



Architectural Review  
and Historic Preservation Board  
Agenda Report

Meeting Date 04/05/2023

DATE: March 24, 2023

File: AR 19-22

TO: Architectural Review and Historic Preservation Board

FROM: Kelly Murphy, Senior Planner, (879-6535, [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov))  
Bruce Ambo, Principal Planner, (879-6801, [bruce.ambo@chicoca.gov](mailto:bruce.ambo@chicoca.gov))

RE: Architectural Review 19-22 (TownePlace Suites Hotel) - Proposed at Bruce Road, Deer Creek Highway (State Route 32) and Sierra Sunrise Terrace, APN 018-230-001.

## RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board (ARHPB) determine the project to be categorically exempt from further environmental review pursuant to CEQA Section 15332, 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 determine the project to be categorically exempt from further environmental review pursuant to CEQA Section 15332, adopt the required findings contained in the agenda report and approve Architectural Review 19-22 (TownePlace Suites Hotel), subject to the recommended conditions therein.

## BACKGROUND

### Prior Review and Entitlement(s)

On July 21, 2022, the Planning Commission held a public hearing and considered a use permit (UP 19-25) and associated architectural review application (AR 19-22) to construct a four-story, 112 room hotel building on a vacant 4.09 acre site located south of Sierra Sunrise Terrace and northeast of the intersection of Deer Creek Highway (SR 32) and Bruce Road (see **Attachment A**, Location Map and **Attachment B**, Site Plan). The site is designated Commercial Mixed Use on the General Plan Land Use Diagram and zoned CC (Community Commercial). Pursuant to Chico Municipal Code (CMC) Section 19.44.020, Table 4-6, a hotel use may be established in the CC zoning district subject to use permit approval.

After hearing public comments and deliberating on the project, the Planning Commission voted 3-2 to deny the use permit request necessary to establish a hotel land use at this location. The applicant appealed this decision to the City Council and on September 6, 2022, the Council voted 5-1-1 to uphold the appeal, determining that the project is categorically exempt from further environmental review and approving the project with conditions and remanded final approval of the architectural design to the Architectural Review and Historic Preservation Board (ARHPB) for review and approval (see **Attachment C**, City Council

Appeal Staff Report w/o Attachments and **Attachment D**, City Council Approving Resolution 54-22).

The hotel land use has been approved for the proposed project site and CEQA compliance is complete. The only remaining topic of discussion is the architectural details and design elements of the project, including landscaping, lighting, and parking improvements.

#### Surrounding Zoning and Land Use Development

The parcel directly north of the site is designated Primary Open Space and zoned OS1 (Primary Open Space). Adjacent parcels to the south, east and west are designated Commercial Mixed Use and zoned CC (Community Commercial); beyond these commercial properties, Medium and Medium-High Density Residential zoning is present. Low Density Residential properties of the California Park Subdivision extend further north of the site.

In the context of the greater area, substantial new growth and development is projected along the south side of SR 32 east of Bruce Road, primarily characterized by single-family residential, multi-family residential and affordable housing developments (see **Attachment E**, Development Activity Vicinity Map). For example, 1,324 residential units have been approved within the Oak Valley Master Plan area, consisting of 630 low density residential units, 302 medium density residential units, and 392 high density residential units. Projects currently under development within this master plan area include Lava Ridge Apartments, a three-story multi-family housing project containing 98 units; Deer Creek Apartments, a three-story affordable housing project containing 204 units; and, Senator Conness Apartments, a three-story affordable housing project containing 162 units. Additionally, building permits have been issued for the development of a gas station, convenience store and drive through car wash facility on the commercial parcel at the southeast corner of the intersection at Bruce Road and SR 32, immediately south of the project site. Further, Meriam Park continues to build out and development has begun on the north side of Little Chico Creek.

#### **DISCUSSION AND ANALYSIS**

The proposal consists of a new commercial hotel building with a footprint of approximately 16,655 square feet. Other site features would include a covered passenger loading/unloading zone near the building entrance, outdoor swimming pool area, commercial trash enclosure, vehicle and bicycle parking, and landscaping (see **Attachment F**, Patio and Pool Plans). The proposed building would be situated at the center of the site oriented towards Sierra Sunrise Terrace, with parking offered around the building. All new utility connections would be undergrounded.

The maximum height for main buildings in the CC zoning district is 57 feet. Per CMC Section 19.60.070.E, parapet walls are permitted height projections that may extend up to 6 feet above the height limit of the structure. The four-story building would have a height of predominately 49 feet, 3 inches, with the central tower and parapet elements extending to 59 feet, 3 inches, consistent with building height requirements and allowances for height projections.

The CC zoning district allows for building coverage up to 95 percent of the total site area, requiring at least 5 percent be landscaped. The project's total building coverage would

represent approximately 10 percent of the site (16,655 square feet), while 57 percent (102,241 square feet) of the site would be landscaped.

Pursuant to CMC Section 19.44.030, no setbacks are required for commercial buildings in the CC zoning district. The project has been designed in compliance with CMC Section 19.60.090, providing a setback of at least 25 feet from the proposed hotel structure to the property line adjoining SR 32, and a setback of at least 15 feet from the parking lot to the property line adjoining SR 32. The hotel building would be setback 157 feet from Bruce Road, 89 feet from Sierra Sunrise Terrace, 80 feet from Deer Creek Highway (SR 32), and 344 feet from the eastern property line.

### Architectural Review

The architecture is a contemporary style reflective of a familiar design aesthetic used for hotels, with a neutral color scheme, large windows, well-defined entry and porte-cochere. The building massing is broken up with both flat and sloping roof lines (see **Attachment G**, Building Elevations). Building walls would be applied with Dryvit stucco in shades of tan and white accented by stone veneer and "Carriage Red" stucco (see **Attachment H**, Colors and Materials).

Large, shaded seating areas would be provided for the use of visitors and employees at the building's main entrance (see **Attachment I**, Renderings). A covered trash enclosure structure would be located in the eastern corner of the site and utilize the same materials and complementary design (see **Attachment J**, Site Details). Existing barbed wire fencing along the southern boundary line adjacent to Deer Creek Highway (SR 32) would be replaced with 6-foot-high chain-link fencing.

Exterior lighting would include wall-mounted fixtures on the building, pathway lighting, and pole lights in the parking area with a height of 7 feet, 8 inches. In compliance with CMC 19.60.050, exterior lighting shall be recessed and directed downward to avoid light and glare spillage onto adjacent properties (see **Attachment K**, Photometric Plan).

### Parking and Landscaping

Consistent with the CMC Section 19.70.070(A), vehicle access is proposed from the lesser-traveled street on the subject corner parcel. Access to the project site would be via Sierra Sunrise Terrace, a two-lane collector road which extends westerly to Bruce Road (a four-lane arterial roadway). Sierra Sunrise Terrace is a private road dedicated for use by all lots of the Sierra Sunrise Village Subdivision, which includes the project site. Two 30-foot driveway entrances would be provided from Sierra Sunrise Terrace, narrowing to 24-foot drive aisles around the building. As a condition of project approval, a traffic signal would be installed at the intersection of Bruce Road and Sierra Sunrise Terrace to enhance safety and circulation.

Pursuant to CMC Section 19.70.040, hotels shall provide a minimum of one off-street vehicle parking space per guest room. The applicant proposes to provide 117 off-street spaces and 20 bicycle spaces, exceeding parking requirements for the 112-bedroom hotel. Bicycle parking would be located near the building entrance and separated from vehicle parking areas, consistent with CMC Section 19.70.080.B.2(c) and (d).

Per the requirements for the CC zoning district, a minimum of five percent of the site shall be

landscaped. The project proposes to landscape approximately 57 percent of the site. Landscaping features are proposed around the new building and site perimeter. Flowering trees and plantings would accentuate the site and building entrance. Screening of the trash enclosure would be achieved with evergreen shrubs and vines. All utilities would be screened from view by evergreen plantings.

A minimum landscape buffer of 10 feet would be provided between the parking areas and the adjacent streets, in compliance with CMC Sections 19.70.060.B(3) and 19.70.060.E.(3)(a). Three-foot-high evergreen flowering shrubs planted in this buffer area would screen vehicle parking from public views along the street frontages, addressing the screening requirements of CMC Section 19.70.060.B(1). To demonstrate the effectiveness of this screening, the applicant has prepared visual simulations at the pedestrian scale from five different viewpoints around the project site (see **Attachment L**, Pedestrian Scale Viewpoints). Larger, fast-growing trees would be planted at both driveway entrances from Sierra Sunrise Terrace to further screen off-site views and provide additional landscape context to the surrounding area.

Plant species would be of low to moderate water demands. A total of 89 trees are proposed throughout the site; the 58 trees intended to shade the parking areas would consist of Chinese Pistache, Chinese Elm, Holly Oak and Japanese Zelkova species, while a variety of oak, crape myrtle and arbutus trees would be planted to further ornament the site (see **Attachment M**, Landscaping Plan). Parking lot shading is projected to reach 78 percent at maturity, exceeding requirements.

#### Creekside Development Standards

Dead Horse Slough forms the western and southern property boundary lines and serves as an overflow to California Park Lake. Pursuant to CMC Section 19.60.030, property adjoining Little Chico Creek and its tributaries, including Dead Horse Slough, are subject to the City's creekside development standards.

In compliance with these standards, the project has been designed to accommodate a minimum 30 foot setback from the top of bank (greater than the minimum 25 feet); no structure, parking access, parking space, paved area, or swimming pool is proposed within a creek or creekside setback; no grading, filling, planting of non-native or non-riparian plant species, or removal of native vegetation is proposed within a creekside setback; and, where constructed drainage devices and improvements are required, they would be placed in the least visible locations and naturalized through the use of river rock, earth-tone concrete, and native landscaping. Stormwater from the site will be screened by the proposed landscaping to the south and a proposed bioswale to the west before being directed to an existing concrete storm drain system along SR 32.

#### Consistency with General Plan Designation and Zoning

The General Plan land use designation for the proposed project site is Commercial Mixed Use. This designation encourages the integration of retail and service commercial uses with office and/or residential uses. This designation may also allow hospitals and other public/quasi-public uses. Pursuant to Chico Municipal Code (CMC) Section 19.44.020, Table 4-6, a "hotel or motel" is a service use that may be established in the CC zoning district

subject to use permit approval, which has been previously found to be consistent with the Commercial Mixed Use designation by the City Council on appeal.

The proposal is consistent with various policies and actions under Land Use (LU) Goals LU-2, LU-3 and LU-4; Community Design (CD) Goals CD-1, CD-2 and CD-5; Economic Development (ED) Goals ED-2; Open Space (OS) Goal OS-2; and Circulation (CIRC) Goal CIRC-1.

The proposal represents an infill development project and complies with all the development standards set forth in Title 19, including lot coverage, landscaping, parking, setbacks and building height. The project is located within a widely permissive commercial zoning district and represents a land use that would have lesser impacts to traffic, parking, and density of development than other principally permitted land uses such as grocery stores, restaurants, or multi-family residential housing.

The project would comply with the maximum allowed building height of 57 feet in the CC zoning district. The project site is adjacent to other CC zoned parcels which would be entitled to the same building height, so future development resulting in a similar building height to the proposed hotel could be expected. Special design considerations were made to minimize visual impacts, such as providing large building setbacks and extensive landscaping around the site.

#### Consistency with the Design Guidelines Manual

The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design does well to identify the main entrance of the building (DGs 2.2.23 and DG 2.1.13), avoids a flat or monotonous roof line (DG 2.2.25) and includes variations in the depth of surfaces or changes in surface materials to add visual interest to walls (DG 2.2.31).

Design Guideline consistency is further enhanced by lessening views of parking areas with large landscaping buffers, as called-for by DG 2.1.25. The entry of the building is clearly delineated by the attached porte cochere element and pedestrian paths that lead to the entrance (DGs 2.1.13, 2.2.23). Mechanical equipment is located out of sight utilizing both roof mounted equipment and landscaped screening (DGs 2.2.28, 2.1.36).

The porte-cochere canopy helps to clearly identify the front entrance to the building (DG 2.1.13, & 2.2.23), where bicycle parking is provided in two convenient locations (DG 2.1.31, 2.1.32). Both flat and sloped roof lines add interest to the building mass (DG 2.1.25) and parapet/tower elements effectively screen roof-mounted equipment from view. The architectural design pays equal treatment to all elevations (DG 2.2.31 & 2.2.33).

A total of 89 trees are proposed throughout the site, 58 of which are intended to shade the parking areas (DG 2.1.28). Parking lot shading is projected to reach 78 percent at maturity, exceeding requirements. Parking lot pole lighting is proposed at a height well below the expected canopy of shade trees (DG 1.5.13), and exterior lighting is well-integrated into the overall landscape plan (DG 1.5.12). All new utility connections would be undergrounded, consistent with DGs 2.1.37 and 2.1.38.

## ENVIRONMENTAL REVIEW

The architectural and landscape plans have been slightly modified since the original submittal, however, no aspect of the proposed design modifications affect the prior Council determinations pertaining to the appropriateness of the use or the applicability of the CEQA exemption.

