



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 01/05/2022

DATE: December 22, 2021

File: AR 21-22

TO: Architectural Review and Historic Preservation Board

FROM: Tina Wilson, Associate Planner, 530-879-6807, tina.wilson@chicoca.gov
Community Development Department

RE: Architectural Review 21-22 (Oleander Community Housing); 2324 Esplanade,
APN 006-100-049

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 21-22 (Oleander Community Housing), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct a new, gated and entry-controlled, 38-unit residential development, and associated site improvements including outdoor amenities, parking, and landscaping on an approximately 1.3-acre lot on the east side of Esplanade (see **Attachment A**, Location Map). The site is designated Commercial Mixed Use (CMU) on the City of Chico General Plan Land Use Diagram and zoned Community Commercial (CC) with Airport Overflight Overlay (-AOD) and Corridor Opportunity Site (-COS) overlay zones.

The three-story apartment building would be located on the northern portion of the lot, fronting on Esplanade between Rio Lindo Avenue and Mission Ranch Boulevard. The project would include 37 units of permanent supportive housing for individuals experiencing homelessness and mentally disabled individuals. One additional unit would be reserved for an on-site resident manager. The project would also include on-site case management offices where individualized supportive services would be provided to the residents. The building would also include a community center and elevator (see **Attachment B**, Project Description and **Attachment C**, Site Plan). The site is currently vacant. Surrounding land uses include automotive uses to the south, single-family residences to the east, and the Paramount RV and Trailer Park to the north.

ANALYSIS

The proposal is for the construction of 22,775 square feet of permanent supportive housing within a three-story apartment building, including a community room, fitness room, laundry rooms, tenant storage, and onsite improvements. The common open space has pedestrian access and is dispersed around the development, with a community courtyard, an outdoor

dining area with pergolas, an enclosed dog park, bicycle lockers, bocce ball court, a garden with raised planter beds, and other outdoor amenities.

Since the proposed project is three-stories and significantly less than 100 feet in height, there are no corresponding development standards related to the Airport Overflight (-AOD) overlay zone.

Density

Pursuant to CMC Section 19.52.080, residential projects within a Corridor Opportunity Site overlay zone must be developed at or above the midpoint of the allowable density range of the zoning district. The midpoint of the allowable density range of the CC zoning district is 14 dwelling units per acre. The Corridor Opportunity Site overlay zone provides for a maximum of 60 dwelling units per acre on sites designated CMU (CMC 19.52.080.D.1). The project, with 29.2 units per acre, is over 14 and under 60 dwelling units per acre.

Parking

Pursuant to CMC Section 19.70.040, multi-family housing projects located in a Corridor Opportunity Site (-COS) overlay zone are required to provide 0.75 parking spaces for each studio unit, one (1) parking space for each one-bedroom unit, and 1.5 parking spaces for each two-bedroom unit. Based on these requirements, 34 parking spaces would be required for the proposed project. However, based on CMC Section 19.70.050(A), the applicant is requesting a reduction of off-street parking of five (5) parking spaces, for a proposed total of 29 parking spaces. The reduction in required parking is warranted for multiple reasons, including the site is within a Corridor Opportunity Site (-COS) overlay zone, the area is served by public transit, and the proposed parking reduction is unlikely to overburden public parking supplies in the vicinity. In addition, the applicant anticipates that many of the residents of the proposed apartment building will not operate their own vehicles. Planning staff supports the requested reduction in vehicular parking spaces.

A total of 38 bicycle parking spaces are required and 42 are provided, meeting requirements.

Architectural Design

The project complies with all development standards including lot size, site coverage, setbacks and building height. The exterior of the proposed three-story apartment building would be a variety of warm earth tones with white contrast and a variety of materials. The exterior materials would be a combination of cementitious rainscreen and clapboard siding, with stucco, board formed concrete and metal finishes. Architectural accents would be incorporated, providing an aesthetically appealing, contemporary style exterior that blends with the character of the surrounding neighborhood (see **Attachment D**, Architectural Elevations, and **Attachment E**, Conceptual Models). Planning staff will present the color and materials board at the upcoming meeting.

Lighting and Landscaping

The landscape plan proposes a variety of native oaks and other trees and plants (see **Attachment F**, Landscape Plan). A total of 47 new trees would be planted onsite, including native oak and maple trees. Exterior lighting would include parking lot lights with a finished height of 18 feet, wall-mounted downlights on the buildings, and pedestrian bollard lighting. Lighting design will be required to minimize glare and spillover impacts while still maintaining

a safe atmosphere.

DISCUSSION

General Plan Goals, Policies and Actions

The Commercial Mixed Use land use designation accommodates retail and service commercial uses, office and / or residential uses, or hospitals and other public / quasi-public uses. The proposed project is for the construction of permanent supportive housing within a three-story apartment building, including a community room, fitness room, laundry rooms, tenant storage, and onsite improvements, on a vacant property. The proposal is consistent with General Plan goals and policies that encourage the development of housing for individuals that are homeless (H-4.6), create housing accessible to individuals with disabilities (H-4.1, 4.3), and overall encourage the development of housing for people with special needs (H-4).

Consistency with Design Guidelines Manual

The design intent of the Commercial Mixed Use project type is to encourage the integration of retail and service commercial uses with office and / or residential uses and may also include hospitals and other public / quasi-public uses. The proposed permanent supportive housing project provides for much needed housing options for people in the community needing supportive services in a residential setting. The design of the project provides amenities for the people who would live in the proposed apartment building. The common open space has pedestrian access and is dispersed around the development, with a community courtyard, an outdoor dining area with pergolas, an enclosed dog park, bicycle lockers, bocce ball court, a garden with raised planter beds, and other outdoor amenities (DG 4.1.42, 4.1.45). This encourages individuals to make use of the open space by setting it in a meaningful relationship with its surroundings. Lighting design will be required to minimize glare and spillover impacts while still maintaining a safe atmosphere (DG 1.5.14, 1.5.15). The overall plan has the character, scale, and quality expected of new architecture in the City of Chico by the Chico Municipal Code and by the Design Guidelines (DG 1.2.11).

REQUIRED FINDINGS FOR APPROVAL

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 proposal is for the construction of 22,775 square feet of permanent supportive housing within a three-story apartment building, including a community room, fitness room, laundry rooms, tenant storage, and onsite improvements, on a vacant property designated Commercial Mixed Use (CMU) on the City of Chico General Plan Land Use Diagram. The proposal is also consistent with General Plan goals and policies that encourage the development of housing for individuals that are homeless (H-4.6), create housing accessible to individuals with disabilities (H-4.1, 4.3), and overall encourage the development of housing for people with special needs (H-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 proposed structure has meaningful architectural character and high-quality design elements. The proposed landscaping and configuration of the parking area help to minimize the views of automobiles (DG 1.1.14). The common open space has pedestrian access and is dispersed around the development, with a community courtyard, an outdoor dining area with pergolas, an enclosed dog park, bicycle lockers, bocce ball court, a garden with raised planter beds, and other outdoor amenities (DG 4.1.42, 4.1.45). This encourages individuals to make use of the open space by setting it in a meaningful relationship with its surroundings. Lighting design will be required to minimize glare and spillover impacts while still maintaining a safe atmosphere (DG 1.5.14, 1.5.15). The overall plan has the character, scale, and quality expected of new architecture in the City of Chico by the Chico Municipal Code and by the Design Guidelines (DG 1.2.11).

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 type of construction of the apartment building would be wood frame supported by perimeter foundations. The exterior materials would be a combination of cementitious rainscreen and clapboard siding, with stucco, board formed concrete and metal finishes. Architectural accents would be incorporated, providing an aesthetically appealing, contemporary style exterior that blends with the character of the surrounding neighborhood.

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 apartment building is sited close to the Esplanade street frontage, and parking is provided to the side and rear of the apartment building. Although the apartment building is a three-story structure, its location on the parcel would provide over 100 feet of distance from surrounding single-family residences. In addition, outdoor amenities such as the courtyard and bocce ball court would create a buffer between surrounding existing development and proposed onsite vehicular access and parking areas. Consequently, the development should not unnecessarily block views from other structures or dominate its surroundings (DG 1.2.13).

