



CITY OF CHICO MEMORANDUM

TO: Architectural Review and Historic Preservation Board FILE: AR 23-05

DATE: November 15, 2023

FROM: Madison Driscoll Associate Planner

SUBJECT: Foothill Ranch West and East Apartments – Landscape Plans and Renderings

At its October 4, 2023 meeting, the Architectural Review and Historic Preservation Board (ARHPB) conditionally approved the design of the Foothill Ranch West and East Apartments, with a requirement that additional details be provided at a future ARHPB meeting which: (1) shows the barbeque area farther from the residential properties to the south, and (2) depicts how the carports would appear along the streetscape of Eaton Road.

The proposal consists of the construction of 29 apartment buildings with a total of 420 units on two separate parcels. The site is bounded by E. Eaton Road to the north and east, Ceanothus Avenue to the west, and a 40 foot Pacific Gas and Electric (PG&E) easement to the south.

The applicant has submitted new renderings with three perspective views that illustrate the carports, landscaping and fencing (See **Attachment A**, Perspectives). The barbeque area has also been moved north, away from neighboring residences (see **Attachment B**, Landscape Plan).

Attachments:

- A. Perspectives
- B. Landscape Plan



FOOTHILL RANCH APARTMENTS - View A

Attachment A

PREPARED FOR
Channel Properties
Mark Funseth 1850 Soscol Avenue,
Suite 207 Napa, CA 94559

PREPARED BY
BRYAN HIRTH LANDSCAPE ARCHITECT, INC.
897 BROWN HILL BLVD #100, CAICO, CA 94924
PHONE: (415) 499-1122 WWW: BHIRTH.COM

