



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 8/2/2023

DATE: July 20, 2023

File: AR 23-04

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 23-04 (Wall Street South Townhomes); 254 & 266 Humboldt
Avenue, APNs 004-426-008 & 004-426-007

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 23-04 (Wall Street South Townhomes), subject to the recommended conditions.

BACKGROUND

The proposed project site is located on a 0.18-acre parcel on the north side of Humboldt Avenue between Wall Street and Flume Street (see **Attachment A**, Location Map). The site is designated Residential Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned RMU-L-COS (Residential Mixed Use with Landmark and Corridor Opportunity Site overlays). Surrounding land uses include multi-family residential to the east, and retail to the south, north and west. Although the project site is still mapped and identified as separate parcels, a merger was recorded in 2022, combining the two parcels.

The applicant proposes to construct two multi-family residential fourplex apartment buildings containing a total of 8 units (see **Attachment B**, Site Plan). The proposed two-story buildings would each be 29 feet in height, with a footprint of 2,346 square feet. The proposed buildings would be situated facing Wall Street and Humboldt Avenue with the parking area hidden behind. The site contains two existing single-family homes, both of which would be removed to accommodate the project. The site is located in the Landmark Overlay district which intends to identify landmarks and historic sites. Both single family homes proposed for removal are not considered historically significant and are not listed on the City of Chico Historic Resources Inventory.

The proposed fourplexes would be identical in size and style. One building would front along Wall Street with the other along Humboldt Avenue, both screening the parking area from street view. All units would be two-bedrooms in size and provide an outdoor rear patio space (see **Attachment C**, Project Description). The proposed buildings would be craftsman inspired in design, taking inspiration from neighboring homes (see **Attachment D**, Elevations). The main body of the building would be white batten board (SW Alabaster) with accents of amber (SW Decorous Amber) front doors, porches and wood accents (see **Attachment E**, Colors and

Materials).

The parking area would take access from Wall Street with a narrow driveway leading to the parking lot. A six-foot high, capped wood fence would encircle most of the site, buffering the multifamily project from separate land uses primarily to the north of the site. The site is located within the Downtown In-Lieu Parking Benefit Area and is required to provide one space per unit (CMC 19.70.040.G) The parking area provides a total of eight parking, one for each unit. Two guest bicycle parking spaces are provided in the parking area, while the remaining spaces are provided in each patio area of the units.

Landscaping would cover 38% of the total site area, mainly concentrating in front of the fourplexes and along the edges of the site. The project would also meet the shade requirement for parking with 72% shade coverage at full tree maturity. A total of 17 trees are proposed for removal from the site (see **Attachment F**, Tree Removal Plan). The majority of trees proposed for removal are fruit trees and do not qualify for mitigation. Only a loquat tree meets the threshold of significance for mitigation standards. All other trees not marked on the tree removal plan shall remain and meet **Condition #4** once construction commences. Nine trees are proposed to be planted on site including Chinese pistache, deodar cedar, Indian hawthorn, and hackberry (see **Attachment G**, Landscape Plan).

DISCUSSION

The project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) and providing an adequate supply of rental housing to meet a wide range of renters and future need throughout the city (H.3, H3.2, H3.4, and H.3.4.1). The proposed development also increases the residential density of the lot, increasing the number of residential units within the Downtown area (DT 4.2.1)

The project utilizes similar materials to enhance and compliment the surrounding residential neighborhood The craftsman inspired design of the fourplexes can be found in adjacent residential neighborhoods (DG 1.2.21, 22). Placing the buildings along the street frontage of the lot blocks street view of the parking field (DG 4.1.12). Overall design of the building situates bedroom and living room windows towards the road, providing “eyes on the street” enhancing the security of the neighborhood and businesses in proximity (DG 4.1.24, DT-3.4). Mechanical units are screen by four-foot fences and landscaping (DG 3.1.35)

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

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan

designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

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

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

The proposed use is consistent with the Residential Mixed-Use designation and Corridor Opportunity Site overlay. The site makes use of a relatively small lot and creates a higher density than currently exists. The proposal is consistent with several General Plan Policies such as those that encourage infill development (LU-4.2, LU-4.4, and CD-5) and encourage neighborhood compatibility (LU-4.3). The project increases residential density of the site, increasing the total number of units available in the Downtown area (DT 4.2.1).

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

The project is consistent with the City's adopted Design Guidelines (DGs) for residential use. The building and scale would be compatible with the surrounding neighborhood and businesses that are characterized by both single story and two-story single family and multifamily development. The proposed design of the fourplexes have a craftsman style design that compliments and is like surrounding homes (DG 1.2.21 and 1.2.22). Placement of the parking lot behind the proposed building would minimize the view of vehicles from the street (DG 4.1.12).

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

The design, material selection, and color pallet of the proposed buildings are visually compatible with the surrounding uses and complement the neighborhood. Design of the building takes inspiration of craftsman homes in the surrounding neighborhood to match the scale and style. Mechanical units are located behind individual fences to screen them from public views. Lighting is integrated and shielding downward to prevent light spillage onto abutting properties.

4. *The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

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

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

The proposed landscaping would soften the buffer from the sidewalk to the front of the buildings and create a buffer between the parking area and nearby residential uses. Shade requirements would be met with a variety of tree plantings. Trees and plant species have been thoughtful and appropriated selected for their locations and a variety of plant types will provide texture, color, and coverage to the overall project.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 23-04 (Wall Street South Townhomes). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The permittee is responsible for contacting these offices to verify the need for permits.
3. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. 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.
5. Prior to issuance of Certificate of Occupancy Planning staff shall verify bicycle parking meets standards listed in CMC 19.70.080.
 6. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

PUBLIC CONTACT

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

ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Project Description
- D. Elevations
- E. Colors and Materials
- F. Tree Removal Plan
- G. Landscape Plan