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 design includes a variety of trees and shrubs with moderate to low water

use. The design will complement the proposed apartment building and outdoor amenities, help to screen certain portions of the site, and provide sufficient visual relief to create an attractive 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 21-22 (Oleander Community Housing). 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. 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.

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)

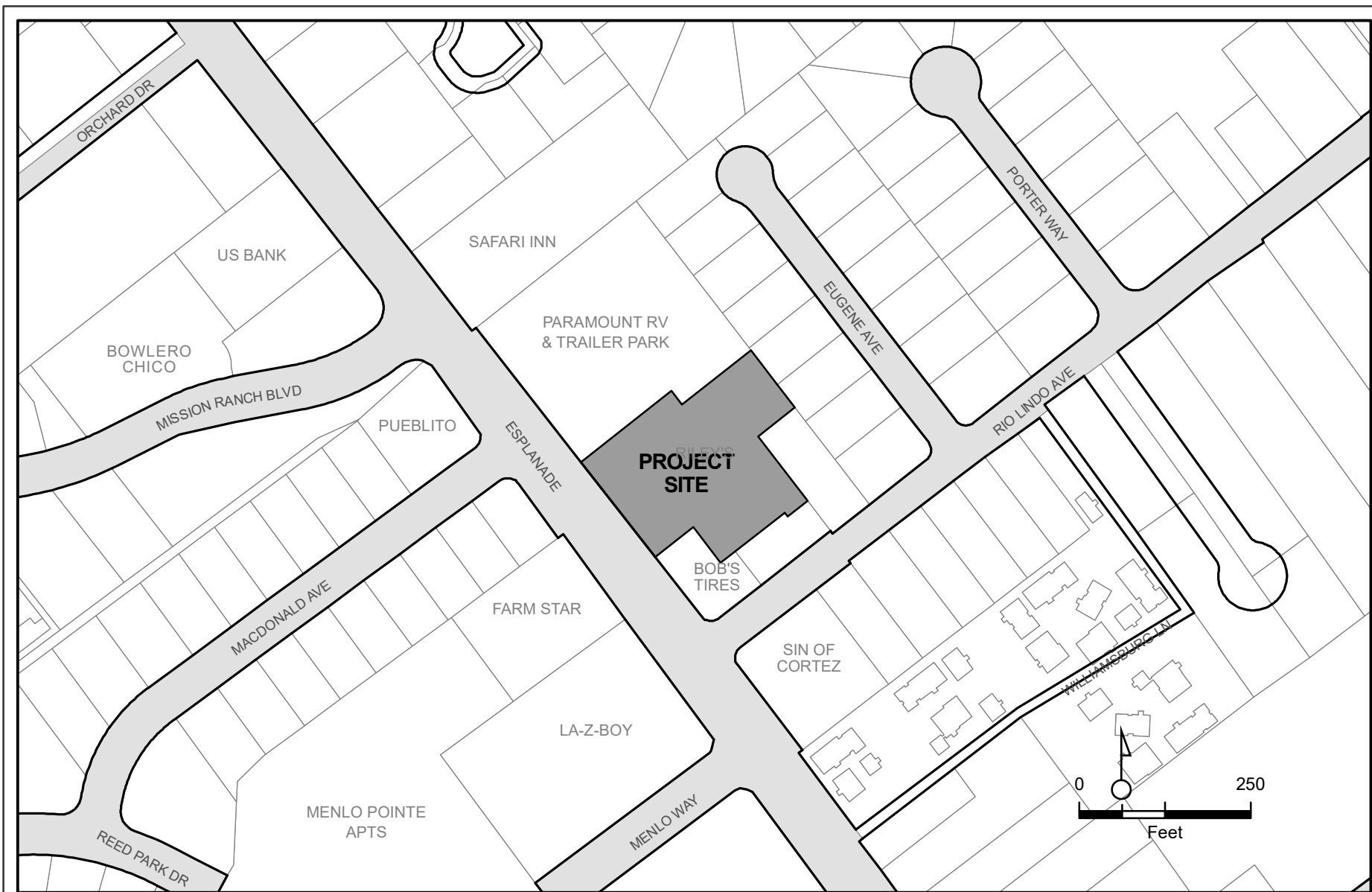
Mike Sawley, Principal Planner
Marie Demers, Housing Manager
Tina Wilson, Associate Planner
File: AR 21-22

External (4)

AMG & Associates, LLC, Attn: Jacob Soroudi, Email: jsoroudi@amgland.com
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Pacific West Architecture, Email: ncalzacorta@gmail.com
Jaya Ratanjee, 618 Larch Lane, Chico, CA 95926

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Architectural Elevations
- E. Conceptual Models
- F. Landscape Plan



AR 21-22 (Oleander Community Housing)
 2324 Esplanade
 APN 006-100-049-000



OLEANDER APARTMENTS PERMANENT SUPPORTIVE HOUSING PROJECT DESCRIPTION

The Oleander Apartments Permanent Supportive Housing Project represents (Project) a new, gated and entry-controlled, 38-unit rental development located on approximately 1.3+/- acres on Esplanade between Rio Linda Avenue and Mission Ranch Boulevard in Chico, CA. The Project will consist of 37 units of permanent supportive housing targeted to homeless and mentally disabled individuals. One additional unit will be reserved for an on-site resident manager. The Project will also include on-site case management offices in which individualized supportive services will be provided to the residents with the intent of helping them restore their lives. With a mix of 21 studio units (442 gross sq. ft.), 16 one-bedroom units (607 gross sq. ft.), and 1 two-bedroom unit (800 gross sq. ft.) the proposed project will target the homeless and mentally disabled individuals residing in Butte County. 29 parking spaces, including 4 ADA spaces, will be provided. Residents will also have access to an elevator.

The units will be newly constructed apartments in one, three-story residential building with an elevator and a community building. The type of construction will be wood frame supported by perimeter foundations. The exterior will be a combination of cementitious rainscreen and clapboard siding, with stucco, board formed concrete and metal finishes. Architectural accents will be incorporated, providing an aesthetically appealing, contemporary style exterior that blends with the character of the surrounding neighborhood and the City of Chico. Minimum construction standards will be adhered to in order to assure that a quality permanent supportive housing development is provided.

The building will be oriented appropriately on the site with the intent to create a community concept for residents to enjoy while remaining social and active. Outdoor amenities include a community courtyard, an outdoor dining area with pergolas, an enclosed dog park, covered smoking area, bicycle lockers, bocce ball court, and a garden with raised planter beds. The development will include a large community building (approximately 2,981 sq. ft.) with accessible common spaces including a community room, multi-purpose room, fitness room, 3 laundry rooms, and 3 tenant storage spaces. Case management offices will also be located on site. An on-site resident manager will provide assistance and management while residing in a one-bedroom manager's unit.

Within the units, tenants will enjoy standard features such as refrigerators, exhaust fans and ranges with ovens. All of the units are fully accessible or easily adaptable to meet the needs of the tenant population.

