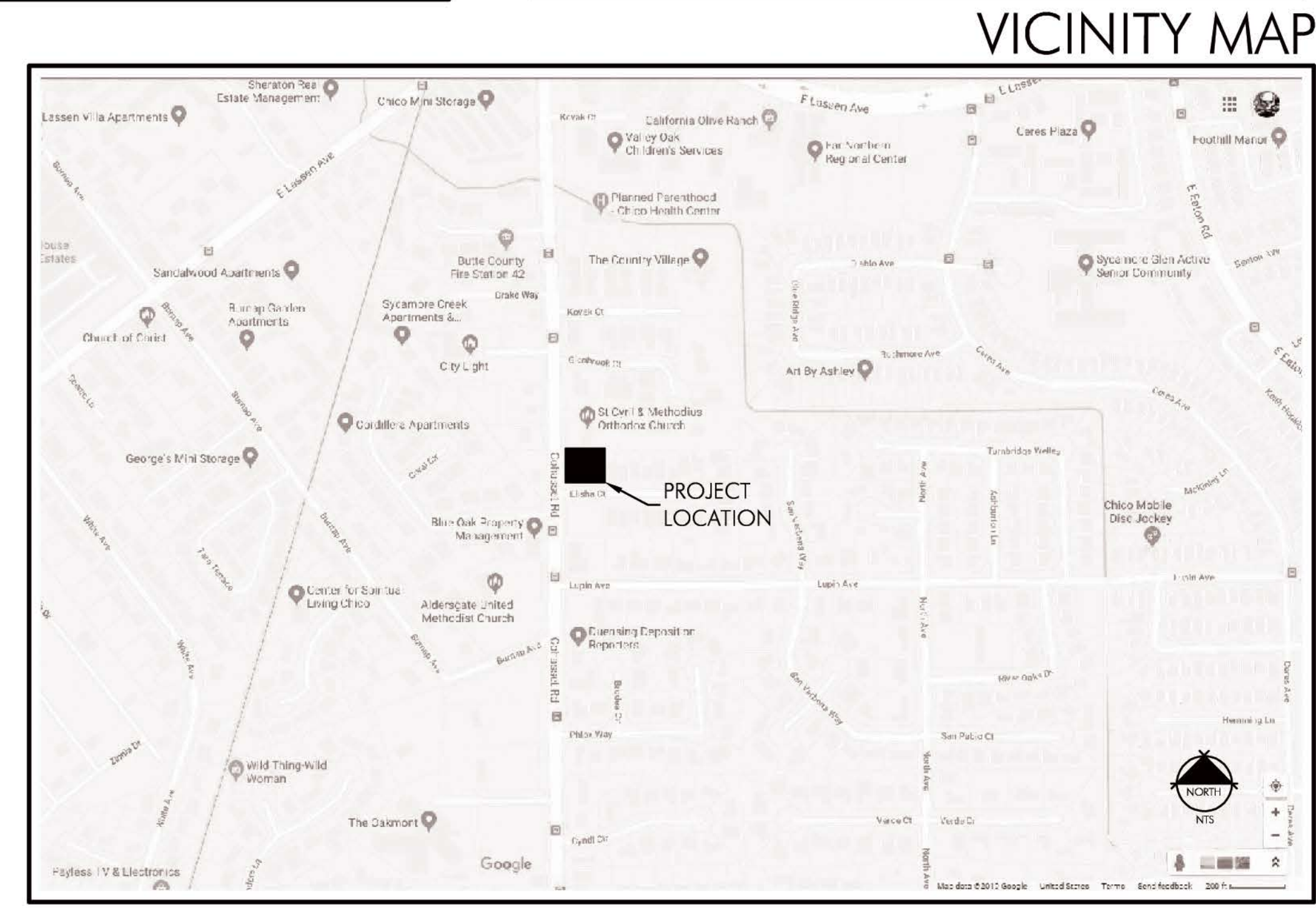
LANDSCAPE IRRIGATION

LANDSCAPE IS PRIMARILY MEDIUM WATER USE PLANTINGS IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED LOW VOLUME DRIP IRRIGATION SYSTEM WITH A SMALL PATCH OF TURF TO BE IRRIGATED BY LOW WATER USE ROTATOR SPRAY HEADS. ALL IRRIGATION WILL BE OPERATED BY MEANS OF AN AUTOMATICALLY CONTROLLED POP-UP ROTATOR SYSTEM.

THE IRRIGATION SYSTEM WILL UTILIZE A FLOW SENSING/ MASTER VALVE ASSEMBLY THAT WILL SHUT THE SYSTEM DOWN IN THE EVENT OF A LINE BREAK SO AS TO PREVENT WASTING WATER AND DAMAGE TO LANDSCAPE. IT WILL ALSO FEATURE AN EVAPOTRANSPIRATION/ RAIN/ FREEZE SENSOR WHICH ADJUSTS THE IRRIGATION SCHEDULE BASED UPON REAL-TIME CONDITIONS IN ORDER TO PROVIDE THE MINIMUM AMOUNT OF IRRIGATION FOR OPTIMAL PLANT GROWTH.

