



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 4/19/2023

DATE: April 6, 2023

File: AR 22-05

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 22-05 (Cussick Apartments); APN 042-450-022
Revised Site Plan

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report (**Attachment H**) and approve the proposed project as revised, 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 (**Attachment H**) and approve Architectural Review 22-05 (Cussick Apartments) as revised, subject to the recommended conditions therein.

PRIOR REVIEW

This project has been heard once before by the Architectural Review and Historic Preservation Board at its meeting on November 16, 2022. This staff report contains only a brief discussion regarding the project revisions that have been made since that meeting. Additional information on the project background, analysis, environmental review and required findings can be found in **Attachment H**, the agenda report for the meeting on November 16, 2022.

The Board last heard this project at its regular meeting of November 16, 2022 during which the Board voted to continue the item to a future meeting pending refinements to the design that adequately addresses the following design concerns:

- Reconsider the site planning, including the interior access drive and parking to be relocated along the northern boundary of the property;
- Reconsider the location of the dog park and half-court basketball area to be farther away from the neighbors on Royce Lane;
- Increase the fence height up to eight feet; and
- Move the two-story building to the northwest area of the site, farther away from the neighboring properties on Royce Lane.

PROJECT REVISIONS

The revised site plan includes the interior access drive and parking relocated along the northern boundary of the property (see **Attachment C**, Revised Site Plan, and **Attachment E**, Revised Renderings). In addition, the dog park and half-court basketball area were relocated

closer to West East Avenue, away from the neighboring properties on Royce Lane. Also, the fence height has been increased to eight feet. Finally, the building that had previously been sited closest to the neighboring properties along Royce Lane was moved farther south next to Building D.

DISCUSSION

The applicant's revisions to the project addressed some of the design concerns raised by the Board as described above. Although Building Type C was relocated farther away from the neighbors along Royce Lane and next to Building D, it is still proposed as a three-story building.

Zoning Code Compliance

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.

In conclusion, approving the project would be consistent with General Plan goals and policies that facilitate increased density and intensity of development in Corridor Opportunity Sites (LU-5.1), support new development within the Corridor Opportunity Sites to support ridership (CIRC-5.2.1), and enable sufficient housing construction to meet future needs (Housing Element 2022 Policy 4.1).

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 22-05 (Cussick Apartments). 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. The site and landscape plans submitted for construction shall show parking set back a minimum of six feet from the common property line shared with the R1-zoned properties to the north, with a landscaped planter as a buffer, in compliance with CMC 19.70.060(E)(3)(b).
4. 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.

5. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
6. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
7. 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.
8. To minimize potential impacts to existing trees along the alignment of the proposed CMU wall, all excavation within the dripline of any tree not approved for removal shall be done by hand tools.
9. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department at 879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research,

testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

10. 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 and by posting of the agenda at least 10 days prior to the ARHPB meeting. The project team held a virtual Neighborhood Meeting via Zoom on March 22, 2023. Public comments that have been received as of the date of this report are included in **Attachment G**.

DISTRIBUTION

Internal (4)

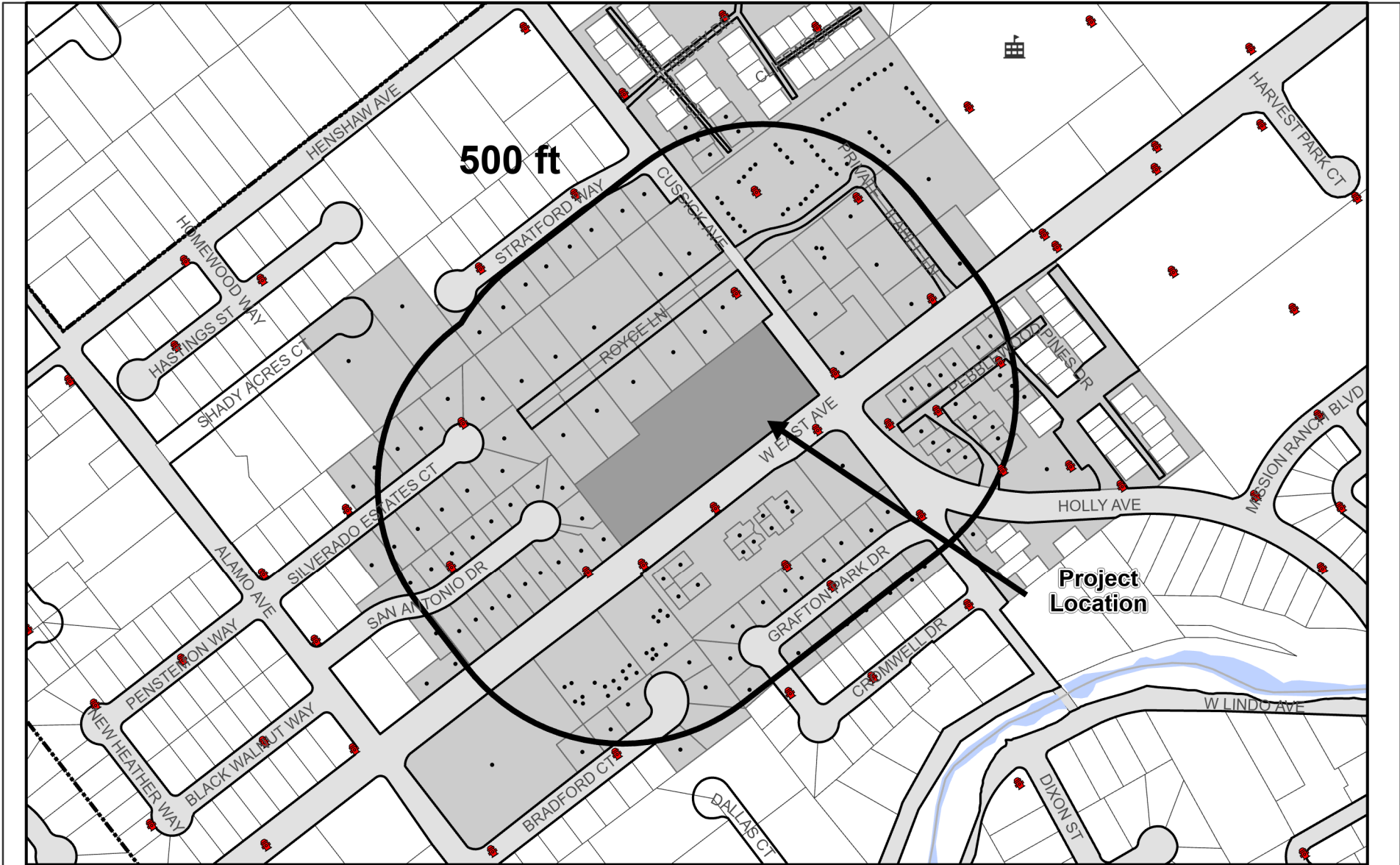
Mike Sawley, Principal Planner
Marie Demers, Housing Manager
Tina Wilson, Associate Planner
File: AR 22-05

External (5)


George Schmidbauer, Email: georgeschmidbauer@gmail.com
Danco Communities, Attention: Chris Dart, 5251 Ericson Way, Arcata, CA 95521, Email: cdart@danco-group.com
DG Group Architecture, Attention: Douglas Gibson, 430 E. State Street, Suite 100, Eagle, ID 83616, Email: douglasg@tpchousing.com
East Avenue Properties, LLC, 575 Manzanita Avenue, Chico CA 95926, Email(s): bbowen575@yahoo.com and bbowen1744@yahoo.com



ATTACHMENTS

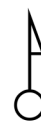
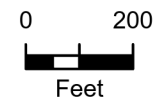
- A. Location Map
- B. Project Description
- C. Revised Site Plan
- D. Architectural Elevations
- E. Material Color Boards and Revised Renderings
- F. Revised Landscape Plan
- G. Supplemental Materials – Neighborhood Comments
- H. November 16, 2022 Staff Report (without attachments)



AR 22-05
 Cussick Apartments
 APN 042-450-022

 Fire Hydrants

• Notified Addresses
 Notified Parcels
 Project



Date Saved: 4/3/2023

Construction and Design Description

Site & Exterior:

- New construction of seven (7) residential, multi-family buildings, consisting of three stories, wood framed construction over continuous concrete footing foundation on cast in place concrete slab.
- Residential structures are to be provided with fully remote monitored fire alarm systems, and will be designed for NFPA R-13 and NFPA 13 fire sprinkler systems. Per state building code, all structures will be designed to be in compliance with Construction Type VB, for the three (3) smaller structures and Construction Type VA, for the four (4) larger building footprints. Where required by code, exteriors at the larger structures will be provided with one hour (1-HR) exterior walls.
- Structural building components will be designed by a Licensed Structural Engineer in the State of California familiar with multifamily design requirements. All structures will be engineered for continuous gravity load paths to structural hardware embedded in the building foundations, and sheathed in plywood shear panels to resist lateral wind loads and seismic acceleration in conformance with local codes and recognized standards.
- The exterior of all buildings will be platform framed with wood studs, beams and LVL structural elements, with wood plywood or oriented strand board sheathing (non-structural), covered by a vapor barrier system. Over the vapor barrier system, the architect is proposing the installation of cementitious siding, Hardi Plank, or equal, in massing and design elements consistent with contemporary commercial architecture. Panels, grids, and siding elements will be mechanically secured to the building sheathing, through the vapor barrier, in a manner consistent with approved manufacturer's installation instructions. The limited use of stucco, for accent at some build outs, will be over fifteen pound tar paper, lath and plaster with a final colored skim coat of light dash or sand finish.
- Windows are proposed to be double paned, Low E design, vinyl with continuous shingle flashing and sealant. Where windows are adjacent to West East Avenue they will be provided with augmented STC ratings.
- Roofing, as proposed will be low slop, EPDM or PVC type roofing, over a low slope, insulated roof system. Roof planes will drain to internal roof drains which are conducted to an on-site storm water system, and will be provided with code mandated overflows or back up scupper. Roof assembly will have high albedo and be consistent with cool roof ratings. Each structure will be provided with a recessed roof well or wells, for mechanical compressor units for HVAC. By placing HVAC units up on the roof it mitigates ground level sound production and prevents unauthorized access or tampering with refrigerant gas.
- The site has been designed to move the residential structures as far away from the northerly property line as possible to allow for privacy of existing residences. Parking and landscape buffer have programmed at these areas.

Parking & Transportation:

- As designed, Cussick Apartments provided parking in excess of City of Chico requirements for this zoning designation and multifamily housing requirements. Current code mandates a minimum of 110 parking stalls, and the project has been designed for a minimum of one hundred and forty five (145) parking space, of which seventy six (76) are covered standard and ADA stalls.
- Pedestrian circulation on site will provide for full compliance for mobility compromised individuals with ADA and Title 24 compliant paths of travel to all ground floor units, common area site amenities and community building amenities. Walking paths within the center courtyard have been laid out in a paseo design to encourage spontaneous interactions between residents and guest.
- Adjacent to each structure are long term bike storage areas which are contiguous to concrete sidewalk areas. In addition, near the community building there are long-term, covered and lockable bike storage lockers for employees and guests.

Tenant Units

- Each residential unit has been designed to maximize direct exposure to natural daylighting through the thoughtful placement of larger windows in bedrooms and living rooms, in addition to patio and deck French doors which are full lite for increased natural day lighting. To augment natural lighting, all units are provided with energy efficient LED light fixtures with occupancy sensors
- To insure that residents have healthy interior spaces, all units are provided with luxury vinyl tile (LVT) flooring throughout. This durable flooring product reduces ambient dust within units, is easy to clean and will be provided in contemporary colors and textures.
- Cabinets and countertops for all units will be sourced and specified to be consistent with LVT flooring style and color. Cabinets will be contemporary “Shaker” style, or equal, with brushed nickel pulls and handles, soft-close hardware and replaceable components. Cabinets will be configured to provide code compliant reach ranges for all ground floor mobility and adaptable units. Countertops will be durable Quartzite, or similar, cultured composite, with rounded edges and ADA compliant friction coefficients for ground floor units.
- All resident kitchens will be provided with Energy Star appliances and direct exhaust range fans for higher interior air quality. In addition, unit restrooms will have low Sone rating exhaust fans and will be engineered to be a component of current air quality standards for residential construction.
- To provide the highest level of water conservation, all units will be provided with low flow shower heads, lavatory fixtures and low flush toilets. High efficiency, electric water heaters will provide consistent on-demand potable water for fixtures. Each unit is provided with separate closets for resident provided washer and dryer. Also, as mandated by state tax credit requirements, the central community building also has commercial grade washers and dryers for residents that may not have that appliance.
- Resident bathrooms will be designed for full mobility compliance at designated ground floor units. This includes grab bars at combination tub shower, shower seats, grab bars at toilets, removable base cabinets and countertops within ADA reach ranges. In addition, at standard units, residents will be provided with toilet paper roll holders, shower bars, towel rings and bars

and a built-in medicine cabinet. All electrical fixtures at bathrooms will be provided with GFCI's and light fixtures will be specified for high humidity locations.

- Initial engineering design stipulates that conditioned air within units will be provided by ducted, mini-split HVAC units. These high efficiency units will be located within the units in either mechanical enclosures or will be ceiling mounted (interstitial pan cake units), and will be acoustically isolated from unit interiors for sound mitigation purposes.