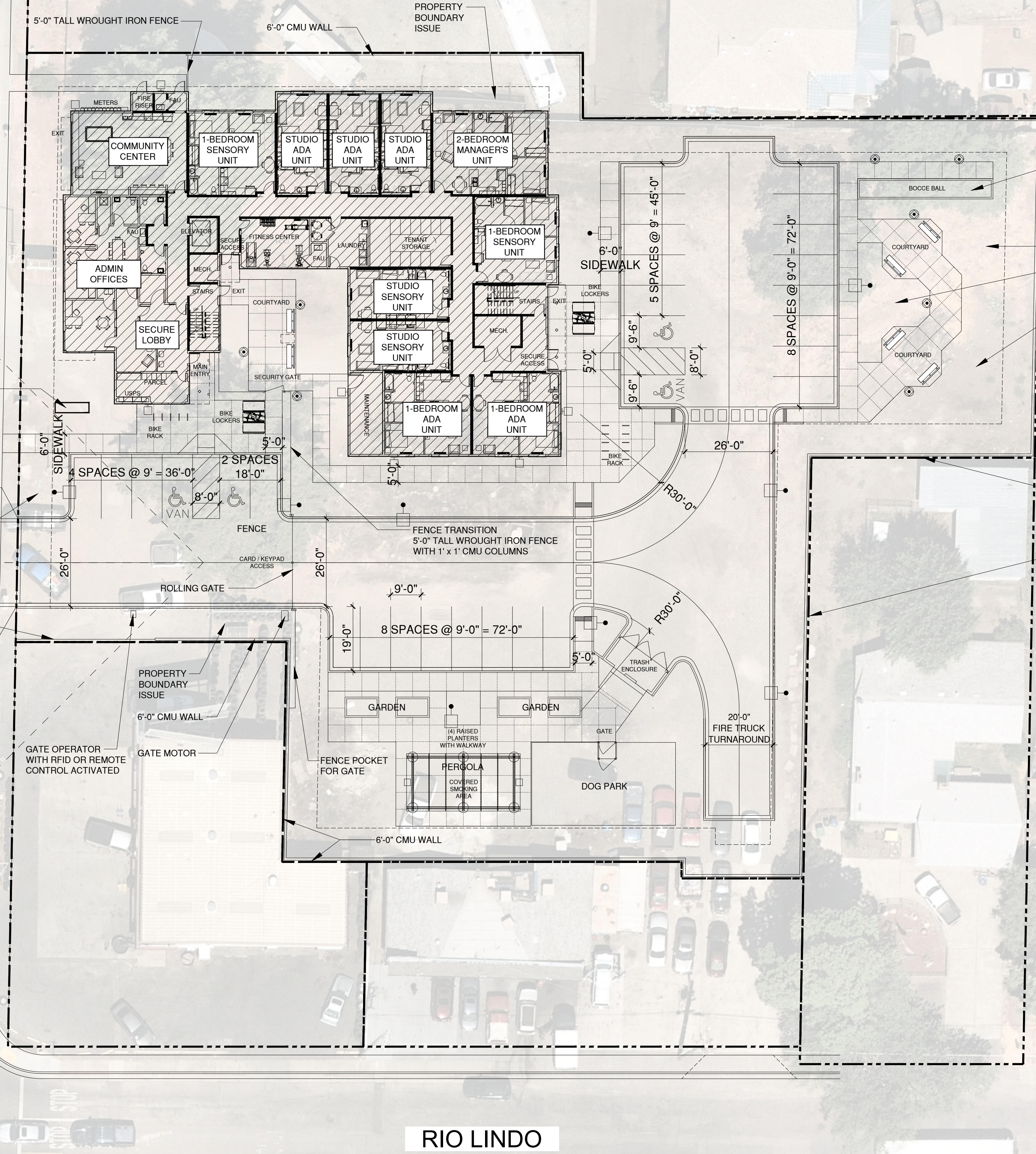
The Project will be financed using a variety of sources including 9% tax credit financing CDBG Disaster Relief funding and project based vouchers. We expect to receive all required funding by the end of 2022. Upon successful receipt of the above listed funding, construction would be slated to begin in December 2022 with units being available for occupancy in December 2023.

The Project Co-Sponsors will be the Housing Authority for the County of Butte and Pacific West Communities, Inc.

ESPLANADE

SIGHT LINE TRIANGLE

FENCE TRANSITION 4'-0" TALL WROUGHT IRON FENCE WITH 1' x 1' CMU COLUMNS



RIO LINDO

APPLICANT
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 EAGLE, ID 83616

ARCHITECT
 PACIFIC WEST ARCHITECTURE
 DOUGLAS GIBSON, IDAHO ARCHITECT AR-2084
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 (208)-461-0022 X3021

ACCESSIBILITY

	# OF UNITS	PERCENTAGE
ACCESSIBLE TYPE A UNITS (15% TOTAL)	6	15.79%
SENSORY IMPAIRED UNITS (10% TOTAL)	4	10.53%

ESPLANADE PSH

UNIT MIX SUMMARY

	CONDITIONED SQ. FOOTAGES
(21) STUDIO UNITS	(21) x 442 S.F. = 9,282 S.F.
(16) 1-BEDROOM UNITS	(16) x 607 S.F. = 9,712 S.F.
(1) 2-BEDROOM UNITS	(1) x 800 S.F. = 800 S.F.
(38) UNITS TOTAL	9,282 S.F. + 9,712 S.F. + 800 S.F. = 19,794 S.F.

(1) COMMUNITY ROOM	803 S.F.
(1) MULTI-PURPOSE ROOM	375 S.F.
(1) FITNESS ROOM	285 S.F.
(3) LAUNDRY ROOMS	(3) x 210 S.F. = 630 S.F.
(3) TENANT STORAGE	(3) x 296 S.F. = 888 S.F.
(9) SHARED AMENITIES	2,981 S.F.
TOTAL	22,775 S.F.

FIRE SPRINKLER
 AUTOMATIC FULLY SPRINKLERED SYSTEM WITH CENTRAL CALL STATION, OFF-SITE MONITORING AND FPC'S AT EXTERIOR ACCESSIBLE FIRE SPRINKLER CLOSETS.

SITE SIZE

56,193 S.F. ± (1.29 ACRES ±)
 21.70 UNITS PER ACRE

22 UNITS PER ACRE ALLOWED (TABLE 19.44.030)
 28.38 UNITS ALLOWED + 35% DENSITY BONUS
 38 UNITS ALLOWED WITH DENSITY BONUS

38 TOTAL UNITS PROPOSED

SITE COVERAGE

	SQ. FT.	PERCENTAGE
BUILDING FOOTPRINT	11,846 S.F.	21.08%
ON-SITE ASPHALT CONCRETE PAVING	15,876 S.F.	28.26%
SITE AMENITIES (PERGOLA, PATIO, PLANTERS)	810 S.F.	1.44%
CONCRETE WALKS & PADS	9,113 S.F.	16.22%
DOG ENCLASURE AREA	1,040 S.F.	1.85%
COMMON OPEN SPACE	17,506 S.F.	31.15%
TOTAL AREA	56,193 S.F.	100%

NOTE: ALL NUMBERS PROVIDED ARE ESTIMATED FOR SITE COVERAGE

PARKING AND UNIT SUMMARY

25 PARKING SPACES (9'-0" X 19'-0")
 4 ADA ACCESSIBLE PARKING SPACES

29 TOTAL PARKING SPACES PROVIDED

MINIMUM VEHICULAR PARKING REQUIREMENTS (TABLE 19.52.080)

MULTI-FAMILY HOUSING IN A CORRIDOR OPPORTUNITY SITE OVERLAY ZONE
 15.75 SPACES STUDIO (0.75 SPACE PER UNIT)
 16.00 SPACES 1 BEDROOM (1 SPACE PER UNIT)
 1.50 SPACES 2 BEDROOM (1.5 SPACES PER UNIT)

34.0 REQUIRED SPACES

BICYCLE PARKING (TABLE 5-4)
 1 SPACES PER UNIT

38 REQUIRED BIKE SPACES

30 UNCOVERED BIKE SPACES
 12 COVERED BIKE SPACES
42 TOTAL BIKE SPACES PROVIDED

PROJECT SITE



- SITE DEVELOPMENT AMENITIES TO INCLUDE**
1. QUALITY OF LIFE: COMMUNITY AREA & COURTYARD
 2. OPEN LANDSCAPED COURTYARD WITH GRASSY AREAS
 3. RECREATION: RAISED PLANTERS, PATIOS, PATHWAYS
 4. OPEN PERGOLA WITH PICNIC TABLES AND BARBEQUE GRILLS



REVISIONS

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 09/15/21

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PROJECT #
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OLEANDER COMMUNITY HOUSING