PLAN LEGEND

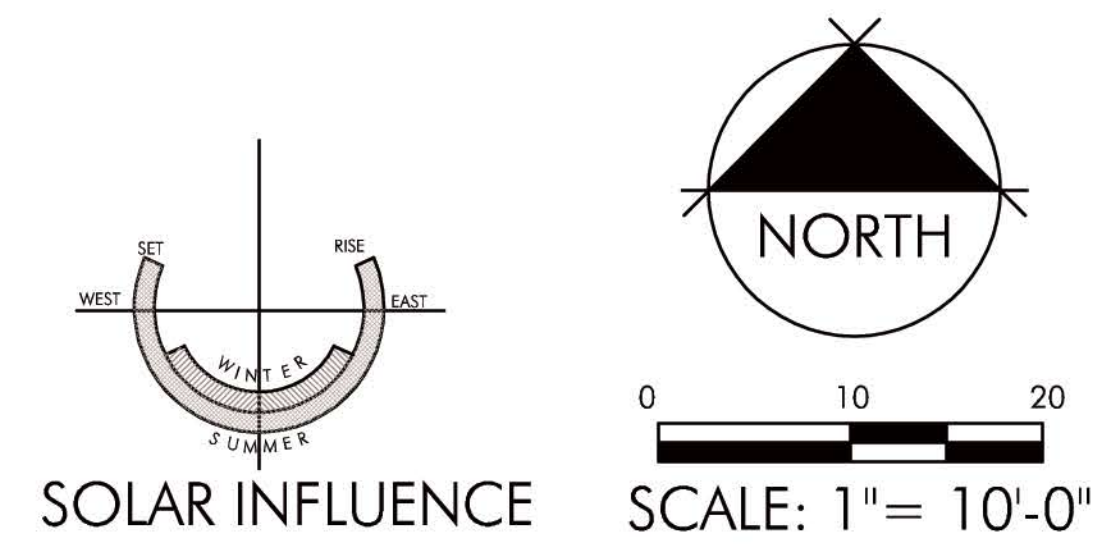
SYMBOL	DESCRIPTION
1	LIMIT OF WORK
2	PROPERTY LINE
3	EXISTING FENCE. TO REMAIN.
4	EXISTING STREET LIGHT. TO REMAIN.
5	EXISTING UTILITIES. TO REMAIN.
6	EXISTING CITY SIDEWALK. TO REMAIN.
7	EXISTING CITY STREET TREE. TO REMAIN.
8	6 FOOT HIGH CEDAR PRIVACY FENCING WITH MATCHING GATES PER PLAN. BOARD ON BOARD WITH 2 X 6 CAP
9	3 FOOT HIGH TUBULAR STEEL FENCING WITH 1/2" PICKETS AT 4' O.C. WITH MATCHING GATES PER PLAN. COLOR: GLOSS BLACK
10	NOT USED
11	AREA LIGHT. 12 FOOT HIGH LED SHOEBOX STYLE LIGHT WITH GLARE CUTOFF
12	PICNIC TABLE. PER OWNER
13	PARK STYLE CHARCOAL GRILL
14	CLUSTER MAILBOX
15	GUEST BIKE PARKING. RACK REQUIRING 2 POINTS OF CONTACT. 2 BIKES. POWDER COAT BLACK.
16	BENCH
17	DOGGY WASTE STATION
18	TRASH ENCLOSURE. SHOWN FOR REFERENCE ONLY. SEE ARCHITECTS PLANS.
19	COBBLE LINED DETENTION BASIN WITH BIO-FILTRATION PLANTINGS.
20	CRUSHED ROCK AT PRIVATE BACK YARDS. 1/2" GRAY CRUSHED ROCK CHIP.
21	EXISTING OVERHEAD LINES
22	SCREEN-WALL. TO MATCH BUILDING ARCHITECTURE.
23	STEEL HEADER
24	HVAC
25	NEW UTILITIES. SEE ARCHITECTS PLANS.
26	3" MINIMUM LAYER 0-1/4" DECOMPOSED GRANITE TOP DRESSING.
27	OVERHEAD SHADE TRELLIS
28	CONCRETE PATIO



ELISHA APARTMENTS

PRELIMINARY LANDSCAPE SITE PLAN

Prepared for:
BRUCE MCCRAE
 CHICO, CALIFORNIA



ATTACHMENT: " C "

DATE: JUNE 27, 2019
 PROJECT NUMBER: 2151
 DRAWN: JBB

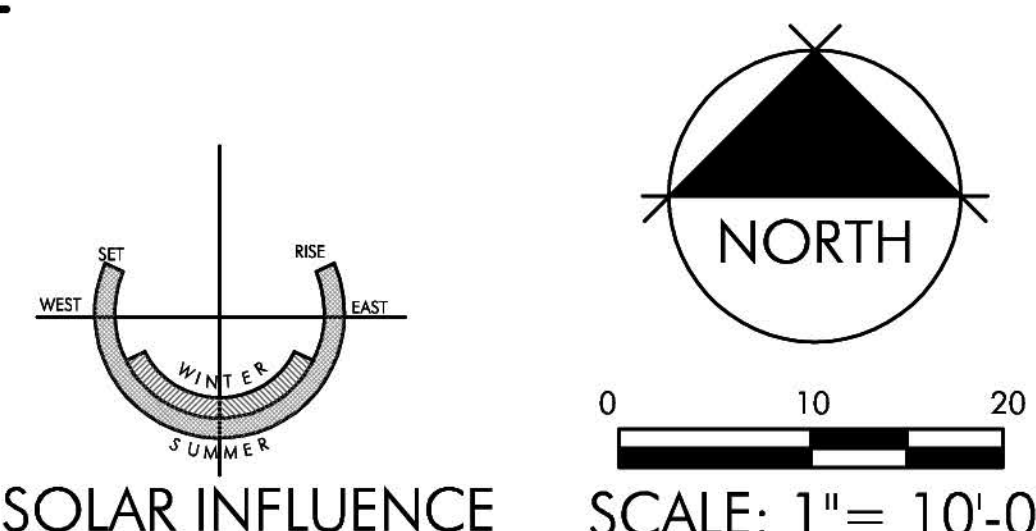
Prepared by:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130 www.BFLAdesign.com



ELISHA APARTMENTS

PRELIMINARY LANDSCAPE PLANTING PLAN

Prepared for:
BRUCE MCCRAE
 CHICO, CALIFORNIA



TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
TREES			
	PISTACHIA CHINENSIS 'KEITH DAVIES' KEITH DAVIES PISTACHE	40'	15 GAL STD. FORM
	ULMUS PARVIFOLIA 'EMER I' ATHENA CLASSIC ELM	40'	15 GAL STD. FORM
	CEDRUS DEODARA DEODAR CEDAR	30'+	15 GAL STD. FORM
	LAGERSTROEMIA INDICA 'CENTENNIAL SPIRIT' CENTENNIAL SPIRIT CRAPE MYRTLE	15'+	15 GAL STD. FORM
	ACER PALMATUM 'FIREGLOW' FIREGLOW JAPANESE MAPLE	<10'	15 GAL STD. FORM

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			3,856 SF	
SHADE AREA PROVIDED				
40 FOOT DIAMETER TREES				
FULL	1,256 SF	0	0	0
THREE QUARTER	942 SF	0	0	0
HALF	628 SF	2	1,256 SF	33%
QUARTER	314 SF	0	0	0
30 FOOT DIAMETER TREES				
FULL	706 SF	0	0	0
THREE QUARTER	529 SF	0	0	0
HALF	353 SF	2	706 SF	18%
QUARTER	176 SF	0	0	0
TOTAL SHADE AREA PROVIDED			1,962 SF	50%

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	3,856 SF	
PARKING LOT LANDSCAPE	324 SF	8%

SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
SHRUBS			
	LOROPETALUM CHINENSE 'RUBRUM' COMPACT FRINGE FLOWER	4'-5'	5 GAL.
	AGAPANTHUS AFRICANUS LILY OF THE NILE	2'	1 GAL.
	DIETES BICOLOR FORTNIGHT LILY	3'	1 GAL.
	TULBAGHIA VIOLACEA SOCIETY GARLIC	2'	1 GAL.
	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	4'	5 GAL.
	JUNCUS PATENS CALIFORNIA GRAY RUSH	2'+	1 GAL.
	NANDINA DOMESTICA 'COMPACTA' COMPACT HEAVENLY BAMBOO	4'	5 GAL.
	OSMANTHUS FRAGRANS SWEET OLIVE	7'	5 GAL.
	NANDINA 'NANA PURPUREA' DWARF NANDINA	2'	1 GAL.
	ROSA 'RADRAZZ' RED DOUBLE KNOCKOUT GROUNDCOVER ROSE.	3'+	5 GAL.
	PYRACANTHA 'APACHE' APACHE FIRETHORN	6'	5 GAL.
	ILEX CORNUTA CHINESE HOLLY	7'+	5 GAL.