Community Areas

- Centrally located within the project development, the community center is located at the ground floor of one of the residential units and is on acceptable ADA compliant paths of travel for mobility compromised residents. All signage within the structure will be consistent with state requirements for universal access, as are all common area facilities including restrooms and kitchen.
- The community center is approximately one thousand eight hundred square feet (1,800 SF) and has been programmed to meet the requirements of the State of California Tax Credit Requirements. It will contain a Leasing Office with lockable storage closet, Exercise Equipment Room with direct exterior access, full service Commercial Laundry facility with exterior access, and adjacent resident restrooms. The community center common area has been configured for maximum flexibility with a large 'Gathering Room' adjacent a non-commercial kitchen which will contain a refrigerator, range with range hood, sink, dishwasher, countertops and cabinets, in a style and color program consistent with individual residential units. In addition, the community center will be furnished with commercial grade furnishings and fixtures for long term durability and are to be of a low-maintenance design. All kitchen fixtures are to be Energy Star.
- Lighting within the community center will be LED, commercial grade fixtures, and will be located and switched for ease of use and resident comfort. Low voltage sound systems will be integrated with video monitors (TVs) to be located at the Gathering Room and Exercise Room. Security control and access features for low voltage design at the community building will be consistent with current contemporary commercial residential construction.
- HVAC systems for resident and guest comfort will be integrated into the building design and will consist of a forced air furnace and air conditioner, sized for the intended use. The commercial grade laundry facility will be serviced by commercial grade hybrid boilers located remote from the laundry, in a maintenance closet.
- To insure that the development is serviced appropriately, the community center contains a separate Maintenance Room with and oversized four foot wide door. This space is intended to be used by on-site maintenance staff for storage of surplus appliances and similar activities consistent with the long-term servicing needs of an asset of this size.
- The site has been provided with common area amenities consistent with state requirements, including such amenities as a covered pergola adjacent to a central courtyard tot lot and paseo. For residents to use in production of consumable vegetables, the project has a designated community garden consistent of raised planter beds of mortared concrete masonry units which will be provided with drip irrigation systems for watering. Located at the northwest side of the site is a half-court basketball play area, near a fenced dog park for resident's service animals. In addition to these standard amenities, the site will be provided with fixed bench seating, waste receptacles, lockable bike storage and lockers and three ADA accessible trash enclosures.

FIRE DEPARTMENT REQUIREMENTS:

1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES SHALL BE PROVIDED DURING TIME OF CONSTRUCTION.
2. THE FURTHEST PROJECTION OF THE EXTERIOR WALL OF A BUILDING SHALL BE ACCESSIBLE FROM WITHIN 150 FEET OF AN APPROVED FIRE DEPARTMENT ACCESS ROAD, MINIMUM 20 FEET WIDE, AND NOT MORE THAN 400 FEET FROM AN APPROVED WATER SUPPLY PER CFC 503.1.1, 507.5.1.
3. ROADS USED FOR FIRE DEPARTMENT ACCESS THAT ARE LESS THAN 28 FEET IN WIDTH SHALL BE MARKED "NO PARKING FIRE LANE" ON BOTH SIDES; ROADS LESS THAN 36 FEET IN WIDTH SHALL BE MARKED ON ONE SIDE.
4. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES PER CFC 503.2.3.
5. PROVIDE A CERTIFIED WATER FLOW TEST FOR THE PROPOSED USED, OCCUPANCIES AND CONSTRUCTION TYPE PER CFC 507.4.
6. PROVIDE REQUIRED FIRE HYDRANTS IN ACCORDANCE WITH CFC 507, APPENDIX C, SECTION C102.1, AND THE CITY OF CHICO MUNICIPAL CODE.
7. PROVIDE APPROPRIATE KNOX BOX FIRE DEPARTMENT ACCESS FOR SITE, AS APPROVED IN THE FIELD BY AUTHORITIES HAVING JURISDICTION, PER CFC SECTION 506.

APPLICANT
 CHICO CUSSICK AVENUE, LP
 CHRIS DART
 5251 ERICSON WAY
 ARCATTA, CALIFORNIA 95521
 (707) 822-9000

ARCHITECT
 DG GROUP ARCHITECTURE, PLLC
 DOUGLAS GIBSON, CALIFORNIA ARCHITECT C29792
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REVISIONS

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9/06/22

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BP

PROJECT #

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ACCESSIBILITY

	# OF UNITS	PERCENTAGE
ACCESSIBLE UNITS (15% TOTAL)	12	15.8%
SENSORY IMPAIRED UNITS (10% TOTAL)	8	10.5%

UNIT MIX SUMMARY

	SQ. FOOTAGES
(8) 1-BEDROOM UNITS (8) x 652 S.F. =	5,216 S.F.
(24) 2-BEDROOM UNITS (24) x 734 S.F. =	17,616 S.F.
(30) 3-BEDROOM UNITS (30) x 1,274 S.F. =	38,220 S.F.
(4) 3-BEDROOM-A UNITS (4) x 1,049 S.F. =	4,196 S.F.
(10) 4-BEDROOM UNITS (10) x 1,486 S.F. =	14,860 S.F.
(76) UNITS TOTAL	80,108 S.F.
COMMUNITY BUILDING	1,822 S.F.
TOTAL	81,930 S.F.

FIRE SPRINKLER

AUTOMATIC FULLY SPRINKLERED SYSTEM WITH CENTRAL CALL STATION, OFF-SITE MONITORING AND FDC'S

SITE SIZE

137,235 S.F. ± (3.15 ACRES ±) (136,755 NET S.F. ± OR 3,139 NET ACRES ±)
 24.13 DWELLING UNITS/ACRE

SITE COVERAGE

	SQ. FT.	PERCENTAGE
BUILDING FOOTPRINTS	34,806 S.F.	25.36%
ON-SITE ASPHALT CONCRETE PAVING	47,718 S.F.	34.77%
SITE AMENITIES (PERGOLA, TOT LOT, DOG PARK, HALF COURT BASKETBALL, COMMUNITY GARDEN)	5,231 S.F.	3.81%
CONCRETE WALKS & PADS	13,951 S.F.	10.17%
LANDSCAPE, OPEN SPACE	35,529 S.F.	25.89%
TOTAL AREA	137,235 S.F.	100%

NOTE: * ALL NUMBERS PROVIDED ARE ESTIMATED FOR SITE COVERAGE

PARKING SUMMARY

TOTAL REQUIRED FOR CORRIDOR OPPORTUNITY SITE (COS) PER CITY OF CHICO 19.52.080 AND 19.70 TABLE 5-4 FOR MULTI-FAMILY HOUSING:

(8) 1-BDRM UNITS X 1 =	8 SPACES REQUIRED
(24) 2-BDRM UNITS X 1.5 =	36 SPACES REQUIRED
(34) 3-BDRM UNITS X 1.5 =	51 SPACES REQUIRED
(10) 4-BDRM UNITS X 1.5 =	15 SPACES REQUIRED
TOTAL SPACES REQUIRED:	110 SPACES

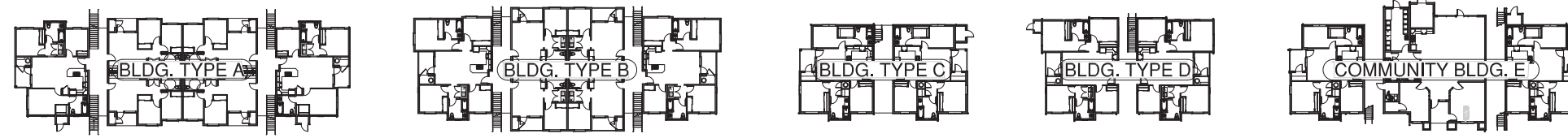
TOTAL PROVIDED: 141 (INCLUDING 10 ADA SPACES & 76 COVERED SPACES)

COVERED SPACES PROVIDED: 67 (INCLUDING 9 ADA SPACES)

BICYCLE PARKING 1/UNIT REQUIRED
 76 OR 1/UNIT SPACES PROVIDED INCLUDING 4 LONG TERM COVERED SPACES AND 72 SPACES ON 9 BICYCLE RACKS

ACOUSTICAL MITIGATION STRATEGY:

BUILDINGS 100, 200, 300, & 400 WILL BE DESIGNED, PERMITTED AND CONSTRUCTED WITH MIN. STC 35 WINDOWS AND DOORS AND SUPPLEMENTAL ACOUSTIC INSULATION, BAFFLES, AND ASSEMBLIES ALONG THE ENTIRE FRONTAGE OF WEST EAST AVENUE.



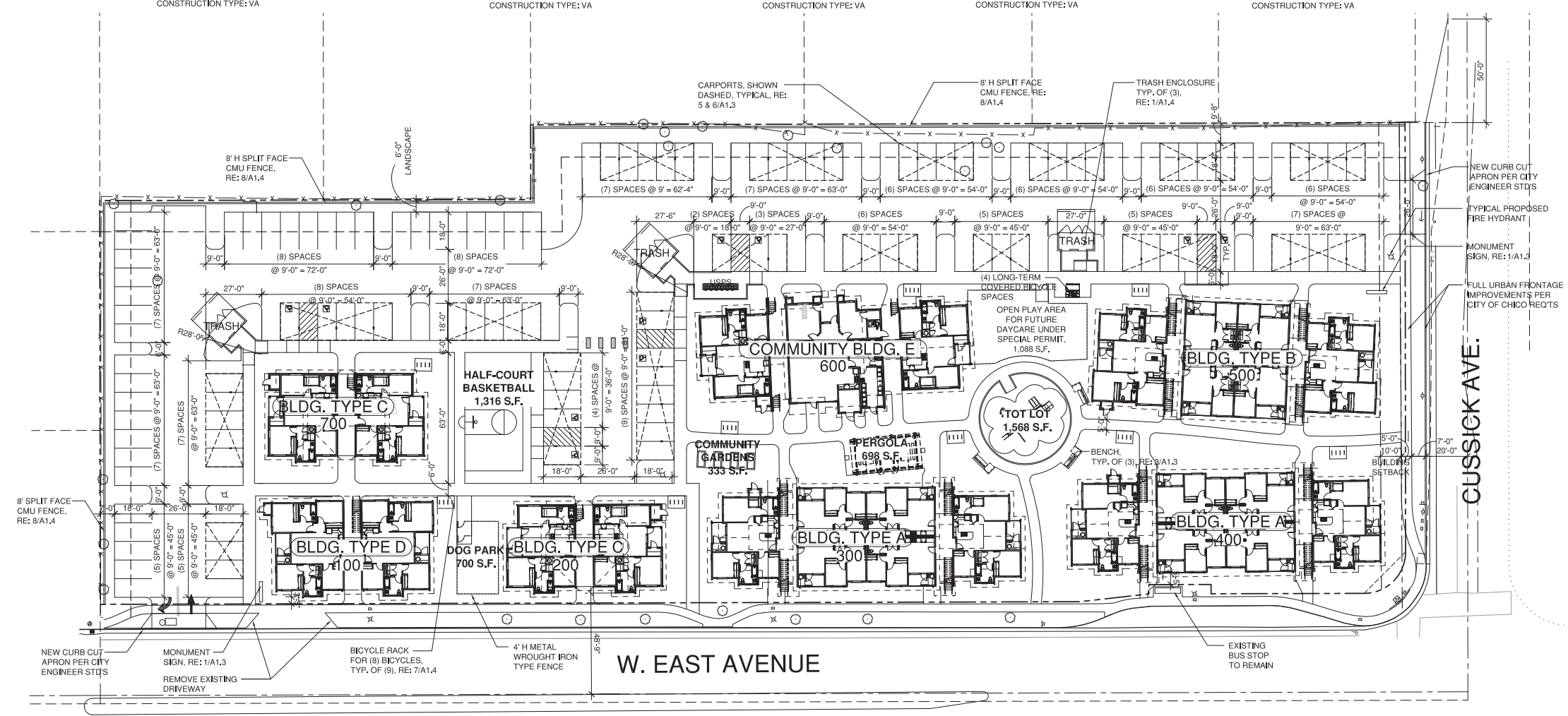
BUILDING A
 (2) BUILDINGS TOTAL
 (12) 2-BDRM UNITS & (6) 3-BDRM UNITS
 FOOTPRINT - 6,529 S.F.
 MAXIMUM HEIGHT - 35'-0"± (3) STORY
 OCCUPANCY R-2
 FULLY SPRINKLERED PER NFPA 13
 CONSTRUCTION TYPE: VA

BUILDING B
 (1) BUILDING TOTAL
 (8) 1-BDRM UNITS & (4) 4-BDRM UNITS
 FOOTPRINT - 6,655 S.F.
 MAXIMUM HEIGHT - 28'-0"± (2) STORY
 OCCUPANCY R-2
 FULLY SPRINKLERED PER NFPA 13
 CONSTRUCTION TYPE: VA

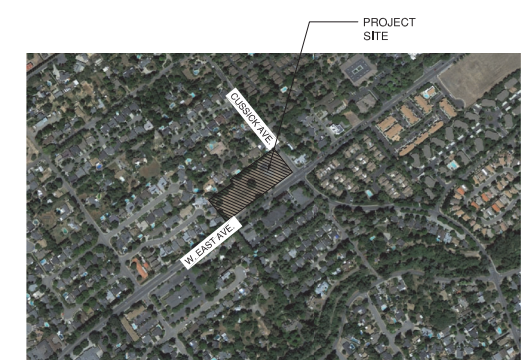
BUILDING C
 (1) BUILDING TOTAL
 (6) 3 BEDROOM UNITS & (4) 4-BDRM UNITS
 FOOTPRINT - 2,983 S.F.
 MAXIMUM HEIGHT - 35'-0"± (3) STORY
 OCCUPANCY R-2
 FULLY SPRINKLERED PER NFPA 13R
 CONSTRUCTION TYPE: VA

BUILDING D
 (1) BLDG. TOTAL
 (6) 4 BEDROOM UNITS
 FOOTPRINT - 3,348 S.F.
 MAXIMUM HEIGHT - 35'-0"± (3) STORY
 OCCUPANCY R-2
 FULLY SPRINKLERED PER NFPA 13R
 CONSTRUCTION TYPE: VA

BUILDING E
 (1) BLDG. TOTAL
 (10) 3 BEDROOM UNITS
 FOOTPRINT - 5,779 S.F.
 MAXIMUM HEIGHT - 35'-0"± (3) STORY
 OCCUPANCY RIA-3R-2
 FULLY SPRINKLERED PER NFPA 13R
 CONSTRUCTION TYPE: VA



SITE PLAN
 SCALE: 1" = 30'-0"



VICINITY MAP

DG GROUP ARCHITECTURE PLLC

430 E. STATE STREET, SUITE 100
 EAGLE, IDAHO 83616
 (208) 564-4877
 (208) 392-1289 FAX

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - IOWA - KANSAS - LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.A. - UTAH - WASHINGTON - WYOMING

