

Meeting Date 11/03/2021

DATE: October 27, 2021 File: AR 20-21

TO: Architectural Review and Historic Preservation Board

FROM: Kelly Murphy, Planner. 530-879-6535, kelly.murphy@chicoca.gov

RE: Architectural Review 20-21 (Riley Apartments); 418 lvy Street and 702 W. 5th

Street, APN 004-125-001 & 004-125-004

RECOMMENDATION

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

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 20-21 (Riley Apartments Project), subject to the recommended conditions therein.

BACKGROUND

A proposal to construct four (4) multi-family residential apartment buildings containing a total of 18 student housing units. The new buildings would be three-story structures with tuck-under parking provided on the ground floor. The project would include associated circulation and landscaping improvements and reconfigure the existing parking area for Riley's Bar and Grill.

The project site consists of two parcels with a gross area of 1.25 acres (see **Attachment A**, Location Map). The proposed apartments would be located at 418 lvy Street (APN 004-125-001), interior to the block bounded by W. 4th, W. 5th, lvy and Cherry Streets, on a site designated Residential Mixed Use on the City of Chico General Plan Land Use Diagram and zoned RMU-L-FS (Residential Mixed Use with Landmark and Fraternity and Sorority overlays). The project does not propose a change in use or structural alterations to Riley's Bar and Grill, which is located on the secondary project parcel at the northwest corner of W. 5th Street and lvy Street (APN 004-125-004), designated Neighborhood Commercial by the General Plan Land Use Diagram and zoned CN-L-FS (Neighborhood Commercial with Landmark and Fraternity and Sorority overlays).

The proposed project would demolish the existing industrial warehouse buildings developed on the residential parcel and construct two five-plex structures and two four-plex structures having a total building footprint of 13,150 square feet (see **Attachment B**, Project Description and **Attachment C**, Site Plan). Surrounding land uses include a fraternity house at the southwest corner of W. 4th Street and Ivy Street and a barber shop at the northeast corner of W. 5th Street and Cherry Street. The greater neighborhood is characterized by a variety of student-oriented residential and commercial uses, as the project site is located just two blocks south of the University campus.

ANALYSIS

All new residential development would be located on the RMU-zoned parcel. Multi-family residential housing is a principally permitted use in the RMU zoning district. The project site has a net area of 1.13 acres and a gross area of 1.25 acres. The project's residential density is calculated at 14.4 dwelling units per gross acre, within the allowable density range for the RMU zoning district (10 to 20 dwelling units per acre) and CN zoning district (6 to 22 dwelling units per acre).

All residential units would have three bedrooms and two bathrooms (see **Attachment D**, Floor Plan). Each apartment would have a covered front porch identifying the ground floor entrance to the three-story townhouse style units. Balconies are provided for each unit on the second and third floor, with a small common courtyard area provided central to the site near the covered trash enclosure. The project would be consistent with lot coverage, building height and setback requirements for the RMU zoning district.

Parking

The required number of parking spaces for Riley's Bar and Grill (APN 004-125-004) per existing Use Permit 05-84 is 22 spaces. Approval of an Administrative Use Permit to reconfigure the parking area has been required as a condition of project approval.

Pursuant to CMC Section 19.70.040, multi-family residential housing projects are required to provide two off-street parking spaces for each three-bedroom unit. In addition, guest parking is calculated at a rate of one space per every five units. The project proposes a total of 36 off-street parking spaces dedicated to the 18 residential units, meeting requirements for tenant parking but short by three (3) guest parking spaces.

Pursuant to CMC Section 19.70.050, the minimum number of off-street parking spaces may be reduced as part of an entitlement approval when the project site meets one of the following:

- a. The site is zoned RMU or has a -COS overlay zone:
- b. The site is located within an area of mixed-use development;
- c. The project will implement sufficient vehicle trip reduction measures (such as vehicles loan programs and transit passes) to offset the reduction; or
- d. The area is served by public transit, bicycle facilities, or has other features which encourage pedestrian access.

Additionally, applicants proposing a parking reduction shall provide documentation, including quantitative analysis, that justifies the proposed number of parking spaces based on the site and demonstrates that the proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.

The proposed apartment buildings would be located on a site in the RMU zoning district and within an area of mixed-use development. Rideshare programs such as Zipcar are offered through Chico State University, which is located within 800 feet of the project site. Due to its proximity to the university, the neighborhood provides good bicycle and pedestrian access, and is sufficiently served by public transit. The applicant's parking analysis has been included as **Attachment E**.

The project site has frontage on all four surrounding public streets, with vehicle access provided via 24-foot-wide driveways from Ivy, Cherry and W. 5th Streets. Frontage improvements associated with the project, including the removal of two existing driveways, would result in the creation of six (6) new on-street parking spaces. Despite the lack of onsite guest parking, the project would contribute a net positive for public parking supplies in the project vicinity.

Internal site circulation is configured to allow for easy "way finding", providing pedestrian walkways separate from vehicular drives. Street facing units connect directly to the public sidewalk, while pedestrian paths off W. 4th Street and Cherry Street provide access to the apartment buildings located interior to the site. The project would provide one bicycle parking space per unit and a four guest bicycle parking spaces in the central courtyard area, meeting requirements.

Architectural Design

The three-story structures would have a maximum height of 42 feet, 6 inches, below the maximum height of 45 feet allowed for primary housing in the RMU zoning district. The apartment buildings would each have a gabled shingle roof and utilize stucco, board and batt, and lap siding to provide variations in texture on the building exterior (see **Attachment F**, Color Elevations). Massing is broken up by covered porches and balconies and further enhanced with column details and windows. The design proposes to incorporate five colors, including three shades of beige for the stucco and siding, white trim, and front doors accented by a brick red color (see **Attachment G**, Colors and Materials Sheet).

Three-foot-tall, black wrought iron fencing with gates to each individual street-facing unit is proposed along the W. 4th and W. 5th Street frontages. Fencing along the interior boundaries of the site includes 6-foot-tall cedar fencing and gates, as well as a 7-foot-tall masonry wall. All HVAC units are located on the rooftop of the structure and screened from view. The project also proposes a covered CMU trash enclosure utilizing colors and materials to match the building.

The landscape plan calls for a variety of species with moderate to low water demands including a mixture of trees, shrubs, and perennials (see **Attachment H**, Landscape Plan). Seven (7) Chinese pistache trees would be planted in the parking area dedicated to Riley's Bar and Grill. Eleven (11) zelkova trees would provide the required shading for the drive aisles and back-up area for the residential units, with three zelkova street trees planted along the W. 4th Street frontage. Sixteen (16) Magnolia trees would be planted in the front yards of the street-facing units and interior to the site. A group of palm trees would also be planted in the central courtyard area to further ornament the site.