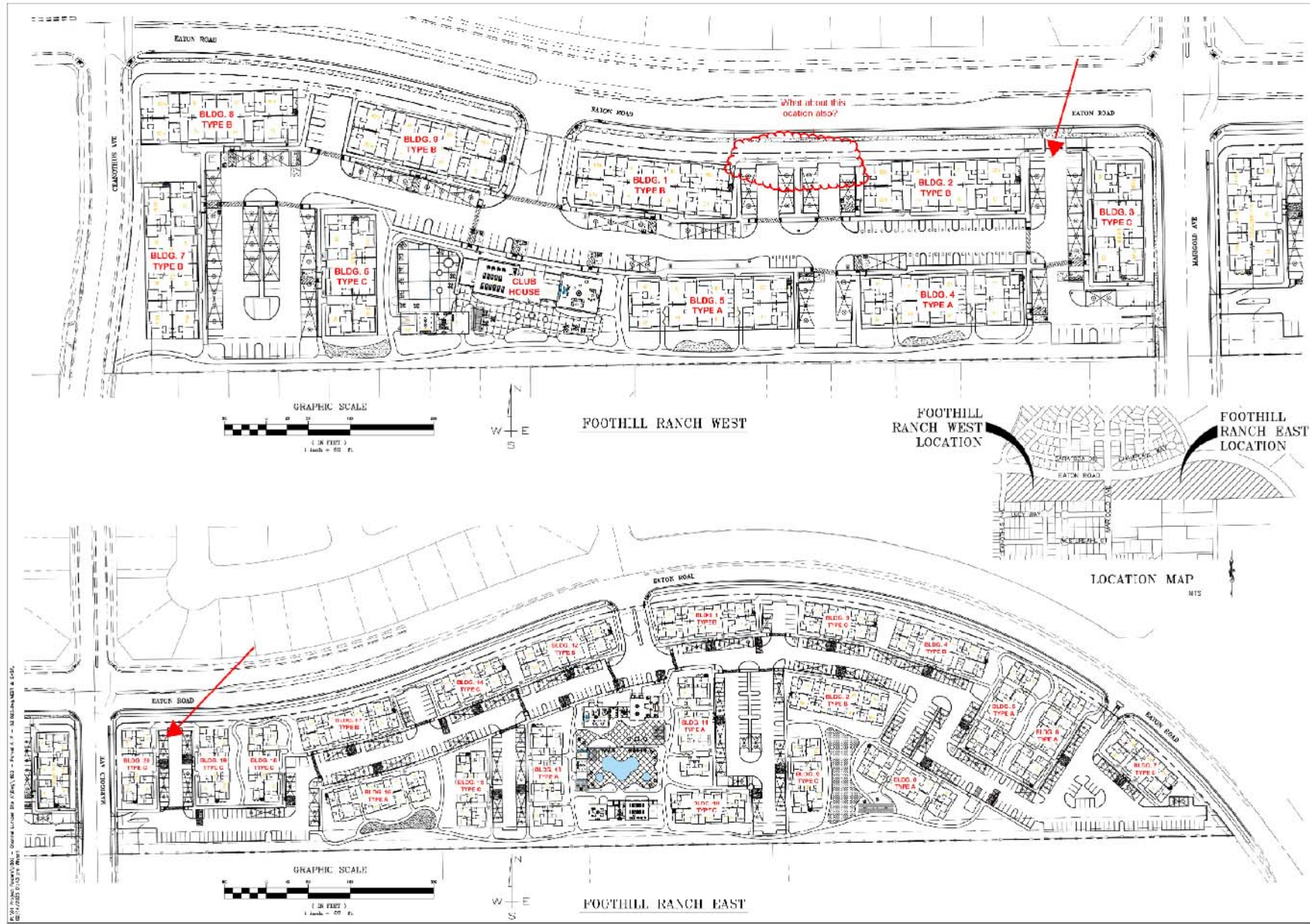


FOOTHILL RANCH APARTMENTS - View A

Attachment A

PREPARED FOR
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Mark Funseth 1850 Soscol Avenue,
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W. GILBERT ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 LICENSE NO. 44760
 COUNTY OF CALIFORNIA

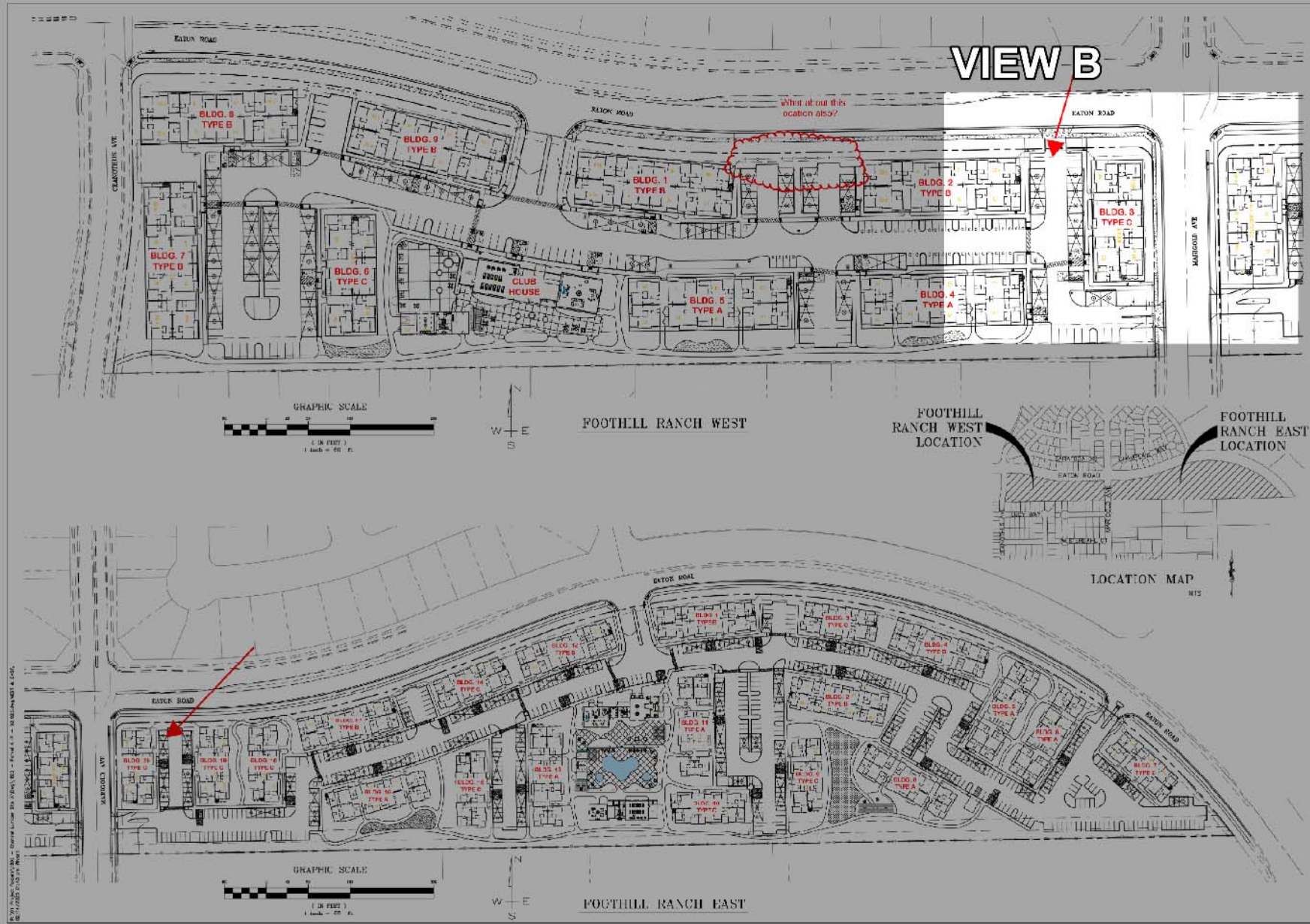
PROJECT: HARVEST PARK INC.
 FOOHILL RANCH APARTMENTS
 SITE PLAN
 APN 016-200-101 & 102