CUSSICK APARTMENTS

PROJECT

CHICO, CA

CUSSICK AVENUE

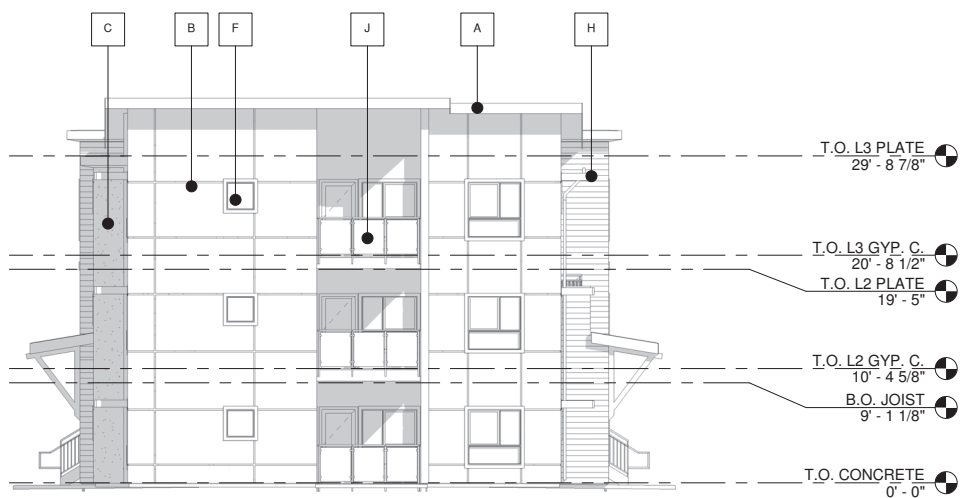
ENTITLED APPLICANT

A1.1

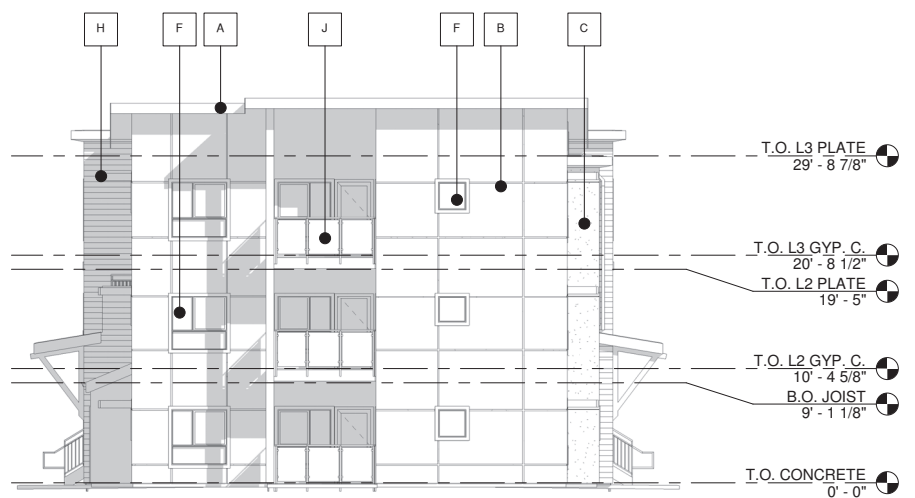
ARCHITECTURAL SITE PLAN



1 BUILDING TYPE A - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE A - RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING TYPE A - LEFT ELEVATION
1/8" = 1'-0"



4 BUILDING TYPE A - REAR ELEVATION
1/8" = 1'-0"

MATERIAL FINISHES (SCHEME A): [] →

- A. FIBER CEMENT TRIM BOARDS, BENJAMIN MOORE AEGEAN OLIVE 1491
- B. FIBER CEMENT SIDING PANELS WITH 1/2" PAINTED METAL REVEALS, SHERWIN WILLIAMS LINK GRAY SW 6200
- C. 7/8" STUCCO COLOR TO MATCH SHERWIN WILLIAMS CARIBBEAN CORAL SW 2854
- D. FIBER CEMENT 8.25" LAP SIDING SHERWIN WILLIAMS ENDURING BRONZE SW 7055
- E. FIBER CEMENT 8.25" LAP SIDING SHERWIN WILLIAMS HARVEST GOLD SW 2858
- F. PAINTED DOOR PANELS AND VINYL WINDOWS TO MATCH MILGARD ESPRESSO
- G. PABCO 30 YEAR COMPOSITE SHINGLE PREMIER DRIFTWOOD
- H. BRUSHED ALUMINUM PREFABRICATED LOUVERED SUNSHADES
- J. TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS TO MATCH BENJAMIN MOORE AEGEAN OLIVE 1491

MATERIAL FINISHES (SCHEME B): [] →

- A. FIBER CEMENT TRIM BOARDS, BENJAMIN MOORE AEGEAN OLIVE 1491
- B. FIBER CEMENT SIDING PANELS WITH 1/2" PAINTED METAL REVEALS, SHERWIN WILLIAMS RARE GRAY SW 6199
- C. 7/8" STUCCO COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
- D. FIBER CEMENT 8.25" LAP SIDING SHERWIN WILLIAMS ENDURING BRONZE SW 7055
- E. FIBER CEMENT 8.25" LAP SIDING BENJAMIN MOORE HONEYMOON AF-345
- F. PAINTED DOOR PANELS AND VINYL WINDOWS TO MATCH MILGARD ESPRESSO
- G. PABCO 30 YEAR COMPOSITE SHINGLE PREMIER DRIFTWOOD
- H. BRUSHED ALUMINUM PREFABRICATED LOUVERED SUNSHADES
- J. TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS TO MATCH BENJAMIN MOORE AEGEAN OLIVE 1491

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PROJECT #: DNG21-31



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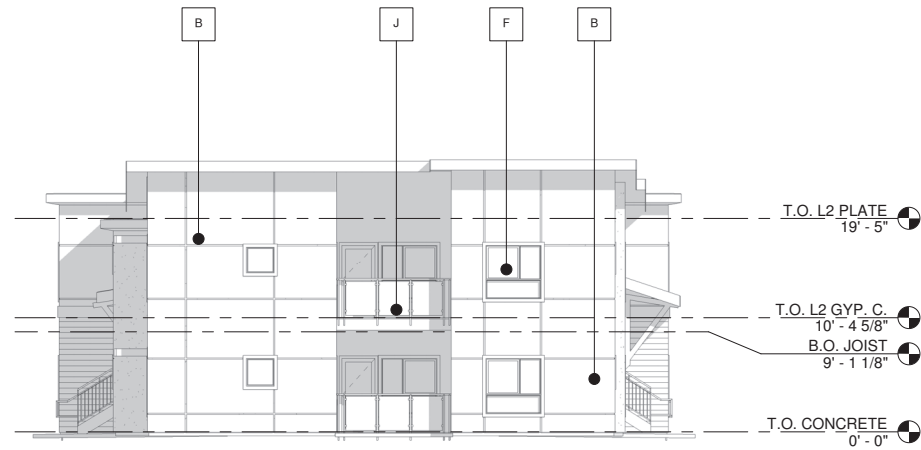
PROJECT: CUSSICK APARTMENTS
CHICO, CA
CUSSICK AVENUE

A4.2
BUILDING A - EXTERIOR ELEVATIONS

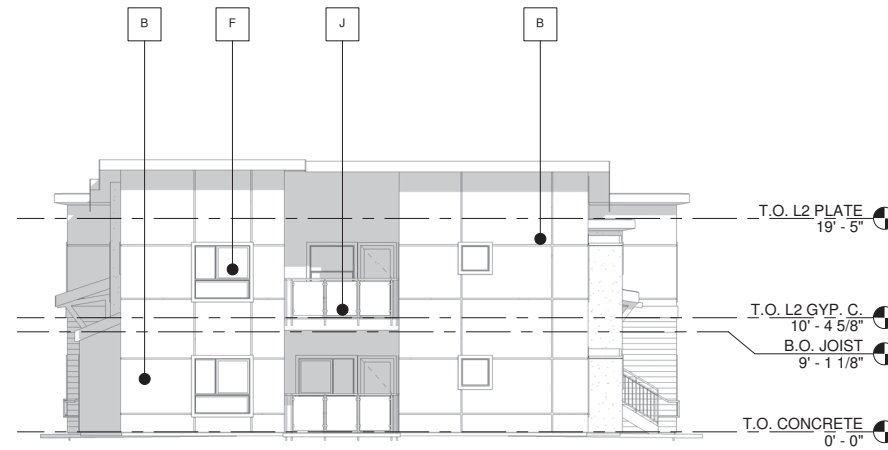
ENTITLEMENT APPLICATION



① BUILDING B - FRONT ELEVATION
1/8" = 1'-0"



② BUILDING B - RIGHT ELEVATION
1/8" = 1'-0"



③ BUILDING B - LEFT ELEVATION
1/8" = 1'-0"



④ BUILDING B - REAR ELEVATION
1/8" = 1'-0"

MATERIAL FINISHES (SCHEME B): [] →

- A. FIBER CEMENT TRIM BOARDS, BENJAMIN MOORE AEGEAN OLIVE 1491
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PROJECT
CUSSICK APARTMENTS
CUSSICK AVENUE
CHICO, CA

A5.2
BUILDING B - EXTERIOR ELEVATIONS

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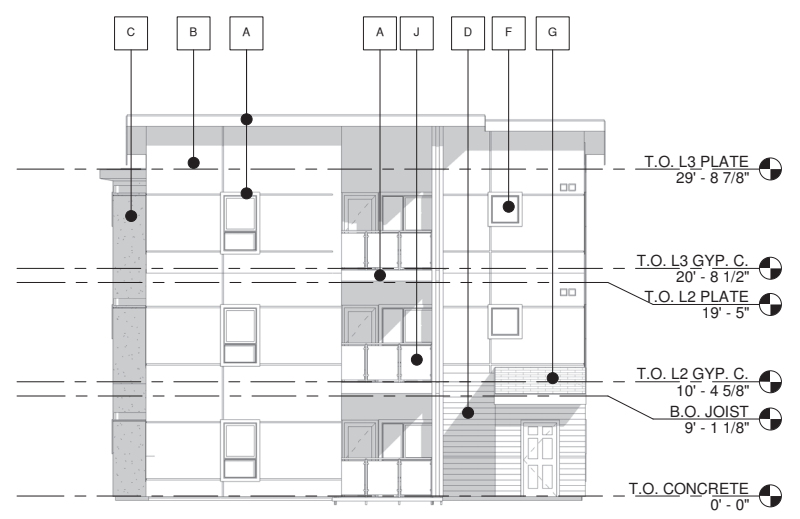
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MATERIAL FINISHES (SCHEME A): []-•

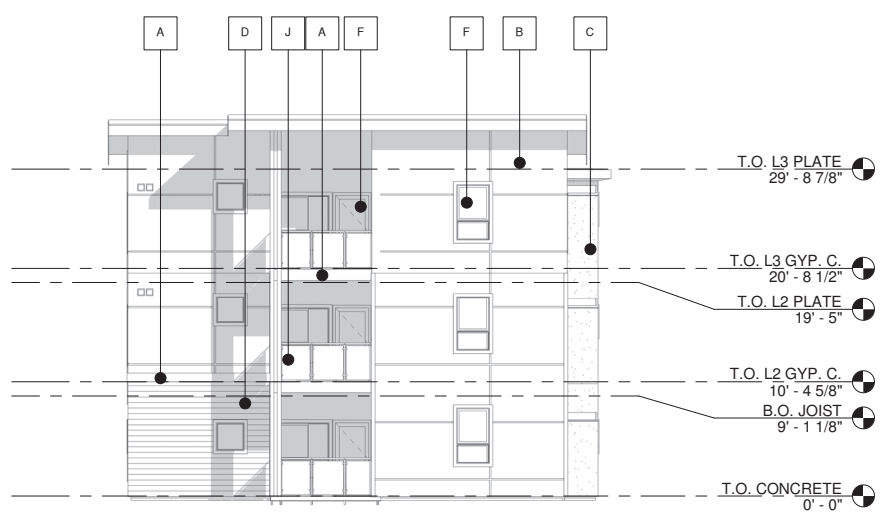
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- B. FIBER CEMENT SIDING PANELS WITH 1/2" PAINTED METAL REVEALS, SHERWIN WILLIAMS LINK GRAY SW 6200
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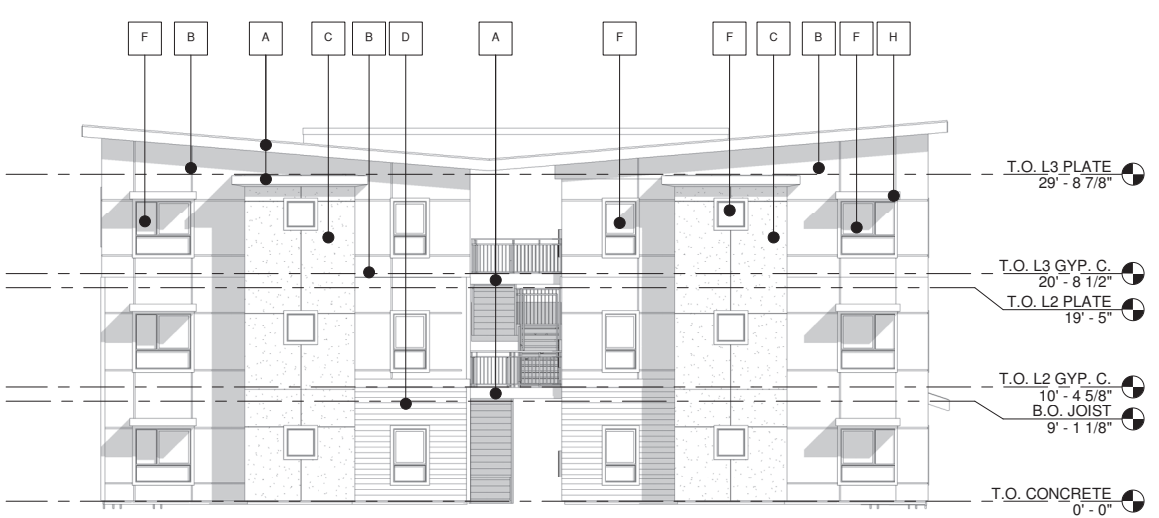
1 BUILDING C - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING C - LEFT ELEVATION
1/8" = 1'-0"



