



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 09/15/21

DATE: September 8, 2021

File: AR 21-11

TO: Architectural Review and Historic Preservation Board

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

RE: Greenfield and Esplanade Apartments
Southwest corner of Greenfield Drive at Esplanade, APN 006-500-014

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed design, 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 21-11 (Greenfield and Esplanade Apartments), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a mixed-use project on a 3.18 gross acre site, located at the southwest corner of Esplanade at Greenfield Drive (see **Attachment A**, Vicinity Map). The street frontages are improved, resulting in a net vacant area of 2.61 acres. The site contains ruderal grassland that has undergone chronic disturbance due to annual mowing and historic discing, thereby precluding any potential for sensitive habitat at the site. A 12-inch oak tree exists on the property near the southeast corner of the site.

Surrounding land uses include a residential care facility and offices to the south, single-family residential to the west, and commercial services and offices to the north across Greenfield Drive. Uses east, across Esplanade, include a mobile home park, a recreational vehicle (RV) park, automotive services and single-family residential.

The site is designated Office Mixed Use (OMU) on the City's General Plan Land Use Diagram. It is zoned OR-AOD-COS (Office Residential with Airport Overflight Zone D and Corridor Opportunity Site overlays). The typical residential density range in the OR zone is 6-20 units per gross acre, however, pursuant to Chico Municipal Code (CMC) section 19.52.080.C, the -COS overlay adjusts the density range to 13-60 units per gross acre (or 42-190 units for the subject parcel). The -COS overlay also allows increased structure heights to 65 feet.

In March of this year the City Council upheld the approval of Use Permit 20-02, authorizing 64 units of multifamily residential housing at the project site. The approved use permit anticipates three-story development, with a 60-foot rear setback and a sight-obscuring 8-foot fence between the proposed apartments and existing single-family uses to the rear (see **Attachment B**, UP 20-02). The current design has been refined since March to further address concerns raised by residents from the Amber Grove neighborhood.

Project Description

The project consists of a three-story, 64-unit apartment building and 1,900 square-foot café, with 122-space parking area, outdoor amenities, landscaping, and other appurtenances. The L-shaped apartment building would be approximately 36 feet in height, including 4-foot parapet walls. It would be situated near the southeast corner of the site, with a 15-foot setback from Esplanade, 15-foot setback to the south, and a 71-foot setback from the single-family residential uses to the west (see **Attachment C**, Architect's Narrative, and **Attachment D**, Site Plan).

In addition to residential units, the apartment building would feature several recreational amenities arranged around a courtyard formed by the two wings of the structure. These amenities include a "clubhouse" space inside the building, an outdoor pool/hot tub area, two fenced play yards, and a covered porch/mail pavilion that would also be a secured entry point for the residents. In addition, a basketball half-court is proposed in the firetruck turnaround area at the rear of the building. The 64-unit apartment building would yield a density of 20.1 units per gross acre, which is within the allowable density range for this General Plan designated Opportunity Site.

The small café building is proposed near the street intersection, set back 15 feet from Esplanade and 20 feet from Greenfield Drive. It would have approximately 950 square feet of indoor dining area and 800 square feet of outdoor patio dining.

The parking area would be situated along the rear of the site and Greenfield Drive, with a 10-foot landscape setback in each case, and vehicular access would be provided by a new driveway located on Greenfield Drive. Bicycle parking is provided in front of the café (12 spaces), and near the entry gate for the apartment building (12 spaces). The parking area would include two trash enclosures, and pole-mounted, full cutoff lights that would be 16 feet in height, except near the single-family uses behind where they would be lowered to 12 feet in height. Subsurface storm water retention is proposed within the parking area to meet Low Impact Development (LID) requirements.

The landscape plans indicate a mix of trees around the perimeter of the site and throughout the parking area, mainly comprising zelkova, magnolia, maple, elm and tupelo (see **Attachment E**, Landscape Plans). Parking lot shading is projected to reach 63% at maturity. Smaller accent trees, drought-tolerant shrubs and hearty groundcovers would round out the landscaping, including hornbeam, ginkgo, manzanita, barberry, germander, yarrow and sage. Turf is proposed in the fenced play yard areas.

The building elevations depict a contemporary design, with flat roofs and vertical elements to break up the apparent size of the apartment building (see **Attachment F**, Elevations; **Attachment G**, Perspectives; and **Attachment H**, Colors/Materials). Exterior walls would mostly be white cement plaster, with grey cement lap siding on portions of the apartment building and vertical faux wood siding on the café. Corrugated Corten steel (aka weathered steel) siding would form the vertical elements on the apartment building, which would also enhance shadow lines on the façade by projecting bays outward approximately four feet. Vibrant pops of blue (Indigo, SW 6531) around windows and green (Electric Lime SW6921) at the northerly end would accent small portions of the apartment building.

New perimeter fencing would be wooden board-on-board, eight-feet in height. Additional fencing may be included near the basketball court, as may be worked out with neighbors adjacent to that feature. Floor plans are provided under **Attachment I**.

DISCUSSION

The site is located on Esplanade, one of the most well-travelled corridors in the City. The zoning and land use patterns in the area are typical, with commercial and office mixed-use designations along the main corridor and low-density residential zoning with predominantly single-family uses behind. Many of the commercial properties along the North Esplanade corridor were developed under County jurisdiction then later annexed into the City, resulting in various levels of urbanization.

Given the site's context, staff has identified the following primary design considerations:

- Proposed Uses. The project would predominantly be residential, with a small café on the corner. Residential uses pose fewer compatibility concerns adjacent to other types of residential uses because the patterns of human activity are similar. The café is sufficiently small and distant from the residential uses to minimize potential conflicts associated with truck deliveries and food refuse.
- Building Massing and Shape. Constructing multi-story structures is necessary to achieve the minimum required residential density, which is 13 units per gross acre in this case, and meet all other requirements such as off-street parking. At three stories in height, the project strikes a reasonable balance between viable options that range from two stories to five stories. Placing the units within one building creates efficiencies for construction and operations by reducing the relative amount of exterior surfaces that require insulation and climate controls. The L-shaped design offers benefits in terms of creating a semi-enclosed courtyard and relieving the sense of a large mass when observers see its shorter ends.
- Building Placement. The building is proposed as close to Esplanade as allowable, which results in a generous 70-foot rear setback for the existing single-family neighbors behind. The minimum rear setback for the three-story building is 25 feet. The placement of both buildings is consistent with General Plan guidance for the North Esplanade Corridor Opportunity Site, which encourages new development in this area to be *“oriented to pedestrians with buildings placed near the street.”*
- Minor Site Elements. Attention to design details such as perimeter fencing, landscaping, storm water features and parking lot lighting is important to avoid unintended impacts upon neighboring uses. The solid, eight-foot fencing would provide an effective initial buffer for the neighbors. Root damage to existing trees in the rear yards of adjacent neighbors would be avoided by minimizing excavation in the area. Planting additional trees along interior property lines would further buffer existing neighbors from the project. No conditions are necessary for the proposed parking lot lighting, which is proposed to step down to 12 feet in height approximately 25 feet inside the new fencing.
- Consistency with the General Plan, Design Guidelines Manual, and zoning code. The proposed design is consistent with City policies and regulations, as detailed below.

General Plan Consistency

The General Plan identifies opportunity sites such as North Esplanade as *“areas of potential change,”* as opposed to *“areas of stability”* or *“growth areas”* which are described separately.

Specifically, regarding Opportunity Sites, the General Plan states: “[t]hese strategic areas include underutilized transportation corridors... and mixed-use areas that can accommodate growth. Opportunity Sites provide for a mix of land uses supported by policies intended to ensure gradual and thoughtful transformation over the next 20+ years.”

The General Plan devotes several land use policies to encourage development within Corridor Opportunity Sites, including the following:

Goal LU-4: Promote compatible infill development.

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

Policy LU-4.3 (Emphasis on Neighborhood Compatibility) – For residential infill projects outside of Opportunity Sites and Special Planning Areas, maintaining neighborhood character may take precedence over meeting density goals.

Goal LU-5: Support development and redevelopment of the designated Opportunity Sites.

Policy LU-5.1 (Opportunity Sites) - Facilitate increased density and intensity of development and revitalization in the following Opportunity Sites [including] Corridor Opportunity Sites - North Esplanade.

Action LU-5.1.1 (Incentives for Opportunity Site Development) – Utilize City incentives identified in Action LU-2.3.1 to promote infill development, redevelopment, rehabilitation, and mixed-use projects in the designated Opportunity Sites.

Action LU-5.1.2 (Midpoint Density) – Require that projects within Corridor Opportunity Sites and Downtown be developed at or above the midpoint of the allowed density range...

These policies challenge project proponents at -COS infill sites to balance competing objectives of maximizing density and ensuring that project designs are compatible with surrounding properties. The proposed design strikes this balance by pursuing a density toward the lower end of the range and providing ample structural separation between new and existing residential uses. As noted above, new residential uses pose fewer compatibility concerns abutting existing residential than new non-residential uses. The project scarcely uses the increased code allowances afforded to -COS sites (up to 60 units/acre and 65 feet in height), and no request for incentives is made, such as referenced by Action LU-5.1.1.

Additional Land Use policies encourage the incorporation of mixed-use elements, such as the proposed café, as follows:

Action LU-2.3.3 (Encourage Mixed-Use Development) – Allow horizontal and vertical mixed uses in the following land use designations: [including] Office Mixed Use.

