



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 05/17/2023

DATE: May 2, 2023

File: AR 22-10

TO: Architectural Review and Historic Preservation Board

FROM: Madison Driscoll, Assistant Planner, 530-879-6810, [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov)

RE: Architectural Review 22-10 (Staybridge Suites by IHG); Springfield Drive, APN 002-140-030

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## 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 22-10 (Staybridge Suites), subject to the recommended conditions therein.

## BACKGROUND

The applicant proposes to construct a 4-story hotel building with a 22,800 square-foot floor plate (91,216 square feet total) on a 2.51 acre parcel located on the west side of Springfield Drive between the Chico Marketplace and Springfield Village (Khol's shopping center) (see **Attachment A**, Location Map). The site is designated Regional Commercial on the General Plan Land Use Diagram and is zoned CR (Regional Commercial). Surrounding uses include an existing hotel to the east, Highway 99 to the west, and commercial shopping centers to the north and south.

The proposed hotel would have 123 guest rooms, an off-street parking area, a commercial trash enclosure, and associated landscaping (see **Attachment B**, Design Objective). The site plan labels a future event center, this is not part of the proposed scope of work but would be considered under a separate permit at a future date. The main L-shaped building would be placed in the middle of the site with a parking field surrounding the structure (see **Attachment C**, Site Plan). Access to the site would be provided through the parking area of the Hampton Inn and Suites as well as through the Springfield Village parking area. The hotel rooms would have residential features associated with extended stay guests.

The hotel would be four stories tall and have a predominate height of 54 feet and 3 inches (see **Attachment D**). The maximum height limit for the CR zoning district is 57 feet. Per Chico Municipal Code (CMC) Section 19.60.070.E., parapet walls are permitted height projects that may extend up to 6 feet above the height limit of the structure. An accent tower is part of the proposed design and would extend to a height of 57 feet and 3 inches.

The proposed architecture has a modern influence through utilizing distinctive elements and materials. The building has various bump outs along the east, west, and south elevations to

provide depth and create a break along the horizontal mass. The main body of the building would be beige stucco (“Balanced Beige”) with windows trimmed with eggshell white (“Moderate White”). The accent tower would be covered with light brown wood-stained tiles (“Oxford, Cognac”) while most of the bottom story of the building would be wrapped with stone (“Southern LedgeStone”). Pop outs of the building would be accented with a dusty blue (“Outerspace”) while front entrance area would be marked with dark metal material (“Medium Bronze”) (see **Attachment E**, Colors and Materials).

An outdoor patio area is also proposed as part of the project design along the western side of the building. The patio would be shaded with trees and include a turf area to provide guests with a backyard space. A covered trash enclosure is proposed at the northwest corner of the site, it would be painted with the same main color of the building and incorporate creeping vines along the rear of the structure.

A total of 134 off-street parking spaces would be provided. Eight guest bicycle parking spaces are proposed, with bicycle parking racks along the main entrance of the building. All parking requirements pursuant to CMC 19.70 have been met.

The landscape plan intends to utilize a variety of trees and shrubs with low to moderate water demands. A mixture of trees, shrubs, and accent plantings would be planted along the edge of the building, along the border of the site boundary, and throughout the parking lot (see **Attachment F**, Landscape Plan). A mixture of Autumn Flame red Maple, Pacific Sunset Maple, Forest Pansy Redbud, Crape Myrtle, Afghan Pine, Chinese Pistache, Shumard Oak, and Cork Oak would be planted throughout the site. A mixture of trees would meet the minimum 50% shade coverage requirements pursuant to CMC 19.70.060. The existing oak tree near the center of the site would remain, and two oaks near the southern edge are proposed for removal. Any proposed removal of trees is subject to CMC 16.66 (see **Condition #6**).

## **DISCUSSION**

The proposal is consistent with General Plan goals and policies that encourage infill development and positive contributions to the neighborhood through enhanced architectural quality (LU-1, LU-4, CD-5.1). Also, the proposed project is consistent with goals for further economic development that encourage the development of additional tourism businesses and industries, such as hotels (ED-2.1). The proposed site design promotes pedestrian and bicycle access by providing linkage to public sidewalks and access to a Class I bike bath adjacent to the site (CD-2.1.2 and CD-3.2).

The proposed building emphasizes a pedestrian level design, through usage of materials to break up the monotony of the building and provides an overhang to achieve a human scale at the main entrance (DG 2.2.11). Bump outs utilize accent colors to provide the building with a sense of depth (DG 2.2.12). The variety of modern colors and materials provide a rich palette to draw from while complementing the surrounding buildings and environment (DG 2.2.32, 2.2.33). Landscaping is complementary to the proposed building and minimizes views of parking areas (DG 2.1.27). Outdoor space is incorporated into the design of the site to give a balance of nature in opposition to surrounding (DG 2.1.35)

## **REQUIRED FINDINGS FOR APPROVAL**

## 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.

## 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 project is consistent with General Plan goals and policies that encourage compatible infill development (LU-1, LU-4, and CD-5). The project is also consistent with policies that encourage the development of additional tourism businesses and hospitality industries (ED-2.1). The proposed site plan promotes pedestrian and bicycle access by providing a connection to a Class I bike path adjacent to Highway 99 (CD-2.1.2 and CD-3.2). The site is not located within the bounds of a Neighborhood Plan or area plan.

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

The project emphasizes a grand and pedestrian level of design. The main entrance of the building features a robust overhang to human scale for vehicle waiting and check in area (DG 2.2.11). Continuous use of bump outs provides breaks and depth with horizontal mass (DG 2.2.12). Colors and materials choices provide appropriate accents to a modern design, highlighting the main entrance (DG 2.2.32).

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 materials, design, and colors of the proposed new building are visually compatible with the surrounding commercial developments. The proposed use of stone wrapping the first story of the building would be complimentary to the natural color palette of the surrounding foothills. All proposed equipment would be screened from view and all exterior lighting would be shielded downward onto the parking lot and building entrances.

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 building will occupy a vacant parcel and complete infill in the area between the Chico Marketplace and Springfield Village shopping centers. The height of the building would be comparable to the existing Hampton Inn to the east of the project site. The proposed building would not unnecessarily block views or inappropriately dominate the surroundings.

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

The proposed landscape would provide a variety of shrubs and trees along the building, street frontage, and within the parking lot. The location of proposed trees along the western side site boundary would provide visual relief and a buffer from Highway 99. The proposed project would also include an outdoor patio space in the rear of the building with complimentary evergreen shrubs, accent plants, and trees to provide shade.

#### **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 22-10 (Staybridge Suites). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All approved building plans and permits shall note that wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. As required by CMC 16.66, trees removed shall be replaced as follows:
  - a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the

- director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
- b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
  - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
  - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
  - e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground disturbing activities.
7. Prior to issuance of a certificate of occupancy, the owner shall complete and record a Boundary Line Modification, Certificate of Merger, or shared parking agreement to remedy any issues that could arise from a portion of the parking area extending past the easterly property line.
  8. 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.