The proposed development project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable General Plan designation, zoning regulations, and General Plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. Several supporting special studies were prepared for the project, including an updated Biological Assessment, Vehicle Miles Travelled (VMT) Analysis and Signal Warrant Evaluation, Noise Assessment, Air Quality and Greenhouse Gas Assessment, and Energy Consumption Analysis that concluded there is no potential for any environmental impact.

These supporting documents and the Notice of Exemption – Environmental Analysis may be viewed on the City’s website at the following link: <https://chico.ca.us/post/towne-place-suites-hotel-proposed-bruce-road-hwy-32-and-sierra-sunrise-terrace>.

## REQUIRED FINDINGS FOR APPROVAL

### Architectural Review Findings

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

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

The proposal is consistent with various General Plan policies and actions under Land Use (LU) Goals LU-2, LU-3 and LU-4; Community Design (CD) Goals CD-1, CD-2 and CD-5; Economic Development (ED) Goals ED-2; Open Space (OS) Goal OS-2; and Circulation (CIRC) Goal CIRC-1.

Consistent with Policy LU-2.4 to “promote land use compatibility through use restrictions, development standards, environmental review and special design considerations”, the project is consistent with the purpose of the CMU designation and CC zoning district and meets all applicable development standards. Special design considerations were made to minimize visual impacts, such as providing large building setbacks and extensive landscaping around the site. The project has been designed in compliance with creekside development standards and would provide a 30-foot setback from the top of bank to any development or site improvement (Policy OS-2.5, Action OS-2.5.1). Most of the site would consist of landscaped area, and the landscape plan would incorporate new

plantings as well as enhance the existing natural environment (Goal CD-1, Action CD-1.1.2).

Development of the project would result in traffic and circulation improvements, including the future installation of a traffic signal at the intersection of Bruce Road and Sierra Sunrise Terrace (Goal CIRC-1, Policy CIRC-1.1, Action CIRC-1.1.1, Policy CIRC-1.2). A Vehicle Miles Travelled (VMT) Analysis was prepared as part of the environmental review process (Policy CIRC-1.5, Action CIRC-1.5.1). The project would activate a second corner parcel at this intersection, and new landscaping and site design would improve aesthetics along the SR 32 corridor, consistent with CD Policy-2.3.

*B. The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design does well to identify the main entrance of the building (DGs 2.2.23 and DG 2.1.13), avoids a flat or monotonous roof line (DG 2.2.25) and includes variations in the depth of surfaces or changes in surface materials to add visual interest to walls (DG 2.2.31).

Design Guideline consistency is further enhanced by lessening views of parking areas with large landscaping buffers, as called-for by DG 2.1.25. The entry of the building is clearly delineated by the attached porte cochere element and pedestrian paths that lead to the entrance (DGs 2.1.13, 2.2.23). Mechanical equipment is located out of sight utilizing both roof mounted equipment and landscaped screening (DGs 2.2.28, 2.1.36).

The porte-cochere canopy helps to clearly identify the front entrance to the building (DG 2.1.13, & 2.2.23), where bicycle parking is provided in two convenient locations (DG 2.1.31, 2.1.32). Both flat and sloped roof lines add interest to the building mass (DG 2.1.25) and parapet/tower elements effectively screen roof-mounted equipment from view. The architectural design pays equal treatment to all elevations (DG 2.2.31 & 2.2.33).

A total of 89 trees are proposed throughout the site, 58 of which are intended to shade the parking areas (DG 2.1.28). Parking lot shading is projected to reach 78 percent at maturity, exceeding requirements. Parking lot pole lighting is proposed at a height well below the expected canopy of shade trees (DG 1.5.13), and exterior lighting is well-integrated into the overall landscape plan (DG 1.5.12). All new utility connections would be undergrounded, consistent with DGs 2.1.37 and 2.1.38.

*C. 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 hotel building would utilize colors and materials that would be visually compatible with the surrounding environment. Building walls would be applied with Dryvit stucco in

shades of tan and white accented by stone veneer and “Carriage Red” stucco. The architecture is a contemporary style reflective of a familiar design aesthetic used for hotels, with a neutral color scheme, large windows, well-defined entry and porte-cochere. The building massing is broken up with both flat and sloping roof lines. Screening of the trash enclosure would be achieved with evergreen shrubs and vines. All utilities would be screened from view by evergreen plantings.

Furthermore, the site design is context sensitive as it provides for enhanced setbacks and landscaping buffers to lessen visual impacts. Exterior lighting would include wall-mounted fixtures on the building, pathway lighting, and pole lights in the parking area with a height of 7 feet, 8 inches. In compliance with CMC 19.60.050, exterior lighting shall be recessed and directed downward to avoid light and glare spillage onto adjacent properties.

The proposed hotel building is anticipated to be visually compatible with future surrounding development of the Oak Valley Master Plan area, including multiple three-story apartment buildings utilizing similar colors and materials.

*D. 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 CC zoning district allows for building coverage up to 95 percent of the total site area, requiring at least 5 percent be landscaped. The project’s total building coverage would represent approximately 10 percent of the site (16,655 square feet), while 57 percent (102,241 square feet) of the site would be landscaped. While the four-story hotel building would represent one of the taller structures in the area at predominately 49 feet, 3 inches tall, the building height would be comparable to the four-story assisted living facility “The Terraces” located approximately 1,000 feet east of the project site on Sierra Sunrise Terrace, which has a height of roughly 45 feet. Visual impacts of the hotel building would be further reduced by the natural topography of the area. For instance, the proposed location of the hotel sits at an elevation approximately 20 feet lower than “The Terraces” facility and 20-40 feet lower than the building sites for the three-story apartment projects being developed just south of the project site.

The project would comply with the maximum allowed building height of 57 feet in the CC zoning district. The project site is adjacent to other CC zoned parcels which would be entitled to the same building height, so future development resulting in a similar building height to the proposed hotel could be expected. Special design considerations were made to minimize visual impacts, such as providing large building setbacks and extensive landscaping around the site. The building’s dominance will diminish over time as the onsite landscaping and trees grow to maturity and with additional surrounding development, as more buildings are added less impact will be felt from each individual one. The building would not unnecessarily block views from other existing structures.

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



The proposed landscaping will provide a variety of seasonal color, while minimizing irrigation demands. The project proposes to landscape approximately 57 percent of the site, far exceeding the minimum landscaping requirement of 5 percent. Landscaping features are proposed around the new building and site perimeter. Flowering trees and plantings would accentuate the site and building entrance.

A landscape buffer of at least 10 feet would be provided between the parking areas and the adjacent streets, in compliance with CMC Sections 19.70.060.B(3) and 19.70.060.E.(3)(a). Planting of three-foot-high evergreen flowering shrubs in this buffer area would screen vehicle parking from public views along the street frontages. Plant species would be of low to moderate water demands. A total of 89 trees are proposed throughout the site. Parking lot shading is projected to reach 78 percent at maturity, exceeding requirements.

### **RECOMMENDED CONDITIONS OF APPROVAL**

The project shall be subject to all conditions of approval outlined in Resolution 54-22, adopted by the City Council on September 6, 2022 (see **Attachment D**, City Council Resolution 22-04 -- **Exhibit I**, Conditions of Approval).

Additionally, the following conditions relating to design review are recommended below:

1. Covered bicycle parking with compatible architectural design shall be implemented in all commercial developments.
2. The applicant shall offer for dedication to the City of Chico ±15-feet of right-of-way along the southerly property line in an east-west alignment prior to issuance of a Building Permit.
3. The applicant shall dedicate a 10-foot wide Temporary Construction Easement (TCE) to the City of Chico along the new southerly property line in an east-west alignment. Additional TCE area located in the southwest corner of the parcel shall also be dedicated to the City to facilitate environmental remediation work within Dead Horse Slough. TCE shall be offered for dedication to the City of Chico prior to issuance of a Building Permit and shall become effective upon 30-day written notice to the applicant. TCE shall terminate 12 months (1-year period) from issuance of said notice. City shall have the right to extend the term of the temporary easement for up to twelve (12) additional months.

### **PUBLIC CONTACT**

Community engagement included two noticed neighborhood meetings in December of 2019 and March of 2020 in which there was substantial public attendance. The applicant circulated a third invitation to the neighborhood for an open house meeting on June 23, 2022; however, attendance was minimal with only a handful of individuals stopping through. Two public hearings have been held for this project, one at the Planning Commission meeting on July 21, 2022, and another at the City Council meeting on September 6, 2022.

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site and the agenda was posted prior to the ARHPB meeting. Staff received a significant amount of public input for this project, with the majority of concerns relating to safety, traffic and visual impacts, and general neighborhood compatibility.

All written comments received on the project and included with the latest staff report to the City Council may be viewed on the City's website at the following link:

[https://chico-ca.granicus.com/MetaViewer.php?view\\_id=2&clip\\_id=1079&meta\\_id=82570](https://chico-ca.granicus.com/MetaViewer.php?view_id=2&clip_id=1079&meta_id=82570)

## **DISTRIBUTION**

### Internal

PC Distribution

CDD Vieg

### External

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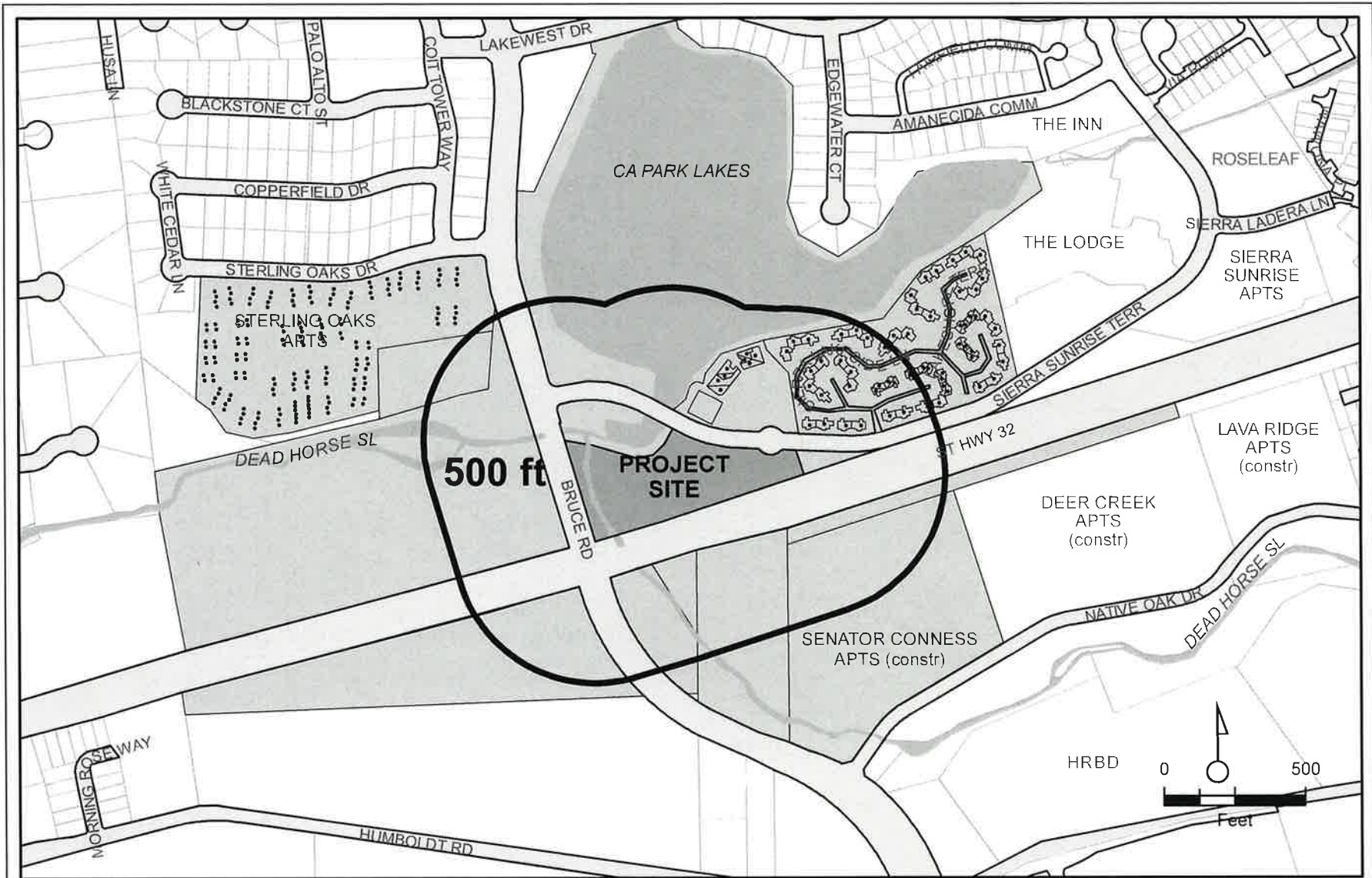
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## **ATTACHMENTS**

