



DATE: June 11, 2018

TO: PLANNING COMMISSION

FROM: Shannon Costa, Assistant Planner (879-6807, shannon.costa@chicoca.gov)

RE: Use Permit 17-24 and Architectural Review 17-78 (Chico Veteran's Village)  
1993 Bruce Road, APN 018-390-021

File: UP 17-24  
AR 17-48

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### REPORT IN BRIEF

The applicant proposes to construct a new multi-family veterans housing project on an undeveloped site located at 1993 Bruce Road, on the northeast corner of Bruce Road and E. 20<sup>th</sup> Street. The proposal consists of the construction of three two-story apartment buildings with a total of 52 residential units, landscaping, trash enclosure and associated parking. The development would serve veterans and their families with income levels between 30-percent and 50-percent of the area median income. Pursuant to Chico Municipal Code 19.44.020, Table 4-6, a use permit is required to authorize ground-floor residential use in the CN (Neighborhood Commercial) zoning district. No major issues have been identified.

#### Recommendation:

Planning staff recommends adoption of Resolution No. 18-13 (**Attachment A**), approving Use Permit 17-24 and AR 17-48 (Chico Veteran's Village), subject to the attached conditions.

#### Proposed Motion:

I move that the Planning Commission adopt Resolution No. 18-13, approving Use Permit 17-24 and AR 17-48 (Chico Veterans Village), subject to the conditions as set forth therein.

### BACKGROUND

The applicant proposes to construct a new multi-family veterans housing project on an undeveloped site located at 1993 Bruce Road, on the northeast corner of Bruce Road and E. 20<sup>th</sup> Street (see **Attachment B**, Location Map). The 2.5-acre site is designated Neighborhood Commercial on the City of Chico General Plan Land Use Diagram, and located in the CN zoning district. Pursuant to Chico Municipal Code 19.44.020, Table 4-6, a use permit is required to authorize ground-floor residential use in the CN zoning district.

The proposal consists of the construction of three two-story apartment buildings with a total of 52 residential units, landscaping, trash enclosure and associated parking (see **Attachment C**, Site Plan and Notes, and **Attachment D**, Color Elevations). The site is currently vacant. Surrounding land uses include residential uses to the north and east and vacant land to the west and south.

### Proposed Project

As stated in the Project Description, the development would serve veterans and their families with income levels between 30-percent and 50-percent of the area median income. Unit mix includes 44 one-bedroom units including a manager's unit and 8 two-bedroom units, for a total of 52 units (see **Attachment E**, Project Description). A 3,500 square-foot community building would provide support services and activities for the residents, including a computer and laundry room and offices occupied by the Veterans Resource Center.

The site plan illustrates the three residential buildings clustered on the westerly portion of the site, with parking located towards the north and easterly side of the site. The site plan depicts several outdoor amenities for residents including a covered outdoor patio and barbeque area, basketball court, and raised planter beds for a community garden. A large, steel trellis-structure would be located adjacent to the community building providing shade for the barbeque and picnic benches. A trash enclosure would be located along the northerly property line and is enclosed by a CMU brick structure with steel doors.

Primary access to the site would be provided by two new driveway entrances on Belgium Avenue and a new entrance from Bruce Road. An existing bus stop is located in front of the site, on Bruce Road (B-Line Route 7). A total of 60 vehicle parking spaces would be provided on-site which exceeds the number of parking spaces generally needed for low-income housing projects. A total of 58 bicycle parking spaces are located on the site, primarily near the Community Building.

The proposal has a residential density of 16 units per gross acre which is within the allowed density range for the CN zoning district and Neighborhood Commercial designation of between 6 and 22 units per gross acre.

