



# Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 1/4/2023

DATE: December 12, 2022

File: AR 22-19

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 22-19 (The Narrows); 1310 W. Sacramento Avenue, APN  
043-280-003

## 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 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 22-19 (The Narrows), subject to the recommended conditions.

## BACKGROUND

The proposed project site is located on a 0.93 acre parcel on the north side of West Sacramento Avenue between West 8<sup>th</sup> Avenue and Nord Avenue (see **Attachment A**, Location Map). The site is designated Medium-High Density Residential on the City of Chico General Plan Land Use Diagram and is zoned R3-AOD (Medium-High Density Residential with an Airport Overflight Zone D overlay). Surrounding land uses include multi-family and single-family housing.

The applicant proposes to construct two multi-family residential apartment buildings containing a total of 16 units (see **Attachment B**, Site Plan). The proposed two-story buildings would be 28 feet in height, with a total building area of 24,986 square feet. Currently the site is partially developed with an existing single-family residence towards the front of the site along W. Sacramento Avenue with a large gravel lot used for vehicle storage. The buildings would be situated behind the existing single-family residence and have a supporting parking lot along with a trash enclosure.

The proposed apartment buildings would be identical in size and style. In between the two buildings would be minor landscaped area and an accessible parking space. All units would be two bedrooms, appealing mainly to the college student population. The buildings have multi-pitched roofs and overhangs to give the project depth (see **Attachment C**, Elevations). The upper story of the buildings would be scaled back slightly along the western elevation to meet setback requirements of Chico Municipal Code (CMC) 19.42.030. The ground floor units would include a small private yard while the upper units would provide a Juliette balcony (see **Attachment D**, Floor Plans). Juliette balconies would only be 2' 6" in depth to discourage congregation on the balcony and provide abutting single-family homes privacy.

The main body of the building would be a taupe stucco (La Habara 'Alamo') with board and batten accents of clay (SW 'Coral Clay') and light green (SW 'Underseas'). Doors would be navy (SW 'Endless Sea') in color and the buildings would have a painted trim of ivory (KM 'Frost') (see **Attachment E**, Colors and Materials).

Entry to the site would utilize an existing driveway from West Sacramento Avenue. Parking would be provided in 90-degree parking spaces along the western side with three accompanying parallel spots along one side of the driveway. A six foot wood fence would encircle the proposed project area, providing privacy to both future tenants and neighbors. Wall pack style lights would be installed on the fence perimeter to provide illumination (see **Attachment F**, Landscape Plan). Lights would be screened and shielded downward to minimize light seepage onto other lots.

Landscaping would meet the minimum requirement, providing 36% open space. The project would also meet the shade requirement for parking with 58% shade coverage at full tree maturity. The proposed plan would plant a total of 13 trees with a mixture of Chinese Pistache, marina strawberry tree, and interior live oak. No trees are proposed for removal.

#### Parking Reduction

Pursuant to CMC Section 19.70.040, multi-family housing projects are required to provide 1.75 parking spaces per two-bedroom unit. In addition, guest parking is calculated at a rate of one space per every five units. The project proposes a total of 29 off street parking spaces for the 16 residential units, which is short of the code requirement by four parking spaces.

The applicant therefore requests a parking reduction of 4 off-street spaces.

Pursuant to CMC Section 19.70.050, the minimum number of off-street parking spaces may be reduced as part of an entitlement approval when the proposed parking reduction would not overburden public parking supplies and project site meets one of the following:

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

The applicant has provided documentation that justifies the proposed number of parking spaces and demonstrates that the proposed parking reduction is not likely to overburden public parking supplies within the vicinity (see **Attachment G**, Parking Analysis).

The proposed project is in an area served by transit, as a B-Line bus route runs in front of the site and connects to the downtown transit center, other Chico stops, and the Chico State Campus. A bike lane exists on W. Sacramento Avenue just easterly of the project site and connects to other bike lanes at Nord Avenue. The project would provide one bicycle parking space per unit, plus two guest spaces for a total of 20 spaces.

Historically, there has been ample on street parking along W. Sacramento Avenue and intersecting streets. The surrounding area is nearly built out and will have a lower probability

of more intense housing development occurring in the future. Planning and Engineering Staff are satisfied with the level of analysis provided and support the proposed parking reduction.

## **DISCUSSION**

The project is consistent with several General Plan goals and policies, including those that encourage 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 need throughout the city (H.3, H.3.2, H.3.4, and H.3.4.1). Infill of this portion of the lot would provide a positive contribution of housing to the neighborhood (LU-4.4).

The project utilizes similar materials to enhance and complement the surrounding residential neighborhood (DG 1.2.21, 22). The design of the two structures includes a variety of colors, massing and materials including board and batten and stucco siding (DG 4.2.31, 41). Utilizing the unique configuration of the site, parking is hidden from pedestrian view on the street by the existing single-family residence (DG 4.1.12). Mechanical units are hidden from view by locating them behind the proposed apartment buildings (DG 3.1.35).

The proposed plan complies with almost all development standards for the R3 zoning district, including setbacks, site coverage, height limits, and landscaping requirements, and the requested parking reduction can be approved pursuant to CMC Section 19.70.050.

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental Review

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

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

The proposed use is consistent with the Medium High Density Residential designation and makes use of the higher density limits found in this zoning district. The proposal is consistent with several General Plan Policies such as those that encourage infill development (LU-4.2, LU-4.4, and CD-5) and encourage neighborhood compatibility (LU-4.3). In addition to infill, the project increases the rental supply specifically for students

(H.3, H.3.2, H.3.4, and H.3.4.1) There are no applicable specific plans.

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 the City's adopted Design Guidelines (DGs) for residential use. The buildings and scale would be compatible with the surrounding neighborhood that is characterized by both single story and two-story single family and multi-family development (DG 1.2.21,22). Placement of the buildings behind the existing single-family residence would minimize the view of vehicles from the street (DG 4.1.12). Architecture of the building utilizes a variety of colors, massing, and materials that complement the surrounding residences (DGs 4.2.42 and 4.2.43).

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

The design, material selection, and color pallet of the proposed buildings are visually compatible with the surrounding uses and compliment further infill of the neighborhood. Mechanical units are located behind the buildings in the tenants' private yard to hide from view. Lighting is integrated and shielded downward to prevent light seepage onto abutting residences.

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 buildings would be appropriated set back from the property line shared with the residential neighbors and would not result in incompatibilities. The location and configuration of the structure is compatible with the surrounding development, continuing the pattern of residential infill. The overall height and placement of the buildings would not unnecessarily block views or dominate its surroundings.

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

The proposed landscaping will provide visual relive around the edges of the site, softening the edges of the parking lot area. Shade requirements would be met with a variety of tree plantings. Trees and plant species have been thoughtful and appropriated selected for their locations and a variety of plant types will provide texture, color, and coverage to the overall project.

#### Parking Reduction

According to the Chico Municipal Code Section 19.70.050, a reduction in the number of off-



street parking spaces may be authorized by the Architectural Review and Historic Preservation Board, based upon making the following findings:

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

The proposed site layout provides 29 of the 33 off-street vehicle parking spaces typically required by the City's parking regulations. The project site is located within an area of mixed-use development consisting of a wide variety of commercial and service uses within the Safeway/Walgreens shopping center on Nord Avenue and is near the Chico State campus. The target tenants for this project would be college students who would most likely utilize walking or biking to travel to and from campus and close by amenities. Staff supports the minor reduction of off-street parking based on the site's proximity to Chico State, presence of bike lanes on West Sacramento Avenue, and an existing bus transit route.

2. *The proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.*

The proposed project is in an area where on-street public parking supplies are underutilized. Most of the surrounding area is fully developed, lessening the probability of an increase in off-street parking demand. Surrounding sites include fully developed multi-family apartment buildings. Therefore, it it's not likely that the proposed parking reduction would overburden public parking supplies in the project vicinity.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 22-19 (The Narrows). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The permittee is responsible for contacting these offices to verify the need for permits.
3. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. 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. Provide additional privacy for neighbors to the west of the apartment buildings by

adding additional privacy protections through tree planting, reducing upper patio size, or frosting glass.