As required by CMC Section 19.70.060E(2), trees shall be planted and maintained in planters or landscaped areas so that at tree maturity, 15 years, at least 50 percent of the total paving area, excluding only the entrance drives, shall be shaded at solar noon on June 21. The total paved area (parking and back-up area) is 16,541 square feet. The project proposes to shade 9,889 square feet, or 59 percent of the total paved area.

Exterior lighting would include two shoebox style parking lot lights having a finished height of 12 feet, wall-mounted downlights, downlighting on the underside of the residential carports, and pathway lighting.

DISCUSSION

General Plan Goals, Policies and Actions

The RMU district is characterized by predominantly residential development at medium to high densities. It allows for commercial or office uses on the same property as residential uses, either vertically or horizontally. It does not preclude development that is entirely residential or entirely commercial. The RMU zoning district is primarily intended to implement the Residential Mixed Use designation of the General Plan.

The proposed infill project would establish a residential use on a mixed-use residential site previously developed with industrial warehousing, consistent with the zoning and General Plan Designation. The project would result in a welcome renewal of the interior block face, further enhancing the student-oriented residential character of the surrounding neighborhood.

These aspects of the project are consistent with General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). The design is also consistent with policies that call for a strong pedestrian orientation that promotes walking by connecting onsite pedestrian paths to the public sidewalk and by including architectural features that provide way-finding to the front doors (CD-3.2 and CIRC-4).

Consistency with Design Guidelines Manual

The project design is consistent with several Design Guidelines (DGs), including those that encourage a pedestrian-oriented design and relating the project to the immediate neighborhood (DGs 1.2.21 and 1.4.11). The project is also consistent with DGs that call for residential buildings to increase safety/security by, incorporating entry porches, balconies and large windows that face the street (DG 4.1.11, 4.1.13, and 4.1.24).

A pedestrian-friendly environment is achieved by placing the building entrances near the public sidewalk (DGs 1.1.13 and 1.1.15) and providing bicycle parking, pedestrian pathways separate from drive aisles, and public transit options to/from the site (DGs 4.1.35 and 4.2.14). The building uses appropriate massing, fenestration, articulation and materials (DG 4.1.15), incorporates varied building depth and shadow (DG 4.2.11), and offers continuity throughout all four elevations in both colors and materials (DGs 1.2.22).

Parking views are minimized by locating all residential vehicle parking in carports on the ground level of each building interior to the site (DGs 1.1.14, 4.1.12, 4.1.55, 4.1.61). Building entrances are well defined by covered porches, column features and accented doors, lending to easy wayfinding for residents and visitors (DG 4.1.31).

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable General Plan designation, zoning regulations, and General Plan policies; is less

than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding 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 several General Plan policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5). The project design is also consistent with policies that call for a strong pedestrian orientation that promotes walking by connecting internal pedestrian paths to the public sidewalk and by including architectural features that provide wayfinding to the front doors (CD-3.2 and CIRC-4). The site is not located within the bounds of a Neighborhood Plan or area plan.

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

The project design, materials and color palette are visually compatible with the surrounding residential developments, while incorporating elements that encourage a pedestrian-oriented environment and help to establish a sense of place (DG 1.2.21, 1.2.31, 4.1.11, 4.1.13). The project provides variation in massing and roof plane heights, adding to aesthetic appeal (DG 4.1.15, 4.1.23) The project is also consistent with DGs that call for residential buildings to increase safety/security by, incorporating entry porches, balconies and large windows that face the street (DG 4.1.11, 4.1.13, and 4.1.24).

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.

Vehicle parking is covered and interior to the site, thus not visible from the street. The proposed building materials are typical for residential developments and are compatible with the surrounding development which is a mixture of light-industrial, commercial and residential. Parking lot and exterior lighting is shielded and at pedestrian scale thereby not creating any unnecessary source of glare or contribute to the night sky pollution.

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 structures are compatible with the site in that they provide functional, adequate setbacks, with parking areas located on the interior to the site and screened from view. Although the structures would be three stories, they would not unnecessarily

block views or dominate their surroundings as the overall building height would be less than 45 foot maximum allowed in the RMU zoning district.

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 landscape plan includes a variety of trees and shrubs that would serve useful functions and have a range of colors and textures that would provide visual interest throughout the year. The trees proposed along the street frontages would provide visual relief for the buildings, and the interior plantings would contribute to an attractive living environment.

RECOMMENDED CONDITIONS OF APPROVAL

- 1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 20-21 (Riley Apartments Project). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
- 2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
- 3. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
- 4. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
- 5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
- 6. The applicant shall obtain approval of an Administrative Use Permit to allow for the reconfiguration of the parking area for Riley's Bar and Grill.
- 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.

PUBLIC CONTACT

Public notice requirements are fulfilled by mailing a 10-day public hearing notice to all landowners and residents within 500 feet of the site, by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting. As of the date of this report no comments have been received in response to the public notice.

DISTRIBUTION

Internal (3)

Mike Sawley, Principal Planner Kelly Murphy, Project Planner

File: AR 20-21

External (3)

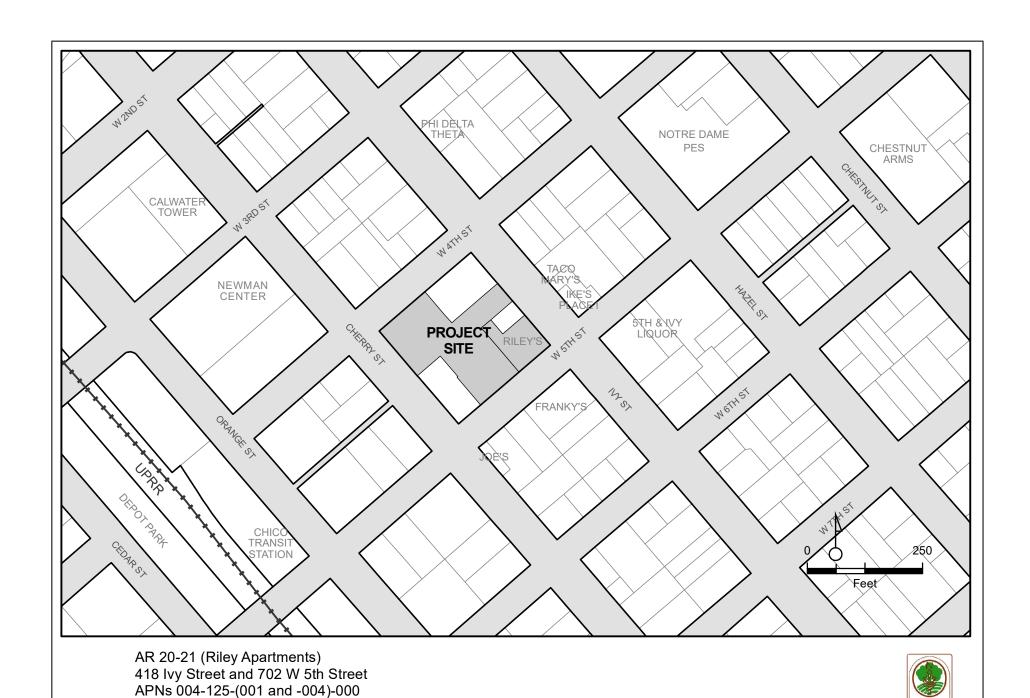
Greg Peitz Architect, Attn: Greg Peitz and Jason Ridenour, 383 Rio Lindo Avenue, Chico, CA