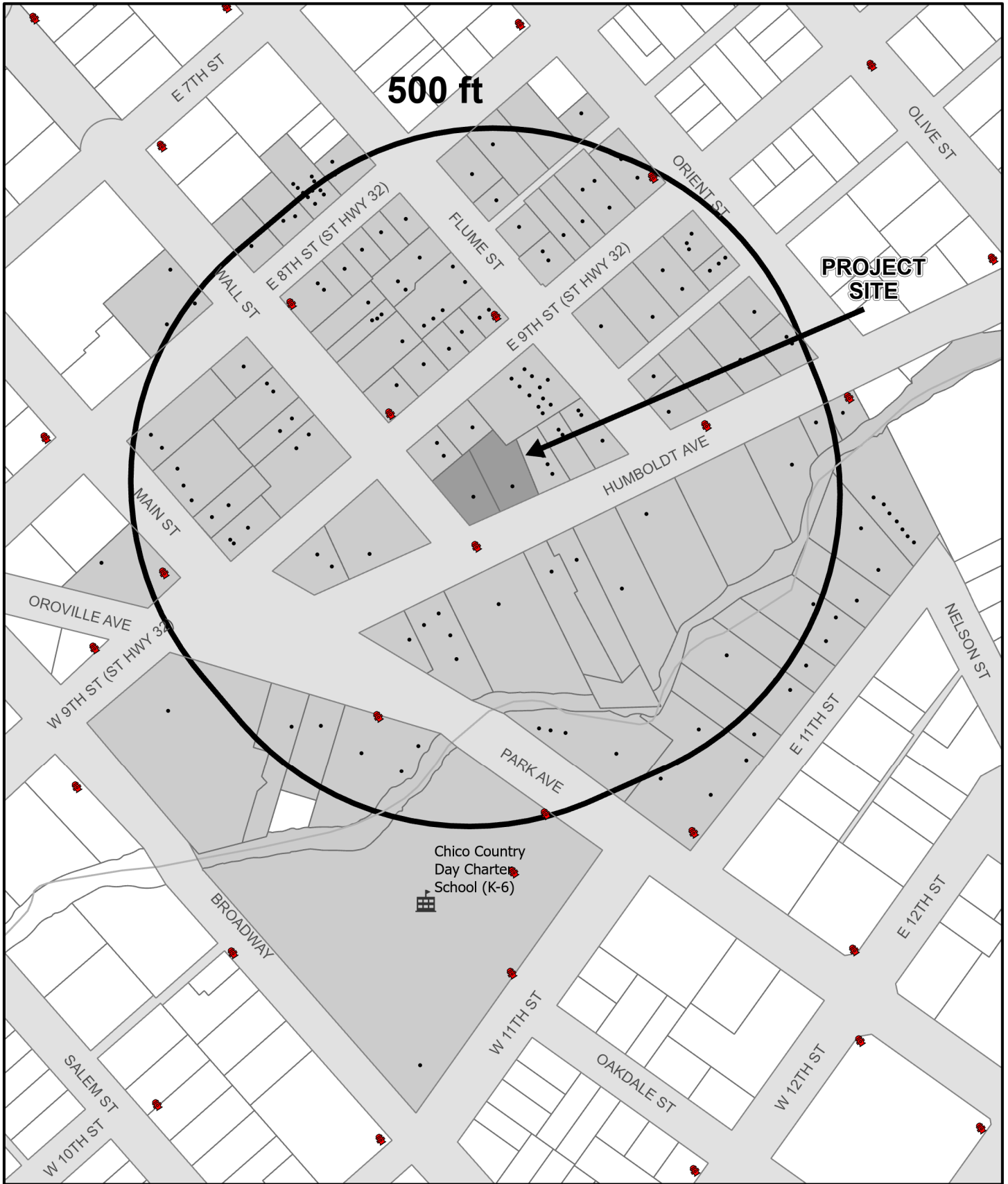
DISTRIBUTION

Internal





Mike Sawley, Principal Planner
Madison Driscoll, Assistant Planner
File: AR 23-04

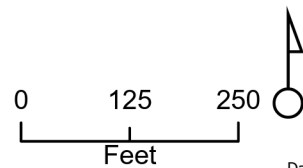
External

Emily Ostrovskiy, 383 Rio Lindo Avenue, Chico, CA 95926, Email: chicoemily2@gmail.com



AR 23-04 (Wall Street South Townhomes)
 254 & 266 Humboldt Avenue
 APNs 004-426-008 & 004-426-007