DATE: FEBRUARY 10, 2023
 DRAWN BY: WJM
 CHECKED BY: WJM
 JOB NO.: 1802

SP

FOOTHILL RANCH APARTMENTS

Attachment A



W. GILBERT ENGINEERING

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CALIFORNIA
REGISTERED UNDER THE
CONSTRUCTION STATUTE

NO. 1646
APRIL 1978
CIVIL ENGINEER
STATE OF CALIFORNIA

HARVEST PARK, INC.

**FOOTHILL RANCH APARTMENTS
SITE PLAN
APN 016-200-101 & 102**

CITY OF DUBLIN

DATE: FEBRUARY 10, 2023
DRAWN BY: WJM
DESIGNED BY: WJM
CHECKED BY: WJM
SCALE: AS SHOWN

DESCRIPTION

REV. DATE

SP

FOOTHILL RANCH APARTMENTS

Attachment A



FOOTHILL RANCH APARTMENTS - View B

Attachment A

PREPARED FOR
Channel Properties
Mark Funseth 1850 Soscol Avenue,
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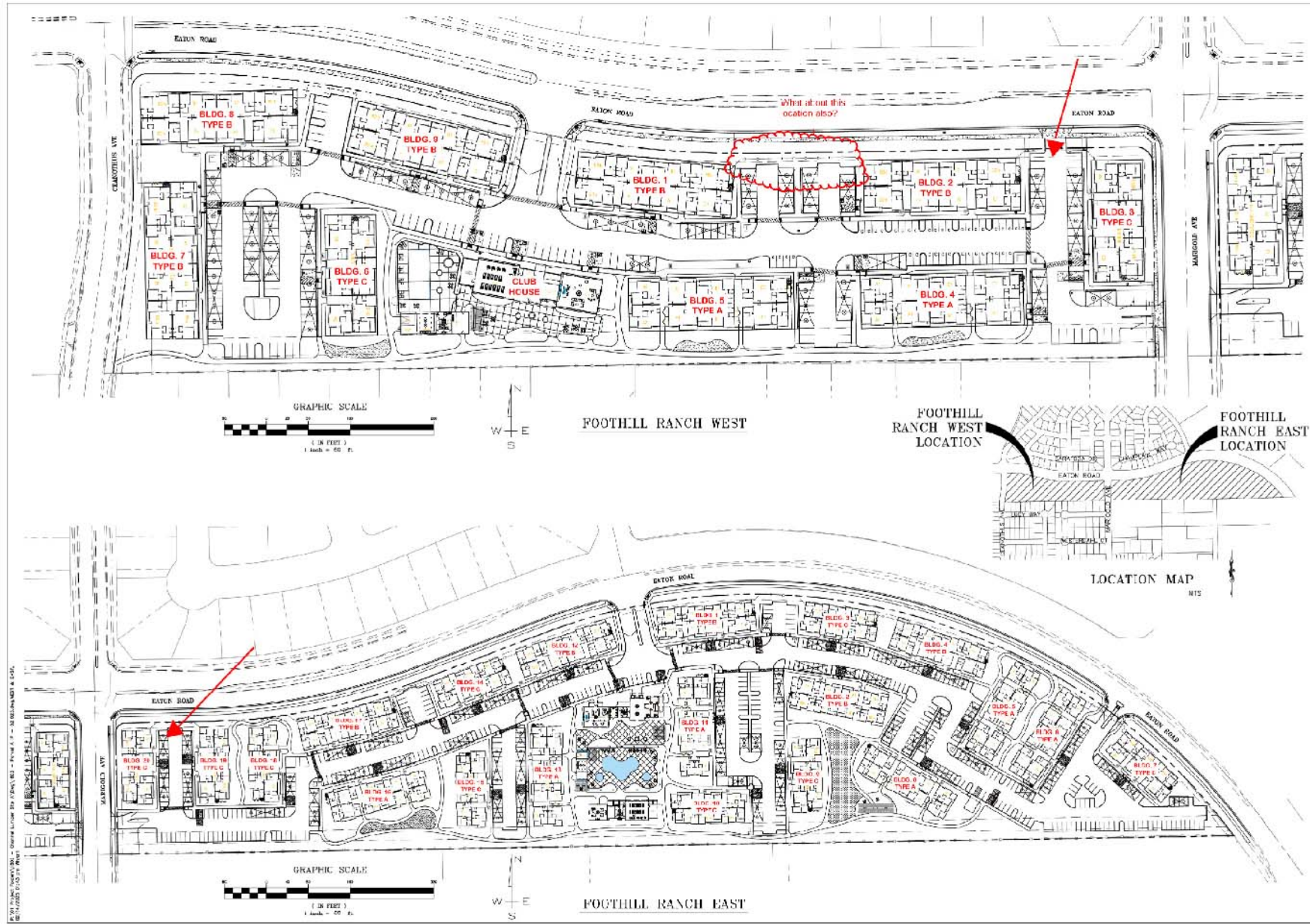