## **DISTRIBUTION**

Internal (1)

Mike Sawley, Principal Planner  
Madison Driscoll, Assistant Planner  
File: AR 22-10

External (2)

David Burkett, 1217 J Street, Modesto, CA 95354, email: [david@redinarchitects.com](mailto:david@redinarchitects.com)


Rodger Kumar, 545 N Humboldt Ave, Willows, CA, 95988, email: [chicostaybridge@gmail.com](mailto:chicostaybridge@gmail.com)

**ATTACHMENTS**

- A. Location Map
- B. Design Objective
- C. Site Plan
- D. Elevations
- E. Colors and Materials
- F. Landscape Plan

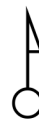
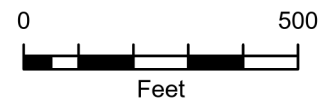


AR 22-10 (Staybridge Suites)  
 Springfield Drive  
 APN 002-140-030

 Fire Hydrants

 Noticed Parcels

 Notice Addresses



Date Saved: 5/2/2023



**Staybridge Suites– Chico, Ca**  
RED #: 22013  
Permit #: 22-10  
APN: 002-140-022  
Springfield Dr.  
Chico, CA 95928

**RED Inc Architects**  
**Architect: David Burkett**  
1217 J Street  
Modesto, CA 95354  
david@redincarchitects.com  
(209) 522-8900

**City of Chico  
Planning Division**

411 Main Street  
Chico, CA 95927-3420  
(530) 879-6800

**Roger Kumar**  
545 N. Humboldt Ave.  
Willows, CA 95988  
(916) 203-1562  
chicostaybridge@gmail.com

Attn:  
Madison Driscoll (Madison.driscoll@chicoca.gov)

**Exhibit A: Design Objective**

This vacant parcel is surrounded by developed parcels, the intent to develop a 4 story, 123 guestroom Staybridge Suites by IHG Hotel. This extended stay hotel caters to the young traveling guest giving them a residential-style hotel that supports all their needs. The structure is setback from the main street allowing visibility at the highway side (highway 99) but still connects to the street via a shared access.

This 4 story L-Shape hotel is influenced by Modern Architecture while still containing distinctive elements and materials that embrace the grand and the pedestrian level experience. This design has various bump outs that give the building depth and break up the horizontal mass. The material and color palette is a neutral one with detailed accents and sophisticated elements that bring attention to the front entry element. This selection is intended to be pleasing to all guests while still having a touch of modern design.

The overall design incorporates various outdoor seating areas both in the front of the hotel and in the rear creating a dynamic experience for the guests throughout the hotel. The outdoor back patio not only provides a backyard type of experience but also contains a dedicated green space with large shady trees. This is a giveback element that will balance the abundance of hardscape and provide a sense of security for the guest. Additionally, this parcel connects to the Chico Bike Path allowing the guests to explore the city while maintaining a healthy lifestyle during their stay.

Features such as rain leaders and downspouts have been integrated into the center of the building and utilities are housed within the building or screens provided. Landscape barriers provided to screen parking and provide plenty of shade throughout the site.

Design Guidelines Incorporated:

DG 2.1.12	DG 2.1.25	DG 2.1.35	DG 2.2.23
DG 2.1.13	DG 2.1.26	DG 2.1.36	DG 2.2.28
DG 2.1.21	DG 2.1.27	DG 2.1.38	DG 2.2.32
DG 2.1.22	DG 2.1.28	DG 2.2.21	DG 2.2.33
DG 2.1.24	DG 2.1.32	DG 2.2.22	

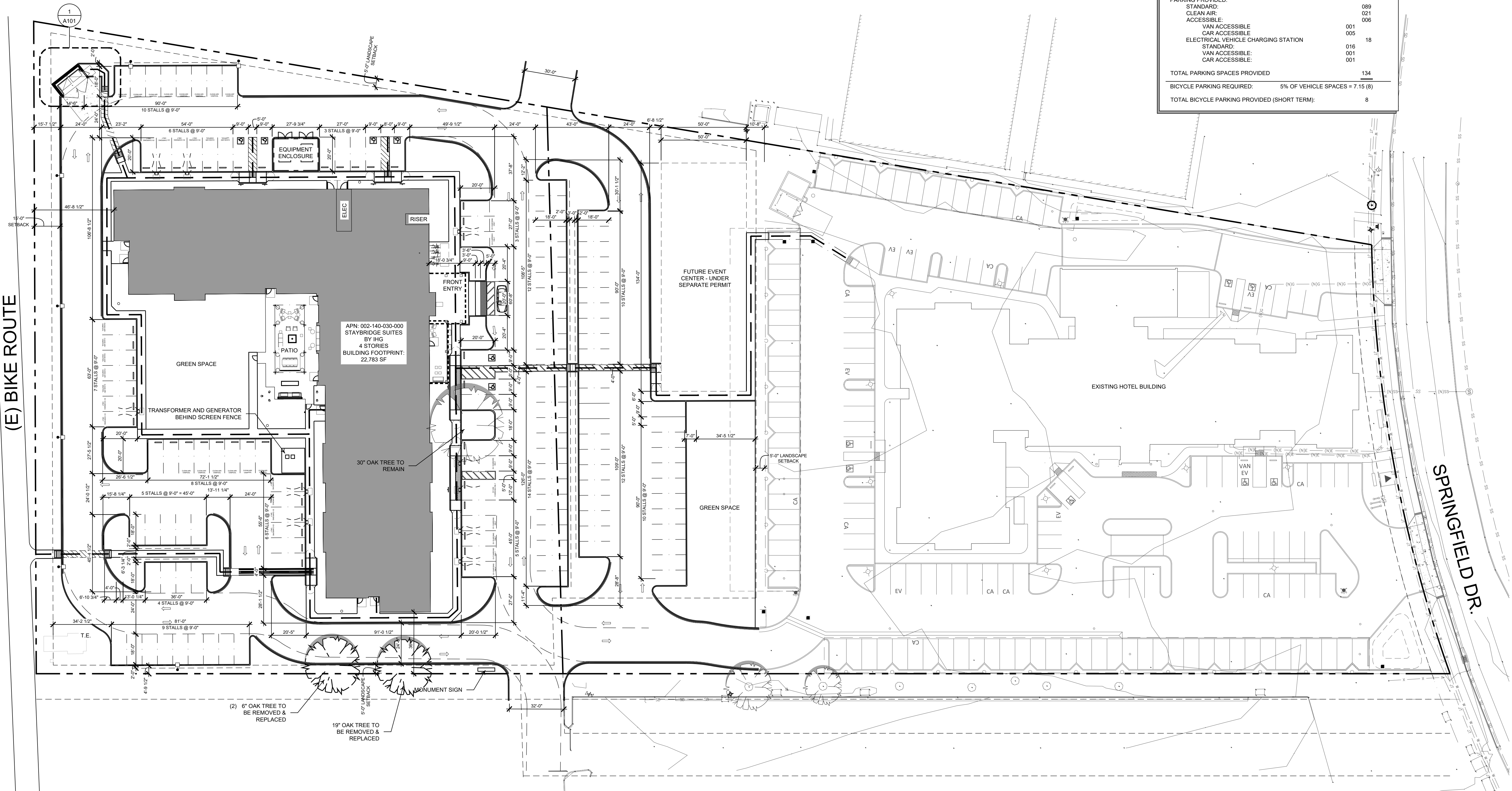


SITE DATA:	
SITE LOCATION:	SPRINGFIELD DR. CHICO, CA 95928
APN:	002-140-030-000
GP:	RC
ZONING:	CR
SITE AREA: 143,986 SF OR 3.31 ACRES	
HOTEL BUILDING FOOTPRINT:	22,783 SF OR 15.8%
FUTURE BUILDING FOOTPRINT:	6,700 SF OR 4.7%
BUILDING AREA:	
1ST FLOOR:	22,751 S.F.
2ND FLOOR:	22,942 S.F.
3RD FLOOR:	22,942 S.F.
4TH FLOOR:	22,583 S.F.
TOTAL BUILDING AREA:	91,218 S.F.
BUILDING HEIGHT: 50'-9 1/2"	
PARKING ANALYSIS:	
PARKING REQUIRED:	
HOTEL: 1 SPACE PER GUESTROOM = 123	
FUTURE BUILDING: NO ADDITIONAL PARKING REQUIRED AS BUILDING WILL ONLY SERVE HOTEL GUESTS	
TOTAL PARKING SPACES REQUIRED:	123
PARKING PROVIDED:	
STANDARD:	089
CLEAN AIR:	021
ACCESSIBLE:	006
VAN ACCESSIBLE:	001
CAR ACCESSIBLE:	005
ELECTRICAL VEHICLE CHARGING STATION:	18
STANDARD:	016
VAN ACCESSIBLE:	001
CAR ACCESSIBLE:	001
TOTAL PARKING SPACES PROVIDED:	134
BICYCLE PARKING REQUIRED: 5% OF VEHICLE SPACES = 7.15 (8)	
TOTAL BICYCLE PARKING PROVIDED (SHORT TERM): 8	