Goal LU-3: Enhance existing neighborhoods and create new neighborhoods with walkable access to recreation, places to gather, jobs, daily shopping needs, and other community services.

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

Policy LU-4.4 (Positive Contributions) – Encourage infill development that provides missing neighborhood elements, such as neighborhood retail, enhanced architectural quality, and

circulation improvements for pedestrians, bicycles and vehicles, or that otherwise contributes positively to existing neighborhoods.

Policies applicable to the project from the Community Design Element of the General Plan are as follows:

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

Action CD-1.2.1 (Design Considerations) – Review the Community Design Concepts for neighborhoods, corridors, and centers from this element during project review.

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

Policy CD-3.1 (Lasting Design and Materials) – Promote architectural design that exhibits timeless character and is constructed with high quality materials.

Policy CD-3.3 (Pedestrian Environment and Amenities) – Locate parking areas and design public spaces within commercial and mixed-use projects in a manner that promotes pedestrian activity.

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

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

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

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

The arrangement of site elements results in a context-sensitive design that would reinforce the desired form of the City by adding variety to the mix of housing types in the area, consistent with the policies listed above. Pedestrian activity is promoted by locating parking areas behind the buildings with only one driveway crossing the sidewalk. The café would make a positive contribution and support placemaking for the immediate area, which otherwise lacks a diversity of social gathering places. The large apartment building achieves a pedestrian scale by its shape, combined with façade elements that divide it into smaller components. High quality materials such as painted stucco and cementitious lap exterior siding would be alternated on the building façade, similar to the pattern used on homes in the neighborhood.

Several additional policies from the General Plan apply to the project, as follows:

Policy CIRC-1.2 (Project-level Circulation Improvements) – Require new development to finance and construct internal and adjacent roadway circulation improvements as necessary to mitigate project impacts, including roadway, transit, pedestrian, and bicycle facilities.

Policy CIRC-1.3 (Citywide Circulation Improvements) – Collect the fair share cost of circulation improvements necessary to address cumulative transportation impacts,

including those to state highways, local roadways, and transit, pedestrian and bicycle facilities, through the City's development impact fee program.

Policy CIRC-8.2 (Parking Improvements) – Ensure that new parking facilities and renovations are designed to be safe, efficient, and pedestrian-friendly.

Action CIRC-8.2.1 (Parking Facility Design) – Require that parking facilities are designed with convenient connections to adjoining businesses and the public right-of-way and, where possible, shared access between adjacent development.

Goal H.3: Promote construction of a wide range of housing types.

Action H.3.1.2: Implement the Corridor Opportunity Site overlay as described in Land Use Element Goal 2.3.1 through the use of incentives and flexibility in development standards, including, but not limited to [those contained in Action 2.3.1].

Policy H.3.2: Enable sufficient housing construction to meet future needs.

Policy H.3.3: Promote a mix of dwelling types and sizes throughout the City.

Policy H.3.4: Maintain an adequate supply of rental housing to meet the needs of all renters, including university students and employees.

Action 3.4.1: Promote the development of an adequate number of one- and two-bedroom apartments to serve small households.

Policy SUS-4.2 (Water Efficient Landscaping) – Promote drought tolerant landscaping.

Action ED-1.5.1 (Placemaking) – Support the development and enhancement of “Third Places” (places people go after work or when not at home), including open space, recreation, art, and entertainment venues.

The project is consistent with the circulation policies above in that it would provide safe parking facilities with access on Greenfield Drive, thereby sharing access to the main Esplanade corridor with the neighborhood. The Department of Public Works has determined that no major roadway improvements are warranted in the immediate area as a result of the project, however the required payment of development impact fees will help fund needed street improvement projects in the City, consistent with CIRC-1.2 and CIRC-1.3.

The project is consistent with the housing policies above in that it would promote a mix of dwelling types by providing new one-bedroom, two-bedroom, and studio apartment rental units. The project promotes drought-tolerant landscaping, with about one-half of the landscaped area programmed for low water usage plants. Inclusion of the café, as well as multiple outdoor amenities, such as the pool area, outdoor play yards and basketball half-court, would provide convenient third places that support social interactions.

Standard conditions of approval are recommended regarding potential tree removal and unexpected discovery of buried cultural resources. No specific impacts are anticipated in these areas, however, the conditions ensure project consistency with General Plan Actions OS-6.1.1 and CRHP-1.1.6, respectively, and adhere to the Tree Preservation Regulations in CMC 16.66.

Design Guidelines

The project design utilizes the form and placement of buildings to transition from three-stories along the Esplanade corridor to the single-story residences some 70 feet behind, consistent with Design Guidelines (DGs) which call for thoughtful transitions that avoid overwhelming the neighborhood (DG 1.2.11, 1.2.13 and 4.2.12). The project would also promote variety and interest along Esplanade by adding to the mix of dwelling types and building sizes (DG 4.1.14, 4.1.15 and 4.1.23).

The placement of buildings, close to Esplanade with parking behind, promotes a pedestrian-friendly environment that minimizes views of off-street parking areas, consistent with DGs that call building-forward designs with shared parking lot driveways located to the rear or sides of sites to achieve these positive attributes (DGs 1.1.13, 1.1.14, 1.1.15, and 4.1.32). The use of solid fencing and landscape buffers at the rear of the parking area would achieve consistency with DG 4.1.55, which suggests such buffers to soften potential views of parking areas.

The common entry point for the courtyard and apartment building at the mail pavilion would establish a pedestrian gathering area that is protected from the weather and supportive of safety and surveillance, consistent with DGs 1.1.33, 1.1.35, 4.1.42, 4.2.41 and 4.2.43. The enlarged sidewalk area at the intersection, covered entryway and adjacent outdoor dining area for the café would also facilitate pedestrian gathering and social interactions, consistent with DGs 1.1.33 and 4.1.46.

Design Guidelines 1.1.42 and 4.1.45, which call for usable open space with amenities that support both active and passive recreation, are met for the project by including the swimming pool, basketball half-court, covered pavilion/meeting space, and two fenced play yards.

The proposed apartment building includes balconies facing Esplanade that will provide “eyes on the street” for safety, and vertical wall projections that appear to break the building facade into smaller components, consistent with DGs 4.1.24 and 4.2.11, respectfully. Lastly, lighting in the parking area is appropriately sized, with luminaires around the perimeter directed inward to the site, and pole heights lowered from 16 feet to 12 feet near the single-family residences behind, consistent with DGs 1.5.13 and 4.1.53.

Zoning Code Compliance

The proposed development is a *“housing development project”* under the Housing Accountability Act (Gov. Code, § 65589.5) because it includes mixed-use development with at least two-thirds of the square footage designated for residential use. Under the Housing Accountability Act, the City cannot deny or reduce the density of housing development projects that meet *all “applicable, objective general plan, zoning, and subdivision standards and criteria”* except when the project would have a *“specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density.”* To deny the project, or condition it on development at a lower density, the City must also find that there is no other feasible method to mitigate or avoid that specific, adverse impact. The City may place conditions on the project so long as the conditions do not have the effect of impairing the ability of the project to provide housing at the level proposed.

With 20.1 units per gross acre, the proposed project falls within the allowable density range of 13 to 60 units per gross acre for this Corridor Opportunity Site. The proposed buildings meet minimum setbacks, which are generally 15 feet, or 25 feet for the rear of the apartment building

where 71 feet is provided. Lot coverage (23 percent), and structure height (32 feet), would be below the maximum allowances of 70 percent and 65 feet, respectively. At least 104 off-street parking spaces are required, and the project includes 122 off-street spaces.

The single driveway location on Greenfield Drive is consistent with CMC 19.70.070, which limits driveways to one per ownership, requires a 100-foot separation from the nearest street intersection, and directs that access for corner parcels be *“limited to the lowest volume road where the impact of a new access will be minimized.”* This code requirement reflects traffic engineering practices developed to enhance roadway safety.

The project appears to meet all objective development standards.

Other code requirements that must be met during and after construction include, but are not limited to, compliance with the Tree Preservation Regulations under CMC 16.66, noise limits under CMC 9.38, and storm water management requirements under CMC 15.50.

Summary

With its generous, 71-foot, rear setback, and attention to design details such building placement and shape, landscape buffers, and exterior lighting, the proposed apartment building minimizes the potential loss of privacy and other concerns with existing residential neighbors west of the site. Given the mixed character of commercial and residential uses in the area, multi-family residential housing with a small commercial use on the corner at this location would be compatible with and complementary to the existing pattern of development in the area. The project would be consistent with the City’s General Plan, Design Guidelines, and development regulations; and it would help implement major policy goals of intensifying residential development along the City’s existing major corridors.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations; it occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses which has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. There are no unusual circumstances that distinguish this site from others that have been similarly developed in the City without significant adverse impacts on the environment.

Architectural Review

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

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

The project design is consistent with several General Plan policies, including those that encourage compatible infill development along the North Esplanade Corridor Opportunity Site (LU-4, LU-4.2, LU-5, LU-5.1 and LU-5.1.2). The design provides adequate density while meeting all other code requirements and providing ample structural separation between new and existing residential uses. Including the corner café would establish a mix of uses and provide an element currently absent from the neighborhood, consistent with LU-2.3.3, LU-3, LU-3.4, and LU-4.4.

