



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 02/16/2022

DATE: February 3, 2022

File: AR 21-25

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 21-25 (Bar Triangle Affordable Development)
Southeast corner of Bar Triangle Street and Robailey Drive, APN 002-190-025-000

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 21-25 (Bar Triangle Affordable Development), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct a multi-family residential project on a 3.29 gross acre site, located at the southeast corner of Bar Triangle Street and Robailey Drive (see **Attachment A**, Vicinity Map). The site is currently vacant and undeveloped, containing grassland and one large oak tree at the southwest corner of the site. Surrounding land uses include single family residences and multi-family apartments to the north, east and west of the project site. Commercial uses including a restaurant, dentist office and fitness club exist south of the site.

The site is designated Medium-High Density Residential on the City of Chico General Plan Land Use Diagram and located within the R3 (Medium-High Density Residential) zoning district (see **Attachment A**, Location Map). The residential density range in the R3 zone is 14-22 unit per gross acre.

Project Description

The proposed project includes five (5) multi-family residential apartment buildings containing a total of 70 affordable housing units. The unit mix would comprise 18 one-bedroom units, 34 two-bedroom units and 18 three-bedroom units (see **Attachment B**, Project Description and **Attachment C**, Floor Plans). The buildings would be three-story structures with tuck-under parking provided on the ground floor.

Additional site features include a single-story community building, playground area and outdoor gathering spaces (see **Attachment D**, Site Plan). The community building would be centrally located, between two apartment buildings on the north end of the property and three apartment buildings on the southern portion of the site. Total site coverage would be approximately 27-percent of the 2.97 net acre site, including the proposed maintenance

building and two commercial trash enclosure areas.

Development of the site would result in public improvements, including the installation of sidewalks along the street frontage of Robailey Drive and Bar Triangle Street, as well as on-site parking and landscaping improvements.

ANALYSIS

Multi-family residential housing is a principally permitted use in the R3 zoning district. The 70-unit affordable housing project would yield a density of 21.3 dwelling units per gross acre, which is within the allowable density range for the Medium High Density Residential General Plan designation. The project would be consistent with lot coverage, building height and setback requirements for the R3 zoning district.

Parking

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. Required off-street parking for the project equates to 128 vehicle spaces.

However, as 100 percent of the residential units would be income restricted for families making between 30 and 60 percent of the median income, the project qualifies for reduced parking under the State Density Bonus law. Specifically, AB 2345 lowers the number of required parking spaces to one and one-half spaces for two- and three-bedroom residential units. Parking needs for affordable housing projects are typically less than market rate housing. The project proposes 109 off-street vehicle parking spaces, which is 1.55 spaces per residential unit. The parking reduction is not likely to overburden public parking supplies in the project vicinity.

Consistent with city requirements to take vehicle access from the lesser traveled street on a corner parcel, access to the site would be provided via three 24-foot-wide driveways from Bar Triangle Street. Internal site circulation is configured to allow for easy "way finding," providing pedestrian walkways separate from vehicular drives. Units facing Robailey Drive connect directly to the public sidewalk. Pedestrian paths off Bar Triangle Street and leading from the uncovered parking area along the southwest parcel boundary line would provide access to the apartment buildings located interior to the site. The project would provide one bicycle parking space per unit and seven guest bicycle parking spaces near the community building, meeting requirements.

The landscape plan indicates a total of 94 new trees would be planted around the perimeter of the site and throughout the parking areas, mainly comprising ginkgo, pistache, magnolia, zelkova, maple and elm (see **Attachment E**, Landscape Plan). Smaller accent trees, drought-tolerant shrubs and hearty groundcovers would round out the landscaping. Turf is proposed in the 913 square foot playground area.

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 32,648 square feet. The project proposes to shade 16,324 square feet, or 63 percent of the total paved area.

Architectural Design

The three-story structures would have a maximum height of 42 feet, below the maximum height of 45 feet allowed for primary housing in the R3 zoning district. Massing is broken up by covered porches and balconies and further enhanced with window details. The stacked unit design is cost-effective and energy efficient, utilizing high windows to provide natural light, efficient mechanical units with minimized ducting, a radiant barrier in the attic, and roof trusses with a heel to provide high roof insulation. Exterior finishes are proposed to be a variety of durable and environmentally friendly building materials.

The building elevations depict a traditional yet playful design, with the shed roof design and large windows contributing to a more contemporary aesthetic (see **Attachment F**, Elevations; **Attachment G**, Perspectives). The design would incorporate stucco and horizontal Hardie board siding in the colors 'Artic White', 'Evening Blue', 'Mountain Sage', and 'Light Mist'. Brick accents would be applied to the ground floor patio walls, adding variety to the materials and textures (see **Attachment H**, Colors/Materials).

Solid, 6-foot fencing is proposed along the southwest boundary line separating the project site from the adjacent residences on Bar Triangle Street. All HVAC units are located on the rooftops and screened from view. The project also proposes two covered CMU trash enclosures utilizing colors and materials to match the buildings.

Exterior lighting would include wall-mounted downlights on the building, pathway lighting and downlighting on the underside of the tuck-under parking areas. Parking lot pole lighting has been conditioned to be no more than 16 feet in height, and no taller than the perimeter fencing if located within one pole height of the perimeter of the site.

DISCUSSION

General Plan Goals, Policies and Actions

The R3 district is characterized by predominantly residential development at medium to high densities. The R3 zoning district is primarily intended to implement the Medium-High Density Residential land use designation of the General Plan. This designation provides a transition between traditional single-family neighborhoods and high density residential, and major activity or job centers.

The proposed project would be 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) in that it situates the apartment buildings near adjacent apartments and provides a buffer for adjoining single-family uses. The design is also consistent with policies that call for a strong pedestrian orientation that promotes walking by connecting onsite pedestrian paths to a new public sidewalk and by including architectural features that provide wayfinding 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), providing bicycle parking and pedestrian pathways separate from drive aisles (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 (DGs 4.2.21 and 4.2.11), and offers continuity throughout all four elevations in both colors and materials (DGs 1.2.22). Building materials are stucco and horizontal siding, which reflect the materials of surrounding residential buildings (DG 4.2.22). Parking views are minimized by using a tuck-under configuration and locating surface parking interior to the site (DGs 1.1.14, 4.1.12, 4.1.55, 4.1.61).

REQUIRED FINDINGS FOR APPROVAL

State Housing Accountability Act

The proposed development is a “housing development project” under the Housing Accountability Act (Gov. Code, § 65589.5). 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.

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 a new 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 minimally visible from the street. The proposed building materials are typical for residential developments and are compatible with the surrounding development which is predominately single-family and multi-family residential. The project has been conditioned to ensure that parking lot and exterior lighting will be shielded and at pedestrian scale, thereby not creating any unnecessary source of glare or contribute to the night sky pollution (see Condition of Approval #4).

- 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 area is characterized by a mix of single- and multi-family residential housing. Two-story apartment buildings (Crestline Apartments and Ridgeview II Condominiums) fronting Notre Dame Boulevard are located directly east of the site and provide little to no parking lot screening. While taller than the adjacent apartments, the proposed three-story units offer a more efficient design using tuck-under parking, minimizing parking views consistent with design guidelines.

- 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 21-25 (Bar Triangle Affordable Development). 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. Parking lot lighting shall have a finished height no taller than 16 feet, and no taller than the perimeter fencing if located within one pole height of the perimeter of the site.
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 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. A neighborhood meeting was held on January 25, 2022, in which the applicant shared the details of the project and addressed comments from the neighbors in attendance. As of the date of this report, staff received written comments from two neighbors in response to the neighborhood meeting and/or public notice (see **Attachment I**, Public Correspondence).