95926, Email: gregpeitz@sbcglobal.net; jridenour002@gmail.com

Kevin Riley, 3410 Bell Road, Chico, CA 95973, Email: rileychico@yahoo.com

ATTACHMENTS

- A. Location Map
- B. Architect's Narrative
- C. Site Plan
- D. Floor Plan
- E. Parking Analysis
- F. Color Elevations
- G. Colors and Materials
- H. Landscaping Plan



GREGORY A. PEITZ ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

SUBJECT: RILEY APARTMENTS
ARHPB PROJECT DESCRIPTION

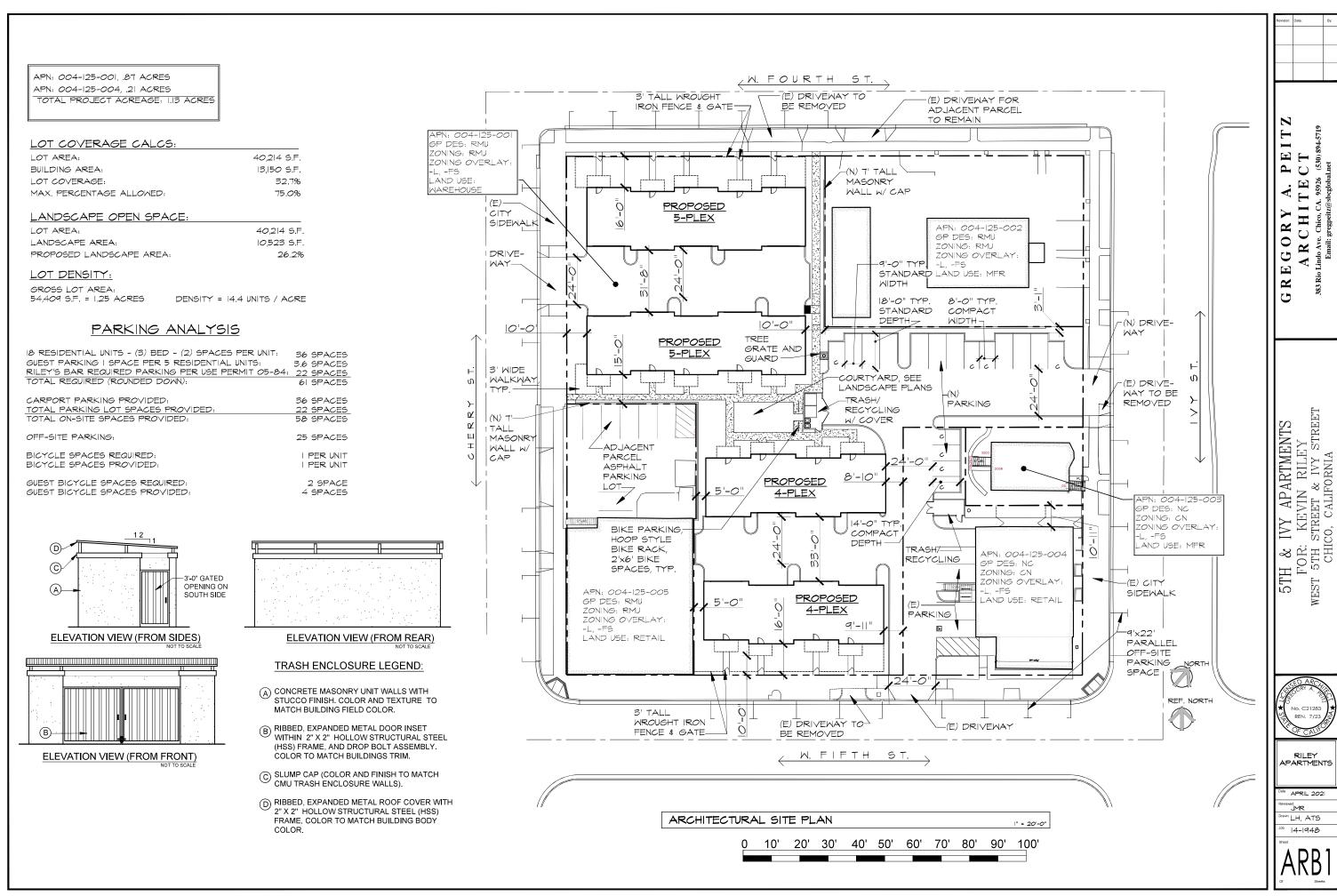
The proposed Riley Apartments is a student oriented apartment complex that will replace the existing commercial industrial buildings at the site. The new apartments will give a much needed renewal to a very desirable location for multi-family housing.