PROJECT

2324 ESPLANADE

CHICO, CA

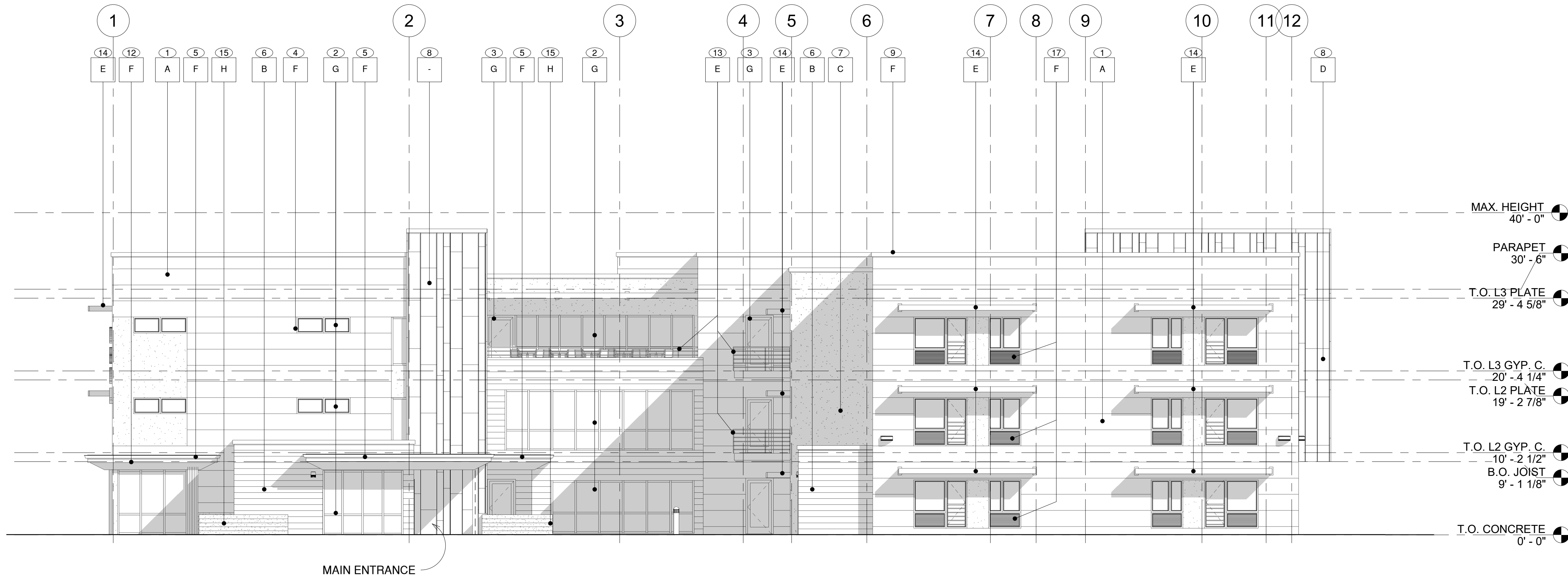
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SCHMATIC DESIGN / NOT FOR CONSTRUCTION

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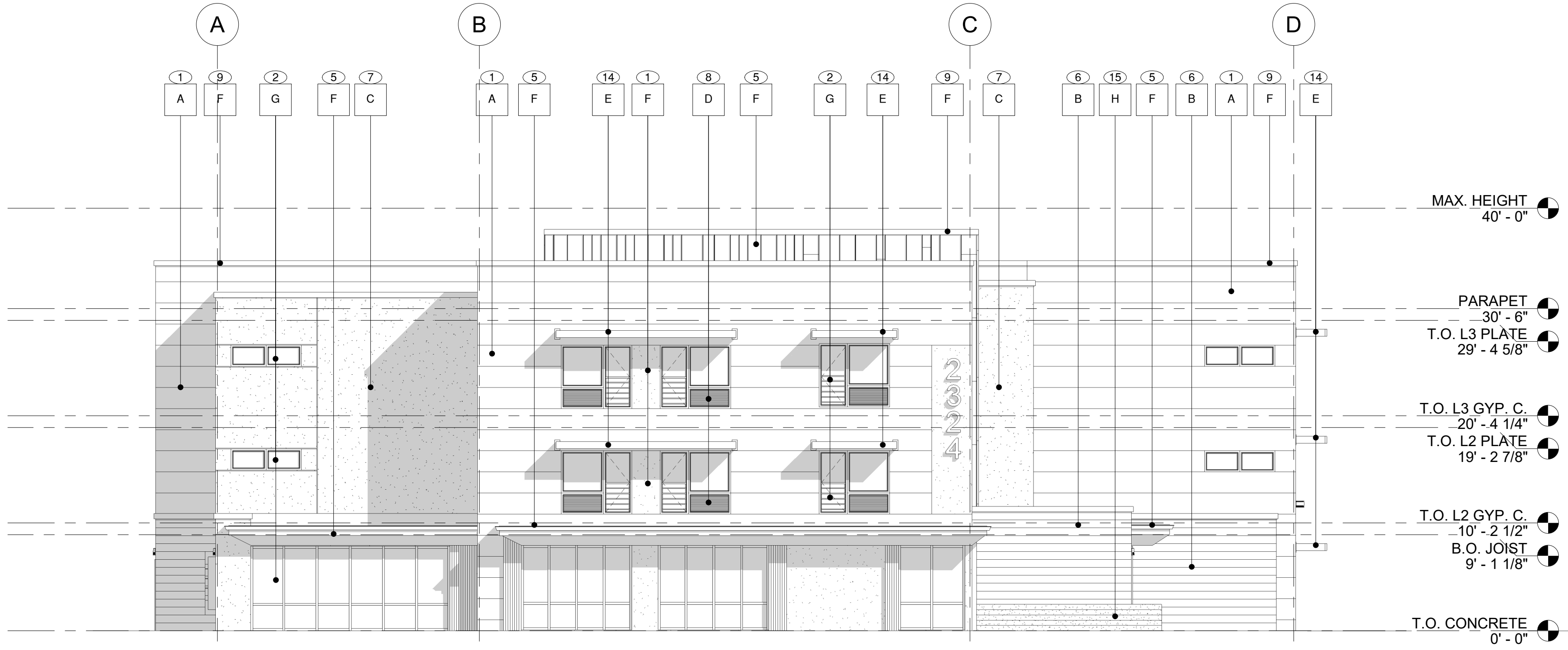
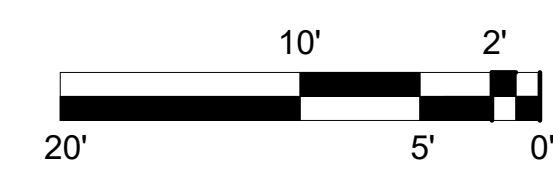
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CHICO, CA



1 SOUTH ELEVATION (FACING DRIVE AISLE)
1/8" = 1'-0"

- KEY NOTES**
1. PAINTED HORIZONTAL CEMENTITIOUS SIDING RAINSCREEN PANELS OR APPROVED EQUAL.
 2. BLACK VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS. SEE DETAILS 8, 9, & 10/A7.2.
 3. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED. SEE DETAILS 8, 9, & 10/A7.2.FOR APPLICABLE SIMILAR CONDITIONS.
 4. DOOR/WINDOW TRIM, PAINT AS NOTED.
 5. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT, COLOR AS NOTED, DOWNSPOUT TO MATCH. WHERE RAIN WATER LEADER IS NOT SHOWN TO BE TIGHT-LINED INTO CIVIL STORM WATER SYSTEM, PROVIDE DISCHARGE MIN. 24" FROM BUILDING FOUNDATION.
 6. PAINTED HORIZONTAL CEMENTITIOUS SIDING CLAPBOARD OR APPROVED EQUAL. SEE DETAILS 8, 9, & 10/A7.2.
 7. STUCCO
 8. STANDING SEAM METAL SIDING, VARIOUS WIDTHS.
 9. METAL WALL CAP FLASHING, PAINT AS NOTED.
 10. VENTS AND PTAC LOUVER SCREEN, PAINT AS NOTED.
 11. 2" WINDOW AND DOOR TRIM, TYP.
 12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
 13. METAL RAILING SYSTEM, COLOR AS NOTED.
 14. ARCHITECTURAL SUNSHADE, PAINT AS NOTED.
 15. BOARD FORMED CONCRETE, LANDSCAPING WALL.
 16. PAINTED METAL HANDRAIL.
 17. EXTERIOR MEP EQUIPMENT, SEE MEP PLANS FOR MORE INFORMATION.
 18. INSTALL LANDSCAPE FEATURES TO PROVIDE A MIN. 18" SPACE BETWEEN THE EXTERIOR WALL AND PLANTINGS, RE: L2.