GROUNDCOVER	SPACING	REMARKS
	TEUCRIUM CHAMAEDRY'S 'PROSTRATUM' COMPACT CREEPING GERMANDER	1' OC 1 GAL.
	JUNIPERUS CONFERTA SHORE JUNIPER	4' OC 1 GAL.
	RHIZOTOMACEOUS TALL FESCUE RTF TURF SOD	556 SF SOD
VINES		
	PARthenocissus TRICUSPIDATA 'VETCHII' BOSTON IVY	TRAIN TO TRASH ENCLOSURE WALL' 1 GAL.

SOILS STATEMENT

STANDARD SOIL AMENDMENTS WILL BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS OF AN ANALYTICAL SOILS TESTING LABORATORY.

TOP DRESSING

ALL NON-TURF LANDSCAPE AREAS SHALL RECEIVE A 3" MINIMUM LAYER 1"-1-1/2" WALK-ON BARK MULCH TOP DRESSING UNLESS AN ALTERNATE TOP DRESSING HAS BEEN SPECIFIED ON THE PRELIMINARY LANDSCAPE SITE PLAN.

ATTACHMENT: " C "

DATE: JUNE 27, 2019
 PROJECT NUMBER: 2151
 DRAWN: JBB
 Prepared by:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130 www.BFLAdesign.com

3 FOOT HIGH STEEL FENCE



BOARD ON BOARD FENCING



GUEST BIKE PARKING



CLUSTER MAILBOX



PARK STYLE CHARCOAL GRILL



PICNIC TABLE



BENCH



DOGGY WASTE STATION



AREA LIGHTS

PHILIPS GARDCO
EcoForm
LED bollard

The Philips Gardco EcoForm bollard is a high-performance, energy-efficient LED lighting solution. It features a durable, weather-resistant design and is available in various heights and finishes. The bollard is designed for use in public spaces, parks, and commercial areas.

Ordering guide	Product	Height	Finish	Light Output	Power	Notes
1	ECF-5	5'0"	Black	1000 lumens	10W	Standard bollard
2	ECF-5	5'0"	White	1000 lumens	10W	Standard bollard
3	ECF-5	5'0"	Black	2000 lumens	20W	High-output bollard
4	ECF-5	5'0"	White	2000 lumens	20W	High-output bollard

PBL PureForm LED bollard

Specifications

Material: High-strength aluminum alloy with a powder-coated finish. The bollard is designed for durability and long life. It features a weather-resistant design and is available in various heights and finishes.

Lighting: The bollard is equipped with a high-quality LED light source. The light output is adjustable, allowing for customization to meet specific lighting requirements. The bollard is designed for use in public spaces, parks, and commercial areas.

Ordering guide:

Ordering guide	Product	Height	Finish	Light Output	Power	Notes
1	PBL-5	5'0"	Black	1000 lumens	10W	Standard bollard
2	PBL-5	5'0"	White	1000 lumens	10W	Standard bollard
3	PBL-5	5'0"	Black	2000 lumens	20W	High-output bollard
4	PBL-5	5'0"	White	2000 lumens	20W	High-output bollard

OVERHEAD SHADE TRELLIS



ELISHA APARTMENTS

PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT

ATTACHMENT: " C "

Prepared for:
BRUCE MCCRAE
CHICO, CALIFORNIA
Attachment C

DATE: JUNE 27, 2019
PROJECT NUMBER: 2151
DRAWN: JBB

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



TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
A	VALLEY OAK	3", 1-1/2"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER. (15" AGGREGATE CIRCUMFERENCE)
B	VALLEY OAK	2-1/2", 2-1/2"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER. (16" AGGREGATE CIRCUMFERENCE)
C	VALLEY OAK	4", 4", 1-1/2", 3", 2-1/2"	REMOVE	YES	49" AGGREGATE CIRCUMFERENCE
L	VALLEY OAK	3", 5"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER. (16" AGGREGATE CIRCUMFERENCE)
E	CHINESE TALLOW	5"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER.
F	CAMPHOR	4", 4", 3"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER. (36" AGGREGATE CIRCUMFERENCE)
C	CHINESE TALLOW	10"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER.
H	VALLEY OAK	4-1/2"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER.
I	CHINESE PISTACHE	15"	TO REMAIN	NC	CITY OF CHICO STREET TREE.
TOTAL DBH OF QUALIFYING TREES REMOVED		15"	3 REPLACEMENT TREES OR IN-LIEU FEES FOR 3 TREES IS REQUIRED.		