5. Prior to issuance of Certificate of Occupancy Planning staff shall verify bicycle parking meets standards listed in CMC 19.70.080.
6. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

## **PUBLIC CONTACT**

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

## **ATTACHMENTS**

- A. Location Map
- B. Site Plan
- C. Floor Plan
- D. Elevations
- E. Colors and Materials
- F. Landscaping Plan
- G. Parking Analysis

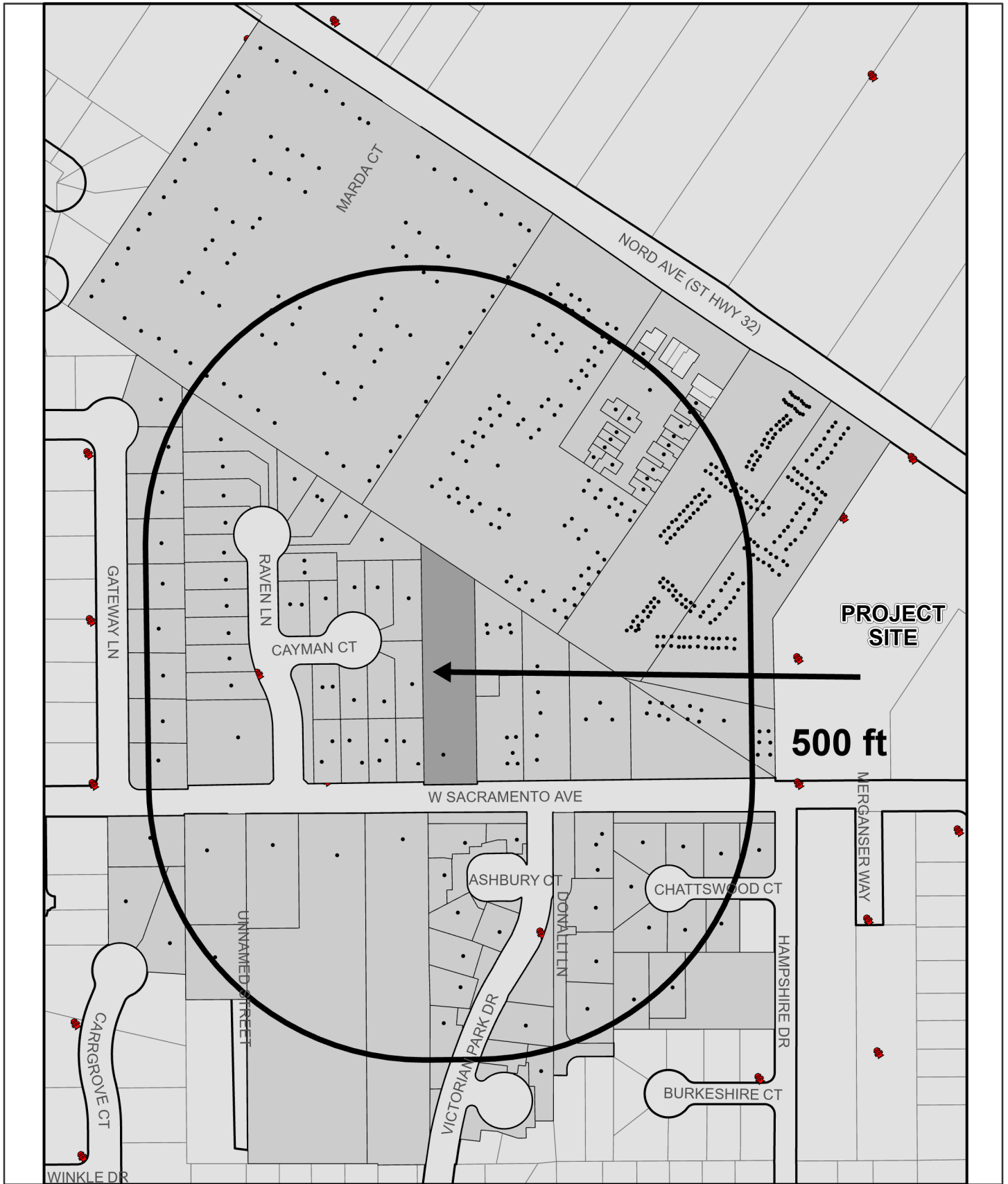
## **DISTRIBUTION**

### Internal

Mike Sawley, Principal Planner  
Madison Driscoll, Assistant Planner  
File: AR 22-19

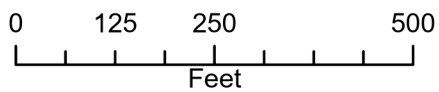
### External

Emily Otrovski, 383 Rio Lindo Avenue, Chico, CA 95926, Email: [chicoemily2@gmail.com](mailto:chicoemily2@gmail.com)  
Greg Peitz, 383 Rio Lindo Avenue, Chico, CA 95926, Email: [gregpeitz@sbcglobal.net](mailto:gregpeitz@sbcglobal.net)  
Leo and Amber DePaola, 1552 Winkle Drive, Chico, CA 95926, Email:  
[dsinc@rocketmail.com](mailto:dsinc@rocketmail.com)

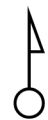


AR 22-19 (The Narrows)  
 1310 West Sacramento Avenue  
 APN 043-280-003

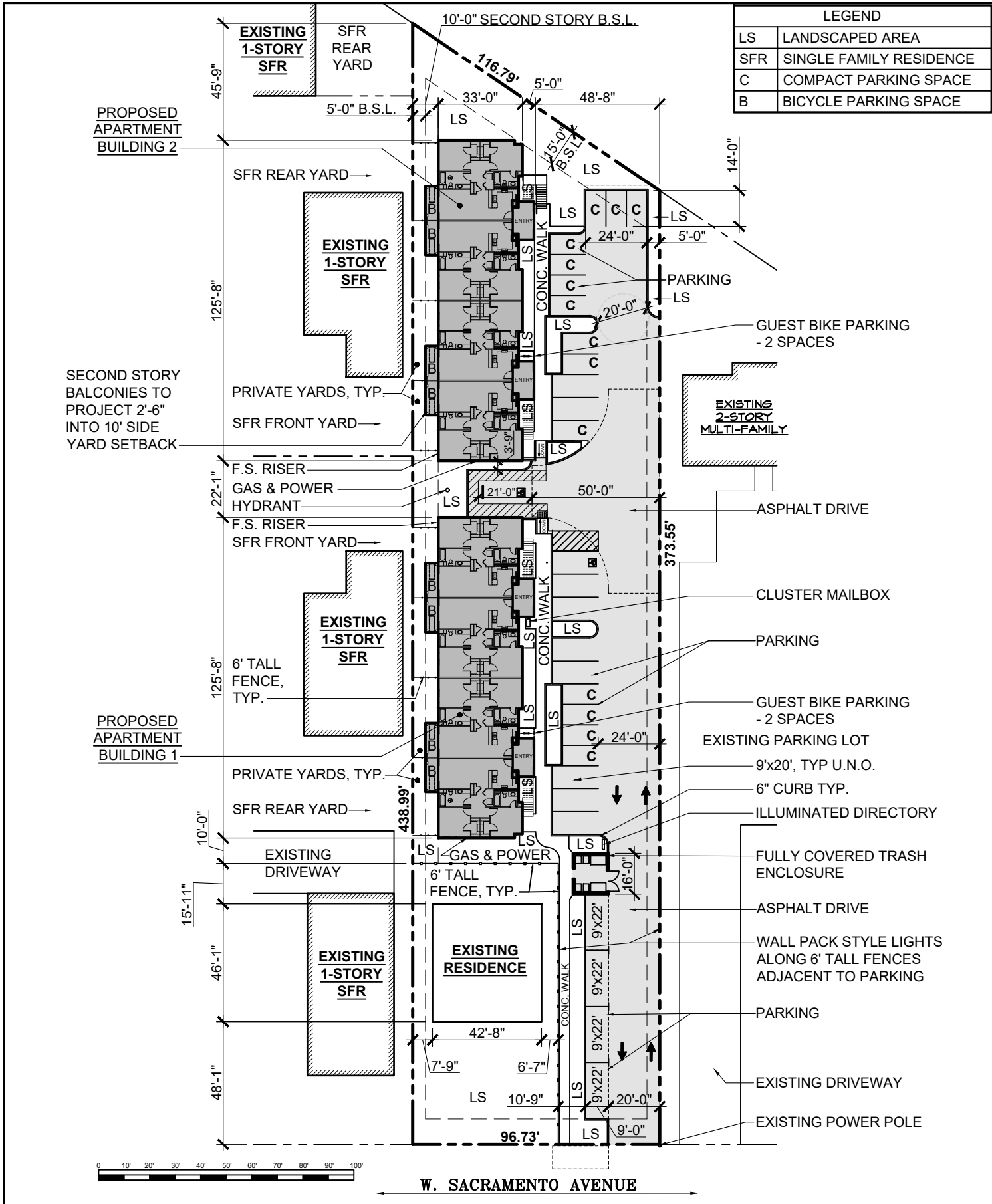
Date Saved:



- Noticed Parcels
- Noticed Addresses



LEGEND	
LS	LANDSCAPED AREA
SFR	SINGLE FAMILY RESIDENCE
C	COMPACT PARKING SPACE
B	BICYCLE PARKING SPACE



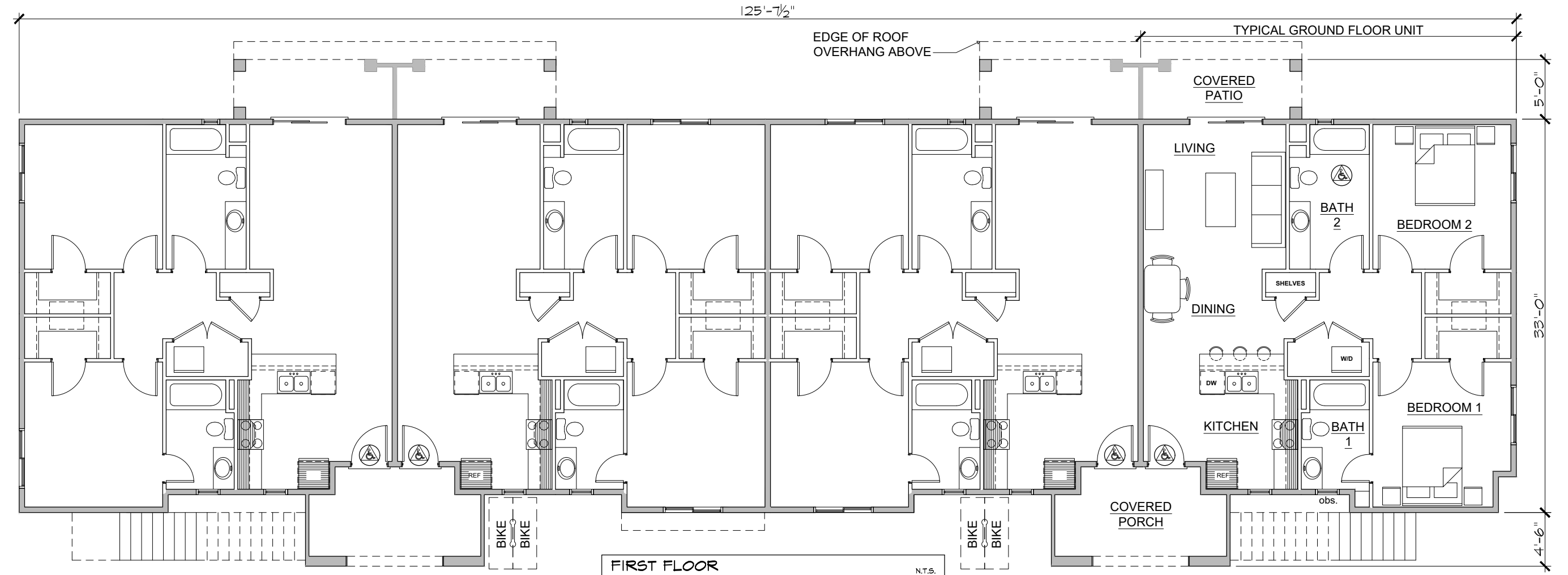
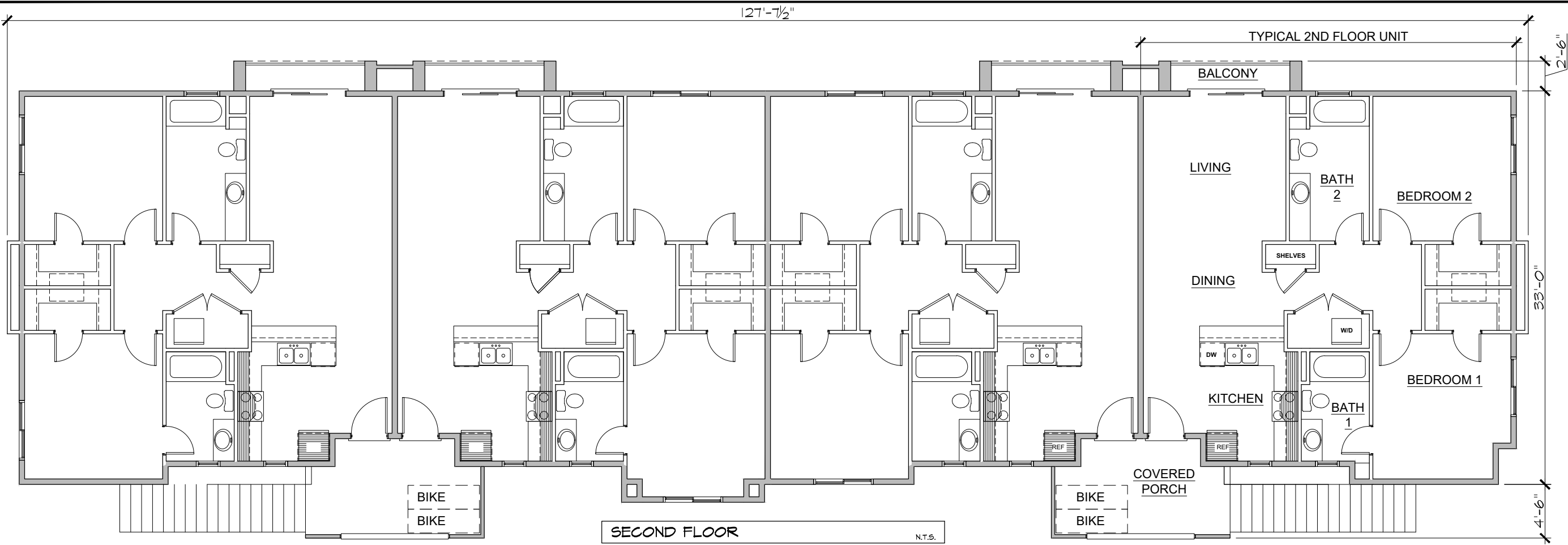
**GREGORY A. PEITZ ARCHITECT**  
 383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

**"THE NARROWS" APARTMENTS**  
 FOR: AMBER & LEO DEPAOLA  
 AT: 1310 WEST SACRAMENTO AVE. - CHICO, CA  
 APN: 043-280-003

**SITE PLAN**  
 1" = 50'-0"



**SHEET 1**  
 of ONE



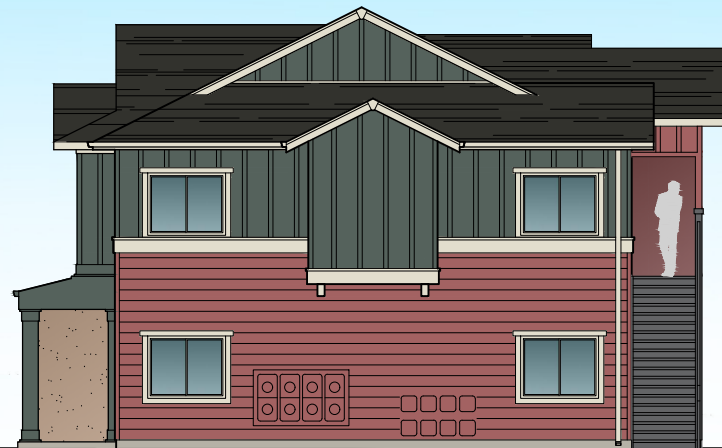
994 SQ. FT. PER UNIT

Revision:	Date:	By:
<b>GREGORY A. PEITZ</b> <b>ARCHITECT</b> 383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719 Email: gregpeitz@shcglobal.net		
<b>"THE NARROWS" APARTMENTS</b> FOR: AMBER & LEO DEPAOLA AT: 1310 WEST SACRAMENTO AVE. - CHICO, CA APN: 043-280-003		
Date:	10/21/2022	
Reviewed:	OSTROVSKIY	
Drawn:		
Job:	22-3010	
Sheet:	<div style="font-size: 2em; font-weight: bold; margin: 0;">1</div>	