DISTRIBUTION

Internal (3)

Mike Sawley, Principal Planner

Kelly Murphy, Project Planner

File: AR 21-25

External (3)

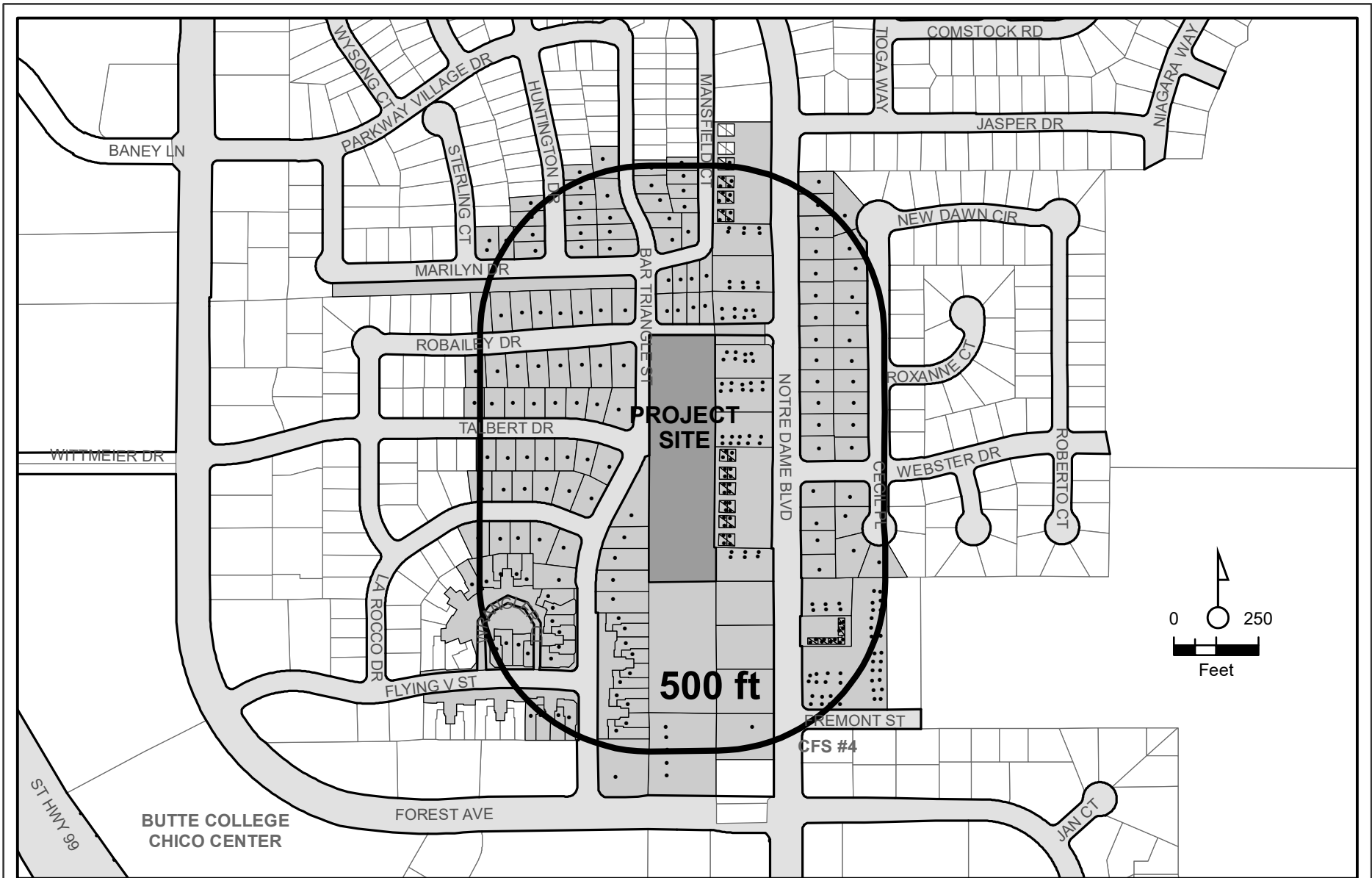
Central California Housing Corporation, Attn: Lorie Doyle, 3128 Willow Avenue, Suite 101,
Clovis, CA 93612, Email: LDoyle@adhcinc.com

Mogavero Architects, 1331 T Street, Sacramento, CA 95811, Email:
dmogavero@mogaveroarchitects.com

Fong Family Partnership, 11 Santos Way, Chico, CA 95973

ATTACHMENTS

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



Robaily Drive Project Neighborhood Meeting
 APN 002-190-025-000

- Noticed Parcels
- Noticed Addresses



Bar Triangle Affordable Design Narrative

The Bar Triangle Affordable Development, part of a greater Chico development plan, is a three-story affordable, multi-family apartment community that is comprised of 70 dwelling units, consisting of one, two, and three-bedroom stacked flats on approximately 2.97 acres. The project is comprised of five residential buildings. There are 18 one-bedrooms, 34 two-bedrooms, and 18 three-bedrooms. Our target population will be families and residents of Chico and the surrounding areas that are income qualified. 100% of the units will be rent restricted for qualified residents with incomes ranging from 30% to 60% of the area median income. Also included on site is a community building with managerial/leasing offices, multi-purpose lounge, kitchenette, and outdoor gathering spaces.

Parking for the community is provided through on-site tuck-under covered parking (DG 4.1.22), and open parking spaces. The on-site tuck-under covered parking will serve the residential residents (DG 4.1.61). A significant number of shade trees at regular intervals will shade the surrounding street parking. The sidewalks will be separated from the street with a parkway strip with large street trees. Most of the parking spaces are surrounded by buildings and are not visible from the streets (DG 4.1.62). Bike parking is supplied for resident and public use.

The Chico Zoning Code requires 128 parking spaces. Affordable housing typically needs substantially less parking than market rate housing. The project will provide 109 parking spaces or 1.55 spaces per residence. State density bonus law will be applied to accommodate the reduced parking.

The site design is a result of maximizing density and open space, and creating community among the residential buildings. Buildings front on streets substantially, units have high frequency entrances, patios, and porches on the streets and internal courtyards (DG 4.1.24), which puts eyes on the neighborhood, provides a more walkable atmosphere, and enhances security at all areas around the dwelling units (DG 4.1.11). The site is landscaped with a balance of large and small-scale open spaces, recreation courtyards with play structures, stormwater-mitigating bioswales and outdoor amenities, such as BBQ area (DG 4.1.45), raised planter gardens, and covered exterior areas. The landscaping is complimentary with the local vernacular, with drought-tolerant species as a priority.