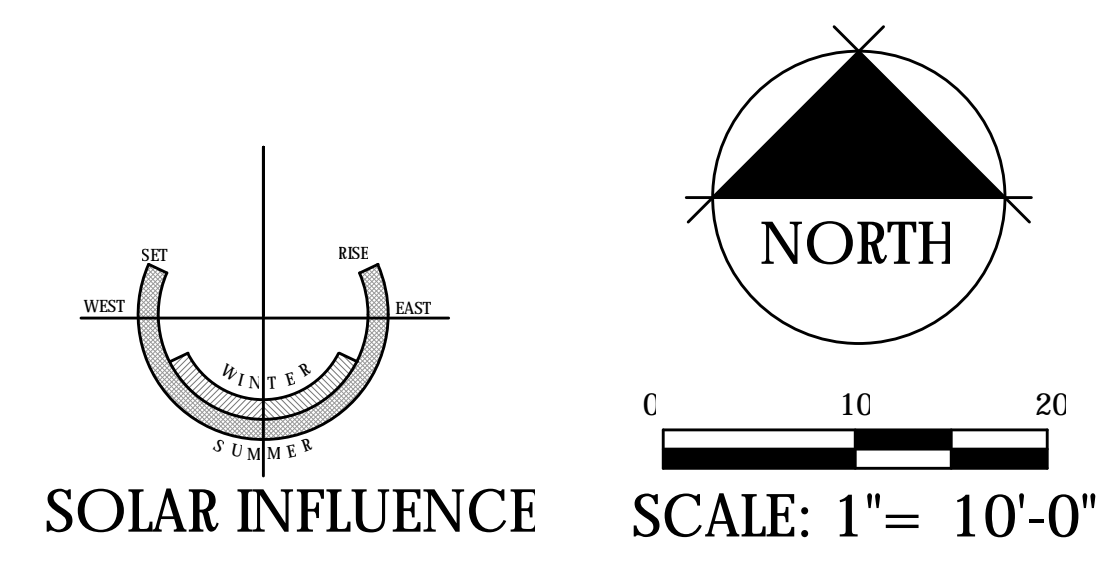
NOTE

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

ELISHA APARTMENTS

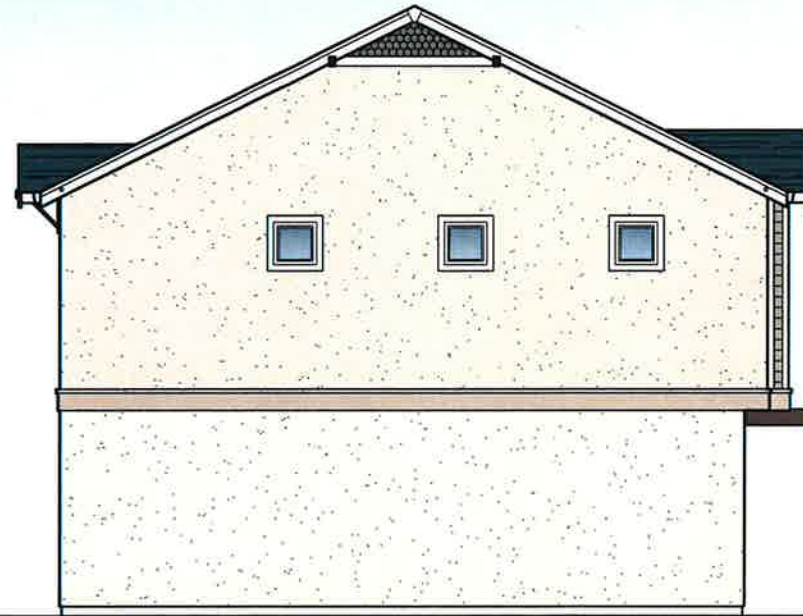
TREE REMOVAL PLAN

Prepared for:
BRUCE MCCRAE
 CHICO, CALIFORNIA



ATTACHMENT: " C "

DATE: JUNE 27, 2019
 PROJECT NUMBER: 2151
 DRAWN: JBB
 Prepared by:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130 www.BFLAdesign.com



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

RECEIVED

JUL 24 2019

CITY OF CHICO
PLANNING SERVICES

ELISHA CT. APARTMENTS



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

RECEIVED

JUL 24 2019

CITY OF CHICO
PLANNING SERVICES

ELISHA CT. APARTMENTS



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

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ELISHA CT. APARTMENTS



LEFT ELEVATION



REAR ELEVATION

RECEIVED

JUL 24 2019

CITY OF CHICO
PLANNING SERVICES



RIGHT ELEVATION

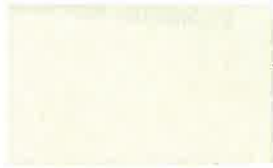


FRONT ELEVATION

ELISHA CT. APARTMENTS

MCCREA

ELISHA CT. APARTMENTS



STUCCO (FIRST FLOOR)-
'LA HABRA' - OATMEAL



STUCCO (SECOND FLOOR) -
'LA HABRA' - PACIFIC SAND



CEMENT BD. SIDING - 'KELLY MOORE'
CORTEZ CHOCOLATE - KM4285-3



STUCCO (BAND) -
'LA HABRA' - TRABUCO



TRIM - 'KELLY MOORE'
ALHAMBRA CREAM - KM4286-1



ACCENT (DOORS) - 'KELLY MOORE'
COPPER CREEK - KMA53-5



ROOFING -
COMPOSITION SHINGLES -
'OWENS CORNING'
APPALACHIAN SKY

ATTACHMENT ' E'