GOLDEN STATE HWY 99

(E) LANDSCAPE

(E) BIKE ROUTE

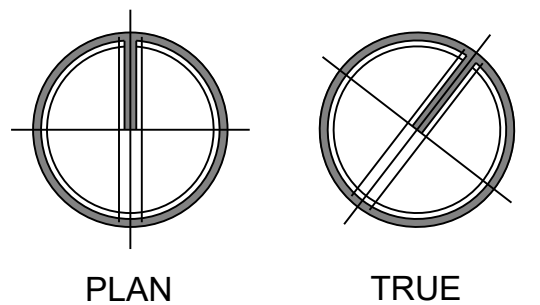


1 OVERALL SITE PLAN  
SCALE: 1" = 30'-0"

# STAYBRIDGE SUITES CHICO

IHG HOTELS AND RESORTS

OVERALL  
SITE PLAN



A100

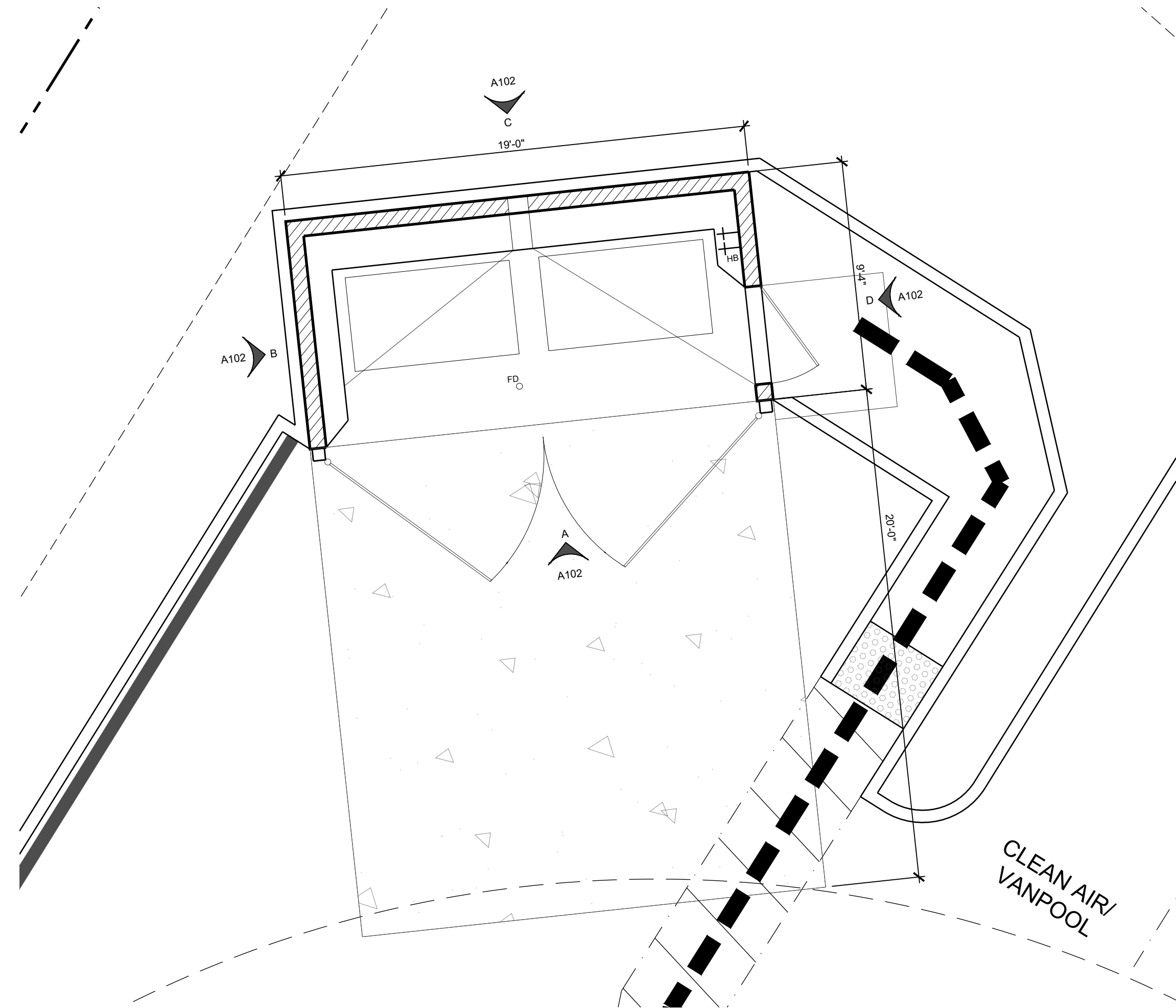
Attachment C

RED INC. ARCHITECTS  
PROJECT NO. 22013  
DATE: 03/20/2022

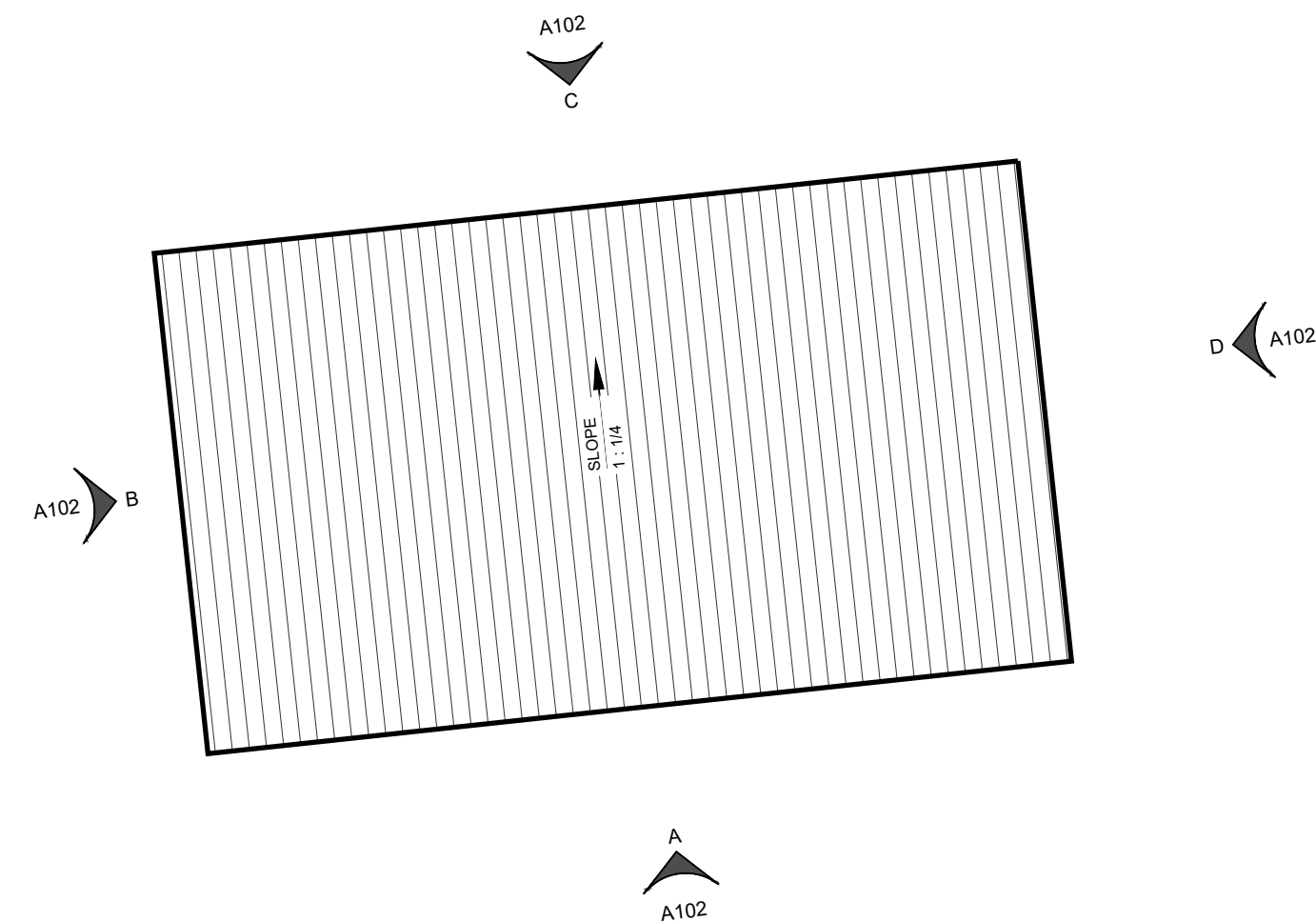


**EXTERIOR FINISH INDEX**

S-1	INTEGRAL COLOR STUCCO: FINE SAND COLOR: SHERWIN WILLIAMS - SW 6251 OUTERSPACE
S-2	INTEGRAL COLOR STUCCO: FINE SAND COLOR: SHERWIN WILLIAMS - SW 7504 KEYSTONE GRAY
S-3	INTEGRAL COLOR STUCCO: FINE SAND COLOR: SHERWIN WILLIAMS - SW 7037 BALANCED BEIGE
S-4	INTEGRAL COLOR STUCCO: FINE SAND COLOR: SHERWIN WILLIAMS - SW 6140 MODERATE WHITE
T-1	PORCELANOSA PORCELAIN TILE: OXFORD, CASTANO, 9"X36", VERTICAL ORIENTATION
ST-1	STONE: CULTURED STONE (DRY STACK), BORAL: SOUTHERN LEDGESTONE STONE: WOLF CREEK
MP-1	METAL WALL PANEL: MBCI, LOKSEAM SNAP-TOGETHER STANDING SEAM, COLOR: MEDIUM BRONZE (STANDARD FINISH)



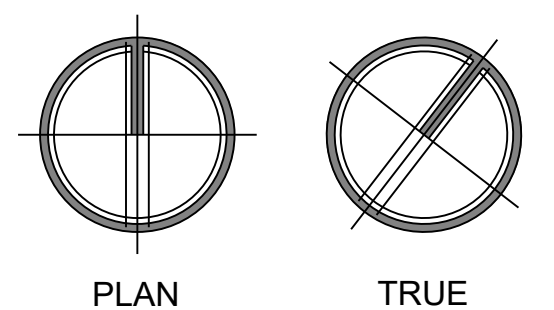
**1** ENLARGED TRASH ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"



**2** ENLARGED TRASH ROOF PLAN  
SCALE: 1/4" = 1'-0"

**STAYBRIDGE SUITES CHICO**  
IHG HOTELS AND RESORTS

RED INC. ARCHITECTS  
PROJECT NO. 22013  
DATE: 03/20/2022



ENLARGED  
TRASH  
ENCLOSURE

**A101**

Attachment C



**EXTERIOR FINISH INDEX**

S-1	INTEGRAL COLOR STUCCO: FINE SAND COLOR: SHERWIN WILLIAMS - SW 6251 OUTERSPACE
S-2	INTEGRAL COLOR STUCCO: FINE SAND COLOR: SHERWIN WILLIAMS - SW 7504 KEYSTONE GRAY
