



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 11/03/2021

DATE: October 22, 2021

File: AR 21-20

TO: Architectural Review and Historic Preservation Board

FROM: Madison Driscoll, Assistant Planner (530) 879-6810, madison.driscoll@chicoca.gov
Community Development Department

RE: Architectural Review 21-20 (Humboldt Apartments) A Proposed 30-unit Multi-family Housing Development, 1991 Humboldt Road, APN 002-110-034

RECOMMENDATION

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

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of Humboldt Apartments (AR 21-20), subject to conditions.

BACKGROUND

The applicant proposes to construct three two story apartment buildings with a total of 30 units, located on the southwest corner of the intersection of Humboldt Road and Forest Avenue. The site is bounded by Little Chico Creek to the south, Humboldt Road to the north, Forest Avenue to the east and a single-family home to the west (see location map, **Attachment A**). The 1.24-acre site is currently designated Medium-High Density Residential in the General Plan Land Use Diagram and is zoned R3 (Medium High Density Residential). The resultant density for the project would be 21.1 units per acre, which is consistent for the allowable range of 6 to 22 du/ac for the R3 zoning district.

The site depicts the layout and orientation of four new buildings and the location of a trash enclosure, site amenities, surrounding landscaping, and parking (see Site Plan, **Attachment B**). “Building 1” would be located to the front of the site on Humboldt Road, “Building 2” would be located towards the southern rear, and “Building 3” would be located along the western side. Additionally, there is a one-story club house located in the southwest corner of the site accompanying a proposed pool. The southeast corner of the site would include a barbeque area and dog park.

The exterior of the buildings would showcase a mixture of batten-and-board and shake surfaces. Main building colors would be a combination of cold beige (KM ‘Afternoon Tea’) and light grey (KM ‘Backdrop’). The trim of Building 1 would be a light beige (KM ‘Frost’) with a muted green (SW ‘Artichoke’) accent. Buildings 2 would have a light brown accent. Front doors

would be painted a golden brown ('Empire Gold') (see **Attachment C**, Colors and Material). Front elevations feature a sawtooth roofline, enhanced by jutting gables along with overhangs covering the front building entrances. Rear elevations show outdoor patios along the 2nd floor, and at ground level with small private yards (see **Attachment D**, Elevations). Lighting throughout the parking lot is provided by bollard lighting and on buildings as wall pack style lights.

Access to the site is provided by two new driveways both on Humboldt Road leading into a central parking area. A total of 55 vehicle parking spaces are provided, including 6 guest parking spaces. A total of 34 bicycle parking spaces are provided throughout the site. All parking requirements have been satisfied pursuant to CMC 19.70.

New landscaping is proposed around the perimeter of the site utilizing low water use plant material. Trees, including Chinese pistache, giant dogwood, marina strawberry, interior live oak, and valley oak would provide adequate parking lot shading that is estimated to reach 59% shade coverage (see **Attachment E**, Landscape Plan). A variety of shrubs and groundcover would provide 38% landscaped open space. A total of six trees are proposed for removal, five of which would qualify for mitigation measures pursuant to the City's tree preservation measures (CMC 16.66). A common area would be located in the southeast corner of the site and include picnic tables, barbeques, benches, and a dog park (see **Attachment F**, Design Development). A 6-foot high black tube steel would outline the rear and eastern perimeter of the site while a 6-foot wood fence would separate the project from residential uses on the western boundary.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project with within the scope of a previous Mitigated Negative Declaration (MND) that was prepared for a similar multifamily project and adopted by the City Council in 2019 (State Clearinghouse #2018122035). Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the MND, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the MND, and no new information has become available which was not known and could not have been known at the time the MND was adopted. All mitigation measures from the MND have been included as recommended conditions of approval.

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 on the required findings itemized below.

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

The overall design complements and enhances the residential neighborhood feel as well

as the natural environment. The project design and style are consistent with several General Plan goals and policies including encouraging compatible infill development (LU-1, LU-4, and CD-5) and providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the City (H.3, H.3.2, and H.3.4)

- 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 objectives of the Design Guidelines (DG) Manual. The project successfully combines engagement with the creek side greenway and creating sense of community with “eyes on the street” through porches and balconies (DG 4.1.21 and 4.1.24). The project massing breaks up the building through gables and overhands, creating a sense of interest, variety and avoids a monotonous streetscape (DG 4.1.14, 4.1.15, and 4.1.23). Most of the parking is obscured from street view by buildings and landscaping while remaining open and visible from each residence to enhance the overall safety of the area (DG 4.1.12).

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

The architecture of the buildings compliments and enhances the residential neighborhood feel as well as the natural environment to the south and east by using colors and materials that reflect the adjacent natural landscape (DG 1.2.21 and 1.2.22) The design includes a pleasing variety of colors, massing, and materials including composition shingle roofing and lap, board and batten, and shake siding (DG 4.2.31 and 4.2.31). In order to obscure equipment, mechanical units are located behind the buildings of each unit’s private yard (DG 4.1.24).

- 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 project will not unnecessarily block views. The buildings are appropriately set back from the public right of way, the creek side greenway, and neighboring uses. Landscaping along both Forest Avenue and Humboldt road frontage would soften the building’s appearance.

- 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 landscape plans call for a variety of species with low water demands. A mixture of trees, shrubs, and ground cover are proposed around the perimeter of the site, within the shared common areas, and throughout the new parking area. A total of 28 new trees would be planted on site, including 14 parking lot shade trees and 14 landscape

trees. Parking lot share is estimated to reach 59-percent at full tree maturity, and would include a mixture of Chinese pistache, giant dogwood, marina strawberry, interior live oak, and valley oak. A variety of plants and ground cover would be incorporated into the barbeque and dog park area, as well as along Forest Avenue and Humboldt Road.

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 AR 21-20 (Humboldt). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches in 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 by Chico Municipal Code (CMC) 16.66 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.
3. **MITIGATION C.1 (Air Quality):** To reduce long-term air quality impacts from future development at the project site, operational mitigation measures shall be incorporated into the design of the project as specified in Appendix C of the Butte County Air Quality Management District's CEQA Air Quality Handbook, October 23, 2014, available at <http://bcaqmd.org/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf>. These measures include but are not limited to:
 - a. Utilizing energy-efficient lighting systems.
 - b. Utilizing energy-efficient and/or automated controls for heating and air conditioning.
 - c. Utilizing EPA Phase II certified wood burning devices.
 - d. Installing additional bicycle racks or storage facilities to encourage alternatives to driving vehicles.

- e. Including additional shade trees to maximize natural cooling.
 - f. Utilizing centralized space and water heating and/or use of solar water heating.
4. MITIGATION D.1 (Biological Resources): If construction is scheduled to occur within the nesting season (February 1 – August 31), the developer shall hire a qualified biologist to conduct a preconstruction survey of the project site to identify any active nests within 250 feet of the project area. The survey will be conducted no more than 7 days before the beginning of initial ground disturbances. If nesting raptors or migratory birds are found during the survey, impacts will be avoided by establishment of appropriate buffers. No construction activities will commence within the buffer area until a qualified biologist confirms that the nest is no longer active. California Department of Fish and Wildlife guidelines recommend implementation of 500 foot buffers around construction areas, but the size of the buffer may be adjusted if a qualified biologist determines that construction activities would not likely adversely affect the nest. Monitoring of the nest by a qualified biologist may be required if the activity has potential to adversely affect the nest. The migratory bird survey shall be conducted by a qualified, professional biologist.
5. MITIGATION E.1. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at (530) 879-6800. 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. Further, Planning 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 Director, 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 plans to ensure contractor knowledge and responsibility for proper implementation.

PUBLIC CONTACT

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

ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Colors and Materials
- D. Elevations
- E. Landscape Plan
- F. Project Description

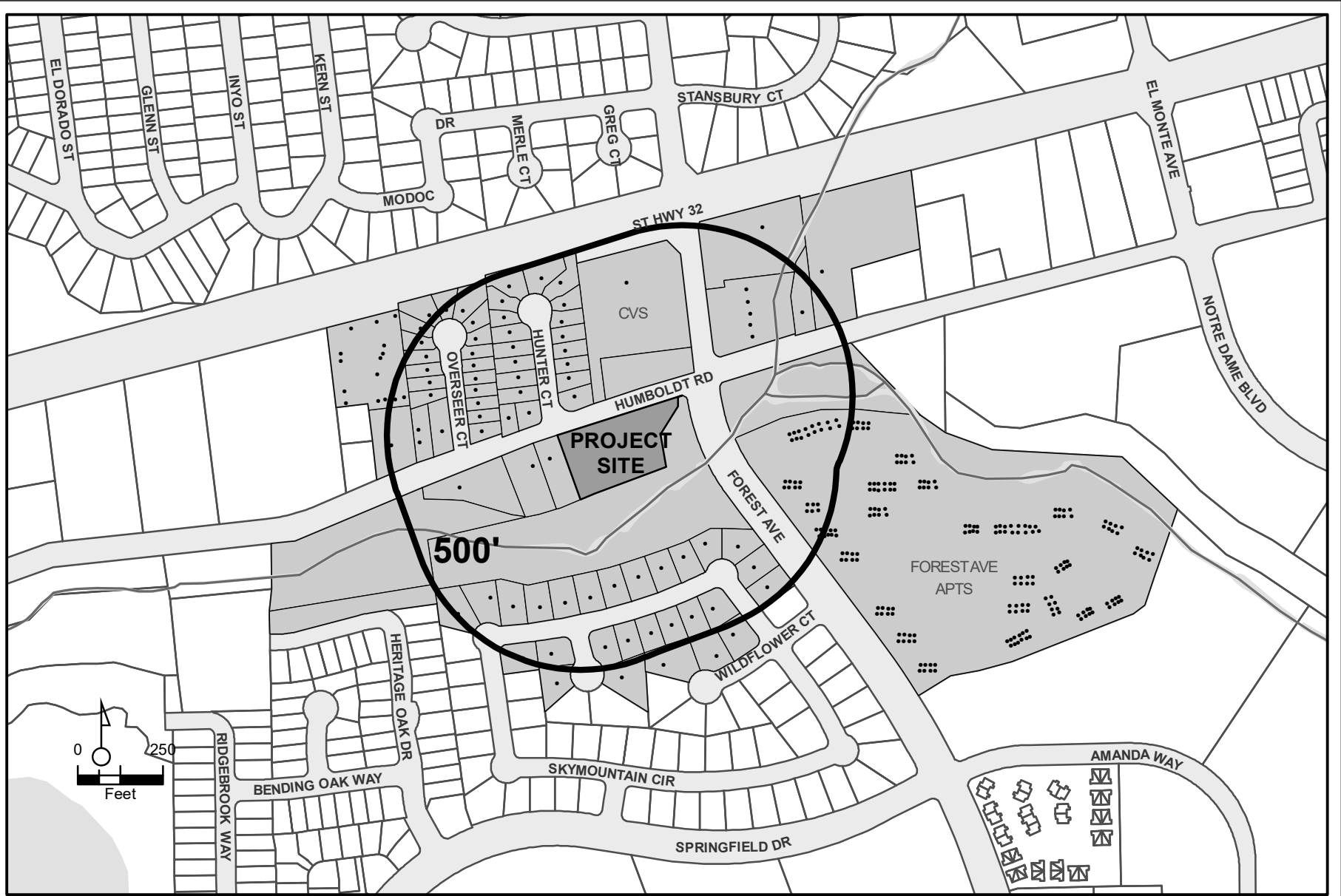
DISTRIBUTION

Internal

Mike Sawley, Principal Planner
Madison Driscoll, Assistant Planner
File: AR 21-20

External

Chuck Tatreau, 1237 Mangrove Avenue, Chico, CA 95926 (chuck.tatreau@yahoo.com)
Greg Pietz, 383 Rio Lindo Ave, Chico, CA 95926 (gregpeitz@sbcglobal.net)



AR 21-20 (Humboldt)
 1991 Humboldt Road
 APN 002-110-034-000

- Notified Addresses
- Notified Parcels



HUMBOLDT APARTMENTS

1991 HUMBOLDT RD.

ALL BUILDINGS

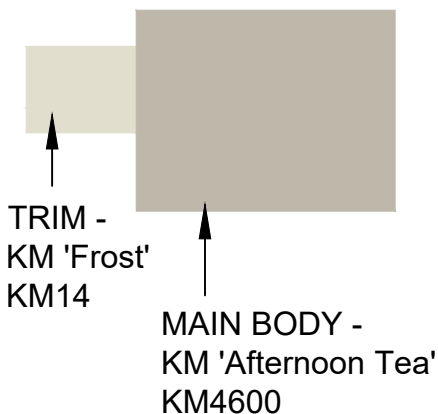
ROOFING -
LANDMARK
'Heather Blend'



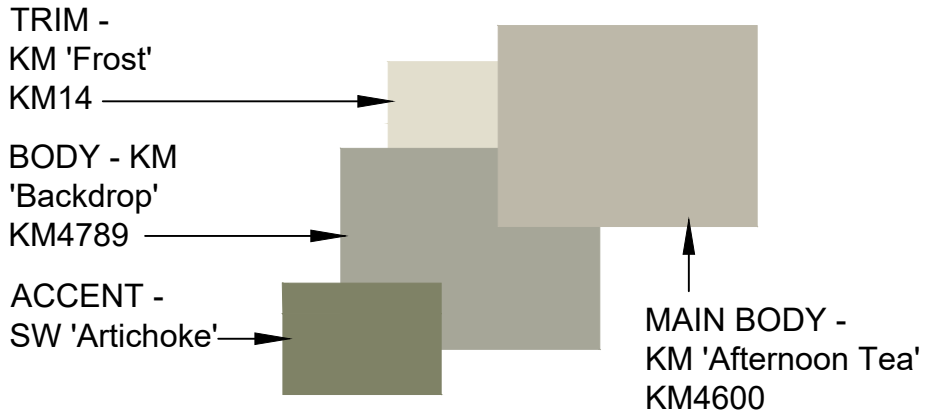
FRONT DOORS -
SW 'Empire Gold'