- MATERIAL FINISHES:** [] - []
- A. CEMENTITIOUS SIDING PANELS, RAINSCREEN
COLOR: GOLDEN RULE (SW 6383)
 - B. CEMENTITIOUS CLAPBOARD SIDING 7",
COLOR: IRON ORE (SW 7069)
 - C. STUCCO, MEDIUM TEXTURE
COLOR: TOUQUE WHITE (SW 7003) OR SIMILAR
 - D. STANDING SEAM METAL SIDING, DARK BRONZE OR SIMILAR
COLOR: UMBER RUST (SW 9100)
 - E. METAL RAILINGS, SUNSHADES, AND EXTERIOR DOORS
COLOR: TRICORN BLACK (SW 6258) OR SIMILAR
 - F. FASCIA, SOFFITS, GUTTERS, WALL CAP FLASHING, AND METAL VENTS/LOUVERS, WINDOW/DOOR TRIM, AND SPANDREL PANELS
COLOR: TRICORN BLACK (SW 6258) OR SIMILAR
 - G. VINYL WINDOWS, DOORS, AND STOREFRONT MULLIONS
COLOR: BLACK/GRAPHITE OR SIMILAR
 - H. BOARD FORMED CONCRETE



2 EAST ELEVATION (ESPLANADE)
1/8" = 1'-0"

PROJECT
OLEANDER COMMUNITY HOUSING
2324 ESPLANADE
CHICO, CA
SCHEMATIC DESIGN / NOT FOR CONSTRUCTION
Attachment D

A4.3A

ELEVATIONS

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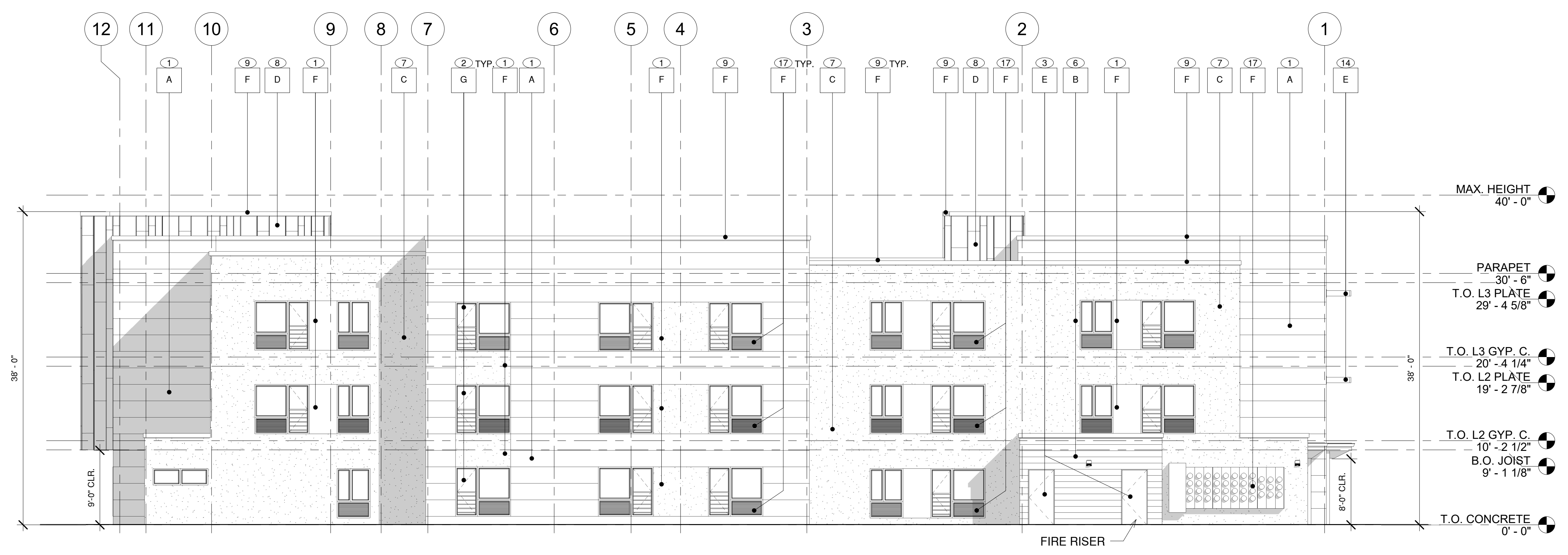


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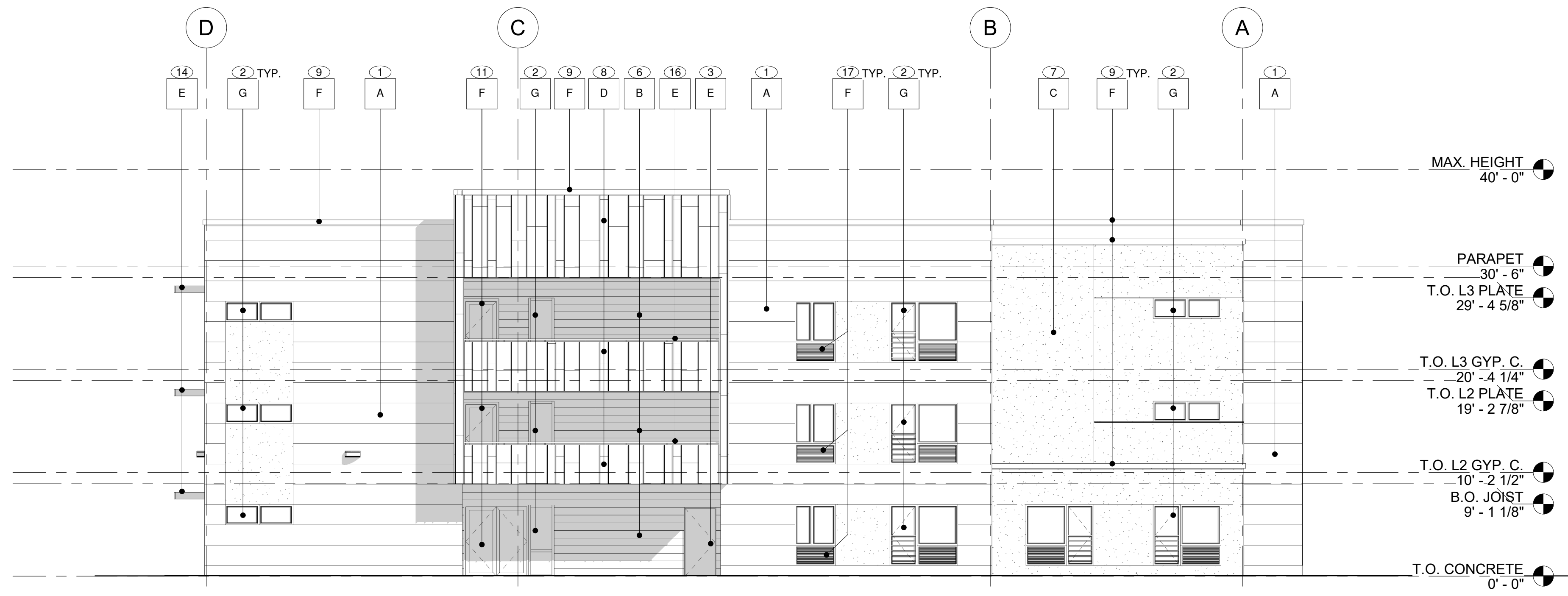
PROJECT
OLEANDER COMMUNITY HOUSING
2324 ESPLANADE
CHICO, CA

A4.3B

ELEVATIONS



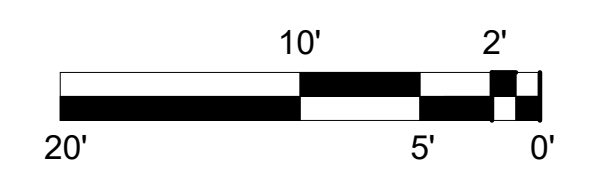
① NORTH ELEVATION (ADJACENT LOT)
1/8" = 1'-0"



② WEST ELEVATION (PARKING LOT)
1/8" = 1'-0"

- KEY NOTES**
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 5. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT, COLOR AS NOTED, DOWNSPOUT TO MATCH. WHERE RAIN WATER LEADER IS NOT SHOWN TO BE TIGHT-LINED INTO CIVIL STORM WATER SYSTEM, PROVIDE DISCHARGE MIN. 24" FROM BUILDING FOUNDATION.
 6. PAINTED HORIZONTAL CEMENTITIOUS SIDING CLAPBOARD OR APPROVED EQUAL. SEE DETAILS 8, 9, & 10/A7.2.
 7. STUCCO
 8. STANDING SEAM METAL SIDING, VARIOUS WIDTHS.
 9. METAL WALL CAP FLASHING, PAINT AS NOTED.
 10. VENTS AND PTAC LOUVER SCREEN, PAINT AS NOTED.
 11. 2" WINDOW AND DOOR TRIM, TYP.
 12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
 13. METAL RAILING SYSTEM, COLOR AS NOTED.
 14. ARCHITECTURAL SUNSHADE, PAINT AS NOTED.
 15. BOARD FORMED CONCRETE, LANDSCAPING WALL.
 16. PAINTED METAL HANDRAIL.
 17. EXTERIOR MEP EQUIPMENT, SEE MEP PLANS FOR MORE INFORMATION.
 18. INSTALL LANDSCAPE FEATURES TO PROVIDE A MIN. 18" SPACE BETWEEN THE EXTERIOR WALL AND PLANTINGS, RE: L2.