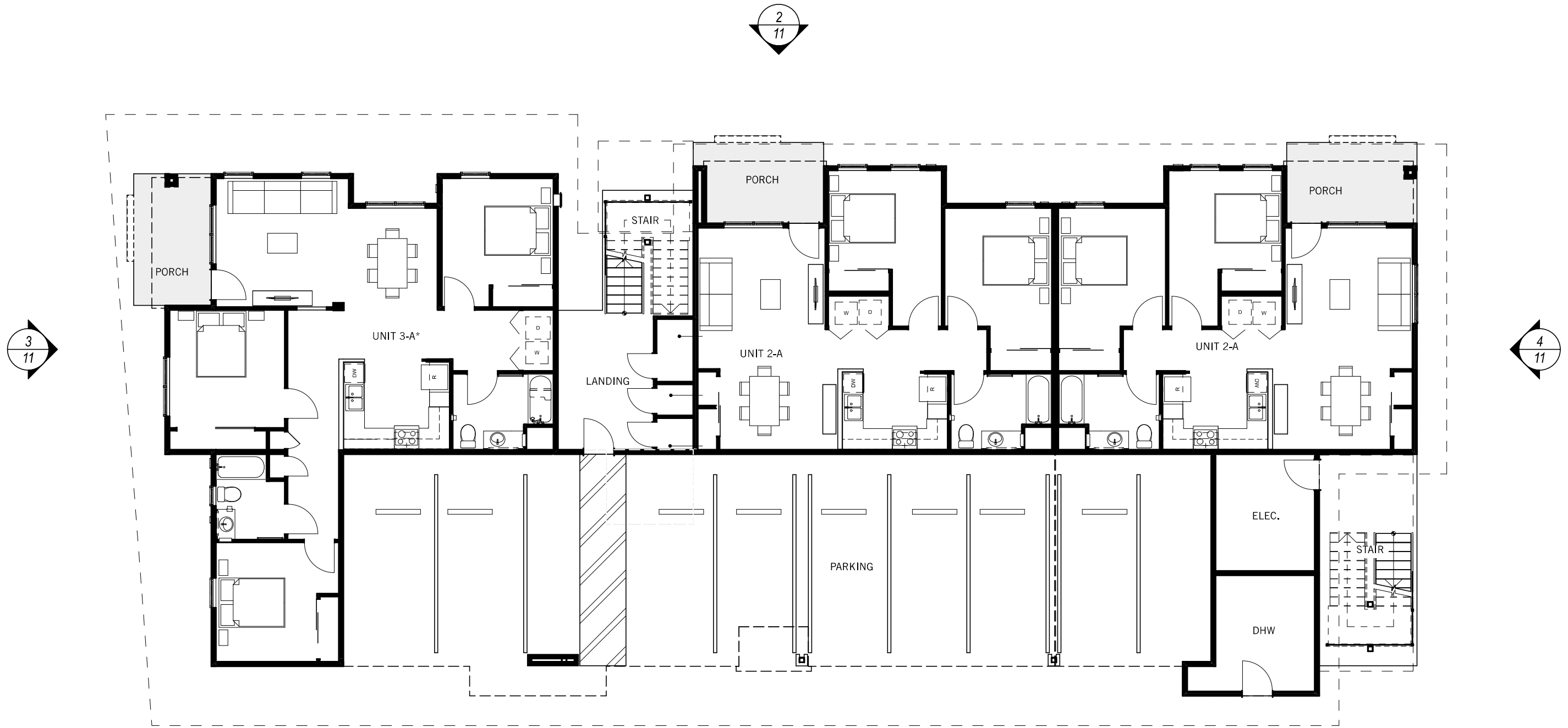
All of the apartment buildings are three stories, with the exception of the community building, which is a single story. The unit floor plan designs are efficient and livable. Stacking the structural systems for efficient framing is a priority to keep construction costs efficient. Kitchens/bathrooms are also stacked as much as possible for similar reasons. The dwelling units are designed to take advantage of the climate by providing cross ventilation for the times of the year that condone such use. High windows bring natural light deep into the unit, as well as connect the occupants to the outdoor spaces. Strong emphasis is placed on energy-efficient units, by having efficient mechanical units with minimized ducting, utilizing a radiant barrier in the attic, and roof trusses with a heel to provide high roof insulation. Exterior finishes are proposed to be a

variety of materials using durable and environmentally friendly building materials in a variety of colors throughout the development.

The community building design is traditional, yet playful in form. The shed roof design along with large windows allows for a more contemporary aesthetic. The community building is located in the center of the community development. This signifies that it is the heart of the development and plays a prominent role in the community. Building materials for the community building are stucco and horizontal siding, which reflect the materials of surrounding residential buildings (DG 4.2.22). Outdoor space is also valued and used in the community building design. The building has a large trellis patio space that integrates indoor space with outdoor space (DG 4.1.42).

The Bar Triangle Affordable Development will ultimately become a great community, that will blend with the neighborhood context, and provide energy-efficient and much-needed affordable housing to the region of Chico. The project has been designed to incorporate many of the City of Chico's design standards. The community has been designed with "walkability" in mind. Interior sidewalks will have a direct connection to the public sidewalk and interior routes of travel are easily defined with sufficient access to common open space and parking for visitors and residents (DG 4.1.41). Architecturally, buildings have a varied color scheme to avoid a monotonous streetscape (DG 4.2.21) and balconies and porches have been oriented to the street to engage the public domain (DG 4.1.15). All of these features have been incorporated to facilitate interaction and create a sense of inclusion for the residents.

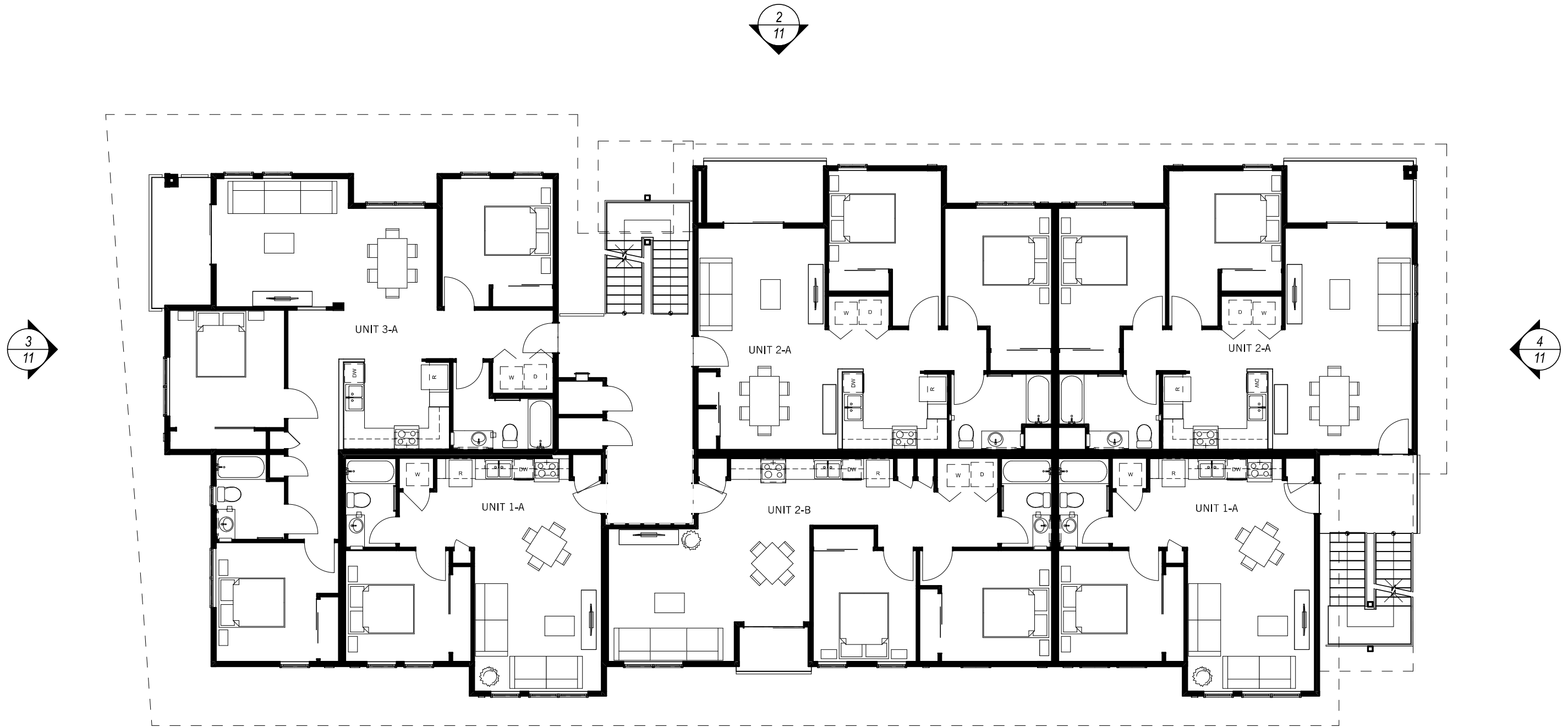
Volumes/CADD COMMONJOBS/221053 ArchiCAD - Bar Triangle St - Chico/221053 PLN/221053 - Bar Triangle St - Chico.pln - Printed: Thursday, December 9, 2021, 1:34 PM