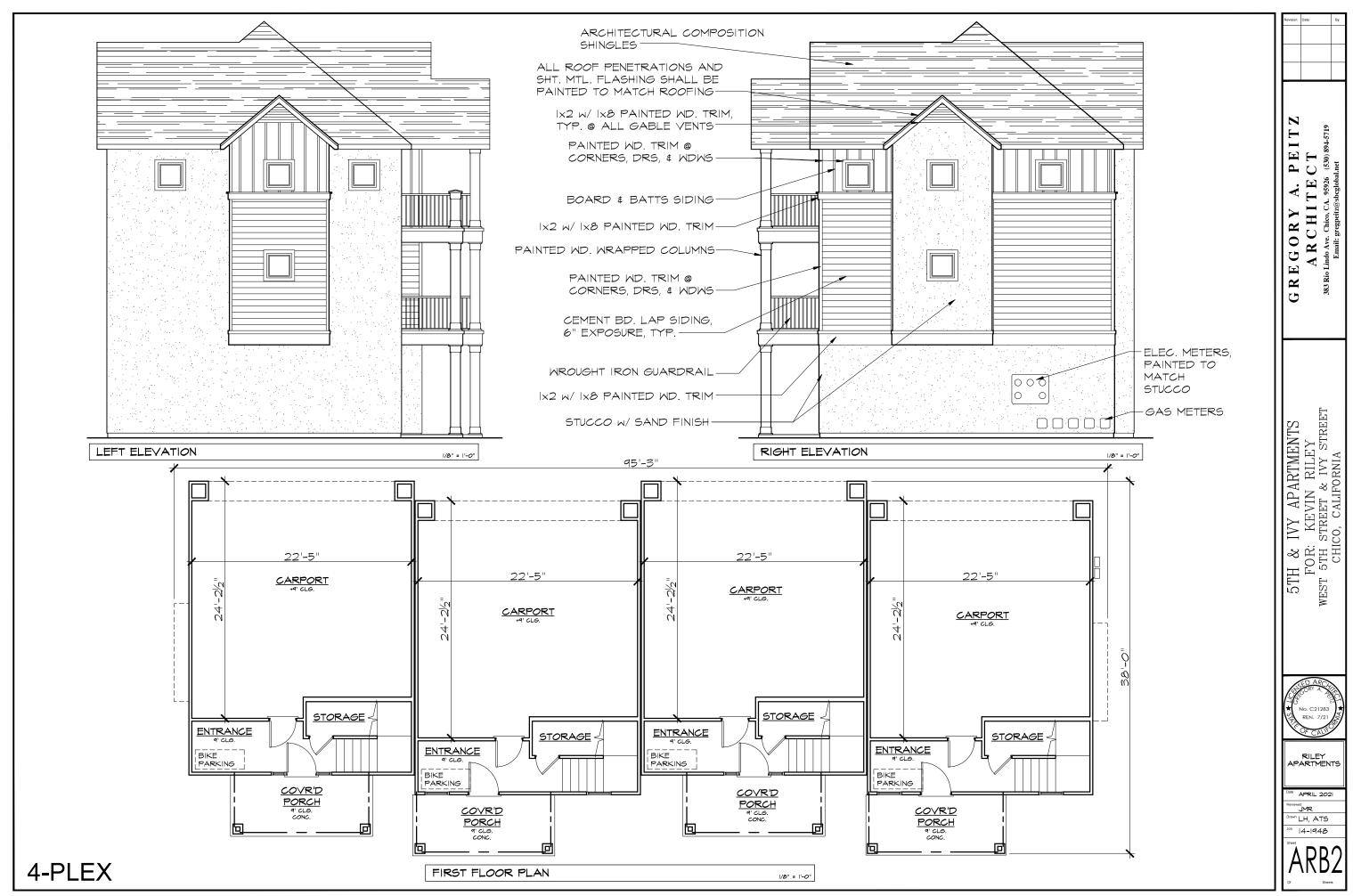
The site is arranged so that all of the street front buildings have their front entries facing Fourth & Fifth Streets. Each apartment has a covered front porch identifying the main entrance to the three story townhouse style units. Each apartment also has a second and third floor balcony. These aspects all help give the project a connected relationship to the public and internal walkways, as well as a visual sense of community which will help enhance security. DG 4.1.11, DG 4.1.13, DG 4.1.24

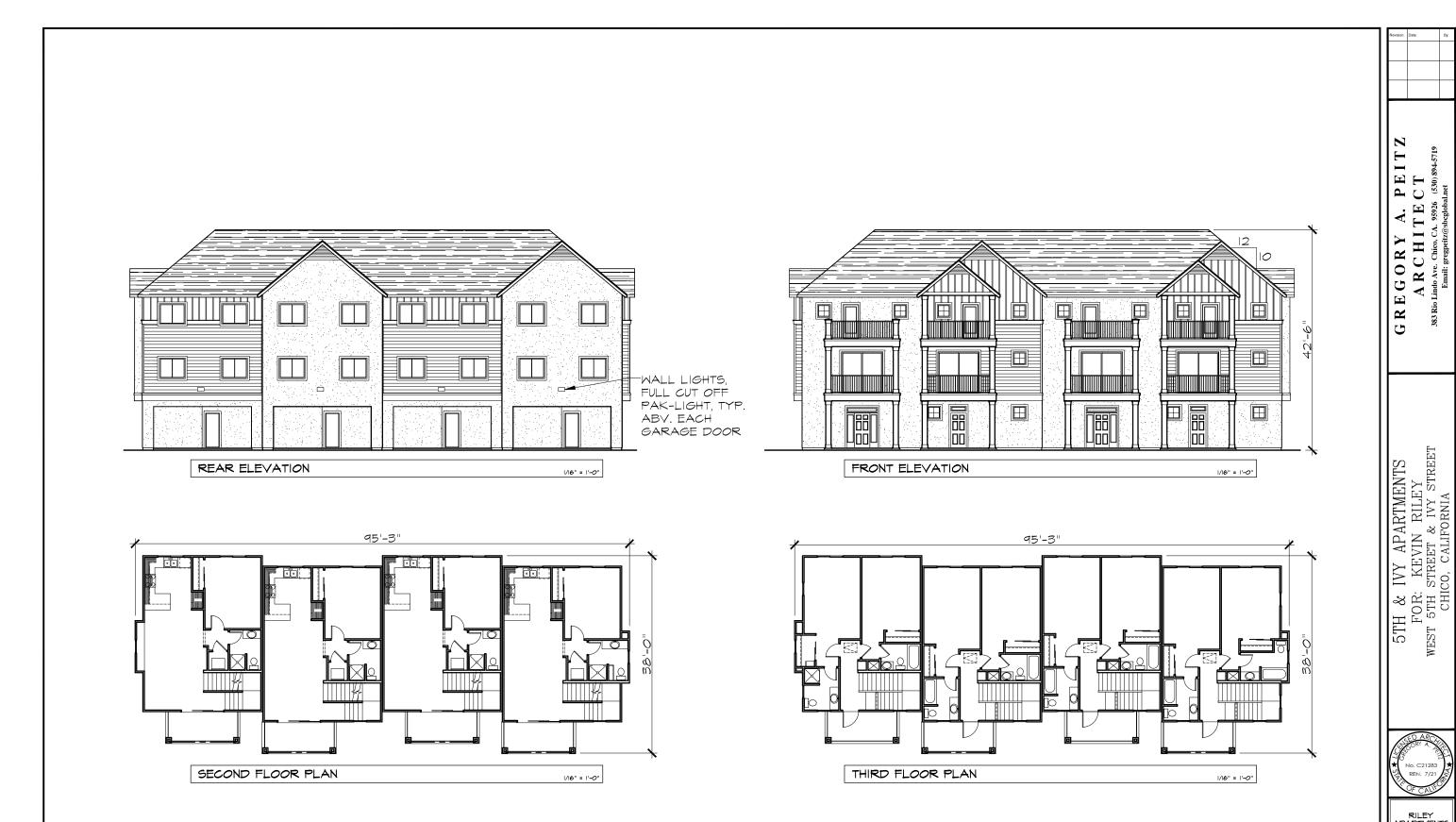
Car parking is provided with a two car garage for each unit which is accessed from the rear of the building. This allows for an efficient arrangement of the car parking, minimizing the amount of impervious surfaces while helping keep the cars and garages from being the main visual element from the street. DG 4.1.12, DG 1.1.14, DG 4.1.61

Sidewalks have been designed into the project to allow all front entries to be interconnected to each other and to the public sidewalks on all three of the streets. DG 4.1.35