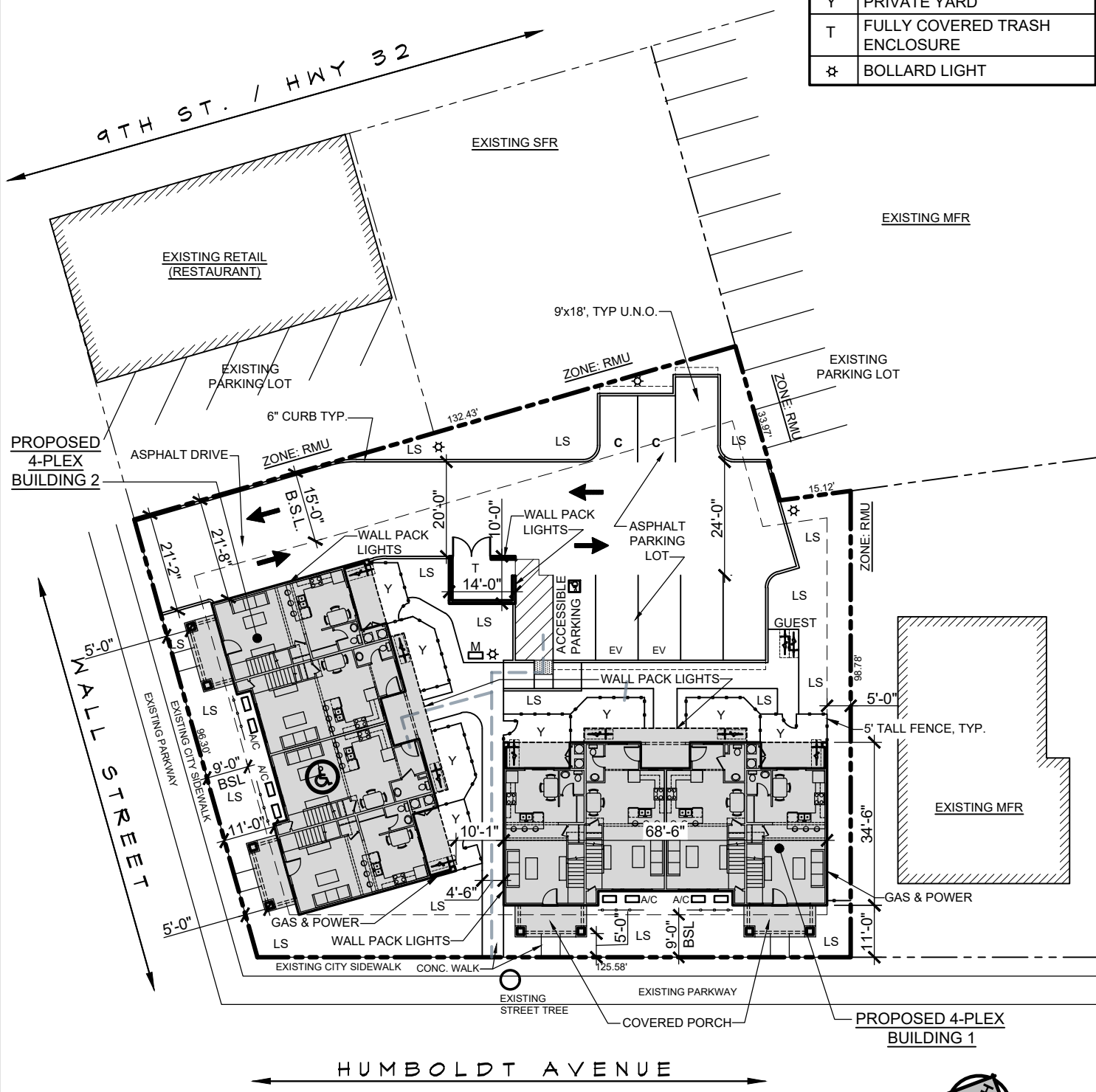
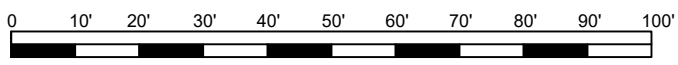
-  Fire Hydrants
-  School
-  Noticed Parcel
-  Noticed Address



Date Saved: 7/17/2023

Attachment A

LEGEND	
LS	LANDSCAPED AREA
MFR	MULTI FAMILY RESIDENCE
C	COMPACT PARKING SPACE
---	ACCESSIBLE ROUTE
M	CLUSTER MAILBOX
	BICYCLE PARKING
Y	PRIVATE YARD
T	FULLY COVERED TRASH ENCLOSURE
	BOLLARD LIGHT



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

WALL ST. SOUTH TOWNHOMES
 FOR: STEFANIE OLSON
 AT: HUMBOLDT AVE. & WALL ST- CHICO, CA
 APN:

SITE PLAN
 1" = 30'-0"



SHEET
1
 of ONE

Attachment B

WALL STREET SOUTH TOWNHOMES

- PROJECT DESCRIPTION -

This project is an eight-unit townhome style apartment complex on an RMU zoned parcel with -COS & -L overlays. The parcel is located on the corner of Humboldt Ave. & Wall Street at a transition point between downtown commercial properties across both adjacent streets to the South and East, (Dutch Bros, Lulus offices, Café Coda, La Cocina Restaurant) and low to medium density residential properties to the North and West.

Each unit is 2-stories with entry access provided on the parking lot side through private yard spaces. Half of the units also have street front entries with covered and elevated front porches in order to enhance the relationship of the buildings to the public right of ways and add an inviting, pedestrian-level scale to the entrances. (DG 4.2.14). By locating only half of the unit entries at the street front the units appear to be of a similar scale and style to the neighboring homes.

The architecture of the two 4-plex buildings compliments the residential and craftsman styles that are present in the adjacent residential neighborhoods. (DG 1.2.21,22) The exterior design of the buildings includes a pleasing variety of textures, massing, and materials including lap siding, board and batten siding, and natural wood accents incorporated into the building elevations as well as the private yard enclosures. (DG 4.2.31,41) The predominant color scheme of the proposed buildings compliments those used in the surrounding area, and adds pleasing variety and interest to the overall streetscape.

The building design includes generous bedroom and living area windows, providing “eyes on the street” as well as on the neighboring businesses & parking lots which will increase the overall security of the neighborhood. (DG 4.1.24)

Some of the private yards and parking area are visible from the public streets, but are obscured enough by the buildings, fences, and landscaping to lend a feeling of comfort and security to the residents who will use the spaces.

This site is located in the city’s in lieu parking benefit area and so is only required to provide 1 parking space for each dwelling unit. This project incorporates an eight-space parking lot on site located behind the two 4-plex buildings (DG 4.1.52) Mechanical units are located behind 4’ fences and landscaping to screen them from street view. (DG 3.1.35)

WALL STREET SOUTH TOWNHOMES

4-PLEX



STREET FRONT ELEVATION



SIDE ELEVATIONS

PARKING LOT ELEVATION

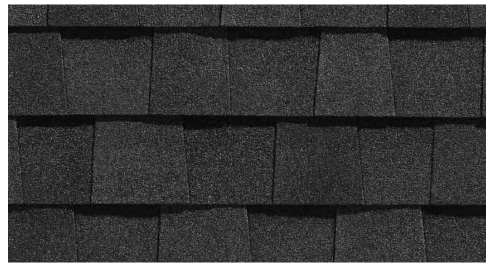
WALL STREET SOUTH

TOWNHOMES

FRONT DOORS -
SW 'Decorous Amber'