The arrangement of site elements results in a context-sensitive design that would reinforce the desired form of the City by adding variety to the mix of housing types in area, consistent with CD-1, CD-3, CD-5, CD-5.1, and CD-5.2. Pedestrian activity is promoted by locating parking areas behind the buildings with only one driveway crossing the sidewalk, consistent with CD-1.2.1 and CD-3.3. The large apartment building achieves a pedestrian scale by its shape, combined with façade elements that divide it into smaller components, and the project's high-quality materials are similar to those found in the neighborhood, consistent with CD-3.1 and CD-5.3.

The parking area design is consistent with Circulation Element policies CIRC-8.2 and CIRC-8.2.1, in that it would provide safe parking facilities with access on Greenfield Drive, a local street, as opposed to adding a new driveway on the busier Esplanade corridor. No major roadway improvements are warranted in the immediate area as a result of the project, however, the required payment of development impact fees will help fund needed street improvement projects in the City, consistent with CIRC-1.2 and CIRC-1.3.

The project is consistent with Housing policies H.3.2, H.3.3, H.3.4 and H.3.4.1, in that it would promote a mix of dwelling types by providing new one-bedroom, two-bedroom, and studio apartment rental units. The project promotes drought-tolerant landscaping, with about one-half of the landscaped area programmed for low water usage plants, consistent with SUS-4.2. Inclusion of the café, as well as multiple outdoor amenities, such as the pool area, outdoor play yards and basketball half-court, would provide convenient third places that support social interactions, consistent with ED-1.5.1.

To ensure project consistency with General Plan Actions OS-6.1.1 and CRHP-1.1.6, Conditions #4 and #5, respectively, are included. The site is not located within the bounds of a specific plan, neighborhood plan or area plan.

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

The project is consistent with Design Guidelines (DGs) which call for thoughtful transitions that avoid overwhelming the neighborhood (DG 1.2.11, 1.2.13 and 4.2.12). The project would promote variety and interest along Esplanade by adding to the mix of dwelling types and building sizes (DG 4.1.14, 4.1.15 and 4.1.23). The placement of buildings, close to Esplanade with parking behind, promotes a pedestrian-friendly environment that minimizes views of off-street parking areas, consistent with DGs that call building-forward designs with shared parking lot driveways located to the rear or sides of sites to achieve these positive attributes (DGs 1.1.13, 1.1.14, 1.1.15, and 4.1.32). The use of solid fencing and landscape buffers at the rear of the parking area would achieve consistency with DG 4.1.55, which suggests such buffers to soften potential views of parking areas. The

common pedestrian entry point for the courtyard and apartment building at the mail pavilion would establish a gathering area that is protected from the weather and supportive of safety and surveillance for residents and visitors, consistent with DGs 1.1.33, 1.1.35, 4.1.42, 4.2.41 and 4.2.43. The enlarged sidewalk area at the intersection, covered entryway and adjacent outdoor dining area for the café would also facilitate pedestrian gathering and social interactions, consistent with DGs 1.1.33 and 4.1.46. The swimming pool and covered pavilion/meeting space are important, usable open space amenities that achieve consistency with Design Guidelines 1.1.42 and 4.1.45. The balconies facing Esplanade provide “eyes on the street,” consistent with DG 4.1.24, and lighting in the parking area is appropriately sized, consistent with DGs 1.5.13 and 4.1.53.

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

The design, materials and colors of the proposed new buildings will be visually compatible with existing nearby development in that common materials (plaster and cement lap siding) would be used in typical arrangements, and vibrant colors would be used to accentuate muted field colors on each building. Internal equipment rooms would hide several utilities, and exterior equipment will be properly screened from view by roof parapets.

- 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 proposed buildings are located and configured in a manner that minimizes potential negative effects upon existing neighboring uses behind. Large setbacks are provided to the rear of the site, such that the buildings would not unnecessarily block views or appear overly dominant relative to the single-family residences. The new three-story apartment building would be visually dominant along this underdeveloped commercial corridor; however, this effect is somewhat necessary to implement the densities required on -COS infill sites. The proposed three-story building reflects the magnitude of development called for by the -COS overlay in this area of change as designated by the General Plan.

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

The proposed landscaping will provide a variety of seasonal color, while minimizing irrigation demands. Plantings are strategically located to ensure adequate shade and visual relief, especially around the perimeter of the site and around the three-story apartment building.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 21-11 (Greenfield and Esplanade 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. Upon issuance of a building permit or grading permit and prior to any clearing or grading activities, the developer shall fence the dripline of the existing oak tree located on the property line near the southeasterly corner of the site. No excavation or ground disturbance may occur within the dripline of the tree, except under the supervision of a certified arborist who shall determine the appropriate tools and methods that may be used to minimize damage to the health of the tree.
4. The developer shall obtain written approval from the City of Chico's Urban Forester prior to removal of any trees. 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.
5. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially

significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

6. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site at least 10 days prior to the ARHPB meeting and by posting of the agenda at least 72 hours prior to the ARHPB meeting. In addition to the required noticing, a 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site.

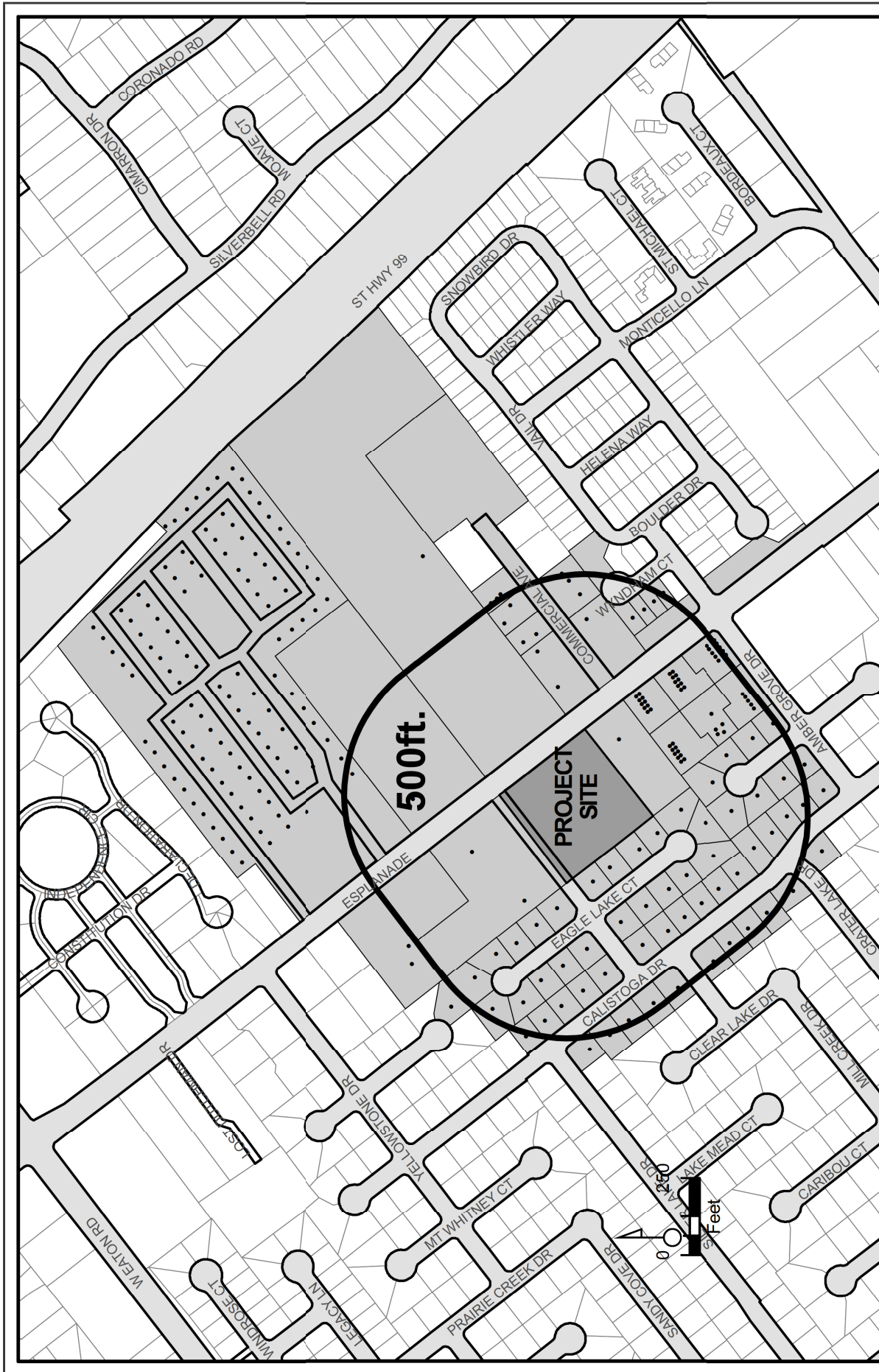
ATTACHMENTS

- A. Location/Notification Map
- B. Use Permit 20-02 (Greenfield and Esplanade Apartments)
- C. Architect's Narrative
- D. Site Plan
- E. Landscape Plan (3 sheets)
- F. Building Elevations (2 sheets)
- G. Color Perspectives (2 sheets)
- H. Material Specifications
- I. Floor plans (3 sheets)



- Noticed Parcels
- Noticed Addresses

AR 21-11 (Greenfield and Esplanade Apartments)
SW Corner of Esplanade and Greenfield Drive
APN 006-500-014-000





**COMMUNITY DEVELOPMENT
DEPARTMENT**

411 Main Street (530) 879-6800
P.O. Box 3420
Chico, CA 95927

PERMIT NO. UP 20-02
(Greenfield and Esplanade Apartments)

**CONDITIONAL
USE PERMIT**

Permit Description:

In accordance with Chico Municipal Code Section **19.24** Use Permit Application No. UP 20-02 (Greenfield and Esplanade Apartments) authorizes the following:

A 64-unit multi-family residential development in the Office Residential (OR) zone district. The site is located at the southwest corner of Greenfield Drive at Esplanade, APN 006-500-014.