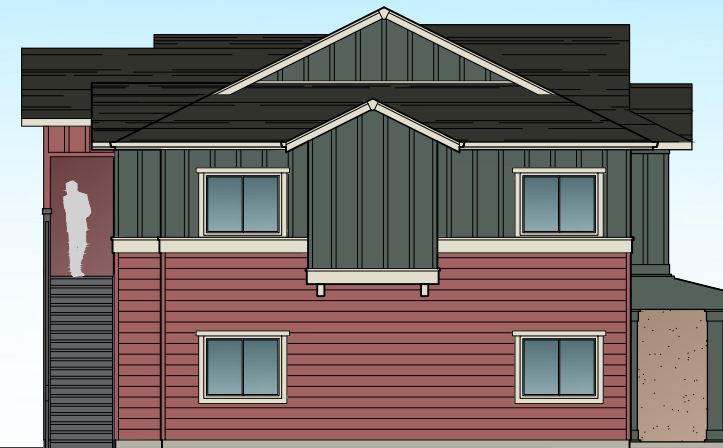
# THE NARROWS



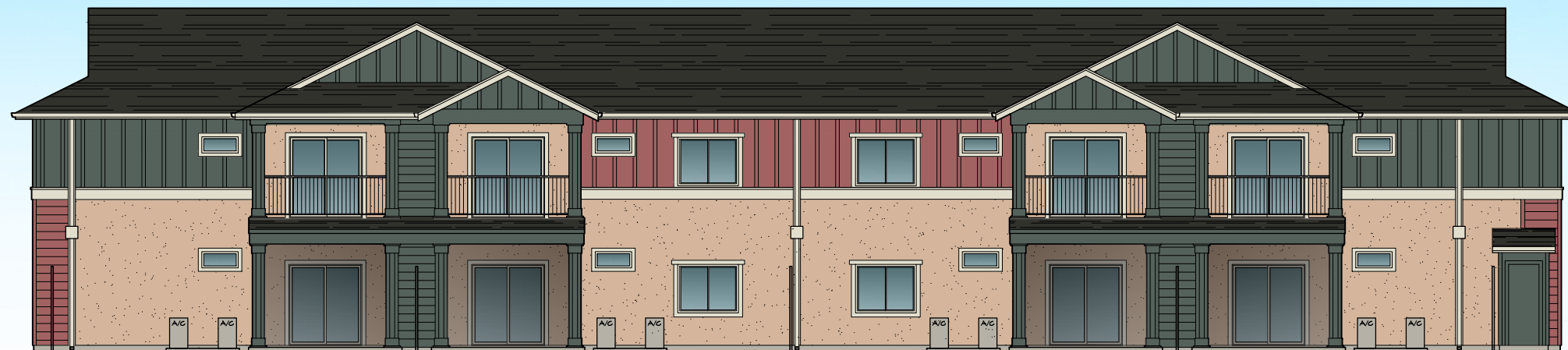
EAST ELEVATION



SIDE ELEVATION



SIDE ELEVATION



WEST ELEVATION

# THE NARROWS APARTMENTS

1310 WEST SACRAMENTO AVENUE

ROOFING -  
MALARKEY 'Natural Wood'



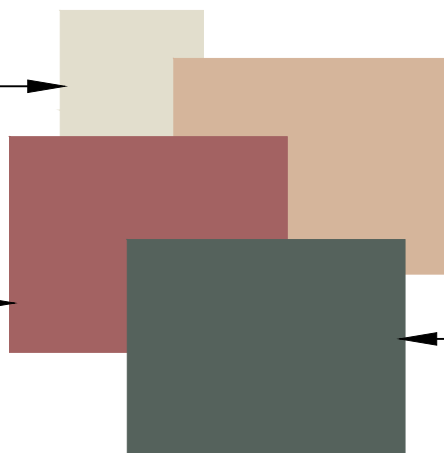
FRONT DOORS -  
SW 'Endless Sea'



## BUILDINGS #1 & #2

TRIM -  
KM 'Frost'  
KM14

BODY 1 -  
SW 'Coral Clay'


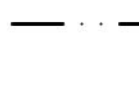

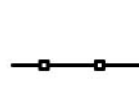






STUCCO -  
La Habra 'Alamo'

BODY 2 -  
SW 'Underseas'



# PLAN LEGEND

SYMBOL	DESCRIPTION
 ①	PROPERTY LINE
 ②	LIMIT OF WORK
 ③	6 FOOT HIGH WOOD FENCE WITH CAP. SEE DESIGN DEVELOPMENT, SHEET 3.
 ④	BICYCLE PARKING. INVERTED "U" STYLE.
 ⑤	WALL PACK STYLE LIGHTING. MOUNTED TO FENCE WITH GLARE CUTOFFS AS REQUIRED TO ELIMINATE LIGHT TRESPASS.
 ⑥	1/4" GRAY CHIP CRUSHED ROCK TOP DRESSING. 3" MINIMUM LAYER OVER WOVEN SOIL SEPARATION FABRIC
 ⑦	FIRE HYDRANT (BY OTHERS. SHOWN FOR REFERENCE ONLY)
 ⑧	EXISTING TREE. TO REMAIN. (NOTE ALL EXISTING TREES ARE LOCATED ON ADJACENT PROPERTIES. THEY ARE BEING SHOWN FOR REFERENCE. THERE ARE NO EXISTING TREES ON THE PROJECT SITE.)

## LANDSCAPE IRRIGATION

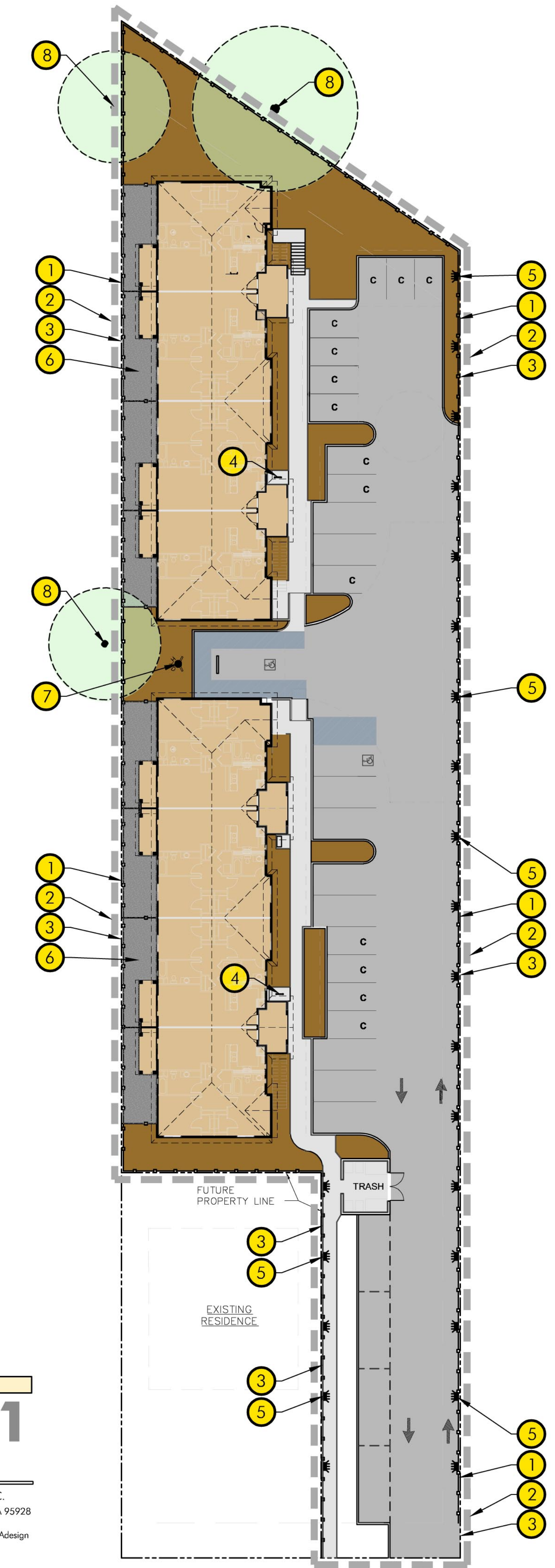
THE LANDSCAPE HAS BEEN DESIGNED UTILIZING LOW WATER USE PLANT MATERIAL AND WILL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED LOW VOLUME DRIP IRRIGATION SYSTEM. THE CONTROLLER IS CAPABLE OF MAKE REAL TIME IRRIGATION SCHEDULE ADJUSTMENTS USING WEB BASED WEATHER DATA TO OPTIMIZE THE USE OF WATER. 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.

## LANDSCAPE TOP DRESSING

ALL IRRIGATED LANDSCAPE AREAS WILL RECEIVE A MINIMUM 3" LAYER OF 3/4" LAVA ROCK (MIXED BROWNS, REDS, AND BEIGE) TOP DRESSING IN ACCORDANCE WITH THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).