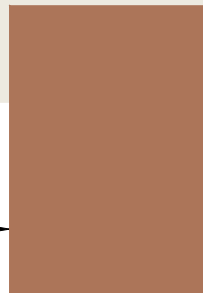
ROOFING -
LANDMARK 'Moire Black'



BODY 1- SW
'Alabaster' →



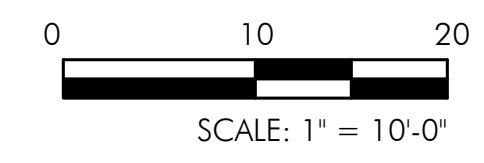
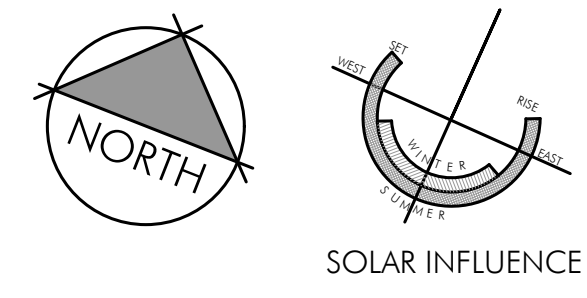
ACCENTS -
SW 'Decorous
Amber' & similar
natural wood →





TREE PROTECTION NOTES

- PRIOR TO ANY GROUND DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING, SCRAPING, OR GRADING, THE SUPERVISING CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION (PRE-GROUND DISTURBANCE) SITE MEETING WITH THE LANDSCAPE ARCHITECT, CITY OF CHICO URBAN FORESTER, AND THE SUPERVISING CONTRACTOR. THE PURPOSE OF THE PRE-CONSTRUCTION SITE MEETING IS TO VERIFY THAT TREE PROTECTION FENCING IS IN PLACE AND TO INSURE THAT ALL PARTIES ARE FAMILIAR WITH THE NATURE OF THE WORK INVOLVED.
- PRIOR TO ANY GROUND DISTURBING ACTIVITIES, AND PRIOR TO THE SUPERVISING CONTRACTORS MAKING THE ARRANGEMENTS FOR THE PRE-CONSTRUCTION SITE MEETING, A TEMPORARY CONSTRUCTION FENCE SHALL BE INSTALLED AS INDICATED ON PLANS. THE FENCE SHALL BE 4' MINIMUM HEIGHT, ORANGE POLYETHYLENE FENCING AS MANUFACTURED BY GEOTENAX CORP. (800-356-8495), OR EQUAL. INSTALL WITH METAL T STAKES (TO EXTEND TO 4 FOOT MINIMUM HEIGHT ABOVE FINISH GRADE). FENCING SHALL BE SUBSTANTIAL ENOUGH TO RESTRICT ACTIVITY TO OUTSIDE THE AREA AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR OTHER CONSTRUCTION ACTIVITY. DURING CONSTRUCTION, MAINTENANCE SHALL BE PERFORMED SO THAT THE FENCE REMAINS IN GOOD REPAIR. REMOVAL OF THE FENCE SHALL ONLY OCCUR TO ALLOW REQUIRED CONSTRUCTION WITHIN THE AREA OR TO COMPLETE SITE LANDSCAPING. MINIMIZE DAMAGE TO TREE LIMBS, CROWN, CANOPY, AND TRUNK OF TREES TO REMAIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT THE TREE FROM EXCESS FILL AND/OR THE REMOVAL OF EXCESS SOIL FROM THE TREE ROOT ZONE. THE TREE ROOT ZONE IS A PROJECTED RADIUS ON THE GROUND FORMED BY THE OUTERMOST EDGE OF THE TREE CANOPY.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO MINIMIZE COMPACTION OF THE SOIL WITHIN THE TREE ROOT ZONES OF ALL TREES TO REMAIN.
- WHEN EXISTING TREE ROOTS ARE ENCOUNTERED DURING THE COURSE OF TRENCHING, THE CONTRACTOR SHALL PREVENT THE TREE ROOTS FROM DESICCATION (DRYING OUT), BY APPLICATION OF A SEALING AGENT AND BY MINIMIZING THE AMOUNT OF TIME THAT TREE ROOTS ARE EXPOSED. TREE ROOTS SHALL ONLY BE EXPOSED WHEN TEMPERATURES ARE ANTICIPATED TO BE ABOVE FORTY DEGREES FAHRENHEIT AND BELOW 90 DEGREES FAHRENHEIT AND SHALL NOT REMAIN EXPOSED LONGER THAN 12 HOURS. IN THE EVENT THAT TRENCHES WITHIN TREE ROOT ZONES CANNOT BE BACKFILLED WITHIN 12 HOURS, THE CONTRACTOR SHALL COVER EXPOSED ROOTS WITH BURLAP AND MAINTAIN MOISTURE BY APPLICATION OF WATER TO MOISTEN BURLAP UNTIL TRENCHES CAN BE BACKFILLED.
- UNDERGROUND FACILITIES AND TRENCHES (e.g. UTILITY SERVICES, SANITARY SEWER, OR STORM DRAINAGE LINES) SHALL BE CONSOLIDATED, TO THE EXTENT FEASIBLE, AND LOCATED TO MINIMIZE IMPACTS UPON TREE ROOT SYSTEMS. ANY TRENCHING OR UNDERGROUND WORK SHOULD BE LOCATED OUTSIDE OF THE TREE DRIFLINE TO THE FULLEST EXTENT FEASIBLE. ANY TRENCHING REQUIRED WITHIN THE TREE DRIFLINE SHALL BE AS FAR FROM THE TREE TRUNK AS POSSIBLE AND SHALL BE EXCAVATED BY HAND OR AIR SPADE[®] OR PNEUMATIC EXCAVATOR TO MINIMIZE IMPACT ON ROOTS.
- ROOTS 3/4 IN. OR GREATER IN SIZE ENCOUNTERED DURING TRENCHING SHALL BE CLEANLY HAND PRUNED AND TREATED WITH A SEALING AGENT TO REDUCE LOSS OF MOISTURE TO THE TREE. ROOTS GREATER THAN 1-1/2 IN. SHALL BE PRESERVED AND PROTECTED. CARE SHALL BE TAKEN TO MINIMIZE ABRASIONS TO ROOT BARK.
- CONSTRUCTION VEHICLES, EQUIPMENT, OR MATERIALS (INCLUDING, BUT NOT LIMITED TO JOB SHACKS, PORTABLE TOILETS, AND CLEANOUT FACILITIES) SHALL NOT BE PARKED OR STORED WITHIN THE FENCED AREA. NO STAGING OR STORAGE AREA FOR CONSTRUCTION SHALL BE LOCATED CLOSER THAN 20 FEET TO THE DRIFLINE OF ANY TREE TO BE PROTECTED.
- ALL CONSTRUCTION WASTES, INCLUDING BUT NOT LIMITED TO BUILDING MATERIAL DEBRIS, ROOFING MATERIALS, CLEANING OF CEMENT TRUCKS, CHEMICALS/ADHESIVES/SOLVENTS, ETC., SHALL BE STORED OR DISPOSED OF NO CLOSER THAN 20 FEET FROM ANY TREE DRIFLINE.
- EXISTING TREES TO BE RETAINED AND PROTECTED AS INDICATED ON THE DEMOLITION AND/OR CONSTRUCTION PLANS.



TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
1	VALLEY OAK	20"	TO REMAIN	NO	MOSTLY LOCATED ON NEIGHBORING PROPERTY
2	AILANTHUS	MANY 3"-4"	REMOVE	NO	EXCLUDED SPECIES (INVASIVE EXOTIC)
3	ORANGE	6"	REMOVE	NO	EXCLUDED SPECIES
4	ORANGE	6"	REMOVE	NO	EXCLUDED SPECIES
5	CRAPE MYRTLE	5"	REMOVE	NO	UNDER CALIPER
6	CHINESE PISTACHE	31"	TO REMAIN	NO	CITY STREET TREE
7	DATE PALM	24"	REMOVE	NO	NOT TECHNICALLY A TREE, PER URBAN FORESTER EMAIL DATED 10-11-22
8	WINDMILL PALM	5"	REMOVE	NO	UNDER CALIPER
9	AILANTHUS	12"	REMOVE	NO	EXCLUDED SPECIES (INVASIVE EXOTIC)
10	GOLDENRAIN TREE	8"	REMOVE	NO	--
11	AILANTHUS	10"	REMOVE	NO	EXCLUDED SPECIES (INVASIVE EXOTIC)
12	AILANTHUS	MANY 3"-4"	REMOVE	NO	EXCLUDED SPECIES (INVASIVE EXOTIC)
13	ORANGE	9"	REMOVE	NO	EXCLUDED SPECIES
14	LOQUAT	6", 6', 3"	REMOVE	YES	48" AGGREGATE CIRCUMFERENCE
15	PECAN	14"	REMOVE	NO	EXCLUDED SPECIES
16	ORANGE	10", 9"	REMOVE	NO	EXCLUDED SPECIES
17	ORANGE	9", 8", 7"	REMOVE	NO	EXCLUDED SPECIES
18	ORANGE	8"	REMOVE	NO	EXCLUDED SPECIES
19	ORANGE	13"	REMOVE	NO	EXCLUDED SPECIES
20	PISTACHE	4"	TO REMAIN	NO	CITY STREET TREE

TOTAL DBH OF QUALIFYING TREES REMOVED 15" 3 REPLACEMENT TREES OR IN-LIEU FEES AMOUNTING TO \$1,854 IS REQUIRED (\$618/ 6" OF DBH REMOVED).

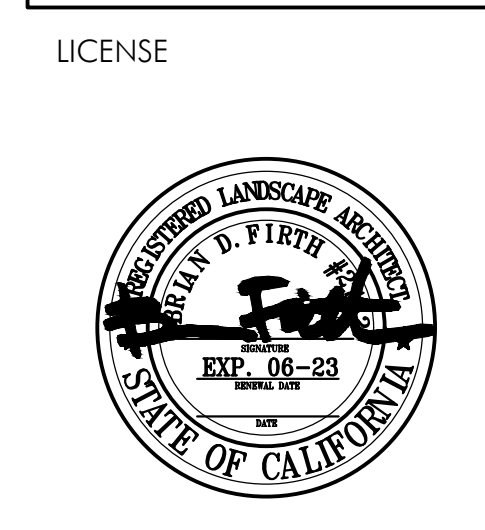
TREE REMOVAL NOTES

- THIS TREE REMOVAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH CMC 16.66.
- OBTAIN TREE REMOVAL PERMIT FROM THE CITY OF CHICO PRIOR TO THE REMOVAL OF ANY TREES. PLEASE CONTACT URBAN FOREST MANAGER: RICHARD BAMLET: RICHARD.BAMLET@CHICOCA.GOV FOR TREE REMOVAL PERMIT AND WITH ANY QUESTIONS.

CITY OF CHICO URBAN FORESTER NOTES

- ORANGE SNOW FENCING OF EQUIVALENT FENCING TO BE PLACED AT A DISTANCE NO CLOSER THAN THE DRIP LINE OR 20' FROM THE TRUNK.
- FENCING SHALL BE MAINTAINED AT ALL TIMES DURING DEVELOPMENT.
- NO VEHICLE ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE WITHOUT PRIOR AUTHORIZATION FROM CITY.
- SIGNAGE SHALL BE ATTACHED TO THE SNOW FENCING TO ALERT CONSTRUCTION STAFF THAT NO VEHICLE ACCESS IS PERMITTED.
- CITY MAY AUTHORIZE TEMPORARY VEHICULAR ACCESS TO ASSIST DEVELOPMENT OPERATIONS WITH ADDITIONAL PRESERVATION MEASURES.
- CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR MITIGATION OF ANY DAMAGE TO ABOVE OR BELOW GROUND PARTS OF TREES CAUSED DURING CONSTRUCTION ACTIVITIES.