Stucco, board and batt siding and lap siding are used to provide variation in the exterior textures. Various wall and roof massing in conjunction with five different colors incorporated into the siding and trim give the buildings an interesting variety of colors and shapes. DG 4.1.15, DG 4.1.23, DG 4.2.31. The center portion of all of the roofs has a recessed roof well which will house the air conditioning units, keeping them completely hidden from view. DG 3.1.35





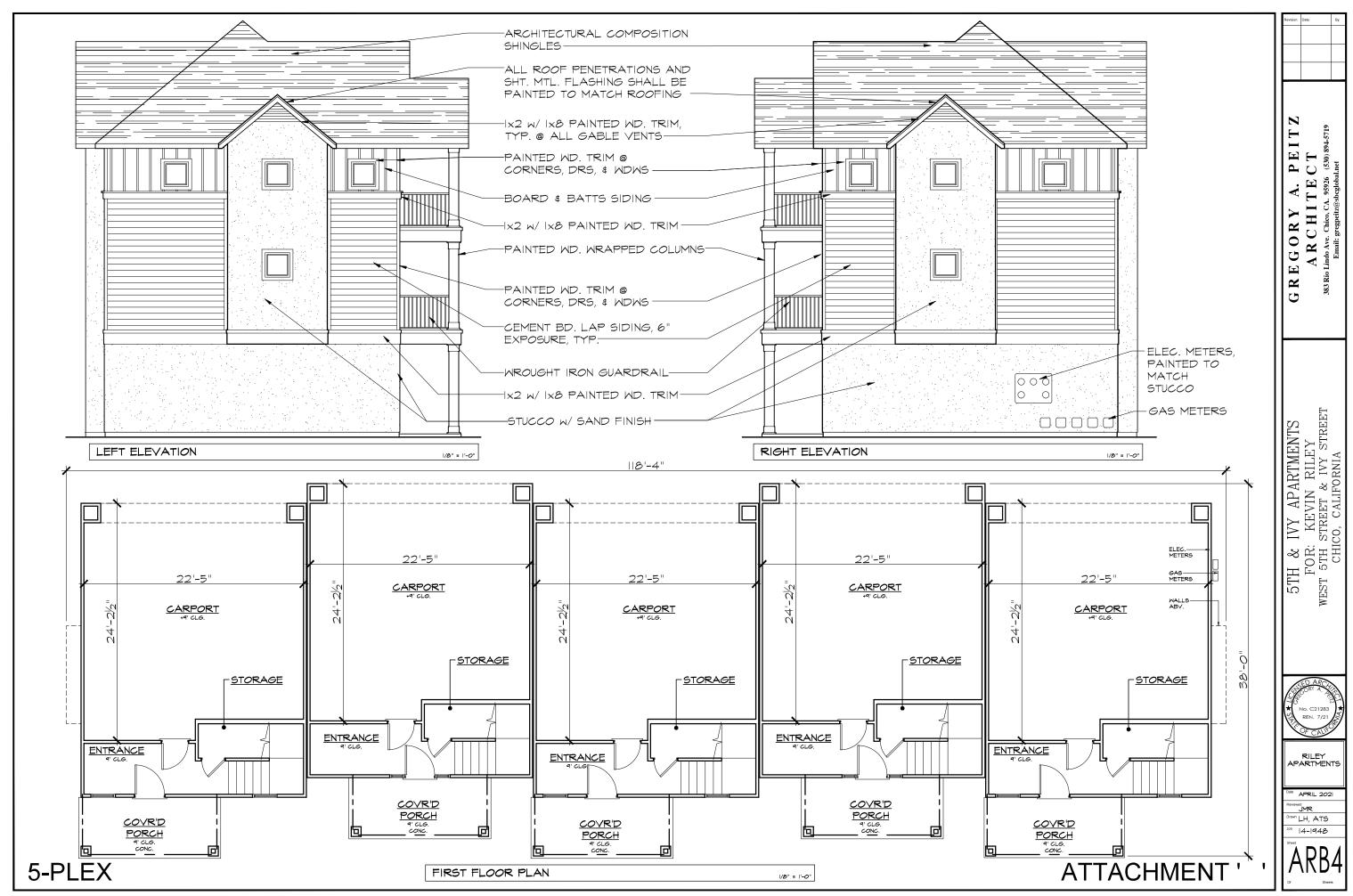


4-PLEX

ATTACHMENT'

RILEY APARTMENTS * APRIL 2021 SML SEWER Drawn LH, ATS

14-1948



Attachment D



Attachment D

GREGORY A. PEITZ ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

October 20, 2021

SUBJECT: Riley Apartments Parking Reduction

We are requesting the ARHPB grant the Riley Apartments a three car reduction of on-site parking from thirty nine spaces to thirty six spaces. We believe this project meets the exceptions found in Chico Municipal Code section 19.70.050-A sections 1 and 2, and the data listed below supports this request.

- 1. The site is zoned RMU & is also in a mixed-use neighborhood with both single and multifamily buildings within a one block radius as well as commercial use buildings within the same block. Being a mixed-use neighborhood, the peak parking hours for each use varies which allows for the different users to share some of the parking spaces.
- 2. The area is served by public transit (B-line bus stops, Amtrak, Greyhound) all within 2 blocks of the site. The site is located only 2-3 blocks from the Chico State campus & 6 blocks to City Plaza and the main downtown shopping and entertainment district. The proximity of these amenities as well as the ample pedestrian sidewalks throughout the surrounding neighborhoods make the area very bike and pedestrian friendly and encourages the use of these forms of transportation in lieu of personal vehicles.
- 3. The proposed buildings have individual carports for every unit and covered, locked bike parking areas for the tenants which

- encourage the use of bikes as a primary means of transportation. The anticipated tenants are CSU Chico students, many of whom will be able to walk or bike to class due to the project's close proximity to campus.
- 4. The full scope of this project includes eliminating multiple existing driveways along the adjacent street fronts which will add 6 additional parallel street parking spaces. See attached site diagram and photo of W 4th St. and Cherry St. which currently supports very little street parking due to the expansive driveway for the existing industrial building that is to be removed for this project.

In addition to the findings outlined above, the request for a parking reduction is supported by the following General Plan Policies, Goals and Action Items:

Action LU-2.3.1 (Provide Incentives) – to support desired development patterns and economic development opportunities, continue the use of and expand as appropriate, City incentives, including but not limited to:

- Flexibility in development standards such as **parking**, setbacks and landscape requirements
- Support for infrastructure upgrades

Action LU-5.1.3 (Flexible Parking) – Maintain standards in the Municipal Code that allows flexibility for parking reductions and parking in shared lots.

Goal LU-1: Reinforce the City's compact urban form, establish urban growth limits, and manage where and how growth and conservation will occur.

GOAL LU-2: Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.