# APARTMENTS AT 1310 WEST SACRAMENTO AVENUE, CHICO

## PRELIMINARY LANDSCAPE SITE PLAN

## SHEET 1

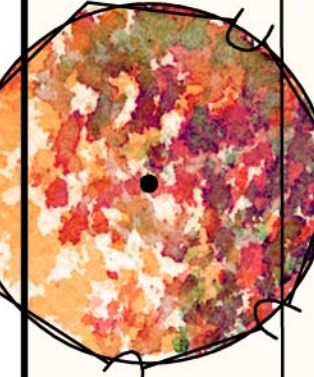
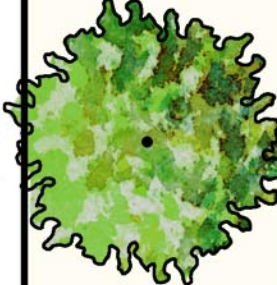
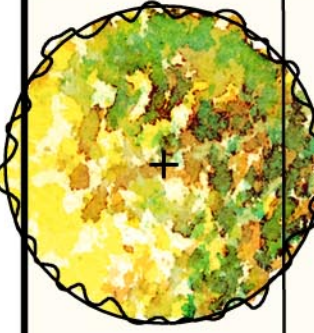
PREPARED FOR:  
LEO AND AMBER DEPAOLA  
1552 WINKLE DR.  
CHICO, CA. 95926

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









DATE: 9-7-22  
BFLA PROJECT NUMBER: 2350



### TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	CONTAINER SIZE	WATER USE	QUANTITY
TREES				
	PISTACHIA CHINENSIS CHINESE PISTACHE	15 GAL	LOW	5
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	15 GAL	LOW	6
	QUERCUS WISLIZENI INTERIOR LIVE OAK	15 GAL	LOW	2

### SHRUB LIST

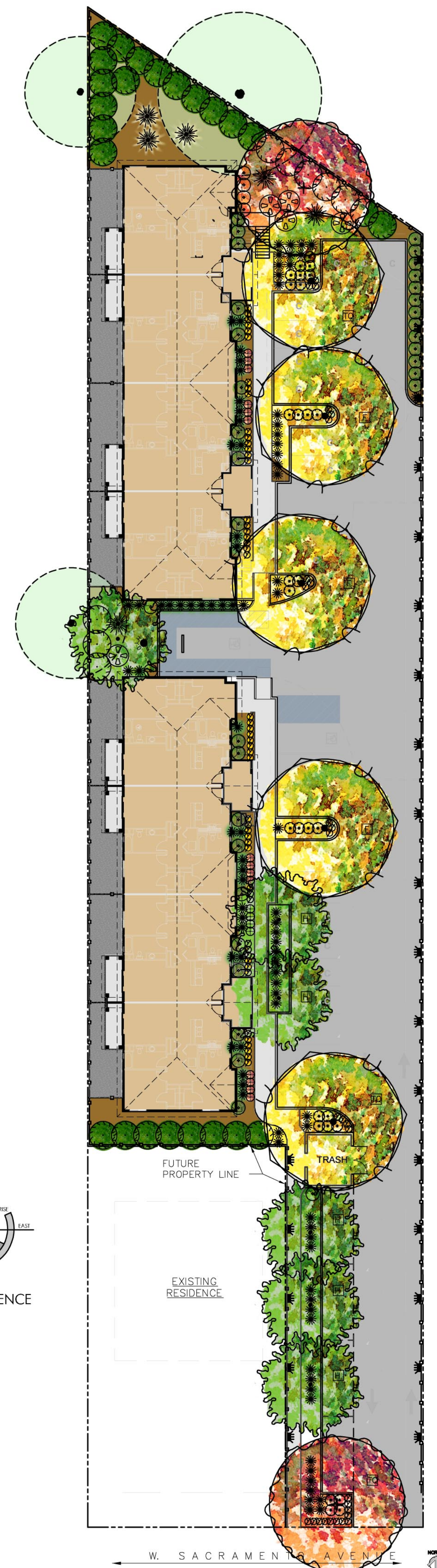
SYMBOL	LATIN NAME/ COMMON NAME	CONTAINER SIZE	WATER USE	QUANTITY
	DIETES BICOLOR FORTNIGHT LILY	5 GAL.	LOW	97
	NANDINA DOMESTICA 'COMPACTA' COMPACT NANDINA	5 GAL.	LOW	39
	ARCTOSTAPHYLOS 'HOWARD MCMINN' MCMINN MANZANITA	5 GAL.	LOW	33
	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE	5 GAL.	LOW	28
	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	1 GAL.	LOW	79
	ZAUSCHNERIA CALIFORNICA CALIFORNIA FUCHSIA	1 GAL.	LOW	18
	CISTUS X PULVERULENTUS 'SUNSET' MAGENTA ROCK ROSE	5 GAL.	LOW	5
	MUHLENBERGIA RIGENS DEER GRASS	1 GAL.	LOW	6

### SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			13,289 SF	
40 FOOT DIAMETER TREES				
Q	314 SF	0	0	0
H	628 SF	0	0	0
TQ	942 SF	3	2,826 SF	21.3%
F	1,256 SF	3	3,768 SF	28.4%
25 FOOT DIAMETER TREES				
Q	122 SF	0	0	0
H	245 SF	5	1,225 SF	9.2%
TQ	367 SF	0	0	0
F	490 SF	0	0	0
TOTAL SHADE AREA PROVIDED			7,819 SF	58%

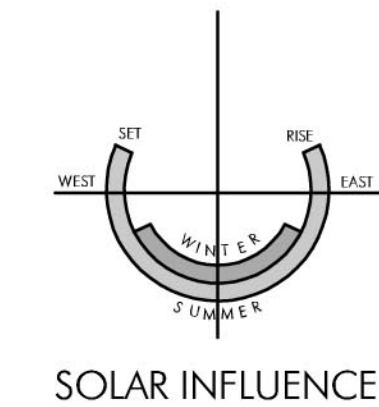
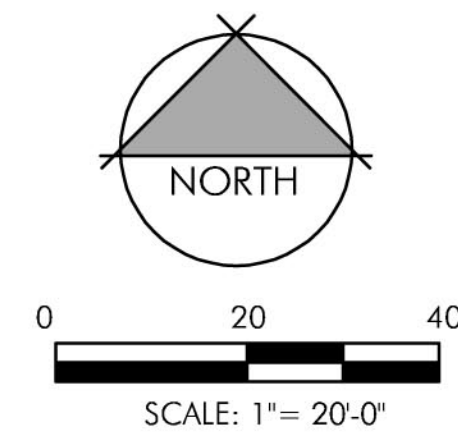
### PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	13,289 SF	
PARKING LOT LANDSCAPE	812 SF	6%



# APARTMENTS AT 1310 WEST SACRAMENTO AVENUE, CHICO

## PRELIMINARY LANDSCAPE PLANTING PLAN



## SHEET 2

PREPARED FOR:  
LEO AND AMBER DEPAOLA  
1552 WINKLE DR.  
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

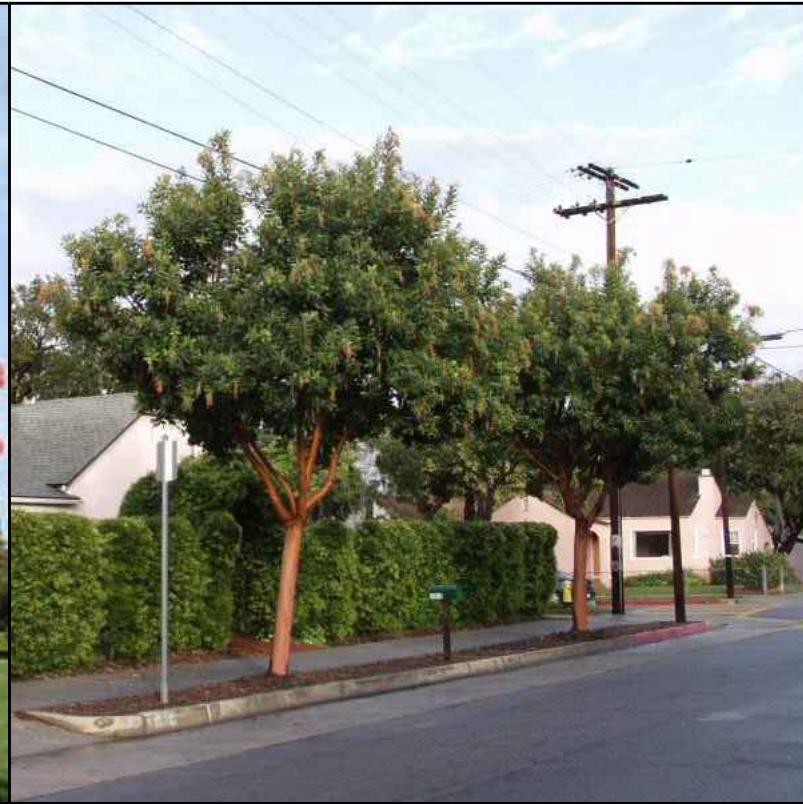
DATE: 9-7-22  
BFLA PROJECT NUMBER: 2350