S-3	INTEGRAL COLOR STUCCO: FINE SAND COLOR: SHERWIN WILLIAMS - SW 7037 BALANCED BEIGE
S-4	INTEGRAL COLOR STUCCO: FINE SAND COLOR: SHERWIN WILLIAMS - SW 6140 MODERATE WHITE
T-1	PORCELANOSA PORCELAIN TILE: OXFORD, CASTANO, 9"X36", VERTICAL ORIENTATION
ST-1	STONE: CULTURED STONE (DRY STACK), BORAL: SOUTHERN LEDGESTONE STONE: WOLF CREEK
MP-1	METAL WALL PANEL: MBCI, LOKSEAM SNAP-TOGETHER STANDING SEAM, COLOR: MEDIUM BRONZE (STANDARD FINISH)

**2** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**1** EAST ELEVATION  
SCALE: 1/8" = 1'-0"

# STAYBRIDGE SUITES CHICO

IHG HOTELS AND RESORTS

SHEET NAME  
EXTERIOR  
ELEVATIONS

SHEET NUMBER  
**A500**

Attachment D

RED INC. ARCHITECTS  
PROJECT NO. 22013  
DATE: 03/09/2022



- T.O. TOWER 54'-5"
- T.O. TRUSS 49'-3"
- B.O. TRUSS 46'-3 1/4"
- LEVEL #4 - T.O. PLYWOOD 36'-8"
- LEVEL #3 - T.O. PLYWOOD 25'-10"
- LEVEL #2 - T.O. PLYWOOD 15'-0"
- T.O. CANOPY 14'-0"
- LEVEL #1 - T.O. SLAB 0'-0"

**EXTERIOR FINISH INDEX**

S-1	INTEGRAL COLOR STUCCO: FINE SAND COLOR: SHERWIN WILLIAMS - SW 6251 OUTERSPACE
S-2	INTEGRAL COLOR STUCCO: FINE SAND COLOR: SHERWIN WILLIAMS - SW 7504 KEYSTONE GRAY
S-3	INTEGRAL COLOR STUCCO: FINE SAND COLOR: SHERWIN WILLIAMS - SW 7037 BALANCED BEIGE
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MP-1	METAL WALL PANEL: MBCI, LOKSEAM SNAP-TOGETHER STANDING SEAM, COLOR: MEDIUM BRONZE (STANDARD FINISH)

**2** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



- T.O. TRUSS 49'-3"
- B.O. TRUSS 46'-3 1/4"
- LEVEL #4 - T.O. PLYWOOD 36'-8"
- LEVEL #3 - T.O. PLYWOOD 25'-10"
- LEVEL #2 - T.O. PLYWOOD 15'-0"
- LEVEL #1 - T.O. SLAB 0'-0"