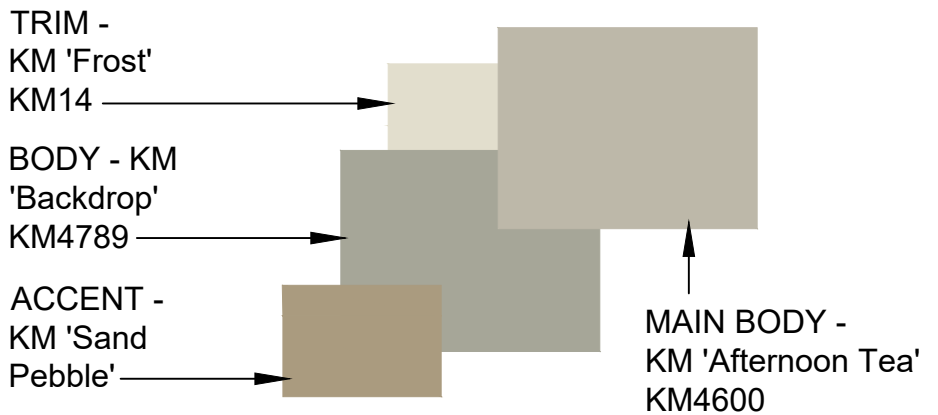
POOL HOUSE



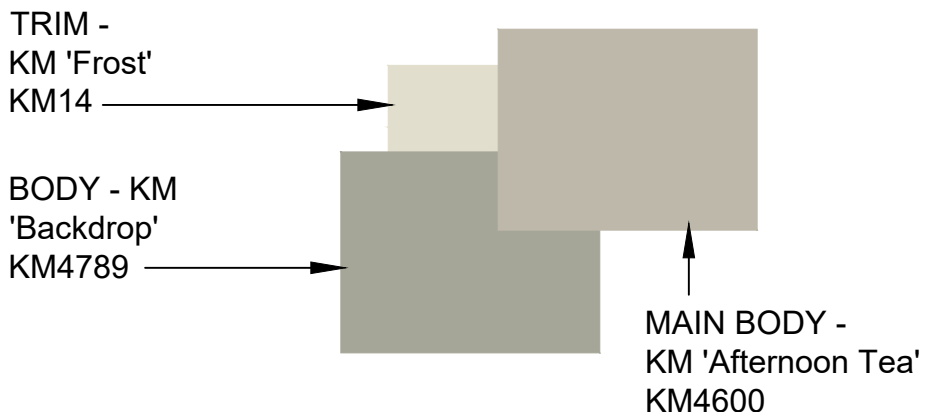
BUILDING #1



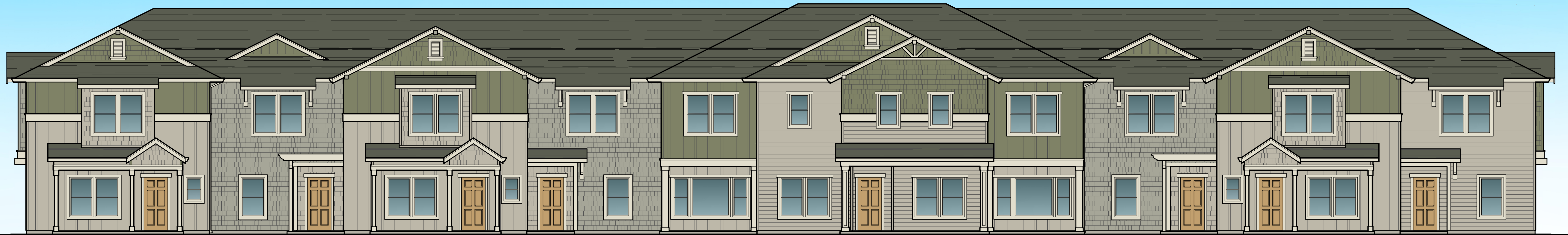
BUILDING #2



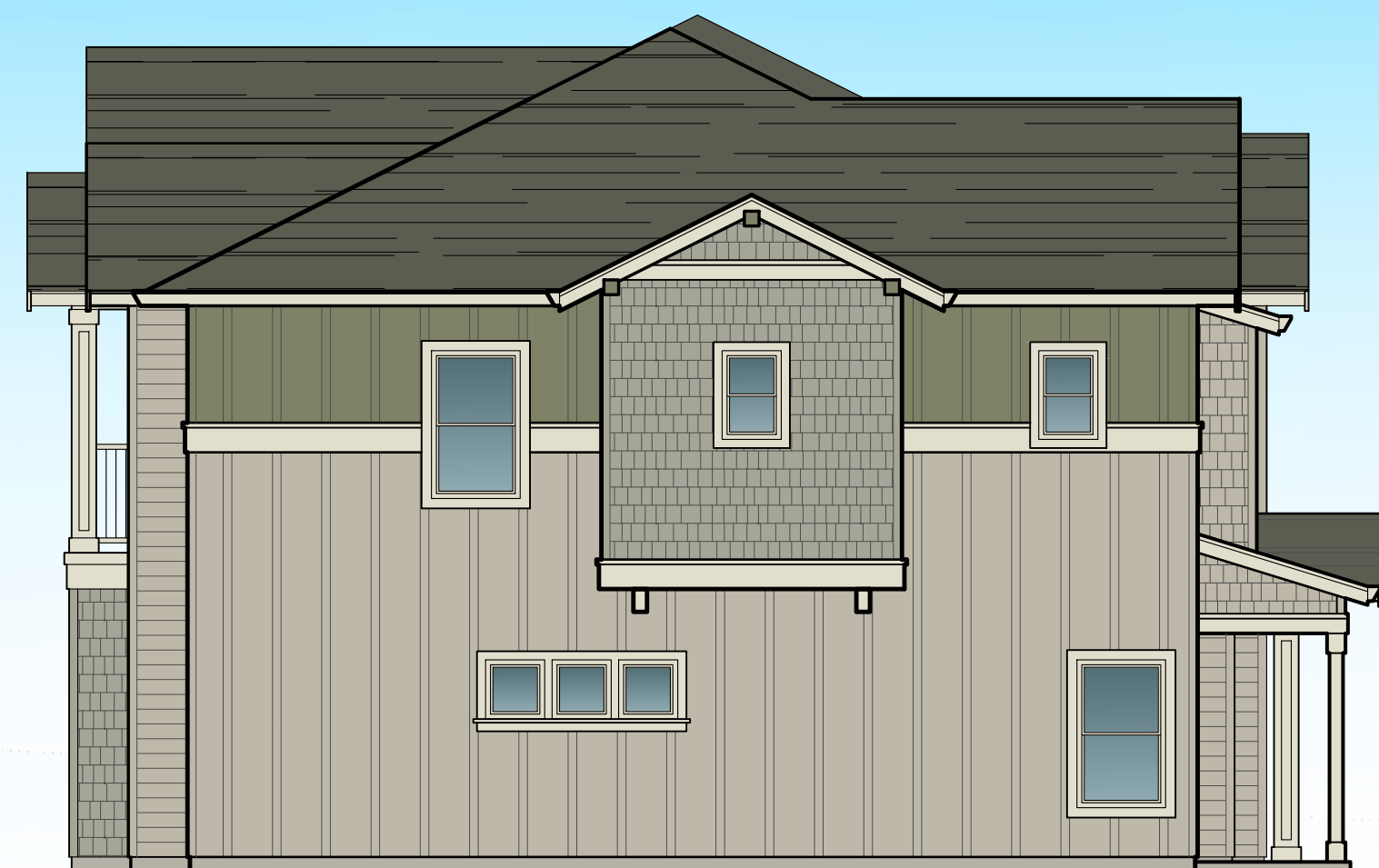
BUILDING #3



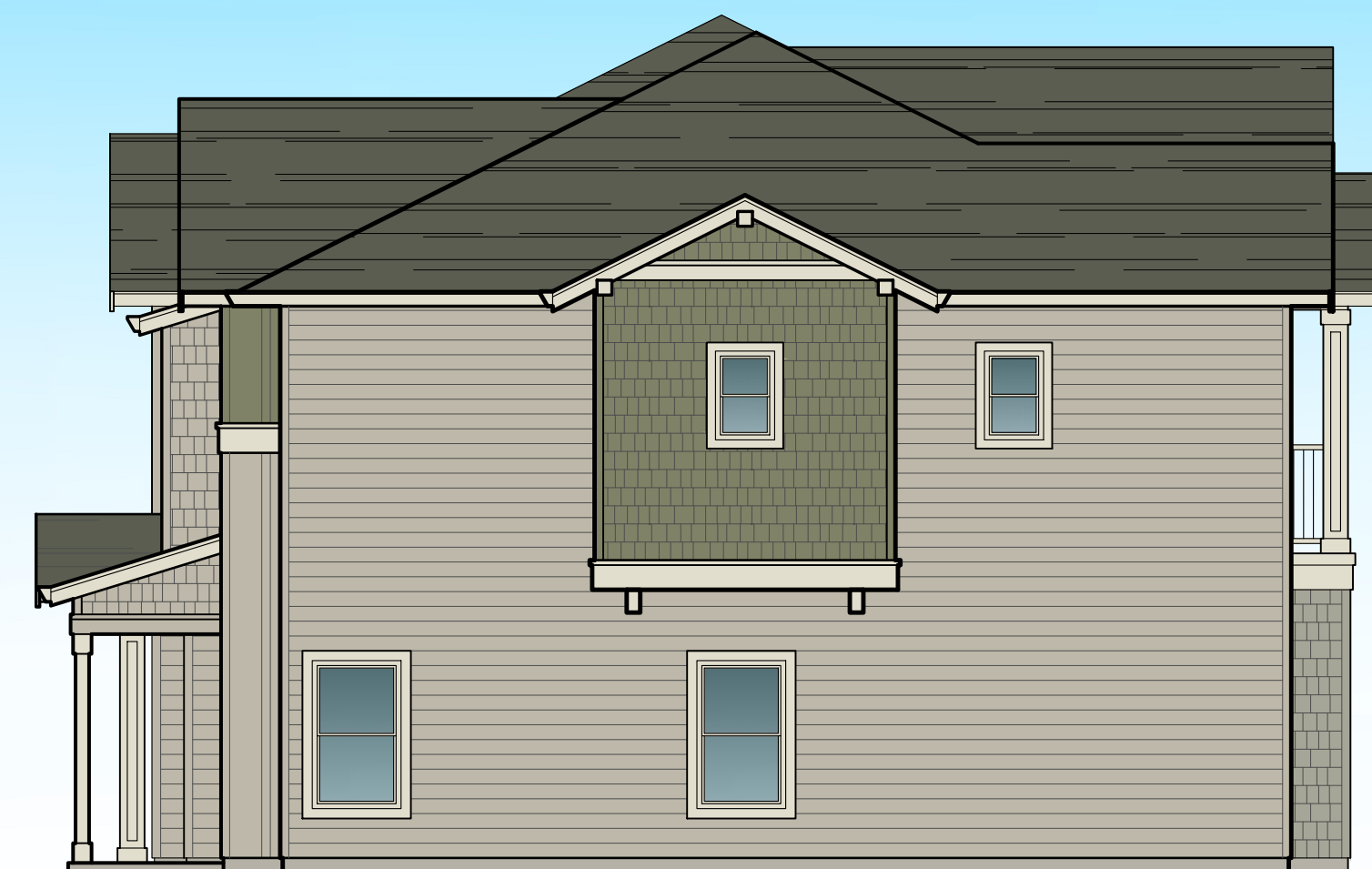
BUILDING 1



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

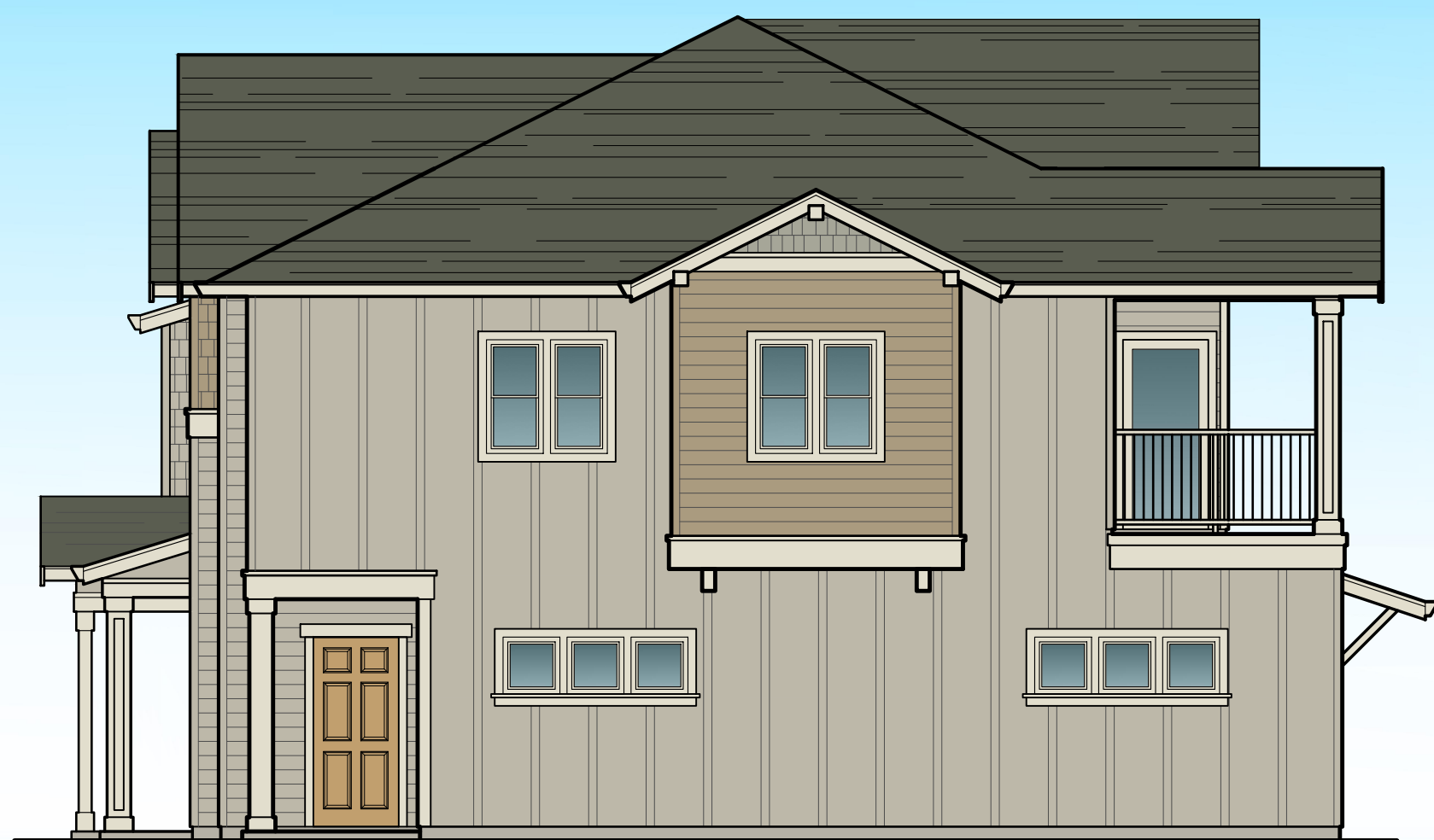
BUILDING 2



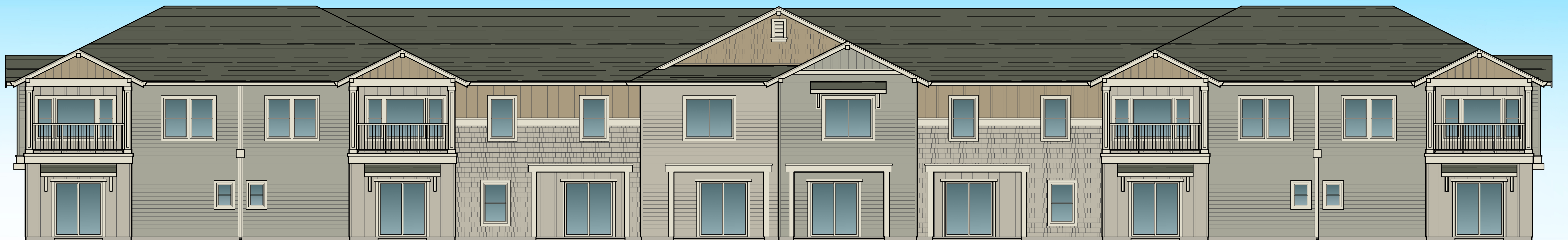
FRONT ELEVATION



LEFT ELEVATION

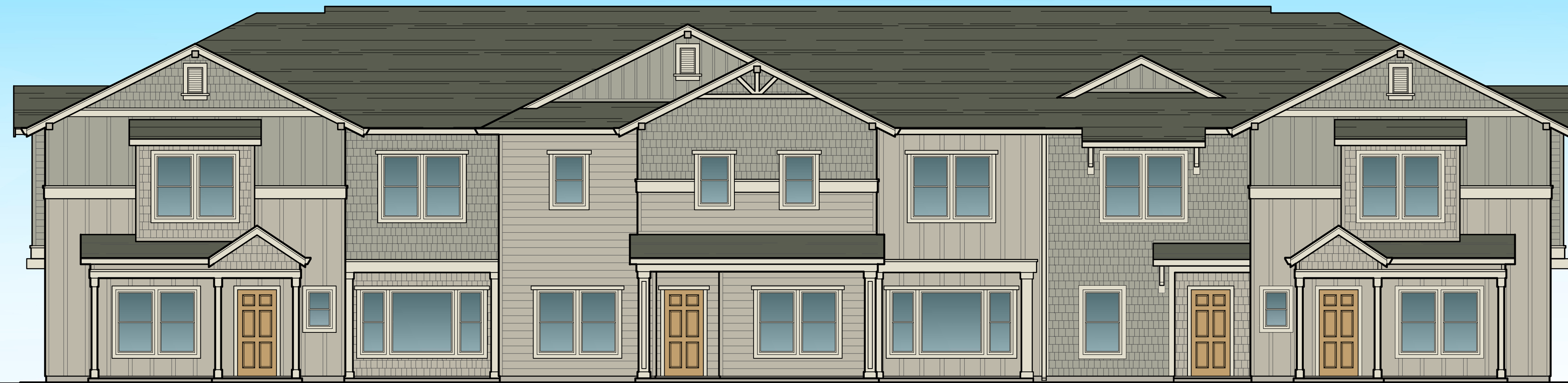