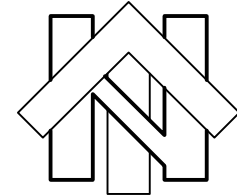
- A. Location Map
- B. Site Plan
- C. City Council Appeal Staff Report w/o Attachments
- D. City Council Approving Resolution 54-22  
Exhibit I - Conditions of Approval
- E. Development Activity Vicinity Map
- F. Patio and Pool Plans
- G. Building Elevations
- H. Colors and Materials (physical board)
- I. Renderings
- J. Site Details
- K. Photometric Plan
- L. Pedestrian Scale Viewpoints
- M. Landscaping Plan



UP 19-25, AR 19-22  
 (Town Place Suites Hotel)  
 APN 018-230-001-000  
 Neighborhood Meeting

- Noticed Parcels
- Noticed Addresses





SCALE 1"=40' (24x36)  
SCALE 1"=20' (11x17)

### AREAS

TOTAL AREA = 4.09 ACRES  
NUMBER OF PROPOSED UNITS = 1 COMMERCIAL UNIT (16,655 SF)  
DENSITY = 0.24 UNITS/ACRE

**REQUIRED PARKING**  
112 ROOMS = 1 SPACE PER ROOM 112 SPACES  
TOTAL 112 SPACES

BICYCLE PARKING 0.05 SPACE/UNIT 6 SPACES

**PROVIDED PARKING**  
SURFACE PARKING 110 SPACES  
ACCESSIBLE PARKING 7 SPACES  
TOTAL 117 SPACES

PROVIDED BICYCLE PARKING 20 SPACES

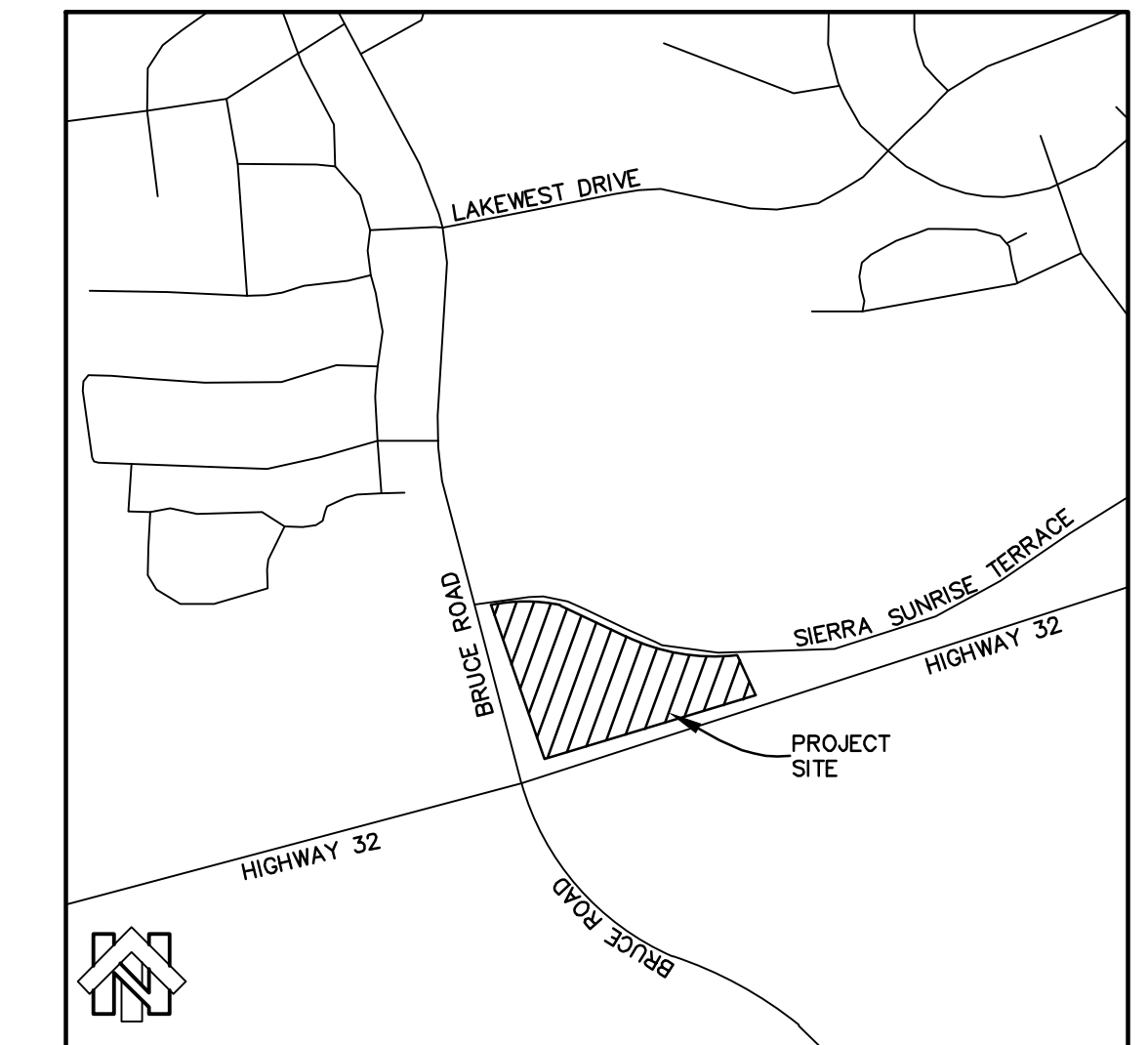
**SITE COVERAGE SUMMARY**

PARKING AREA	59,265 SF	33%
BUILDING AREA	16,655 SF	10%
LANDSCAPE AREA	102,241 SF	57%

Curve Table			
Curve #	Radius	Delta	Length
C1	480.00	025°45'00"	215.72
C2	20.00	044°24'55"	15.50
C3	50.00	088°49'50"	77.52
C4	20.00	044°24'55"	15.50

### NOTES

- ZONING: CC
- GENERAL PLAN: CMU
- LAND USE: EXISTING - VACANT  
PROPOSED - HOTEL
- SEWAGE: CITY OF CHICO
- STORM DRAINAGE: ON-SITE QUALITY MITIGATION
- WATER: CALIFORNIA WATER SERVICE
- POWER: PG&E
- TELEPHONE: AT&T
- CABLE TV: COMCAST
- EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED VIA PERMIT FROM BUTTE COUNTY ENVIRONMENTAL HEALTH
- STANDARD EROSION CONTROL MEASURES (BMP's) WILL BE USED IN COMPLIANCE WITH THE CITY OF CHICO AND THE WATER QUALITY CONTROL BOARD
- OWNER: FIFTH SUN SIERRA SUNRISE TERRACE, CHICO, CA 95926
- DEVELOPER: H2H ASSET GROUP, LLC 5080 CALIFORNIA AVE, SUITE 415 BAKERSFIELD, CA 93311
- PROJECT SURVEYOR: MICHAEL MAYS PLS6967
- THIS USE PERMIT WAS PREPARED UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
- PORTIONS OF THE PROPERTY ARE LOCATED IN FLOOD ZONE "X" AND FLOOD ZONE "AE" PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06007C0506E, DATED JANUARY 6, 2011.



LOCATION MAP NTS

### LEGEND

- FOUND MONUMENT AS DESCRIBED
- WM EXISTING WATER METER
- ⊕ EXISTING POWER POLE WITH ANCHOR
- EXISTING STORM DRAIN INLET
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING SIGN
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- EXISTING FENCE LINE
- EXISTING FLOW LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- EXISTING TOP OF BANK
- EXISTING 25' FROM TOP OF BANK
- BUILDING SETBACK LINE
- EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- XX" EXISTING TREE (XX" IN SIZE)
- XX" EXISTING TREE TO BE REMOVED
- ⊕ PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- ⊕ PROPOSED ACCESSIBLE PATH OF TRAVEL
- ⊕ PARKING LOT CIRCULATION

*Mary N. Ledford*  
NOV 22, 2021  
NORTHSTAR  
MARY N. LEDFORD  
CE 65939



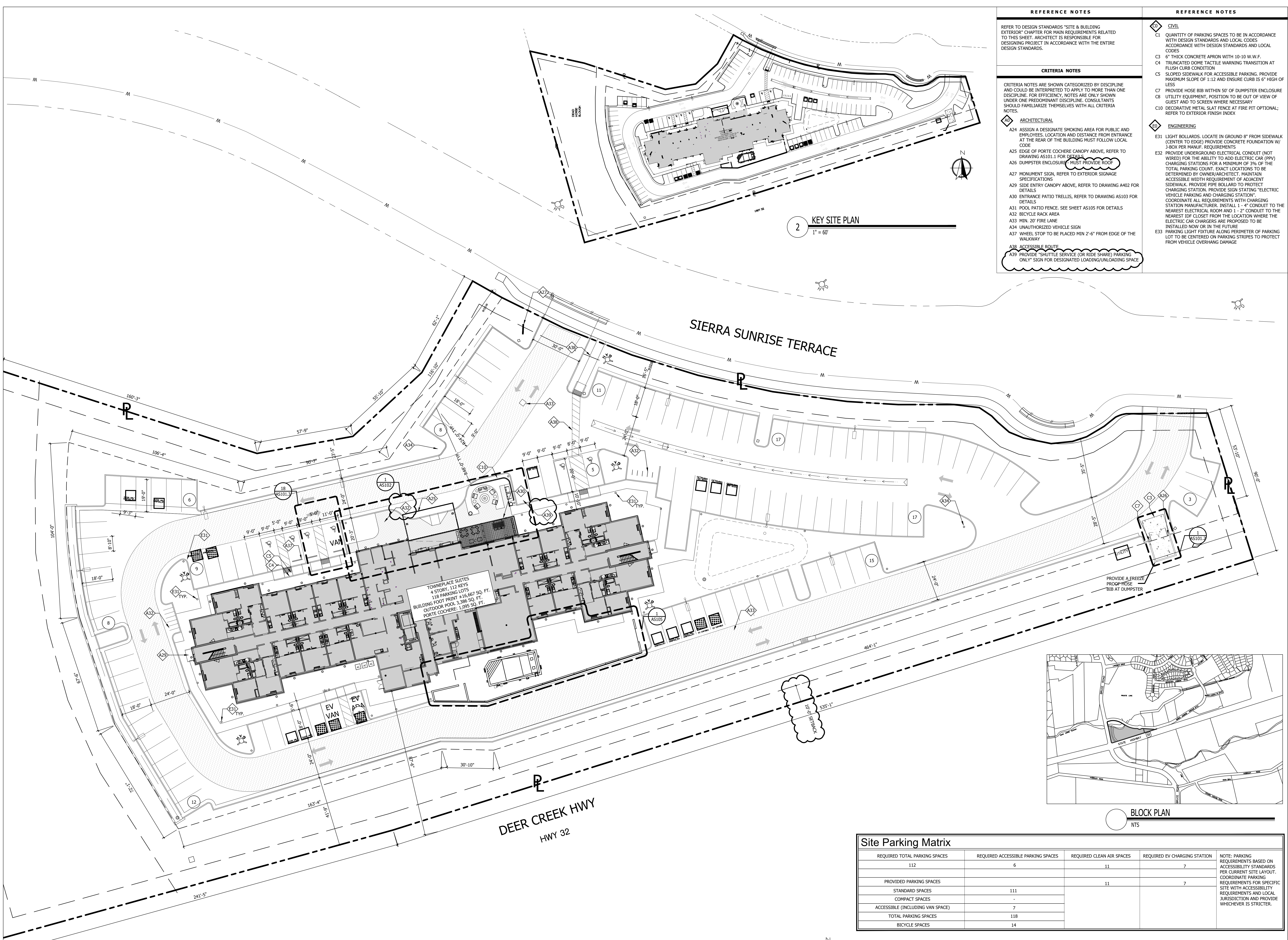
CONDITIONAL USE PERMIT MAP AND SITE PLAN  
**TOWNE PLACE SUITES**  
FOR  
H2H ASSET GROUP, LLC