BRIAN FIRTH
LANDSCAPE
ARCHITECT, INC.
627 BROADWAY, SUITE 220,
CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130
www.BFLAdesign.com
www.facebook.com/BFLAdesign



CONSULTANT

CLIENT

STEFANIE OLSEN
(MARSHALL)
1927 ACKERMAN
AVE,
DURHAM CA 95938
PH: 530-521-9551

PROJECT

APARTMENTS AT
HUMBOLDT AND
WALL STREET
CHICO, CA

SHEET TITLE

TREE REMOVAL
PLAN

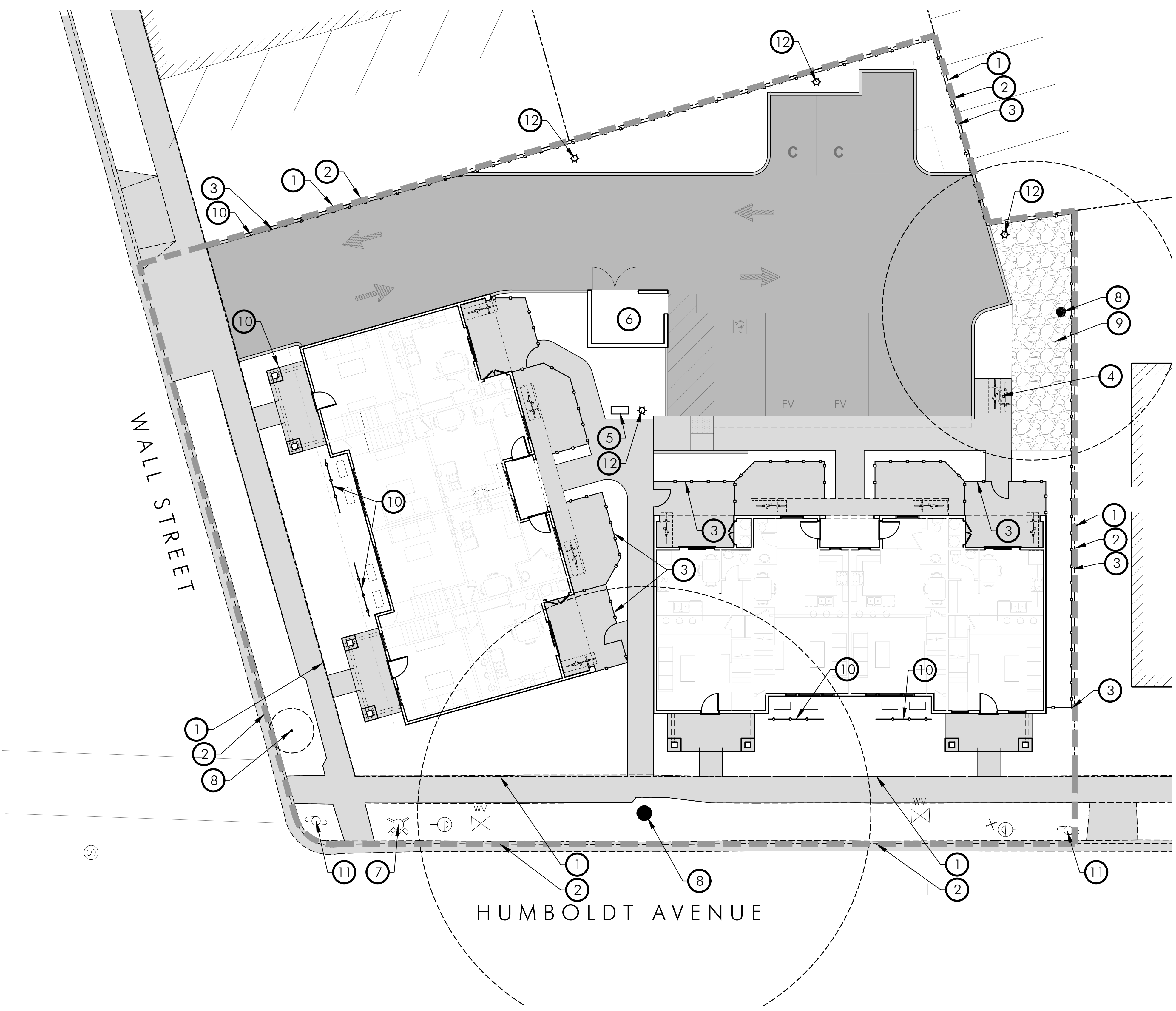
DATES	NO	DESCRIPTION	DATE
	PRELIM		2-22-23
	REV. PRELIM		6-5-23

PROJECT NUMBERS
BFLA PROJECT #: 2359

APH: 004-426-008 & 004-426-007

SHEET NUMBER

SHEET 1



PLAN LEGEND

SYMBOL	DESCRIPTION
	① PROPERTY LINE
	② LIMIT OF WORK
	③ 6 FOOT HIGH WOOD FENCE WITH CAP. SEE DESIGN DEVELOPMENT, SHEET 4.
	④ BICYCLE PARKING. INVERTED "U" STYLE. SEE DESIGN DEVELOPMENT, SHEET 4
	⑤ CLUSTER MAILBOX. SEE DESIGN DEVELOPMENT, SHEET 4.
	⑥ TRASH ENCLOSURE. PER ARCHITECT
	⑦ EXISTING FIRE HYDRANT (TO REMAIN)
	⑧ EXISTING TREE. TO REMAIN. RETAIN AND PROTECT.
	⑨ COBBLE GROUNDCOVER. 6"-8" DIAMETER SMOOTH RIVER COBBLE.
	⑩ 3 FOOT HIGH WOOD HVAC SCREEN WALL. MATCH BUILDING ARCHITECTURE.
	⑪ EXISTING UTILITY POLE (TO REMAIN)
	⑫ BOLLARD LIGHT. SHOWN FOR REFERENCE ONLY. ELECTRICAL ENGINEERING BY OTHERS.