**1** WEST ELEVATION  
SCALE: 1/8" = 1'-0"

# STAYBRIDGE SUITES CHICO

IHG HOTELS AND RESORTS

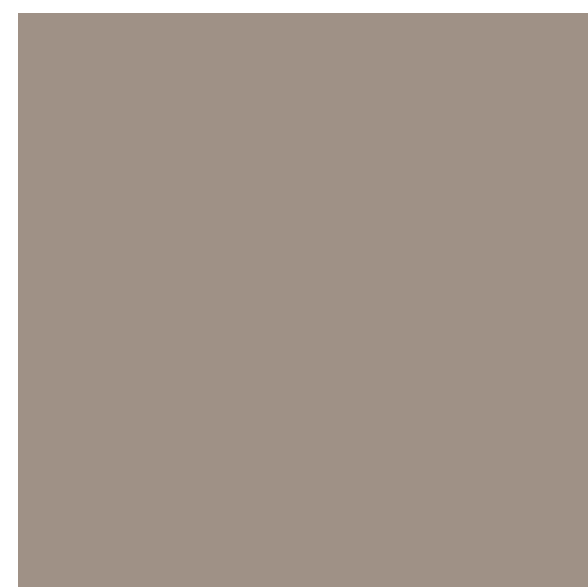
EXTERIOR  
ELEVATIONS

**A501**

Attachment D



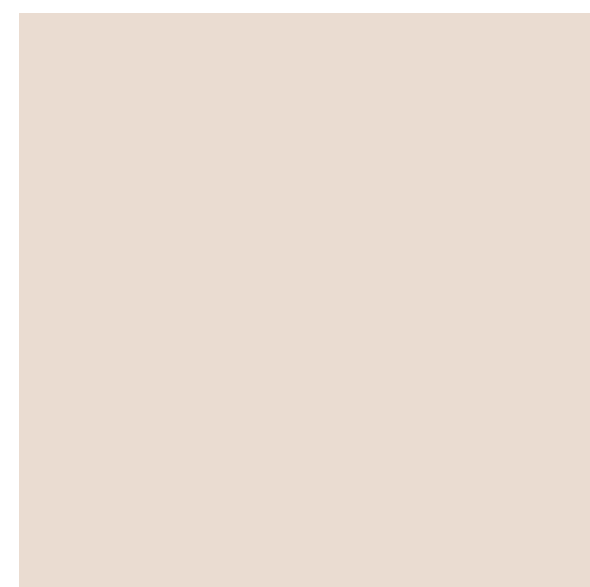
S-1 INTEGRAL COLOR STUCCO: FINE SAND  
COLOR: SHERWIN WILLIAMS - SW 6251  
OUTERSPACE



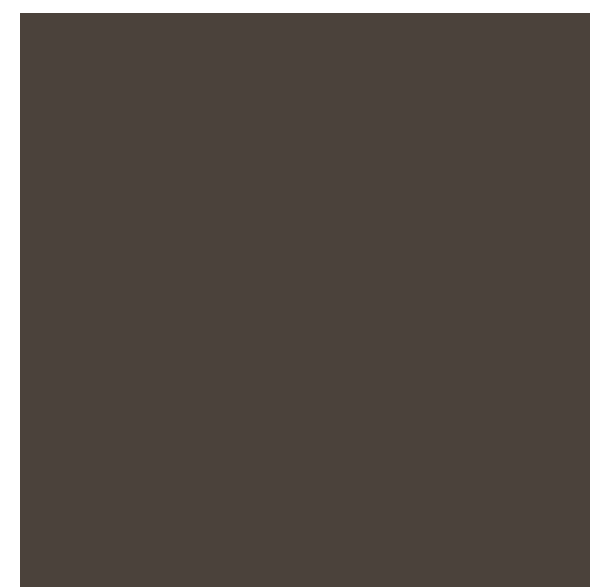
S-2 INTEGRAL COLOR STUCCO: FINE SAND  
COLOR: SHERWIN WILLIAMS - SW 7504  
KEYSTONE GRAY



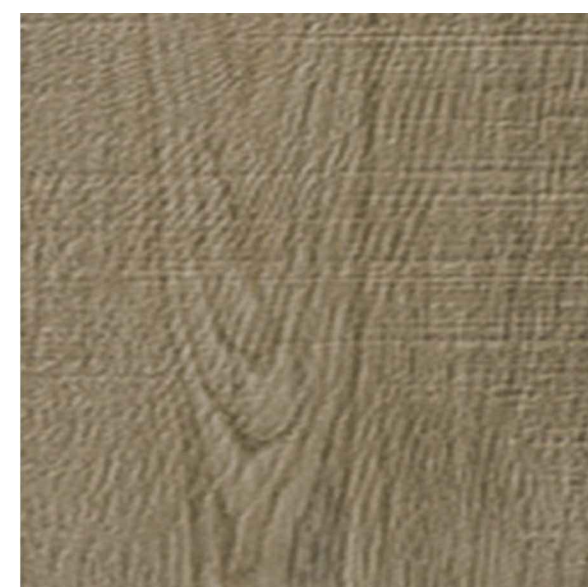
S-3 INTEGRAL COLOR STUCCO: FINE SAND (BODY)  
COLOR: SHERWIN WILLIAMS - SW 7037  
BALANCED BEIGE



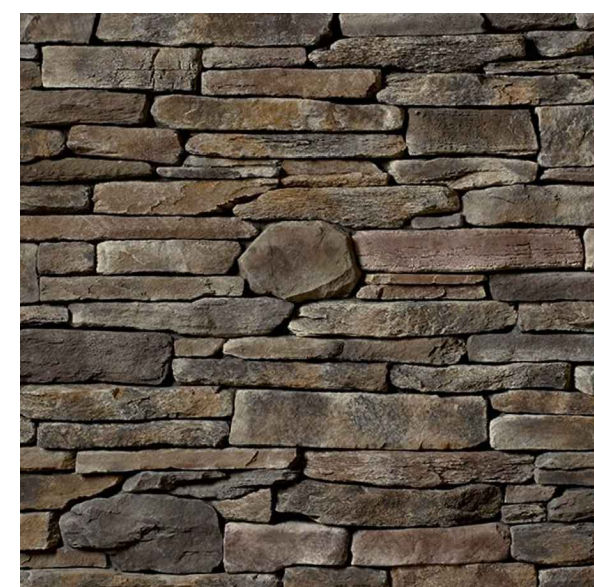
S-4 INTEGRAL COLOR STUCCO: FINE SAND (TRIM)  
COLOR: SHERWIN WILLIAMS - SW 6140  
MODERATE WHITE



MP-1 METAL WALL PANEL: MBCI, LOKSEAM  
SNAP-TOGETHER STANDING SEAM.  
COLOR: MEDIUM BRONZE (STANDARD  
FINISH)