At: **Southwest corner of Greenfield Drive at Esplanade, APN 006-500**

Final Action: Denied Appeal by City Council and upholding the Planning Commission's conditional approval, March 2, 2021

In accordance with Chico Municipal Code Section 19.30.020, no permit, certificate, or other entitlement may be issued until the effective date.

Effective Date of the Permit: Mach 2, 2021

Conditions of Approval:

1. The Use Permit 20-02 authorizes multi-family residential housing, in substantial accord with the "Plat to Accompany Use Permit 20-02 (Greenfield and Esplanade Apartments)" and in compliance with all other conditions of approval.
2. All approved building plans and permits shall note on the cover sheet that the project shall comply with UP 20-02 (Greenfield and Esplanade Apartments).
3. 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.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. The west stair shall be appropriately secured and marked such that access to the roof is allowed

Attachment B

only in emergencies.

6. Applicant shall obtain written approval from the City of Chico's Urban Forester prior to removal of any trees. 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
7. 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.
8. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination

that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

cc: Buddy Williams, Studio KDA, 1810 6th Street, Berkeley, CA 94710



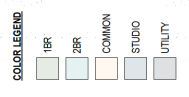
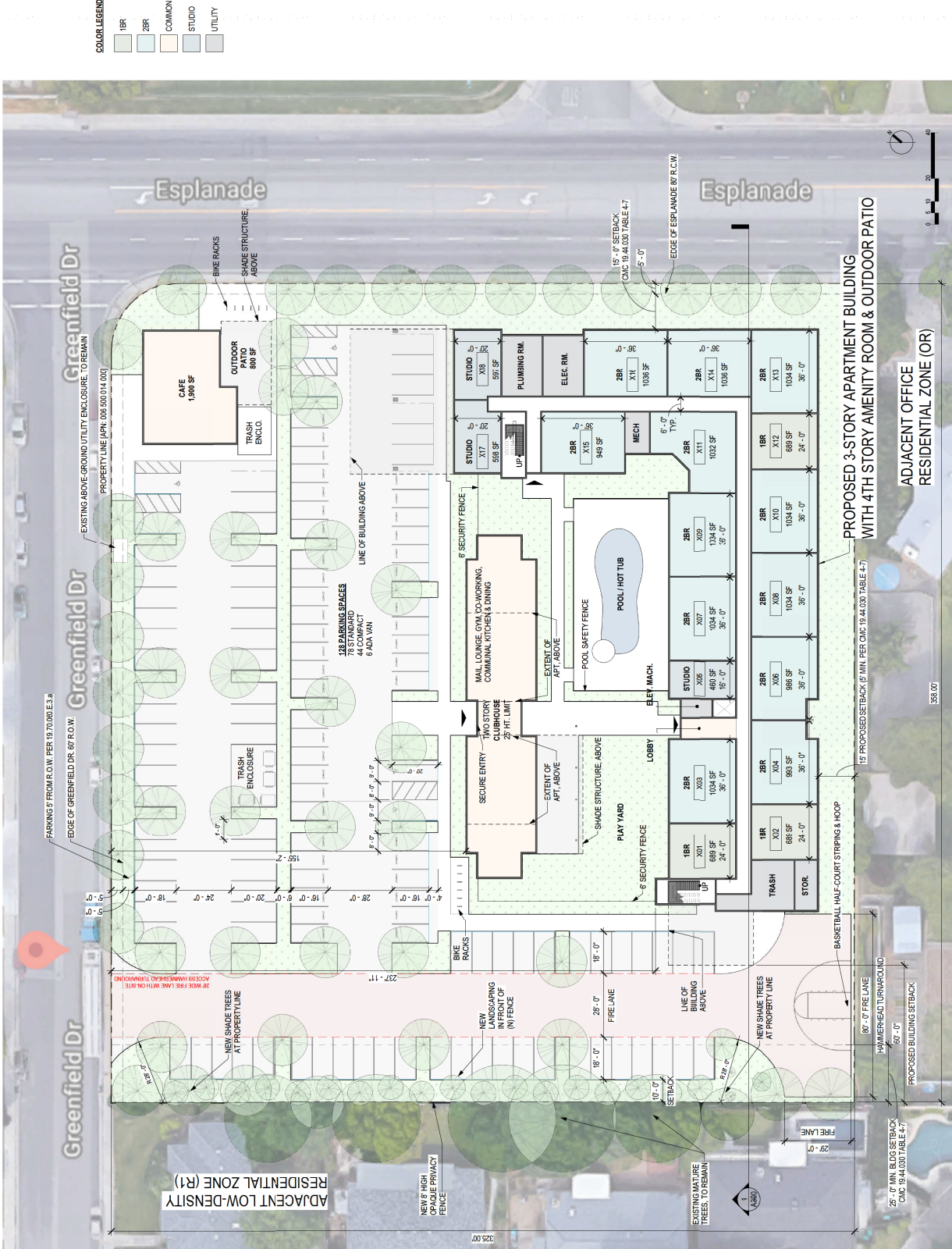
PROJECT ISSUE RECORD

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SITE PLAN

| | |
|-----------|----------|
| PROJECT # | 06/2020 |
| DATE | 06/2020 |
| SCALE | AS SHOWN |

A001



**1 SITE PLAN
 A001 1" = 20'0"**



April 15, 2021

Re: Greenfield + Esplanade Mixed Use Development, Chico CA

ARCHITECTURAL CONCEPTS AND DESIGN APPROACH

FORWARD

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

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

SITE DESIGN

The site is in the OR (Office Residential) zoning district. The proposed design is a 64 unit apartment building consisting of a 3 story Type 5A wood construction, and a small corner commercial café with outdoor seating. Auto parking is provided with a surface parking lot for 122 car spaces, at a greater than 1:1 ratio to apartment units. An outdoor entry canopy would include a package and mail lockers. A publically accessible Café, of approximately 1,900 square feet, is situated at the most visible corner of the site. This café would serve the residents as well as the general public. There would be an outdoor terrace adjacent to the café for the patron's use.

The apartment building is under the height limit by 30', the maximum coverage is under by 1/3rd, the setback to the single family neighbors to the west is 40' over the minimum (25'), and the parking is more than required.

The building mass is situated along Esplanade to provide an urban edge to this busy arterial street. The rest of the building mass is situated to the south end of the site. Both of these moves provides the least amount of visual impact to the single family neighbors to the west.

The primary apartment building entry is placed at the middle of the site at a celebratory gateway that would include a sheltered entry kiosk that would house the mailboxes and package delivery station. All apartment dwellers would enter the same gateway, which could assist in creating a sense of community for the property. The exterior entry would open into a large landscaped courtyard/play area that would include a pool and trellis area for lounging and bbqs. For the safety and security of the residents and neighbors (**DG 4.1.24**), a 4-6' fence would encircle the amenity courtyard/play area.

The corner cafe provides a direct connection to the public sidewalk system, integrating the multifamily and retail project into the public street and sidewalk system (**DG 4.1.35**) as well as integrating the common open space into the overall site design (**DG 4.1.42**). A range of building mounted and pedestal landscape lighting would be used to illuminate the common open space at the front entry of the building to provide for a safe and secure environment (night sky compatible)(**DG 4.1.44 and 4.2.44**).

www.studiokda.com
1810 Sixth St., Berkeley, CA 94710
Telephone: 510.841.3555
Fax: 510.841.1255

The auto driveway entry is set as far away from Esplanade as possible so as not to diminish the primary streetscape along Esplanade (DG 4.1.22, 4.1.51 and 4.1.61).

This singular vehicular entry eliminates the need for excessive curb cuts and surface parking (DG 4.1.32). As part of the public amenity space at the outdoor cafe plaza, contemporary site furnishings would animate the outdoor plaza adjacent to the street frontage (DG 4.1.47).

ARCHITECTURE

The building mass along Esplanade includes articulation of texture, color and form to give a variation in massing and building size (DG 4.1.15). This most publicly visible elevation also includes three contrasting color "bay windows" to provide massing variety (DG 4.1.23 AND DG 4.2.11).

The architectural massing was purposely set at 3 stories (as opposed to the allowable 6 stories @ 65') to ease the transition to the single story neighbors. Six stories at 65' is allowed by planning code, but the development team felt that going to that height would not be in the best interest of the neighborhood. The architectural massing of the building uses a residential scale by the selection of material and color changes and the articulation of balcony insets and "bay window" extensions from the main building mass. The siding materials are colored differently across the elevations to add visual interest (DG 4.2.11 and 4.2.22).