3 BUILDING C - RIGHT ELEVATION
1/8" = 1'-0"



4 BUILDING C - REAR ELEVATION
1/8" = 1'-0"

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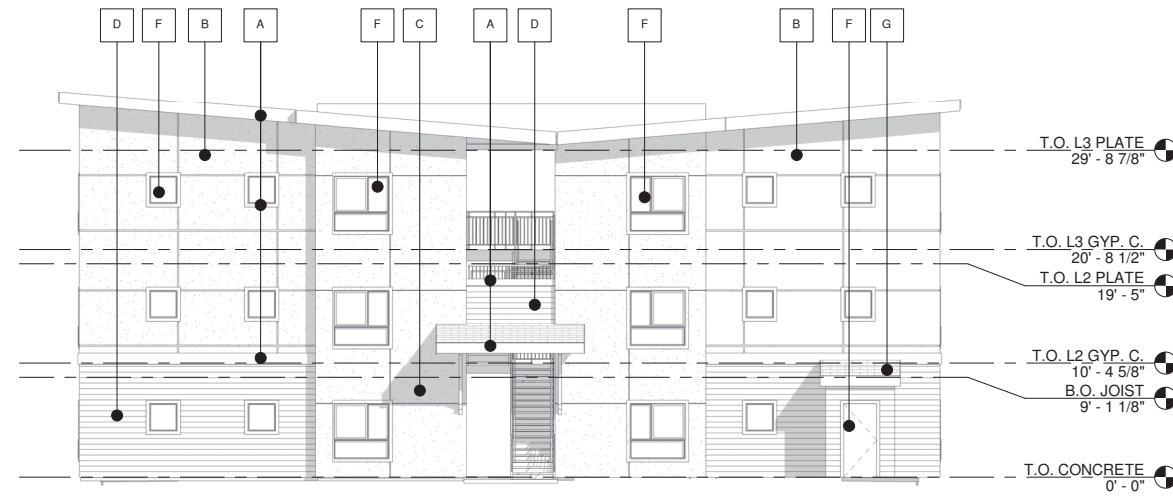
CUSSICK APARTMENTS
CUSSICK AVENUE
CHICO, CA

PROJECT

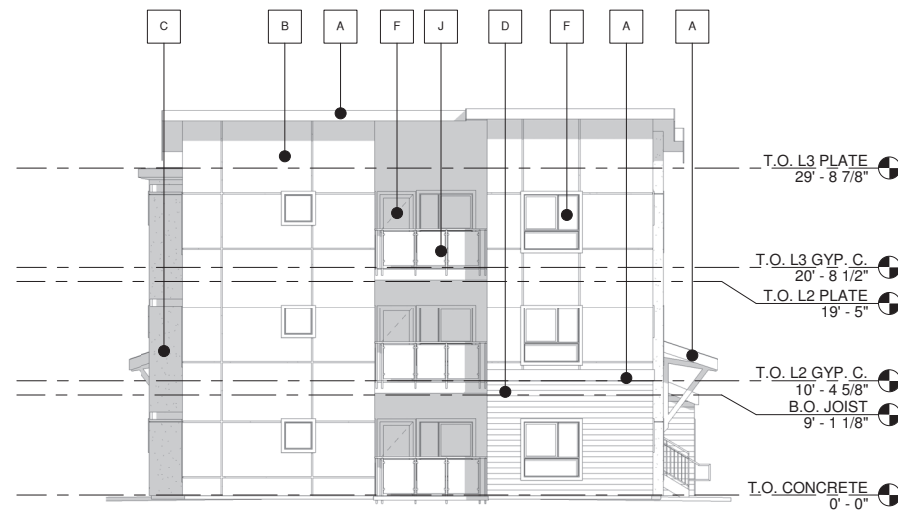
A6.2

BUILDING C - EXTERIOR ELEVATIONS

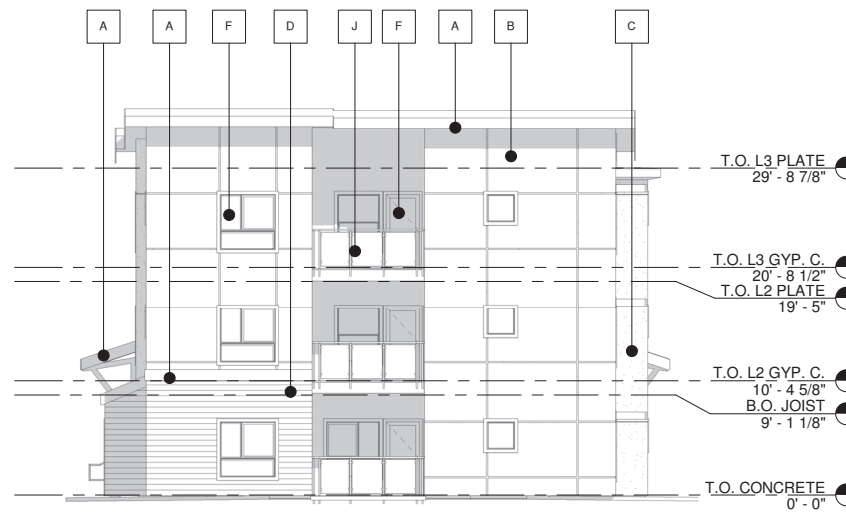
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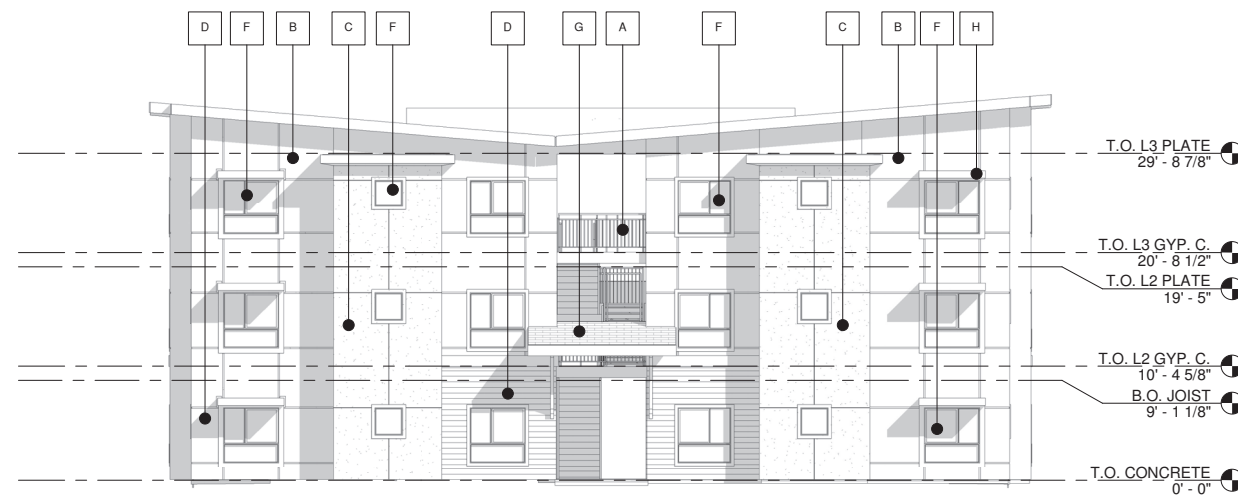
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1/8" = 1'-0"



2 BUILDING D - LEFT ELEVATION
1/8" = 1'-0"



3 BUILDING D - RIGHT ELEVATION
1/8" = 1'-0"



4 BUILDING D - REAR ELEVATION
1/8" = 1'-0"

MATERIAL FINISHES (SCHEME B): [] - []

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B.	FIBER CEMENT SIDING PANELS WITH 1/2" PAINTED METAL REVEALS, SHERWIN WILLIAMS RARE GRAY SW 6199
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G.	PABCO 30 YEAR COMPOSITE SHINGLE PREMIER DRIFTWOOD
H.	BRUSHED ALUMINUM PREFABRICATED LOUVERED SUNSHADES
J.	TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS TO MATCH BENJAMIN MOORE AEGEAN OLIVE 1491

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PROJECT: CUSSICK APARTMENTS CHICO, CA

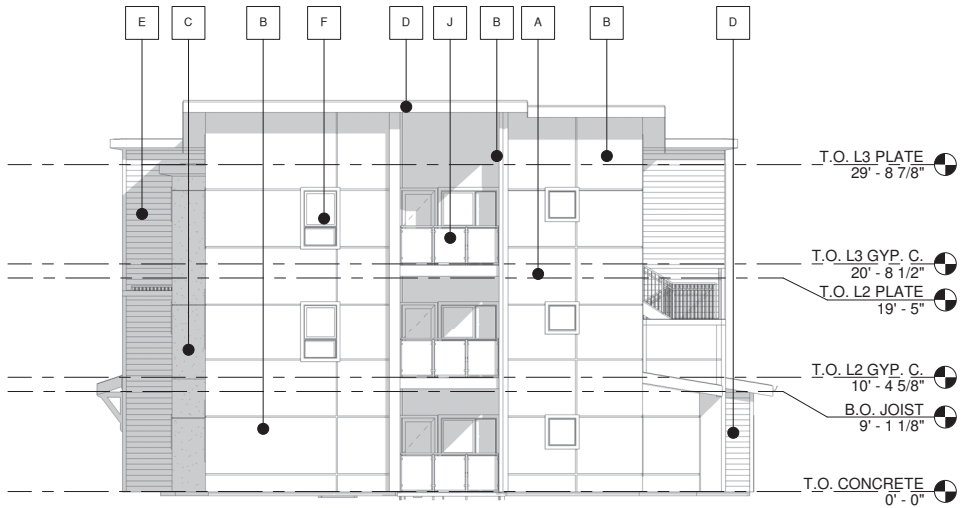
CUSSICK AVENUE

A7.2
BUILDING D - EXTERIOR ELEVATIONS

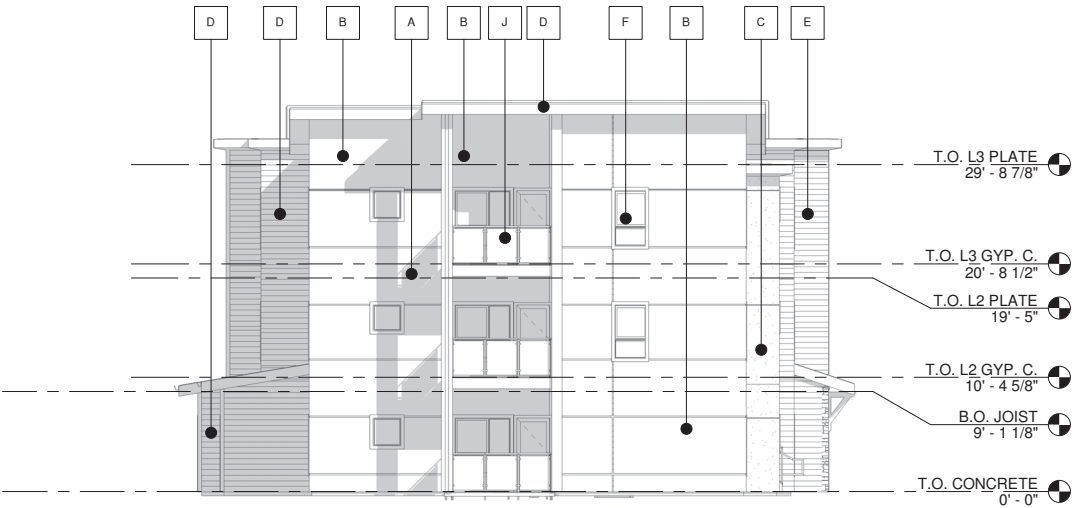
ENTITLEMENT APPLICATION



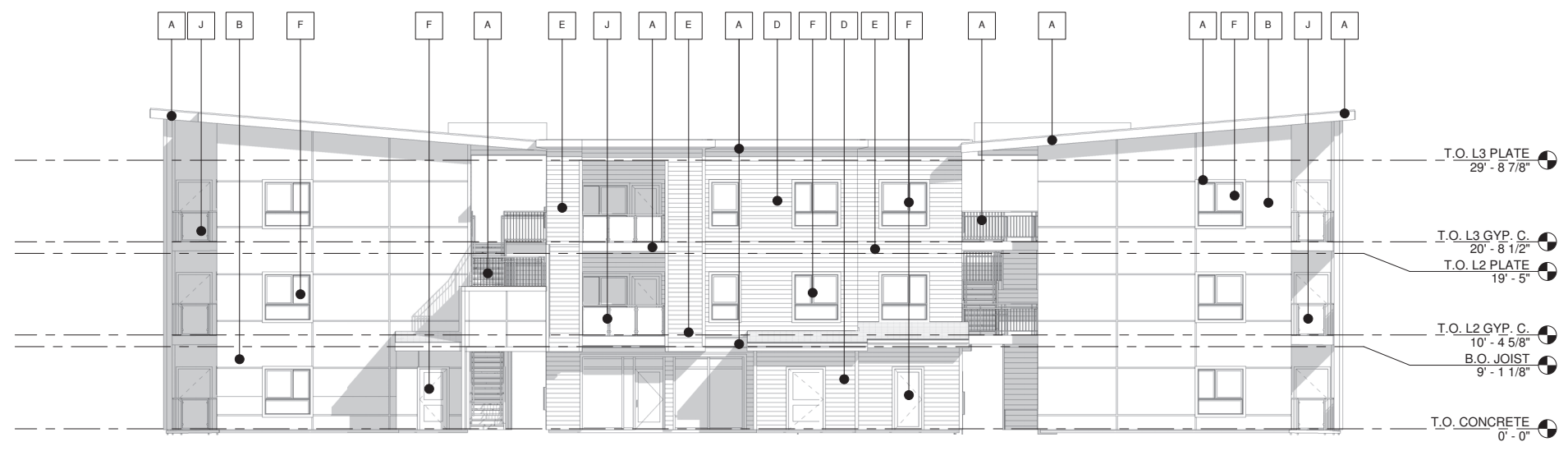
① COMMUNITY BUILDING E - FRONT ELEVATION
1/8" = 1'-0"



② COMMUNITY BUILDING E - RIGHT ELEVATION
1/8" = 1'-0"



③ COMMUNITY BUILDING E - LEFT ELEVATION
1/8" = 1'-0"



④ COMMUNITY BUILDING E - REAR ELEVATION
1/8" = 1'-0"