TREES



PISTACHIA CHINENSIS  
CHINESE PISTACHE



ARBUTUS 'MARINA'  
MARINA STRAWBERRY TREE



QUERCUS WISLIZENI  
INTERIOR LIVE OAK

SHRUBS



DIETES BICOLOR  
FORTNIGHT LILY



NANDINA DOMESTICA  
'COMPACTA'  
COMPACT NANDINA



ARCTOSTAPHYLOS 'HOWARD MCMINN'  
MCMINN MANZANITA



SALVIA GREGGII 'FURMAN'S RED'  
FURMAN'S RED AUTUMN SAGE



ACHILLEA X 'MOONSHINE'  
MOONSHINE YARROW



ZAUSCHNERIA CALIFORNICA  
CALIFORNIA FUCHSIA



CISTUS X PULVERULENTUS 'SUNSET'  
MAGENTA ROCK ROSE



MUHLENBERGIA RIGENS  
DEER GRASS

6 FOOT HIGH WOOD FENCE WITH CAP



BICYCLE PARKING



WALL PACK STYLE LIGHTING ON FENCE



# APARTMENTS AT 1310 WEST SACRAMENTO AVENUE, CHICO

## PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT

## SHEET 3

PREPARED FOR:

LEO AND AMBER DEPAOLA  
1552 WINKLE DR.  
CHICO, CA. 95926

PREPARED BY:

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# GREGORY A. PEITZ

## ARCHITECT

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

RE: Architectural Review 22-19 – (The Narrows) – 1310 W. Sacramento Ave, APN: 043-280-003  
Request for reduction of off-street parking

Request prepared by Emily Ostrovskiy, Architect on behalf of the project owners Amber & Leo DePaola.

Dear Ms. Driscoll,

As requested by your office, below you will find, in detail, how the above referenced project provides adequate parking for the proposed site and land use.

CMC 19.70.050 “Reduction of off-street parking” states the following:

A. The minimum number of off-street parking spaces may be reduced as part of an entitlement approval or through subsequent approval of an administrative use permit. Applicants proposing a parking reduction shall provide documentation, including quantitative analysis, that justifies the proposed number of parking spaces based on the site and proposed land use(s). A reduction of off-street parking pursuant to this section may be allowed only if both of the following findings can be made:

- 1. The project site meets one of the following:**
  - a. The site is zoned RMU or has a -COS overlay zone;
  - b. The site is located within an area of mixed-use development;
  - c. The project will implement sufficient vehicle trip reduction measures (such as vehicles loan programs and transit passes) to offset the reduction; or
  - d. The area is served by public transit, bicycle facilities, or has other features which encourage pedestrian access.**
- 2. The proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.**

The Objective Development Standards found in CMC 19.70.040 call for multifamily residential land use types to provide 1.75 parking spaces per 2-bedroom unit + 1 guest parking space per each 5 units.

<u>Land Use Type:</u> <b>Residential Uses</b>	<b>Vehicle Spaces Required</b>	<b>Bicycle Spaces Required (Minimum of 1 space)</b>
Multi-family housing	Studio unit - 0.75 spaces per unit.	1 space per unit.
	1 bedroom units - 1.25 spaces per unit.	
	2 bedroom units - 1.75 spaces per unit.	

For Dormitories, fraternities, sororities, and rooming/boarding houses only 1 parking space per 2 beds is required, zero guest parking is required, however additional bicycle parking is required.

<u>Land Use Type:</u> <b>Residential Uses</b>	<b>Vehicle Spaces Required</b>	<b>Bicycle Spaces Required (Minimum of 1 space)</b>
Dormitories, fraternities, sororities, and rooming/boarding houses	1 space per 2 beds; minimum 4 spaces if located within a single-family residence.	1 space per bedroom.

This difference in the parking requirements between these two uses reflects the city’s historical understanding that there is less of a need for vehicle parking for college students than there is for other tenant types. Many college students choose and are encouraged to walk, bike, and bus as their primary means of transportation and do not own private vehicles. This project incorporates additional bike parking since the target tenants are Chico State students. The target tenants for this development are Chico State students due to the following:

1. The site is immediately adjacent to existing student housing. See Exhibit A
2. The site is located one mile to the edge of the Chico State campus.
3. **The project site is served by public transit.** There is a number 8 B-Line bus stop less than one block away, which goes to and around the Chico State campus & downtown transit center. See Exhibits B, G
4. The units, as designed, are attractive to students by providing each private bedroom with its own private bathroom.
5. The lack of additional onsite amenities such as pools, children’s play areas, and other recreation areas makes it unlikely that these units would attract larger households and families who do not have access to the recreation amenities provided by Chico State.

This project is requesting a four space reduction in parking from the objective multifamily parking standards found in Chico’s city municipal code. This reduction is **not likely to overburden public parking supplies in the project vicinity** due to the following factors:

1. The target tenants are college students. The proximity to Chico State campus (one mile from the center of campus) and shopping (one half mile from the West Sacramento Safeway shopping center) make walking, biking, and bus riding as the primary means of transportation possible and likely. See Exhibit A, D, E, F, G
2. There is a number 8 B-Line bus stop less than one block away providing easy access to Chico State Campus and shopping, entertainment, restaurants in the downtown Chico area. See Exhibits B, G
3. There is ample street parking (20+ full size spaces) immediately adjacent to the project site that is historically unused. See Exhibits A, C, D
4. The surrounding area is fully developed so one can anticipate that there will not be a major change to the demand for parking in this vicinity. See Exhibits A, C, D

General Plan Consistency

In addition to the findings outlined above, the request for a parking reduction is supported by the following:

General Plan Policies, Goals and Action Items:

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

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

**Policy LU-4.4** (Positive Contributions) – Encourage infill development that provides missing neighborhood elements, such as neighborhood retail, enhanced architectural quality, and circulation improvements for pedestrians, bicycles and vehicles, or that otherwise contributes positively to existing neighborhoods.

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

**Policy LU-3.1** (Complete Neighborhoods) - Direct growth into complete neighborhoods with a land use mix and distribution intended to reduce auto trips and support walking, biking, and transit use.

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

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

- Priority project processing
- Deferral of development impact or permit fees
- Flexibility in development standards such as parking, setbacks, and landscaping requirements
- Density and intensity bonuses
- Support for infrastructure upgrades

Thank you for considering this request for reduced parking and the impacts that it may have on the surrounding community.