BEING A PORTION OF SECTIONS 19 AND 20,  
TOWNSHIP 22 NORTH, RANGE 2 EAST, MOUNT  
DIABLO BASE AND MERIDIAN

CITY OF CHICO  
COUNTY OF BUTTE  
STATE OF CALIFORNIA



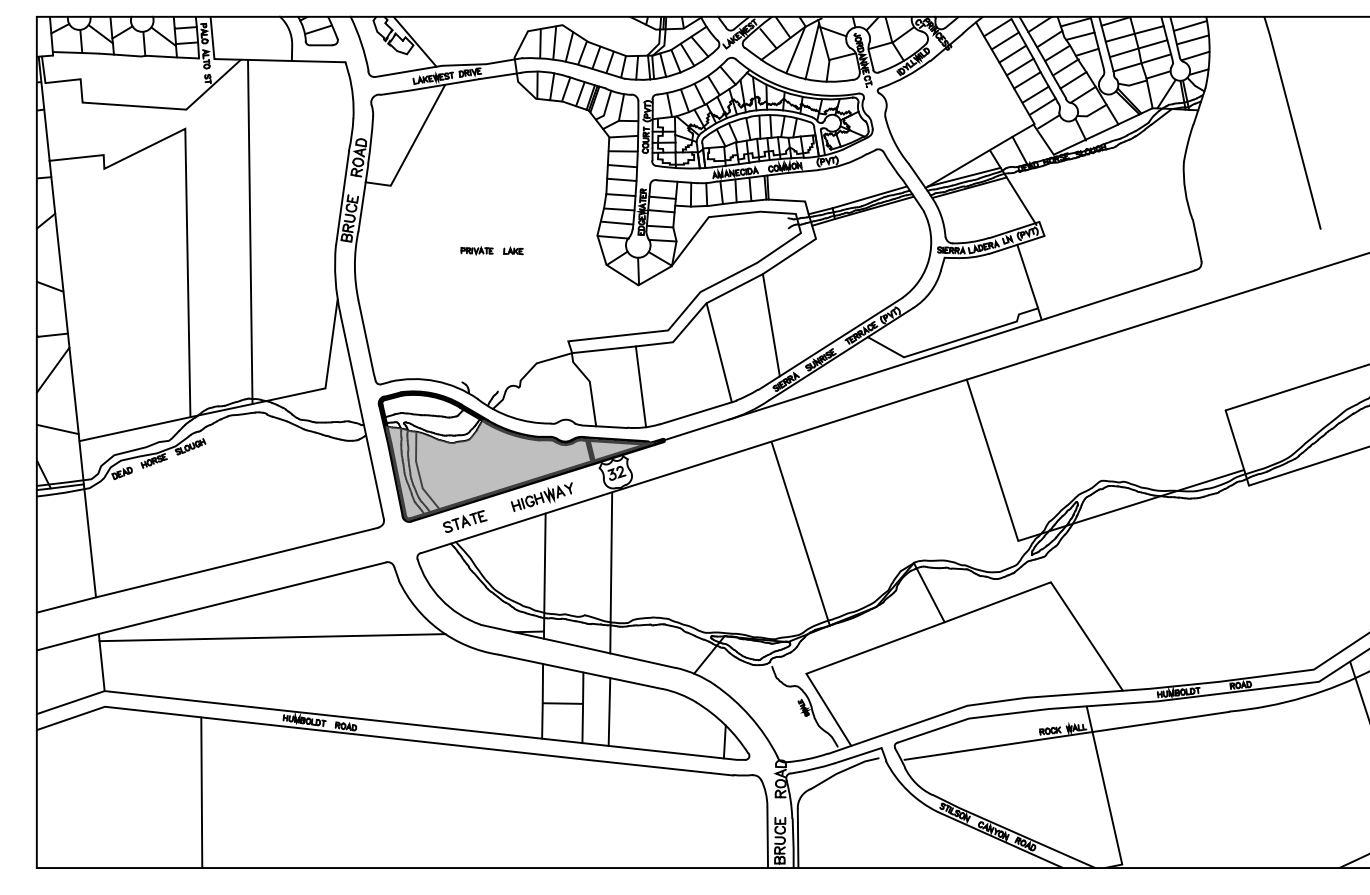
111 MISSION RANCH BLVD, SUITE 100, CHICO, CA 95926  
PHONE: (530) 893-1600 www.northstareng.com



1 SITE PLAN  
1" = 20'

2 KEY SITE PLAN  
1" = 60'

- REFERENCE NOTES**
- REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- CRITERIA NOTES**
- CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.
- A0 ARCHITECTURAL
    - A24 ASSIGN A DESIGNATED SMOKING AREA FOR PUBLIC AND EMPLOYEES. LOCATION AND DISTANCE FROM ENTRANCE AT THE REAR OF THE BUILDING MUST FOLLOW LOCAL CODE
    - A25 EDGE OF PORTE COCHERE CANOPY ABOVE, REFER TO DRAWING AS101.1 FOR DETAILS
    - A26 DUMPSTER ENCLOSURE - MUST PROVIDE ROOF
    - A27 MONUMENT SIGN, REFER TO EXTERIOR SIGNAGE SPECIFICATIONS
    - A29 SIDE ENTRY CANOPY ABOVE, REFER TO DRAWING A402 FOR DETAILS
    - A30 ENTRANCE PATIO TRELLIS, REFER TO DRAWING AS103 FOR DETAILS
    - A31 POOL PATIO FENCE, SEE SHEET AS105 FOR DETAILS
    - A32 BICYCLE RACK AREA
    - A33 MIN. 20' FIRE LANE
    - A34 UNAUTHORIZED VEHICLE SIGN
    - A37 WHEEL STOP TO BE PLACED MIN 2'-6" FROM EDGE OF THE WALKWAY
    - A38 ACCESSIBLE ROUTE
    - A39 PROVIDE "SHUTTLE SERVICE (OR RIDE SHARE) PARKING ONLY" SIGN FOR DESIGNATED LOADING/UNLOADING SPACE
  - C0 CIVIL
    - C1 QUANTITY OF PARKING SPACES TO BE IN ACCORDANCE WITH DESIGN STANDARDS AND LOCAL CODES
    - C3 6" THICK CONCRETE APRON WITH 10-10 W.W.F.
    - C4 TRUNCATED DOME TACTILE WARNING TRANSITION AT FLUSH CURB CONDITION
    - C5 SLOPED SIDEWALK FOR ACCESSIBLE PARKING. PROVIDE MAXIMUM SLOPE OF 1:12 AND ENSURE CURB IS 6" HIGH OR LESS
    - C7 PROVIDE HOSE BIB WITHIN 50' OF DUMPSTER ENCLOSURE
    - C8 UTILITY EQUIPMENT, POSITION TO BE OUT OF VIEW OF GUEST AND TO SCREEN WHERE NECESSARY
    - C10 DECORATIVE METAL SLAT FENCE AT FIRE PIT OPTIONAL; REFER TO EXTERIOR FINISH INDEX
  - E0 ENGINEERING
    - E31 LIGHT BOLLARDS. LOCATE IN GROUND 8" FROM SIDEWALK (CENTER TO EDGE) PROVIDE CONCRETE FOUNDATION W/ J-BOX PER MANUF. REQUIREMENTS
    - E32 PROVIDE UNDERGROUND ELECTRICAL CONDUIT (NOT WIRED) FOR THE ABILITY TO ADD ELECTRIC CAR (PEV) CHARGING STATIONS FOR A MINIMUM OF 3% OF THE TOTAL PARKING COUNT. EXACT LOCATIONS TO BE DETERMINED BY OWNER/ARCHITECT. MAINTAIN ACCESSIBLE WIDTH REQUIREMENT OF ADJACENT SIDEWALK. PROVIDE PIPE BOLLARD TO PROTECT CHARGING STATION. PROVIDE SIGN STATING "ELECTRIC VEHICLE PARKING AND CHARGING STATION". COORDINATE ALL REQUIREMENTS WITH CHARGING STATION MANUFACTURER. INSTALL 1 - 4" CONDUIT TO THE NEAREST ELECTRICAL ROOM AND 1 - 2" CONDUIT TO THE NEAREST IDF CLOSET FROM THE LOCATION WHERE THE ELECTRIC CAR CHARGERS ARE PROPOSED TO BE INSTALLED NOW OR IN THE FUTURE
    - E33 PARKING LIGHT FIXTURE ALONG PERIMETER OF PARKING LOT TO BE CENTERED ON PARKING STRIPES TO PROTECT FROM VEHICLE OVERHANG DAMAGE



**Site Parking Matrix**

REQUIRED TOTAL PARKING SPACES	REQUIRED ACCESSIBLE PARKING SPACES	REQUIRED CLEAN AIR SPACES	REQUIRED EV CHARGING STATION	NOTE: PARKING REQUIREMENTS BASED ON ACCESSIBILITY STANDARDS PER CURRENT SITE LAYOUT. COORDINATE PARKING REQUIREMENTS FOR SPECIFIC SITE WITH ACCESSIBILITY REQUIREMENTS AND LOCAL JURISDICTION AND PROVIDE WHICHEVER IS STRICTER.
112	6	11	7	
PROVIDED PARKING SPACES				
STANDARD SPACES	111	11	7	
COMPACT SPACES	-			
ACCESSIBLE (INCLUDING VAN SPACE)	7			
TOTAL PARKING SPACES	118			
BICYCLE SPACES	14			

NO.	DESCRIPTION	DATE	BY

CONSTRUCTION DRAWING REVIEW (90%)



HOTELS, HOUSING & MIXED USE

DRAWING QUESTIONS  
CA@MWTUSA.COM  
1-800-717-5816



WARNING  
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER OR REPRODUCE THESE DRAWINGS IN ANY WAY.

TOWNEPLACE SUITES<sup>SM</sup>  
BY MARRIOTT

SIERRA SUNRISE TERRACE  
CHICO, CA

PROJECT NO.: 19-005  
DATE: 08-26-19  
DRAWN BY: WM/EH  
CHKD. BY: AB

ARCHITECTURAL SITE PLAN

SHEET AS101  
19-005-AS101.DWG  
Attachment B

**IMPORTANT NOTICE TO ALL CONTRACTORS AND/OR SUBCONTRACTORS (COMPLETE BUILDING SYSTEMS AND/OR INSTALLATIONS)**

IF AWARDED A CONTRACT FOR ANY PORTION OF WORK NEEDED TO COMPLETE THIS PROJECT YOU ARE AGREEING TO THE FOLLOWING TERMS:

- YOU ARE ASSUMING CONTRACTOR AND/OR SUBCONTRACTOR RESPONSIBILITY FOR PROVIDING A COMPLETE TURNKEY SERVICE FOR THE TYPE OF WORK AND SCOPE FOR THIS PROJECT.
- YOU AGREE TO PROVIDE A COMPLETE DESIGN-BUILD SOLUTION BASED ON THE ARCHITECT'S INTENDED DESIGN FOR THIS PROJECT.
- YOUR RESPONSIBILITIES WILL INCLUDE THE DESIGN, CONSTRUCTION, TESTING, AND MAINTENANCE OF ALL SYSTEMS AND EQUIPMENT INCLUDING ELECTRICAL AND PLUMBING SYSTEMS. YOU SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- YOUR WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS, LOCAL JURISDICTIONS, AND ALL APPLICABLE CONTRACT DOCUMENTS. YOU SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- YOUR WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS, LOCAL JURISDICTIONS, AND ALL APPLICABLE CONTRACT DOCUMENTS. YOU SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- YOUR WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS, LOCAL JURISDICTIONS, AND ALL APPLICABLE CONTRACT DOCUMENTS. YOU SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

ANY WORK ITEMS AND/OR TASKS LIKE: FIRE CAULK, DRAFT STOPS, FASTENERS, ANCHORS, EMBLEMENTS, DUMPSTER, SIGNS CLEAN UP, ETC. ARE YOUR RESPONSIBILITY. ANY WORK NOT COMPLETED IN A TIMELY MANNER, OR INCOMPLETE WORK WILL BE BILLED BACK TO THE CONTRACTOR AND/OR SUBCONTRACTOR, AT THE OWNER'S DISCRETION.



DATE: August 26, 2022

File: UP 19-25  
AR 19-22

TO: City Council

FROM: Kelly Murphy, Senior Planner (879-6535; [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov))  
Bruce Ambo, Principal Planner (879-6801; [bruce.ambo@chicoca.gov](mailto:bruce.ambo@chicoca.gov))

RE: Appeal of Decision to Deny Use Permit 19-25 and Architectural Review 19-22 (TownePlace Suites Hotel); Proposed at Bruce Road, Deer Creek Highway (State Route 32) and Sierra Sunrise Terrace, APN 018-230-001.

### REPORT IN BRIEF

On July 21, 2022, the Planning Commission held a public hearing and considered a use permit (UP 19-25) and associated architectural review application (AR 19-22) to construct a four-story, 112 room hotel building on a vacant 4.09 acre site located south of Sierra Sunrise Terrace and northeast of the intersection of Deer Creek Highway (SR 32) and Bruce Road. The site is designated Commercial Mixed Use on the General Plan Land Use Diagram and zoned CC (Community Commercial). Pursuant to Chico Municipal Code (CMC) Section 19.44.020, Table 4-6, a hotel use may be established in the CC zoning district subject to use permit approval.

After hearing public comments and deliberating on the project, the Planning Commission determined that the project did not meet the threshold for use permit findings D and E and voted 3-2 to deny the use permit request necessary to establish a hotel land use at this location (see **Attachment C**, PC Meeting Minutes, and **Attachment D**, Planning Commission Resolution 22-04). The project applicant has appealed that decision to the City Council, contending that the project is consistent with the General Plan and that the proposed design, location, size, and operating characteristics of the proposed hotel use would be compatible with the existing and future land uses in the vicinity (see **Attachment E**, Appeal Letters).

Staff's recommendation regarding the proposed hotel use remains unchanged and is based on the analysis contained in the staff report for the Planning Commission's July 21, 2022 meeting (see **Attachment F**, PC Staff Report). Accordingly, two resolutions have been provided with this staff report for Council's consideration. **Attachment A** is a resolution that includes findings for denial of the use permit, effectually denying the associated architectural review application, and upholding the decision of the Planning Commission. Alternatively, **Attachment B** is a resolution that includes findings for use permit and architectural review approval.