The primary apartment building entry uses a large awning that encompasses entry identity, shade structure and signage (DG 4.2.14, 4.2.31, 4.2.41 and 4.2.43). The primary entry door will use a bright contrasting color to complement the range of finish colors (DG 4.2.42).

The Greenfield + Esplanade multifamily project does not ask for any special concessions or variances. In addition, the project does not take full advantage of the allowed density as the project proposes a 66% fewer units than allowed by code (60 units per acre maximum allowed – [188 units maximum], 20 units per acre is what is proposed). It is also under the maximum height limit by 3 stories, under the maximum lot coverage, well beyond the setbacks to the single family neighbors and more parking spaces than are required, which will help minimize the impact to the adjacent neighbors.

It is the client's team opinion that this project is a quality example of a urban infill development that supports Chico's General Plan goals and transformation of this designated Opportunity Site. This infill development enhances the existing neighborhood by converting an empty lot into 64 units of much needed housing that is connected to the city services and larger community. This development makes efficient use of existing infrastructure and public services; increases the viability of transit by adding higher densities and intensities of development; puts more people near existing shops, restaurants and other amenities, thereby reducing vehicle miles travelled and air pollution. We propose that this development follows the intent and spirit of the guidelines of Chico's General Plan and Design Guidelines Manual and will increase the liveliness and vitality of the nearby community.

Sincerely,
Buddy Williams, Architect, LEED AP

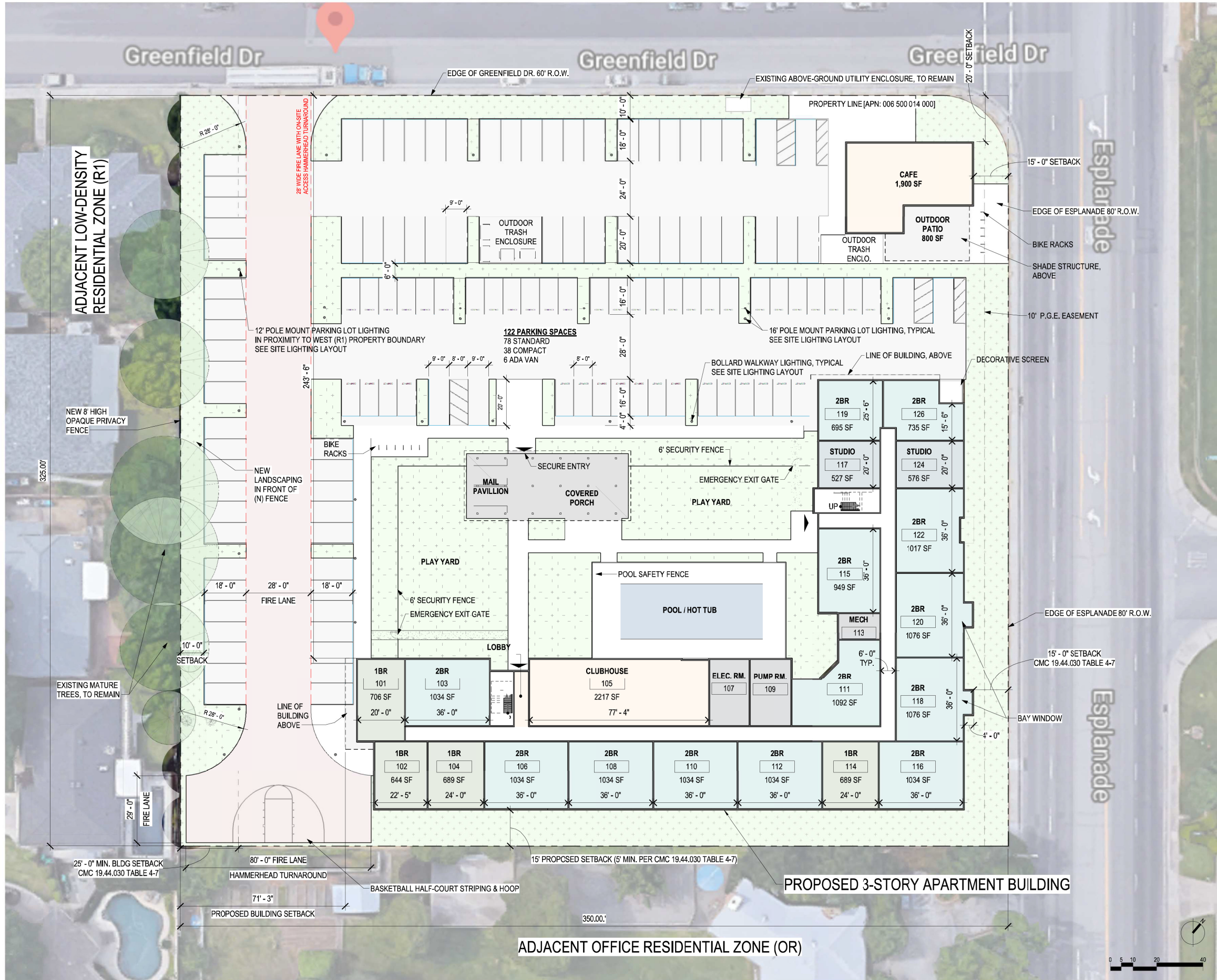


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1810 Sixth St., Berkeley, CA 94710
Telephone: 510.841.3555
Fax: 510.841.1255

Footnotes:

Chico 2030 General Plan, Chapter 3: Land Use

- **Projected Housing Needs.** In terms of new housing, an estimated 7,369 additional multi-family residential dwelling units would be required to accommodate a population of 139,713. The future mix of dwelling unit types (single-family/multi-family) is assumed to be similar to the City's existing mix, with some housing units also provided in mixed-use developments.
- **Areas of Potential Change.** The General Plan identifies 15 Opportunity Sites that have the highest infill and redevelopment potential in the City. These strategic areas include underutilized transportation corridors, regional retail centers, areas in the City's core, and other residential, light industrial and mixed-use areas that can accommodate growth. Opportunity Sites provide for a mix of land uses supported by policies intended to ensure gradual and thoughtful transformation over the next 20+ years.



PROJECT ISSUE RECORD:

| NO. | DATE | REVISION |
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| 1 | 08/19/21 | REVISION 1 |
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PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | QTY |
|-------|-----------------------------------|------------------------------------|---------------|------------|-----|
| | ACER RUBRUM 'RED SUNSET' | RED SUNSET MAPLE | 15 GAL | | 9 |
| | CARPINUS BETULUS 'FASTIGIATA' | PYRAMIDAL EUROPEAN HORNBEAN | 15 GAL | | 6 |
| | EXISTING TREE TO REMAIN | | | | 6 |
| | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY GINKGO | 24" | | 1 |
| | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | LITTLE GEM DWARF SOUTHERN MAGNOLIA | 15 GAL | | 11 |
| | MAGNOLIA X SOULANGEANA 'BURGUNDY' | BURGUNDY MAGNOLIA | 15 GAL | MULTI-STEM | 4 |
| | NYSSA SYLVATICA | TUPELO | 15 GAL | | 1 |
| | PISTACIA CHINENSIS 'KEITH DAVEY' | KEITH DAVEY CHINESE PISTACHE | 15 GAL | | 3 |
| | QUERCUS RUBRA | RED OAK | 15 GAL | | 5 |
| | ULMUS PARVIFOLIA 'TRUE GREEN' | TRUE GREEN ELM | 15 GAL | | 1 |
| | ZELKOVA SERRATA | SAWLEAF ZELKOVA | 15 GAL | | 12 |
| | SHRUB AREAS | BOTANICAL NAME | COMMON NAME | QTY | |
| | SHRUB & GROUND COVER | | PLANTING AREA | 24,628 SF | |

SHADE CALCULATION

Shade Calculations for Esplanade at Greenfield Apts

| Botanical Name | Common Name | Quantity | Shade | | | | Total | |
|-------------------------------|-----------------------|-----------|----------|----------|----------|----------|-----------|------------------|
| | | | allowed | at 25% | at 50% | at 75% | | at 100% |
| Quercus suber | Cork Oak | 5 | 1,256 | 0 | 0 | 2 | 3 | 5,652.00 |
| Ulmus parvifolia 'True Green' | Evergreen Chinese Elm | 7 | 1,256 | 0 | 0 | 2 | 5 | 8,164.00 |
| Zelkova serrata | Sawleaf Zelkova | 11 | 1,256 | 0 | 0 | 0 | 11 | 13,815.00 |
| Total Shade Allowed | | 23 | 0 | 0 | 0 | 4 | 19 | 27,632.00 |

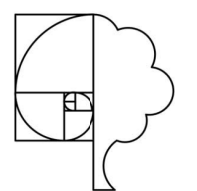
parking lot area 44,133.00
 paved area requiring 50% shade 44,133.00
 50% shade required 22,066.50
 % Shade Provided 53%

NOTES:

- A. PLACE 2" DEPTH 3/4" 'SONOMA GOLD' CRUSHED ROCK OVER LANDSCAPE FABRIC UNDER STAIRWAYS AND UTILITY ACCESS AREAS. INSTALL 'PERMALOC CLEAN LINE' 3/4" X 4" ALUMINUM EDGING WITH MILL FINISH (MF), BETWEEN CRUSHED ROCK AND ADJACENT SHRUB BED.
- B. INSTALL 'PERMALOC CLEAN LINE' 3/4" X 4" ALUMINUM EDGING WITH MILL FINISH (MF), BETWEEN ROCK, LAWN AND ADJACENT PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.
- C. SOIL PREPARATION AND AMENDING:
 - 1) AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.
 - 2) BROADCAST THE FOLLOWING SOIL AMENDMENTS. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA.
 - NITROGEN STABILIZED AND IRON FORTIFIED COMPOST PER SOIL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES
 - PELLETIZED FERTILIZER (21-0-0) 16 LBS., OR AS PER SOIL ANALYSIS RECOMMENDATIONS
 - SOIL SULFUR PER SOIL ANALYSIS RECOMMENDATIONS
 - GYPSUM 100 LBS
 - 3) CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL
 - 4) DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.
 - J. INSTALL WEED BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS, MANUFACTURED OF POLYPROPYLENE, 28 MIL THICKNESS, AND 2.6 OUNCES PER SQUARE YARD. DEWITT PRO-3, OR EQUAL. SECURE FABRIC SEGMENTS TO SOIL WITH 6"x12"x1/2" STEEL U SHAPED PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.
 - K. INSTALL 3" DEPTH FIR BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM PINE, WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.