T-1 PORCELANOSA PORCELAIN TILE:  
OXFORD, CASTANO, 9'X36", VERTICAL  
ORIENTATION



ST-1 STONE: CULTURED STONE (DRY  
STACK), BORAL: SOUTHERN  
LEDGESTONE  
COLOR: WOLF CREEK

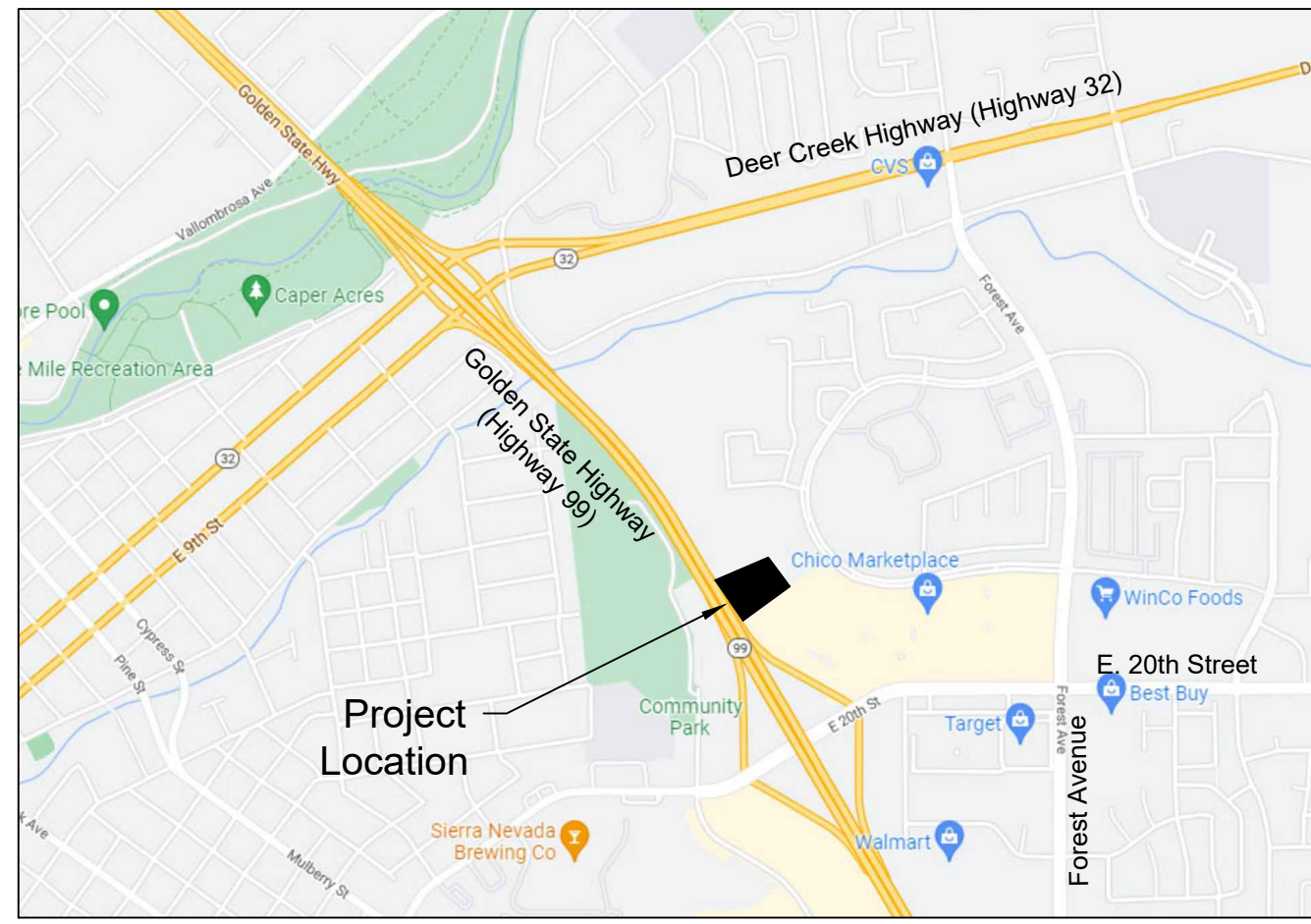
# STAYBRIDGE SUITES CHICO

IHG HOTELS AND RESORTS

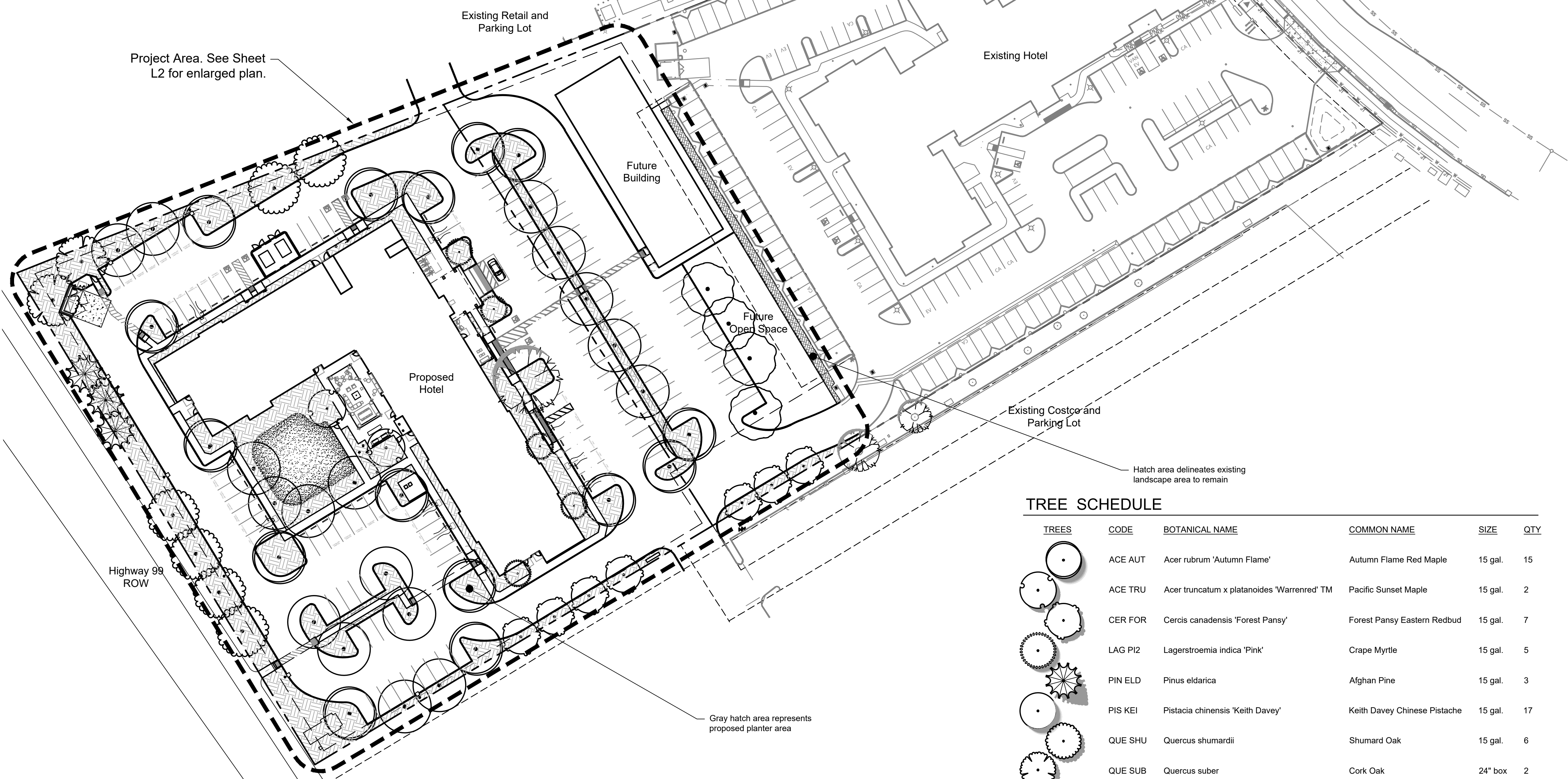
RENDERING AND  
MATERIAL BOARD

**A700**

Attachment E



VICINITY MAP

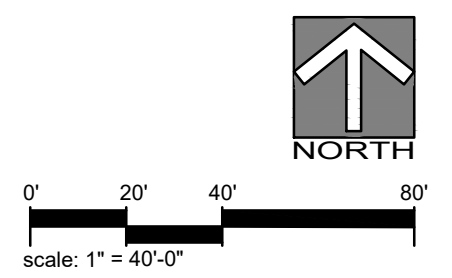


CONCEPT PLANT SCHEDULE

	<b>FUTURE PARKING LOT TREE</b> Parking lot shade tree shown in the anticipated location, for use in demonstrating compliance with minimum parking lot shade requirements. Species to be determined with future improvement plans	4		
	<i>Pistacia chinensis</i> 'Keith Davey' / Keith Davey Chinese Pistache	15 gal.		
	<i>Ulmus parvifolia</i> 'Drake' / Drake Lacebark Elm	15 gal.		
	<b>LARGE HEDGE / BACKGROUND SHRUBS</b> Large shrubs, 6' +, for hedge or massing	57		
	<i>Leucophyllum frutescens</i> 'Green Cloud' TM / Green Cloud Texas Sage	5 gal.		
	<i>Pittosporum tobira</i> 'Variegata' / Variegated Japanese Pittosporum	5 gal.		
	<i>Rhamnus californica</i> 'Eve Case' / California Coffeeberry	5 gal.		
	<i>Xylosma congestum</i> / Shiny Xylosma	5 gal.		
	<b>UPRIGHT EVERGREEN</b> Evergreen with narrow, upright form to accentuate the building facade	18		
	<i>Cupressus sempervirens</i> 'Monshel' TM / Tiny Tower Italian Cypress	15 gal.		
	<i>Juniperus virginiana</i> 'Skyrocket' / Skyrocket Eastern Redcedar	15 gal.		
	<i>Thuja occidentalis</i> 'Smaragd' / Emerald Green Arborvitae	15 gal.		
	<b>VINE</b> Climbing vine at walls to provide screening and deter graffiti	4		
	<i>Ficus pumila</i> / Creeping Fig	5 gal.		
	<i>Parthenocissus tricuspidata</i> / Boston Ivy	5 gal.		
	<b>ACCENT SHRUB</b> Shrub with interesting form, texture or flowers, 30-42" tall.	48		
	<i>Hesperaloe parviflora</i> / Red Yucca	5 gal.		
	<i>Perovskia atriplicifolia</i> / Russian Sage	5 gal.		
	<i>Phormium tenax</i> spp. / New Zealand Flax, med/sm varieties	5 gal.		
	<i>Rosa</i> x 'Noaschnee' TM / Flower Carpet White Groundcover Rose	5 gal.		
	<i>Salvia leucantha</i> / Mexican Bush Sage	5 gal.		
	<b>EVERGREEN HEDGE</b> Small to medium hedge, 30"-42" high, may be informal or formal (sheared) hedge, depending on space and location	204		
	<i>Ligustrum japonicum</i> 'Texanum' / Texanum Privet	5 gal.		
	<i>Olea europaea</i> 'Little Olive' TM / Little Olive Olive	5 gal.		
	<i>Rhaphiolepis umbellata</i> 'Minor' / Yedda Hawthorn	5 gal.		
	<b>INFILL SHRUB</b> Evergreen shrub, 30-42" high, for mid ground and mass planting.	107		
	<i>Callistemon viminalis</i> 'Little John' / Little John Weeping Bottlebrush	5 gal.		
	<i>Cistus</i> x <i>purpureus</i> / Orchid Rockrose	5 gal.		
	<i>Diets iridioides</i> / Fortnight Lily	5 gal.		
	<i>Nandina domestica</i> 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo	5 gal.		
	<i>Pittosporum tobira</i> 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum	5 gal.		
	<i>Rhaphiolepis indica</i> / Indian Hawthorn	5 gal.		
	<b>SMALL ACCENT SHRUBS</b> Small shrub with interesting texture or flowers, for mass planting and borders at high visibility locations and entries	217		