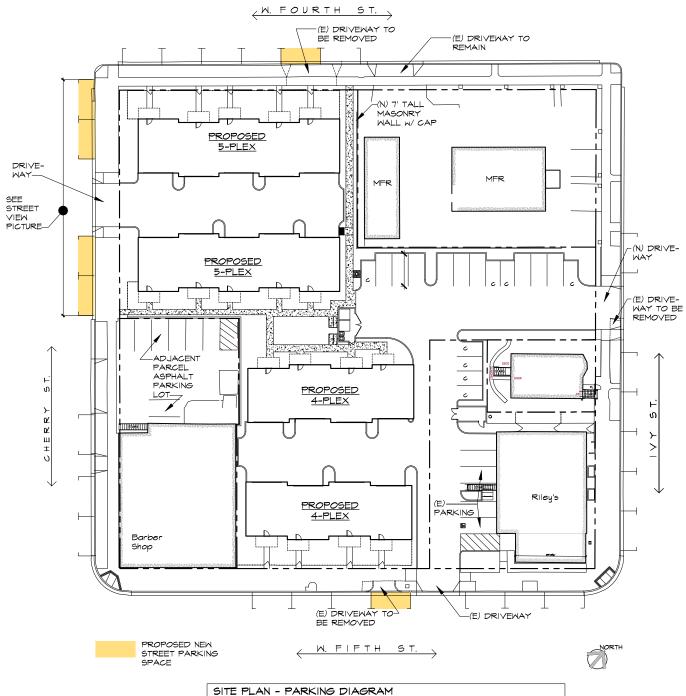
GOAL LU-3: Enhance existing neighborhoods and create new neighborhoods with walkable access to recreation, places to gather, jobs, daily shopping needs, and other community services.

GOAL LU-4: Promote compatible infill development.

GOAL LU-5: Support the transformation of designated Opportunity Sites with a mix of uses.

Policy LU-2.3 (Sustainable Land Use Pattern) Ensure sustainable land use patterns in both developed areas of the City and new growth areas.







RILEY 5TH & IVY APARTMENTS





RILEY 5TH & IVY APARTMENTS

RILEY 5TH & IVY APARTMENTS

BODY STUCCO 1 -'LA HABRA' -73 EGG SHELL **BODY STUCCO 2 -**'LA HABRA' -**40 DOVE GREY** - LAP SIDING -'KELLY MOORE' -TRANQUIL TAUPE KM5788 **BOARD & BATT SIDING -**'KELLY MOORE' -WINTER'S PARK KM5824 ACCENT -'KELLY MOORE' -**SEQUOIA REDWOOD 159** TRIM -'KELLY MOORE' -**SWISS COFFEE 23**



ROOFING -COMPOSITION SHINGLES -'OWENS CORNING' AMBER

PLAN LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
2	LIMIT OF WORK
3	BICYCLE PARKING. LOCATED IN GARAGE. TYPICAL AT EACH UNIT.
4	TRASH ENCLOSURE- CONCRETE BLOCK. SHOWN FOR REFERENCE ONLY, SEE PLANS BY OTHERS. SCREEN WITH SHRUBS AND VINES.
5	NEW 6' HIGH CEDAR FENCE WITH CAP. SELF CLOSING GATE. HARDWARE PER OWNER.
6	EXISTING CITY OF CHICO SIDEWALK . TO REMAIN.
7	INVERTED U STYLE GUEST BICYCLE PARKING. SEE SHEET L-0.3.
8	HVAC. ROOF MOUNT. SEE ARCHITECT'S PLANS
9	PARKING LOT AREA LIGHT. STANDARD 'SHOEBOX' STYLE WITH GLARE CUT-OFF SHEILDS. 12 FOOT LUMINERE HEIGHT.
10	PARKING AND BACK-UP AREA FOR SHADE CALCULATIONS
11)	FRONT YARD FENCING- 3' HIGH TUBULAR STEEL FENCE WITH SELF CLOSING, LATCHING GATE AND HARDWARE. SEE SHEET L-0.3.
12	UTILITIES- SHOWN FOR REFERENCE ONLY, SEE PLANS BY OTHERS
13	EXISTING PALM TREE. TO REMAIN.
14	COURTYARD WITH BENCHES AND TRASH RECEPTACLES. PERMEABLE PAVER HARDSCAPE WITH CONCRETE BANDS. SEE SHEET L0.3.
15)	3" MINIMUM LAYER OF 0-1/4" CRUSHER DUST (GRADED FINES)TOP DRESSING OVER WEED BARRIER. TYPICAL AT ALL MAINTENANCE ACCESS CORRIDORS
16	EXISTING TREE. TO REMAIN. TYPICAL.
17	NEW 7' HIGH MASONRY WALL WITH CAP
18	CONCRETE SIDEWALKS. TYPICAL THROUGHOUT.

CHICO, CALIFORNIA 95928 FAX: (530) 899-1920



CONSULTANT

RILEY VENTURES 3410 BELL ROAD, CHICO, CA 95973 624-5356

PROJECT RILEY APARTMENTS 5TH AND IVY CHICO,

SHEET TITLE PRELIMINARY LANDSCAPE PLAN

CALIFORNIA

LANDSCAPE IRRIGATION

SCALE: 1'' = 20'-0''

SOLAR INFLUENCE

ALL LANDSCAPED AREA (9,350 SF) IS HYDROZONED AS MEDIUM WATER USE AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM. USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS (SHOWN BELOW), IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 184,538 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 232,518 GALLONS PER YEAR.