GENERAL NOTES:

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WUELO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
 - (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
 - (1) PROJECT INFORMATION:
 - (A) DATE
 - (B) PROJECT APPLICANT
 - (C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
 - (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
 - (E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
 - (F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL.
 - (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
 - (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
 - (2) APPLICANT SIGNATURE AND DATE WITH STATEMENT, I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
 - (3) WATER EFFICIENT LANDSCAPE WORKSHEET:
 - (A) HYDROZONE INFORMATION TABLE
 - (B) WATER BUDGET CALCULATIONS
 - 1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 - 2. ESTIMATED TOTAL WATER USE (ETWU)
 - (3) SOIL MANAGEMENT REPORT;
 - (4) LANDSCAPE DESIGN PLAN;
 - (5) IRRIGATION DESIGN PLAN; AND
 - (6) GRADING DESIGN PLAN.

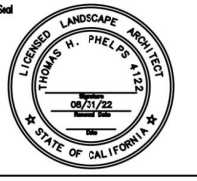


THOMAS H. PHELPS
 LANDSCAPE ARCHITECTURE
 IDLA, INC.
 California Landscape Architect #4122
 Idaho #LA-16771
 Hawaii #LA-16112
 P.O. BOX 170129
 Boise, Idaho 83717
 thphelps@sbcglobal.net

GREENFIELD + ESPLANADE
MIXED USE RESIDENTIAL & COMMERCIAL
 CHICO, CALIFORNIA

These drawings are preliminary of records and are the property of Thomas H. Phelps Landscape Architecture, Inc. All designs and data shall remain the confidential property of Thomas H. Phelps Landscape Architecture, Inc. and shall not be used for any other project without the written consent of Thomas H. Phelps Landscape Architecture, Inc.

Sheet Title
LANDSCAPE PLAN



| No. | Date | Revision |
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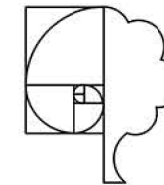
"I HAVE COMPLIED WITH THE CRITERIA OF THE EFFICIENT LANDSCAPE ORDINANCE (WUELO) AND THEM FOR THE EFFICIENT USE OF WATER IN THE DESIGN PLAN"

Attachment E

LANDSCAPE PLAN

SCALE: 1" = 20'





THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
Idaho #LA-16771
Hawaii #LA-16112

P.O. BOX 170129
Boise, Idaho 83717
thp@thps.com

GREENFIELD + ESPLANADE
MIXED USE RESIDENTIAL & COMMERCIAL
CHICO, CALIFORNIA

PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | QTY |
|-------------|-----------------------------------|-----------------------------------|-----------|------------|-----|
| | ACER RUBRUM 'RED SUNSET' | RED SUNSET MAPLE | 15 GAL | | 9 |
| | CARPINUS BETULUS 'FASTIGIATA' | PYRAMIDAL EUROPEAN HORNBEAN | 15 GAL | | 6 |
| | EXISTING TREE TO REMAIN | | --- | | 6 |
| | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY GINKGO | 24" | | 1 |
| | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | LITTLE GEM DWARF SOUTHERN MAGNOIA | 15 GAL | | 11 |
| | MAGNOLIA X SOULANGEANA 'BURGUNDY' | BURGUNDY MAGNOIA | 15 GAL | MULTI-STEM | 4 |
| | NYSSA SYLVATICA | TUPELO | 15 GAL | | 1 |
| | PISTACIA CHINENSIS 'KEITH DAVEY' | KEITH DAVEY CHINESE PISTACHE | 15 GAL | | 3 |
| | QUERCUS RUBRA | RED OAK | 15 GAL | | 5 |
| | ULMUS PARVIFOLIA 'TRUE GREEN' | TRUE GREEN ELM | 15 GAL | | 1 |
| | ZELKOVA SERRATA | SAWLEAF ZELKOVA | 15 GAL | | 12 |
| SHRUB AREAS | BOTANICAL NAME | COMMON NAME | QTY | | |
| | SHRUB & GROUND COVER | PLANTING AREA | 19,348 SF | | |
| | STORM WATER TREATMENT AREA | NATIVE GRASSES & PERENNIALS | 5,260 SF | | |

PLANT SCHEDULE

| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | QTY |
|---------------|---|----------------------------|-------|-----------|----------|
| | ARGENTOPHYLOS DENSIFLORA 'HOWARD MCMINN' | HOWARD MCMINN MANZANITA | 5 GAL | | |
| | BERBERIS THUNBERGI 'CRIMSON PYGMY' | CRIMSON PYGMY BARBERRY | 5 GAL | | |
| | CISTUS SALVIFOLIUS 'PROSTRATUS' | SAGELEAF ROCKROSE | 5 GAL | | |
| | CISTUS X PURPUREUS | ORCHID ROCKROSE | 5 GAL | | |
| | DAPHNE ODORA 'AUREOMARGINATA' | WINTER DAPHNE | 5 GAL | | |
| | LOROPETALUM CHINENSE RUBRUM 'PLUM DELIGHT' TM | PURPLE LEAF FRINGE FLOWER | 5 GAL | | |
| | MAHONIA REPENS | CREeping MAHONIA | 1 GAL | | |
| | NANDINA DOMESTICA 'GULF STREAM' TM | HEAVENLY BAMBOO | 5 GAL | | |
| | OLEA EUROPAEA 'LITTLE OLLIE' TM | LITTLE OLLIE OLIVE | 5 GAL | | |
| | PITOSPORUM TOBIRA 'VARIEGATA' | VARIEGATED MOCK ORANGE | 5 GAL | | |
| | PRUNUS CAROLINANA 'COMPACTA' | COMPACT CAROLINA LAUREL | 5 GAL | | |
| | RHAPHIOLEPIS INDICA 'BALLERINA' | BALLERINA INDIAN HAWTHORN | 5 GAL | | |
| | ROSA X 'FLOWER CARPET RED' | ROSE | 2 GAL | | |
| | TEUCRIUM X LUCIDORIS PROSTRATUM | GERMANDER | 1 GAL | | |
| PERENNIALS | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | QTY |
| | ACHILLEA X 'MOONSHINE' | MOONSHINE YARROW | 1 GAL | | |
| | DIETES VEGETA | AFRICAN IRIS | 1 GAL | | |
| | HEMEROCALLIS X 'STELLA DE ORO' | STELLA DE ORO DAYLILY | 1 GAL | | |
| | LIRIOPE SPICATA 'SILVER DRAGON' | CREeping LILY TURF | 1 GAL | | |
| | SALVIA GREGGII 'RED' | AUTUMN SAGE | 1 GAL | | |
| | TULBAGHA VIOLACEA 'SILVER LACE' | SILVER LACE SOCIETY GARLIC | 1 GAL | | |
| | YUCCA FLAMENTOSA 'COLOR GUARD' | COLOR GUARD ADAM'S NEEDLE | 5 GAL | | |
| SUCCULENTS | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | QTY |
| | AGAVE 'BLUE GLOW' | PARRY'S AGAVE | 5 GAL | | |
| VINES | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | QTY |
| | TRACHELOSPERMUM JASMINODES | CHINESE STAR JASMINE | 5 GAL | STAKED | |
| GROUND COVERS | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| | JUNPERUS HORIZONTALIS 'WILTONI' | BLUE RUG JUNPER | 1 GAL | | 36" O.C. |
| | LANTANA MONTEVIDENSIS 'PURPLE' | PURPLE TRAILING LANTANA | 1 GAL | | 36" O.C. |
| | ROSMARINUS OFFICINALIS 'PROSTRATUS' | DWARF ROSEMARY | 1 GAL | | 36" O.C. |
| | VINCA MINOR | COMMON PERIWINKLE | 1 GAL | | 36" O.C. |
| SOD | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| | TURF SOD BOLERO PLUS | FESCUE BLEND | SOD | | |

WATER USE CALCULATIONS

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
P.O. BOX 8328
CHICO, CA 95927-8328