MATERIAL FINISHES (SCHEME C): [] →

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- C. 7/8" STUCCO COLOR TO MATCH BENJAMIN MOORE BLUE NOTE 2129-30
- D. FIBER CEMENT 8.25" LAP SIDING SHERWIN WILLIAMS ENDURING BRONZE SW 7055
- E. FIBER CEMENT 8.25" LAP SIDING BENJAMIN MOORE APPLE CRISP 2159-30
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- G. PABCO 30 YEAR COMPOSITE SHINGLE PREMIER DRIFTWOOD
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PROJECT: CUSSICK APARTMENTS

CHICO, CA

CUSSICK AVENUE

ENTITLEMENT APPLICATION

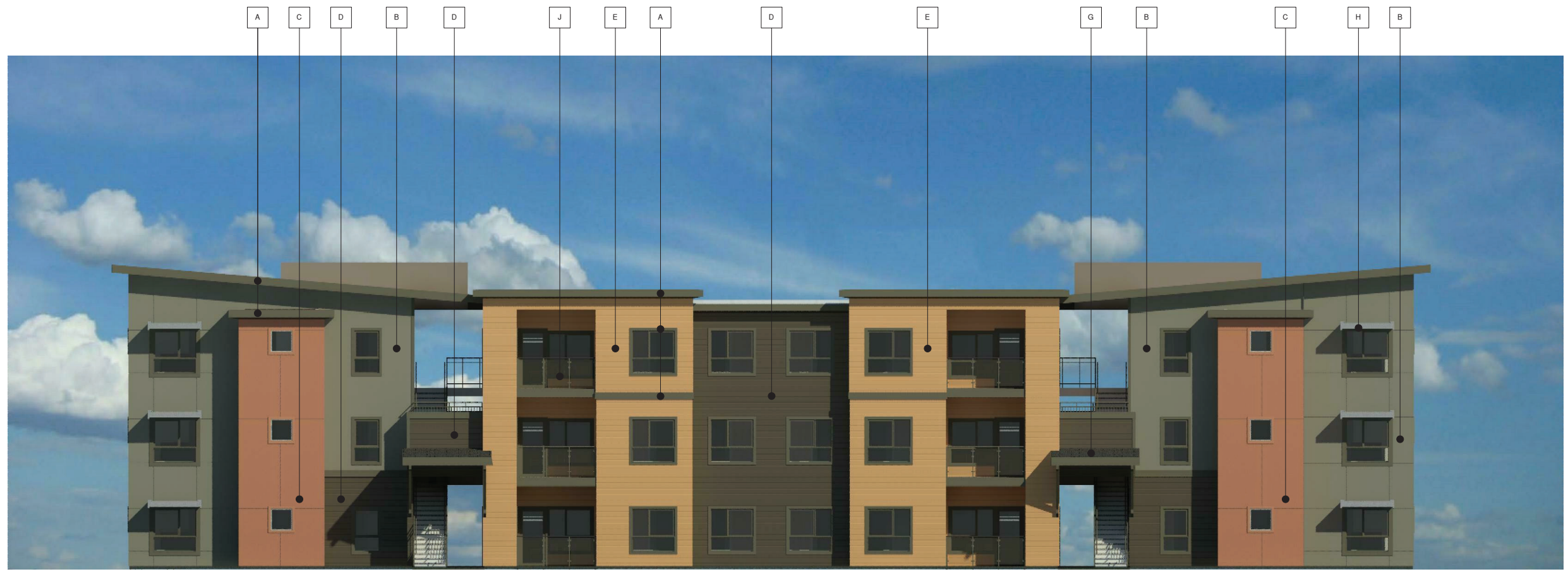
A8.2

BUILDING E COMMUNITY BLDG. - EXTERIOR ELEVATIONS

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A FASCIA, TRIM BOARDS, AND BELLY BANDS, COLOR TO MATCH BENJAMIN MOORE "AEGEAN OLIVE" 1491



B CEMENT BOARD WITH 1/2" PAINTED METAL REVEALS, COLOR TO MATCH SHERWIN WILLIAMS "LINK GRAY" SW 6200



C STUCCO, COLOR TO MATCH SHERWIN WILLIAMS "CARIBBEAN CORAL" SW 2854



D 8.25" SMOOTH CEMENT BOARD LAP SIDING, COLOR TO MATCH SHERWIN WILLIAMS "ENDURING BRONZE" SW 7055



E 8.25" SMOOTH CEMENT BOARD LAP SIDING, COLOR TO MATCH SHERWIN WILLIAMS "HARVEST GOLD" SW 2858



F DOOR PANEL, & VINYL WINDOWS COLOR TO MATCH MILGARD "ESPRESSO"



G ASPHALT ROOFING TO MATCH PABCO PREMIER "DRIFTWOOD"



H BRUSHED SATIN ALUMINUM



J TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS

COLOR SCHEME A

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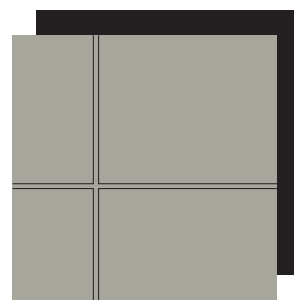
PROJECT
CUSSICK APARTMENTS
CHICO, CA
CUSSICK AVENUE

ENTITLEMENT APPLICATION

A4.3
BUILDING A - MATERIAL COLOR BOARD



A FASCIA, TRIM BOARDS, AND BELLY BANDS, COLOR TO MATCH BENJAMIN MOORE "AEGEAN OLIVE" 1491



B CEMENT BOARD WITH 1/2" PAINTED METAL REVEALS, COLOR TO MATCH SHERWIN WILLIAMS "RARE GRAY" SW 6199



C STUCCO, COLOR TO MATCH BENJAMIN MOORE "NORMANDY" 2129-40



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E 8.25" SMOOTH CEMENT BOARD LAP SIDING, COLOR TO MATCH BENJAMIN MOORE "HONEYMOON" AF-345



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G ASPHALT ROOFING TO MATCH PABCO PREMIER "DRIFTWOOD"



H BRUSHED SATIN ALUMINUM



J TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS

COLOR SCHEME B

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PROJECT

CUSSICK APARTMENTS

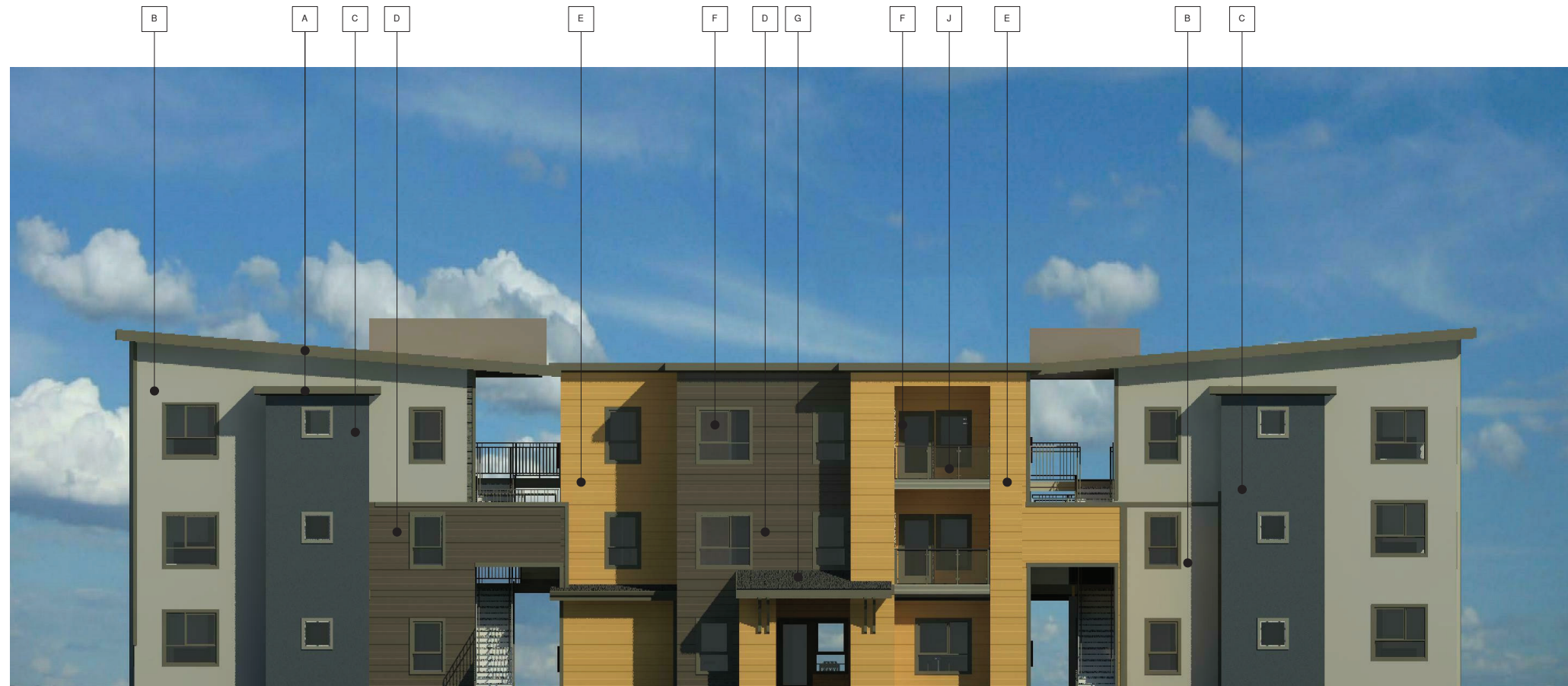
CUSSICK AVENUE CHICO, CA

A5.3

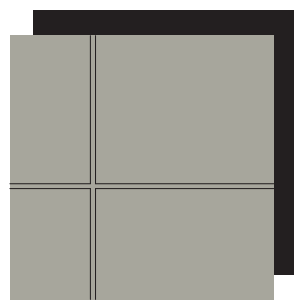
BUILDING B - MATERIAL COLOR BOARD

Attachment E

ENTITLEMENT APPLICATION



A FASCIA, TRIM BOARDS, AND BELLY BANDS, COLOR TO MATCH BENJAMIN MOORE "AEGEAN OLIVE" 1491



B CEMENT BOARD WITH 1/2" PAINTED METAL REVEALS, COLOR TO MATCH SHERWIN WILLIAMS "RARE GRAY" SW 6199



C STUCCO, COLOR TO MATCH BENJAMIN MOORE "BLUE NOTE" 2129-30



D 8.25" SMOOTH CEMENT BOARD LAP SIDING, COLOR TO MATCH SHERWIN WILLIAMS "ENDURING BRONZE" SW 7055



E 8.25" SMOOTH CEMENT BOARD LAP SIDING, COLOR TO MATCH BENJAMIN MOORE "APPLE CRISP" 2159-30



F DOOR PANEL, & VINYL WINDOWS COLOR TO MATCH MILGARD "ESPRESSO"



G ASPHALT ROOFING TO MATCH PABCO PREMIER "DRIFTWOOD"



H BRUSHED SATIN ALUMINUM



J TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS

COLOR SCHEME C

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PROJECT

CUSSICK APARTMENTS

CUSSICK AVENUE CHICO, CA

A8.3

COMMUNITY BUILDING E - MATERIAL COLOR BOARD





Advanced Eye Surgery Center

Full Circle Speech Therapy

Hyde Park Professional Com

Choice Hospital for Can

SHADE CALCULATIONS

Shade Calculations: Cussick Apts., Chico CA

Botanical Name	Common Name	Quantity	Shade					Total
			allowed	at 25%	50%	75%	100%	
Ginkgo biloba 'Princeton Sentry'	Ginkgo	7	707	0	6	1	0	2,121.00
Pistacia chinensis 'Keith Davey'	Chinese Pistache	7	1,256	1	0	2	4	5,338.00
Nyssa sylvatica	Tupelo Tree	7	490	0	7	0	0	1,715.00
Quercus ilex	Holly Oak	11	1,256	0	0	3	8	10,048.00
Quercus rubra	Red Oak	3	1,256	0	0	0	3	3,768.00
Total Shade Allowed			35	1	13	6	15	22,990.00
parking lot area to be shaded								47,402.00
Less carport area								13,186.00
Shade Required								17,108.00
Shade Provided								22,990.00
% Shade Provided*								74.41%

(*Parking lot area requiring 50% shade / divided by shade provided by new trees)

TREE REMOVAL TABLE

TREE #	COMMON NAME	DBH
1	UNKNOWN	13
2	UNKNOWN	15
3	UNKNOWN	11
4	UNKNOWN	21
5	UNKNOWN	14
6	UNKNOWN	12
7	UNKNOWN	10
8	UNKNOWN	14
9	UNKNOWN	14
10	UNKNOWN	20
11	UNKNOWN	16
12	UNKNOWN	11
13	UNKNOWN	16
14	UNKNOWN	23
15	UNKNOWN	8
16	UNKNOWN	28
TOTAL		246

TOTAL DBH (CALIPER INCHES AT BREAST HEIGHT) 246 / 6" = 41 TREES TO MITIGATE

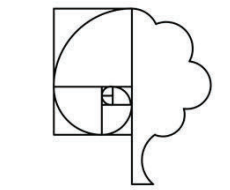
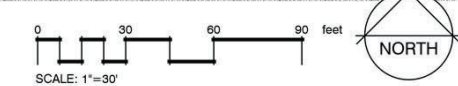
41 REPLACEMENT TREES REQUIRED

THERE ARE 26 TREES PROPOSED ON THE PROJECT:
46 REPLACEMENT TREES PROVIDED (15 GAL SIZE, EXCLUSIVE OF (36) PARKING LOT SHADE TREES)

NO TREES ARE LEFT TO BE MITIGATED PER CMC 16.66

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	ACER X FREEMANII 'JEFFERD'	AUTUMN BLAZE MAPLE	15 GAL		2
	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	15 GAL		6
	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	15 GAL		25
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	15 GAL		15
	NYSSA SYLVATICA	TUPELO	15 GAL		9
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"		1
	QUERCUS ILEX	HOLLY OAK	15 GAL		9
	QUERCUS RUBRA	RED OAK	15 GAL		3
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	15 GAL		2
	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	15 GAL		1
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	ARTIFICIAL TURF	ART TURF	---		1,764 SF
	SHRUB & GROUND COVER	PLANTING AREA	---		3,299 SF
	VEGETABLE GARDEN		---		91 SF
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	DECOMPOSED GRANITE	4" DEPTH	---		623 SF
SOD	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	TURF SOD BOLERO PLUS	FESCUE BLEND	SOD		1,262 SF

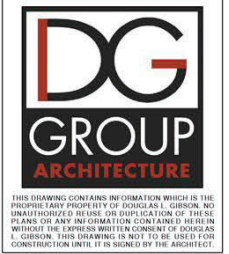


THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112

P.O. BOX 170129
Boise, Idaho 83717
thp@idla-inc.net
(208) 906-1300

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(208) 988-4871
(208) 392-1269 FAX

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PROJECT
CUSSICK APARTMENTS
CHICO, CA
CUSSICK AVENUE

LANDSCAPE PLAN
L

Tina Wilson

From: Susan Craig <claysusanraig@gmail.com>
Sent: Monday, November 7, 2022 9:37 AM
To: georgie.bellin@chicoca.gov; thomas.thomson@chicoca.gov; austin.barron@chicoca.gov; rodjennings@chicoca.gov; Tina Wilson
Subject: Cussick Avenue Apartment Project - Danco Builders

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Good morning!