Recommendation: The Community Development Director recommends that the City Council hold a public hearing and either:

- a) Adopt the following resolution denying Use Permit application 19-25 and Architectural Review application 19-22:

RESOLUTION OF THE CITY OF CHICO CITY COUNCIL DENYING USE PERMIT 19-25 AND ARCHITECTURAL REVIEW 19-22; IDENTIFIED AS APN 018-230-001

(TownePlace Suites Hotel) (**Attachment A**)

OR

- b) Adopt the following resolution approving Use Permit application 19-25 and Architectural Review application 19-22, subject to the recommended conditions herein:

RESOLUTION OF THE CITY OF CHICO CITY COUNCIL UPHOLDING AN APPEAL AND APPROVING USE PERMIT 19-25 AND ARCHITECTURAL REVIEW 19-22; IDENTIFIED AS APN 018-230-001 (TownePlace Suites Hotel) (**Attachment B**)

*Note: Per the City's Municipal Code §2.80.170 and 2.80.190 (Evidentiary rules applicable to the hearing on an appeal), the matter before Council is focused specifically on the particular matter which is the subject of the appeal. All testimony, other evidence, and questions should be relevant and material to that subject alone. The Council will consider all documents, testimony and other evidence presented to the Planning Commission, as well as all documents, testimony and other evidence presented at the hearing before the City Council.*

## **SUMMARY**

The project parcel is Lot 59 of the Sierra Sunrise Village Unit 2 Subdivision Map for California Park recorded in 1986. The subject parcel has historically been designated and zoned for commercial development.

The parcel directly north of the site is designated Primary Open Space and zoned OS1 (Primary Open Space). Adjacent parcels to the south, east and west are designated Commercial Mixed Use and zoned CC (Community Commercial); beyond these commercial properties, Medium and Medium-High Density Residential zoning is present. Low Density Residential properties of the California Park Subdivision extend further north of the site.

A detailed analysis of the project site's zoning, surrounding development context, proposed development features and project details such as access, parking, and landscaping was included in the staff report to the Planning Commission (see **Attachment F**, pages 2-3).

### Planning Commission Hearing

At the July 21, 2022 Planning Commission meeting, there was significant public attendance and participation. Aside from the applicant team, the Planning Commission heard from twenty members of the public who expressed concerns and opposition to the project (see **Attachment C**, PC Meeting Minutes). In summary, the speakers shared common concerns relating to traffic, emergency vehicle access and fire evacuation, neighborhood security, and cost of maintaining Sierra Sunrise Terrace (a private road). The speakers were unified in their opinion that the proposed hotel use would not be compatible with the vision for the California Park and Sierra Sunrise Village senior community, and there was a collective opinion that there are more suitable locations in the city for a hotel use.

Following the close of the public hearing, the Planning Commission deliberated whether the proposed project was consistent with the General Plan, with most of the debate centered around neighborhood compatibility as called for in Land Use Goals LU-3 and LU-4, and Community Design Goal CD-5.

Ultimately, the Planning Commission determined that the project did not meet the threshold for use permit findings D and E and voted 3-2 to deny the use permit request necessary to establish a hotel land use at this location. In order to complete the record of proceedings, the Planning Commission met again on August 18<sup>th</sup> to adopt a resolution of denial (see **Attachment D**, Planning Commission Resolution 22-04). As reflected in the denial resolution, the Planning Commission found that the project does not meet the requirements of CMC 19.24.040, subsections D and E, for issuance of a use permit based on the following:

1. The proposed development would result in adverse impacts to the health, safety, or welfare of persons residing or working in the neighborhood. The proposed hotel is inconsistent with surrounding residential and senior residential uses both in size and usage. The project is far from existing tourist attractions and amenities and would therefore tend to generate more vehicular traffic trips for tourists to reach entertainment and services.
2. The proposed project is inconsistent with General Plan goals, policies, and actions under Land Use (LU) Goals LU-3 and LU-4, and Community Design (CD) Goal CD-5. Specifically, the project would not enhance the character, identity, and livability of the existing neighborhood (Policy LU-3.3) and would not be considered compatible infill development providing a missing neighborhood element, such as neighborhood retail, professional services, enhanced architectural quality, and circulation improvements, or that otherwise contributes positively to the existing neighborhood, consistent with General Plan Policy LU-4.2 and Policy LU-4.4. As proposed, the project would not reinforce the desirable elements of the neighborhood including architectural scale, style, and setback patterns, and would not reflect a context sensitive design that maintains compatibility and raises the quality of the area's architectural character, inconsistent with General Plan Community Development Policy CD-5.1 and Policy CD-5.3.
3. The design, location, size, and operating characteristics of the proposed hotel use are incompatible with the existing and future land uses in the vicinity. The location chosen for the proposed project is inappropriate as it would be disruptive to the surrounding neighborhood, which includes single family residences and senior living facilities.

### Architectural Review

In most instances, the Architectural Review and Historic Resources Board reviews a project first and provides a recommendation to the Planning Commission on the design of the project. In this case, the question of whether a hotel use should be allowed at this location was put before the Planning Commission first to avoid confusion given that so many people were in opposition to the proposed use.

In addition to deciding on the primary issue of the proposed hotel land use, staff requested that the Planning Commission consider the associated architectural review application at its July 21<sup>st</sup> meeting, specifically as it related to the four-story building volume and total building height. Had the Planning Commission voted to approve the proposed use permit for a hotel use in the CC zoning district with a four-story building volume, a condition was recommended that the Architectural Review and Historic Preservation Board (ARHPB) review the site design and architecture for the proposed building, including surrounding site landscaping, lighting, and parking improvements, and take action on the project's architectural review application (AR



19-22) at a meeting scheduled for July 27, 2022. The staff report to the ARHPB expanded on the project's architectural design, color and material selection, site amenities and exterior lighting (see page 3 of **Attachment G**, ARHPB Report). Given the Planning Commission's denial of the proposed use permit, the July 27, 2022 ARHPB meeting was cancelled.

If Council decides to uphold the appeal, it is recommended that Council take jurisdiction of the site design and architectural review of the project in accordance with Chico Municipal Code Section 19.18.050(2)(b). All the required findings for Architectural Review have been included in **Attachment B** (City Council Resolution for Approval) for the Council's review and consideration. The City Council may impose modifications to the project to reduce the building volume, such as requiring a lesser building height, in the event the City Council determines that such modifications are necessary to make the required findings for approval for the Use Permit and associated Architectural Review application.

#### Consistency with General Plan Designation and Zoning

The General Plan land use designation for the proposed project site is Commercial Mixed Use. This designation encourages the integration of retail and service commercial uses with office and/or residential uses. This designation may also allow hospitals and other public/quasi-public uses. Pursuant to Chico Municipal Code (CMC) Section 19.44.020, Table 4-6, a "hotel or motel" is a service use that may be established in the CC zoning district subject to use permit approval, which can be found consistent with the Commercial Mixed Use designation.

The CC zoning district is applied to areas appropriate for a wide range of retail businesses. The proposal represents an infill development project and complies with all the development standards set forth in Title 19, including lot coverage, landscaping, parking, setbacks and building height. The project is located within a widely permissive commercial zoning district and represents a land use that would have lesser impacts to traffic, vehicle miles traveled, parking, and density of development than other principally permitted land uses such as grocery stores, restaurants, or multi-family residential housing.

The proposal can be found consistent with various policies and actions under Land Use (LU) Goals LU-2, LU-3 and LU-4; Community Design (CD) Goals CD-1 and CD-5; Economic Development (ED) Goals ED-2; Open Space (OS) Goal OS-2; and Circulation (CIRC) Goal CIRC-1. Please refer to the Planning Commission staff report (**Attachment F**, pages 6-9) and Resolution for Approval (**Attachment B**) for a detailed analysis of the project's consistency with General Plan goals and policies, Design Guidelines Manual, and applicable development standards of the CC zoning district.

#### **ENVIRONMENTAL REVIEW**

The site has been graded and a previous stockpile of soil and construction rubble and debris removed in 2020 for which a mitigated negative declaration (MND) was prepared in 2018.

The proposed development project has been determined to be categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable General Plan designation, zoning regulations, and General Plan policies; is less than five acres in size, substantially surrounded by urban uses; has no significant habitat value for special status species; will not result in any significant impacts

regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. Several supporting special studies were prepared for the project, including an updated Biological Assessment, Vehicle Miles Travelled (VMT) Analysis and Signal Warrant Evaluation, Noise Assessment, Air Quality and Greenhouse Gas Assessment, and Energy Consumption Analysis that concluded there is no potential for any environmental impact. These supporting documents may be viewed on the City's website at the following link: <https://chico.ca.us/post/towne-place-suites-hotel-proposed-bruce-road-hwy-32-and-sierra-sunrise-terrace>. Please refer to the Notice of Exemption – Environmental Analysis included with the Planning Commission staff report (beginning on page 59 of **Attachment F**) for further details and discussion on the lack of environmental impacts associated with the proposed hotel.

## **REQUIRED FINDINGS FOR APPROVAL**

As previously explained, two resolutions have been provided with this staff report for the Council's consideration. **Attachment A** is a resolution that includes findings for denial of the use permit, effectually denying the associated architectural review application, and upholding the decision of the Planning Commission. Alternatively, **Attachment B** is a resolution that includes findings for use permit and architectural review approval.

## **PUBLIC CONTACT**

Community engagement included two noticed neighborhood meetings; one meeting was held in December 2019 and the other was held in March 2020. There was significant public attendance. The applicant circulated a third invitation to the neighborhood for an open house meeting on June 23, 2022; however, attendance was minimal with only a handful of individuals participating.

Due to the public interest surrounding this project, an initial 30-day courtesy public review of the environmental documents and project plans was provided from January 28, 2022, through February 28, 2022. However, these environmental documents and plans have been posted on the City's website since January 2022 and the public review has remained open and staff continues to receive public comments. Staff received a significant amount of public input, with the majority of concerns relating to safety, traffic and visual impacts, and general neighborhood compatibility. All written comments received since the Planning Commission meeting and prior to the distribution of this report have been included for the City Council's review as **Attachment H**, Public Correspondence. Previous public correspondence received is included as an attachment to the July 21, 2022 Planning Commission staff report (see **Attachment F**).

Finally, a 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site and a legal notice was displayed in the Chico Enterprise Record, consistent with standard noticing procedures.

## **DISTRIBUTION**

Internal  
CC Distribution

**ATTACHMENTS**

- A. City Council Resolution for Denial
- B. City Council Resolution for Approval  
Exhibit I (Conditions of Approval)
- C. 7-21-22 Planning Commission Meeting Minutes
- D. 7-21-22 Planning Commission Resolution of Denial (adopted 8/18)
- E. Appeal Letters
- F. 7-21-22 Planning Commission Staff Report and Attachments
- G. 7-27-22 ARHPB Report
- H. Public Correspondence (received after 7/21/22 PC report distribution)

**RESOLUTION NO. 54-22**

**RESOLUTION OF THE CITY OF CHICO CITY COUNCIL  
UPHOLDING AN APPEAL AND APPROVING USE PERMIT 19-25;  
IDENTIFIED AS APN 018-230-001  
(TownePlace Suites Hotel)**

WHEREAS, applications have been submitted for a Use Permit and Architectural Review to establish a hotel land use south of Sierra Sunrise Terrace and northeast of the intersection of Deer Creek Highway (SR 32) and Bruce Road (APN 018-230-001); and

WHEREAS, the Planning Commission considered the project, staff report, staff recommendation, correspondence and comments submitted at a duly noticed public hearing held on July 21, 2022, and voted to deny the project; and

WHEREAS, the Planning Commission completed the record of its proceedings by approving the minutes of the July 21<sup>st</sup> meeting and adopting Planning Commission Resolution No. 22-04 confirming the July 21, 2022 denial of Use Permit 19-25 at its meeting on August 18, 2022; and

WHEREAS, the project applicant filed timely appeals of the Planning Commission's decision on July 29, 2022 and August 23, 2022; and

WHEREAS, the City Council considered the project, staff report, Planning Commission and staff recommendations, correspondence and comments submitted at a duly noticed public hearing held on September 6, 2022; and

WHEREAS, the Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHICO AS FOLLOWS:

1. With regard to the Use Permit, the City Council finds that:

A. The proposed development is allowed within the subject zoning district and generally

1 complies with all the applicable provisions of these Regulations and applicable design  
2 guidelines. Chico Municipal Code 19.44.020, Table 4-6, allows for the development of a hotel  
3 in the CC (Community Commercial) zoning district, subject to use permit approval. This use  
4 permit has been processed in accordance with the requirements of Chapter 19.24.

5 B. The proposed development would not result in adverse impacts to the health, safety, or  
6 welfare of persons residing or working in the neighborhood. The project complies with all  
7 applicable development standards for the CC zoning district and has been reviewed by the  
8 City's Fire and Police Departments to ensure any concerns with evacuation are vetted and  
9 resolved prior to project approval. Neither department identified any concerns with wildland  
10 fires or with inhibiting evacuation capabilities with implementation of the proposed hotel. In  
11 addition, the installation of a new traffic signal at the intersection of Bruce Road and Sierra  
12 Sunrise Terrace as a condition of the project's development would improve general traffic  
13 and circulation patterns of the greater area.