- MATERIAL FINISHES:** [] →
- A. CEMENTITIOUS SIDING PANELS, RAINSCREEN
COLOR: GOLDEN RULE (SW 6383)
 - B. CEMENTITIOUS CLAPBOARD SIDING 7",
COLOR: IRON ORE (SW 7069)
 - C. STUCCO, MEDIUM TEXTURE
COLOR: TOUQUE WHITE (SW 7003) OR SIMILAR
 - D. STANDING SEAM METAL SIDING, DARK BRONZE OR SIMILAR
COLOR: UMBER RUST (SW 9100)
 - E. METAL RAILINGS, SUNSHADES, AND EXTERIOR DOORS
COLOR: TRICORN BLACK (SW 6258) OR SIMILAR
 - F. FASCIA, SOFFITS, GUTTERS, WALL CAP FLASHING, AND METAL VENTS/LOUVERS, WINDOW/DOOR TRIM, AND SPANDREL PANELS
COLOR: TRICORN BLACK (SW 6258) OR SIMILAR
 - G. VINYL WINDOWS, DOORS, AND STOREFRONT MULLIONS
COLOR: BLACK/GRAPHITE OR SIMILAR
 - H. BOARD FORMED CONCRETE



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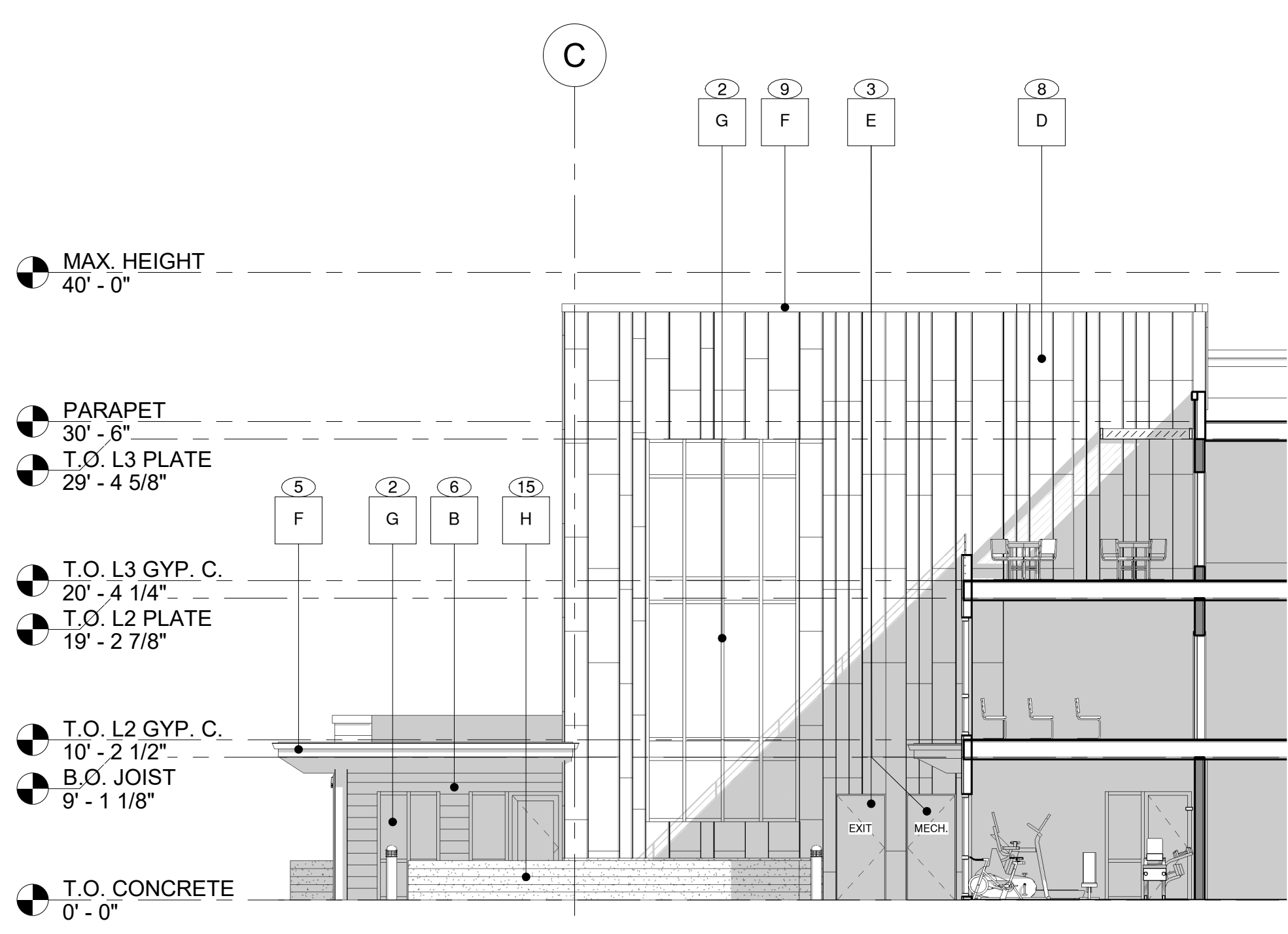


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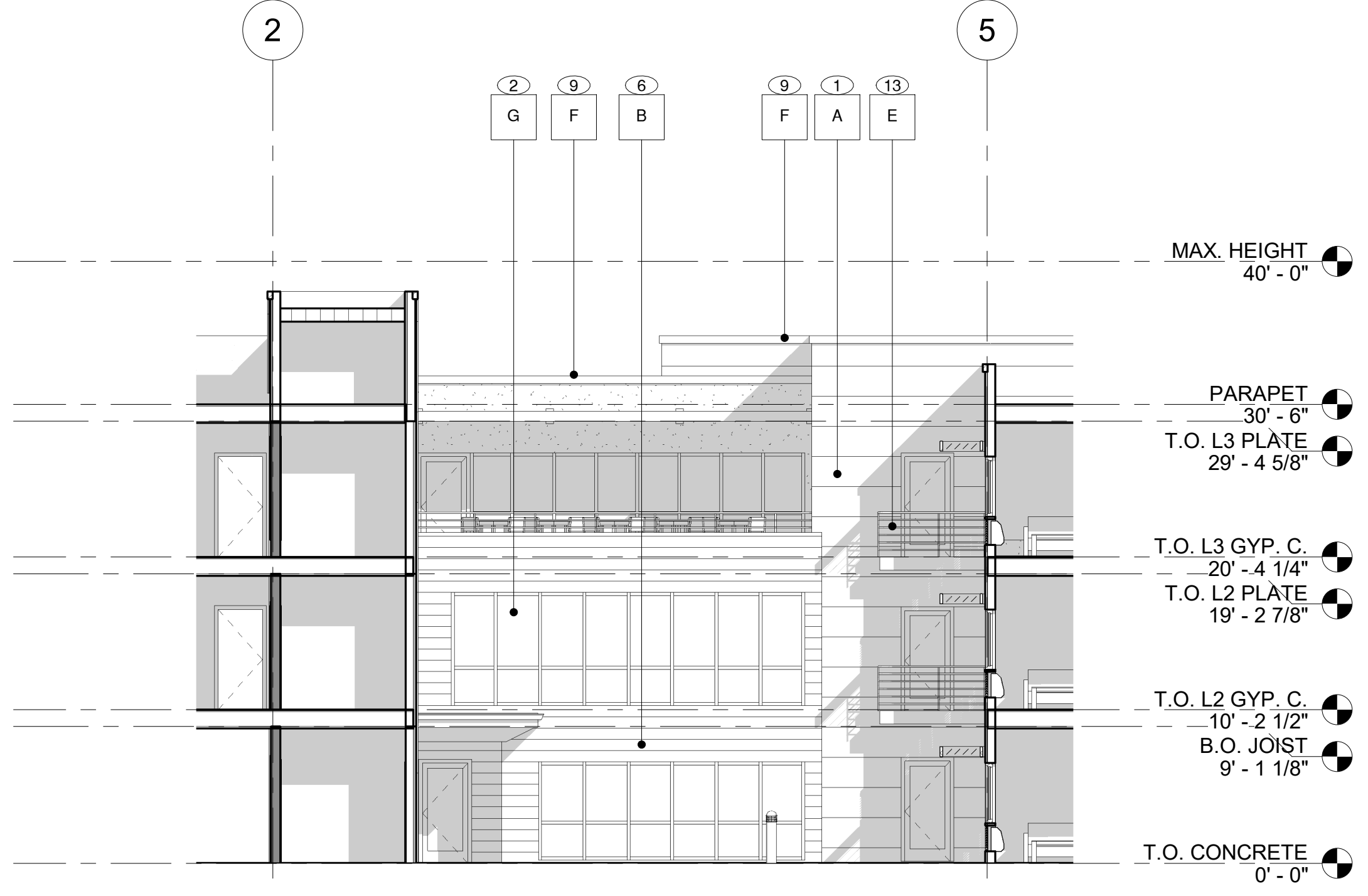
PROJECT
OLEANDER COMMUNITY HOUSING
2324 ESPLANADE
CHICO, CA