RIGHT ELEVATION

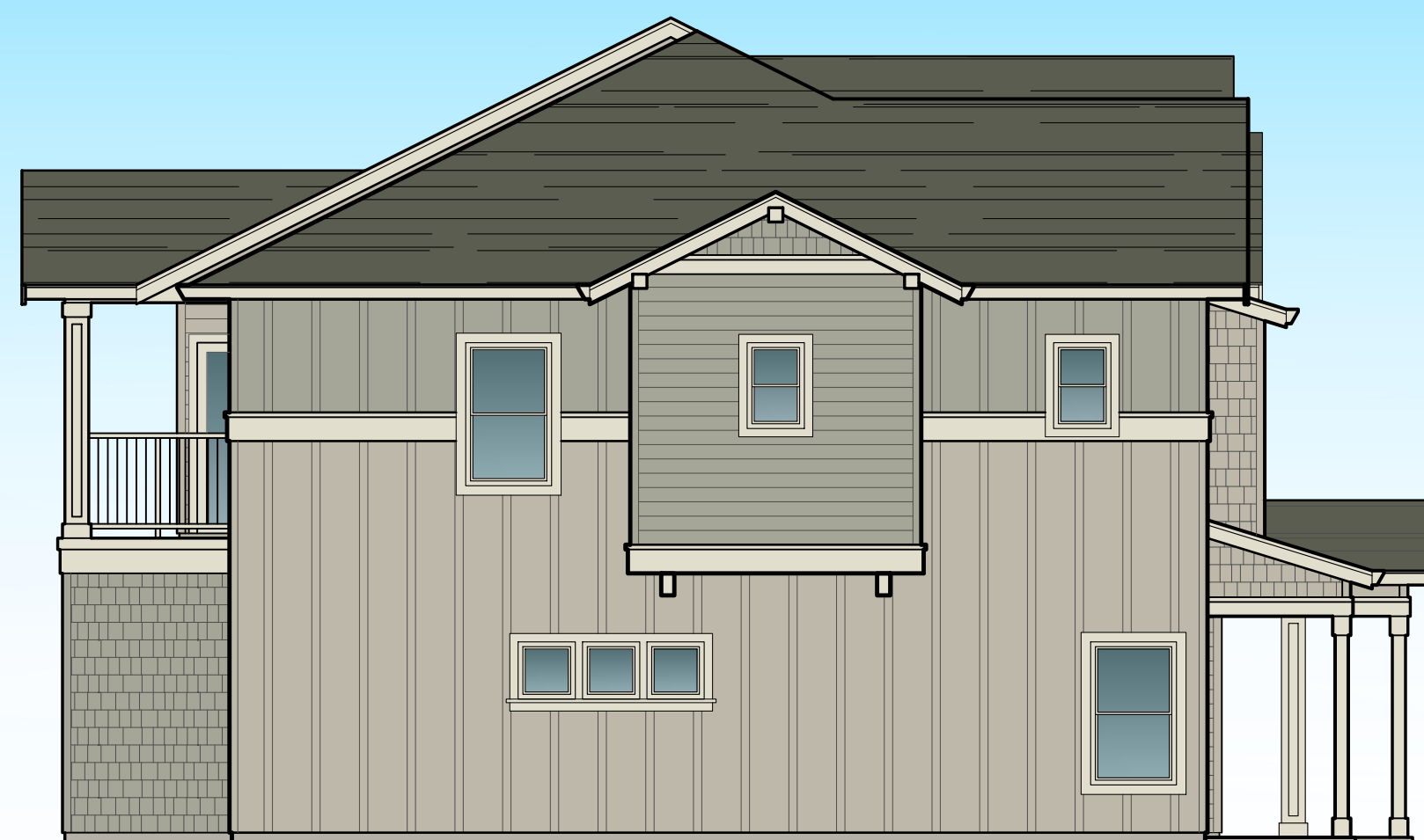


REAR ELEVATION

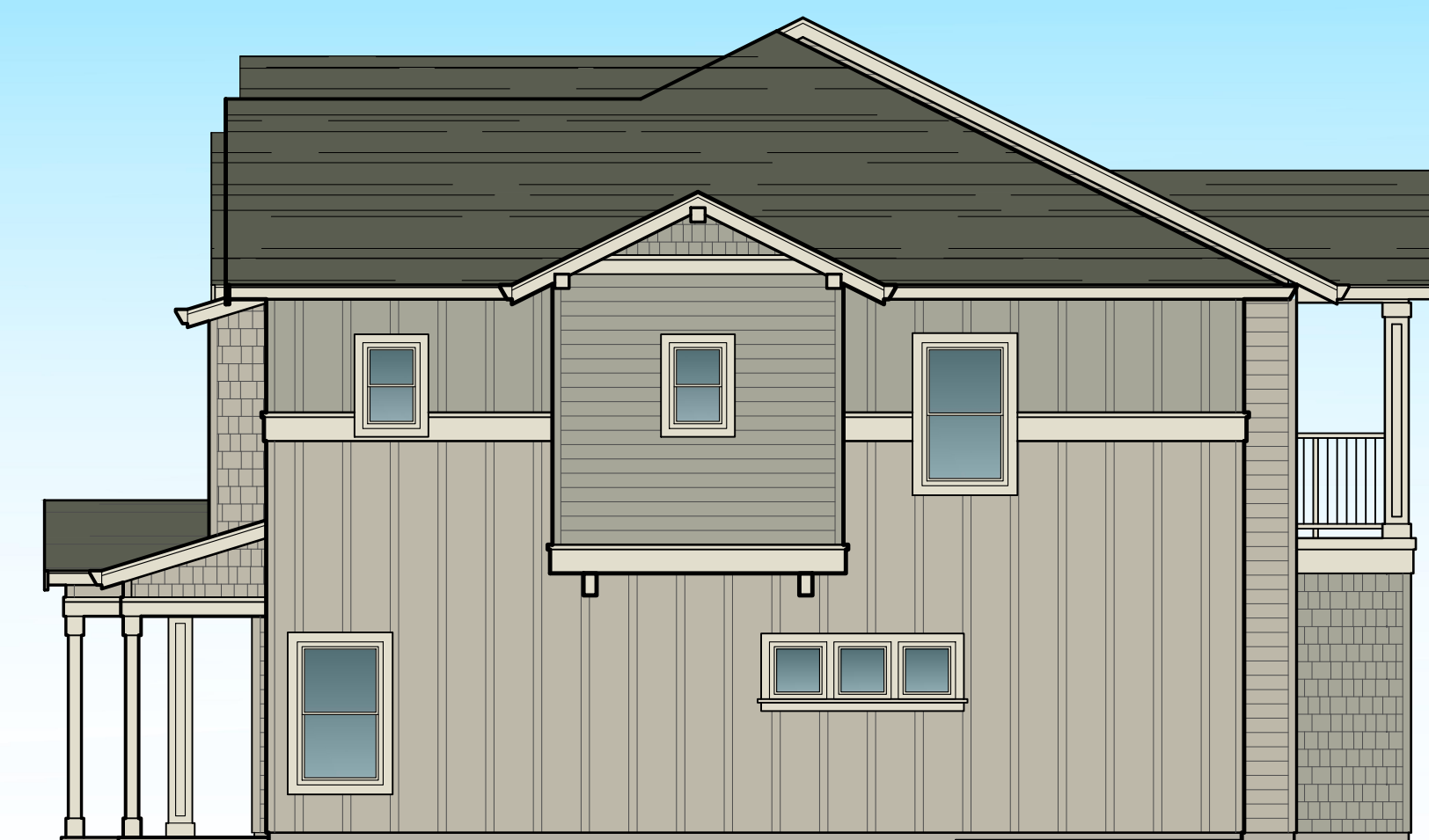
BUILDING 3



FRONT ELEVATION



LEFT ELEVATION

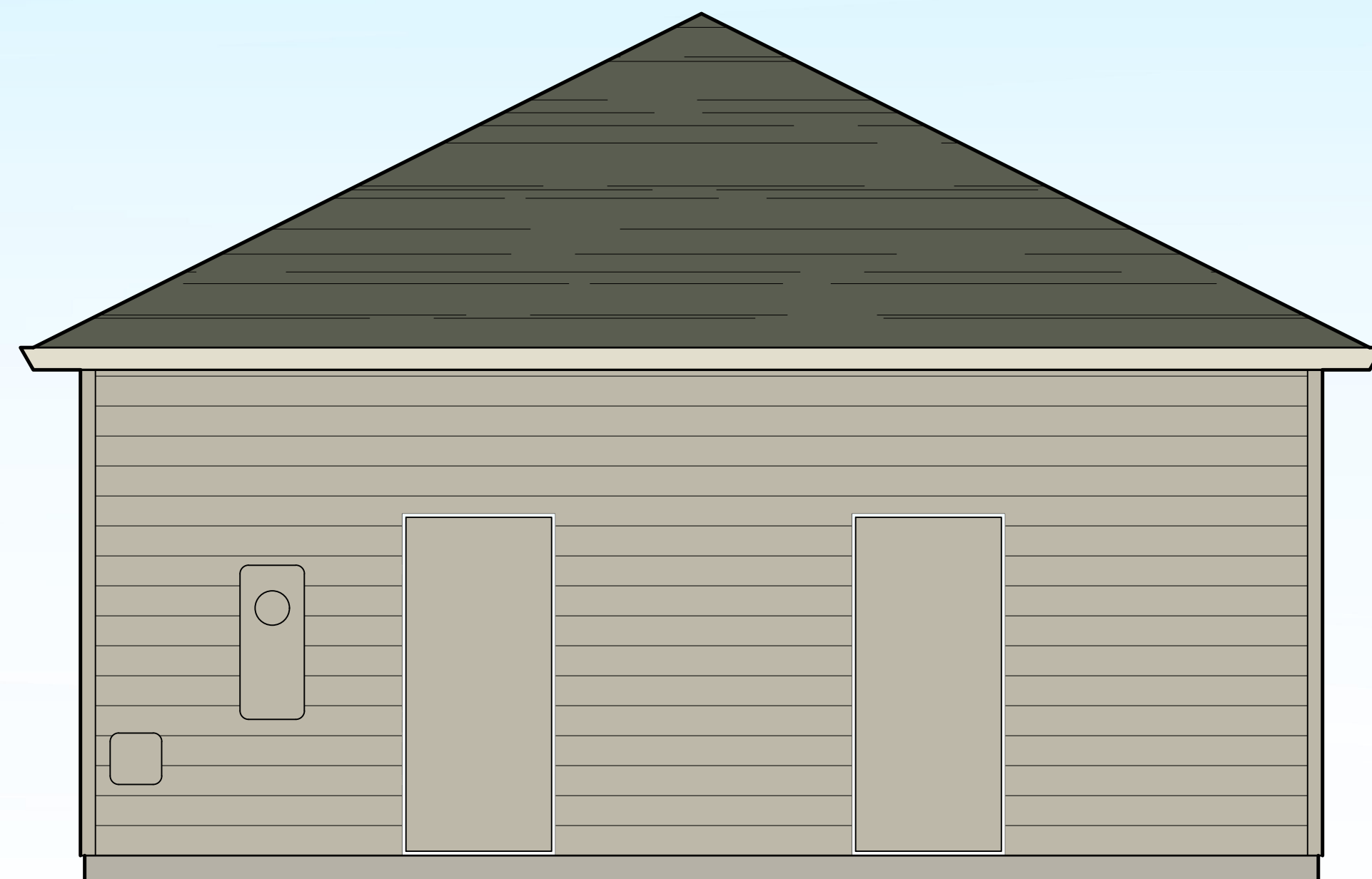


RIGHT ELEVATION

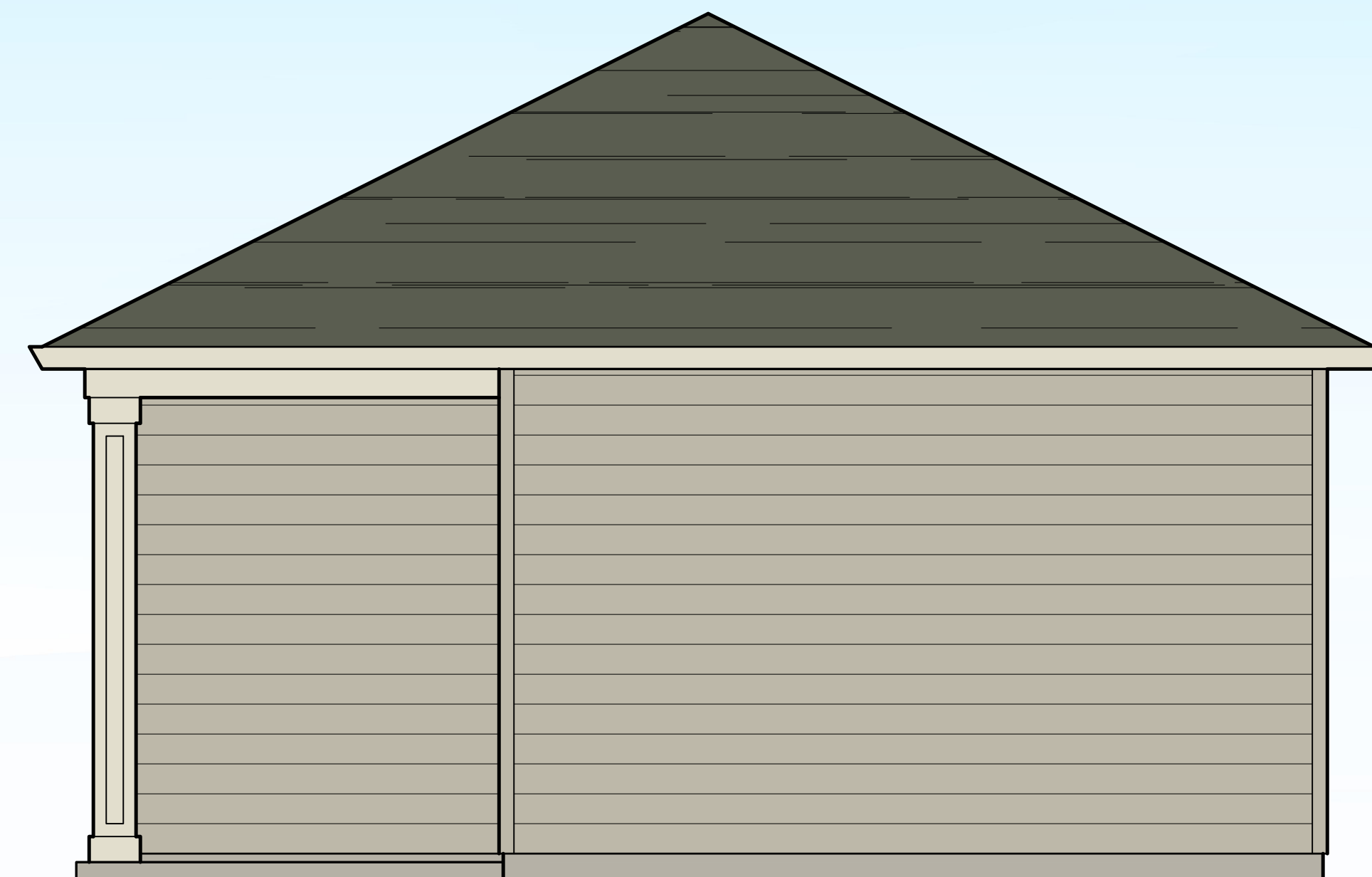


REAR ELEVATION

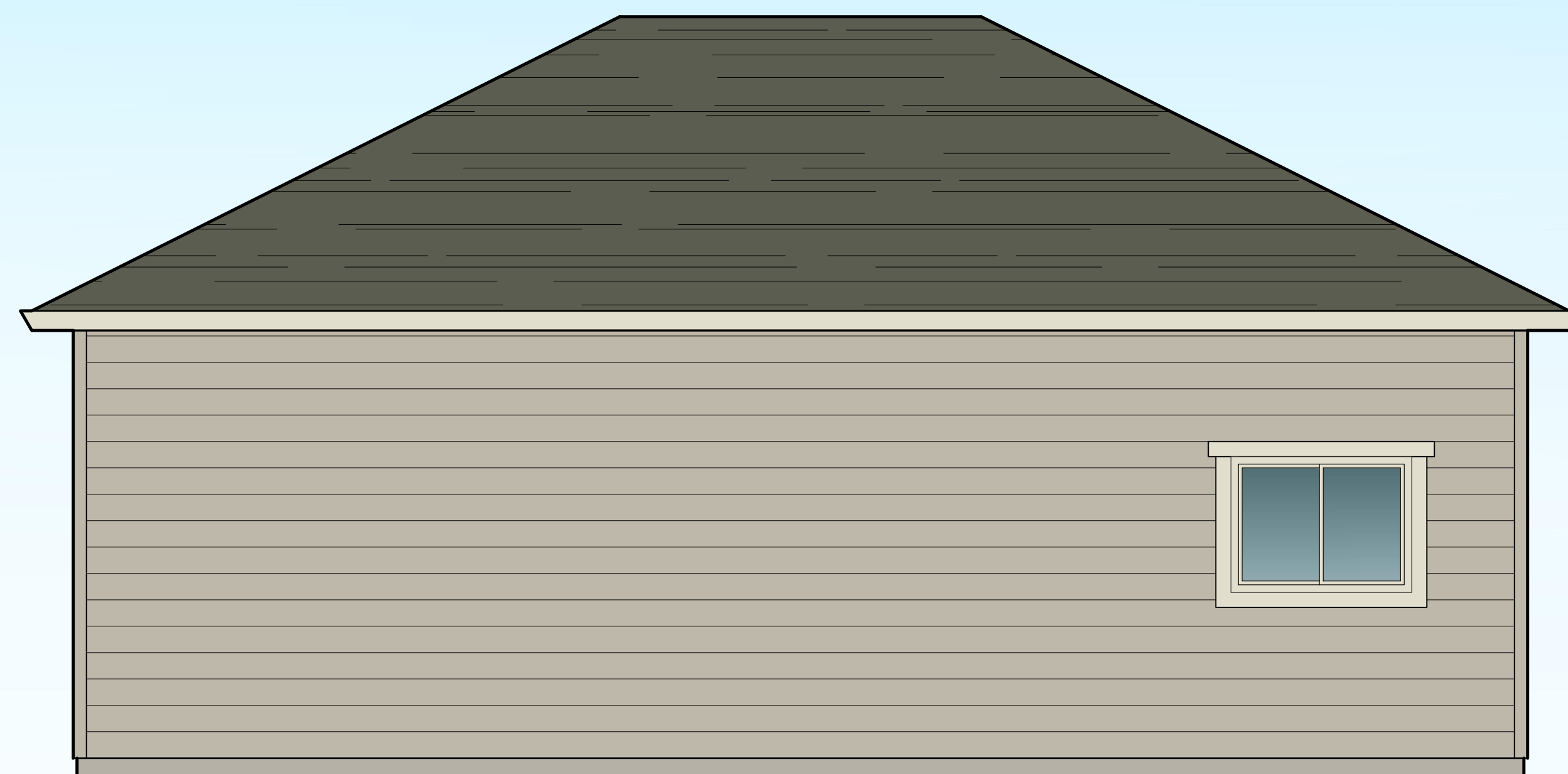
POOL HOUSE



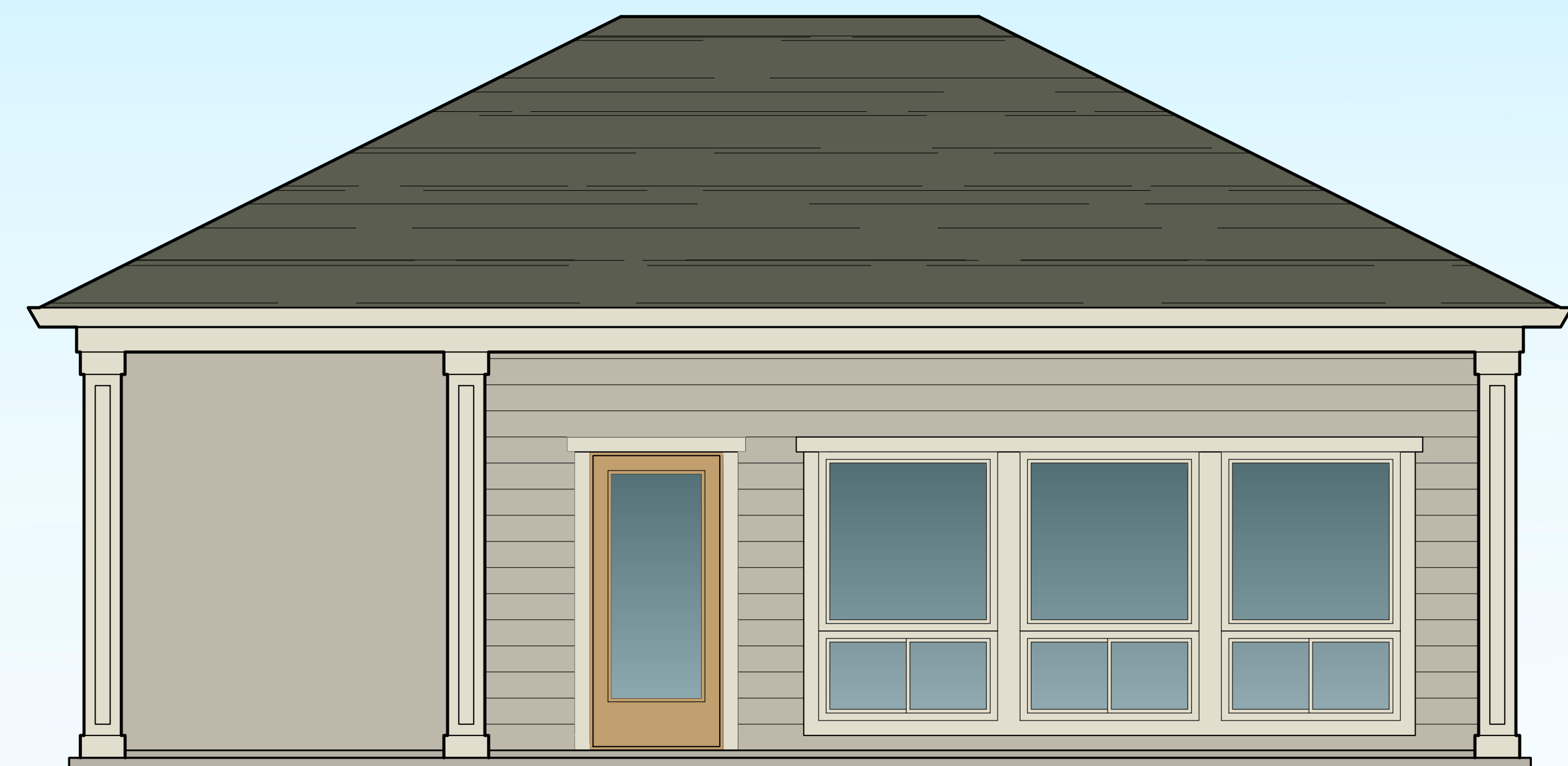
LEFT ELEVATION



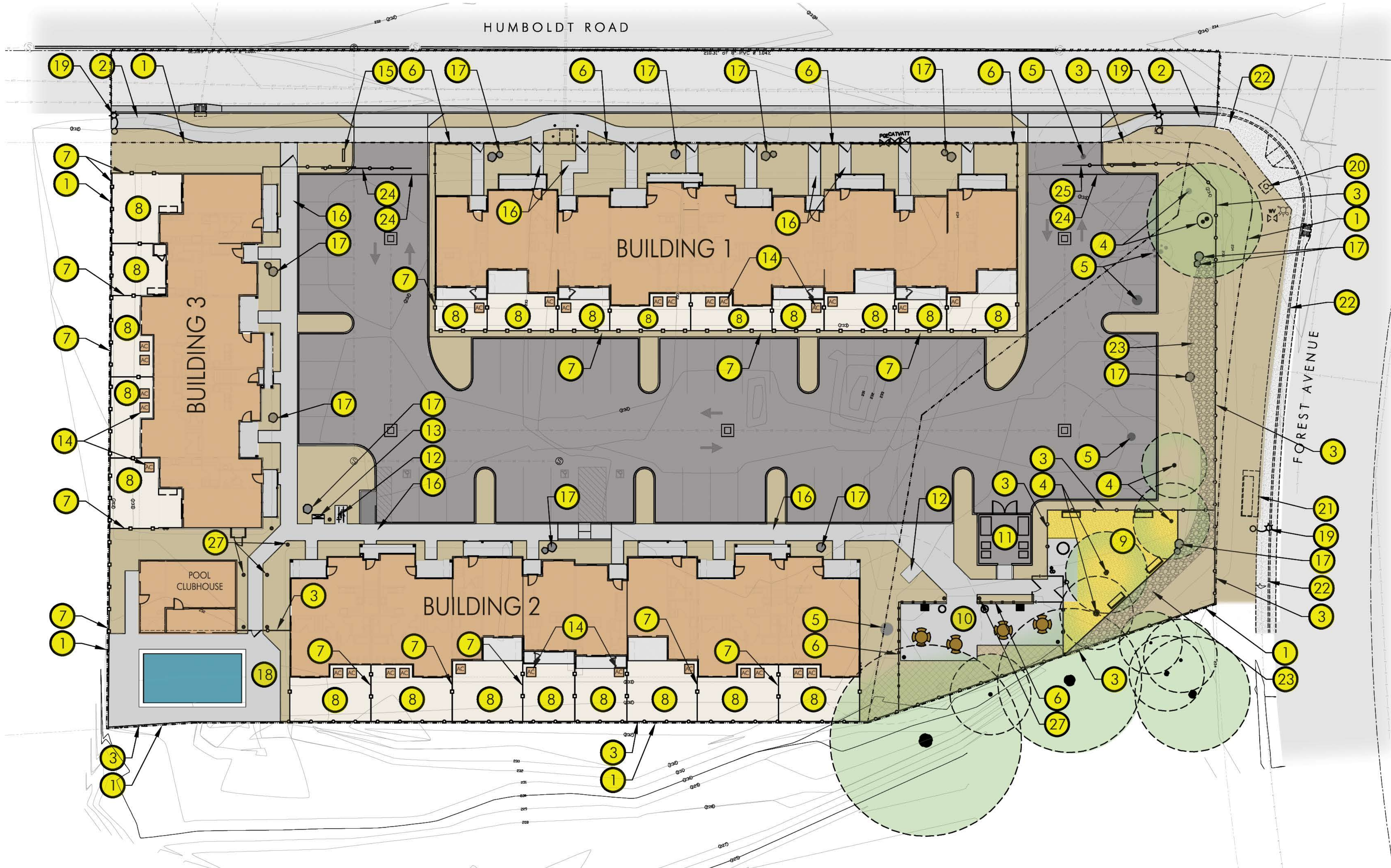
RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION



PLAN LEGEND

SYMBOL	DESCRIPTION
1	PROPERTY LINE
2	NEW CITY OF CHICO CURB, GUTTER, & SIDEWALK. PER CIVIL ENGINEER.
3	6 FOOT HIGH BLACK TUBE STEEL FENCE. SEE DESIGN DEVELOPMENT, SHEET 3.
4	EXISTING TREE. TO REMAIN. TYPICAL SYMBOL. SEE TREE REMOVAL PLAN (SHEET 4).
5	EXISTING TREE. TO BE REMOVED. TYPICAL SYMBOL. SEE TREE REMOVAL PLAN (SHEET 4).
6	3 FOOT HIGH BLACK TUBE STEEL FENCE. SEE DESIGN DEVELOPMENT, SHEET 3.
7	6 FOOT HIGH WOOD FENCE WITH KICKER BOARD AND CAP. SEE DESIGN DEVELOPMENT, SHEET 3.
8	PRIVATE BACK YARDS
9	DOG AREA. CRUSHED ROCK SURFACE WITH CONCRETE SPLASH PAD AND DOG WATERING STATION, DOGGY WASTE STATION, AND ADA ACCESSIBLE TABLES AND BENCHES. SEE DESIGN DEVELOPMENT, SHEET 3.
10	GRILL AREA WITH ADA ACCESSIBLE TABLES AND TRASH/ RECYCLING RECEPTACLES. SEE DESIGN DEVELOPMENT, SHEET 3.
11	TRASH ENCLOSURE (PER ARCHITECT)
12	GUEST BICYCLE PARKING. INVERTED 'U' STYLE. SEE DESIGN DEVELOPMENT, SHEET 3.
13	CLUSTER MAILBOX UNIT. SEE DESIGN DEVELOPMENT, SHEET 3.
14	HVAC (LOCATED IN APARTMENT PRIVATE YARDS, TYPICAL SYMBOL)
15	SIGNAGE. BY OTHERS.
16	CONCRETE WALKWAYS. PER CIVIL ENGINEER.
17	LANDSCAPE BOULDERS (30"-36" DIAMETER MOSS AND LICHEN COVERED FIELDSTONE. SEE DESIGN DEVELOPMENT, SHEET 3.
18	POOL AREA
19	EXISTING STREET LIGHT. TO REMAIN.
20	EXISTING TRAFFIC LIGHT. TO REMAIN.
21	EXISTING BUS STOP. TO REMAIN.
22	EXISTING CITY OF CHICO CURB, GUTTER, & SIDEWALK. TO REMAIN.
23	COBBLE "DRY CREEK BED". 6"-8" RIVER COBBLE.
24	PARKING LOT AREA (FOR USE WITH PARKING LOT SHADE AND LANDSCAPE CALCULATIONS). SEE SHEET 2.
25	ROLL BACK GATE TO MATCH 6 FOOT HIGH TUBE STEEL FENCE. PER OWNER.
26	TOP OF CREEK BANK. PROVIDE 25' MINIMUM SETBACK. (TO BE DETERMINED)
27	BOLLARD LIGHTING. TYPICAL SYMBOL. PER OWNER

LANDSCAPE IRRIGATION

THE LANDSCAPE HAS BEEN DESIGNED UTILIZING LOW WATER USE PLANT MATERIAL AND WILL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED LOW VOLUME DRIP IRRIGATION SYSTEM. THE CONTROLLER IS CAPABLE OF MAKE REAL TIME IRRIGATION SCHEDULE ADJUSTMENTS USING WEB BASED WEATHER DATA TO OPTIMIZE THE USE OF WATER. THE SYSTEM WILL ALSO FEATURE A FLOW SENSING/ MASTER VALVE ASSEMBLY THAT ALLOWS THE CONTROLLER TO DETECT LINE BREAKS AND SHUT DOWN THE IRRIGATION SYSTEM IN THE EVENT OF A BREAK SO AS TO MINIMIZE WATER WASTE.

LANDSCAPE SOIL

THE PROJECT LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOILS ANALYSIS OF SITE SOIL FROM AN ANALYTICAL LABORATORY AND AMENDING THE SOIL AS PER THE RECOMMENDATIONS FOR LANDSCAPES STATED IN RATES OF COMMONLY AVAILABLE AMENDMENTS (CUBIC YARDS OR WEIGHT PER 1,000 SF). RECOMMENDATIONS PENDING LABORATORY ANALYSIS.

SITE LIGHTING

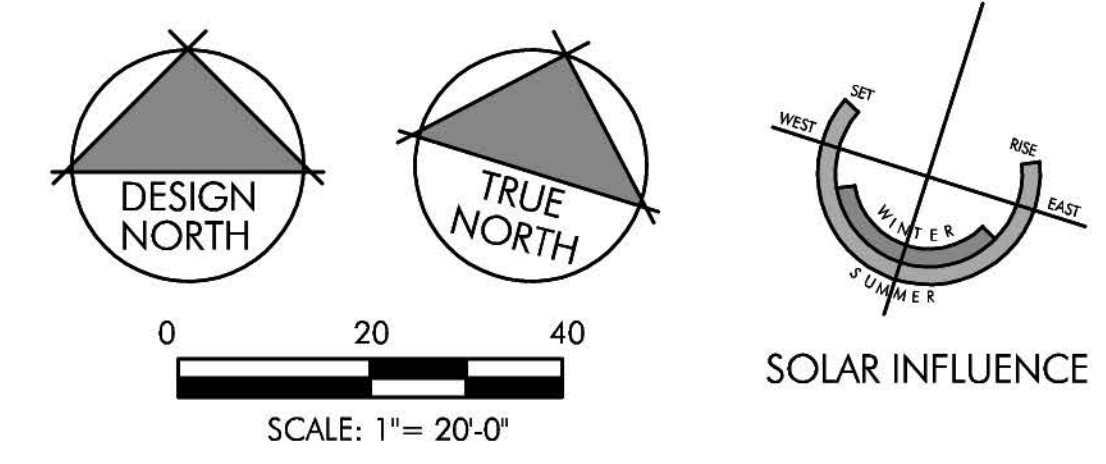
SITE LIGHTING IS TO BE PROVIDED BY WALL PACK STYLE LIGHTING. SEE BUILDING ARCHITECT'S PLANS.

APARTMENTS AT HUMBOLDT AND FOREST

PRELIMINARY LANDSCAPE SITE PLAN

SHEET 1

PREPARED FOR:
CHUCK TATREAU CONSTRUCTION
 1237 MANGROVE AVE.
 CHICO, CA 95926



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



TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	CONTAINER SIZE	WATER USE	QUANTITY
	PISTACHIA CHINENSIS CHINESE PISTACHE	15 GAL	LOW	7
	CORNUS CONTROVERSA GIANT DOGWOOD	15 GAL	LOW	7
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE (MULTI-TRUNKED SPECIMENS)	15 GAL	LOW	5
	QUERCUS WISLIZENI INTERIOR LIVE OAK	15 GAL	LOW	6
	QUERCUS LOBATA VALLEY OAK	15 GAL	LOW	3

SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	CONTAINER SIZE	WATER USE	QUANTITY
	SYRINGA VULGARIS COMMON LIAC	5 GAL	LOW	3
	CERCIS OCCIDENTALIS WESTER REDBUD	5 GAL	LOW	9
	DIETES BICOLOR FORTNIGHT LILY	5 GAL	LOW	174
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	LOW	37
	NANDINA DOMESTICA HEAVENLY BAMBOO	5 GAL	LOW	81
	ARCTOSTAPHYLOS 'HOWARD MCMINN' MCMINN MANZANITA	5 GAL	LOW	42
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	5 GAL	LOW	31
	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE	5 GAL	LOW	38
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	1 GAL	LOW	19
	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	1 GAL	LOW	62
	TULBAGHIA VIOLACEA SOCIETY GARLIC	1 GAL	LOW	307
	ZAUSCHNERIA CALIFORNICA CALIFORNIA FUCHSIA	1 GAL	LOW	132
	CISTUS X PULVERULENTUS 'SUNSET' MAGENTA ROCK ROSE	5 GAL	LOW	6
GROUND COVER				
	JUNIPERUS CONFERTA SHORE JUNIPER	1 GAL	LOW	56
	ARCTOSTAPHYLOS UVA URSI 'WOODS COMPACT' WOODS COMPACT MANZANITA	1 GAL	LOW	138

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			19,548 SF	
40 FOOT DIAMETER TREES				
FULL	1,256 SF	7	8,792 SF	44%
30 FOOT DIAMETER TREES				
THREE QUARTER	529 SF	3	1,587 SF	8%
HALF	353 SF	3	1,059 SF	5%
QUARTER	176 SF	1	176 SF	-1%
TOTAL SHADE AREA PROVIDED			14,444 SF	59%

PARKING LOT LANDSCAPE

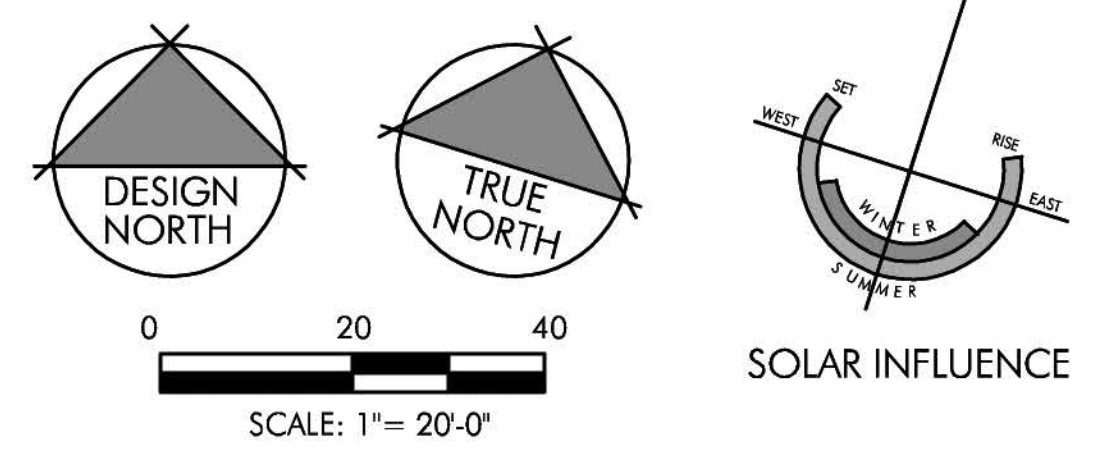
DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	19,548 SF	
PARKING LOT LANDSCAPE	2,052 SF	10.5%

APARTMENTS AT HUMBOLDT AND FOREST

PRELIMINARY LANDSCAPE PLANTING PLAN

SHEET 2

PREPARED FOR:
 CHUCK TATREAU CONSTRUCTION
 1237 MANGROVE AVE.
 CHICO, CA 95926

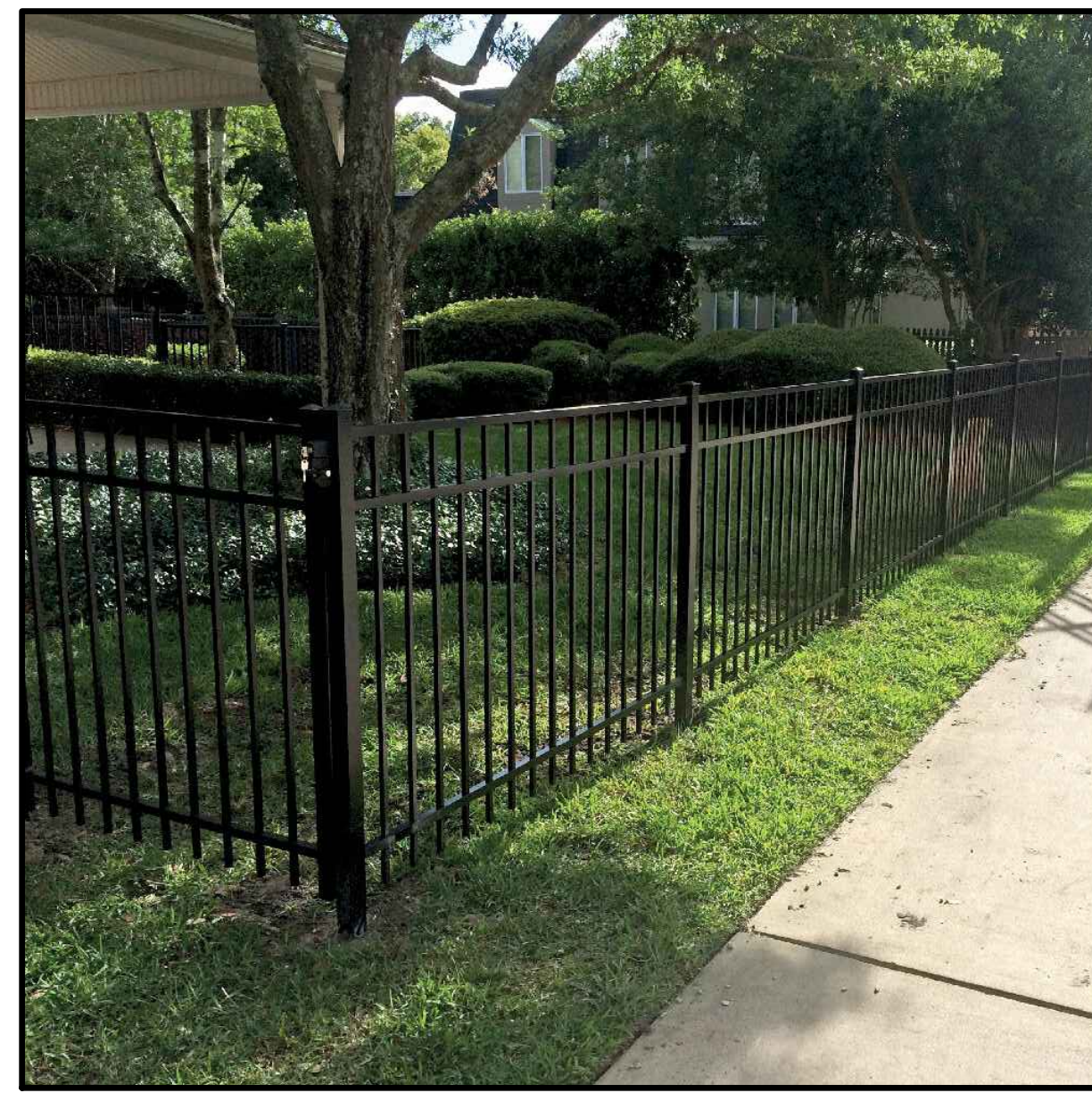


PREPARED BY:
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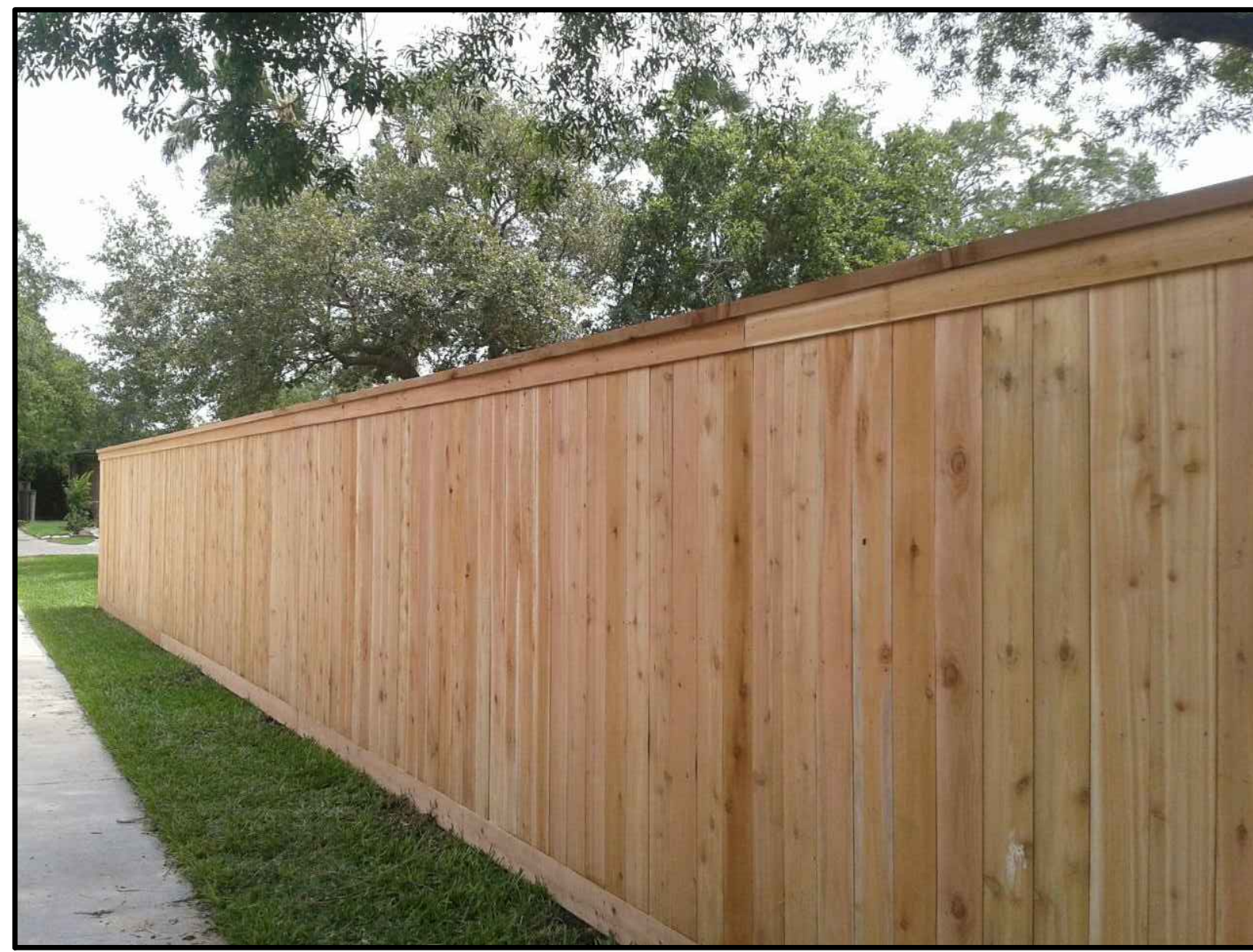
Attachment E DATE: SEPTEMBER 28, 2021
 BFLA PROJECT NUMBER: 2278