# AERIAL OF PROJECT VICINITY

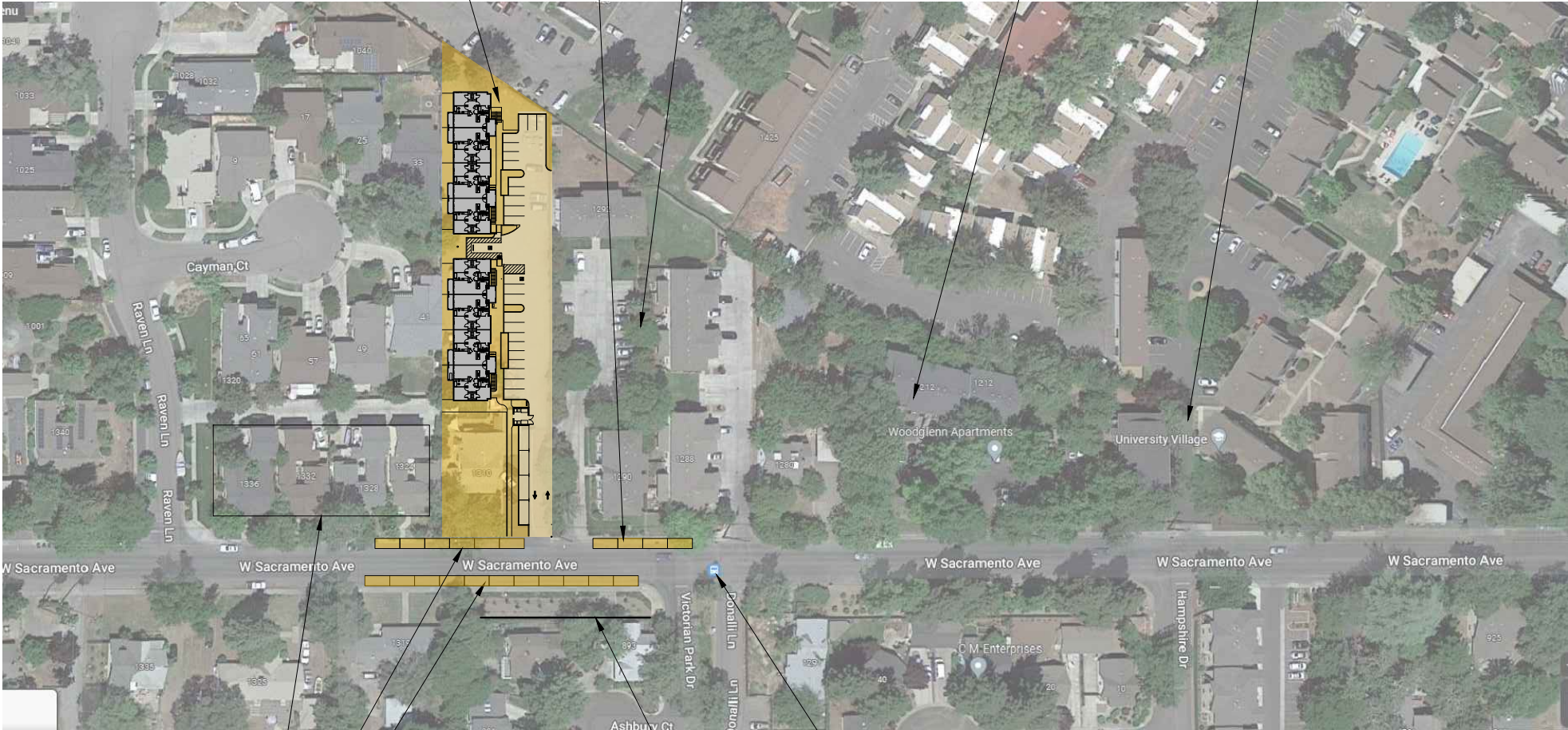
4 ADDITIONAL PARALLEL STREET PARKING SPACES

PROPOSED PROJECT SITE

RIVER OAKS STUDENT LIVING APARTMENTS

WOODGLENN APARTMENTS

UNIVERSITY VILLAGE STUDENT APARTMENTS



NO DRIVEWAYS OFF W. SACRAMENTO AVE FOR THESE 4 HOUSES, STREET PARKING AVAILABLE

11 ADDITIONAL PARALLEL STREET PARKING SPACES

6+ ADDITIONAL PARALLEL STREET PARKING SPACES

ROUTE 8 BUS STOP

150'+ OF REAR YARD FENCE LINE, NO DRIVEWAYS OFF W. SACRAMENTO AVE, STREET PARKING AVAILABLE



'EXHIBIT A'



# B-LINE BUS ROUTE 8

**8 Nord**

*Monday - Friday*

Transit Center 2nd & Normal	W. Sac & Nord	Nord @ Univ Village Apt	Warner & W. Sac	Transit Center 2nd & Normal	Continues on to:
		7:34	7:38	7:44	Route 9
7:50	7:58	8:04	8:08	8:14	Route 9
8:20	8:28	8:34	8:38	8:44	Route 9
8:50	8:58	9:04	9:08	9:14	Route 9
9:20	9:28	9:34	9:38	9:44	Route 9
9:50	9:58	10:04	10:08	10:14	Route 9
10:20	10:28	10:34	10:38	10:44	Route 9
10:50	10:58	11:04	11:08	11:14	Route 9
11:20	11:28	11:34	11:38	11:44	Route 9
11:50	11:58	<b>12:04</b>	<b>12:08</b>	<b>12:14</b>	-
<b>1:10</b>	<b>1:18</b>	<b>1:24</b>	<b>1:28</b>	<b>1:34</b>	Route 9
<b>1:40</b>	<b>1:48</b>	<b>1:54</b>	<b>1:58</b>	<b>2:04</b>	Route 9
<b>2:10</b>	<b>2:18</b>	<b>2:24</b>	<b>2:28</b>	<b>2:34</b>	Route 9
<b>2:40</b>	<b>2:48</b>	<b>2:54</b>	<b>2:58</b>	<b>3:04</b>	Route 9
<b>3:10</b>	<b>3:18</b>	<b>3:24</b>	<b>3:28</b>	<b>3:34</b>	Route 9
<b>3:40</b>	<b>3:48</b>	<b>3:54</b>	<b>3:58</b>	<b>4:04</b>	Route 9
<b>4:10</b>	<b>4:18</b>	<b>4:24</b>	<b>4:28</b>	<b>4:34</b>	Route 9
<b>4:40</b>	<b>4:48</b>	<b>4:54</b>	<b>4:58</b>	<b>5:04</b>	Route 9
<b>5:10</b>	<b>5:18</b>	<b>5:24</b>	<b>5:28</b>	<b>5:34</b>	Route 9
<b>5:40</b>	<b>5:48</b>	<b>5:54</b>	<b>5:58</b>	<b>6:04</b>	Route 9
<b>6:10</b>	<b>6:18</b>	<b>6:24</b>	<b>6:28</b>	<b>6:34</b>	Route 9
<b>7:10</b>	<b>7:18</b>	<b>7:24</b>	<b>7:28</b>	<b>7:34</b>	Route 9
<b>8:10</b>	<b>8:18</b>	<b>8:24</b>	<b>8:28</b>	<b>8:34</b>	Route 9
<b>9:10</b>	<b>9:18</b>	<b>9:24</b>	<b>9:28</b>	<b>9:34</b>	Route 9

Shaded times do not operate on Friday.

Light numbers in the schedule are AM. Bold are PM.