A4.3C

ELEVATIONS



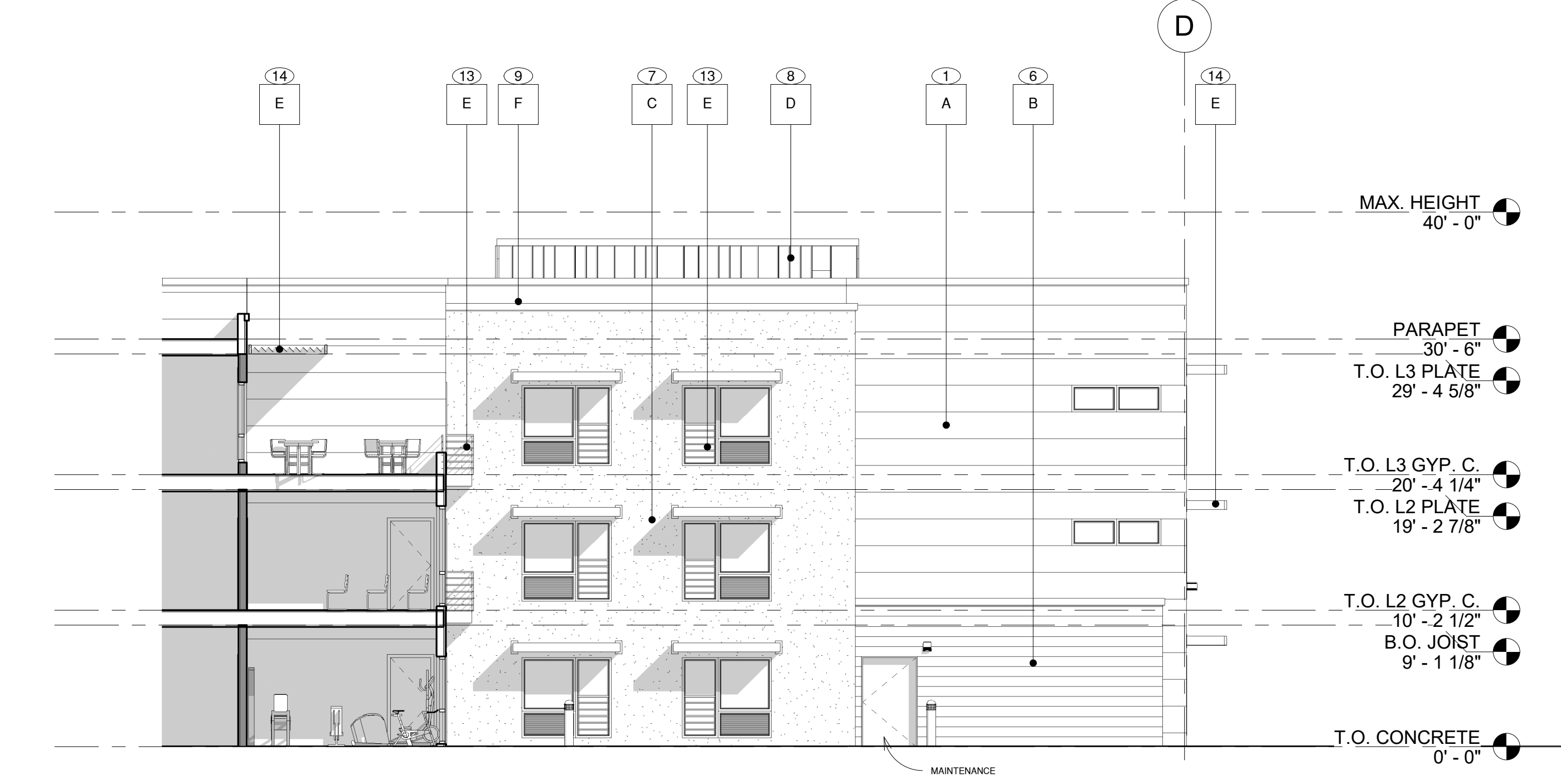
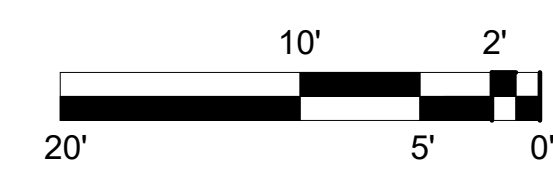
2 EAST COURTYARD ELEVATION
1/8" = 1'-0"



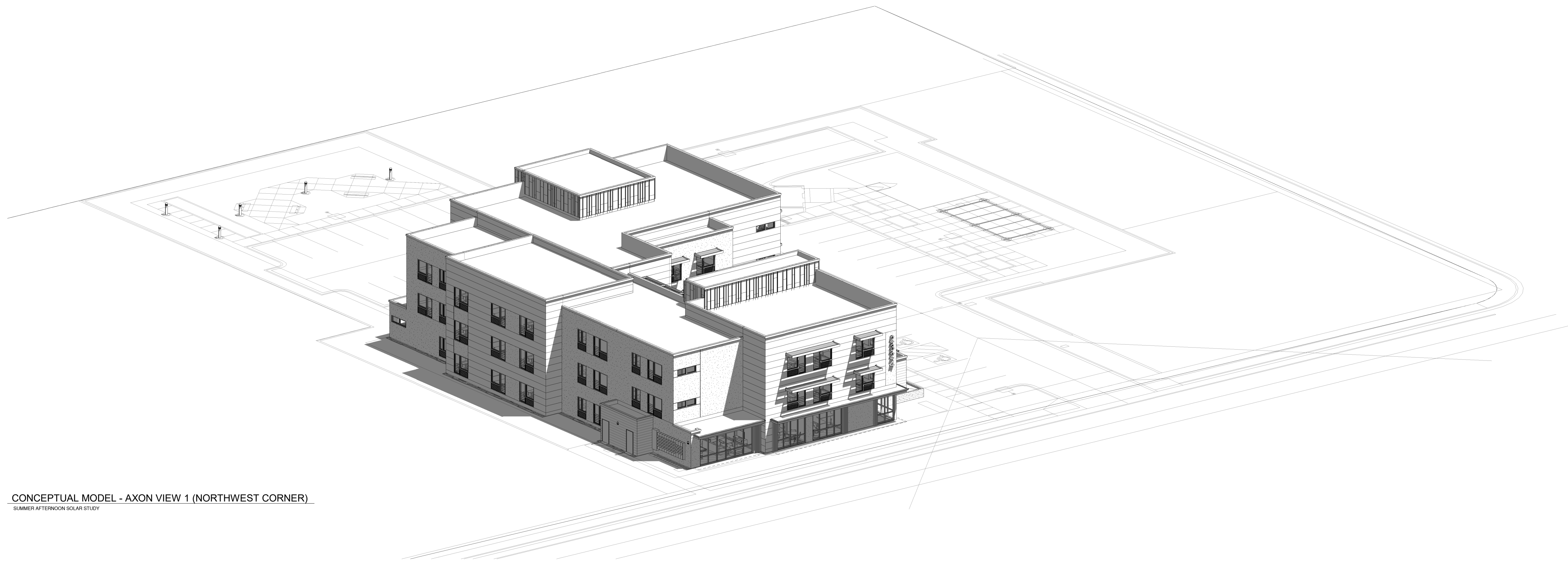
1 SOUTH COURTYARD ELEVATION
1/8" = 1'-0"