6 FOOT HIGH BLACK TUBE STEEL FENCE



3 FOOT HIGH BLACK TUBE STEEL FENCE



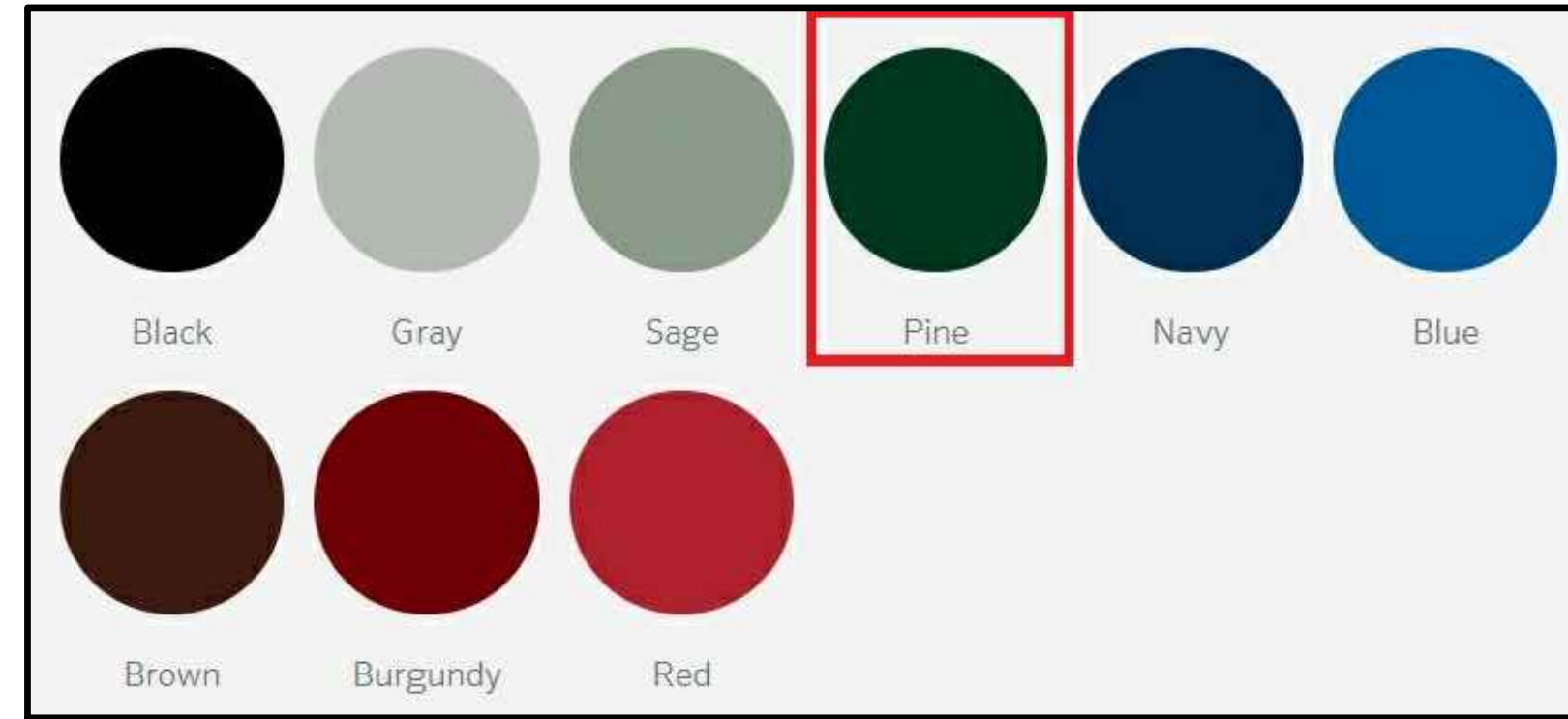
SIX FOOT WOOD FENCE



CLUSTER MAILBOX UNIT



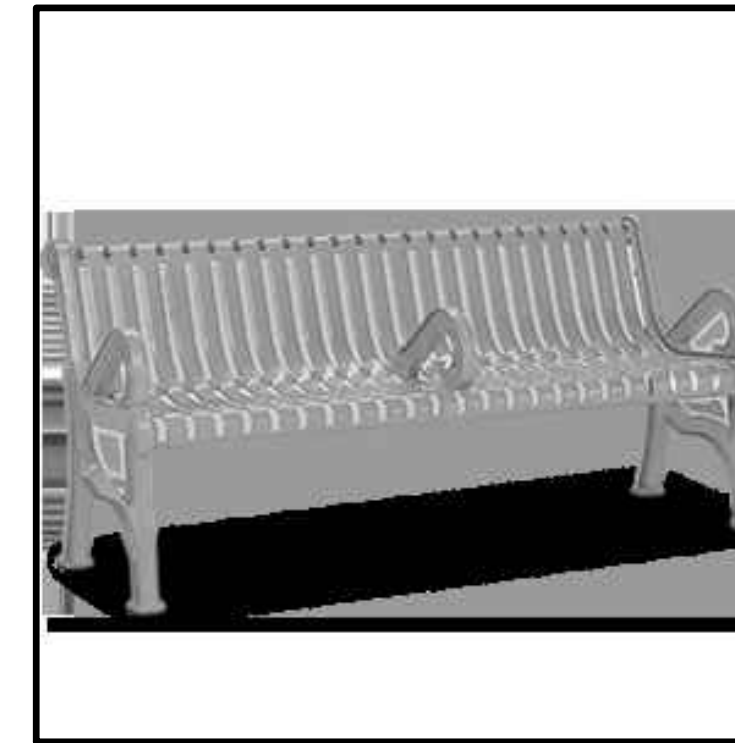
PARK STYLE GRILL



SITE FURNISHING COLOR SELECTION



ADA ACCESSIBLE TABLE



BENCH



TRASH/ RECYCLING RECEPTACLE



BICYCLE PARKING RECEPTACLE



DOG AREA



LANDSCAPE BOULDERS

APARTMENTS AT HUMBOLDT AND FOREST

LANDSCAPE CALCULATIONS AND DESIGN DEVELOPMENT

SHEET 3

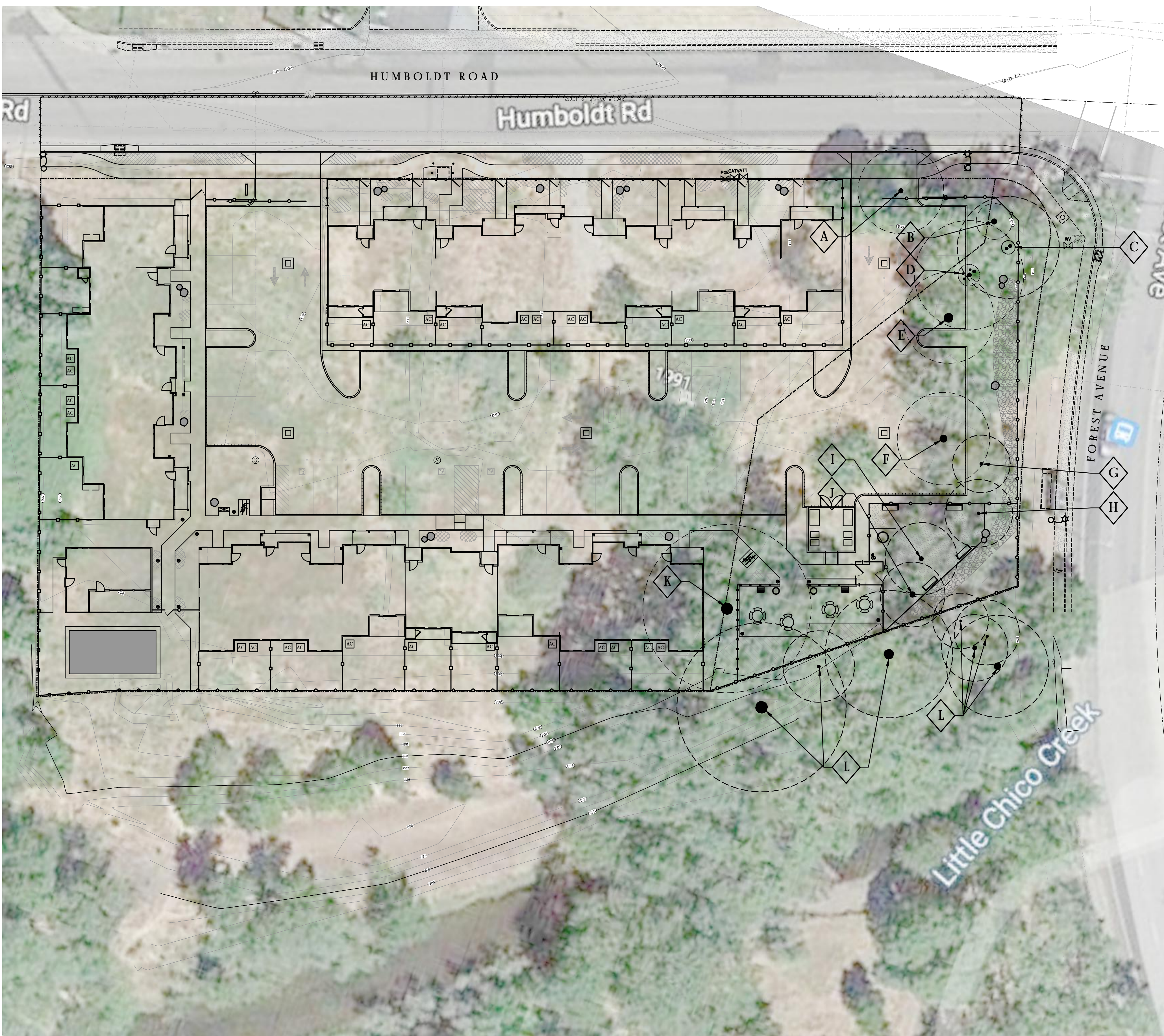
PREPARED FOR:

CHUCK TATREAU CONSTRUCTION
1237 MANGROVE AVE.
CHICO, CA 95926

PREPARED BY:

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

Attachment E DATE: SEPTEMBER 28, 2021
BFLA PROJECT NUMBER: 2278



TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
A	REDWOOD	20"	REMOVE	YES	CITY OF CHICO TREE. REMOVAL REQUIRED FOR PARKING LOT.
B	WALNUT	24"	REMOVE	NO	CITY OF CHICO TREE. THIS TREE HAS BEEN REMOVED.
C	SYCAMORE	14", 12"	TO REMAIN	NO	CITY OF CHICO TREE. SEVERE SCARRING AND DECAY AT BASE OF TRUNK.
D	SYCAMORE	10", 10", 18", 9", 14" DBH	REMOVE	YES	CITY OF CHICO TREE. REMOVAL REQUIRED FOR PARKING LOT.
E	ARIZONA CYPRESS	40"	REMOVE	YES	CITY OF CHICO TREE. REMOVAL REQUIRED FOR PARKING LOT.
F	ARIZONA CYPRESS	32"	REMOVE	YES	CITY OF CHICO TREE. REMOVAL REQUIRED FOR PARKING LOT.
G	REDWOOD	13"	TO REMAIN	NO	CITY OF CHICO TREE. RETAIN AND PROTECT.
H	REDWOOD	12"	TO REMAIN	NO	CITY OF CHICO TREE. RETAIN AND PROTECT.
I	ARIZONA CYPRESS	48"	TO REMAIN	NO	CITY OF CHICO TREE. RETAIN AND PROTECT.
J	ARIZONA CYPRESS	24"	TO REMAIN	NO	CITY OF CHICO TREE. RETAIN AND PROTECT.
K	VALLEY OAK	51"	REMOVE	YES	CITY OF CHICO TREE. REMOVAL REQUIRED FOR BUILDING.
L	OFF-SITE TREES	--	--	--	CITY OF CHICO TREES. SHOWN FOR REFERENCE ONLY. OUTSIDE OF LIMITS OF WORK.
TOTAL DBH OF QUALIFYING TREES REMOVED		187"	32 REPLACEMENT TREES OR IN-LIEU FEES FOR 32 TREES ARE REQUIRED.		

TREE REMOVAL NOTES

1. THIS TREE REMOVAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH CMC 16.66.
2. OBTAIN TREE REMOVAL PERMIT FROM THE CITY OF CHICO PRIOR TO THE REMOVAL OF ANY TREES. PLEASE CONTACT URBAN FOREST MANAGER: RICHARD BAMLET: RICHARD.BAMLET@CHICOCA.GOV FOR TREE REMOVAL PERMIT AND WITH ANY QUESTIONS.

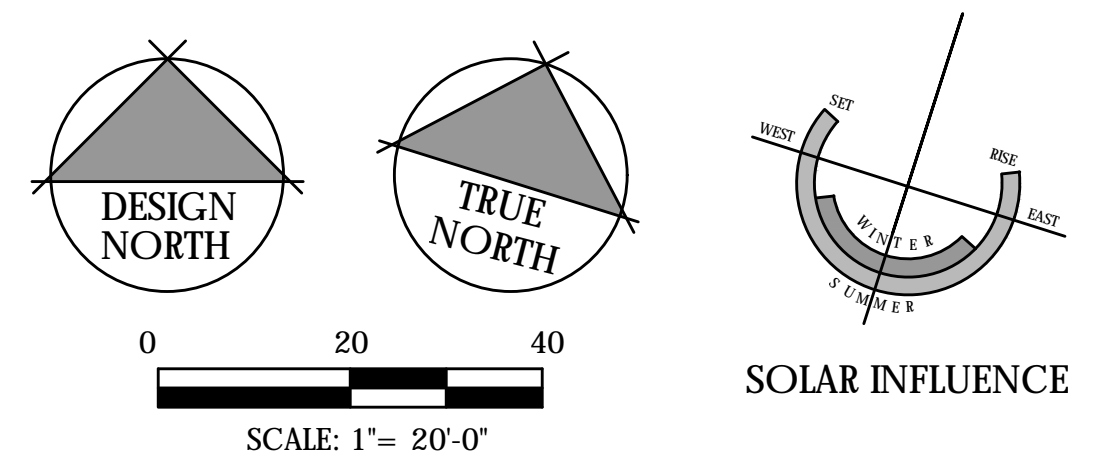
CITY OF CHICO URBAN FORESTER NOTES

1. ORANGE SNOW FENCING OF EQUIVALENT FENCING TO BE PLACED AT A DISTANCE NO CLOSER THAN THE DRIP LINE OR 20' FROM THE TRUNK.
2. FENCING SHALL BE MAINTAINED AT ALL TIMES DURING DEVELOPMENT.
3. NO VEHICLE ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE WITHOUT PRIOR AUTHORIZATION FROM CITY.
4. SIGNAGE SHALL BE ATTACHED TO THE SNOW FENCING TO ALERT CONSTRUCTION STAFF THAT NO VEHICLE ACCESS IS PERMITTED.
5. CITY MAY AUTHORIZE TEMPORARY VEHICULAR ACCESS TO ASSIST DEVELOPMENT OPERATIONS WITH ADDITIONAL PRESERVATION MEASURES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR MITIGATION OF ANY DAMAGE TO ABOVE OR BELOW GROUND PARTS OF TREES CAUSED DURING CONSTRUCTION ACTIVITIES.

APARTMENTS AT HUMBOLDT AND FOREST

TREE REMOVAL PLAN

PREPARED FOR:
CHUCK TATREAU CONSTRUCTION
 1237 MANGROVE AVE.
 CHICO, CA 95926



SHEET 4

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PROJECT DESCRIPTION

This project is a thirty-unit family oriented apartment complex comprised of three two-story buildings of varying size. It is located on a vacant R3 zoned parcel on the corner of Humboldt Rd. & Forest Ave. in Chico situated just north of Little Chico Creek. The adjacent neighborhoods are mostly single-family and low-rise multi-family residential as well as some single-story commercial buildings across Humboldt Rd. to the north including restaurants and retail.

The architecture of the buildings compliments and enhances the residential neighborhood feel as well as the natural environment to the south and east by using colors and materials that reflect the adjacent natural landscape. (DG 1.2.21,22) The design includes a pleasing variety of colors, massing, and materials including composition shingle roofing and lap, board & batten, and shake siding. (DG 4.2.31,41)

Along Humboldt Rd. buildings are oriented towards the street with porches and windows facing the street improving the sense of community and putting "eyes on the street" enhancing the overall safety of the area. (DG 4.1.24)

In order to obscure their visibility, mechanical units are located behind the buildings in each unit's private yard. (DG 3.1.35)

Most of the parking is obscured from street view by buildings and landscaping while remaining open and visible from each residence to enhance the overall safety of the area. (DG 4.1.12)

The complex provides several tenant amenities including a pool and clubhouse, barbeque areas, and a dog park in addition to the private yard spaces attached to most units (DG 4.1.42,43,45).

PROJECT SPECIFICATIONS

HUMBOLDT APARTMENTS

1991 HUMBOLDT RD., CHICO, CA 95928
 APN: 002-110-034, (002-120-001)

GENERAL PLAN: MHDR
 ZONE: R3

SETBACKS:

FRONT: 10'-0" SETBACK
 SIDES: 10'-0" SETBACK ON WEST SIDE & 5'-0" SETBACK ON EAST SIDE
 REAR: 15'-0" SETBACK

PARKING:

PARKING REQ'D: RESID. - (16) 1-BDRM UNITS @ (1.25) SPACES PER UNIT = 20 SPACES
 RESID. - (7) 2-BDRM UNITS @ (1.75) SPACES PER UNIT = 12.25 SPACES
 RESID. - (7) 3-BDRM UNITS @ (2) SPACES PER UNIT = 14 SPACES
 46 RESID. PARKING SPACES REQ'D
 GUEST - (1) SPACES PER (5) UNITS, (30) UNITS = 6 SPACES REQ'D
 TOTAL PARKING SPACES REQ'D = 52 SPACES

PARKING PROVIDED: 54 ON-SITE SPACES
 BICYCLE SPACES REQUIRED: (1) SPACE PER UNIT REQ'D. + (1) GUEST SPACE PER (10) UNITS
 = 30 + 3 = 33 SPACES REQ'D
 BICYCLE SPACES PROVIDED: 34 SPACES PROVIDED

LOT COVERAGE:

LOT AREA: 54,014 SQ. FT.
 BUILDING AREA: 17,879 SQ. FT.
 LOT COVERAGE: 33.0 %
 MAX. LOT COVERAGE: 65.0 %
 LANDSCAPED OPEN SPACE PROVIDED: 20,534 SQ. FT. = 38.0%
 MIN. REQUIRED LANDSCAPED OPEN SPACE: 35.0 %

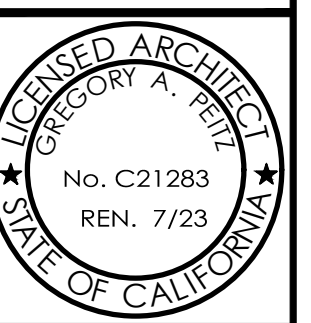
LOT DENSITY:

GROSS LOT AREA= 54,014 S.F. = 1.24 ACRES DENSITY = 21.1 UNITS / ACRE

Revision	Date	By

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ELEVEN UNIT APARTMENT BUILDING
 FOR: CHUCK TATREAU
 AT: 1991 HUMBOLDT RD
 CHICO, CALIFORNIA

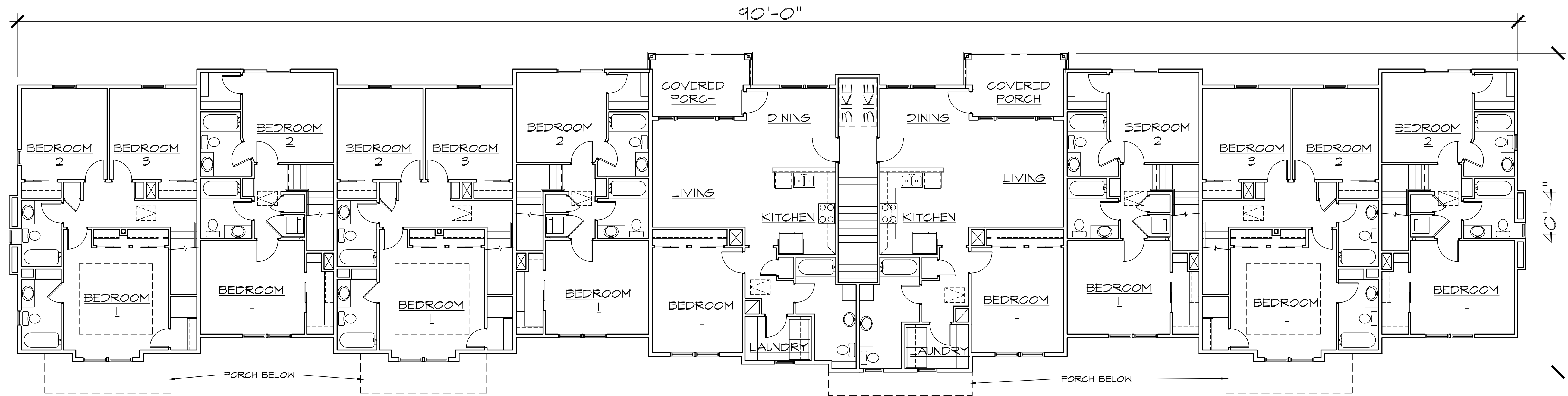


HUMBOLDT APARTMENTS

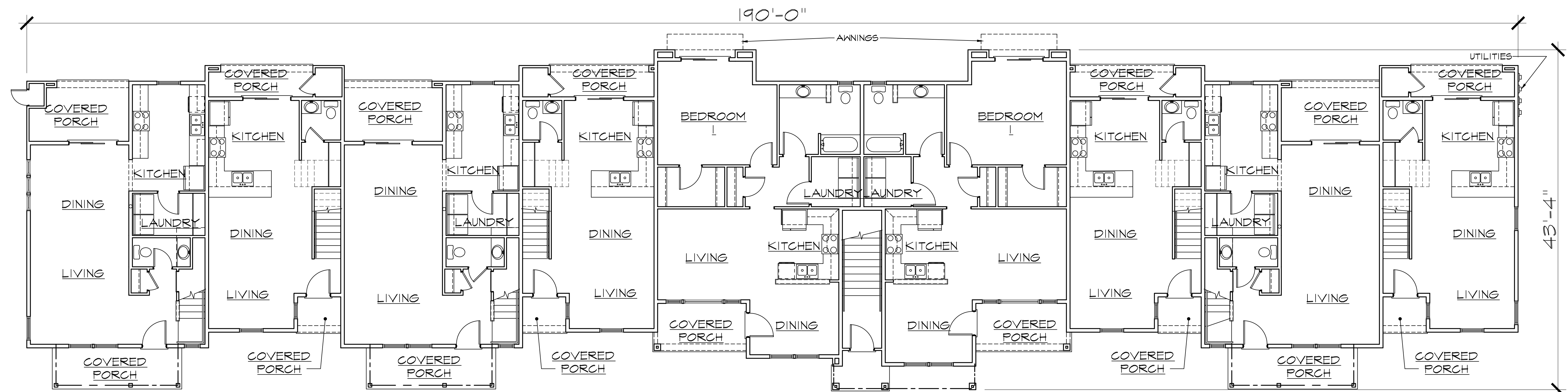
Date: AUG. 2021
 Reviewed: OSTROVSKIY
 Drawn: ATS
 Job: 21-2823