14 C. The proposed hotel use would not be detrimental to property and improvements in the  
15 neighborhood of the proposed use, as well as the general welfare of the City. The surrounding  
16 area currently contains a mix of residential and commercial uses, along with improved streets  
17 and public transportation facilities including three bus stops on Bruce Road between Deer  
18 Creek Highway (SR 32) and Lakewest Drive. Existing regulations require that any public  
19 improvements damaged during construction be repaired or reconstructed by the applicant.  
20 The site can be adequately served by all required utilities and public services. Stormwater  
21 from the site will be screened by the proposed landscaping to the south and a proposed  
22 bioswale to the west before being directed to an existing concrete storm drain system along  
23 Deer Creek Highway (SR 32). No impacts to property or improvements have been identified,  
24 including impacts related to public parking.

25 D. The proposed project is consistent with several General Plan goals, policies and actions  
26 under Land Use (LU) Goals LU-2, LU-3 and LU-4; Community Design (CD) Goals CD-1,  
27 CD-2 and CD-5; Economic Development (ED) Goals ED-2; Open Space (OS) Goal OS-2;

1 and Circulation (CIRC) Goal CIRC-1. Specifically, the project would be consistent with  
2 General Plan goals and policies to enhance regional tourism opportunities and resources to  
3 attract visitors who support the local businesses, and encourage the development of additional  
4 recreation and tourism businesses and industries, such as hotels (Goal ED-2; Policy ED-2.1  
5 and ED-2.2). The project would develop a commercially zoned property consistent with a  
6 land use plan that provides a mix and distribution of uses that meet the identified needs of the  
7 community (Goal LU-2). Consistent with Policy LU-2.4 to “promote land use compatibility  
8 through use restrictions, development standards, environmental review and special design  
9 considerations”, the project is consistent with the purpose of the CMU designation and CC  
10 zoning district and meets all applicable development standards. Special design considerations  
11 were made to minimize visual impacts, such as providing large building setbacks and  
12 extensive landscaping around the site. Additionally, the project has been designed in  
13 compliance with creekside development standards and would provide a 30-foot setback from  
14 the top of bank to any development or site improvement (Policy OS-2.5, Action OS-2.5.1).  
15 Most of the site would consist of landscaped area, and the landscape plan would incorporate  
16 new plantings as well as enhance the existing natural environment (Goal CD-1, Action CD-  
17 1.1.2). New landscaping and site design would improve aesthetics along the north Deer Creek  
18 Highway (SR 32) corridor, consistent with CD Policy-2.3.

19 E. The design, location, size, and operating characteristics of the proposed hotel use are  
20 compatible with the existing and future land uses in the vicinity. The project would be  
21 consistent with all applicable development standards including lot coverage, landscaping,  
22 parking, setbacks and building height as set forth in CMC Section 19.44.030. The project is  
23 located within a widely permissive commercial zoning district and represents a land use that  
24 would have lesser impacts to traffic, vehicle miles traveled, parking, and density of  
25 development than other principally permitted land uses in the CC zoning district. The location  
26 chosen for the proposed project would be conveniently located adjacent to a key  
27 transportation corridor. The CC zoning district allows for building coverage up to 95 percent

1 of the total site area, requiring at least 5 percent be landscaped. The project's total building  
2 coverage would represent only 10 percent of the site, with the remaining area dedicated to  
3 parking and landscaping. While the four-story hotel building would represent one of the taller  
4 structures in the area at predominately 49 feet, 3 inches tall, the building height would be  
5 comparable to the four-story assisted living facility "The Terraces" located approximately  
6 1,000 feet east of the project site on Sierra Sunrise Terrace, which has a height of roughly 45  
7 feet. Furthermore, the site design is context sensitive as it provides for enhanced setbacks and  
8 landscaping to lessen visual impacts of the proposed hotel building.

9 2. Based on all of the above, the City Council upholds the appeal and approves the use permit  
10 subject to the conditions set forth in Exhibit I attached hereto.

11 3. The City Council hereby specifies that the materials and documents which constitute the  
12 record of proceedings upon which its decision is based includes all documents, testimony and other  
13 evidence presented to the Planning Commission and all documents, testimony and other evidence  
14 presented to the City Council at the hearing on this matter, and such records are located at and  
15 under the custody of the City of Chico Community Development Department.

16 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the City Council of the  
17 City of Chico held on Sept. 6, 2022 by the following vote:

18 AYES: Bennett, Morgan, O'Brien, Tandon, Coolidge

19 NOES: Reynolds

20 ABSENT: Brown

21 ABSTAIN: None

22 DISQUALIFIED: None

23 ATTEST:

24 //

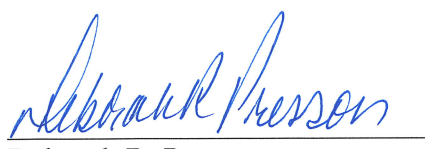
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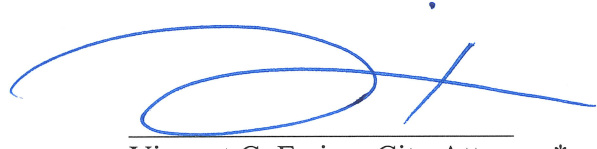
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APPROVED AS TO FORM



Deborah R. Presson  
City Clerk



Vincent C. Ewing, City Attorney\*

\*Pursuant to The Charter of  
the City of Chico, Section 906(E)



**EXHIBIT I**  
**CONDITIONS OF APPROVAL**  
**Use Permit 19-25 and Architectural Review 19-22**  
**(TownePlace Suites Hotel)**

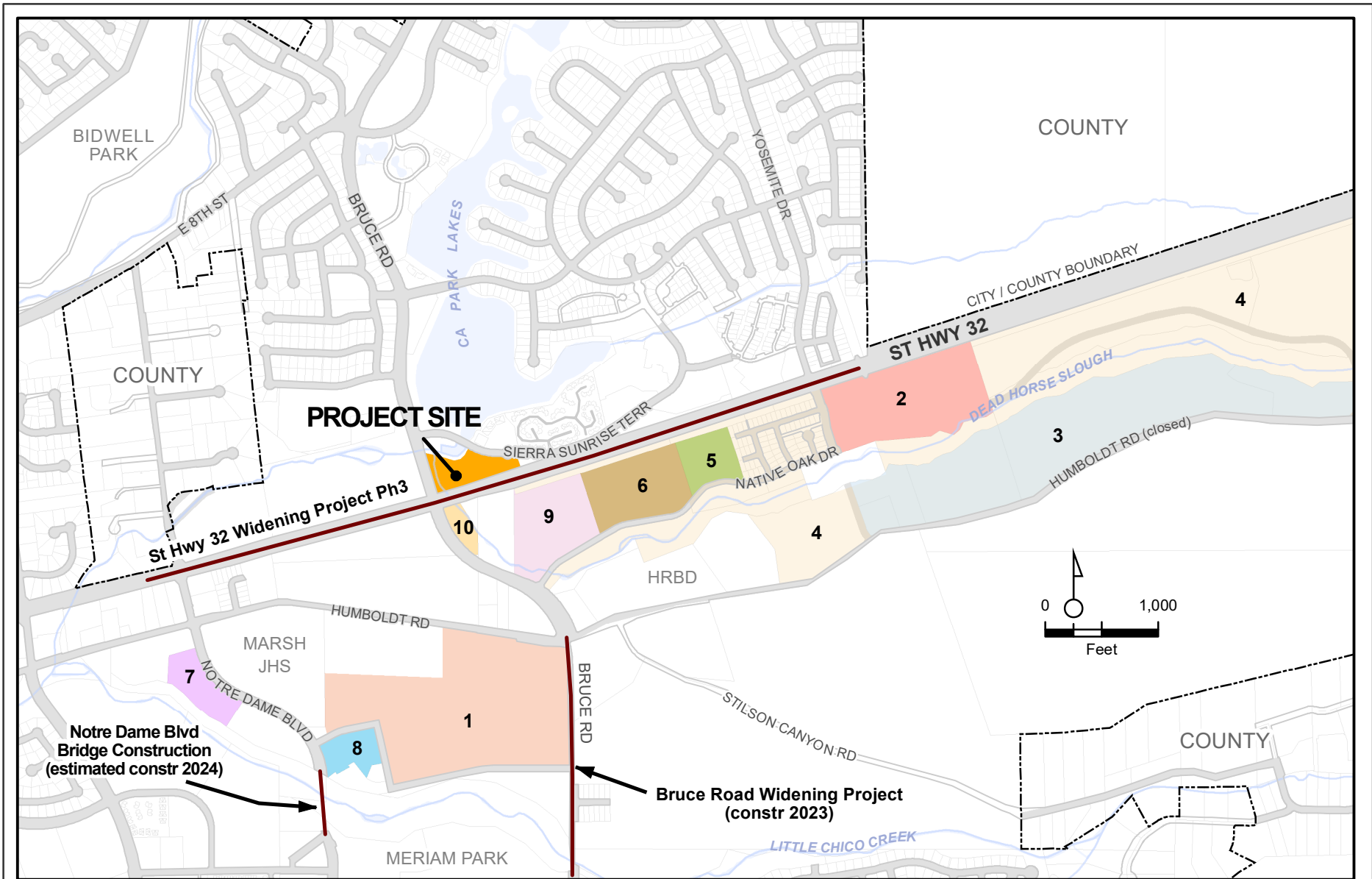
1. The front page of all approved building plans shall note in bold type face that the project shall comply with Use Permit 19-25 and Architectural Review 19-22 (TownePlace Suites Hotel). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
2. All development shall comply with all other Federal, State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All approved building plans and permits shall note that wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Exterior louvers of the PTAC units shall be painted to match the exterior building façade. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. Site and architectural design shall be subject to review and approval by the Architectural Review and Historic Preservation Board (ARHPB).
5. Installation of a traffic signal at the intersection of Bruce Road and Sierra Sunrise Terrace shall be the at the expense of the developer.
6. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
7. Applicant shall provide detailed landscaping plans compliant with AB 1881 water efficiency requirements to be reviewed and approved by planning staff prior to building permit issuance.
8. All signage proposed for the project shall be reviewed administratively and approved under a separate permit.
9. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
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

**Exhibit I**

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.

11. The following conditions shall be noted on the front page of all building plans prior to commencement of construction activities:
  - a. 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 530-879-6800. 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.
  - b. A qualified biologist will conduct a pre-construction bird nest survey prior to issuance of any grading permit for the Project, unless the work will commence during the non-breeding season (September 1 through February 28).
  - c. Up to 48 hours prior to any ground disturbance, pre-construction surveys will be conducted by a qualified biologist within the Project limits for western pond turtle and western spadefoot. If a pond turtle or western spadefoot is observed in the Project limits during construction, all work will be stopped and the turtle or western spadefoot will: 1) be allowed to leave on its own volition, or 2) be moved by the Project biologist in the direction it was heading, at a safe distance from the grading activities, and at a safe location. The biologist will report observations and relocations to the City Community Development Department.
12. No authorization is included in this approval for any grading or ground disturbance outside the previously graded pad area.

13. The Applicant shall provide evidence of easements to utilize Sierra Sunrise Terrace for ingress and egress, both pedestrian and vehicular, to the proposed project site for review and concurrence from the City Attorney's Office.



UP 19-25, AR 19-22  
 (Town Place Suites Hotel)  
 APN 018-230-001-000

**Current Construction and Approved Projects**

- |                                       |                                 |   |
|---------------------------------------|---------------------------------|---|
| 1 Meriam Park North* - 239 lots       | 5 Lava Ridge Apts* - 98 units   | 8 North Creek Crossings Apts* - 160 units |
| 2 Oak Valley Phs 1A&B* - 86 lots      | 6 Deer Creek Apts* - 204 units  | 9 Sen Conness Apts - 162 units            |
| 3 Oak Valley Ph2 - 231 lots           | 7 North Creek Apts* - 101 units | 10 ARCO AMPM                              |
| 4 Oak Valley Planned Development Area |                                 |   |
- Remaining Land - (approximately 585 units/lots)
- \* Currently Under Construction









3827 BILLO ROAD  
ALDEN, NY, 14004  
716-631-0600  
ARCHITECT OF RECORD

ALEJANDRO MARTINEZ  
LICENSE #: C14006  
18 MOUNTAIN VIEW  
IRVINE, CA 92603  
AlejandroMartinezArchitect@gmail.com



WARNING  
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OR ENGINEER, TO ALTER OR REPRODUCE THESE DRAWINGS IN ANY WAY.