### Site Design and Architectural Review

The Architectural Review and Historic Preservation Board (ARHPB) recommended approval of Architectural Review 17-48 (Chico Veteran's Village) at the June 6, 2018 meeting and forwarded a recommendation to the Planning Commission for UP consideration and final architectural design approval. Issues discussed at the ARHPB meeting by Board members were that the design team strongly consider the addition of transparent fencing to be installed around the project area to protect children, provide a shuttle area in the parking lot, study modifying the roofline over the Community Center entryway, providing pathway from the central area to the bus stop and the addition of amenities to the central area. Preliminary minutes for the ARHBP meeting are included as **Attachment F**.

### Neighborhood Meeting and Outreach

In accordance with CMC 19.16.020, a neighborhood meeting was held on January 10, 2018 at Little Chico Creek Elementary School, approximately 1.3 miles from the project site. There were approximately 25 people in attendance, including the applicant team, City staff, and six members of the public. Issues identified at the neighborhood meeting included existing street parking issues and concerns about the future clientele the project

would serve. The applicant was available to answer questions and address concerns, noting that the project would not effect on-street parking in the area. The applicant indicated that similar projects in other communities have had a favorable community reception and provide an overall benefit to the community (see **Attachment G**, Neighborhood Meeting Report).

## **DISCUSSION**

According to Chico Municipal Code (CMC) section 19.44.020, Table 4-6 (*Allowed Uses and Permit Requirements for Commercial Zoning Districts*), use permit authorization is required to establish ground-level residential occupancy in the CN (Neighborhood Commercial) zoning district; residential units on the second floor or above are a permitted use. This request is to allow 26 ground-level residential units, with an additional 26 residential units allowed by right on the second floor. The proposed density is 16 units per acre, which is consistent with the allowable density range of 6 to 22 units per acre in the CN (Neighborhood Commercial) zoning district.

The subject site is the only parcel that is zoned CN near the Bruce Road/E. 20<sup>th</sup> Street intersection (see **Attachment H**, Zoning Map). Allowing ground-level occupancy at the subject site for an exclusively multi-family residential project would likely foreclose the possibility of establishing a commercial node on all corners of the intersection. However, the project is located directly east of the Meriam Park development that would include a mix of residential and commercial uses once developed and a Veterans Clinic. The Stonegate development is located directly south of the project site, and if approved would include more than 15-acres of commercial development. Existing commercial uses are within walking distance of the site, including the Winco shopping center and the Chico Mall. Therefore, approving the subject use permit would not result in an inadequate supply of commercial lands in the project area and would not hinder implementation of General Plan policies that encourage development of neighborhood-serving centers within walking distance of nearby residents (LU-3.1, LU-3.2 and CIRC-4).

### General Plan

The project is consistent with several General Plan goals and policies, notably those described in the Housing Element:

*Goal H.1: Increase equal housing opportunities*

*Goal H.2: Provide housing that is affordable to low incomes*

*Goal H.3: Promote a wide range of housing types*

*Goal H.3.3: Promote a mix of housing types and sizes throughout the City*

*Goal H.4: Encourage the creation of housing for persons with special needs*

*Policy H.4.6: Encourage the development of housing for homeless and extremely low-income persons*

Additional General Plan goals and policies achieved by the project are those that encourage compatible infill development (LU-1, LU-4, and CD-5) and direct growth into complete

neighborhoods with a land use mix and distribution intended to reduce vehicle trips and support walking, biking and transit use (LU-3.1). Further, the project implements goals of the 2015-2019 Consolidated Plan which establishes goals and funding priorities that address the greatest needs of the City's low-income residents. Such goals include creating low-income affordable housing opportunities for residents with a priority on small units, support services, and for persons who are at risk of homelessness.