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BUILDING 1



UPPER LEVEL FLOOR PLAN NO SCALE

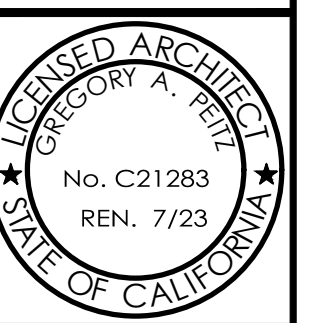


LOWER LEVEL FLOOR PLAN NO SCALE

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HUMBOLDT APARTMENTS

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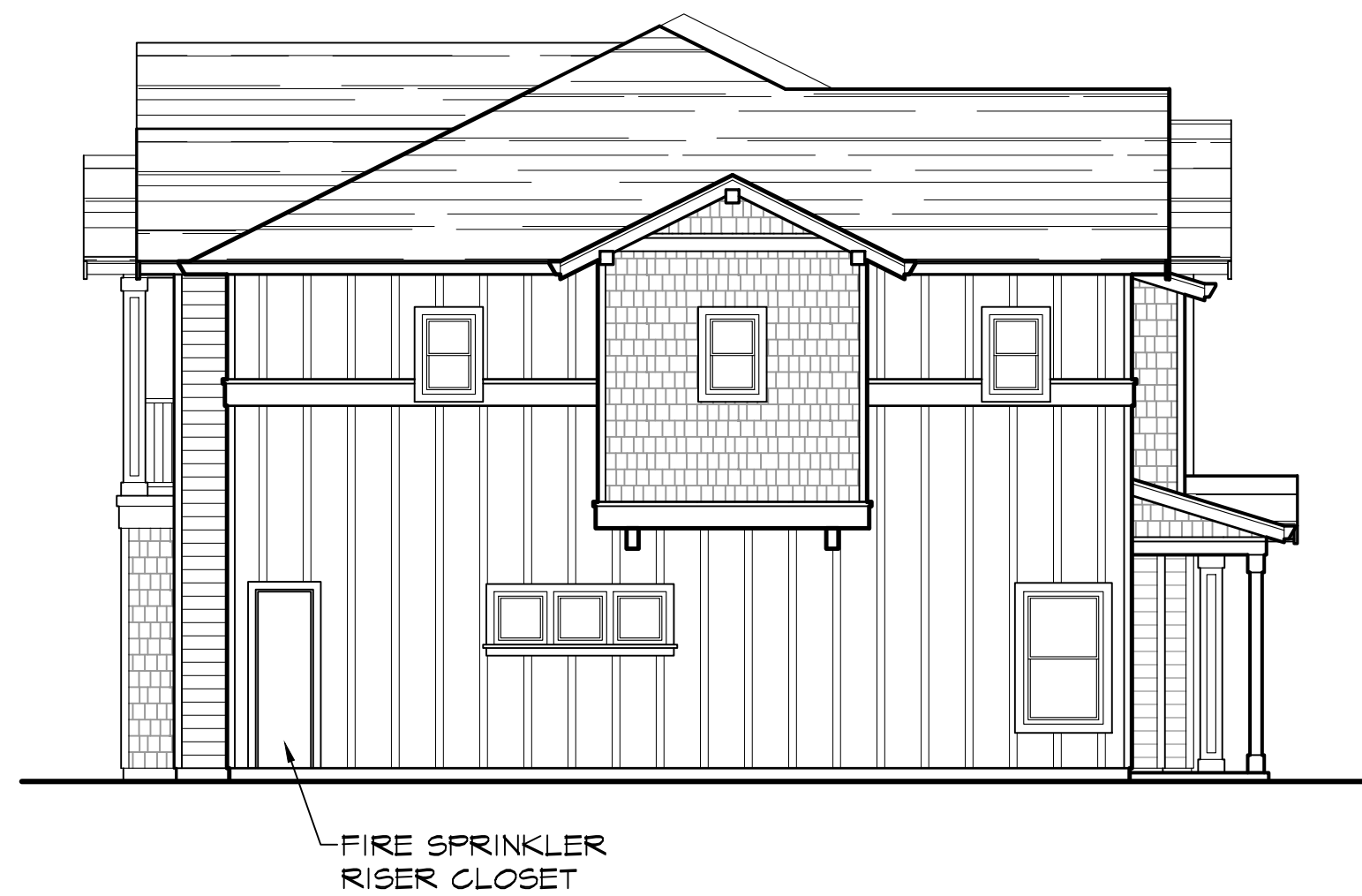
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BUILDING 1



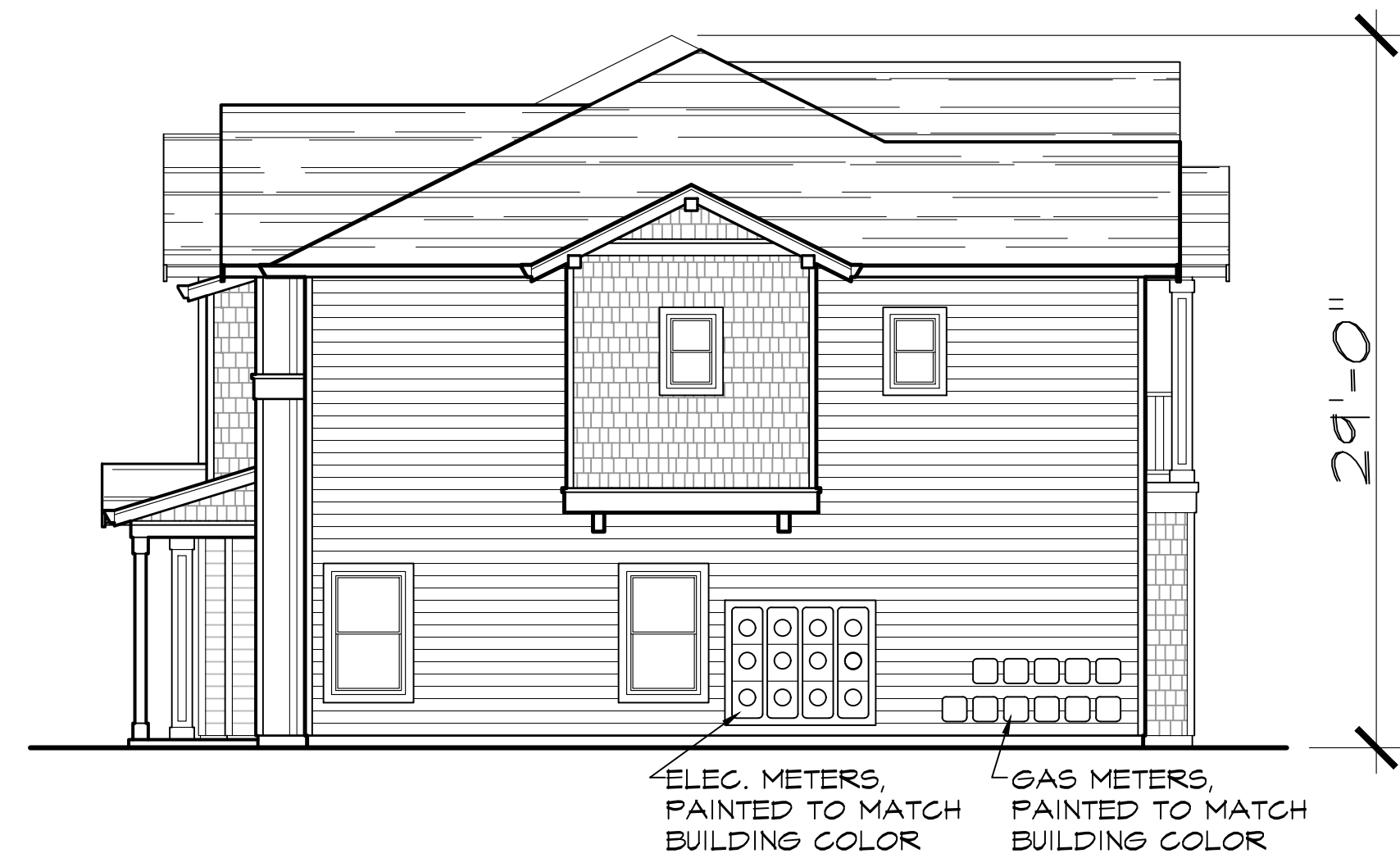
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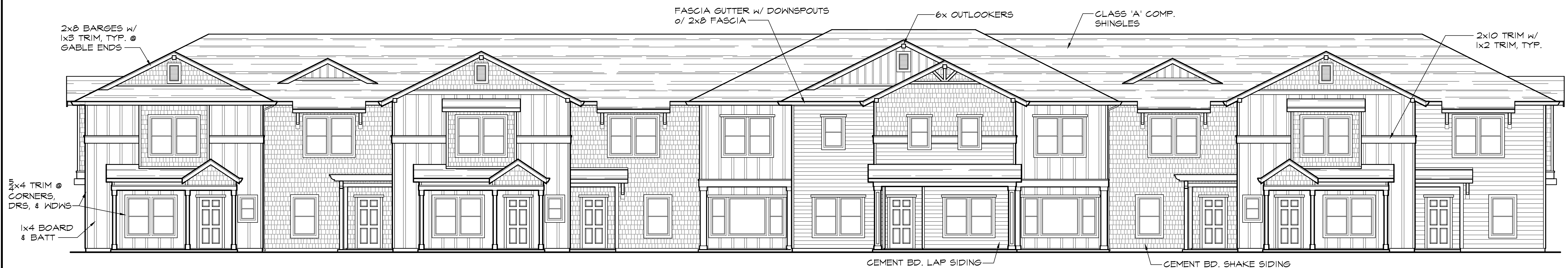
LEFT ELEVATION

NO SCALE



RIGHT ELEVATION

NO SCALE



FRONT ELEVATION

NO SCALE

2x8 BARGES w/
1x3 TRIM, TYP. @
GABLE ENDS

FASCIA GUTTER w/ DOWNSPOUTS
o/ 2x8 FASCIA

6x OUTLOOKERS

CLASS 'A' COMP.
SHINGLES

2x10 TRIM w/
1x2 TRIM, TYP.

5/8x4 TRIM @
CORNERS,
DRS, & WDS

1x4 BOARD
& BATT

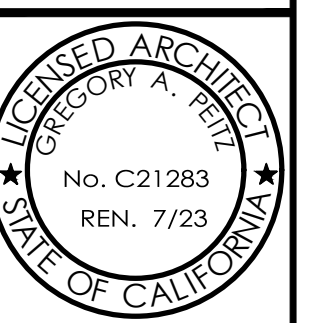
CEMENT BD. LAP SIDING

CEMENT BD. SHAKE SIDING

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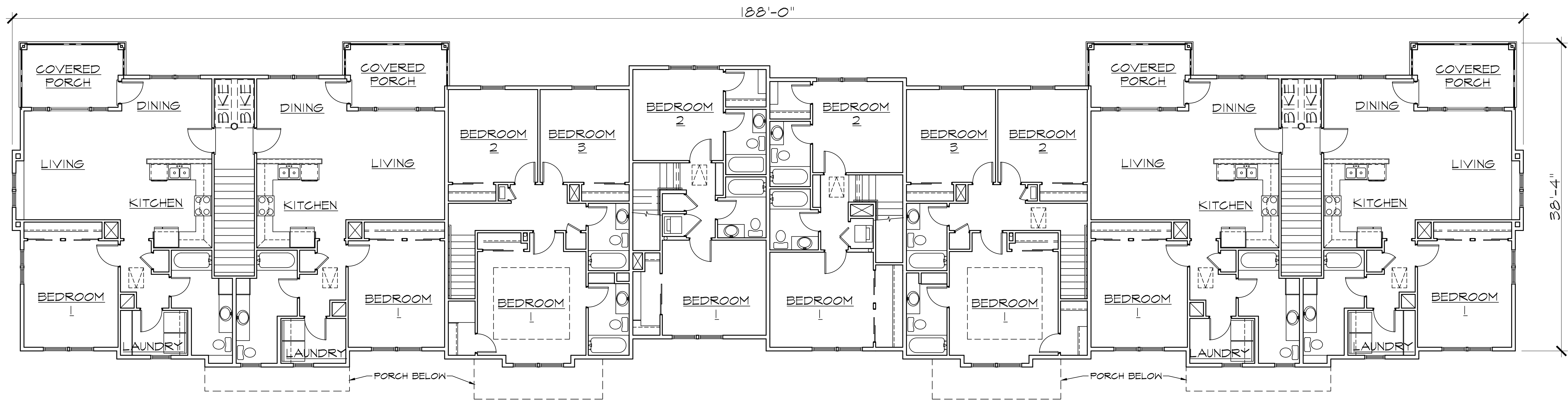


HUMBOLDT APARTMENTS

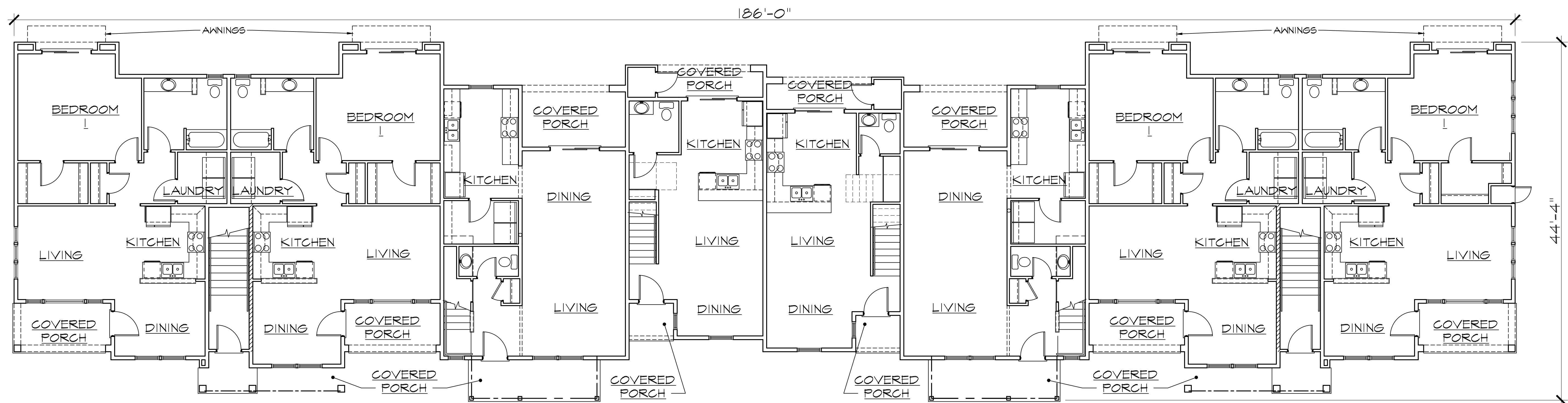
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BUILDING 2



UPPER LEVEL FLOOR PLAN NO SCALE

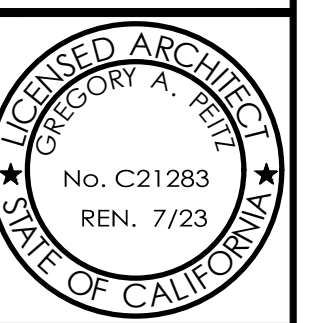


LOWER LEVEL FLOOR PLAN NO SCALE

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HUMBOLDT APARTMENTS
 BUILDING 2

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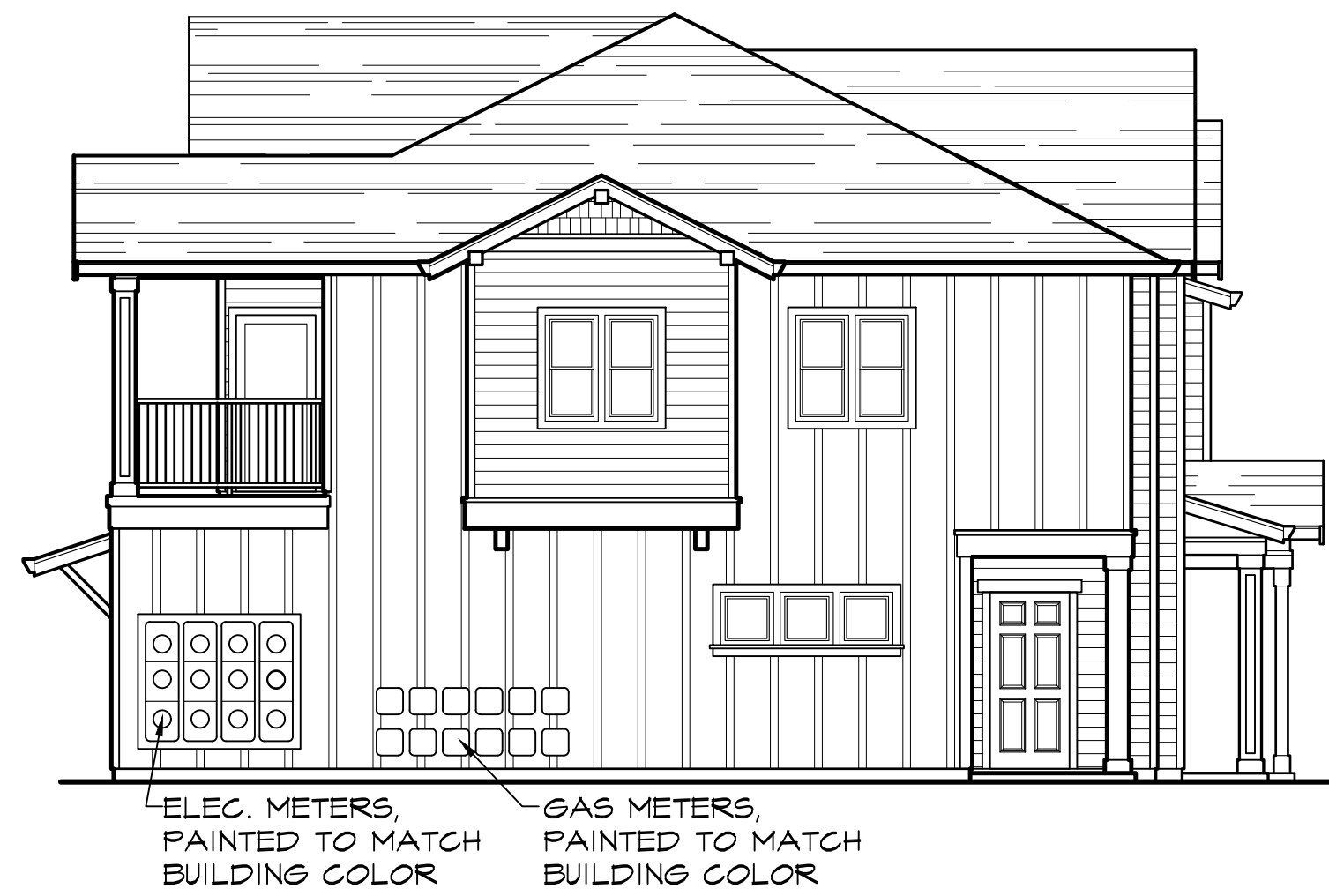
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BUILDING 2