BLDG A - GROUND FLOOR PLAN - SCALE 3/32" = 1'-0"

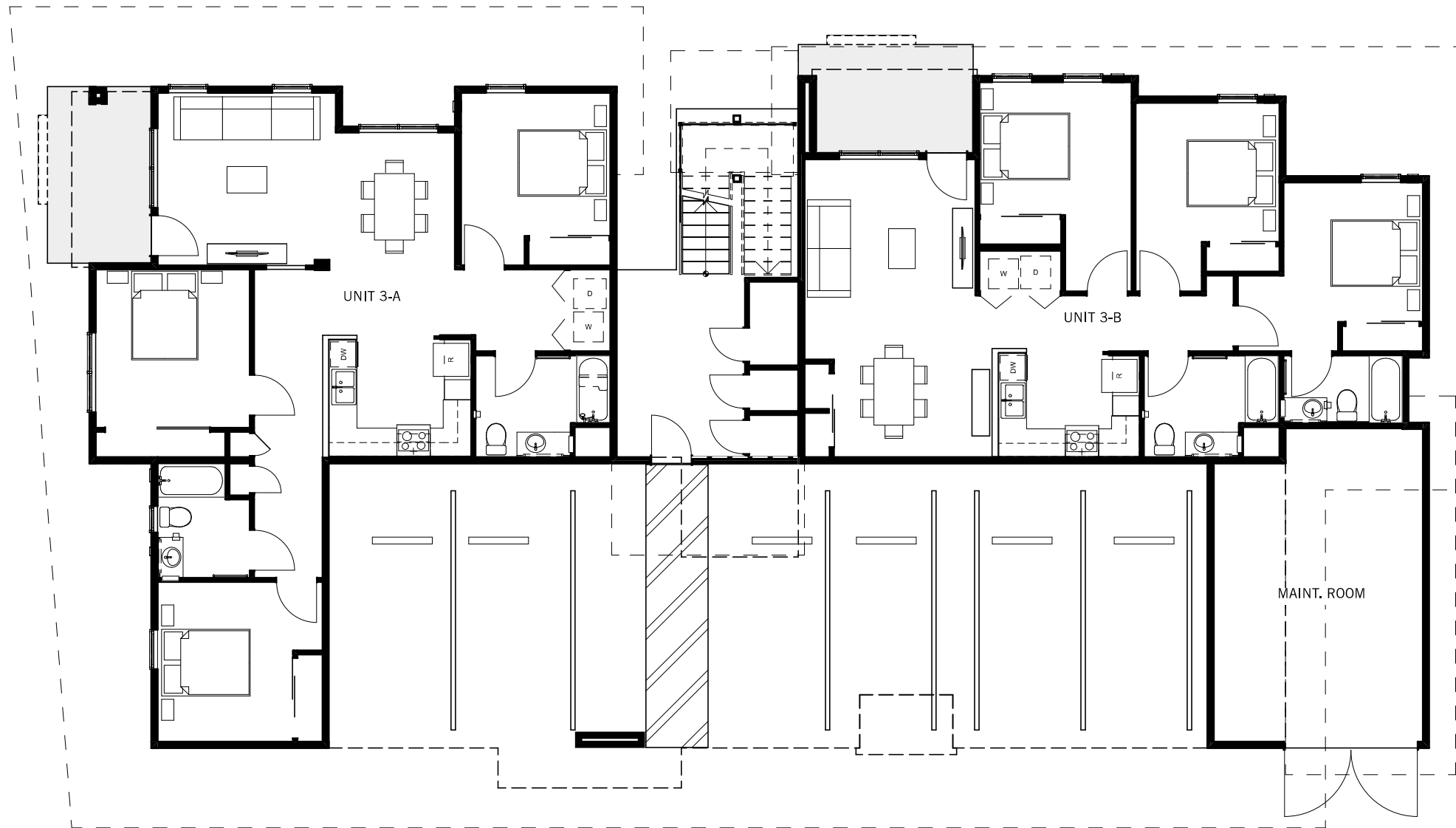


V:\Volumes\CADD COMMON\JOBS\221053 Arch\CAD - Bar Triangle St - Chico\221053 PLN\221053 - Bar Triangle St - Chico.pln - Printed: Thursday, December 9, 2021, 1:34 PM



BLDG A - UPPER FLOOR PLAN - SCALE 3/32" = 1'-0"





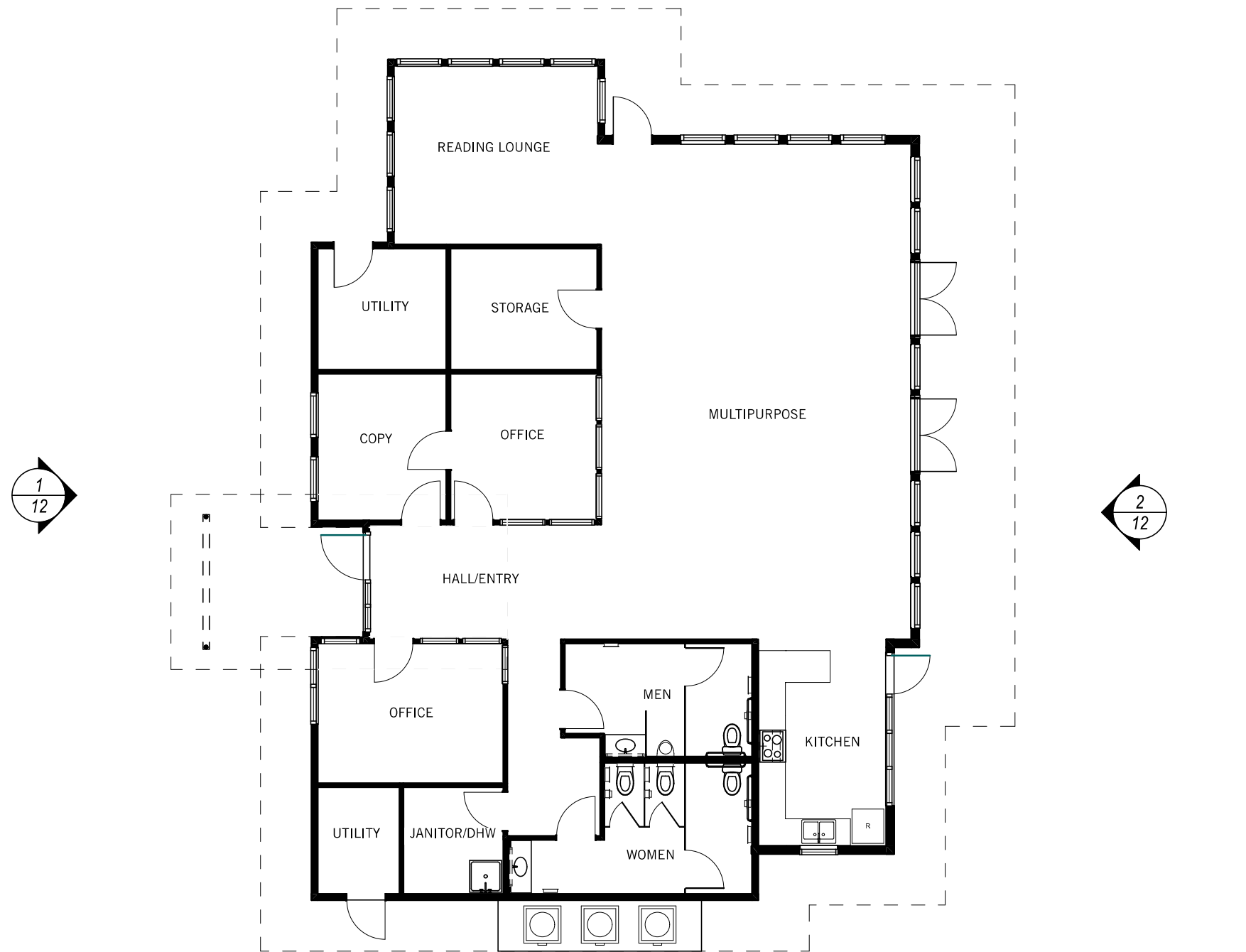
■ BLDG B - GROUND FLOOR PLAN - SCALE 3/32" = 1'-0"