MCCREA

ELISHA CT. APARTMENTS



STUCCO (FIRST FLOOR)-
'LA HABRA' - OATMEAL



STUCCO (SECOND FLOOR) -
'LA HABRA' - PACIFIC SAND



CEMENT BD. SIDING - 'KELLY MOORE'
CORTEZ CHOCOLATE - KM4285-3



STUCCO (BAND) -
'LA HABRA' - TRABUCO

TRIM - 'KELLY MOORE'
ALHAMBRA CREAM- KM4286-1

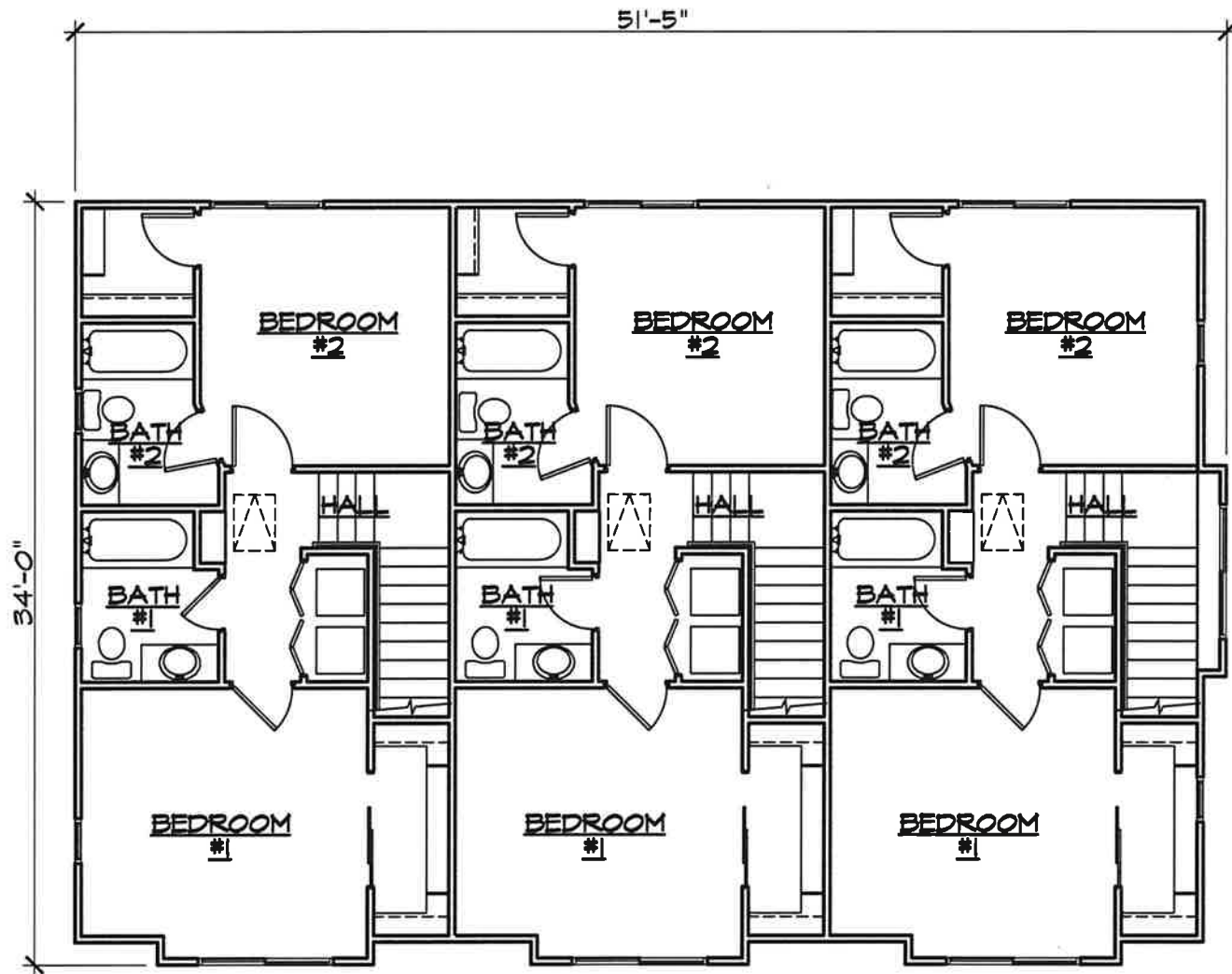


ACCENT (DOORS) - 'KELLY MOORE'
COPPER CREEK - KMA53-5

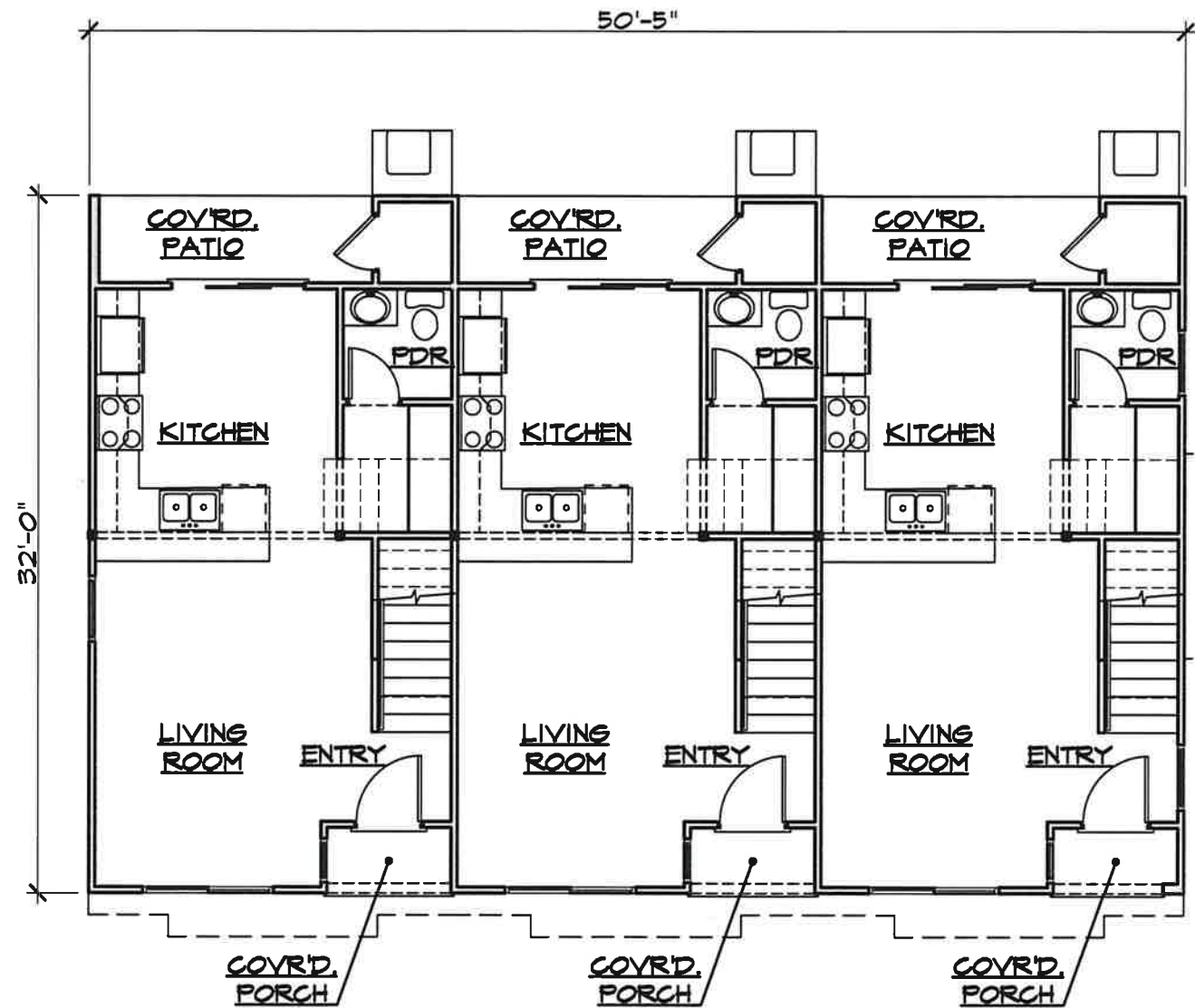


ROOFING -
COMPOSITION SHINGLES -
'OWENS CORNING'
APPALACHIAN SKY

ATTACHMENT ' E'



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

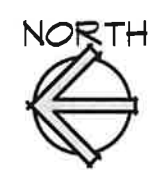


LOWER LEVEL FLOOR PLAN 1/8" = 1'-0"

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CITY OF CHICO
PLANNING SERVICES



ATTACHMENT ' F'