FOOTHILL RANCH APARTMENTS - View B

Attachment A

PREPARED FOR
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Mark Funseth 1850 Soscol Avenue,
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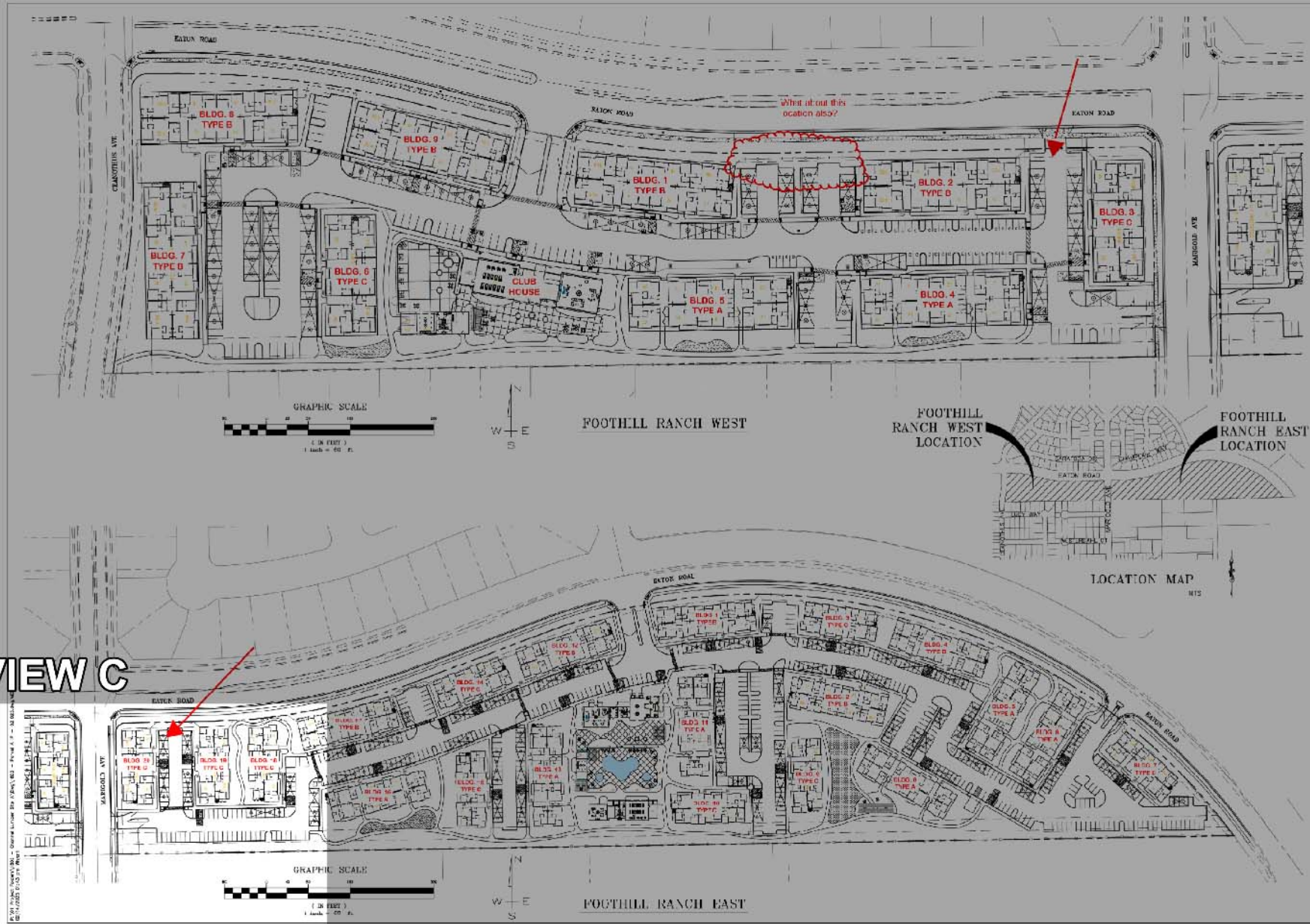
PROJECT: HARVEST PARK INC.
 FOOHILL RANCH APARTMENTS
 SITE PLAN
 APN 016-200-101 & 102