■ BLDG B - UPPER FLOOR PLAN - SCALE 3/32" = 1'-0"

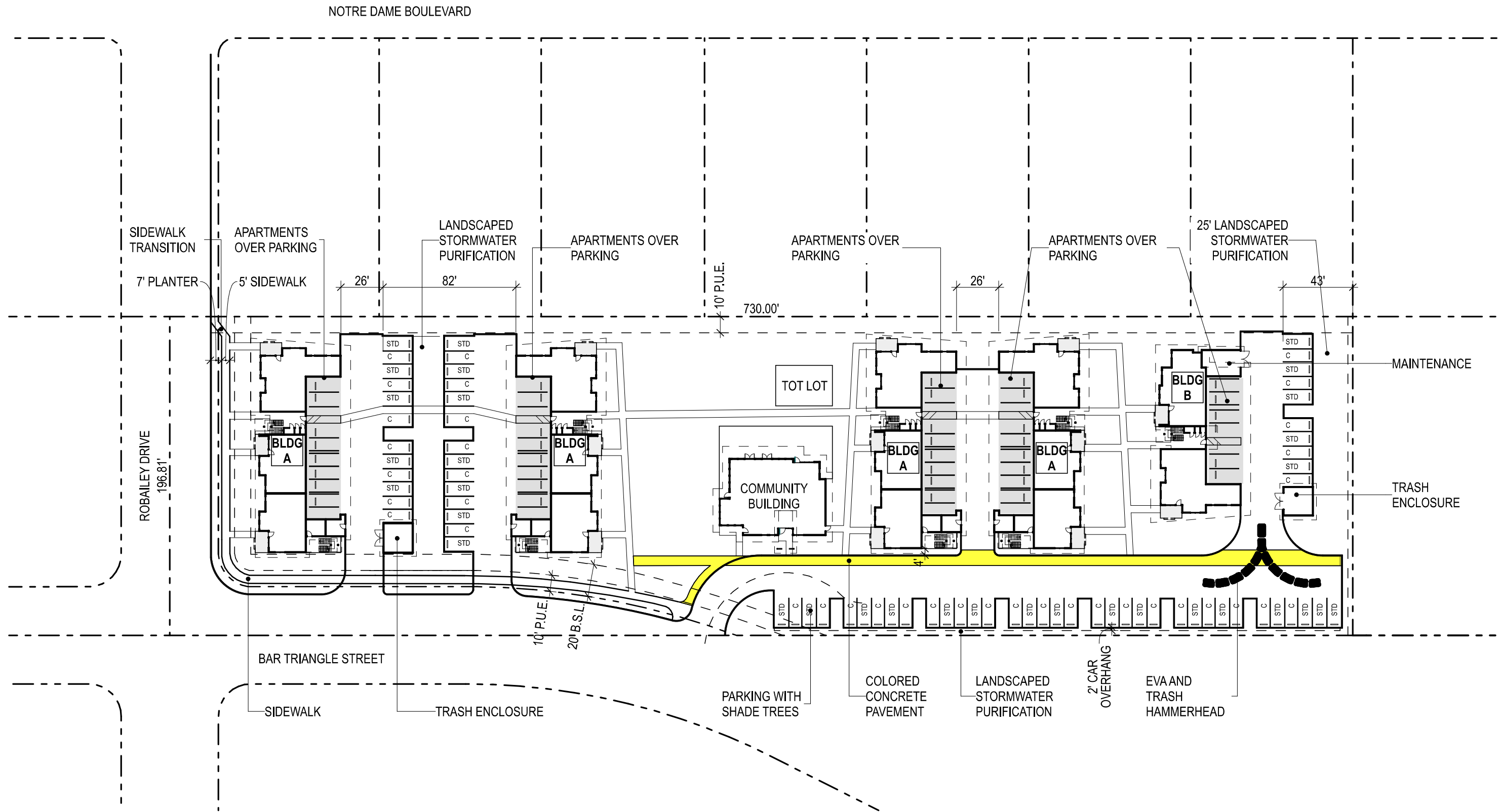




■ COMM. BUILDING - GROUND FLOOR PLAN - SCALE 3/32" = 1'-0"



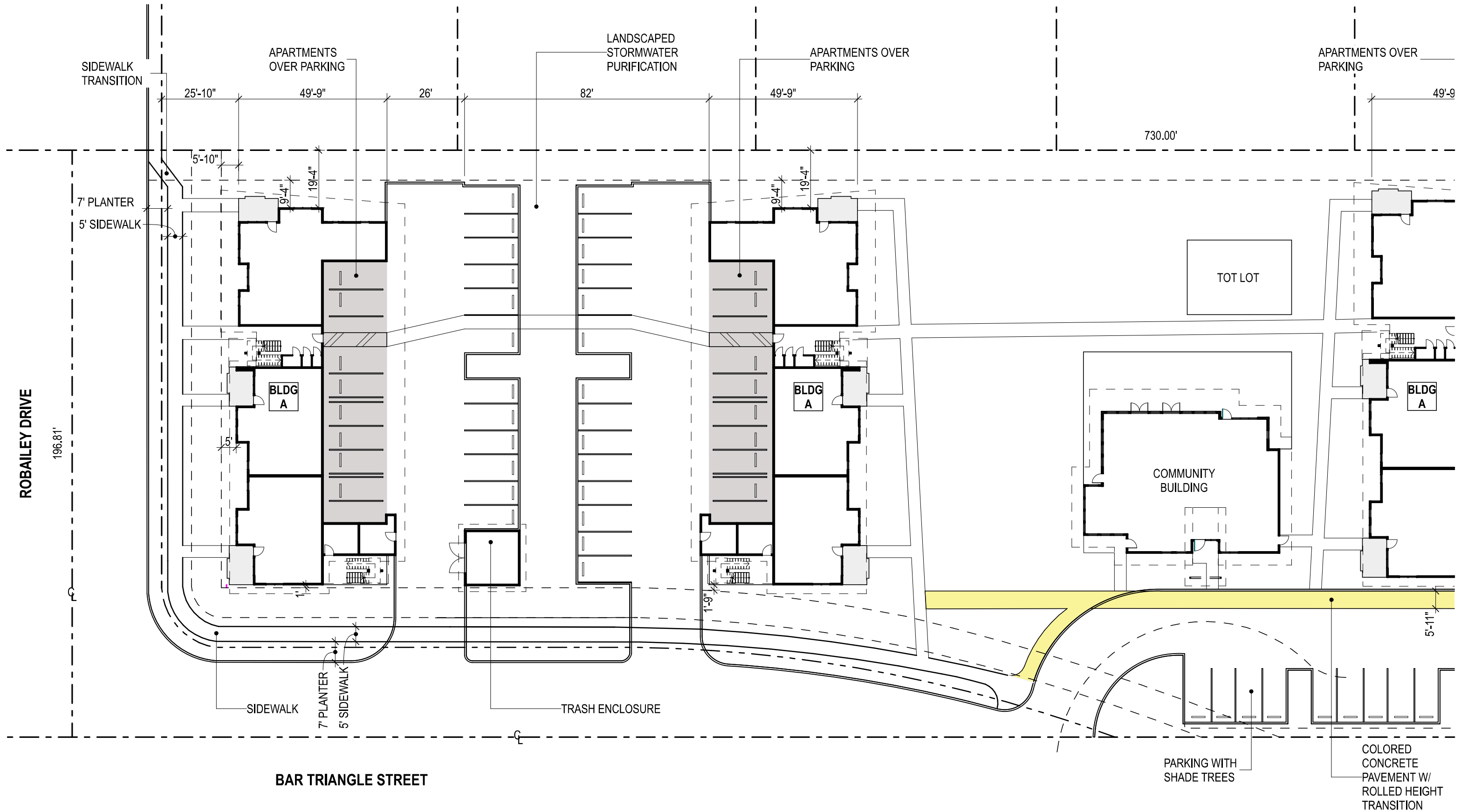
\\Volumes\CADD\COMMON\JOBS\221053 Arch\CAD - Bar Triangle St - Chico\221053 PLN\221053 - Bar Triangle St - Chico.pln - Printed: Thursday, December 9, 2021, 1:40 PM