Revised	By	Date

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

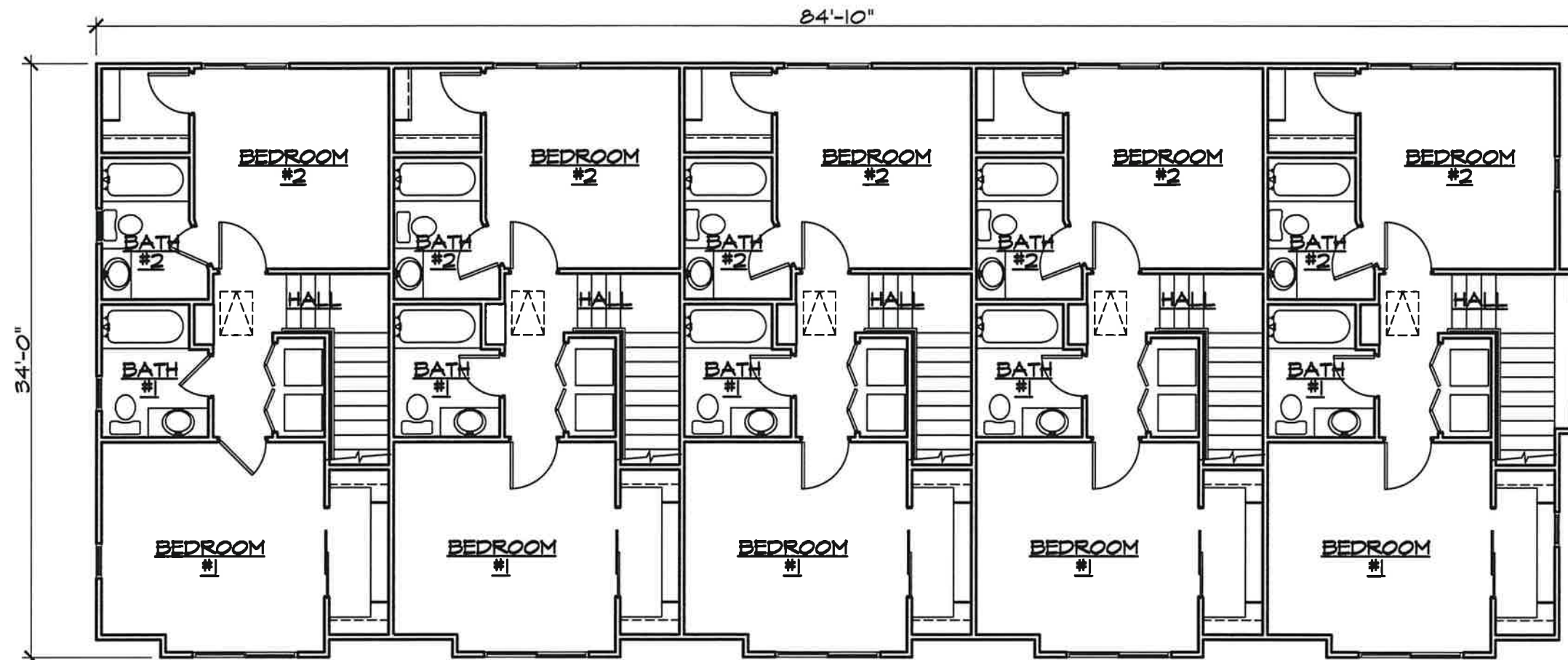
ELISHA CT. APARTMENTS
FOR: BRUCE MCCREA
AT: 24 ELISHA CT.
CHICO, CALIFORNIA



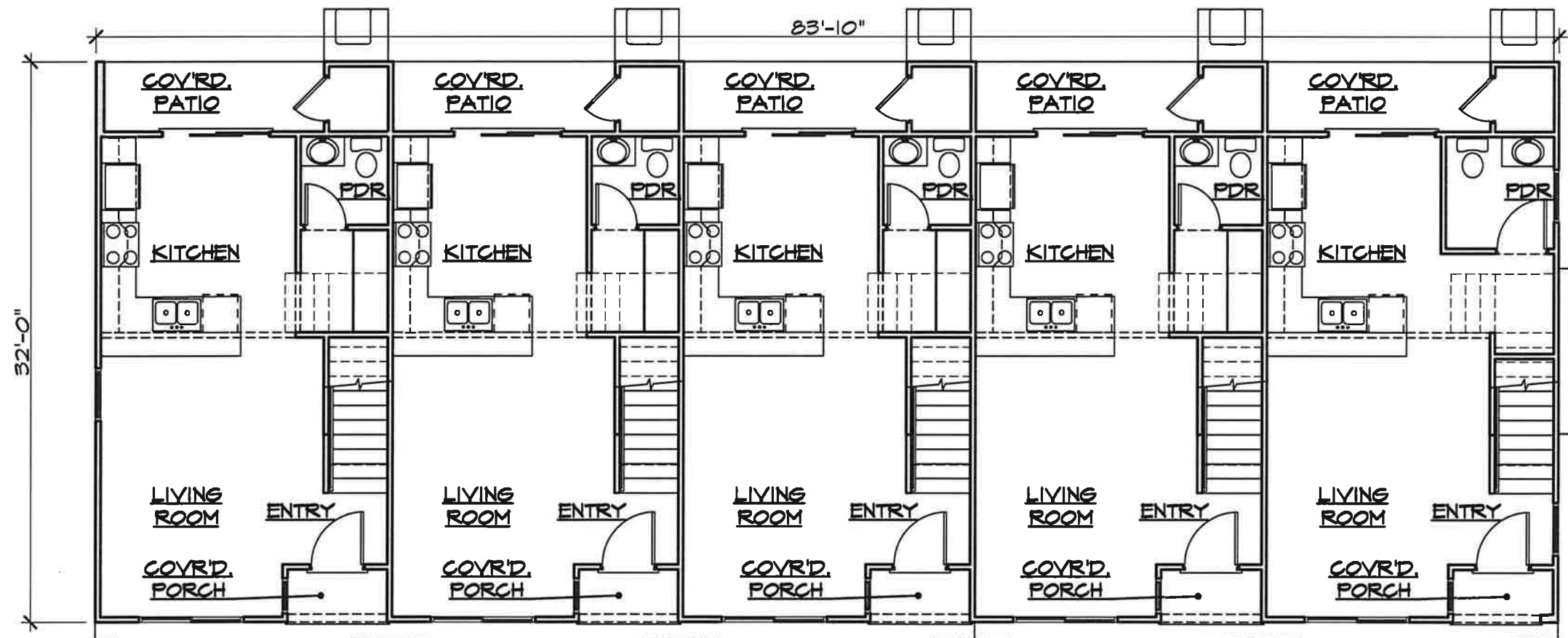
MCCREA
ELISHA CT.
APARTMENTS

Date: MAY 2014
Scale:
Draw: JMR
Job: 19-2565
Sheet:

ARB2



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



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

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 JUL 24 2019
 CITY OF CHICO
 PLANNING SERVICES