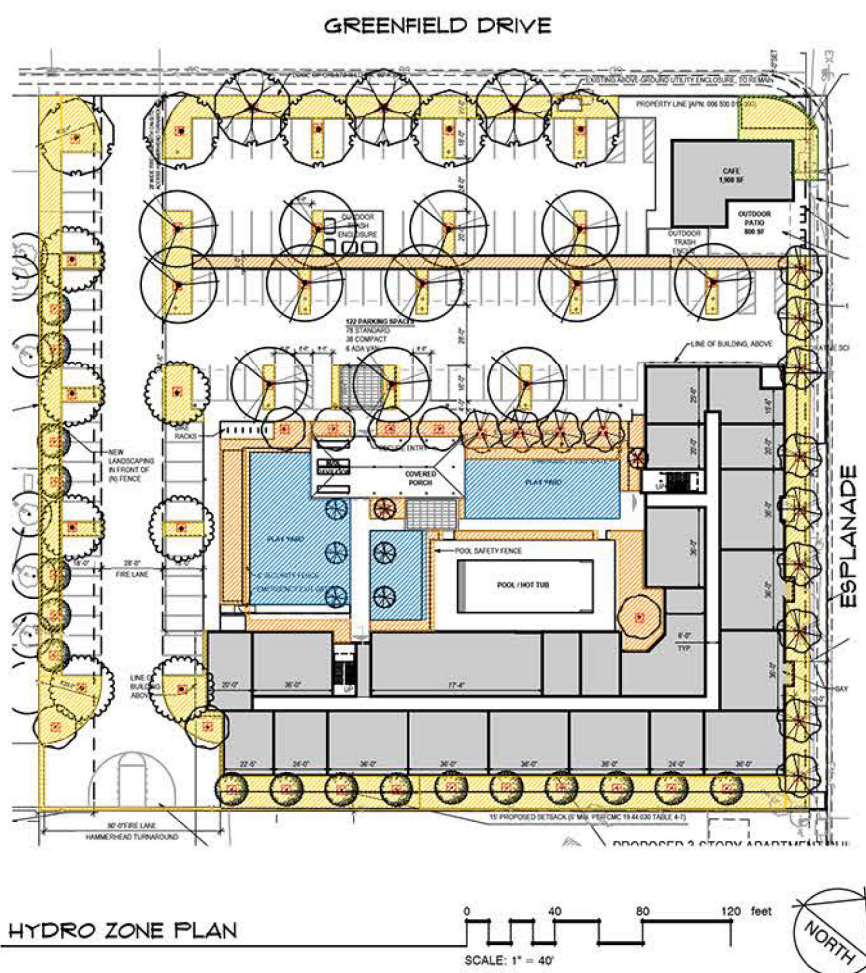
California Water Efficient Landscape Worksheet

| Zone# | Reference Evapotranspiration (ET ₀) | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF | Landscape Area (Sq. Ft.) | ETAF x Area | Estimated Total Water Use (ETWU) |
|--|---|-------------------|-------------------|----------------------------|------|--------------------------|-------------|----------------------------------|
| 1 | LAWN | 0.7 | Overhead | 0.75 | 0.92 | 6030 | 5628 | 180400 |
| 2 | SHRUB - M | 0.5 | Drip | 0.81 | 0.62 | 5501 | 3396 | 108845 |
| 3 | SHRUB - L | 0.3 | Drip | 0.81 | 0.37 | 15497 | 5740 | 183978 |
| 4 | TREE - M | 0.5 | Drip | 0.81 | 0.62 | 1104 | 681 | 21844 |
| Totals | | | | | | 28132 | 15445 | 495067 |
| Special Landscape Areas | | | | | | | | |
| 1 | LAWN | | | | | 6030 | 6030 | 193286 |
| Totals | | | | | | 6030 | 6030 | 193286 |
| ETWU Total | | | | | | | | 688353 |
| Maximum Allowed Water Allowance (MAWA) | | | | | | | | 689214 |

ETAF Calculations
Regular Landscape Areas
Total ETAF x Area 15445
Total Area 28132
Average ETAF 0.55

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas
Total ETAF x Area 21475
Total Area 34162
Average ETAF 0.63



- HZ - LOW
- HZ - MED
- HZ - SLA
- HZ - TREE

I HAVE COMPLIED WITH THE CRITERIA OF THE M
EFFICIENT LANDSCAPE ORDINANCE (MUEL) AND
THEM FOR THE EFFICIENT USE OF WATER IN THE I
DESIGN PLAN

Attachment E

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Sheet Title
LANDSCAPE PLAN

Seal

No. Date Revision

**GREENFIELD +
ESPLANADE
MULTI-FAMILY
RESIDENCES**

GREENFIELD DR & ESPLANADE
CHICO, CA



**ARHPB
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4 CAFE SOUTH ELEVATION
A04a 1/2" = 1'-0"



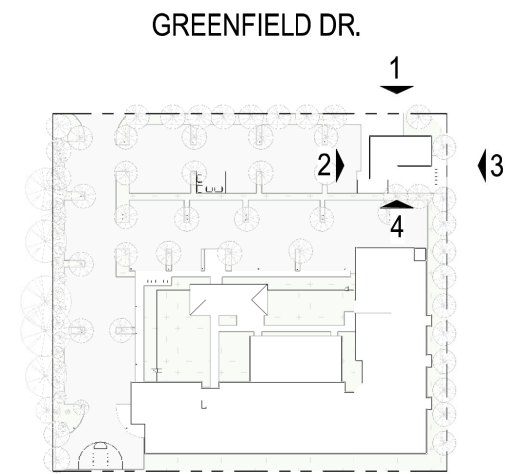
3 ESPLANADE ELEVATION (EAST)
A04a 1/2" = 1'-0"



2 CAFE WEST ELEVATIONS
A04a 1/2" = 1'-0"



1 GREENFIELD ELEVATION (NORTH)
A04a 1/2" = 1'-0"



0 KEY PLAN
A04a 1" = 80'-0"

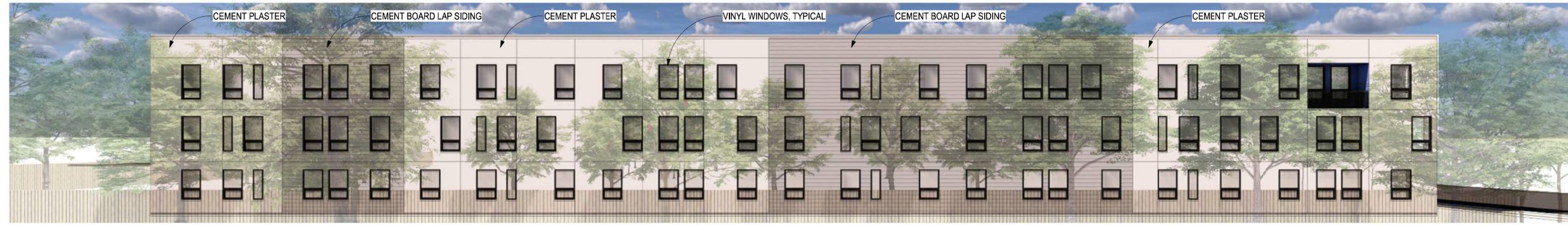
| PROJECT/ISSUE RECORD: | | |
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PROJECT #: GIL02

ISSUE DATE: 8/19/21

CAFE ELEVATIONS

ESPLANADE



4 SOUTH ELEVATION
A04b 12" = 1'-0"



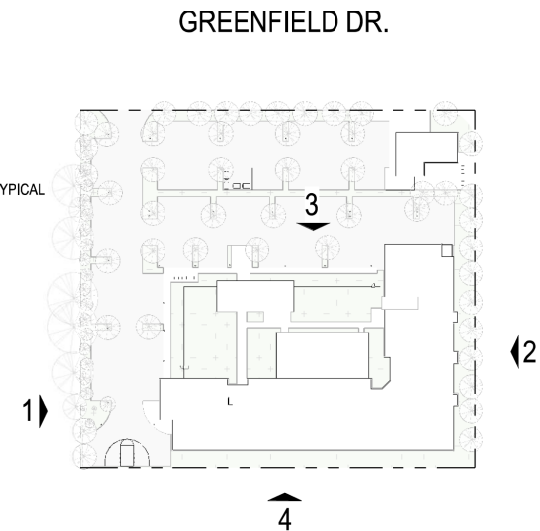
3 NORTH ELEVATION
A04b 12" = 1'-0"