SEE SHEET L-0.2 AND L-0.3 FOR ADDITIONAL INFORMATION

Plot Date: April 13, 2021 - 8:10 am

PROJECT NUMBERS

BFLA PROJECT #: 1866

CONSULTANT PROJECT #

SHEET NUMBER

© BFLA 2021 ALL RIGHTS RESERVED Attachment H

SHEET 1 OF 3

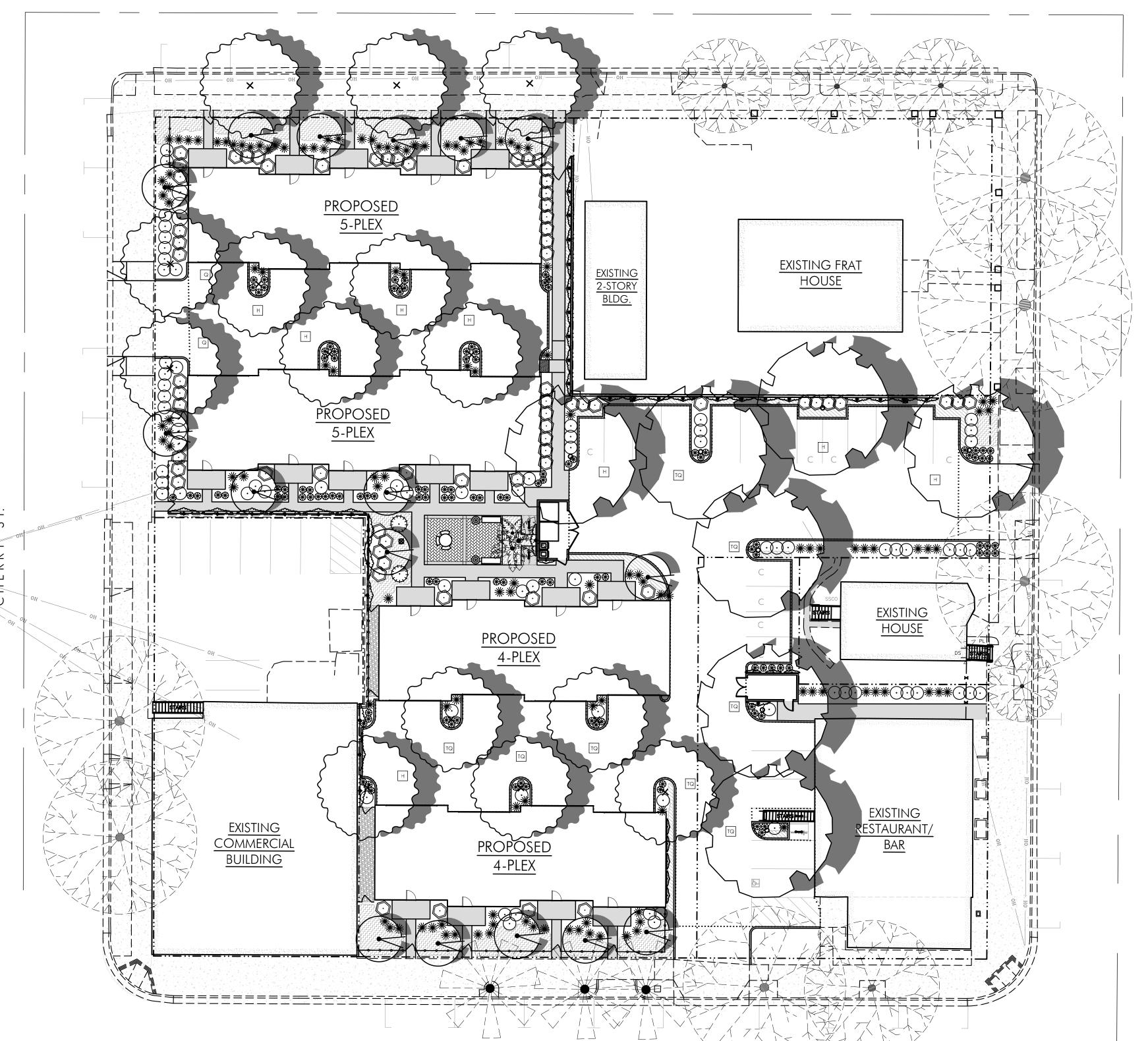
SOILS STATEMENT

LANDSCAPE AREAS FORMERLY BENEATH PAVED AREAS AND BUILDINGS ARE COMPACTED AND LIKELY CONTAINS ROCKS AND DEBRIS UNSUITABLE FOR PLANT GROWTH. AS SUCH, SOIL WILL BE EXCAVATED TO A MINIMUM DEPTH OF 24", AND ROCKS AND DEBRIS REMOVED, AND AMENDED PER THE RECOMMENDATIONS OF AN ANALYTICAL LABORATORY

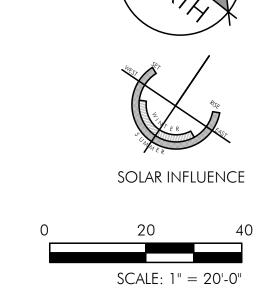
LANDSCAPE TOP DRESSING

6 16

A UNIFORM 3" MINIMUM LAYER OF 1"- 1-1/2" WALK ON FIR BARK MULCH TOP DRESSING SHALL BE APPLIED TO ALL IRRIGATED LANDSCAPE AREAS.



W. FIFTH ST.



TREE LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
+	ZELKOVA SERRATA 'SCHMIDTLOW' WIRELESS ZELKOVA	35'+	15 GAL
	TRACHYCARPUS FORTUNEI WINDMILL PALM	30' T X 10' W ULTIMATE GROWTH	VARIOUS SIZES
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNO	15' MAX. LIA	15 GAL
	PISTACHIA CHINENSIS KEITH DAVIES' SEEDLESS CHINESE PISTACHE	35'+	15 GAL

SHRUB LIST (MEDIUM WATER USE)