ATTACHMENT 'F'

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

ELISHA CT. APARTMENTS
 FOR: BRUCE MCCREA
 AT: 24 ELISHA CT.
 CHICO, CALIFORNIA



MCCREA
 ELISHA CT.
 APARTMENTS

DATE: MAY 2014
 SCALE:
 DRAWN BY: JMR
 JOB NO: 14-2565

ARB3

Revision	Date	By

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

ELISHA CT. APARTMENTS
 FOR: BRUCE MCCREA
 AT: 24 ELISHA CT.
 CHICO, CALIFORNIA



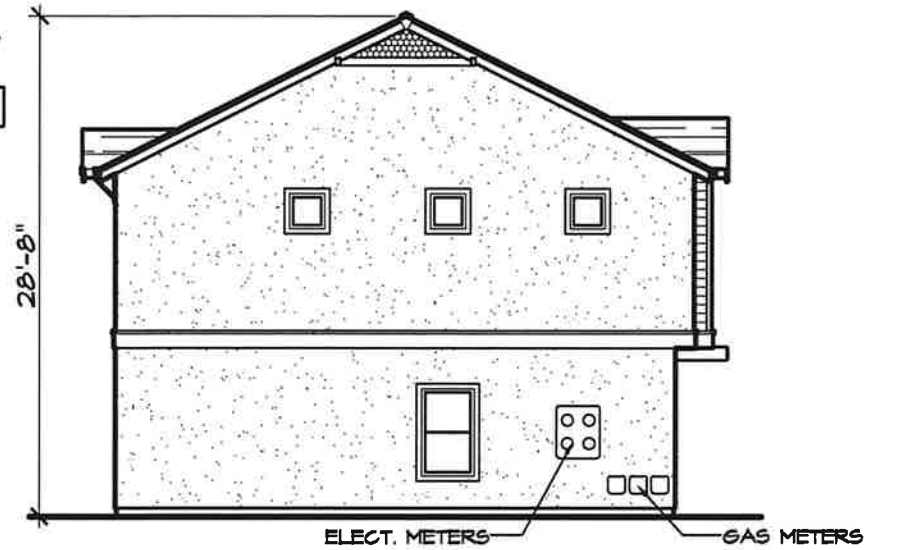
MCCREA
ELISHA CT.
APARTMENTS

Date: **MAY 2019**
 Scale:
 Drawn: **JMR**
 Plot: **19-2565**
 Sheet:

ARB4



A/C COND.
EAST ELEVATION 5/32" = 1'-0"



28'-8"
NORTH ELEVATION 5/32" = 1'-0"



SOUTH ELEVATION 5/32" = 1'-0"

- COMPOSITION SHINGLES
- 2x8 BARGES w/ 1x3 TRIM, TYP. @ GABLE ENDS
- 4x6 OUTRIGGER & 2x4 BRACE
- CEMENT BD. LAP SIDING
- 1x4 TRIM @ CORNERS, DOORS, & WINDOWS
- 1x2 TRIM o/ 1x12 TRIM
- 2-COAT STUCCO o/ FOAM



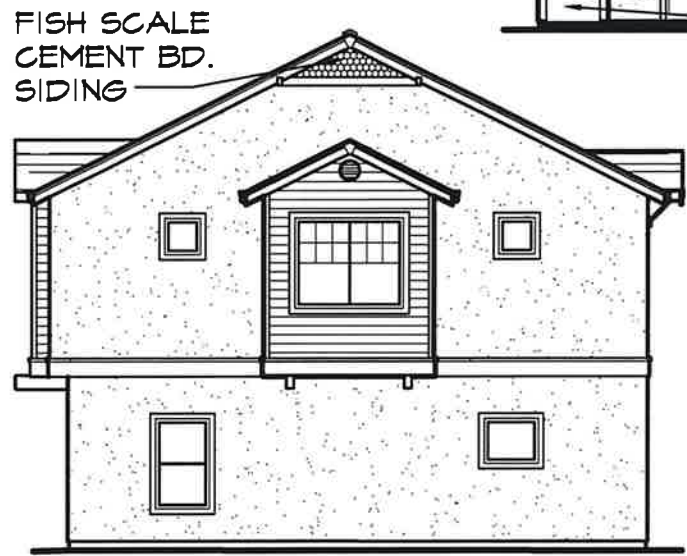
WEST ELEVATION 5/32" = 1'-0"

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JUL 24 2019
 CITY OF CHICO
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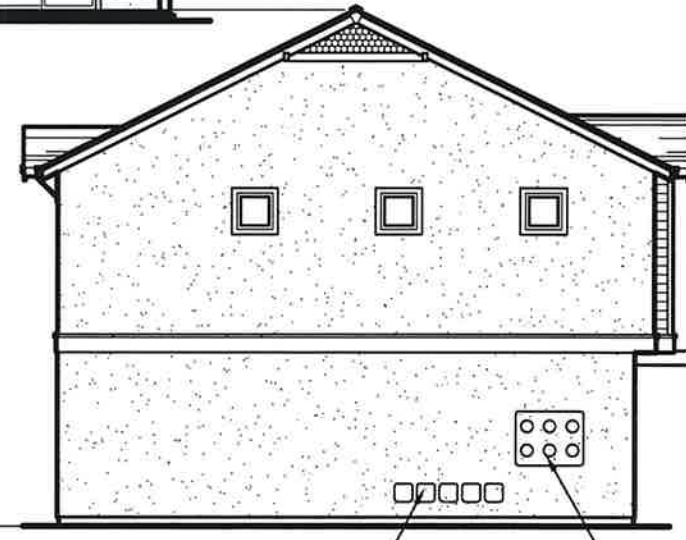
ATTACHMENT ' G



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



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



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



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

- COMPOSITION SHINGLES
- 2x8 BARGES w/ 1x3 TRIM, TYP. @ GABLE ENDS
- 4x6 OUTRIGGER & 2x4 BRACE
- CEMENT BD. LAP SIDING
- 1x4 TRIM @ CORNERS, DOORS, & WINDOWS
- 1x2 TRIM o/ 1x12 TRIM
- 2-COAT STUCCO o/ FOAM

FISH SCALE
CEMENT BD.
SIDING

A/C COND.