DATE: FEBRUARY 10, 2023
 DRAWN BY: WJM
 CHECKED BY: WJM
 JOB NO.: 1802

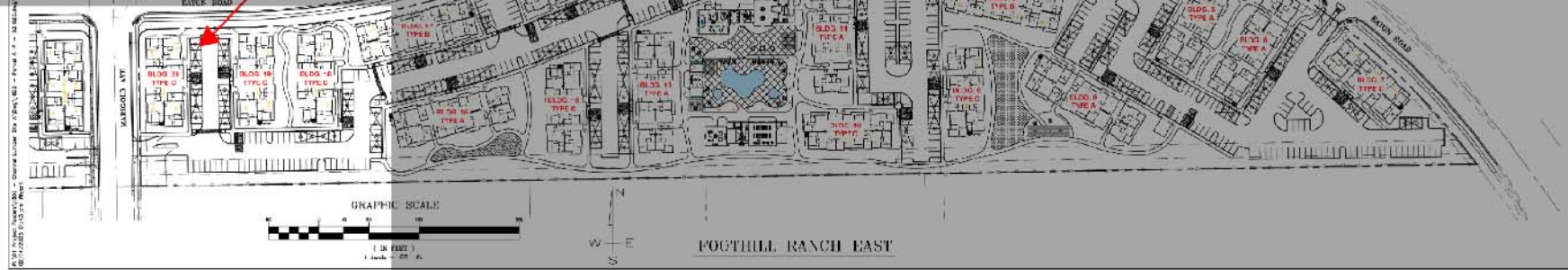
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FOOTHILL RANCH APARTMENTS

Attachment A



VIEW C



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REGISTERED PROFESSIONAL
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 EXPIRES 12/31/2025

HARVEST PARK INC.
FOOTHILL RANCH APARTMENTS
 SITE PLAN
 APN 016-200-101 & 102

CITY OF COLTON
 COUNTY OF BUTTE
 STATE OF CALIFORNIA

REV.	DATE	DESCRIPTION

SP

DATE: FEBRUARY 10, 2025
 DRAWN BY: WJM
 DESIGNER: WJM
 CHECKED BY: WJM
 ACE NO: 1802

FOOTHILL RANCH APARTMENTS

Attachment A

PREPARED FOR
 Channel Properties
 Mark Funseth 1850 Soscol Avenue,
 Suite 207 Napa, CA 94559

PREPARED BY
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FOOTHILL RANCH APARTMENTS - View C