■ SITE PLAN - SCALE 1:720



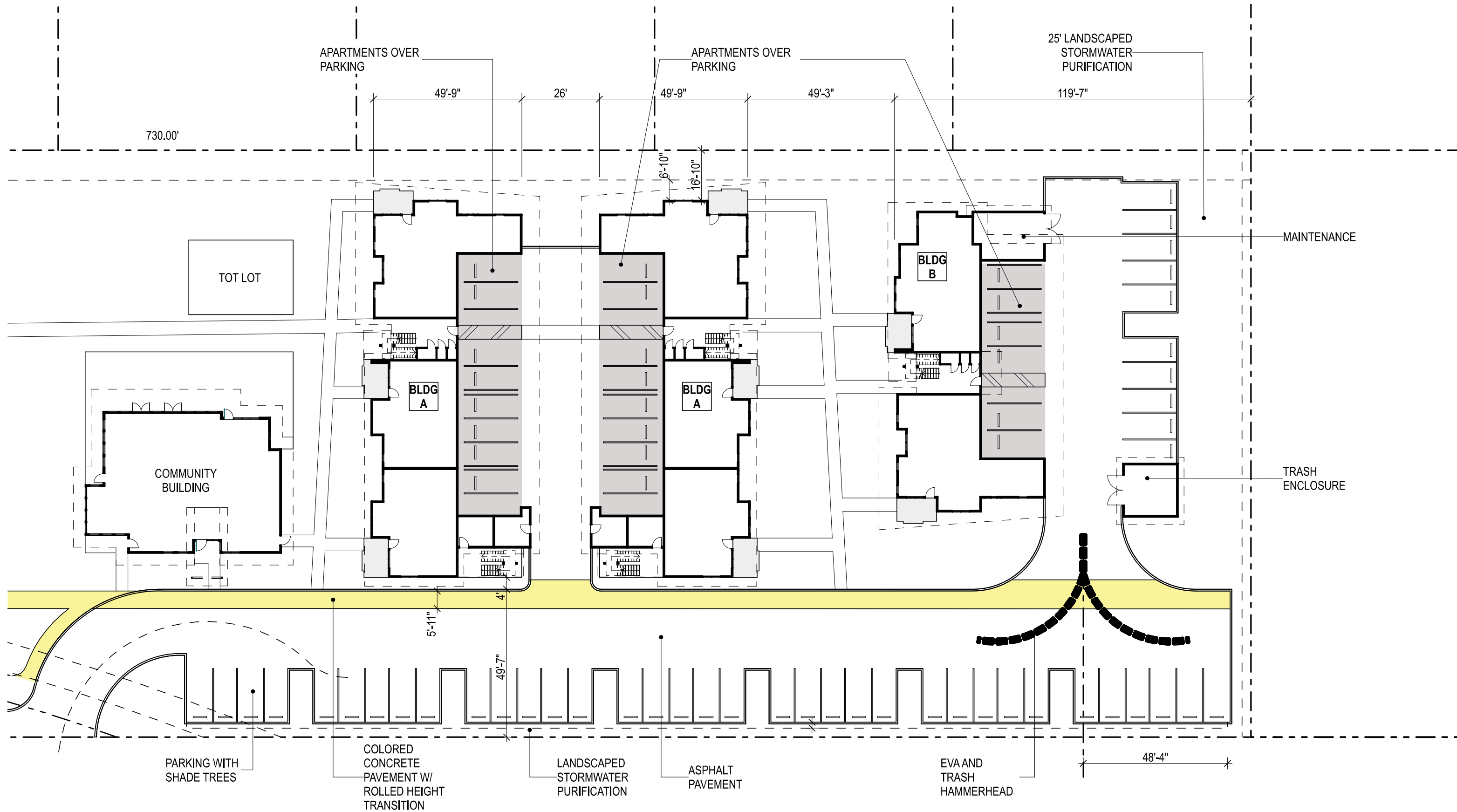
\\Volumes\CADD\COMMON\JOBS\221053 Arch\CAD - Bar Triangle St - Chico\221053 PLN\221053 - Bar Triangle St - Chico.pln - Printed: Thursday, December 9, 2021, 1:40 PM



■ SITE PLAN - ENLARGED - SCALE 1" = 30'



\\Volumes\CADD\COMMON\JOBS\221053_Arch\CAD - Bar Triangle St - Chico\221053 PLN\221053 - Bar Triangle St - Chico.plt - Printed: Thursday, December 9, 2021, 1:38 PM



■ SITE PLAN - ENLARGED - SCALE 1" = 30'



I:\Volumes\CADD COMMON\JOBS\221053 Arch\CAD - Bar Triangle St - Chico\221053 PLN\221053 - Bar Triangle St - Chico.plt- Printed: Thursday, December 9, 2021, 1:34 PM

PROJECT DATA

RESIDENTIAL UNITS

18 · 1 BEDROOM UNITS	26% 1 BR
34 · 1 BEDROOM UNITS	48% 2 BR
18 · 3 BEDROOM UNITS	26% 3 BR

TOTAL: 70 UNITS

PARKING

PARKING REQUIRED · 128 SPACES
 PARKING PROVIDED · 109 SPACES
 RATIO = 1.55 per DU
 PERCENTAGE OF COMPACT SPACES · 50% MAX

NOTE: PER PROVISIONS FOR AFFORDABLE HOUSING PARKING IS BEING PROVIDED IN CONFORMANCE WITH TYPICAL DEMAND AND IS LESS THAN CITY REQUIREMENTS.

PROJECT SUMMARY

PROJECT IS AN AFFORDABLE HOUSING PROJECT WITH FIVE THREE STORY RESIDENTIAL APARTMENT BUILDINGS, ONE COMMUNITY BUILDING, TWO TRASH ENCLOSURES AND A MAINTENANCE BUILDING.

FEATURES:

- ALL UNITS HAVE BALCONIES OR GROUND FLOOR PATIOS
- ZERO NET ENERGY INCLUDING ROOFTOP PHOTOVOLTAIC PANELS.
- ALL UTILITIES ENCLOSED WITHIN THE BUILDING.