LANDSCAPE IRRIGATION

THE LANDSCAPE HAS BEEN DESIGNED UTILIZING LOW WATER USE PLANT MATERIAL AND WILL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED LOW VOLUME DRIP IRRIGATION SYSTEM. THE CONTROLLER IS CAPABLE OF MAKE REAL TIME IRRIGATION SCHEDULE ADJUSTMENTS USING WEB BASED WEATHER DATA TO OPTIMIZE THE USE OF WATER. THE SYSTEM WILL ALSO FEATURE A FLOW SENSING/ MASTER VALVE ASSEMBLY THAT ALLOWS THE CONTROLLER TO DETECT LINE BREAKS AND SHUT DOWN THE IRRIGATION SYSTEM IN THE EVENT OF A BREAK SO AS TO MINIMIZE WATER WASTE.

LANDSCAPE SOIL

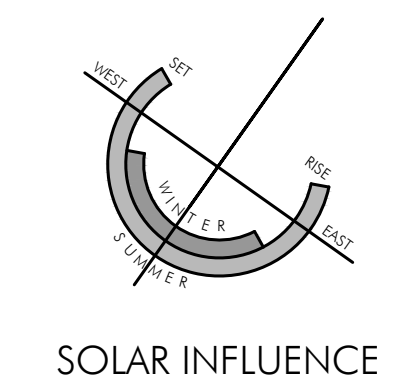
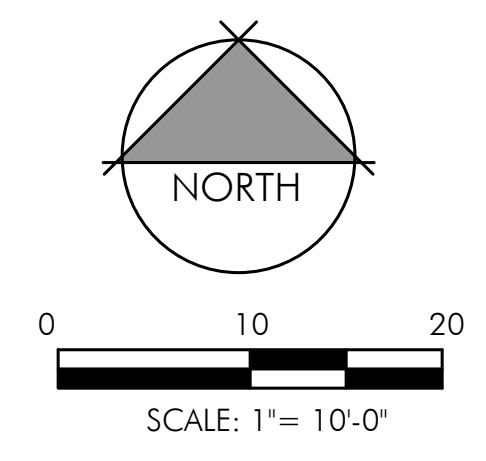
THE PROJECT LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOILS ANALYSIS OF SITE SOIL FROM AN ANALYTICAL LABORATORY AND AMENDING THE SOIL AS PER THE RECOMMENDATIONS FOR LANDSCAPES STATED IN RATES OF COMMONLY AVAILABLE AMENDMENTS (CUBIC YARDS OR WEIGHT PER 1,000 SF). RECOMMENDATIONS PENDING LABORATORY ANALYSIS.

APARTMENTS AT HUMBOLDT AND WALL, CHICO

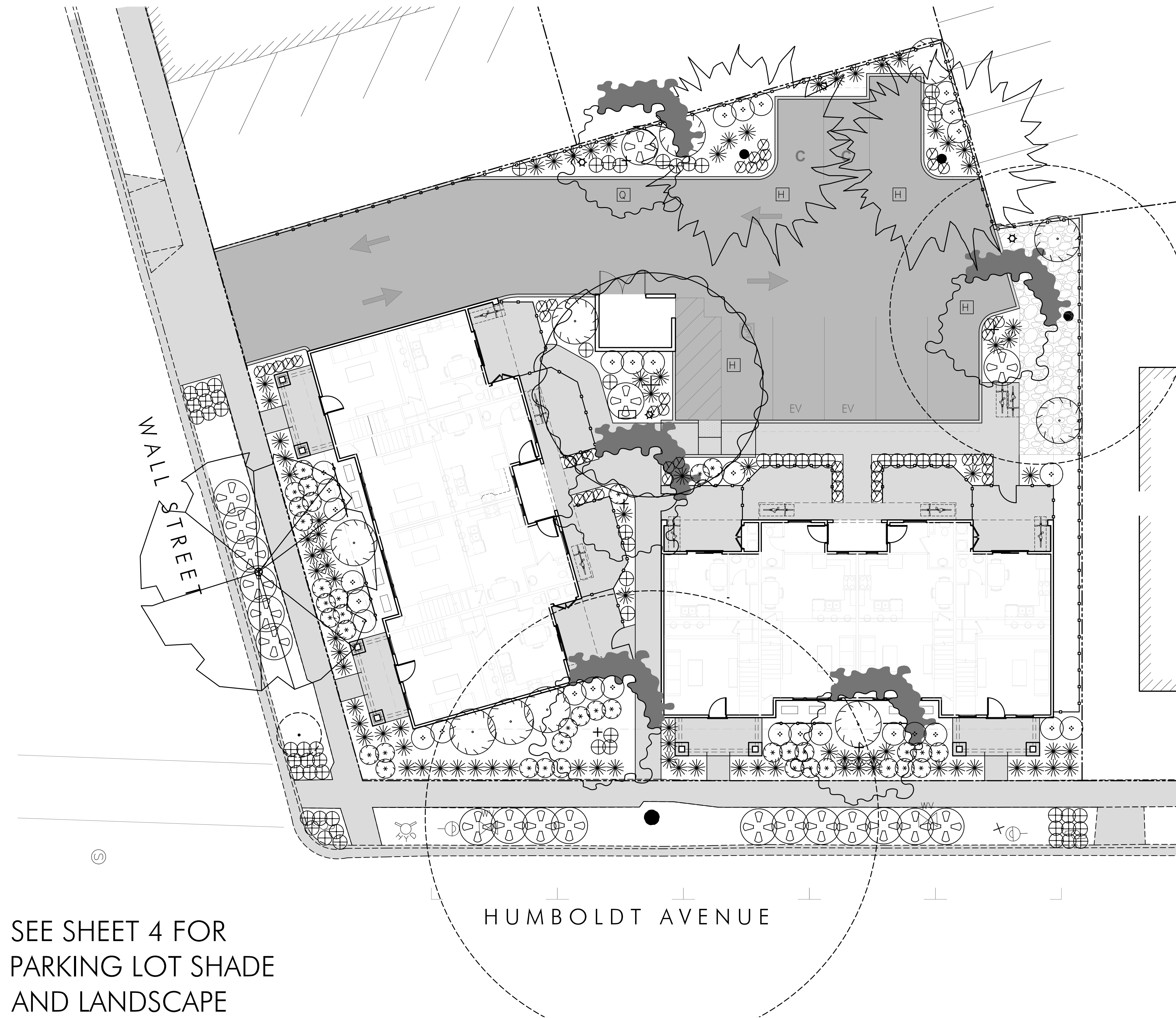
PRELIMINARY LANDSCAPE SITE PLAN

SHEET 2

PREPARED FOR:
 STEFANIE OLSEN (MARSHALL)
 1927 ACKERMAN AVE,
 DURHAM CA 95938



PREPARED BY:
 BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130
 www.BFLAdesign.com www.facebook.com/BFLAdesign