SYMBOL SHRUBS	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	AGAPANTHUS AFRICANUS LILY OF THE NILE	3'	1 GAL
*	VIBURNUM TINUS 'COMPACTUM' SPRING BOUQUET LAURUSTINUS	4'-6'	5 GAL
*	DIETES BICOLOR FORTNIGHT LILY	4'	5 GAL
*	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	4'	5 GAL.
	NANDINA DOMESTICA 'COMPACTA' COMPACT HEAVENLY BAMBOO	4'+	5 GAL
	MAHONIA AQUIFOLIUM OREGON GRAPE	4'+	5 GAL
	CHAMAECYPARIS OBTUSA 'GRACILIS' SLENDER HINOKI FALSE CYPRESS	5'	1 GAL
GROUNDC	OVER		
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	4'+	1 GAL
	HYPERICUM CALYCINUM ST. JOHN'S WORT	2'+	1 GAL
VINES		REMARKS	
	FICUS PUMILA 'MINIMA' DWARF CREEPING FIG	TRAIN TO TRASH ENCLOSURE WALLS	1 GAL.
~~~~	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	TRAIN TO TRASH ENCLOSURE WALLS	1 GAL.

SEE SHEET L-0.1AND L-0.3 FOR ADDITIONAL INFORMATION

PHONE: (530) 899-1130/ FAX: (530) 899-1920

LICENSE



CONSULTANT

RILEY VENTURES LLC 3410 BELL ROAD, CHICO, CA 95973 624-5356

PROJECT RILEY APARTMENTS 5TH AND IVY CHICO, CALIFORNIA

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

NO. DESCRIPTION PRELIMINARY REVISED SITE REVISED SITE REVISED SITE

Plot Date: April 13, 2021 - 8:10 am

PROJECT NUMBERS

BFLA PROJECT #: 1866 CONSULTANT PROJECT #:

SHEET NUMBER

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SHEET 2 OF 3

Attachment H

### GUEST BIKE PARKING



FRONT YARD FENCING



## SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
total parking and ba	ACK-UP AREA		16,541 SF	
SHADE AREA PROVIDED				
40 FOOT DIAMETER CA	NOPY			
F FULL	1,256 SF	0	0	0
TA THREE QUARTER	942 SF	4	3,768 SF	22%
H HALF	628 SF	3	1,884 SF	11%
Q QUARTER	314 SF	0	0	0
30 FOOT DIAMETER CA	NOPY			
F FULL	707 SF	0	0	0
TA THREE QUARTER	530 SF	4	2,120 SF	12%
H HALF	353 SF	5	1,7675 SF	10%
Q QUARTER	177 SF	2	354 SF	2%
TOTAL SHADE AREA PROV	/IDED	•	9,889 SF	59%

# PARKING LOT LANDSCAPE

		\ <u> </u>
DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	16,541 SF	
PARKING LOT LANDSCAPE	863 SF	5%

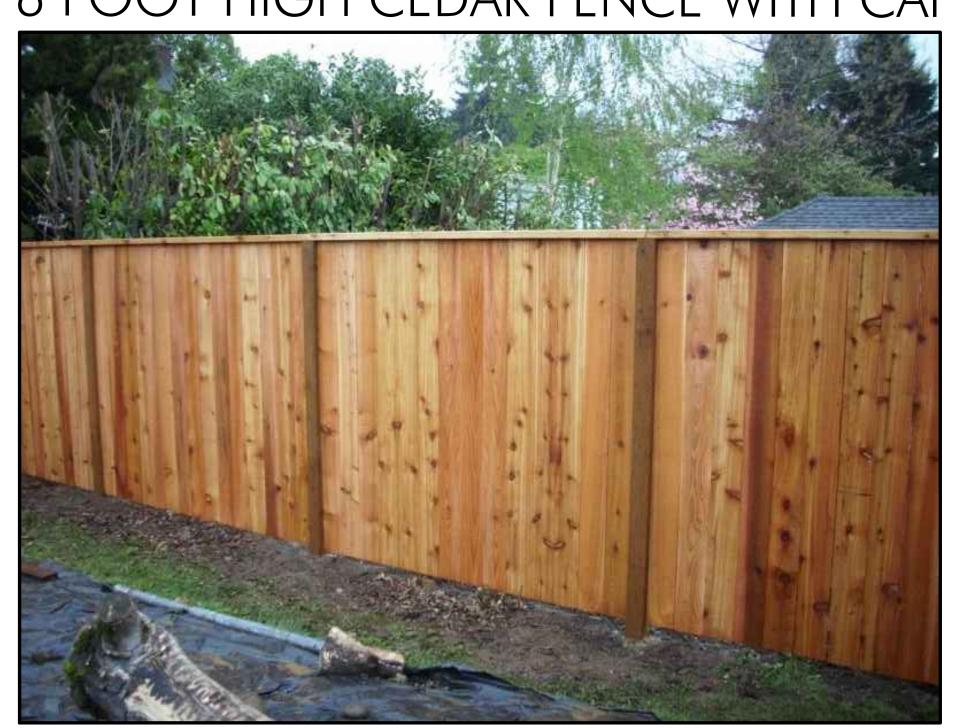
LICENSE



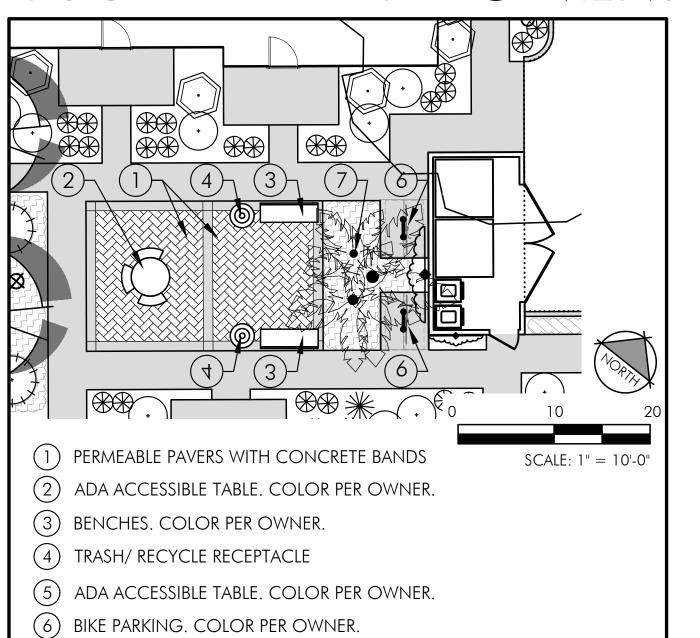
### PERMEABLE PAVERS



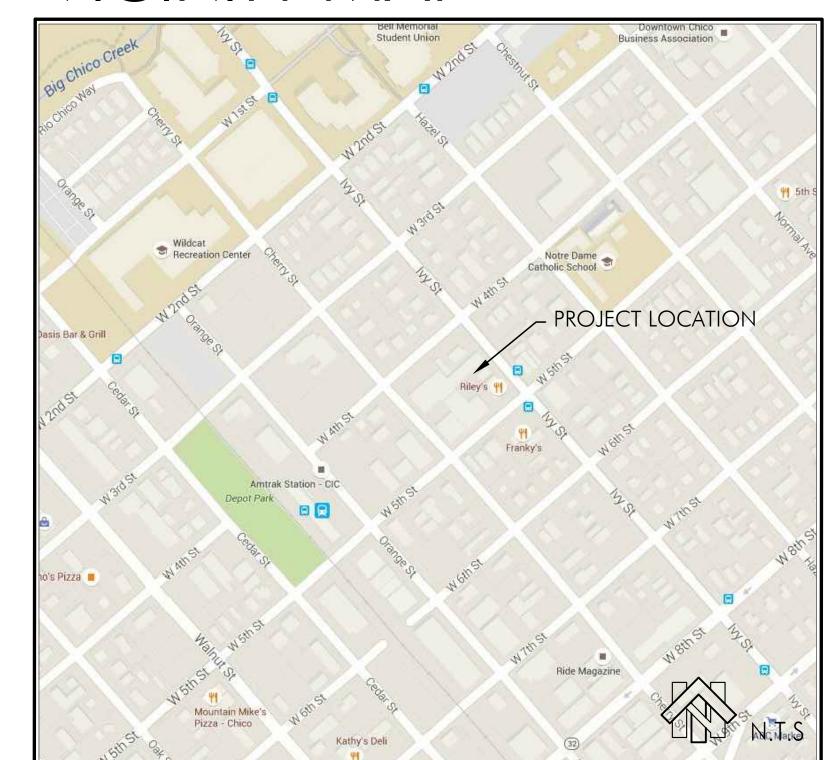
### 6 FOOT HIGH CEDAR FENCE WITH CAP



### COURTYARD ENLARGEMENT



## VICINITY MAP



## BENCHES AND TRASH RECEPTACLES



## ACCESSIBLE TABLE

(7) PALM TREE GROUPING. SEE PRELIMINARY PLANTING PLAN.



CHICO, CA 95973 624-5356

RILEY VENTURES

3410 BELL ROAD,

PROJECT RILEY APARTMENTS 5TH AND IVY CHICO,

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

CALIFORNIA

NO. DESCRIPTION PRELIMINARY

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