## Route 8

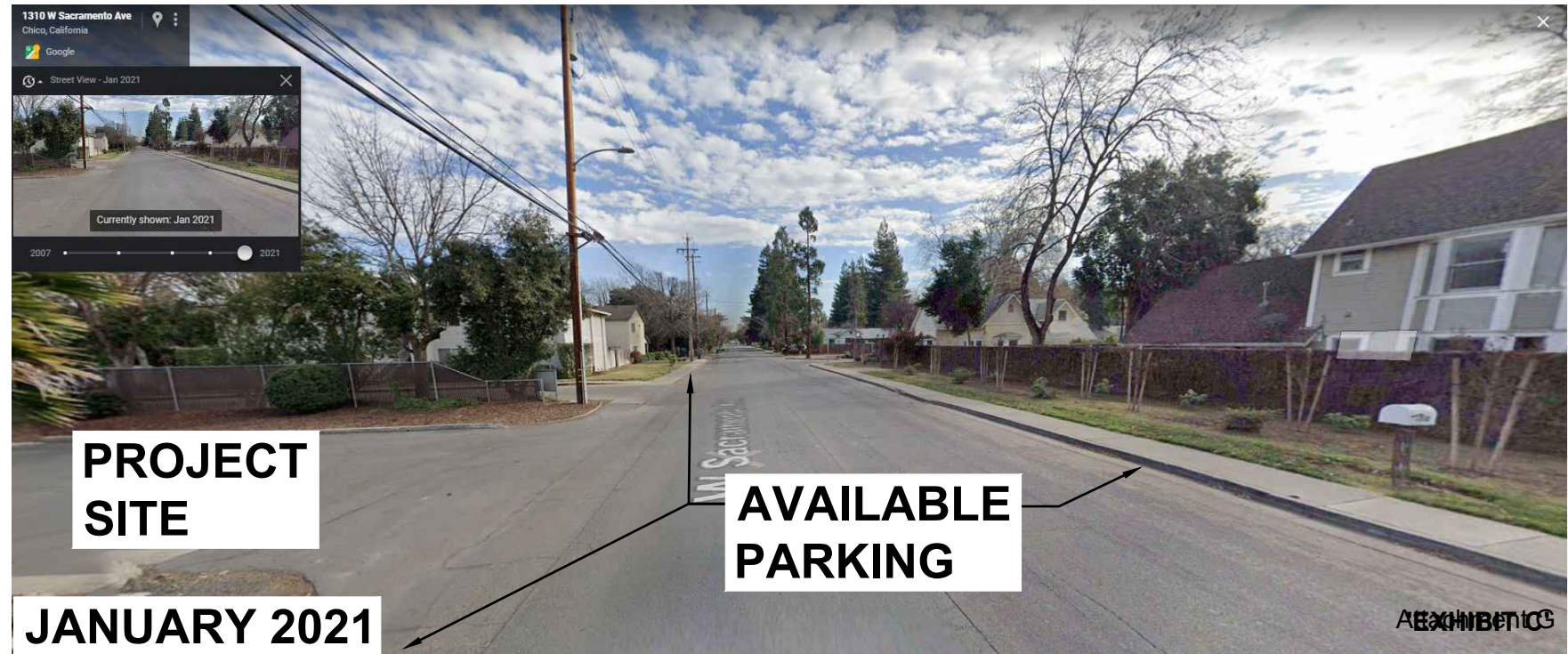
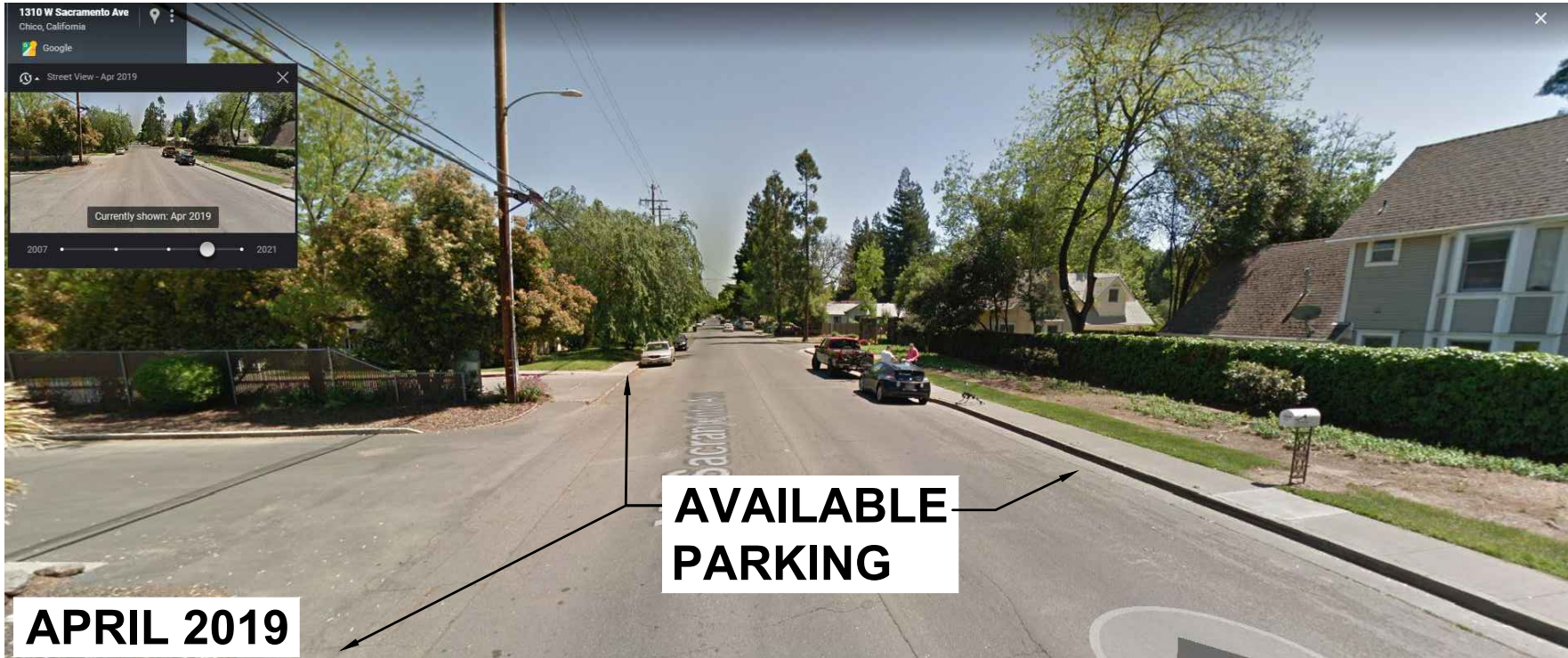
ID#	Loop	Cross Street	Landmark
B326	<b>Normal St</b>	<b>2nd St</b>	<b>(Chico Transit Center)</b>
B324	W. 2nd St	Warner St	<b>(CSUC Student Services Center)</b>
B171	W. 2nd St	Cedar St	
B278	Nord Ave	Stewart Ave	<b>(CSUC access/crosswalk)</b>
B387	Nord Ave	W. Sacramento Ave	<b>(Englewood Condos)</b>
B360	<b>W. Sacramento Ave</b>	<b>Nord Ave</b>	<b>(Chevron Gas)</b>
<b>B384</b>	<b>W. Sacramento Ave</b>	<b>Victorian Park Dr</b>	<b>(Woodglenn Condos)</b>
B459	W. Sacramento Ave	Gateway Ln	
B361	W. 8th Ave	Forty Niner Ct	(Emma Wilson School)
B277	Nord Ave	midblock	(Westwood Trees Apts)
B383	<b>Nord Ave</b>	<b>W. Sacramento Ave</b>	<b>(University Village Apts)</b>
B385	W. Sacramento Ave	N. Cedar St	(by train tracks)
B318	<b>Warner St</b>	<b>W. Sacramento Ave</b>	
B320	Warner St	Legion Ave	<b>(CSUC Student Health Center)</b>
B321	Warner St	W. 1st St	<b>(CSUC Parking Structure)</b>
B326	<b>Normal St</b>	<b>2nd St</b>	<b>(Chico Transit Center)</b>

Locations in **Bold** indicate Timepoints listed in the schedule





# STREET VIEW OF ADJACENT STREET PARKING





# STREET VIEW OF ADJACENT STREET PARKING





# AERIAL OF BIKE ROUTE TO MERIAM LIBRARY, CSU CHICO



CSU REC CENTER

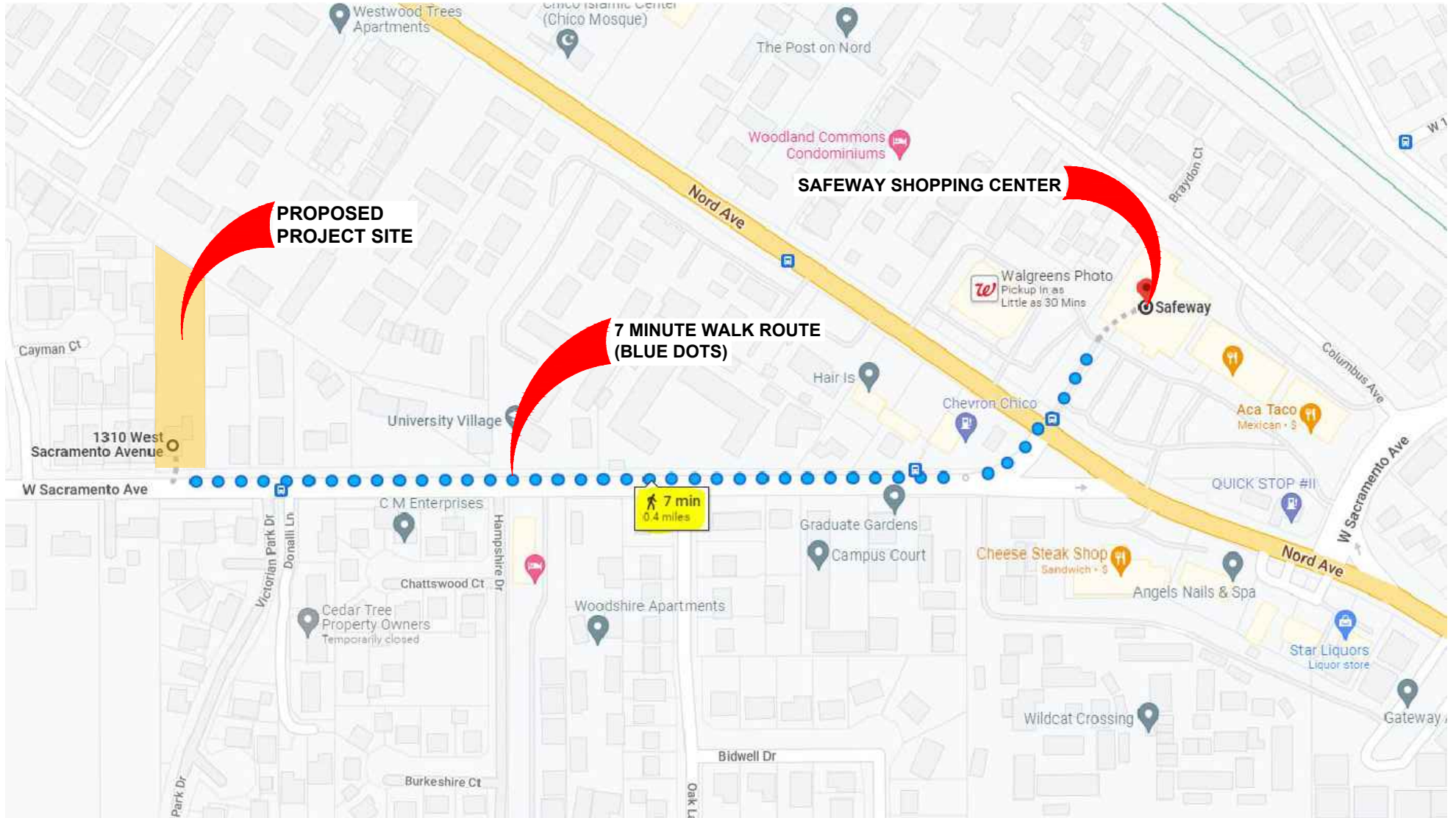
MERIAM  
LIBRARY  
CSU CHICO

'EXHIBIT E'

Attachment G



# AERIAL OF WALKING ROUTE TO SAFEWAY SHOPPING CENTER



'EXHIBIT F'

# WALKING ROUTE TO ROUTE 8 BUS STOP