OCCUPANCY: R-2
 BUILDING CONSTRUCTION TYPE: 3 STORY WOOD FRAME
 FIRE SPRINKLERED

PARCEL N^o 002-190-025

AREA SUMMARY

PARCEL AREA · 2.97 ACRE / 129,721 SF

BUILDING COVERAGE
 (INCL. MAINTENANCE & TRASH) · 35,115 SF

PAVED AREA (NOT INCLUDING
 SPACE UNDER BUILDING) · 38,106 SF

SIDEWALKS · 6606 SF

LANDSCAPED AREA · 49,894 SF

SHADE CALCULATIONS



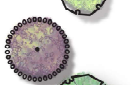
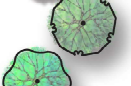
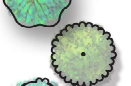


Shade Calculations for The Bar Triangle Project


Botanical Name	Common Name	Quantity	Shade allowed	at 25%	at 50%	at 75%	at 100%	Total
Pistacia chinensis 'Keith Davey'	Chinese Pistache	16	1,256	0	7	0	9	15,700.00
Ulmus parvifolia	Evergreen Chinese Elm	9	1,256	2	7	0	0	5,024.00
Total Shade Allowed		25		2	14	0	9	20,724.00


parking lot area to be shaded (excludes areas as indicated (per CMC 19.070.060 E2)) 32,648.00
 50% shade required 16,324.00
 % Shade Provided 63.48%


15% shade from evergreen tree species required
 5,024 sf provided = 24% (* indicates evergreen tree species)

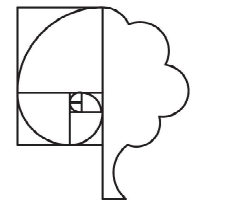
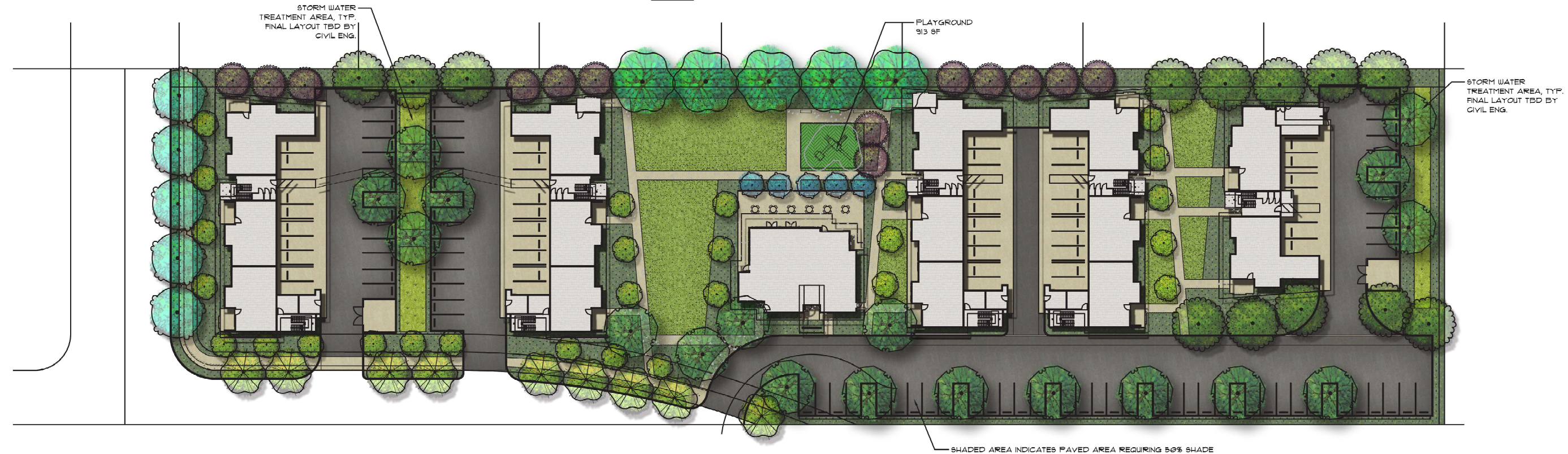
PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	ACER X FREEMANII 'JEFFERRED' TM	AUTUMN BLAZE FREEMAN MAPLE	15 GAL		9
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	15 GAL	STANDARD	5
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	15 GAL		21
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	15 GAL		13
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL		17
	QUERCUS ILEX	HOLLY OAK	15 GAL		5
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	15 GAL		13
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	15 GAL		5

SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	SHR AAI	SHRUB & GROUND COVER	PLANTING AREA	---			38,822 SF
	STO WAT	STORM WATER TREATMENT		---			2,686 SF

TURF GRASS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	ARTIFICIAL TURF FALL ZONE AREA	EPS TURF	---			913 SF

SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	TURF SOD BOLERO PLUS	FESCUE BLEND	SOD			9,798 SF



THOMAS H. PHELPS
 LANDSCAPE ARCHITECTURE
 IDLA, INC.
 California Landscape Architect #4122
 ID #LA-16771 * HI #LA-16112

P.O. BOX 170129
 Boise, Idaho 83717
<http://idlainc.net>
 (208) 906-1300

AHDC BAR TRIANGLE APARTMENTS
 BAR TRIANGLE STREET
 CULICO, CALIFORNIA

These drawings are preliminary and are on the property of Thomas H. Phelps Landscape Architecture. All drawings and other documents are the property of Thomas H. Phelps Landscape Architecture and shall remain confidential. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Thomas H. Phelps Landscape Architecture.

Sheet Title
 LANDSCAPE PLAN



Volumes\CADD COMMON\JOBS\221053 Arch\CAD - Bar Triangle St - Chico\221053 PLN\221053 - Bar Triangle St - Chico.pln - Printed: Thursday, December 9, 2021, 1:34 PM



FRONT ELEVATION - SCALE 1/16" = 1'-0"



LEFT ELEVATION - SCALE 1/16" = 1'-0"



REAR ELEVATION - SCALE 1/16" = 1'-0"



RIGHT ELEVATION - SCALE 1/16" = 1'-0"





FRONT ELEVATION - SCALE 1/8" = 1'-0"



REAR ELEVATION - SCALE 1/8" = 1'-0"



I:\Volumes\CADD COMMON\JOBS\221053 Arch\CAD - Bar Triangle St - Chico\221053 PLN\221053 - Bar Triangle St - Chico.pln - Printed: Thursday, December 9, 2021, 1:35 PM

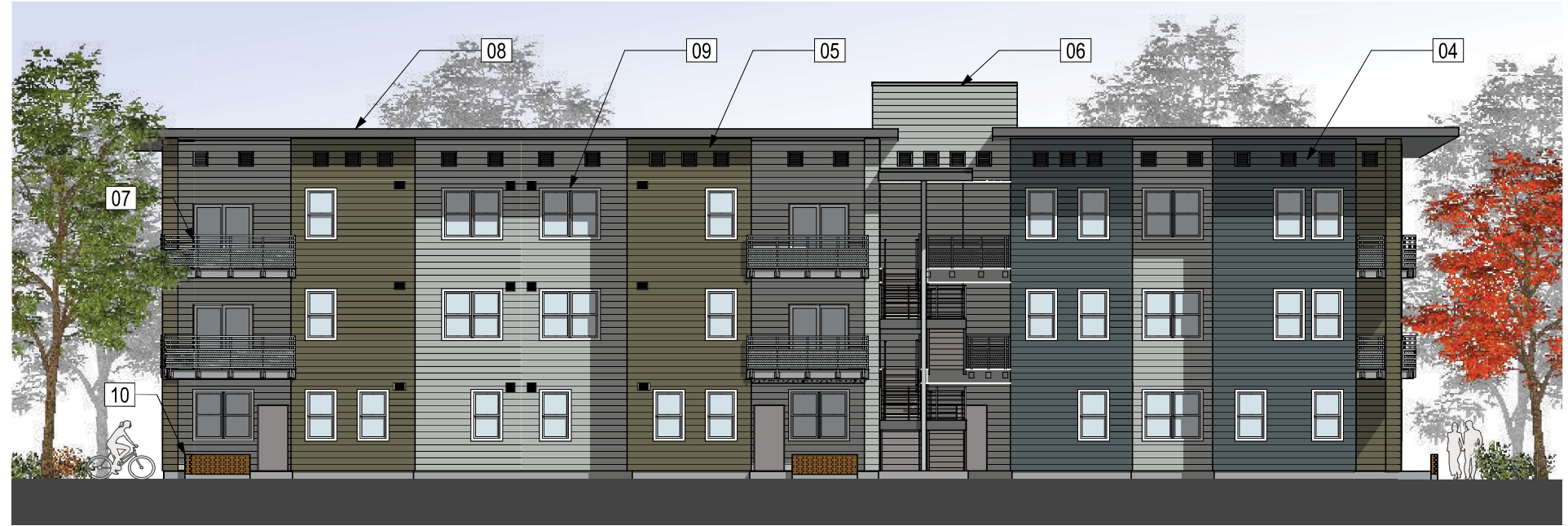




I:\Volumes\CADD COMMON\JOBS\221053 Arch\CAD - Bar Triangle St - Chico\221053 PLN\221053 - Bar Triangle St - Chico.pln - Printed: Thursday, December 9, 2021, 1:35 PM