DRAWING QUESTIONS  
CA@MWTUSA.COM  
1-800-717-5816

# TOWNEPLACE SUITES<sup>®</sup> BY MARRIOTT

SIERRA SUNRISE TERRACE  
CICHO, CA  
PROTOTYPE VERSION: GEN. 5

REVISIONS			
NO.	DESCRIPTION	DATE	BY

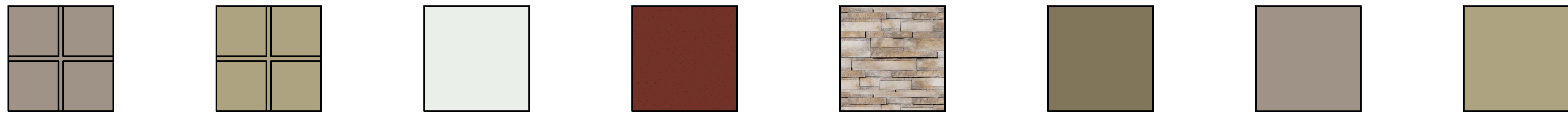
ISSUED FOR:  
PERMIT

PROJECT NO.: 19-005  
DATE: 01-20-2020  
DRAWN BY: AL/DP  
CHKD. BY: MWT

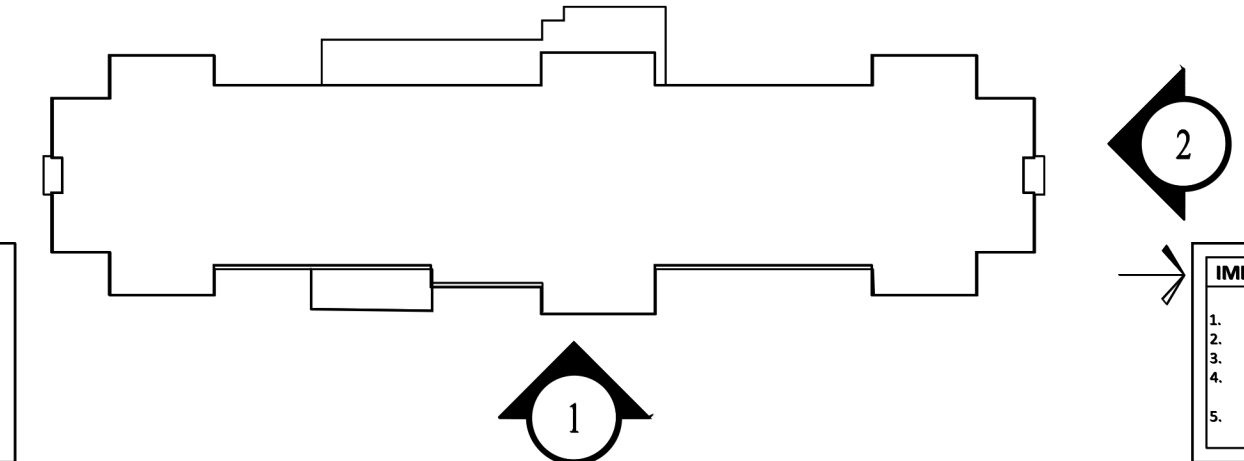
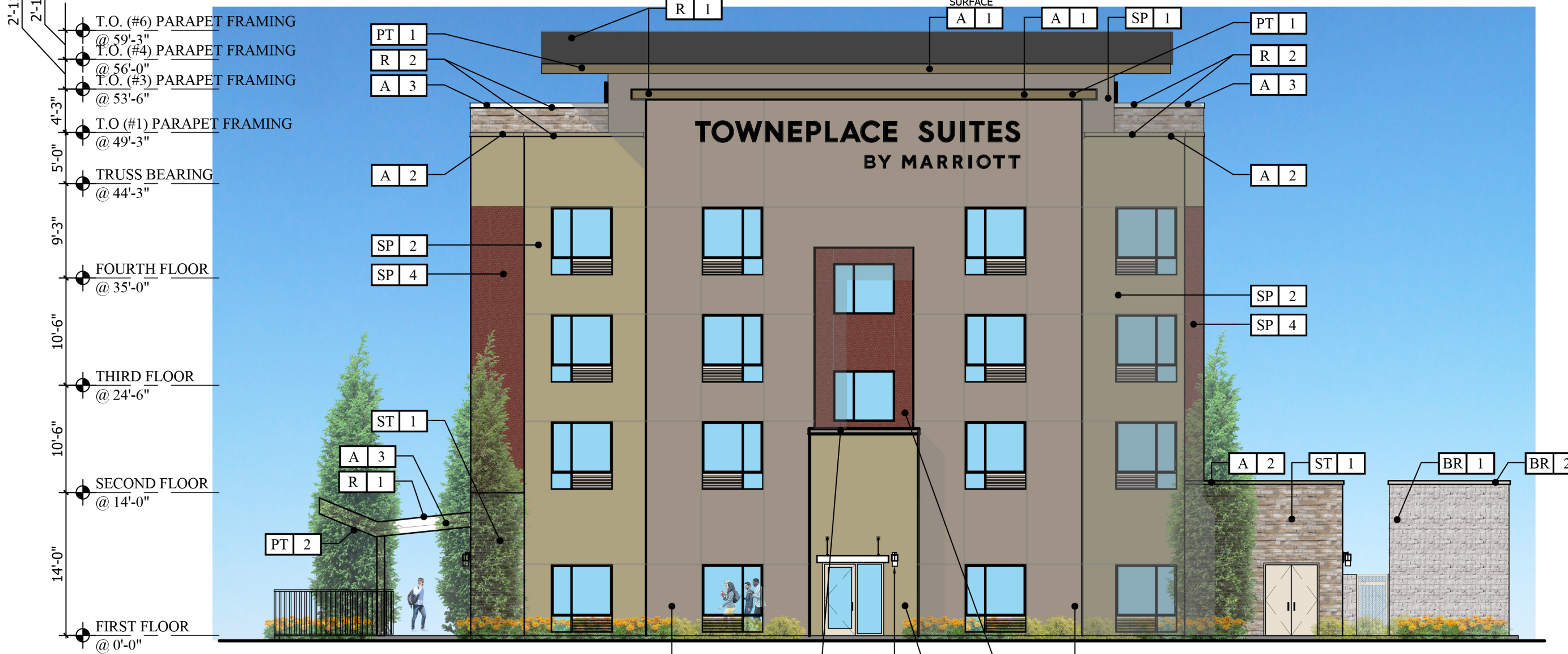
## MATERIAL BOARD

SHEET  
**A202**

19-005\_A202.dwg



- SP 1** STUCCO - FINE FINISH, BENJAMIN MOORE "WEIMARANER"
- SP 2** STUCCO - FINE FINISH, BENJAMIN MOORE "SHAKESPEARE TAN"
- SP 3** STUCCO - SMOOTH FINISH, BENJAMIN MOORE "CHINA WHITE : PM-20"
- SP 4** STUCCO - LIGHT SANDPEBBLE FINISH, BENJAMIN MOORE "CARRIAGE RED : CW-250"
- ST 1** CORONADO STONE VENEER: ELEMENT LEDGESTONE - NORTHLAND
- A 1** ALUMINUM FASICA - AAMA 2605 MATCH BENJAMIN MOORE "BUCKHORN"
- A 2** ALUMINUM FASIA OR COPING - AAMA 2605 MATCH ADJACENT WALL
- A 3** ALUMINUM FASICA - AAMA 2605 MATCH NICHHA "WHITE DIAMOND"
- R 1** MEMBRANE ROOFING - SLOPED-WHITE (CARLISLE SYNTEC SYSTEM)
- R 2** MEMBRANE ROOFING - WHITE (CARLISLE SYNTEC SYSTEM)
- PT 1** WOOD - PAINTED TO MATCH BENJAMIN MOORE CHINA WHITE : PM-20
- PT 2** PAINTED SURFACE
- BR 1** CORONADO STONE VENEER: 3"SPLIT LIMESTONE-WHITE
- BR 2** PRECAST STONE CAP



**IMPORTANT NOTICE TO ALL CONTRACTORS AND OR SUBCONTRACTORS: (COMPLETE BUILDING SYSTEMS AND OR INSTALLATIONS)**  
IF AWARDED A CONTRACT FOR ANY PORTION OF WORK NEEDED TO COMPLETE THIS PROJECT YOU ARE AGREEING TO THE FOLLOWING TERMS:  
1. YOU ARE A QUALIFIED CONTRACTOR AND/OR SUBCONTRACTOR SPECIFICALLY IN PROVIDING A COMPLETE TURNKEY SERVICE FOR THE TYPE OF WORK AND SCOPE FOR THIS PROJECT.  
2. YOU AGREE TO PROVIDE A COMPLETE DESIGN BUILD SOLUTION BASED ON THE ARCHITECTS INTENDED DESIGN FOR THIS PROJECT.  
3. YOUR BID INCLUDES ALL THE STEPS, PROCESSES, MATERIALS, PRODUCTS, LABOR, GOVERNING PERMITS AND APPROVALS NECESSARY TO PROVIDE A COMPLETED AND WARRANTED SYSTEM OR INSTALLATION THAT DOES NOT REQUIRE ANOTHER CONTRACTOR OR PRODUCT TO COMPLETE YOUR SCOPE OF WORK.  
4. YOUR BID MUST INCLUDE ANY DESIGN INFORMATION REFERENCED WITHIN ANY CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OR PLUMBING DRAWINGS, ALSO NOTE THESE DRAWINGS ARE SCHEMATIC AND ARE INTENDED TO SHOW ONLY BASIC CONCEPTS AND GENERAL INFORMATION. THE COMPLETION OF YOUR WORK MAY INCLUDE OTHER STEPS, PROCESSES, MATERIALS, PRODUCTS, LABOR, GOVERNING PERMITS AND OR APPROVALS NECESSARY TO PROVIDE A COMPLETE SYSTEM INSTALLATION WHETHER SUGGESTED ON THE DRAWINGS OR NOT.  
5. AS AN EXAMPLE: ITEMS AND OR TASKS LIKE: FIRE CAULK, DRAFT STOPS, FASTENERS, ANCHORS, EMBEDMENTS, DAMPSTERS, DEBRIS CLEAN UP, ETC. ARE YOUR RESPONSIBILITY. ANY WORK NOT COMPLETED IN A TIMELY MANNER, OR INCOMPLETE WORK WILL BE BILLED BACK TO THE CONTRACTOR AND OR SUBCONTRACTOR, AT THE OWNERS' DISCRETION.

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TOWNEPLACE SUITES

HANDICAPPED  
PARKING ONLY



TOWNEPLACE SUITES  
BY

♿  
PARKING  
ONLY

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PARKING  
ONLY

Attachment I

TOWNEPLACE SUITES  
BY MARRIOTT





TOWNEPLACE SUITES  
BY MARRIOTT



TOWNEPLACE SUITES  
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TOWNEPLACE SUITES

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TOWNEPLACE SUITES  
BY MARRIOTT







# TOWNSHIP SUITES

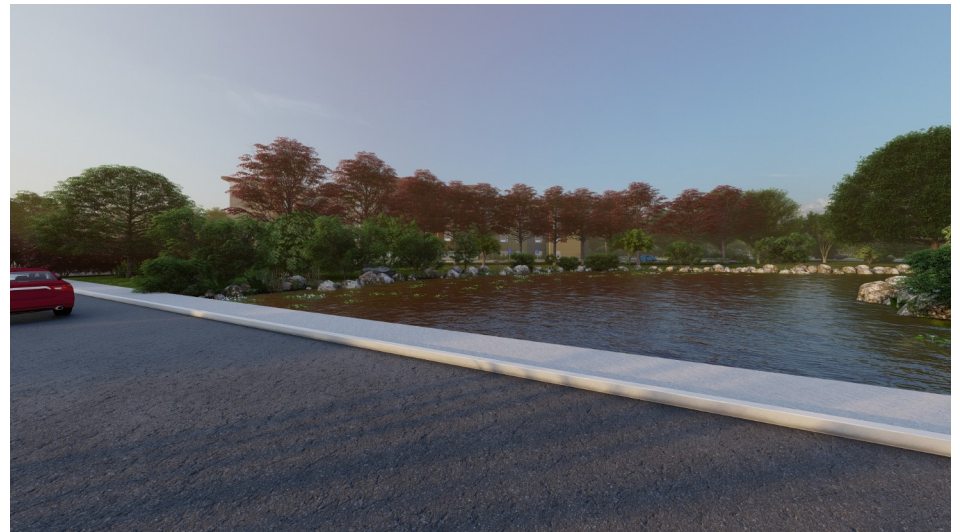
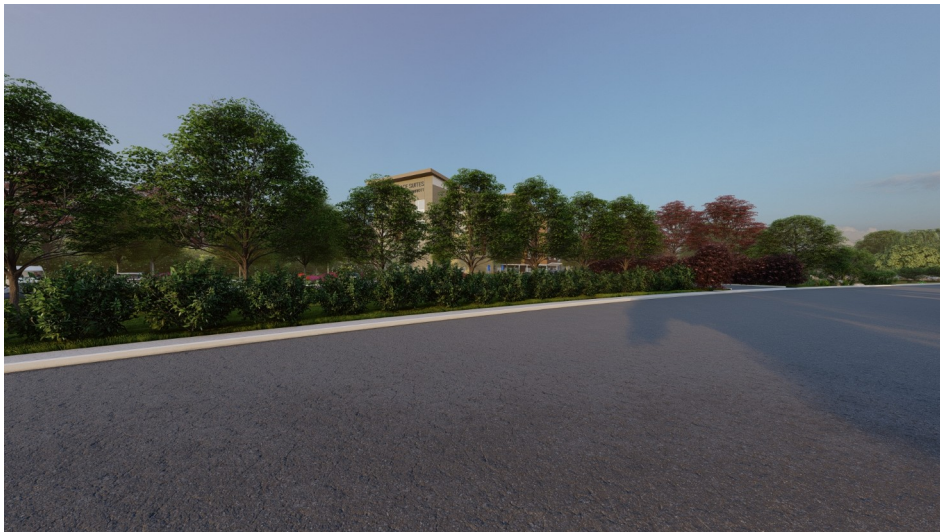
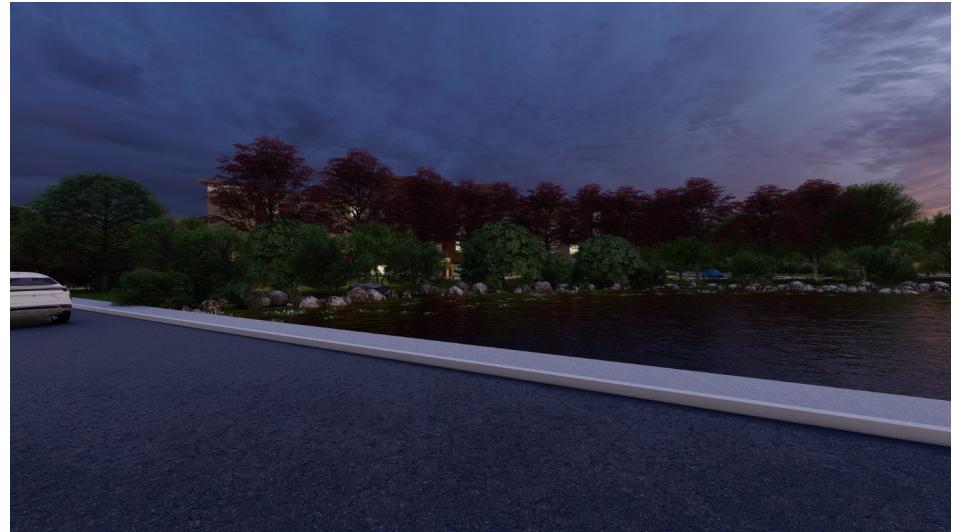
## BUILDING & CAMERAS LOCATIONS