My name is Susan Craig and my husband and I live at 695 Royce Lane here in Chico. We understand that there is a three story apartment complex being planned for the corner of Cussick and East Avenue. Our neighbors and I have several concerns:

1. There are no three story complexes anywhere in the area. Those top stories will be butted up to six homes on Royce Lane, eliminating any privacy in our backyards. This extremely high density complex will be loud and congested.
2. Traffic concerns - Cussick Avenue has become a throughway to East Avenue. Traffic is already horrible on Cussick, with cars driving extremely fast. If there is an entrance on Cussick it will be bottlenecked. **We would like a traffic study to be done prior to approval.**
3. The homes on Royce Lane are on septic systems and have wells. **What is the plan for hooking up city sewer and city water?**
4. **Our biggest concern is related to the flier that is attached. My husband and I have personal experience with Danco Builders. They "own and maintain" a small town across the bay from Eureka, CA called Samoa. The pictures on the flier are but a few of the homes in Samoa that are being "maintained" by Danco. These are not the exception, but most of the "homes" in Samoa are in this state of disrepair. My 91 year old mother-in-law lives in one of the homes because it is affordable, and hadn't had electricity in her bathroom for over two years because they "were getting to it." Immediately after my first letter to Tina Wilson from the Planning Commission in Chico, the bathroom was fixed. Only under pressure and only to appease our frustration did it get completed. This is how Danco works. Little, if any, real maintenance and lack of response to issues.**

Does the City of Chico really want Danco Builders to build this complex knowing full well what kind of a company they are? Drive to Samoa, take a look at the houses there, and you make the decision.

I look forward to meeting you all at the upcoming meeting on November 16th. There will be several neighbors attending.

Please let me know if you have any questions.

Susan Craig (530) 518-8620

NEW CONSTRUCTION
ON CUSSICK AND EAST
AVENUE PLANNED FOR
SUMMER 2023



DANCO BUILDERS

DANCO IS PLANNING A THREE STORY APARTMENT COMPLEX ON THE CORNER OF EAST AVENUE AND CUSSICK AVENUE

PICTURES ABOVE ARE CURRENT FROM A TOWN OWNED AND "MAINTAINED" BY DANCO IN SAMOA, CALIFORNIA (ACROSS THE BAY FROM EUREKA, CA)

PLEASE JOIN US BY ATTENDING THE CHICO
 PLANNING COMMISSION WEDNESDAY,
 NOVEMBER 16, 2022 AT 4:00
 CHICO CITY COUNCIL CHAMBER TO EXPRESS
 ANY CONCERNS YOU MAY HAVE

CUSSICK APARTMENTS
 CHICO, CALIFORNIA
 APN: 042-450-022



PROJECT DIRECTORY	
OWNER/DEVELOPER QUICO CUSICK AVENUE LP 2785 S.W. 11TH AVENUE MIAMI, FL 33135 (772) 422-8888	ARCHITECT OF RECORD DG GROUP ARCHITECTURE, PLLC 1701 N. 11TH AVENUE, SUITE 100 CHICO, CA 95926 (530) 893-8871
LANDSCAPE ARCHITECT TOM H. PHILLIPS LANDSCAPE ARCHITECTURE, P.A., INC. 1001 FICHTER ROAD (SUNBELT) P.O. BOX 10709 BOULDER, CO 80521 (303) 440-1000	ELECTRICAL ENGINEER DE ENGINEERING DANIEL GARDNER 10000 W. 10TH AVENUE, SUITE 100 WESTMINSTER, CO 80050 (303) 452-0000

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NO. 200	FINISHES

DG GROUP

1701 N. 11TH AVENUE, SUITE 100
 CHICO, CA 95926
 (530) 893-8871

CUSSICK APARTMENTS

CHICO, CA

ENT APPLICATION

THIS WILL BE BACKED UP TO ROYCE LANE IN THE VERY NEAR FUTURE UNLES OUR CONCERNS ARE EXPRESSED!!
 CONTACT SUSAN CRAIG IF YOU HAVE ANY QUESTIONS: 530-518-8620

Tina Wilson

From: Susan Craig <claysusancraig@gmail.com>
Sent: Friday, November 11, 2022 7:36 AM
To: Tina Wilson
Subject: Pictures

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Sent from my iPhone

Tina Wilson

From: Susan Craig <claysusancraig@gmail.com>
Sent: Friday, November 11, 2022 8:43 AM
To: Tina Wilson
Subject: Cussick and East Ave

















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Sent from my iPhone

Tina Wilson

From: Isfarrell5332@yahoo.com
Sent: Saturday, November 12, 2022 10:56 AM
To: Tina Wilson
Subject: Notice of Public Hearing 11/16/22

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Wondering if all residents who live in the area were notified. Many of my neighbors did not receive a notice of this hearing and most are home owners in Woodcrest.

Thank you,
Linda Farrell

Tina Wilson

From: Britt Gastreich <brittgee49@icloud.com>
Sent: Sunday, November 13, 2022 6:33 AM
To: Tina Wilson
Subject: PLANNED DEVELOPMENT EAST & CUSSICK

Good Morning Tina:

I own a home at 619 Royce Lane, Chico, CA 95973. I have recently been informed by my neighbors that a development has been planned on the corner of W East Ave and Cussick that is slated to be low income multi family housing. Before I purchased this property, I was told that any development of this empty lot would be multi family, however it would fit in with the existing neighborhood. Our neighborhood homes are valued anywhere between \$750,000 to several million dollars. I do not understand how a low income housing development could in any way be appropriate for this location.

I would appreciate the Planning Department considering rejecting this plan in favor of a development that would actually be conducive to our neighborhood and not devalue our homes. I am also very apprehensive with the possible increase in crime and traffic congestion literally in my back yard. I live alone so needless to say, this is of great concern to me!

Thank you for your consideration in this matter.

Brigitte M Gastreich
619 Royce Lane
Chico, CA 95973
541-404-8068
brittgee49@icloud.com

Tina Wilson

From: DAWN NIELSEN <dawnchf@comcast.net>
Sent: Sunday, November 13, 2022 10:30 PM
To: Tina Wilson
Subject: CUSSICK APARTMENTS APN 042-450-022

Importance: High

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Dawn Nielsen, RN, BSN
640 Royce Lane
Chico, CA 95973
dawnchf@comcast.net
530.966.4526

Chico Planning Commission
411 Main Street, 2nd Floor
Chico, CA 95928
Attn: Tina Wilson

RE: proposed Cussick Apartments, W. East Ave, Chico, CA

To the Chico Planning Commission;

I am writing today to address my personal concerns and the concerns of my family living on Royce Lane, directly behind the proposed Cussick Apartments, APN 042-450-022.

1. 6-three story apartment buildings

Why are these buildings three stories high? There are no three story buildings in this neighborhood or the surrounding area. Consolidation of people should be saved for parts of the city near downtown, areas closer to businesses and amenities and near the university, not in the suburban areas. These buildings will affect our privacy while enjoying the outdoor spaces of our private single family homes and be an eye-sore as our view changes to the side of a tenement-like building. Three story buildings will block the morning sun and possibly impact the solar panels on our residences. The noise from apartments 30 feet high will have no sound barrier as we are forced to listen to the people's lives, music, cars, conversations and a cacophony of other sounds generated from adding approximately 225 people living over our backyard fence.

The buildings should be no more than two stories high. That is a reasonable compromise and would be a better fit into this existing neighborhood. Also, the builders must include a sound barrier of some type between these buildings & parking lots and the existing homes on Royce Lane.

2. Traffic impact on W. East Ave. and the surrounding residential streets

The proposed Cussick Apartments would potentially add 225+ humans to this established neighborhood. W. East Avenue is highly impacted by traffic several times daily. At peak traffic hours it takes 10 minutes to get from the East Ave & Hwy 99 freeway offramp to the intersection of East Ave and Esplanade which is approximately one mile. This forces the current traffic into residential neighborhoods to avoid the East Avenue gridlock. Our neighborhood roads are crumbling and are pothole ridden today. What is the city's plan to improve our roads and minimize the traffic impact produced by this tenement housing?

3. Safety concerns-vehicle speeds, lack of schools & parks and infrastructure

The speed limit on W. East Avenue is 45 MPH. At night and on weekends, this street between Cussick Ave and Nord Ave becomes the Junior NASCAR Speedway with cars racing at freeway speeds or greater. There have been several accidents on this section of W. East Avenue due to excessive speeds and vehicles running the light at Cussick Avenue. Now, Chico's plan is to add a residential entrance into a large apartment complex in this dangerous stretch of road. There are no parks in our neighborhood; there are no places for children to play on W. East Avenue and cars speeding at 45+ MPH will be a serious hazard. There are also no schools in our neighborhood except Blue Oak Charter School. Where are these Cussick Apartment families going to send their children to school and how are the children going to get to school? Children walking or riding bicycles along W. East Avenue to get to/from school while cars are traveling at 45+ MPH will have tragic consequences. Also, what is the City's plan for water, sewage, garbage removal, fire and police services to this new area of consolidated people?

The Cussick Apartment project is a bad idea. This is not the neighborhood for this type of residential living. These apartments would be better off built in the vacant lot between the Ace Hardware store and Harvest Park Apartments on the east side of W. East Ave. across from where Enloe plans to build their outpatient services. The lot on Cussick and W. East Ave would be ideal for affordable senior housing, single family townhouses or row houses or for two story condominiums. This would minimize the impact to the existing neighborhood while providing reasonable housing for this suburban area.

Thank you for your time.

Sincerely,

Dawn Nielsen
Chico, CA

Tina Wilson

From: Susan Craig <claysusancraig@gmail.com>
Sent: Monday, November 14, 2022 11:54 AM
To: Tina Wilson
Subject: Cussick and East ave. Project

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Hi Tina,

Thanks again for passing along our concerns re the project. As all complex things that have a potential to greatly affect your life, questions will continuously come to mind . I have woken up at 2 am with thoughts on the project. Our fence line, next to the project, has 9, upwards of 50 year old trees . The drought has stressed them out. They draw a fair amount of moisture from the ground around them . I am worried that the parking lot will remove that drainage and the rain will run off the parking lot into a storm drain . I once had a tree expert tell me that the value of an individual tree in Chico can be extraordinary considering its ability to provide aesthetics and importantly, shade. It is more likely that a paved parking lot will cause more stress in our continued drought and high temperature cycle. It is my hope that the builder, architect and the city planners have looked into this and found my fears to be misplaced.

Thank you
Clay Craig
695 Royce Lane
Chico

Tina Wilson

From: Danielle Ius <danielleius@yahoo.com>
Sent: Monday, November 14, 2022 12:05 PM
To: Tina Wilson
Subject: Cussick Avenue Apartments
Attachments: Cussick Complex.docx

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Tina Wilson,

I have attached a letter voicing out concerns regarding the low income housing set to break ground in 2023. Please contact me with any questions you have regarding our letter.

Thank you,

Danielle Ius
530-520-7623

Tina Wilson

From: Javy Gar <cano.chico@yahoo.com>
Sent: Monday, November 14, 2022 2:16 PM
To: Tina Wilson
Subject: 685 Royce Lane

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ATTENTION: This message originated from outside City of Chico. Please exercise judgment before opening attachments, clicking on links, or replying. Please report any suspicious emails with the Phishing Alert Button in Outlook or forward the email to phishing@chicoca.gov .

Hello, this is from concerned home owners who live at 685 Royce Lane. We learned that their are plans to build an apartment in the lot behind our home. In reviewing the plans these are my concerns:
Privacy from the planned 3 story apartment- 6ft planned fence is not high enough- I propose 10ft minimum wall, traffic on Cussick and merging on from Royce prior to the stop light, dog park At proposed shared fence line and smell of dog waste- I propose switching garden and dog park areas, I also propose separation of evergreen trees for added cushion and visual privacy from apartment and property line for increased: sound, visual and smell barrier from existing shared property line.