COMM. BLDG. ELEVATION 0 8' 16' 32'



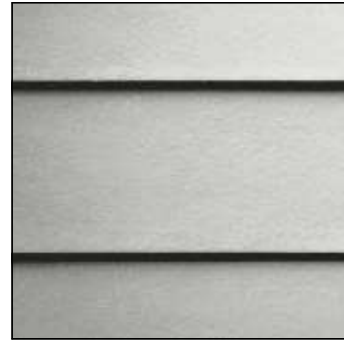
BUILDING A ELEVATION - SCALE 1/16" = 1'-0" 0 8' 16' 32'



01 SIGNAGE



02 GLASS STOREFRONT WITH WOOD TRIM SYSTEM



03 HORIZONTAL SIDING JAMES HARDIE - ARTIC WHITE



04 HORIZONTAL SIDING JAMES HARDIE - EVENING BLUE



05 HORIZONTAL SIDING JAMES HARDIE - MOUNTAIN SAGE



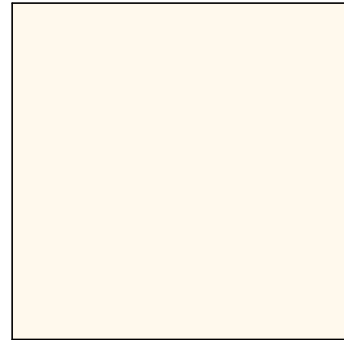
06 HORIZONTAL SIDING JAMES HARDIE - LIGHT MIST



07 METAL BALCONY AND RAILING



08 TPO ROOF AT RESIDENTIAL & COMMUNITY BUILDINGS



09 VINYL WINDOWS & DOORS - ALMOND



10 BRICK BLOCK- MUDDOX SUMMER WHEAT (AT GROUND FLOOR PATIO WALLS)

Kelly Murphy

From: Kelly Murphy
Sent: Tuesday, February 1, 2022 2:50 PM
To: Ken Knirck
Subject: RE: Proposed housing project and associated traffic issues

Hi Ken,

This message is to confirm receipt of your email regarding the Chico Bar Triangle Apartments project. I appreciate you taking the time to relay your concerns, specifically as they relate to potential traffic impacts. Similar questions were raised and addressed at the neighborhood meeting, so allow me to reiterate a couple of things.

The project site is designated Medium High Density Residential on the General Plan Land Use Diagram and zoned R3 (Medium High Density Residential), allowing for residential density up to a maximum of 22 dwelling units per acre. The project proposes 70 units on a site having a gross area of 3.29 acres, resulting in a residential density of approximately 21 dwelling units per acre. As the project is within the density range established for the underlying zoning district, the project is considered within the scope of the General Plan EIR. As a general note, affordable housing projects may be allowed density bonuses which allow them to exceed these standard ranges; however, this project is not proposing a density bonus.

I did remind everyone at the meeting that the project is reviewed by various City departments for compliance with specific codes, standards and regulations including Fire, Public Works and Engineering. No significant safety, access, circulation or traffic hazards were identified during their review. A traffic study was not completed for the project as it was not required.

Your comments will be included in the project file as public correspondence. Please let me know if you have additional questions.

Thank you,

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



From: Ken Knirck <knirck27@gmail.com>
Sent: Monday, January 31, 2022 1:19 PM
To: Zoning <zoning@Chicoca.gov>
Cc: jstevens@northstareng.com
Subject: Proposed housing project and associated traffic issues

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

I am writing to you in regards to the 70-unit affordable housing project that is proposed for the eastern side of Bar Triangle Street, south of Robailey Drive (Assessor's Parcel Number 002-190-025-000).

Unfortunately I was unable to join the pre-application meeting on January 25th. Looking at the site plan for this project, I became deeply concerned about the traffic flow to and from this proposed housing project. It is apparent that the most direct, and therefore the most utilized ingress and egress for the residents of this development is via Talbert Drive from the north/south stretch of Forest Avenue, and via Bar Triangle from the east/west stretch of Forest Avenue.

I own and occupy the house at 2178 Talbert Drive. This is what anyone would describe as a quiet street with very little through traffic. My concern is that adding the traffic associated with a 70-unit housing development would overwhelm a street like Talbert that was designed to accommodate 23 homes. Even with the very light traffic on Talbert and Bar Triangle, there are two intersections that are currently hazardous, and such hazards would be exacerbated by the additional traffic to and from this proposed 70-unit complex.

The intersection of Bar Triangle and the east end of Talbert has inherent visibility problems. Turning left or right from eastbound Talbert Drive, visibility is obstructed such that a driver attempting to turn onto Bar Triangle must drive out into the middle of the intersection to identify oncoming traffic from the driver's left and right.

Another problematic intersection is at Bar Triangle and Forest Avenue. This is an uncontrolled 4-way intersection with two lanes eastbound on Forest Avenue, two lanes westbound, and two lanes exiting the Lowe's parking lot. Many drivers leaving Lowe's try to drive straight across all four lanes to get onto Bar Triangle.

Additionally, turning left from westbound Talbert on to the southbound section of Forest Avenue is not recommended for the faint-of-heart. This is another uncontrolled 4-way intersection in which the driver must cross two lanes of traffic from the left while avoiding two lanes of cars from the other direction which are traveling close to 50 miles per hour, all while avoiding hitting the median.

Having outlined the current hazards of driving on lightly traveled Bar Triangle and Talbert, I would like to know if the city of Chico and/or the developer have performed a traffic study in the proposed area of this project. If this has been done, kindly send a copy to me. I'm sure my neighbors on Talbert Drive and Bar Triangle Street would be very interested in the results of the study as well.

Thank you for your time. I look forward to hearing from you soon regarding this important safety issue.

Ken Knirck
2178 Talbert Dr., Chico, CA 95928
knirck27@gmail.com
530-228-8616 (cell/text)

From: Joy Jann <joyjann@gmail.com>

Sent: Monday, January 24, 2022 9:52 PM

To: Debbie Presson <debbie.presson@Chicoca.gov>; Dani Rogers <dani.rogers@Chicoca.gov>; Stina Cooley <stina.cooley@Chicoca.gov>

Subject: Opposition to 221053 – Chico Bar Triangle Project Assessor's Parcel Number 002-190-025-000.

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

Dear City Council of Chico,

I am reaching out to you to express my family's concern regarding the 70-unit affordable housing apartment unit - 221053 – Chico Bar Triangle Project Assessor's Parcel Number 002-190-025-000.

In the 90's, my family choose to purchase a property in this neighborhood because it was less crowded. Having peaceful environment is very important to us. The additional of 70-unit just two houses down the street from us will mean more traffic, and less peaceful environment.

My family and I build our financial freedom and stability by paying off our mortgage all these years. To think that our dream of having a quiet and peaceful neighborhood to retire in, as well as a possible devaluation of our house due to this new development has put quite a toll and stress to the family. We were not informed of this developmental plan when we purchased our house. Would the City of Chico be considering compensating for any property devaluation because of this new development?

To benefit the new affordable housing community needs, the apartments might be better located in an area which is less crowded, less traffic, and in a wider area that could accumulate recreational needs.

For these reasons, we oppose the new development plan and hope that the City of Chico will consider our concerns and suggestions.

Thank you in advance for your valuable time and attention on this matter.

Sincerely yours,

Joy Jann
Homeowner of 2193 Talbert, Chico Ca 95928