REAR ELEVATION

NO SCALE



LEFT ELEVATION

NO SCALE



RIGHT ELEVATION

NO SCALE



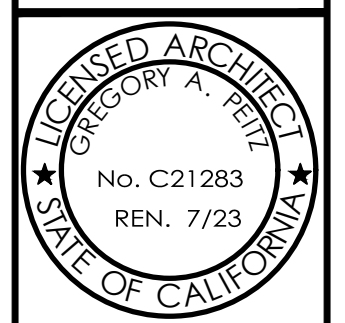
FRONT ELEVATION

NO SCALE

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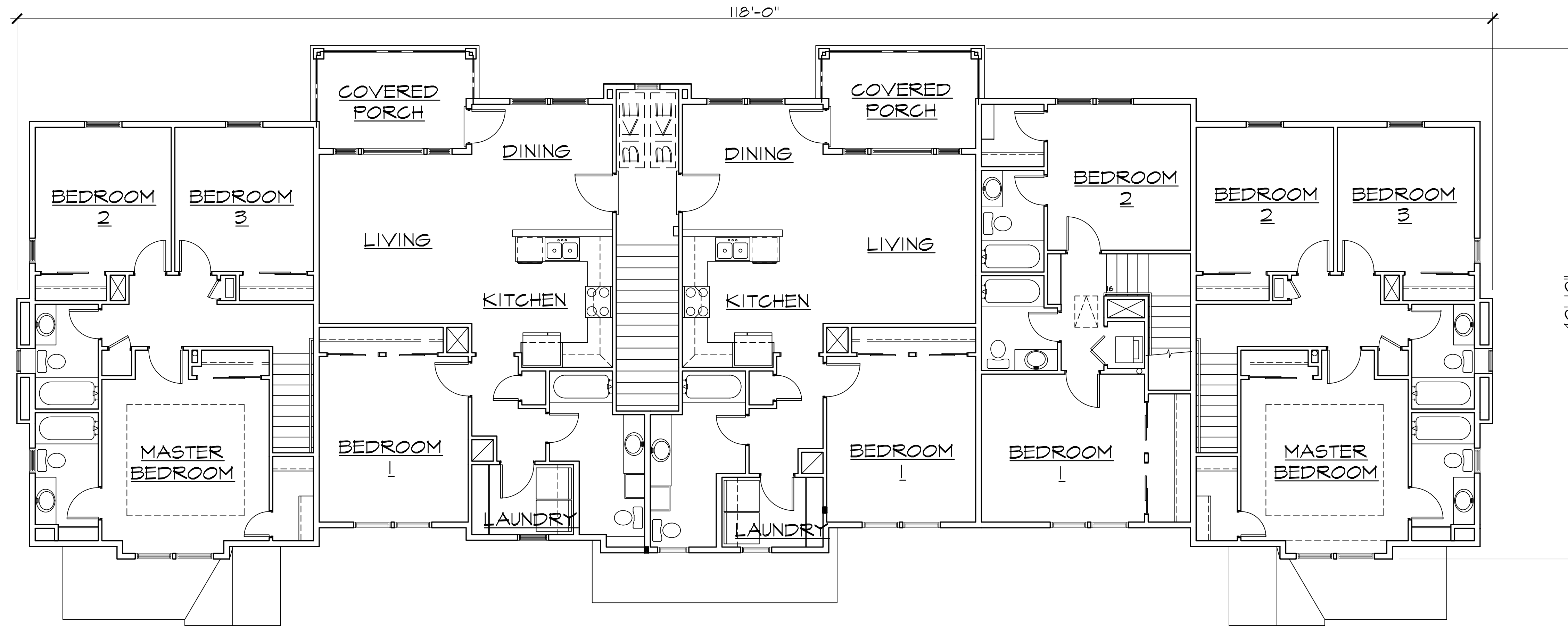


HUMBOLDT APARTMENTS BUILDING 2

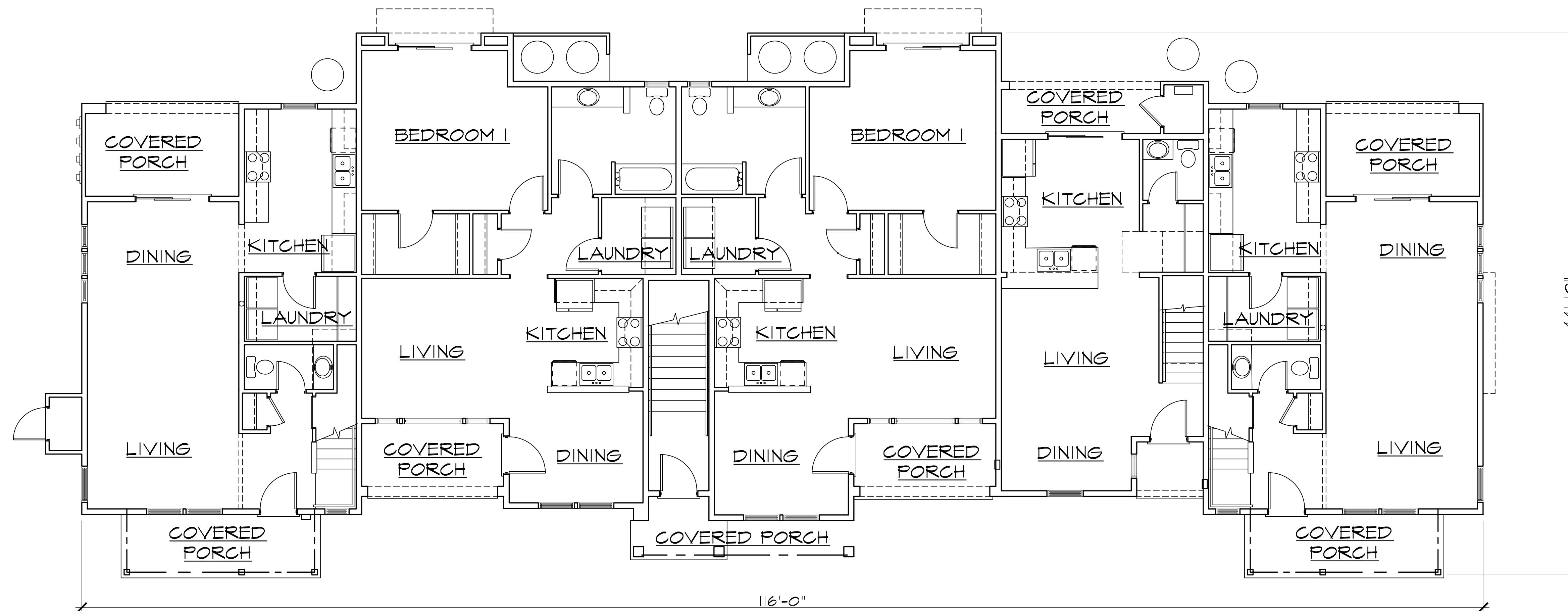
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BUILDING 3



UPPER LEVEL FLOOR PLAN NO SCALE

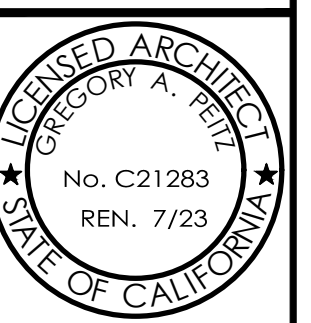


LOWER LEVEL FLOOR PLAN NO SCALE

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HUMBOLDT APARTMENTS

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REAR ELEVATION

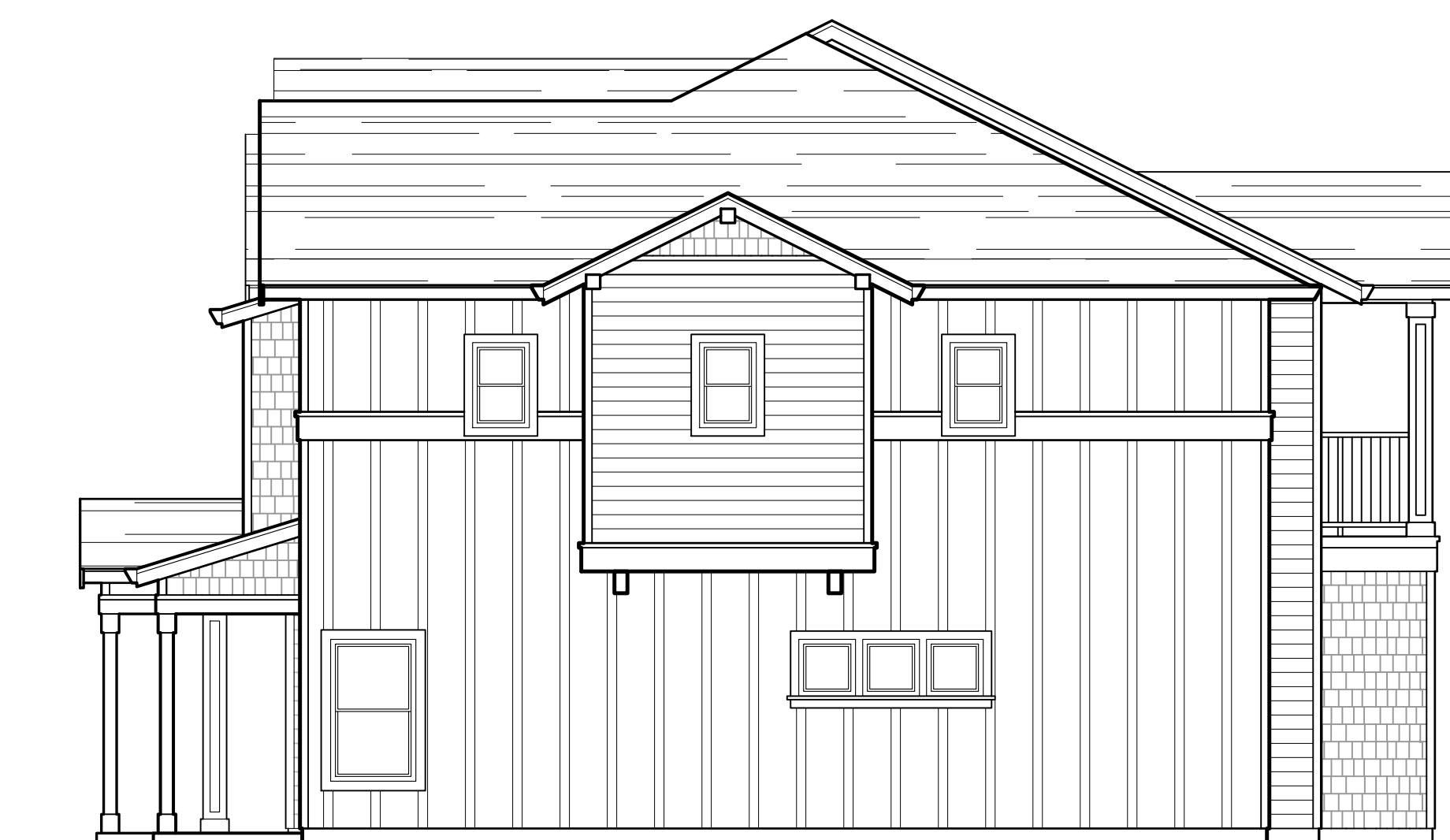
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ELEC. METERS, PAINTED TO MATCH BUILDING COLOR
 GAS METERS, PAINTED TO MATCH BUILDING COLOR
 FIRE SPRINKLER RISER CLOSET

LEFT ELEVATION

NO SCALE



RIGHT ELEVATION

NO SCALE

BUILDING 3



2x8 BARGES w/ 1x3 TRIM, TYP. @ GABLE ENDS
 FASCIA GUTTER w/ DOWNSPOUTS @ 2x8 FASCIA
 6x OUTLOOKERS
 CLASS 'A' COMP. SHINGLES
 2x10 TRIM w/ 1x2 TRIM, TYP.
 2x4 TRIM @ CORNERS, DRS. & WDWS
 CEMENT BD. LAP SIDING
 D.S.
 HARDI-SHAKE SIDING
 1x4 BOARD & BATT

FRONT ELEVATION

NO SCALE

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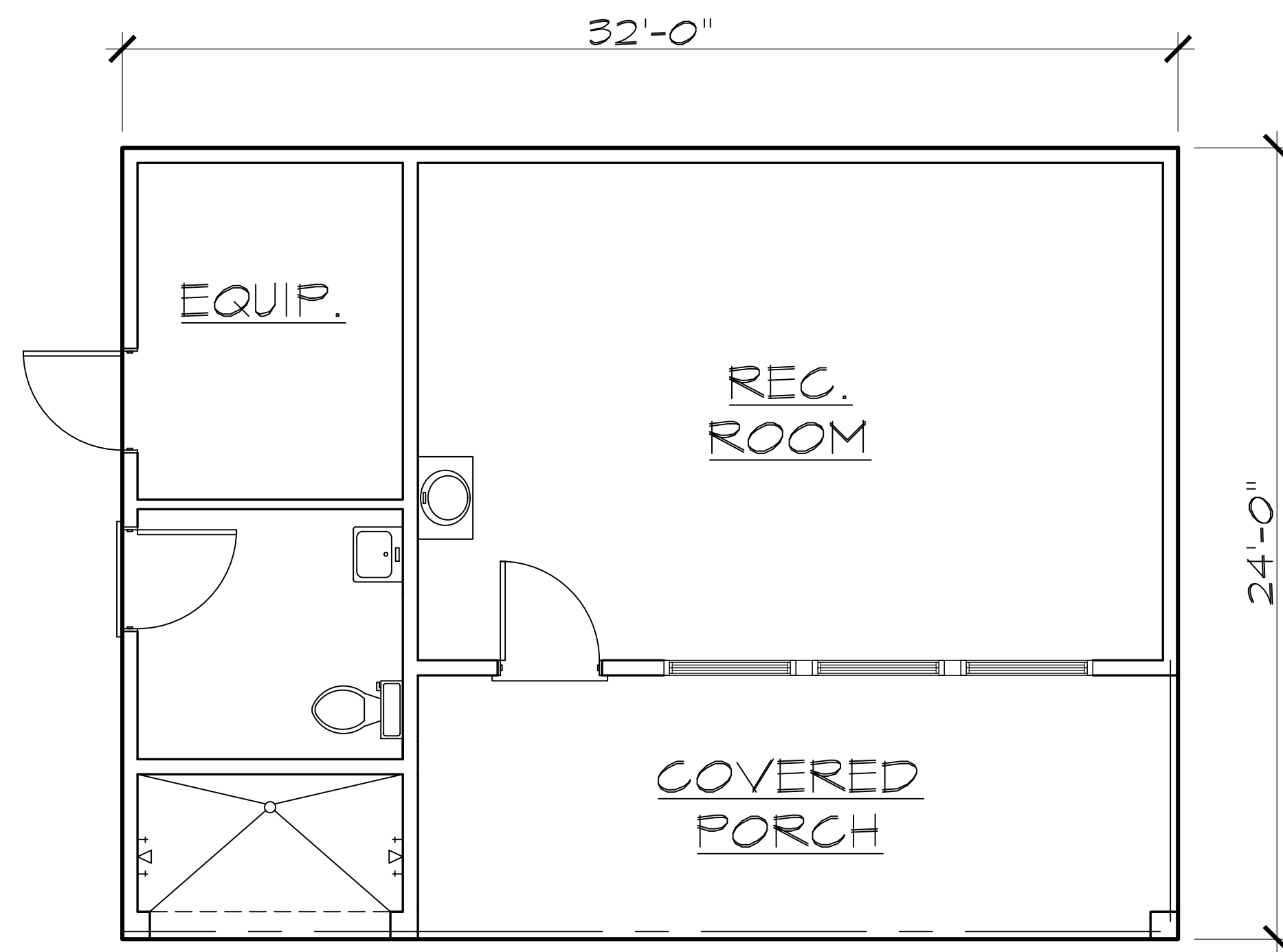