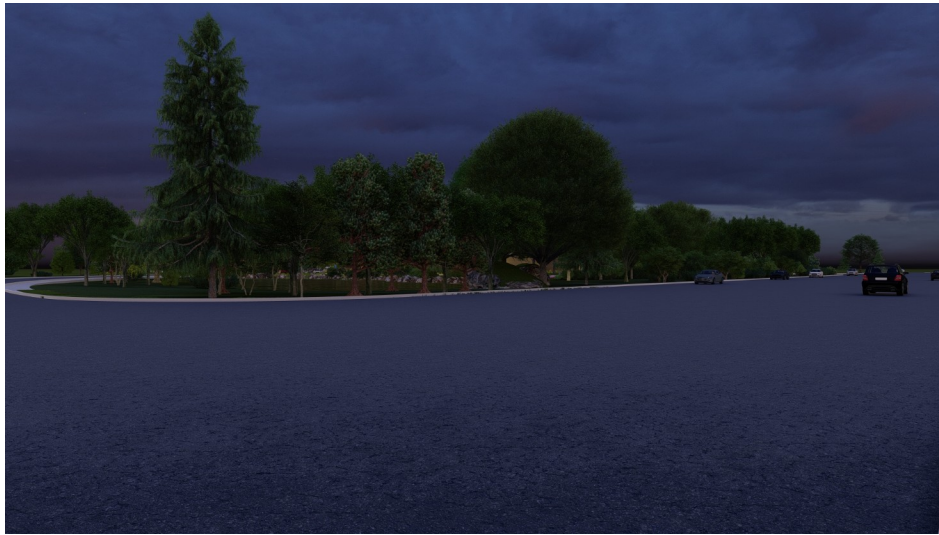
VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



**PLANT SCHEDULE**

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
⊙	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCHINN'	HOWARD MCHINN MANZANTA	5 GAL 15	
⊙	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL 11	
⊙	CISTUS X PURPUREUS	ORCHID SPOT ROCKROSE	5 GAL 31	
⊙	LOROPETALUM CHINENSE RUBRUM 'RAZZLEBERRY'	RAZZLEBERRY FRINGE FLOWER	5 GAL 15	
⊙	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL 11	
⊙	NANDINA DOMESTICA 'GULF STREAM TM'	GULF STREAM HEAVENLY BAMBOO	5 GAL 65	
⊙	OLEA EUROPAEA 'LITTLE OLLIE TM'	LITTLE OLLIE OLIVE	5 GAL 6	
⊙	PRUNUS CAROLINANA 'BRIGHT N TIGHT TM'	BRIGHT N TIGHT CAROLINA LAUREL	5 GAL 9	
⊙	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL 152	
⊙	ROSA X 'FLOWER CARPET RED'	ROSE	7 GAL 145	
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
⊙	FESTUCA IDAHCENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL 25	
⊙	MULLENBERGIA RIGIDA	PURPLE MUHLY	1 GAL 14	
⊙	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	1 GAL 3	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
⊙	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	1 GAL 13	
⊙	AGAPANTHUS AFRICANUS 'PETER PAN'	DUARF BLUE LILY OF THE Nile	1 GAL 36	
⊙	DIETES VEGETA	AFRICAN IRIS	1 GAL 22	
⊙	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL 106	
⊙	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL 44	
⊙	SALVIA GREGGII	AUTUMN SAGE	1 GAL 31	
⊙	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL 91	
⊙	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL 13	
STORM WATER MANAGEMENT PLANTINGS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
⊙	CAREX BARBERAE	SANTA BARBARA SEDGE	1 GAL 61	
⊙	JUNCUS PATENS 'CARMAN'S GREY'	SPREADING RUSH	5 GAL 61	
VINES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
⊙	PARTHENOISSUS TRICUSPIDATA 'VEITCHI'	BOSTON IVY	5 GAL 6	

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
⊙	ARBUTUS X 'MARINA' EVERGREEN	ARBUTUS STANDARD	15 GAL		2	
⊙	GINKGO BILOBA 'AUTUMN GOLD TM'	MAIDENHAIR TREE	15 GAL		9	
⊙	LAGERSTROEMIA X 'NATCHEZ'	GRAPE MYRTLE	15 GAL	STANDARD	4	
⊙	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL		26	
⊙	QUERCUS ILEX	HOLLY OAK	15 GAL		9	
⊙	SEQUOIA SEMPERVIRENS 'AFTOS BLUE' LARGER TREE FOR AN IMMEDIATE	COAST REDWOOD	24" BOX		11	
⊙	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	15 GAL		2	
⊙	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	15 GAL		20	
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
⊙	SHRUB & GROUND COVER CITY ROW LANDSCAPE IN THE PARKWAY TBD	PLANTING AREA	---	---	---	1,668 SF

**PLANT SCHEDULE**

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
⊙	ANNUALS MIXED SEASONAL	FLOWERS	4"	12" O.C.	210 SF
⊙	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANTA	1 GAL	36" O.C.	11,652 SF
⊙	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS COYOTE BRUSH	1 GAL	36" O.C.	1,088 SF
⊙	MAHONIA REPENS	CREeping MAHONIA	1 GAL	36" O.C.	1,311 SF
⊙	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DUARF ROSEMARY	1 GAL	36" O.C.	1,865 SF
⊙	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 GAL	36" O.C.	1,041 SF
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
⊙	3/4 CRUSHED ROCK SONOMA GOLD OR EQUAL	2" DEPTH OVER LANDSCAPE FABRIC	---	---	333 SF

**SHADE CALCULATIONS**

Shade Calculations for The Bruce Road Hotel Project

Botanical Name	Common Name	Quantity	Shade allowed	at 25%	at 50%	at 75%	at 100%	Total
Pistacia chinensis 'Keith Davey'	Chinese Pistache	25	1,256	1	20	4	0	16,642.00
Quercus ilex	Holly Oak	10	1,256	0	8	1	1	6,280.00
Ulmus parvifolia	Evergreen Chinese Elm	2	1,256	0	1	1	1	2,196.00
Zelkova serrata 'Village Green'	Japanese Zelkova	21	1,256	1	12	4	4	16,642.00
<b>Total Shade Allowed</b>		<b>58</b>		<b>2</b>	<b>40</b>	<b>10</b>	<b>6</b>	<b>41,762.00</b>

parking lot area to be shaded (excludes areas as indicated (per CMC 19.070.060 E2))

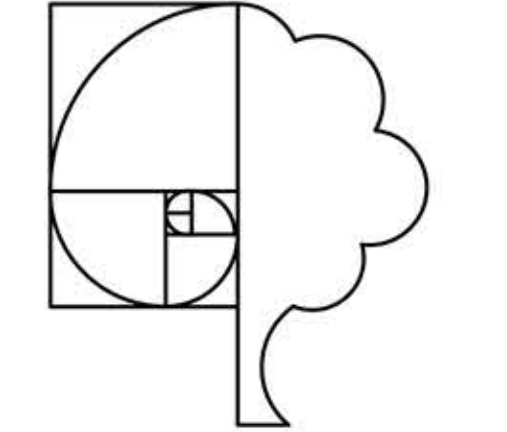
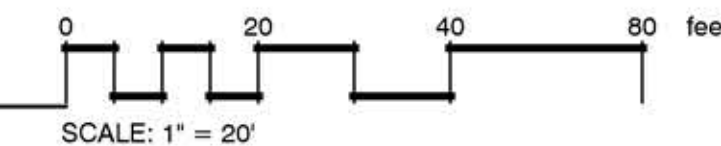
50% shade required	53,457.50
% Shade Provided	26,728.50
	78.12%

15% shade from evergreen tree species required  
8,478 sf provided = 15.8% (\* indicates evergreen tree species)



**PLAN NOTES:**

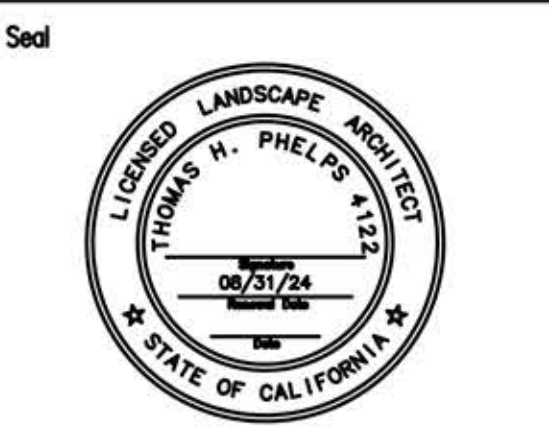
- A. SCREEN THE TRASH ENCLOSURE WITH EVERGREEN SHRUBS AND VINES
- B. FLOWERING TREES AND PLANTINGS TO ACCENTUATE THE PROJECT ENTRANCE
- C. NEW TREES, TYPICAL REFER TO THE PLANT LIST
- D. SHADED AREA WITH DASHED LINE PERIMETER DESIGNATES THE PARKING FIELD AREA REQUIRING 50% SHADE. REFER TO THE SHADE CALCULATIONS ON SHEET L2.
- E. SCREEN THE PARKING FIELD WITH 3' HIGH EVERGREEN FLOWERING SHRUBS
- F. PERIMETER PLANTINGS FOR EROSION CONTROL AND TO TRANSITION TO THE SITE LANDSCAPING
- G. PREDOMINANTLY EVERGREEN FLOWERING SHRUBS AND GROUND COVER AROUND THE FOUNDATION OF THE BUILDING TO BUFFER GUESTROOMS FROM THE PARKING AREA
- H. SCREEN ALL UTILITIES WITH EVERGREEN PLANTINGS WHERE REQUIRED
- I. OUTDOOR POOL AND PATIO AREA
- J. HOTEL ENTRANCE WITH FLOWERING SHRUBS AND PERENNIALS
- K. 60'-80' TALL EVERGREEN REDWOOD TREES (AT MATURITY) TO PROVIDE A VISUAL SCREEN FROM OFF SITE VIEWS INTO THE PROJECT. THE TREES WILL PROVIDE ADDITIONAL LANDSCAPE CONTEXT TO THE SURROUNDING NEIGHBORHOODS. THE TREES ARE FAST GROWING AND A LARGER INITIAL SIZE WILL BE USED TO PROVIDE FOR AN IMMEDIATE IMPACT.



THOMAS H. PHELPS  
LANDSCAPE ARCHITECTURE  
IDLA, INC.  
California Landscape Architect #4122  
ID #LA-16771 \* HI #LA-16112  
AZ #76633  
P.O. BOX 170129  
Boise, Idaho 83717  
thp@idllainc.net  
(208) 906-1300

**TOWNEPLACE SUITES**  
**CONTINUM HOSPITALITY, LLC**  
 BRUCE ROAD AT SIERRA SUNRISE TERRACE  
 CHICO, CALIFORNIA

Sheet Title  
**PLANTING PLAN**



No.	Date	Revision
▲		
▲		
▲		
▲		

Project Mgr: THP      Sheet No:  
 Drawn By: THP  
 Scale: 1"=20'  
 Date: 12.08.2022  
 File Name: \_\_\_\_\_ of \_\_\_\_\_ sheets