Attachment A

PREPARED FOR

Channel Properties
Mark Funseth 1850 Soscol Avenue,
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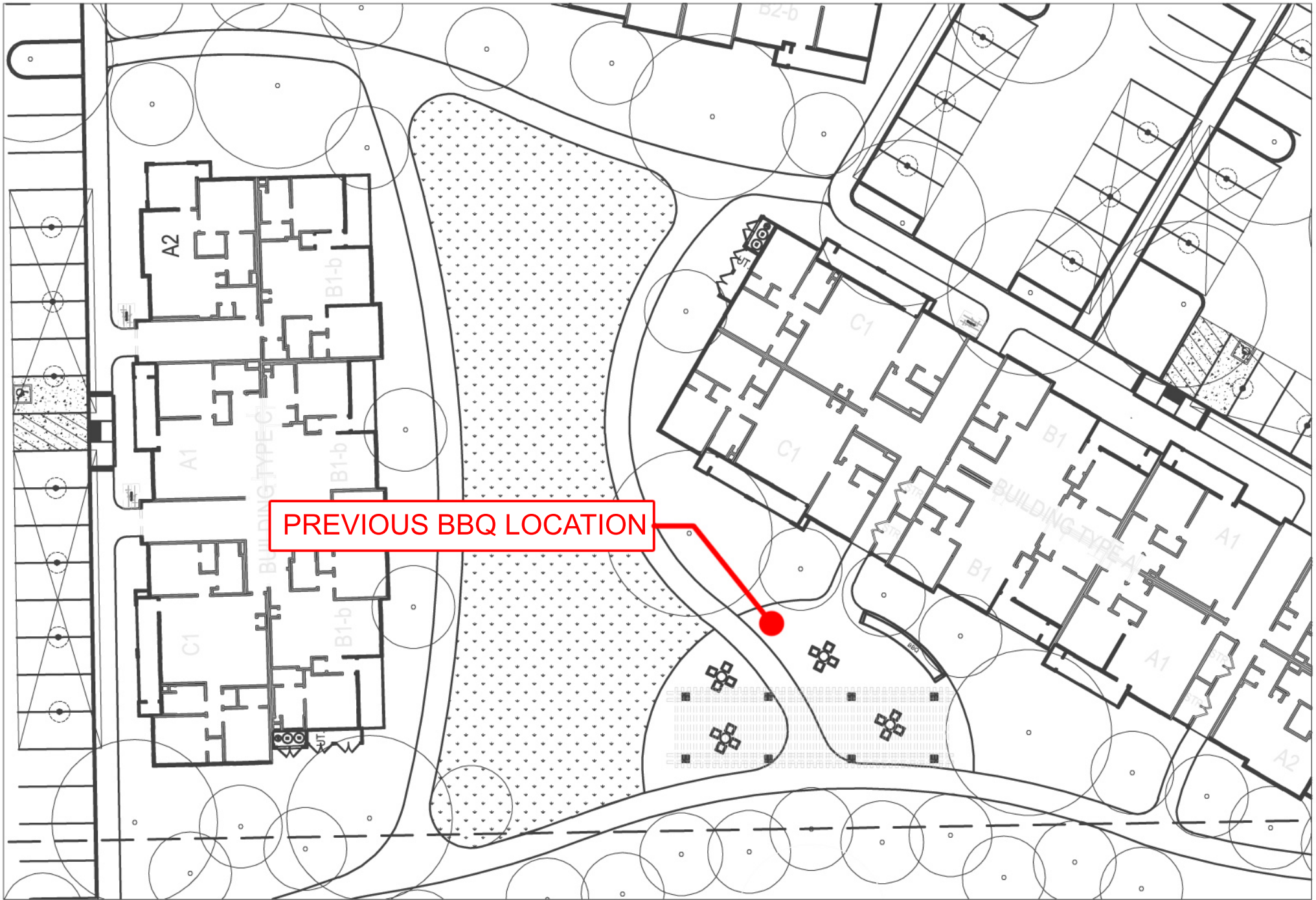


FOOTHILL RANCH APARTMENTS - View C

Attachment A

PREPARED FOR
Channel Properties
Mark Funseth 1850 Socol Avenue,
Suite 207 Napa, CA 94559