## **FINDINGS**

Following a public hearing, the Planning Commission may approve a use permit application, with or without conditions, only if all of the following findings can be made:

### Environmental Review Findings

This project is within the project boundaries of the Warfield Lane-Doe Mill Road Environmental Impact Report, approved in 1993 for a larger subdivision project. Mitigation measures from the previous EIR are either duplicative of existing regulation, are addressed by the project design, are non-applicable due to age or have been satisfied by previous projects. Therefore, the project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). This exemption applies to infill projects which: are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not create any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

### Architectural Review 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 several General Plan goals and policies, notably those described in the Housing Element:

*Goal H.1: Increase equal housing opportunities*

*Goal H.2: Provide housing that is affordable to low incomes*

*Goal H.3: Promote a wide range of housing types*

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Additional General Plan goals and policies achieved by the project are those that encourage compatible infill development (LU-1, LU-4, and CD-5) and direct growth into complete neighborhoods with a land use mix and distribution intended to reduce vehicle trips and support walking, biking and transit use (LU-3.1). Further, the project implements goals of the 2015-2019 Consolidated Plan which establishes goals and funding priorities that address the

greatest needs of the City's low-income residents. Such goals include creating low-income affordable housing opportunities for residents with a priority on small units, support services, and for persons who are at risk of homelessness.

- 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 scale of the proposal is compatible with the site and neighborhood context. The proposal is consistent with Design Guidelines that encourage a pedestrian-oriented design (DGs 4.1.11, 4.1.35, and 4.1.41) and call for incorporating common open space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45). The parking area is located to the side and rear of the buildings, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 4.1.52 and 4.1.53). Ground floor covered entries, second story windows and balconies, and the variety of color and materials applied to each building help to define and break up the individual dwelling units (DG 4.2.11, 4.2.13, and 4.2.41).

- 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 architectural design, materials and colors are visually compatible with the surrounding neighborhood and are selected from a rich palette that enhances the streetscape. Ground-mounted utilities would be hidden from view, and the trash area would be appropriately screened (DG 3.1.35). The parking lot features appropriate lighting that would not create unnecessary glare impacts on residents or neighboring properties (DG 4.1.44). The projects scale is consistent with surrounding residential developments, which includes the three-story Willow Oak Villas apartments to the north

- 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 project configuration would not result in incompatibilities with existing nearby and adjacent residential uses. The structures overall height will not unnecessarily block views or dominate its 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 and additional outdoor amenities will create an attractive outdoor, useable environment. Tree and plant species have been thoughtfully and appropriately selected for their locations and the variety of plant types will provide color, texture and coverage to the overall project. Outdoor amenities and pedestrian walkways are appropriately screened and shaded by a variety of trees and plantings.

### Use Permit Findings

1. *The proposed use is allowed within the subject-zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Chico Municipal Code (CMC) Section 19.44.020 allows ground-floor multi-family residential uses in the CN zoning district, subject to use permit approval. This use permit has been processed in accordance with the requirements of Chapter 19.24.

2. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

The proposed use is compatible with other residential uses in the project vicinity and will meet applicable development regulations and building code requirements regarding fire protection and other safety issues. No other health, safety, or welfare impacts have been identified

3. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The proposed 52-unit residential use will not generate significant impacts to traffic, public improvements, or property in the neighborhood of the proposed use. With some modification to allow access, the site and required street frontage improvements on E. 20<sup>th</sup> Street, Belgium Street and Bruce Road can adequately serve the proposed use. No aspects of the project have been deemed to be detrimental to the general welfare of the City.

4. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The project is consistent with several General Plan goals and policies, notably those described in the Housing Element:

*Goal H.1: Increase equal housing opportunities*

*Goal H.2: Provide housing that is affordable to low incomes*

*Goal H.3: Promote a wide range of housing types*

*Goal H.3.3: Promote a mix of housing types and sizes throughout the City*

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Additional General Plan goals and policies achieved by the project are those that encourage compatible infill development (LU-1, LU-4, and CD-5) and direct growth into

complete neighborhoods with a land use mix and distribution intended to reduce vehicle trips and support walking, biking and transit use (LU-3.1). Further, the project implements goals of the 2015-2019 Consolidated Plan which establishes goals and funding priorities that address the greatest needs of the City's low-income residents. Such goals include creating low-income affordable housing opportunities for residents with a priority on small units, support services, and for persons who are at risk of homelessness.

5. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The project configuration would not result in incompatibilities with existing nearby and adjacent residential uses. The structures overall height will not unnecessarily block views or dominate its surroundings. The architectural design, materials and colors are visually compatible with the surrounding neighborhood and are selected from a rich earth tone color palette that enhances the streetscape.

## **PUBLIC CONTACT**

All landowners and occupants within 500 feet of the subject property were noticed and a legal notice was published in the *Chico Enterprise Record*. As of the date of this report, no comments have been received from the public.

## **DISTRIBUTION**

PC Distribution

A0697 Chico, LP c/o NMR Architects, attn.: Kurt Jorgensen ([jorgensen@nrmrdesign.com](mailto:jorgensen@nrmrdesign.com))  
James and Susie O'Bannon, 1751 Hooker Oak Avenue, Chico, CA 95926

## **ATTACHMENTS**

- A. Resolution 18-13  
Exhibit I – Conditions of Approval
- B. Location Map
- C. Site Plan to Accompany UP 17-24
- D. Color Elevations
- E. Project Description
- F. Preliminary ARHPB Meeting Minutes
- G. Neighborhood Meeting Notes
- H. Zoning Map





- 1 housing for homeless and extremely low-income persons (H.4.6). Additional General Plan  
2 goals and policies achieved by the project are those that encourage infill development  
3 (LU-1, LU-4, and CD-5); and
- 4 E. The Project will be compatible with the existing and future land uses in the vicinity.
- 5 2. With regard to the site design and architectural review, the Planning Commission finds that:
- 6 A. The Project is consistent with several General Plan policies, notable those described in  
7 the Housing Elements that include: increase housing opportunities (H.1), provide housing  
8 that is affordable to low incomes (H.2), promote a wide range of housing types (H.3),  
9 promote a mix of housing types and sizes throughout the City (H.3.3), encourage the  
10 creation of housing for persons with special needs (H.4) and encourage development of  
11 housing for homeless and extremely low-income persons (H.4.6). Additional General Plan  
12 goals and policies achieved by the project are those that encourage infill development  
13 (LU-1, LU-4, and CD-5); and
- 14 B. The Project is consistent with the stated purpose of CMC 19.18. The Project is consistent  
15 with Design Guidelines that reinforce a pedestrian-friendly environment, and call for  
16 incorporating common open space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and  
17 4.1.45). The parking area is located to the side and rear of the buildings, providing vehicle  
18 visibility to residents while reducing views of automobiles from the public street (DGs  
19 4.1.52 and 4.1.53); and
- 20 C. The design, materials and colors of the Project buildings are visually compatible with the  
21 existing nearby industrial businesses, and are not anticipated to result in compatibility  
22 issues with future residential or commercial development in the area. Exterior equipment  
23 will be properly screened from view by perimeter fencing and landscaping; and
- 24 D. The project will not dominate the surroundings or unnecessary block views; and
- 25 E. The proposed landscaping will provide visual relief around the Project and adequate  
26 shading of the parking area.
- 27 3. Based on all of the above, the Planning Commission hereby approves Use Permit 17-24 and

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Architectural Review 17-48, subject to the conditions set forth in Exhibit II, attached hereto.

4. The Planning Commission hereby specifies that the materials and documents which constitute the record of proceedings upon which its decision is based are located at and under the custody of the City of Chico Community Development Department.

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission of the City of Chico held on June 21, 2018, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:
- DISQUALIFIED:

APPROVED AS TO FORM AND CONTENT:

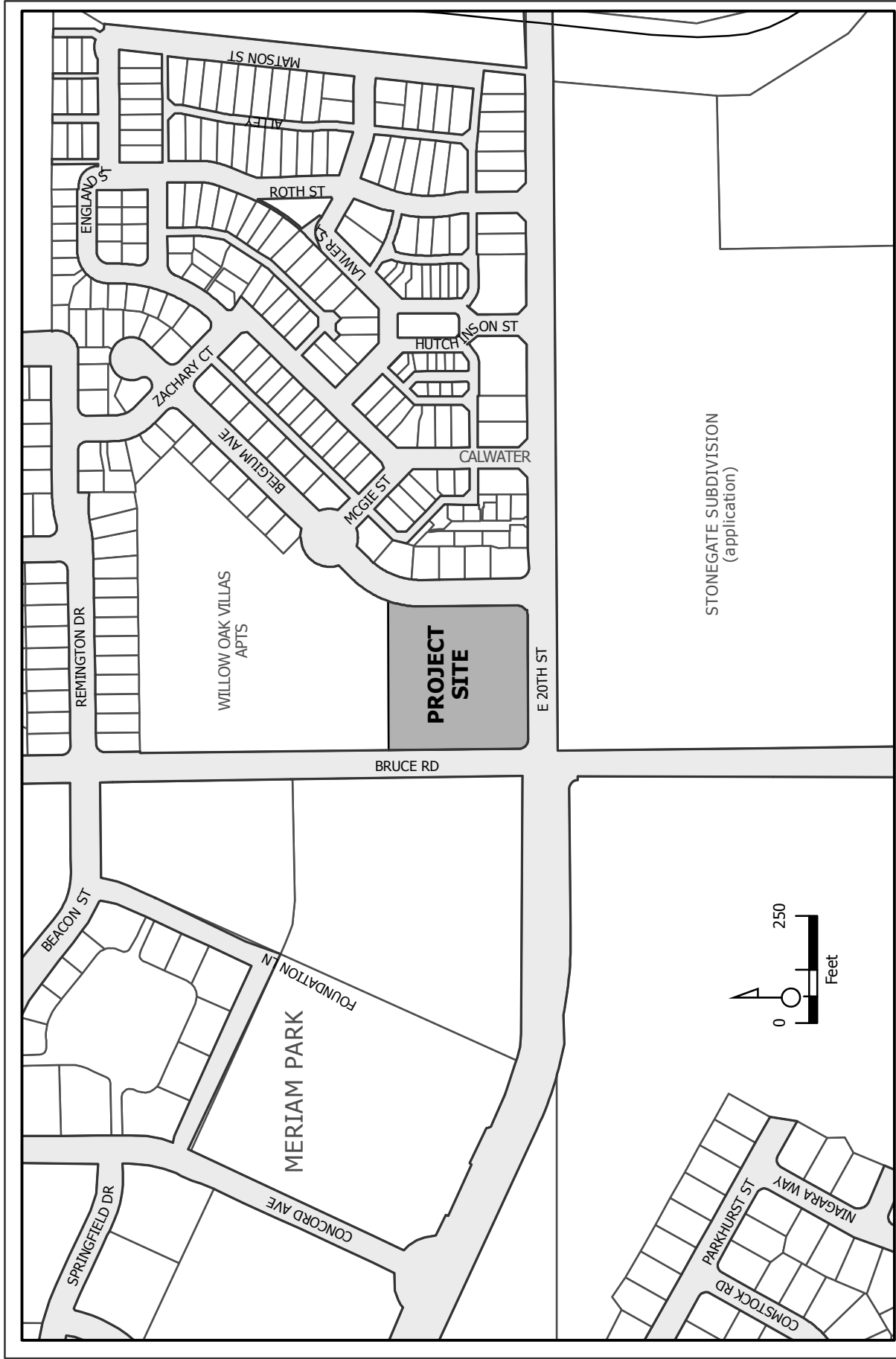
\_\_\_\_\_  
BRUCE AMBO  
Planning Commission Secretary