- KEY NOTES**
1. PAINTED HORIZONTAL CEMENTITIOUS SIDING RAINSCREEN PANELS OR APPROVED EQUAL.
 2. BLACK VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS. SEE DETAILS 8, 9, & 10/A7.2.
 3. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED. SEE DETAILS 8, 9, & 10/A7.2.FOR APPLICABLE SIMILAR CONDITIONS.
 4. DOOR/WINDOW TRIM, PAINT AS NOTED.
 5. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT, COLOR AS NOTED, DOWNSPOUT TO MATCH. WHERE RAIN WATER LEADER IS NOT SHOWN TO BE TIGHT-LINED INTO CIVIL STORM WATER SYSTEM, PROVIDE DISCHARGE MIN. 24" FROM BUILDING FOUNDATION.
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 12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
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 - G. VINYL WINDOWS, DOORS, AND STOREFRONT MULLIONS
COLOR: BLACK/GRAPHITE OR SIMILAR
 - H. BOARD FORMED CONCRETE



3 WEST COURTYARD ELEVATION
1/8" = 1'-0"



CONCEPTUAL MODEL - AXON VIEW 1 (NORTHWEST CORNER)
SUMMER AFTERNOON SOLAR STUDY



CONCEPTUAL MODEL - AXON VIEW 2 (SOUTHWEST CORNER)
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A5.1A

CONCEPTUAL MODEL

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CONCEPTUAL MODEL - AXON VIEW 1 (SOUTHEAST CORNER)

SUMMER AFTERNOON SOLAR STUDY



CONCEPTUAL MODEL - AXON VIEW 2 (NORTHEAST CORNER)

SUMMER AFTERNOON SOLAR STUDY

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PROJECT

**OLEANDER
COMMUNITY
HOUSING**

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CHICO, CA

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CONCEPTUAL MODEL

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ESPLANADE

RIO LINDO AVENUE

SHADE CALCULATIONS

Shade Calculations for Oleander PSH, Chico, CA

Botanical Name	Common Name	Quantity	Shade allowed	at 25%	at 50%	at 75%	at 100%	Total
Cedrus deodara	Deodar Cedar	1	707	0	1	0	0	353.50
Quercus ilex	Holly Oak	7	707	3	3	1	0	2,121.00
Quercus lobata	Valley Oak	1	1,256	0	1	0	0	628.00
Ulmus parvifolia	Chinese Evergreen Elm	3	1,256	0	1	2	0	2,512.00
Zelkova serrata	Japanese Zelkova	8	707	0	7	1	0	3,004.75
Total Shade Allowed		20		3	13	4	0	8,619.25

parking lot area	16,166.00
paved area requiring 50% shade	16,166.00
50% shade required	8,083.00
% Shade Provided	53%

TREE REMOVAL TABLE PER CMC 1

TREE #	COMMON NAME	CMC 1 DBH
1	UNKNOWN	26
2	UNKNOWN	12
3	UNKNOWN	12
4	UNKNOWN	18
5	UNKNOWN	28
6	UNKNOWN	24
7	UNKNOWN	44
TOTAL		164

TOTAL DBH (CALIPER INCHES AT BREASt HEIGHT) / 6" = 21.3 TREES TO MITIGATE,
 21 REPLACEMENT TREES REQUIRED
 THERE ARE 41 TREES PROPOSED ON THE PROJECT:
 21 REPLACEMENT TREES PROVIDED (15 GAL SIZE, EXCLUSIVE OF (20) PARKING LOT SHADE TREES)
 NO TREES ARE LEFT TO BE MITIGATED PER CMC. 16.66

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER PALMATUM	MULTI-TRUNK JAPANESE MAPLE	24"	5
	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	15 GAL	6
	CEDRUS DEODARA	DEODAR CEDAR	15 GAL	1
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24"	3
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"	4
	QUERCUS ILEX LOW	HOLLY OAK	24"	9
	QUERCUS LOBATA	VALLEY OAK	15 GAL	1
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	15 GAL	3
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	15 GAL	9

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	SHRUB & GROUND COVER	PLANTING AREA	---	---	15,233 SF

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	VEGETABLE GARDEN		4"	12" O.C.	180 SF

MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	DECOMPOSED GRANITE	4" DEPTH	---	---	1,236 SF

TURF GRASS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	TURF SOD BOLERO PLUS	FESCUE BLEND	60D	---	500 SF

WATER USE CALCULATIONS

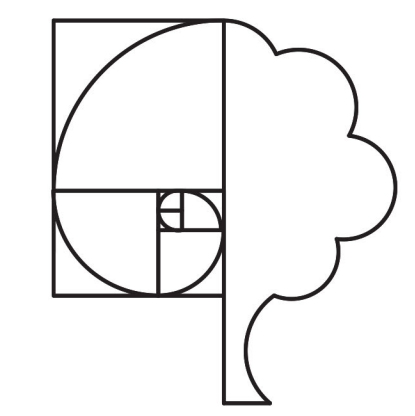
THOMAS H. PHELPS
 LANDSCAPE ARCHITECTURE
 P.O. BOX 170129
 BOISE ID 83717

California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET _r)	51.7	Project Type		RESIDENTIAL		
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^c
Regular Landscape Areas						
1 TREES - M	0.5	Drip	0.81	0.62	4700	2901
2 SHRUB - M	0.5	Drip	0.81	0.62	3000	1852
3 SHRUB - L	0.3	Drip	0.81	0.37	12233	4531
4 TURF - H	0.8	Overhead	0.75	1.07	500	533
				Totals	20433	9817
Special Landscape Areas						
				1	0	0
				1	0	0
				1	0	0
				1	0	0
				Totals	0	0
					ETWU Total	314679
					Maximum Allowed Water Allowance (MAWA) ^e	360228

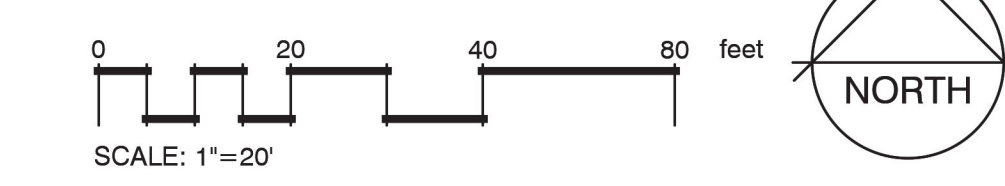
ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	9817
Total Area	20433
Average ETAF	0.48

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

All Landscape Areas	
Total ETAF x Area	9817
Total Area	20433
Average ETAF	0.48



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

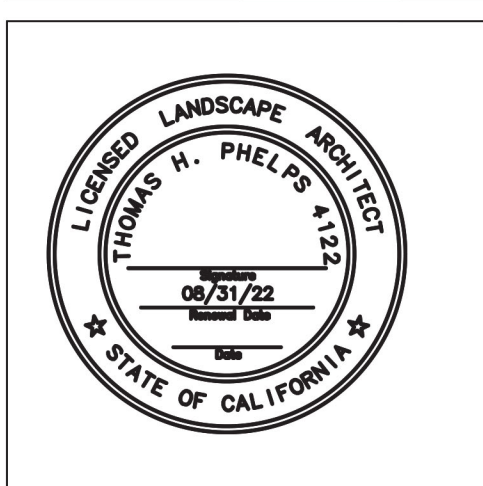


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