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FOOTHILL RANCH EAST

BBQ AREA

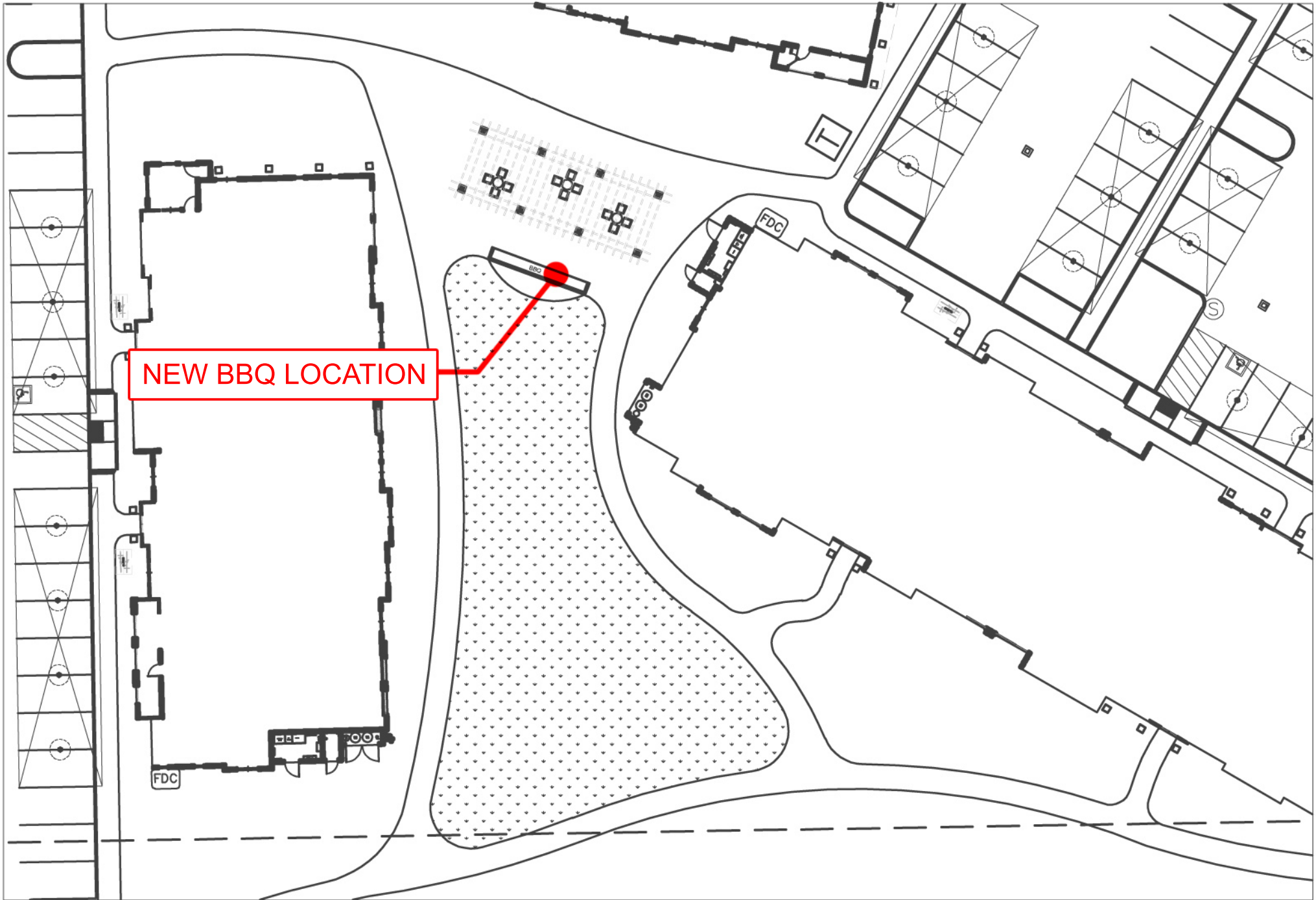
PREPARED FOR:
 HARVEST PARK, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130
 WWW.BFLADESIGN.COM

SCALE: 1" = 30'-0"
 DATE: NOVEMBER 1, 2023
 PROJECT NUMBER: 2346.2



Attachment B EXHIBIT A

PREPARED BY:
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 WWW.BFLADESIGN.COM WWW.FACEBOOK.COM/BFLADESIGN



NEW BBQ LOCATION

FOOTHILL RANCH EAST

BBQ AREA RE-LOCATED

PREPARED FOR:
 MARKET PARK, INC.
 C/O CHANNEL PROPERTIES
 1800 SONGSIL AVENUE, SUITE 207
 NAPA, CA 94559

SCALE: 1" = 30'-0"
 DATE: NOVEMBER 1, 2023
 PROJECT NUMBER: 2346.2



Attachment B EXHIBIT A

PREPARED BY:



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