	<i>Dianella revoluta</i> 'DR5000' TM / Little Rev Flax Lily	1 gal.		
	<i>Dianella revoluta</i> 'Variegated' / Variegated Flax Lily	1 gal.		
	<i>Liriope muscari</i> 'Majestic' / Majestic Lilyturf	1 gal.		
	<i>Liriope muscari</i> 'Silvery Sunproof' / Silvery Sunproof Lilyturf	1 gal.		
	<i>Salvia microphylla</i> / Graham Sage	1 gal.		
	<i>Zauschneria californica</i> / California Fuchsia	1 gal.		
	<b>ORNAMENTAL GRASS</b>	1,478 sf		
	<i>Bouteloua gracilis</i> / Blue Grama Grass	683	1 gal.	18" oc
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster' / Feather Reed Grass	126	5 gal.	42" oc
	<i>Carex tumulicola</i> / Foothill Sedge	384	1 gal.	24" oc
	<i>Chondropetalum tectorum</i> / Cape Rush	171	5 gal.	36" oc
	<i>Muhlenbergia capillaris</i> / Pink Muhly Grass	62	5 gal.	60" oc
	<i>Muhlenbergia dubia</i> / Pine Muhly	171	1 gal.	36" oc
	<i>Muhlenbergia rigens</i> / Deer Grass	62	5 gal.	60" oc
	<b>SPREADING GROUND COVER</b> Low ground cover, 6"-24", for mass planting	6,264 sf		
	<i>Arctostaphylos</i> x 'Emerald Carpet' / Emerald Carpet Manzanita	724	1 gal.	36" oc
	<i>Baccharis pilularis</i> 'Twin Peaks#2' / Twin Peaks #2 Coyote Brush	261	1 gal.	60" oc
	<i>Coprosma petriei</i> 'Verde Vista' / Verde Vista Mirror Plant	532	1 gal.	42" oc
	<i>Cotoneaster dammeri</i> 'Lowfast' / Lowfast Bearberry Cotoneaster	261	1 gal.	60" oc
	<i>Juniperus horizontalis</i> 'Blue Chip' / Blue Chip Juniper	407	1 gal.	48" oc
	<i>Myoporum parvifolium</i> 'Prostratum' / Prostrate Trailing Myoporum	261	1 gal.	60" oc
	<b>ACCENT GROUND COVER</b> Low planting, 6"-30", with interesting form, texture or flowers.	5,369 sf		
	<i>Hemerocallis</i> spp. / Daylily species	620	1 gal.	36" oc
	<i>Lomandra longifolia</i> 'Breeze' TM / Breeze Mat Rush	620	1 gal.	36" oc
	<i>Trachelospermum jasminoides</i> / Chinese Star Jasmine	349	1 gal.	48" oc
	<i>Verbena</i> x <i>hybrida</i> / Verbena	893	1 gal.	30" oc
	<b>LAWN</b> Natural turf area for guest use - passive recreation and gathering.	2,781 sf		
	Turf Sod Bolero Plus / Fescue blend	---		
	<b>HYDROSEEDING - FUTURE LANDSCAPE AREA</b> Future landscape area, hydroseeded area for soil stabilization	15,088 sf		
	Turf Hydroseed / Drought Tolerant Fescue Blend	seed		
	<b>COBBLE</b> Rounded river cobble, 4"-8"	326 sf		
	Rounded cobble, gray blend / Local source			6" min. depth

TREE SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE AUT	<i>Acer rubrum</i> 'Autumn Flame'	Autumn Flame Red Maple	15 gal.	15
	ACE TRU	<i>Acer truncatum</i> x <i>platanooides</i> 'Warrenred' TM	Pacific Sunset Maple	15 gal.	2
	CER FOR	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Eastern Redbud	15 gal.	7
	LAG PI2	<i>Lagerstroemia indica</i> 'Pink'	Crape Myrtle	15 gal.	5
	PIN ELD	<i>Pinus eldarica</i>	Afghan Pine	15 gal.	3
	PIS KEI	<i>Pistacia chinensis</i> 'Keith Davey'	Keith Davey Chinese Pistache	15 gal.	17
	QUE SHU	<i>Quercus shumardii</i>	Shumard Oak	15 gal.	6
	QUE SUB	<i>Quercus suber</i>	Cork Oak	24" box	2



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Preliminary Landscape Plan - Sheet L1

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**WELO COMPLIANCE**

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO).