HUMBOLDT APARTMENTS

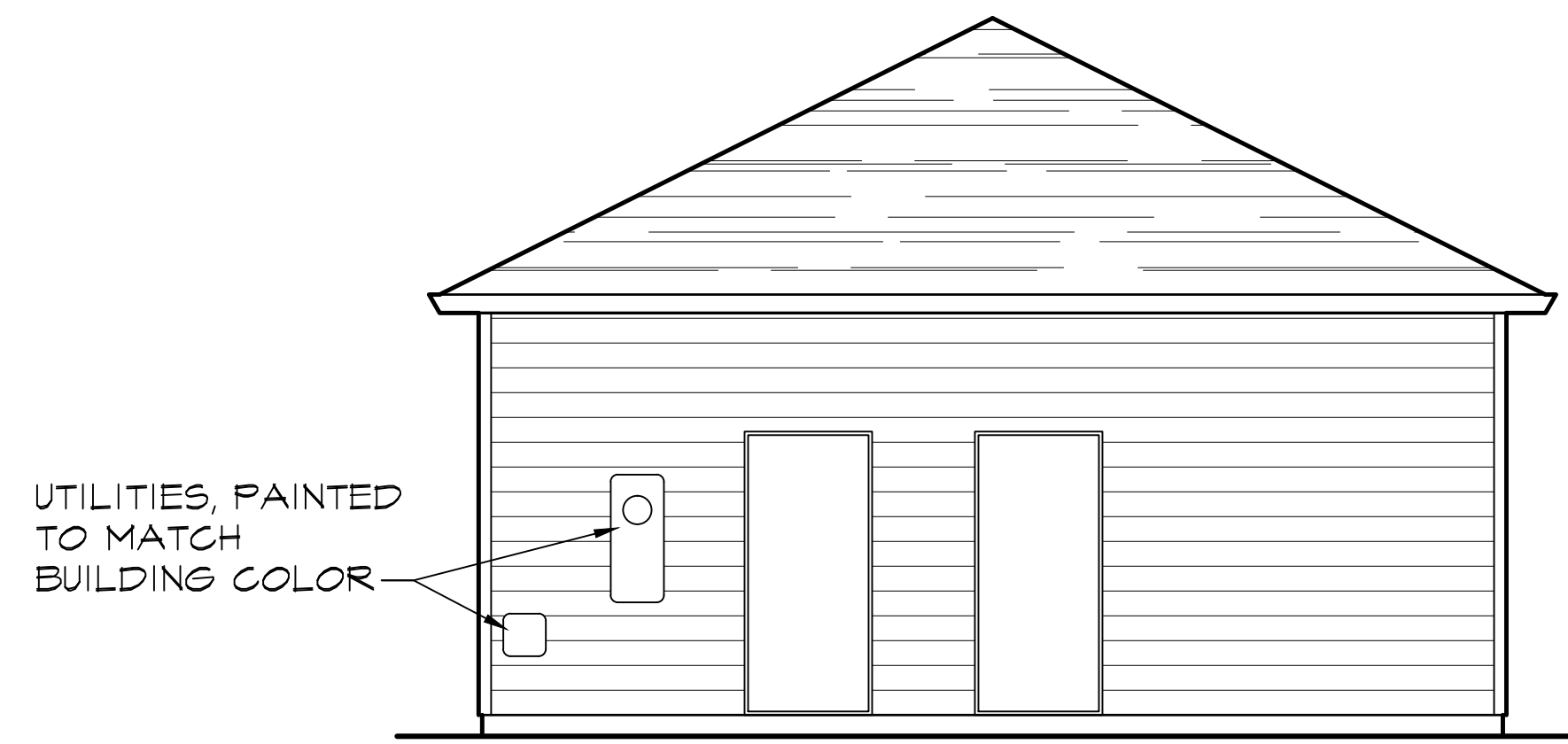
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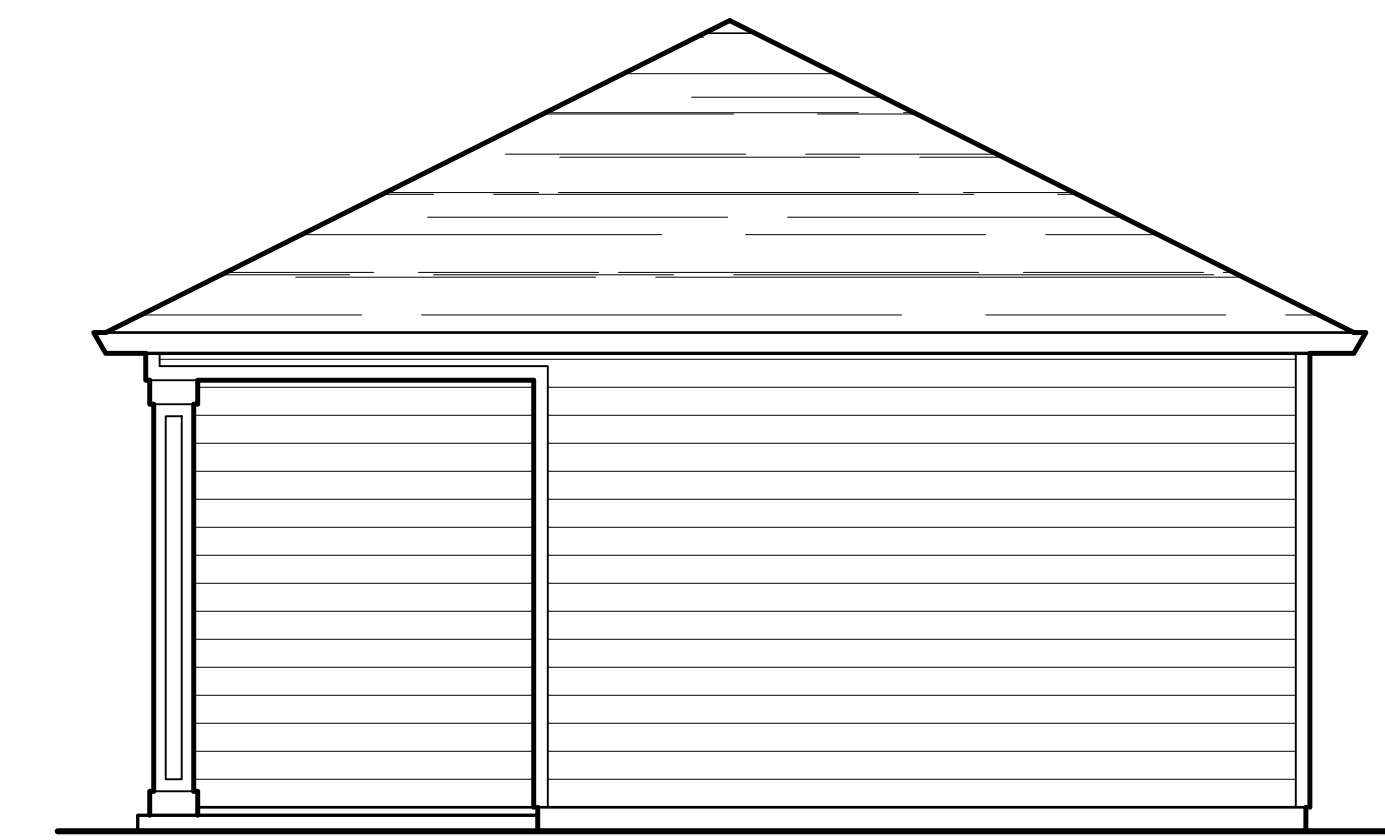
POOL HOUSE



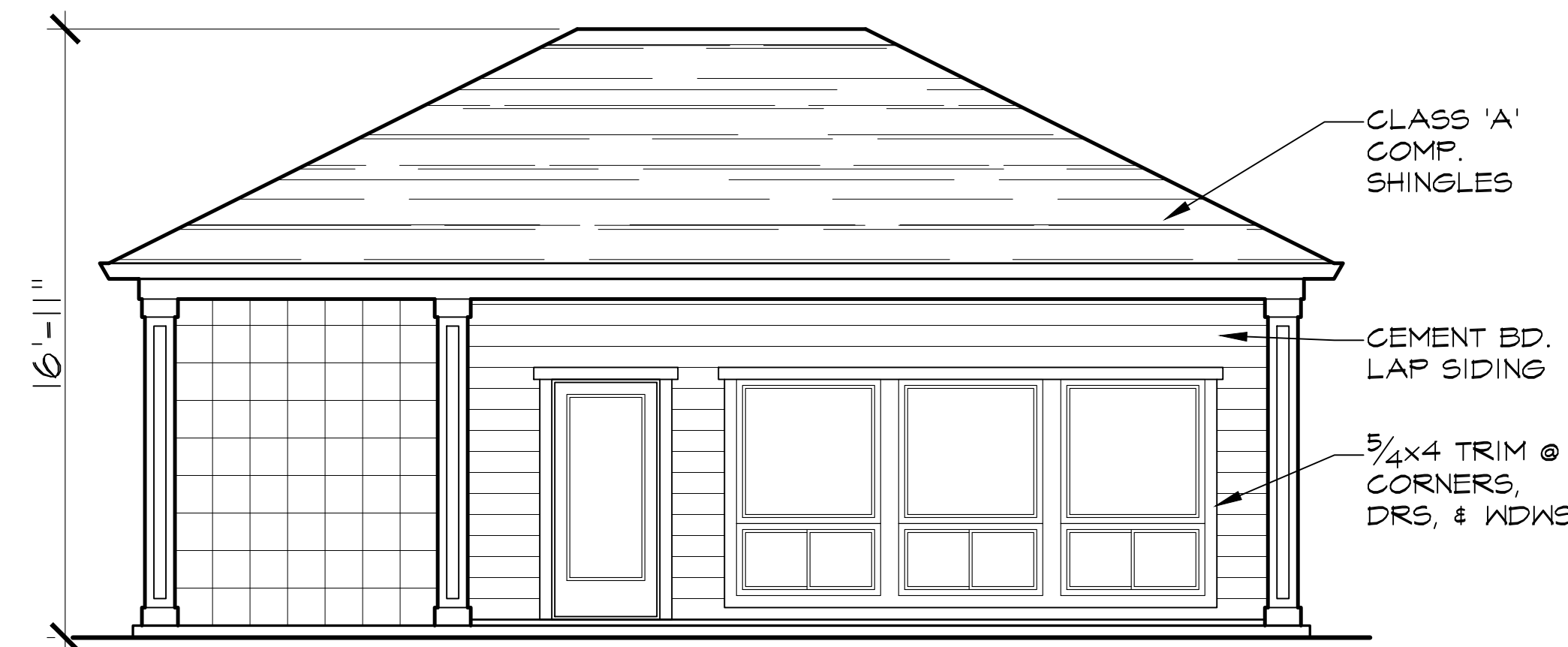
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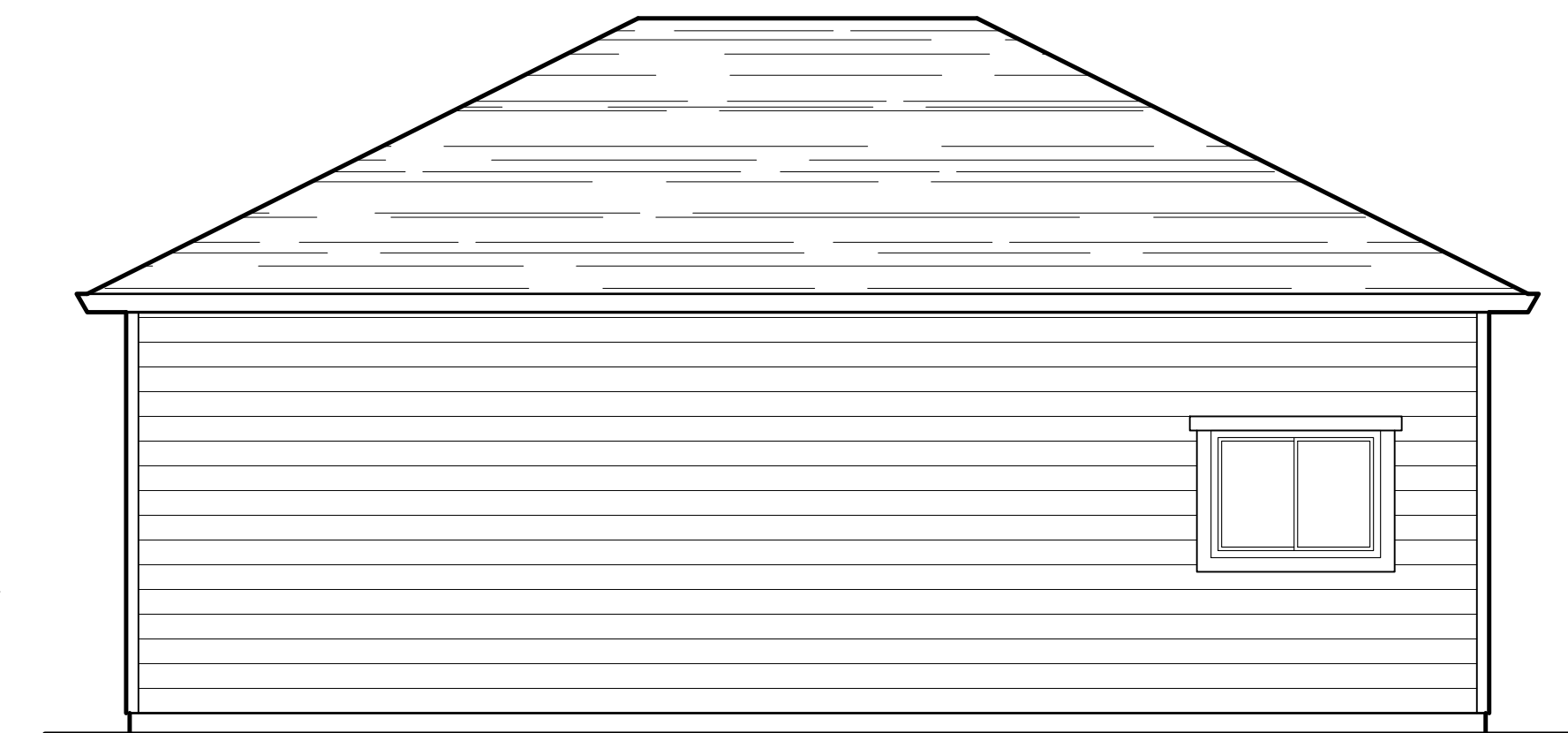
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RIGHT ELEVATION NO SCALE

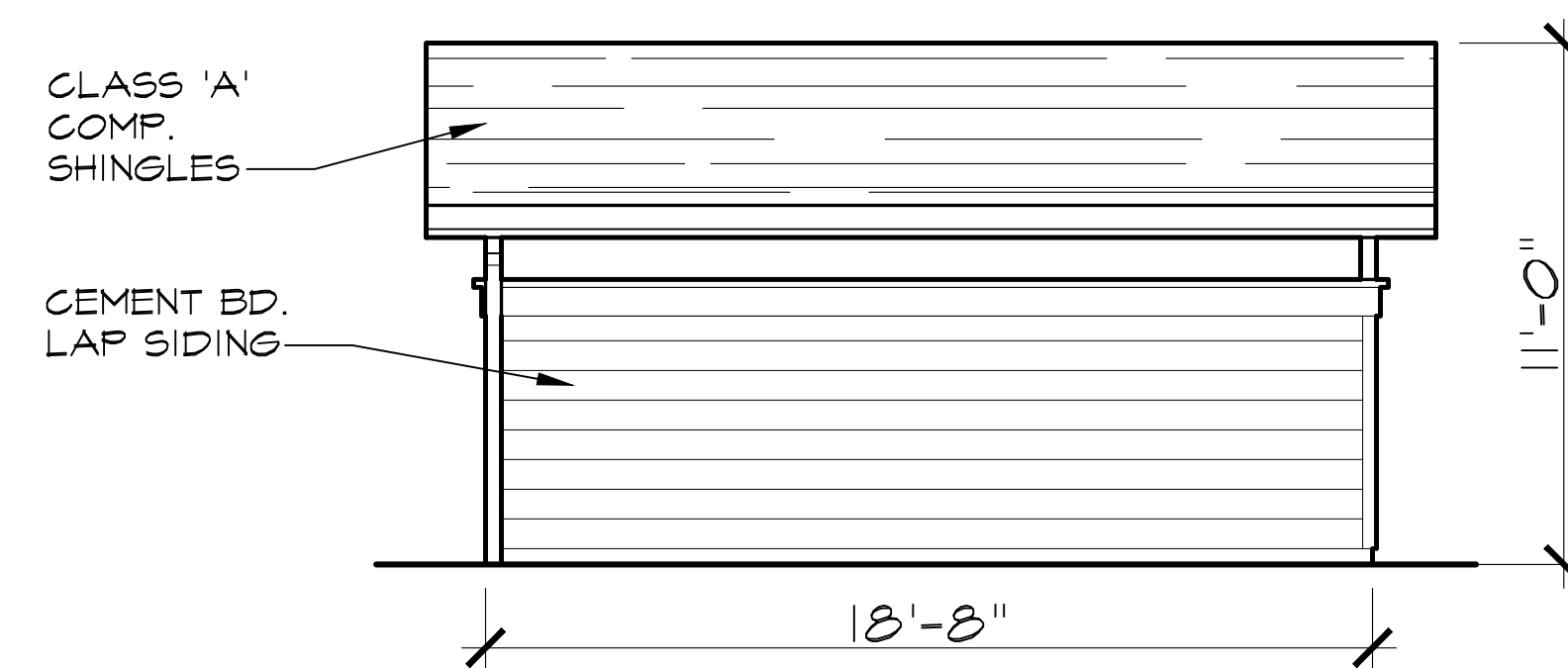


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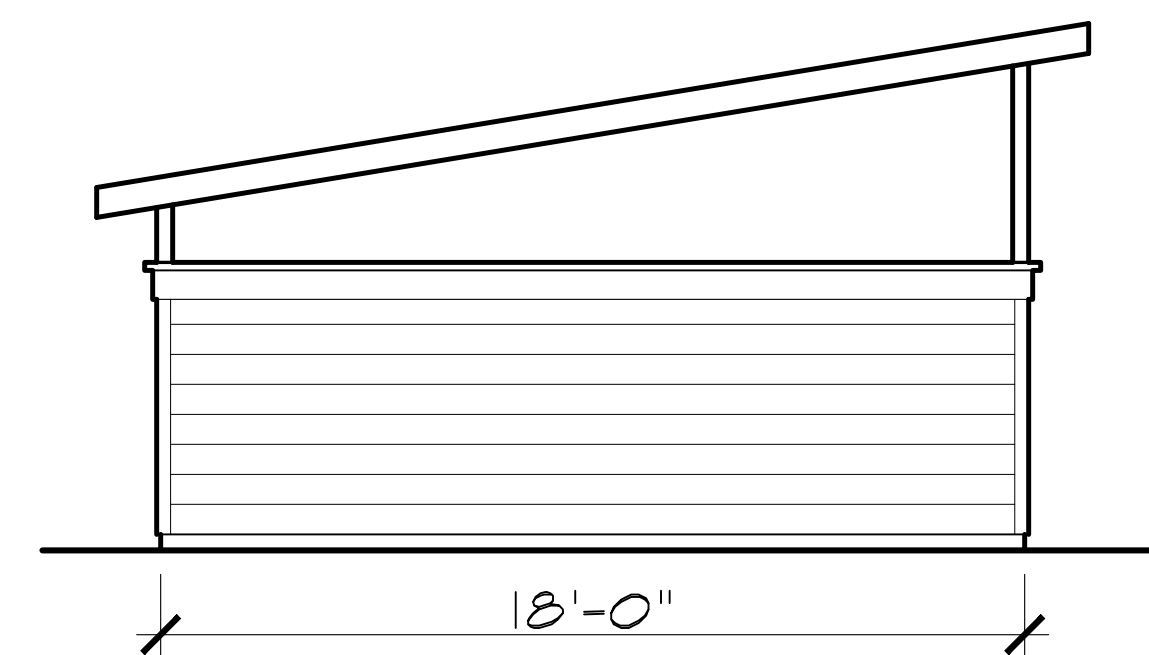


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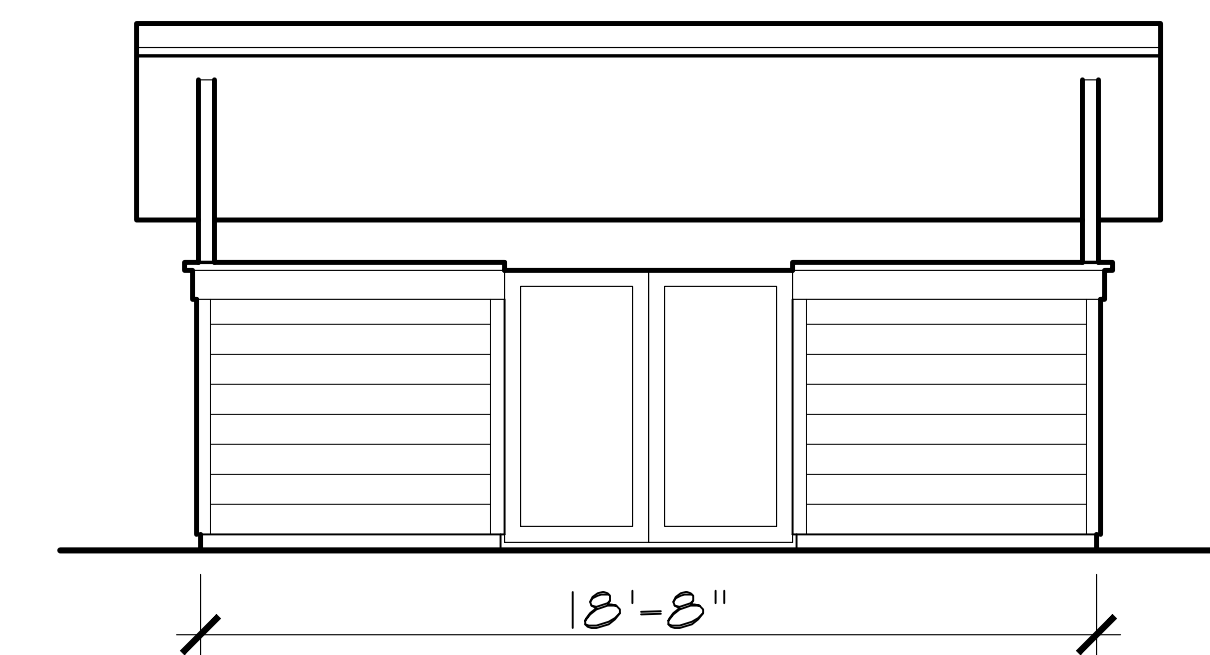
TRASH ENCLOSURE



REAR ELEVATION NO SCALE



SIDE ELEVATION NO SCALE

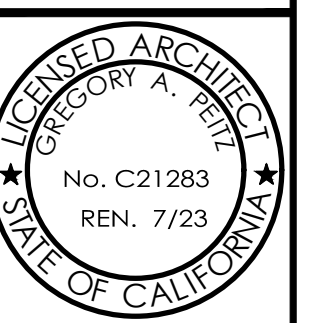


FRONT ELEVATION NO SCALE

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