Garcias at 685 Royce Lane
Sent from my iPhone

Tina Wilson

From: natalie paul <nataliepaul06@me.com>
Sent: Monday, November 14, 2022 10:29 AM
To: Tina Wilson
Cc: My Mini Boo
Subject: Cussick Apartment Concerns

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Good morning Tina,

I am reaching out to you regarding my concerns for the Cussick Apartments that are projected to be built in my backyard. I do not think that providing residents with a 5 day notice for this Architectural Review/Meeting was a fair or ethical gesture from the city. We were not provided with an ethically justifiable amount of time to collaborate with our neighbors and fairly voice our concerns. Nonetheless, my experience with the city when it comes to matters of the tax paying residents is that our concerns do not matter; albeit, I shall provide you with my concerns anyways. They are as follows:

- **PRIVACY:** These apartments are projected to be 2 and 3 stories high which will give them the ability to see into my backyard, my bedroom, and my home. This is a violation of my family and I's privacy.
- **PRIVATE ROAD:** Royce neighbors reside on a private road. There are several roads in our surrounding neighborhood that are privately owned- why would the city choose a neighborhood with more private investments to place a low income (22 units of which would be below poverty) in it's backyard? There are several plots of land in Chico where this development would be far more suitable. We already have a low income housing development across the street that has brought an increase in crime, noise, and traffic. Furthermore, since the residents of Royce own the street we reside on, the increased traffic and interests from the residents in the apartments are of concern to me. I do not want my front yard and portion of the street that I own to become a play ground for kids and families.
- **CRIME:** Allowing these apartments to be built in my backyard will be an invitation for increase crime in my neighborhood. Royce lane is a secluded cul-de-sac which would create a perfect place for night time crime.
- **NOISE:** 76 units with 3 & 4 bedroom homes will be a significant amount of noise in my backyard. There is already a significant amount of night time street noise from the people who use East Avenue as a racing strip. It appears that the parking lot is planned to but up next to my fence line. I do not want to hear cars starting and stoping, car alarms, and music all day and night because of this development. When my husband and I purchased this home, one of the selling features was the fact that our home was tucked away on a secluded road and that it was not only private, but it was also quiet!
- **TRAFFIC:** East Avenue traffic during morning and evening commute times is a NIGHTMARE!!!! This development is looking to have 2 entrances on East Avenue which will further bottleneck an already overly congested road. We do not need another light on East Avenue to add to the traffic congestion nor do we need to add an additional, at minimum, 76 vehicles to the daily commute. As for Cussick.... This has become the Cussick highway where much of the residents utilize this road to bypass the East Avenue congestion. It is dangerous to pull out of Royce lane in the mornings or evening time due to the amount of vehicles in addition to the rate of speed that they travel. Having an entrance into the Cussick Apartment development on Cussick will only make traffic and safety concerns worse.

- SAFETY: I am concerned for the safety of my daughter and myself for the mere fact that low income housing typically comes with families who are involved in Children's Services, Probation, etc. My husband and I paid \$620k for our home and lived within our means so that our first home would place us in a safer and higher land value location. We have homes on Royce lane that are worth more than \$800K. Why would the city allow for low income homes to be built in the backyards of these highly valued homes? This neighborhood is not a first time home owners area. There is a significant disparity in the socioeconomic status of this new apartment complex and the existing homes. While I realize that the prices of homes overall have increased, there are several other plots of land in Chico that are butted up next to homes that match the socioeconomic status of the existing neighborhood. Why can't the city pick one of those and leave our higher priced neighborhood alone?
- CONFLICT OF INTEREST: I work as a mental health professional with full scope medi-cal clients. Due to my line of work, I am often involved in high conflict and high profile Children's Services cases. I am concerned that my clientelle will reside in my backyard which will put myself and my family at risk if my clients were to recognize my car or see me out front.
- DANCO: This developer is a slum lord!!!! Has the city looked into some of the properties that they currently manage? Danco's reputation for upkeep and property management is a guaranteed drop in home value for ALL Royce residents. The city only has a vested interest in the initial development of this property. Once it is built and signed off on for final inspections there is little to no vested interest for the city. It all transfers to the current residents on Royce and the surrounding streets. In 3-5 years this complex is going to look like a dump and it will be butted up to a privately owned street where many of the houses are valued at 650-800K.

In closing, I am deeply discouraged by this development and immensely disappointed in the city for not considering the current residents who were here first. I would also like to know when this plot of land was zoned for R3 as all of my research indicates that it was zoned as R2. I am in absolute opposition of this development and do not want it in my backyard. For reference, I reside at 629 Royce lane. My husband's name is Morgan Stromberg and he stands in unity with all of these aforementioned concerns. It is my hope that the city would consider the concerns and voices of the current residents who have spent a lot of money to reside here and were here first. I can be reached at 530-518-3800 should you have any concerns or wish to contact me. You can expect my attendance at the Architectural Review meeting that is scheduled for this Wednesday.

Sincerely,

Natalie Paul

A deeply concerned home owner

Tina Wilson

From: John Ortiz <jortiz24@csuchico.edu>
Sent: Wednesday, November 16, 2022 11:52 AM
To: Tina Wilson
Subject: Concerned - Cussick Apartments

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Hello,

We are the owners of 649 Royce Lane in Chico California.

We are writing in regard to the proposed development, Cussick Apartments, on the corner of East Ave and Cussick in Chico CA. We are proud to live in an older North Chico location, and were fortunate to have found this home post Camp Fire. It was a long process and difficult decision to officially make the move to Chico and not rebuild in Paradise. Mainly because it was hard to find something with the privacy and space that we were used to. We saw this house on Royce Lane, and it was nice to see that Chico still had pockets of these old charming neighborhoods. The concern that we have is not that something will be built in this location, but more the magnitude of the development and its impact on the existing neighborhood.

In a written pre-development overview, DANCO states that, "Cussick Apartments, as envisioned, has been designed to fit within the context of an existing residential neighborhood" and "The design and engineering team have paid particular attention to the local, existing context of the neighborhood and where possible have placed the building mass for each collection of apartment homes."

When looking at the project plans and future images of the constructed apartments, this does not seem to be true. I do not believe that the City of Chico and DANCO have really taken the neighborhood and it's exiting residents into consideration. The plans show big square three story buildings in the middle of residential homes. There are existing pockets of condos along Cussick, but these are one to two story buildings that are actually vibrantly landscaped, well maintained and do fit into the existing context of the neighborhood. We have also not received any notice or information about the proposed development from the City of Chico or DANCO, which leads me to believe that the neighborhood and exiting residents do not matter. The voices and concerns of Chico residents are being silenced and ignored.

It may be true that the R2 zoning allows for what is being proposed, but there should be more thought put into what actually works in this area. The height and the number of units causes concern for lack of privacy, safety and increased traffic. Anybody seeing plans like this being built in their neighborhood would have these concerns. I understand the need to build more housing and Chico's rush to do so, but there has to be a more concerted effort to keep its neighborhoods and residents in mind when making these big decisions.

Sincerely,
John Ortiz &
Lindsay Cross

John (JC) Ortiz
Tribal Relations
Office of the President
California State University, Chico

jortiz24@csuchico.edu



California State
University **Chico**
Tribal Relations
OFFICE OF THE PRESIDENT

Tina Wilson

From: Susan Harrison <susan.harrison24@gmail.com>
Sent: Thursday, November 17, 2022 10:57 AM
To: Tina Wilson; Andrew Coolidge; Kasey Reynolds; Sean Morgan; Dale Bennett; Alex Brown; Mike Obrien; Deepika Tandon
Subject: Proposed Cussick Apartments Development

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Hello,

I am writing to you today because I was unable to attend the public hearing yesterday due to the passing of my father-in-law. Hopefully, my comments are not too late for consideration.

As a 25 year resident of Chico who lives in the Hyde Park subdivision, I am concerned --- as are my neighbors -- about the impact of this proposed development on W. East Ave and Cussick Ave.

For the record, I am not a "not in my backyard" type of person. This development is just incredibly dense on a relatively small parcel of land. I am extremely opposed to the three-story units. The proposed three-story units on this parcel would be out of place, not in keeping with the other apartment complexes on W. East Ave., and overwhelming both aesthetically and practically to the existing neighbors. What about the residents of Royce Ave? They will have this massive structure looming over their homes. What do you think this will do to their privacy or property values? Is this what you would do to your neighborhood? I'm thinking you would not.

Has there been any thought to the increased traffic at this intersection? It's already very congested at this stretch of East Ave. Additionally, there is no right turn easement at the corner of W. East Ave and Cussick/Holly. We already experience traffic back up stretching way back to Pebblewood Pines and now you're going to add 76 units to the mix?

If this out-of-town developer truly needs to add such tall, dense housing, there are plenty of vacant lots in town that seem much more suitable and that won't unduly impact the quality of life and the property values of the current residents.

I respectfully ask you to not approve this proposed development as it currently stands.

Thank you for your consideration,
Susan Harrison
678 Grafton Park Dr.
Chico, CA 95926

Tina Wilson

From: Susan Howe <howeapollo1@aol.com>
Sent: Thursday, November 17, 2022 1:18 PM
To: Tina Wilson
Subject: W East Ave/Cussick proposal

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Hi Tina, I attended the architectural meeting last night, but did not speak. Most of the attendees covered almost all of my concerns. I happen to live in the Woodside Commons off Cussick Avenue. Pertaining to the influx of traffic, especially on Cussick Avenue I wanted to express another idea. If the project is approved, and the residents are allowed to exit off of Cussick Avenue, I feel it should be a right turn only. No left turn onto Cussick. I happen to be a walker in that residential area. I am familiar with the speeding traffic as I walk down Henshaw, go down Alamo or go down Gyunn Avenue or even Nord onto Bell Avenue. Trucks and vehicles fly down Bell Avenue. Bell eventually turns into Shasta, which is in dire need of being repaved. Today which is Thursday, December 17 at 11:45am, I had to make a right hand turn out of the Woodcrest commons onto Cussick. I counted 10 vehicles before I could turn right. Five of them turned onto Henshaw to head out to Esplanade. Four of them turned onto Lassen to head out to Esplanade and the last one onto Shasta to head out to Esplanade. I know they did a traffic report and indicated at the most only 27 cars are usually exiting at the stoplight of W. East Ave. onto Cussick. We who live in this area could attest that is incorrect information. Also, the architecture of the three story apartment complex is totally out of character for this neighborhood. I'm a baby boomer and when I saw that apartment building, all I could think of is the Jetsons. The futuristic cartoon show. I understand solar is extremely important to have but the building roof which angles upward on both sides is very unappealing. The only other building that has a roof line like that is the rice bowl Asian restaurant on Esplanade. There are not any three-story buildings in this area. In my opinion, it would be very detrimental to have the planning commission approve this project at its present state of plans. It was heartbreaking to hear the residents on Royce Rd voice their concerns. Just wanted to throw in my two cents worth.

Regards,

Susan Howe

[Sent from the all new AOL app for iOS](#)

Tina Wilson

From: Bridget Tisler <bridget.tisler@gmail.com>
Sent: Tuesday, November 22, 2022 11:10 PM
To: Tina Wilson
Subject: Henshaw park / Cussick Apartments

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Good evening,

I received a notice about the corner of Cussick and East ave becoming a 76 unit apartment complex. Have there been any objections to this project? I have some reservations as East Avenue is already an incredibly congested area with traffic taking sometimes 20 mins to get from that area of Cussick to the freeway at east ave. The foot traffic is already questionable as well. I'm also concerned as being a home owner, how this will affect my property value. This part of Chico is not made for the traffic we are already receiving and creating that many more units will not help. What type of housing will this be? The apartments next to the proposed area are sketchy at best and I am reluctant to welcome more apartments to this otherwise safe and quiet neighborhood.

This area is also in great need of a community park and playground which was supposed to go up on Henshaw decades ago. Is this housing project taking funds away from that park yet again?

Is there something I can do to try to block this project or prove the need for a park is better for the community than more apartments? The housing expansion in Chico is just mind boggling lately. This little town is not meant to house this many people. Our roads, schools, and services cannot withstand much more (if ANY more).

I'm sorry if this email comes off confrontational. That is not my objective, but to find answers and voice my concern. I'm happy to discuss this further over the phone (or email if that's easier).

Thank you for your time,

Bridget
(530)370-8793

Tina Wilson

From: DAWN NIELSEN <dawnchf@comcast.net>
Sent: Monday, March 20, 2023 10:54 PM
To: Tina Wilson
Subject: RE: Neighborhood Outreach Meeting-Development W. East Ave & Cussick Ave Chico

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Hello Tina,

Thank you for responding to my email concerning the planned tenement development at W. East Ave and Cussick in Chico. I have looked over the attachments you sent, however I cannot see where the company revised anything based on the concerns of the existing neighborhood.

My number one concern is that these buildings are three stories high. Has that been changed?

My second concern is noise and invasion of privacy. By changing the entry point into this tenement complex to be from Cussick Ave instead of W. East Ave the houses on Royce Lane will be subjected to headlights of incoming cars shining into our yards and windows as well as the noise of stereos, vehicles and people. This is not an improvement. An 8 foot wall is not going to mitigate the noise or light pollution from those buildings nor will it block the eyesore that will become our view from our properties.

Dawn Nielsen
640 Royce Lane
Chico, CA
dawnchf@comcast.net

On 03/10/2023 6:35 PM Tina Wilson <tina.wilson@chicoca.gov> wrote:

Hello Dawn,

Please see attached the revised site plan for the Cussick Apartments project.

I've also attached the notice that was mailed out and it appears to show one of the renderings of the project as it was originally designed.

I hope this helps alleviate any confusion.

Sincerely,

Tina Wilson

Associate Planner

City of Chico, Community Development Department

(530) 879-6807 / tina.wilson@chicoca.gov

411 Main Street

P.O. Box 3420

Chico, CA 95927



I am currently out of the office, returning Monday, March 20th. I am monitoring email and voice mail messages while I am away.

From: DAWN NIELSEN <dawnchf@comcast.net>

Sent: Friday, March 10, 2023 6:27 PM

To: jjohnson@danco-group.com

Cc: Tina Wilson <tina.wilson@Chicoca.gov>; Sean Morgan <sean.morgan@Chicoca.gov>; Kasey Reynolds <kasey.reynolds@Chicoca.gov>; Nicole Acain <nicole.acain@Chicoca.gov>

Subject: Neighborhood Outreach Meeting-Development W. East Ave & Cussick Ave Chico

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Dear J. Johnson,

I received your flyer in the mail today inviting me to a Zoom meeting to discuss how Danco Group has "revised the site plan to mitigate neighbor concerns raised at our previous Architectural Review". However, I am looking at the photograph of the project and it is very clear to me that your company hasn't changed a thing about the project that concerned me. So, why should I waste my time attending your meeting to listen to you piss on my shoes and tell me that it's raining?

Here is my original letter to the Chico Architectural Review about Danco's project in my front yard:

Dawn Nielsen, RN, BSN

640 Royce Lane

Chico, CA 95973

dawnchf@comcast.net

530.966.4526

Chico Planning Commission

411 Main Street, 2nd Floor

Chico, CA 95928

Attn: Tina Wilson

RE: proposed Cussick Apartments, W. East Ave, Chico, CA

To the Chico Planning Commission;

I am writing today to address my personal concerns and the concerns of my family living on Royce Lane, directly behind the proposed Cussick Apartments, APN 042-450-022.