2 EAST ELEVATION
A04b 12" = 1'-0"



1 WEST ELEVATION
A04b 12" = 1'-0"



0 KEY PLAN
A04b 1" = 80'-0"

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APARTMENT ELEVATIONS



4 CAFE FROM ESPLANADE
A04c



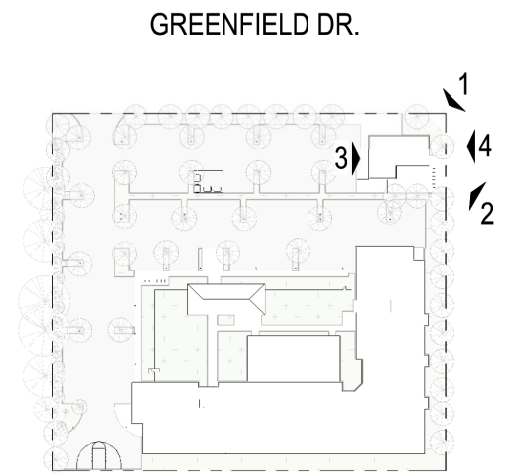
2 CAFE SOUTH EAST CORNER AERIAL
A04c



3 CAFE FROM PARKING LOT
A04c



1 ESPLANADE & GREENFIELD CORNER VIEW
A04c



0 KEY PLAN
A04c 1" = 80'-0"

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CAFE RENDERINGS



4 AERIAL VIEW LOOKING SOUTH-WEST
A04d



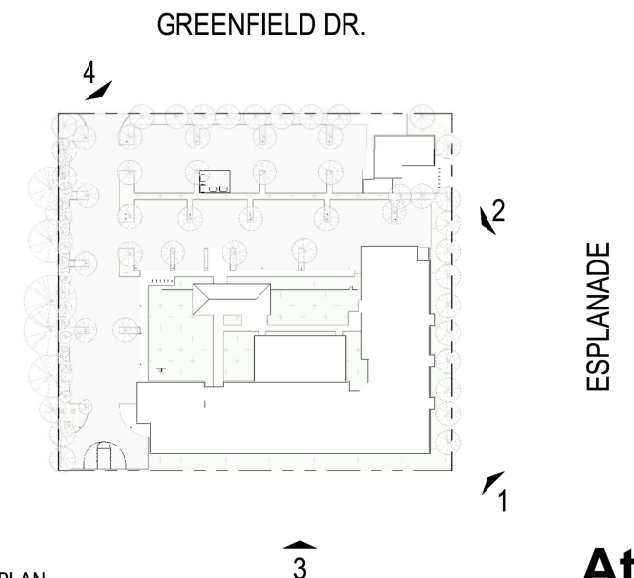
2 NORTH WEST APARTMENT CORNER VIEW
A04d



3 VIEW NORTH FROM NEIGHBOR'S BACKYARD 3105 ESPLANADE
A04d



1 SOUTHEAST CORNER VIEW FROM ESPLANADE
A04d



0 KEY PLAN
A04d 1" = 80'-0"

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PROJECT #: GIL02

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RENDERINGS

PRIMARY MATERIALS



BUILDING FACADE
WHITE CEMENT PLASTER



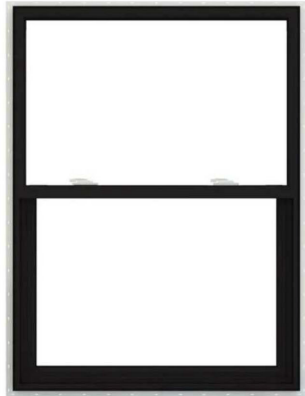
BUILDING FACADE
GREY CEMENT BOARD LAP SIDING



PAVILION ROOF
ASPHALT SHINGLE ROOF



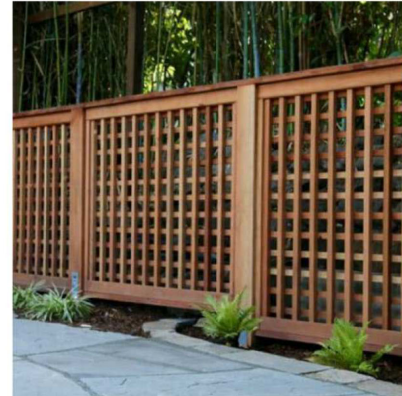
CAFE FACADE
VERTICAL WOOD SIDING
CERACLAD ANTIQUE SAWN AMBER



WINDOWS
BLACK VINYL



BALCONY & POOL SAFETY RAILINGS
BLACK PAINTED METAL

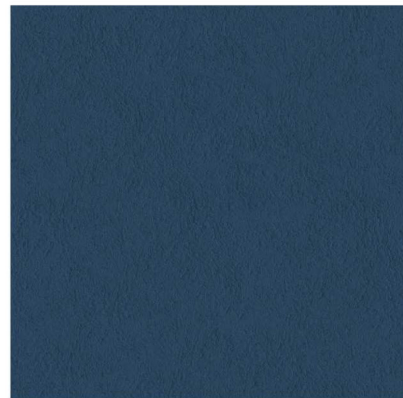


PLAY YARD PERIMETER FENCE
DECORATIVE WOOD



PROPERTY PERIMETER PRIVACY FENCE
DECORATIVE WOOD, VERTICAL PATTERN, 0% TRANSPARENCY

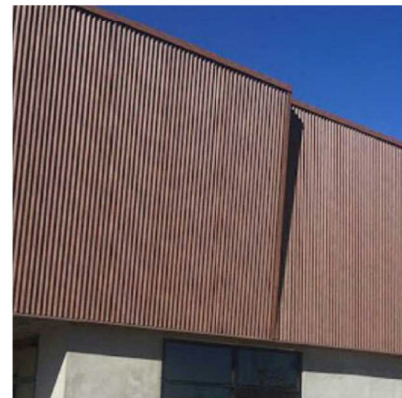
ACCENT MATERIALS



BUILDING FACADE
BLUE PAINTED CEMENT PLASTER
SW 6531 INDIGO



BUILDING FACADE
GREEN PAINTED CEMENT PLASTER
SW 6921 ELECTRIC LIME



BUILDING FACADE
CORRUGATED CORTEN SIDING



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PROJECT #: GIL02
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MATERIALS BOARD

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PROJECT #: GIL02
ISSUE DATE: 04/16/21

SECOND FLOOR PLAN



1 THIRD FLOOR PLAN
A05a 1" = 20'-0"

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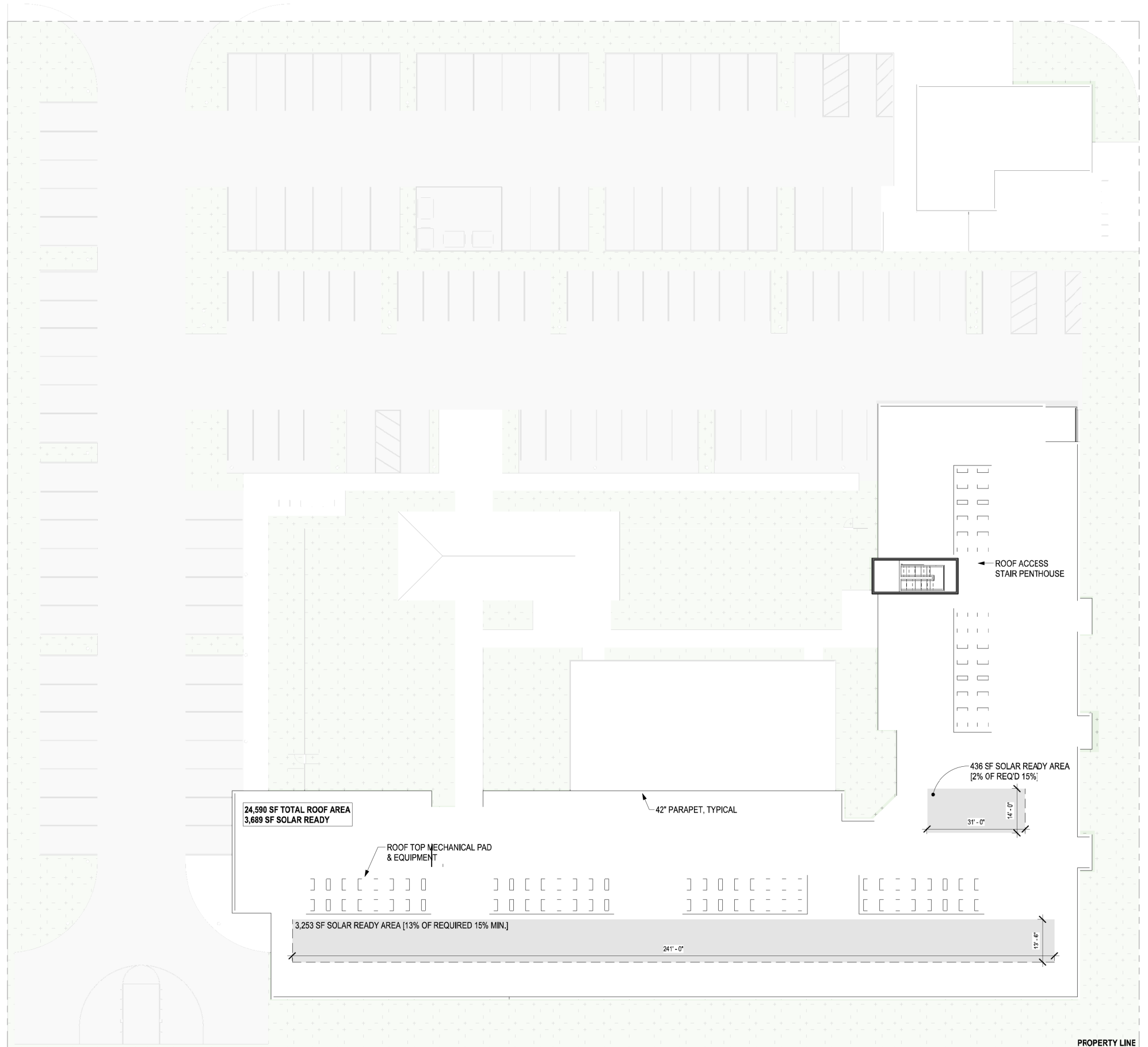


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PROJECT #: GIL02
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THIRD FLOOR PLAN



2 04 - ROOF
A06 1/16" = 1'-0"

8/19/2021 10:14:36 AM

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ROOF PLAN