SEE SHEET 4 FOR
PARKING LOT SHADE
AND LANDSCAPE
CALCULATIONS

TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	CONTAINER SIZE	WATER USE	QUANTITY
	PISTACHIA CHINENSIS 'KEITH DAVIES' KEITH DAVIES CHINESE PISTACHE (STANDARD FORM)	15 GAL	LOW	1
	CEDRUS DEODARA DEODAR CEDAR (STANDARD FORM)	15 GAL	LOW	2
	RHAPHIOLEPIS X 'MONTIC' MAJESTIC BEAUTY® INDIAN HAWTHORN (STANDARD FORM)	15 GAL	LOW	5
	CELTIS OCCIDENTALIS COMMON HACKBERRY (STANDARD FORM)	15 GAL	LOW	1

SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	CONTAINER SIZE	WATER USE	QUANTITY
	DIETES BICOLOR FORTNIGHT LILY	5 GAL.	LOW	86
	NANDINA DOMESTICA 'COMPACTA' COMPACT NANDINA	5 GAL.	LOW	30
	ARCTOSTAPHYLOS 'HOWARD MCMINN' MCMINN MANZANITA	5 GAL.	LOW	10
	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE	5 GAL.	LOW	38
	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	1 GAL.	LOW	45
	ZAUSCHNERIA CALIFORNICA CALIFORNIA FUCHSIA	1 GAL.	LOW	66
	CISTUS X PULVERULENTUS 'SUNSET' MAGENTA ROCK ROSE	5 GAL.	LOW	20

LANDSCAPE TOP DRESSING

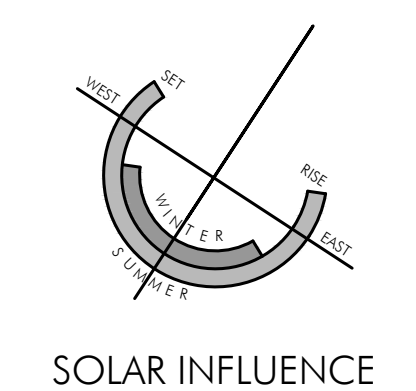
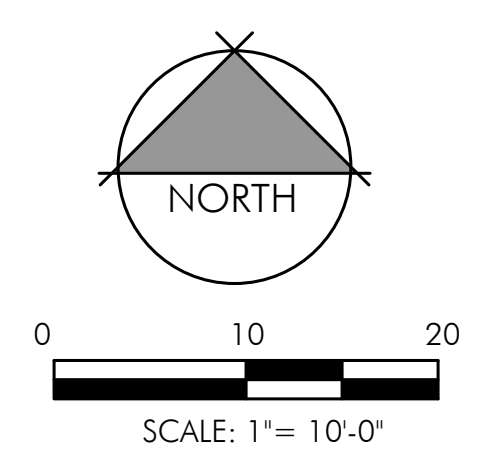
ALL IRRIGATED LANDSCAPE AREAS WILL RECEIVE A MINIMUM 3" LAYER OF 1" TO 1-1/2" WALK-ON FIR BARCK MULCH TOP DRESSING IN ACCORDANCE WITH THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).

APARTMENTS AT HUMBOLDT AND WALL, CHICO

PRELIMINARY LANDSCAPE PLANTING PLAN

SHEET 3

PREPARED FOR:
STEFANIE OLSEN (MARSHALL)
1927 ACKERMAN AVE,
DURHAM CA 95938



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627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
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Attachment GFLA PROJECT NUMBER: 2359
DATE: 6-5-23

TREES



PISTACHIA CHINENSIS CHINESE PISTACHE
 CEDRUS DEODORA DEODAR CEDAR
 RHAPHIOLEPIS 'MAJESTIC BEAUTY' MAJESTIC BEAUTY RHAPHIOLEPIS
 CELTIS OCCIDENTALIS COMMON HACKBERRY

6 FOOT HIGH WOOD FENCE WITH CAP



SHRUBS



DIETES BICOLOR FORTNIGHT LILY
 NANDINA DOMESTICA 'COMPACTA' COMPACT NANDINA
 ARCTOSTAPHYLOS 'HOWARD MCMINN' MCMINN MANZANITA
 SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE
 ACHILLEA X 'MOONSHINE' MOONSHINE YARROW
 ZAUSCHNERIA CALIFORNICA CALIFORNIA FUCHSIA
 CISTUS X PULVERULENTUS 'SUNSET' MAGENTA ROCK ROSE

BICYCLE RACK



CLUSTER MAILBOX



PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	2,698 SF	
PARKING LOT LANDSCAPE	287 SF	10.6%

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			2,698 SF	
40 FOOT DIAMETER TREES				
Q	314 SF	0	0	0
H	628 SF	3	1,884 SF	69%
TQ	942 SF	0	0	0
F	1,256 SF	0	0	0
10 FOOT DIAMETER TREES				
Q	20 SF	1	20 SF	>1%
H	40 SF	1	40 SF	1%
TQ	60 SF	0	0	0
F	79 SF	0	0	0
TOTAL SHADE AREA PROVIDED			1,944 SF	72%

APARTMENTS AT HUMBOLDT AND WALL, CHICO

PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT

SHEET 4

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