28'-8"

GAS METERS

ELECT. M

Revised	Date	By

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

ELISHA CT. APARTMENTS
FOR: BRUCE MCCREA
AT: 24 ELISHA CT.
CHICO, CALIFORNIA



MCCREA
ELISHA CT.
APARTMENTS

Date: MAY 2014
Scale:
Drawn: JMR
Job: 14-2565
Sheet:

ARB5

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JUL 24 2019

CITY OF CHICO
PLANNING SERVICES

ATTACHMENT 'G'

September 4, 2020

Cory Olson
Concerned Citizen
23 Elisha Ct, Chico CA, 95973

Letter of Concern, Project AR 19-17; APN 015-120-05

To whom it may concern; good afternoon. I hope this letter finds you well. I'm writing to you today concerning the aforementioned Parcel Number (also known as 24 Elisha Court Apartments). I come to you fully aware of the housing shortages in Chico, however I wish to formally make it known my objection to this proposal. I will outline my various concerns below, in no particular order.

1. Elisha Ct is not a through street. During times of peak commuter traffic, it is already difficult enough to get out of our street, namely being right off the extremely busy four-lane Cohasset, and a few hundred feet from the signaled Lupin Ave. That's only with the now-current 22 Single-Family Residences that occupy Elisha Ct. I shudder to think what would happen in the pandemonium of an emergency under these current conditions, to speak nothing of having a multi-unit parcel occupying the same street. Similar streets in our area have multiple outlets (Lupin to Cohasset and Eaton, Burnap to Cohasset and Lassen, Pillsbury to Cohasset and East).
2. There are currently no multi-story apartment complexes within the immediate area on the east side of Cohasset, making this a desirable location for many families to move who wish to make Chico a permanent place to live. Lupin Manor, a multi-family residence a block away, is single story, and has the benefit of being on a signaled intersection on a through street.
3. A multi-story multi-family residence would obstruct sunlight in the later part of the evening, during typical peak energy usage, from the many solar panels currently installed on the homes on the south side of Elisha Ct, which happen to have their panels facing west.
4. The residents of Elisha Ct chose this location due to its quiet nature. Adding an apartment complex on this modest cul-de-sac would be a slap in the face to the 22 families who've found peace and solace in this beautiful area of Chico.
5. The property in question is not zoned R4 High Density Residential. It is zoned for Office / Residential use only, this zoning was strategically selected to minimize traffic and parking availability. The offset of parking during the day, when residents are at their places of employment, work to the benefit of any potential future business at that location, who's patrons will have to compete less with the residents. Parking on Elisha Ct is already slim picking, thanks to the proximity of the houses.

Chico is going through growing pains after both the Camp Fire and the economic hardship of the COVID-19 outbreak. And it's understandable that housing is a priority, but it's also important

to think in the long term. The decision to put a multi-level, multi-family complex on this tiny lot is an incredibly shortsighted and kneejerk reaction to the problem. I urge City Council / City Planners to think of the long term, a strategy that will make Chico a happy and desirable place to live for years to come.





Kelly Murphy

From: Honea, Mindy M. (AGDC) <Mindy.M.Honea@altria.com>
Sent: Friday, September 4, 2020 4:47 PM
To: Dexter O'Connell; AR Public Comments
Subject: Public Comment Item AR19-17

ATTENTION: This message originated from outside **City of Chico**. Please exercise judgment before opening attachments, clicking on links, or replying.

To Whom it May Concern,

On Friday September 4th a public notice was placed on Elisha Ct for a 2 story 8 unit apartment building with 15 parking spaces.

I would like to oppose this for a few reasons:

First, the safety of the 22 homes and dental office that currently reside on the cul-de-sac. Yes, a cul-de-sac not a through street, no other ways out. The proposed apartment complex only has 1 entrance and it's off Elisha Court. It would already be hard enough to get all 22 families and the dental office out if there were an emergency. Currently trying to turn on Cohasset is awful and adding 8 more families would make an emergency possibly deadly.

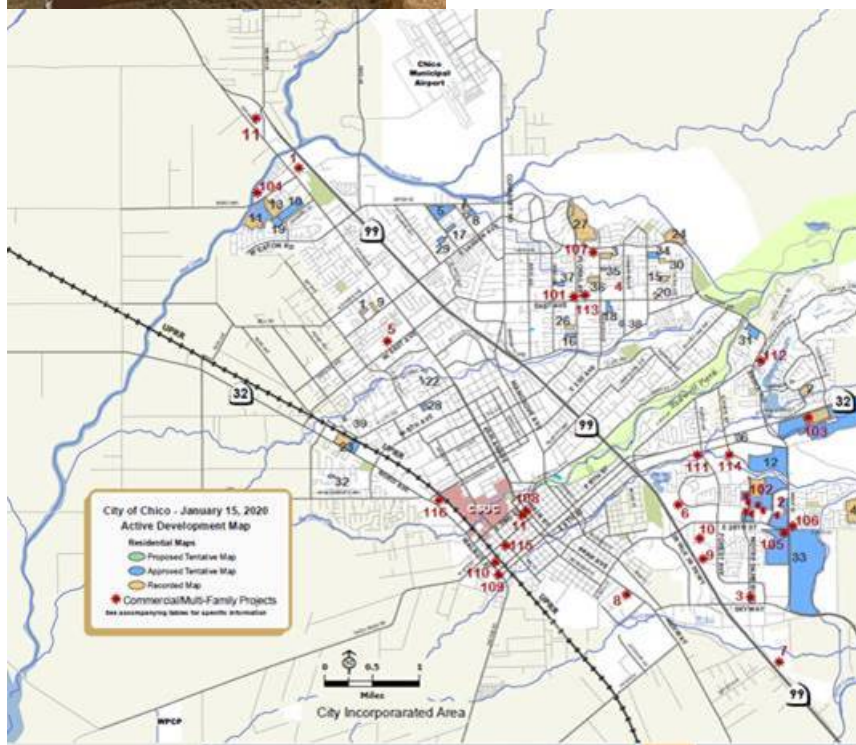
Second, the added volume of people allows for more traffic on the cul-de-sac that endangers the safety of the anyone playing outside. I know there are 15 parking spaces allowed for this project which is not enough therefore the over flow will crowd the street which again poses a danger during an emergency of less space to maneuver to get off the block safely.

Third, these 2 story apartments will block the sunlight for the residence closest to it. Blocking the solar panels for optimal sunlight.

Please see the picture below that is currently on the property. This sign has been up since we bought our home in 2008 and as our realtor said it's for commercial only, nowhere does it say residential. I'm sure the city changed it somewhere down the line to allow for residential. See the map below of all the multi-housing happening in 2020, these locations are more ideal as the space is larger.

This is a little sub division that is peaceful and a live with kids playing all the time and I would hate to change that and lose the safety we currently have. Please think long term for the current residence that live on this cul-de-sac.

In closing, I oppose this project for the safety of the 22 homes that currently reside on the cul-de-sac.



Thank you for your time.

Mindy Honea
4 Elisha Ct
530-570-1727