**IRRIGATION DESIGN**  
The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

**PLANTING DESIGN**  
The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS.

**LANDSCAPE AREA CALCULATIONS**

Total Site Area:	143,986 sf.
Total Landscape Area:	44,274 sf.
Proposed Landscape Area:	29,186 sf.
Future Area - Hydroseeding:	15,088 sf.
Percentage of Total Site as Landscape:	31 %

**PRELIMINARY WELO CALCULATIONS**

The calculations provided below are an initial estimate of water usage for the planting and irrigation design being proposed with this plan. Hydrozones are approximated and may change with the final design, but the overall intent will remain and compliance with WELO will be achieved.

City (ETo): Chico (51.6)

Plant Type	Water Use (per WUCOLS)	Type of Irrigation (IE)	Plant Factor	Hydrozone Area (sf)	ETWU (gal.)
Shrubs	Moderate	Drip (0.81)	0.5	7,587 sf	149,829
Shrubs	Low	Drip (0.81)	0.3	18,818 sf	222,972
SLA				2,781 sf	88,970
				<b>Total:</b>	<b>461,771</b>

Estimated Total Water Use (ETWU): 461,771 gal.

Maximum Applied Water Allowance (MAWA): 469,107 gal.

Estimated Average ETAF: 0.44

Maximum Allowable ETAF: 0.45

**PARKING LOT SHADE CALCULATIONS**

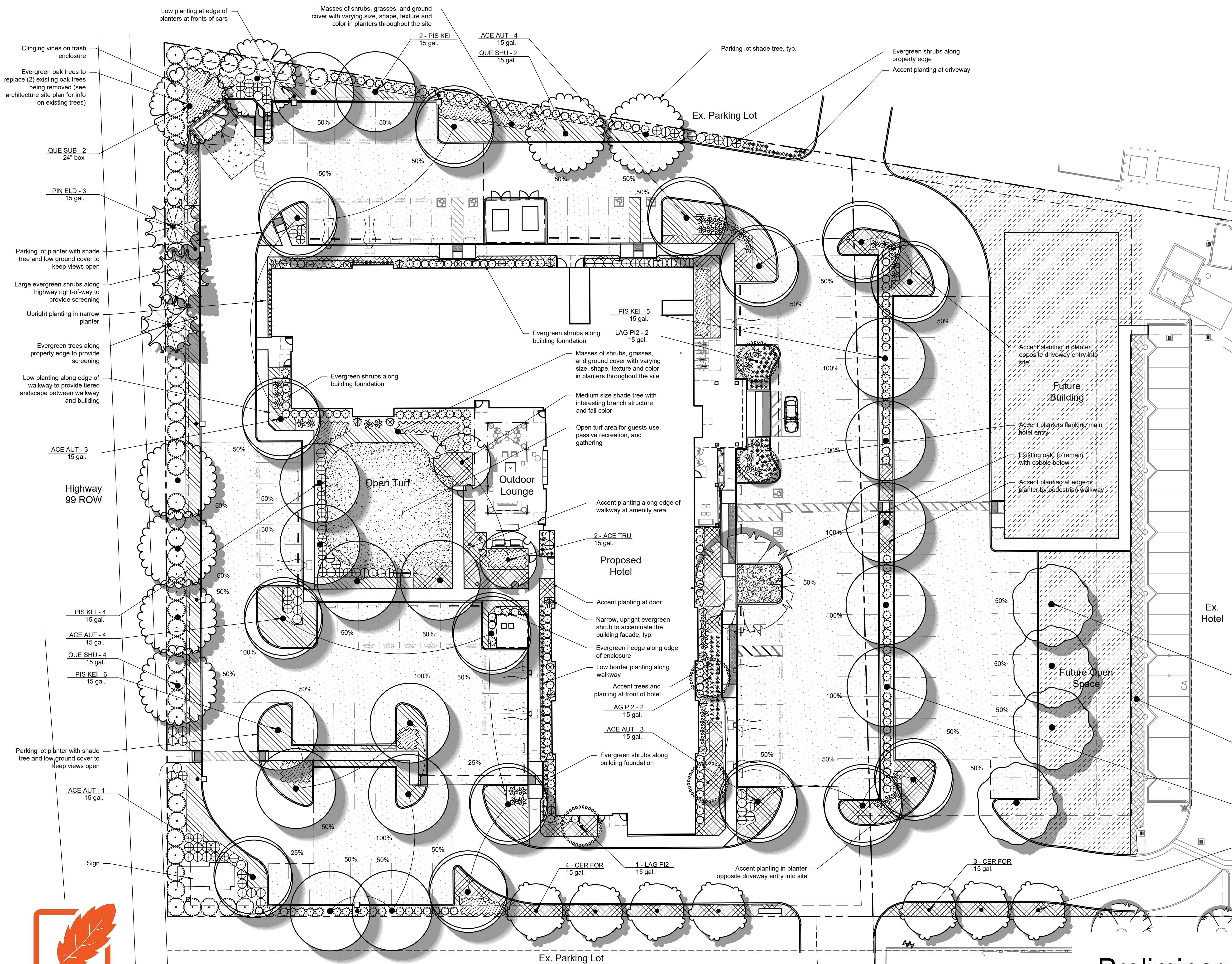
Shade area on plans is identified with the hatch symbol shown here and conforms to the municipalities guidelines. Tree diameters per species based on published City documentation or the Sunset Western Garden Book.

Tree Type	Area at 100%	Quantity				Subtotal (sf)
		100%	75%	50%	25%	
35' diameter						
Acer rubrum 'Autumn Flame'	962 sf	962 (1)	0	5,772 (12)	482 (2)	7,216
Pistacia chinensis 'Keith Davey'	962 sf	6,734 (7)	0	4,810 (10)	0	11,544
Quercus shumardii	962 sf	0	0	2,886 (6)	0	2,886
Future Parking Lot Shade Tree	962 sf	0	0	1,924 (4)	0	1,924
40' diameter						
Existing oak, to remain	1,256 sf	0	0	628 (1)	0	628

Total shade provided: 24,198 sf

Parking area: 48,295 sf

Percentage of shade provided (min. 50% req'd): 50 %



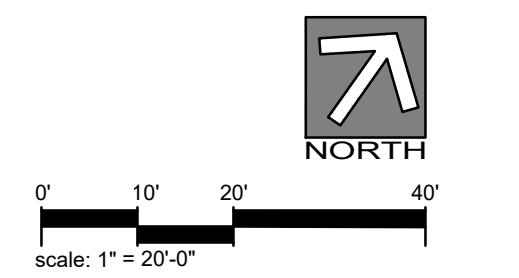
Existing landscape, to remain

These trees in future open space are shown to demonstrate compliance with the City's minimum parking lot shade requirement. These trees will be installed as part of the future development of this area

Hatch area represents existing landscape to remain

Parking lot shade trees with hedges below to screen fronts of cars

Row of flowering accent trees along edge of driveway entry



**Preliminary Landscape Plan - Sheet L2**



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