1. 6-three story apartment buildings

Why are these buildings three stories high? There are no three story buildings in this neighborhood or the surrounding area. Consolidation of people should be saved for parts of the city near downtown, areas closer to businesses and amenities and near the university, not in the suburban areas. These buildings will affect our privacy while enjoying the outdoor spaces of our private single family homes and be an eye-sore as our view changes to the side of a tenement-like building. Three story buildings will block the morning sun and possibly impact the solar panels on our residences. The noise from apartments 30 feet high will have no sound barrier as we are forced to listen to the people's lives, music, cars, conversations and a cacophony of other sounds generated from adding approximately 225 people living over our backyard fence.

The buildings should be no more than two stories high. That is a reasonable compromise and would be a better fit into this existing neighborhood. Also, the builders must include a sound barrier of some type between these buildings & parking lots and the existing homes on Royce Lane.

2. Traffic impact on W. East Ave. and the surrounding residential streets

The proposed Cussick Apartments would potentially add 225+ humans to this established neighborhood. W. East Avenue is highly impacted by traffic several times daily. At peak traffic hours it takes 10 minutes to get from the East Ave & Hwy 99 freeway offramp to the intersection of East Ave and Esplanade which is approximately one mile. This forces the current traffic into residential neighborhoods to avoid the East Avenue gridlock. Our neighborhood roads are crumbling and are pothole ridden today. What is the city's plan to improve our roads and minimize the traffic impact produced by this tenement housing?

3. Safety concerns-vehicle speeds, lack of schools & parks and infrastructure

The speed limit on W. East Avenue is 45 MPH. At night and on weekends, this street between Cussick Ave and Nord Ave becomes the Junior NASCAR Speedway with cars racing at freeway speeds or greater. There have been several accidents on this section of W. East Avenue due to excessive speeds and vehicles running the light at Cussick Avenue. Now, Chico's plan is to add a residential entrance into a large apartment complex in this dangerous stretch of road. There are no parks in our neighborhood; there are no places for children to play on W. East Avenue and cars speeding at 45+

MPH will be a serious hazard. There are also no schools in our neighborhood except Blue Oak Charter School. Where are these Cussick Apartment families going to send their children to school and how are the children going to get to school? Children walking or riding bicycles along W. East Avenue to get to/from school while cars are traveling at 45+ MPH will have tragic consequences. Also, what is the City's plan for water, sewage, garbage removal, fire and police services to this new area of consolidated people?

The Cussick Apartment project is a bad idea. This is not the neighborhood for this type of residential living. These apartments would be better off built in the vacant lot between the Ace Hardware store and Harvest Park Apartments on the east side of W. East Ave. across from where Enloe plans to build their outpatient services. The lot on Cussick and W. East Ave would be ideal for affordable senior housing, single family townhouses or row houses or for two story condominiums. This would minimize the impact to the existing neighborhood while providing reasonable housing for this suburban area.

Thank you for your time.

1. 6-three story apartment buildings

No, still 6-three story buildings in this photograph. Nothing has been "revised" there.

2. Traffic impact on W. East Ave. and the surrounding residential streets

No, still trying to fit too many people on a small lot on a busy street, but now the entrance is practically on top of our Royce Lane houses. **THIS IS NOT AN IMPROVEMENT.** I don't want these 225 people driving their cars CLOSER to my house. And, in your new plan I would have to fight MORE traffic to get down the street to my home. Your solution is worse than the original plan.

3. Safety concerns-vehicle speeds, lack of schools & parks and infrastructure

No, adding a "child care facility" and a "sport court" hardly addresses the issues of safety, schools, and infrastructure and how this tenement housing complex will impact this neighborhood.

If you think this project is so great, build it in your own front yard.

Dawn Nielsen, RN, BSN

Chico CA

Tina Wilson

From: Kay Innocenti <katieinnocenti@aol.com>
Sent: Friday, March 24, 2023 12:16 PM
To: Tina Wilson
Subject: Residential Apts at W East Ave and Cussick

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Tina,
So good to have you on the Zoom call Wednesday. Many of us expressed concern over 3 stories and flat roofs. If we wanted to do a petition, how many signatures would we need to object before the April 19 meeting? Also can the public speak at this meeting and how do we sign up.
Also a concern is the exit on East Ave., since they can't turn left, from experience with Harvest Park apts and the medical offices at Cussick, I can see cars making many illegal turns. Like they will turn left, then get in center lane to turn into the church lot, so they can re-enter East Ave to go toward the Esplanade. Or they will go to Alamo, turn right and make a u turn to come back onto East Ave.
There is a lot of traffic on W East Ave with car's commuting from Hamilton City and Orland area.

Many thanks,
Kay and John Innocenti
714 Bradford Ct.

Sent from my iPad

Tina Wilson

From: Susan Craig <claysusancraig@gmail.com>
Sent: Monday, April 3, 2023 6:32 AM
To: Nicole Acain
Cc: Tina Wilson
Subject: From the Web!

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Hello Nicole!

My name is Susan Craig and my husband and I are residents of Chico residing at 695 Royce Lane. I am contacting you about the upcoming Planning Commission meeting on 4/20/23 (I think that is the date). My neighbors and I are concerned about the plan for the new apartment complex on the corner of East Avenue and Cussick. In November we attended the Architectural Review Board to express our concerns about the complex. Danco Builders was in attendance and the Board rejected the plan, stating "back to the drawing board." They have changed a few of the items in the complex at our request, but our major concerns are that it is a three story complex (there are no three story buildings anywhere near here), and the increased traffic that will occur on the already bust Cussick Avenue have not been altered. The lot is way too small for such a compacted complex and Cussick is dangerous now, without an additional 100-150 cars on it every day.

I also have personal experience with Danco builders as they own a town that my mother-in-law lives in in Samoa, California. We had previously sent pictures of the dilapidated condition of the homes they "manage." I would love to send you those pictures as well to distribute to the board as well as this letter.

Tina Wilson has multiple letters about our concerns from the last Architectural Review Board. Would you please ask Tina to supply you with those letters and pictures to give to the Planning Commission members. If that isn't possible, urinate neighbors will write new letters expressing their concerns.

We will be present in large numbers at the Planning Commission meeting, as we feel this location is not appropriate for a three story complex. Please let me know if you have any questions, and how we can send any letters and documentation that you can distribute to the Commission.

Thank you,
Susan Craig
695 Royce Lane
Chico, CA 95973
(530) 518-8620

Sent from my iPad

Tina Wilson

From: Barbara Anderson <barbander39@gmail.com>
Sent: Friday, April 7, 2023 3:33 PM
To: Tina Wilson
Subject: Danco Project Planer

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I wanted to express my feelings in regards to the proposed housing development on the corner of W East Ave. and Cussick Ave. I am a property owner in that area and I feel that this project would definitely impact this area. East Ave. is a very heavily traveled road and the addition of this increase in population to the area would be a real concern. Because this would be a high-rise development it would not fit the residential area and would be a better fit in one of the outer areas surrounding Chico.

I am asking that you consider these and several other concerns of the neighbors in this area before you make a decision that will impact the area for years to come.

Thank you,

Barbara Anderson



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 11/16/2022

DATE: November 2, 2022

File: AR 22-05

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 22-05 (Cussick Apartments); APN 042-450-022

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 22-05 (Cussick Apartments), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct a 76-unit apartment complex, and associated site improvements including outdoor amenities, parking, and landscaping on an approximately 3.23-acre site west of the intersection of Cussick and W. East Avenues (see **Attachment A**, Location Map). The site is designated Medium Density Residential (MDR) on the City of Chico General Plan Land Use Diagram and zoned Medium Density Residential (R2) and within the Corridor Opportunity Site (-COS) overlay zone.

The proposed apartment complex would consist of six three-story and one two-story contemporary buildings. A community building would be centrally located on the site with outdoor amenities including a tot lot, benches, pergola, and community garden. A half-court basketball area and fenced dog park would be located on the northwest side of the site (see **Attachment B**, Project Description and **Attachment C**, Site Plan). The site is currently vacant. Surrounding land uses include single-family residences to the north and west, single-family and commercial veterinary uses to the east, and medical offices to the south.

ANALYSIS

The proposal is for the construction of a 76-unit apartment complex. The common open space has pedestrian access and is dispersed around the development, with a community building centrally located within the complex, outdoor seating, an enclosed dog park, bicycle parking, a community garden with raised planter beds, a half-court basketball play area, and other outdoor amenities.

Corridor Opportunity Site (-COS) Overlay Zone

The -COS overlay zone is intended to encourage mixed use development of medium-and high-density residential and commercial land uses and to promote increased density and transportation patterns that do not rely solely on the automobile. The development standards of the -COS overlay zone are designed to encourage a safe and pleasant pedestrian environment with an attractive streetscape and limited conflicts between vehicles and pedestrians. Residential projects within the -COS overlay zone must be developed at or above the midpoint range of the primary zoning district designation. Development standards specific to the -COS overlay zone include criteria regarding density, maximum height limit, and off-street parking reduction. Regarding density, residential projects within the -COS overlay zone range from 15 dwelling units per acre minimum to a maximum of 70 dwelling units per acre.

Density

Pursuant to CMC Section 19.42.040, Table 4-5, the allowable density range of the R2 zoning district is 6 to 14 dwelling units per acre. As noted above, the Corridor Opportunity Site overlay increases the density range of this site to 15 to 70 dwelling units per acre. With 76 residential units proposed as part of the project, the density would be 23.5 dwelling units per acre and within the range required by the -COS overlay zone.

Parking

Pursuant to CMC Section 19.70.040, multi-family housing projects within Corridor Opportunity Site overlay zones are required to provide 1 parking space per each one-bedroom unit and 1.5 spaces per each unit with two bedrooms or more. Based on these requirements, 110 parking spaces would be required for the proposed project. A total of 145 vehicle parking spaces are provided, meeting requirements for the minimum number of spaces. In addition, a total of 76 bicycle parking spaces are required and 76 are provided, meeting requirements.

Architectural Design

As conditioned, the project complies with all development standards including lot size, site coverage, setbacks and building height. The exterior of the proposed three-story apartment buildings would be a variety of earth tones with yellow, orange, and blue contrast and a variety of materials. The exterior materials would be a combination of stucco and HardiePlank siding. Architectural accents would be incorporated, providing an aesthetically appealing, contemporary exterior with low-pitched hip roofs that blend with the character of the surrounding neighborhood (see **Attachment D**, Architectural Elevations). Planning staff will present the color and materials boards at the upcoming meeting. The color and materials boards and renderings of the proposed apartment complex have been attached to the report (see **Attachment E**, Material Color Boards and Renderings).

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 84 new trees would be planted onsite, including redbud, ginkgo biloba, and oak trees.

Exterior lighting would include parking lot lights with a finished height of 18 feet and wall-mounted downlights on the buildings. 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 Medium Density Residential land use designation is generally characterized by duplexes, small apartment complexes, single-family attached homes such as town homes and condominiums, and single-family detached homes on small lots. The proposed project is for the construction of a 76-unit apartment complex, and associated site improvements including outdoor amenities, parking, and landscaping on an approximately 3.23-acre site. The apartment complex would consist of six three-story and one two-story contemporary buildings with 76 units ranging including one-, two-, three-, and four-bedroom units. The proposal is consistent with General Plan goals and policies that facilitate increased density and intensity of development in Corridor Opportunity Sites (LU-5.1), support new development within the Corridor Opportunity Sites to support ridership (CIRC-5.2.1), and enable sufficient housing construction to meet future needs (Housing Element 2022 Policy 4.1).

Consistency with Design Guidelines Manual

The design intent of the Multi-Family Residential project type ranges from duplexes and triplexes to large multi-unit apartment buildings. The proposed housing project provides for much needed housing options for people in the community. The design of the project provides amenities for the people who would live in the proposed apartment complex. The common open space has pedestrian access and is dispersed around the development, with a community building centrally located within the complex, outdoor seating, an enclosed dog park, bicycle parking, a community garden with raised planter beds, a half-court basketball play area, 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).

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 (Infill Development Projects). Consistent with this exemption, the project site is less than five acres, surrounded by urban uses, and can be adequately served by all required utilities and public services.

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 a 76-unit apartment complex, and associated site improvements including outdoor amenities, parking, and landscaping, on property designated Medium Density Residential (MDR) on the City of Chico General Plan Land Use Diagram. The proposal is also consistent with General Plan goals and policies that facilitate increased density and intensity of development in Corridor Opportunity Sites (LU-5.1), support new development within the Corridor Opportunity Sites to support ridership (CIRC-5.2.1), and enable sufficient housing construction to meet future needs (Housing Element 2022 Policy 4.1).

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 structures have 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 building centrally located on the site with outdoor amenities including a tot lot, benches, pergola, and community garden. Other outdoor amenities include a dog park and half-court basketball (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 stucco and HardiePlank siding. Architectural accents would be incorporated, providing an aesthetically appealing, contemporary exterior with low-pitched hip roofs that blend 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 complex buildings are predominantly sited close to Cussick and W. East Avenues. Parking is provided along a loop with an access driveway on each street at points furthest from the intersection. Four of the seven buildings are sited along W. East Avenue where they are located farthest from neighboring single-family residences. In addition, outdoor amenities such as the dog park and interior access drive aisle would create a buffer between surrounding existing development and most of the proposed buildings. 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 complex 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 22-05 (Cussick Apartments). 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. The site and landscape plans submitted for construction shall show parking set back a minimum of six feet from the common property line shared with the R1-zoned properties to the north, with a landscaped planter as a buffer, in compliance with CMC 19.70.060(E)(3)(b).
4. 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.
5. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
6. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
7. 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.
8. To minimize potential impacts to existing trees along the alignment of the proposed CMU wall, all excavation within the dripline of any tree not approved for removal shall be done by hand tools.
 9. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department at 879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.
 10. 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 (4)

Mike Sawley, Principal Planner
Marie Demers, Housing Manager
Tina Wilson, Associate Planner
File: AR 22-05

External (5)

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DG Group Architecture, Attention: Douglas Gibson, 430 E. State Street, Suite 100, Eagle, ID 83616, Email: douglasg@tpchousing.com
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ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Architectural Elevations
- E. Material Color Boards and Renderings
- F. Landscape Plan