\_\_\_\_\_  
Vincent C. Ewing, City Attorney\*

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

**EXHIBIT “I”**  
**CONDITIONS OF APPROVAL**  
**Chico Veterans Village**  
**(UP 17-24 and AR 17-48)**

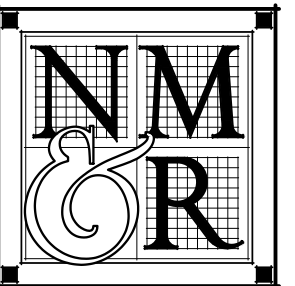
1. Use Permit 17-48 authorizes ground floor residential use for a new multifamily veterans housing development at 1993 Bruce Road, in substantial accord with the “Site Plan to Accompany Use Permit 17-24 (Chico Veterans Village)” and in compliance with all other conditions of approval.
2. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-48 (Veteran’s Village). No building permits related to this approval shall be finalized without authorization of Planning staff.
3. 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.
4. All approved building plans and permits shall note that wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.



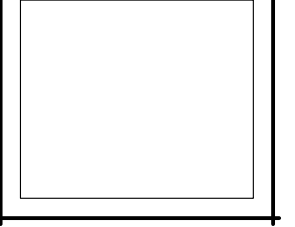
AR 17-48, UP 17-24 (Veterans Village Housing Project)  
 1993 Bruce Road  
 APN 018-390-021-000

# NOTES - NEW

- |    |  |    |  |    |                                 |
|----|--|----|--|----|---------------------------------|
| 1  | IRRIGATED LANDSCAPED AREA, SEE L.S. DWGS.  | 11 | ACCESSIBLE PARKING SIGN 6 FT. HIGH.  | 23 | COVERED BARBEQUE/PATIO AREA     |
| 2  | EXTERIOR CONCRETE LANDING AT DOOR, SLOPE @ MAX. 1.9% IN ANY DIRECTION; SLOPE AWAY FROM BLDG.               | 12 | TOW-AWAY WARNING SIGNAGE PER 11B-502.8., 6 FT. HIGH.   | 24 | WATER BACKFLOW PREVENTER        |
| 3  | PEDESTRIAN CIRCULATION - CONCRETE SIDEWALK, CROSS SLOPE MAX. 1.9%; SLOPE IN DIRECTION OF TRAVEL MAX. 4.9%. | 13 | 2'-0" VEHICLE OVERHANG BEYOND CURB.  | 25 | ELECTRIC VEHICLE PARKING SPACE. |
| 4  | 6' HIGH SPLIT FACE C.M.U. TRASH ENCLOSURE WITH GALV. STEEL GATES AND LOCKING HASPS.                        | 14 | SPLIT SYSTEM HVAC CONDENSER(S) BEHIND SCREEN.  | 26 |                                 |
| 5  | COVERED BICYCLE PARKING, 30 BICYCLES, EA. SPACE 2' x 6'  | 15 | ELECTRIC VEHICLE CHARGING STATION.   | 27 |                                 |
| 6  | NON-COVERED BICYCLE PARKING, EA. SPACE 2' x 6'   | 16 | ASPHALT-PAVED 1/2 BASKETBALL COURT WITH 6" CONCRETE CURB PERIMETER AND CHAIN LINK FENCE AND GATES. | 28 |                                 |
| 7  | VAN ACCESSIBLE PARKING.  | 17 | 7 FT. WIDE TREE PLANTER PENINSULA.   | 29 |                                 |
| 8  | ACCESSIBLE PARKING.  | 18 | STORMWATER MANAGEMENT DETENTION BASIN.   | 30 |                                 |
| 9  | ASPHALT PAVING.  | 19 | ELECTRICAL TRANSFORMER.  | 31 |                                 |
| 10 | RAISED PLANTER BOXES; DECOMPOSED GRANITE ON GROUND.  | 20 | TRAFFIC RATED CONCRETE PAVING.   | 32 |                                 |
|    |  | 21 | USPS PEDESTAL MAIL BOXES.  | 33 |                                 |



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<http://www.nmrdesign.com>



**CHICO  
VETERAN'S  
VILLAGE**

**A0697  
Chico LP.**

**1993 BRUCE RD.  
CHICO, CA**

**SITE PLAN NOTES**

**DR. KAJ  
DT. 5/22/2018  
SC. NONE  
NO. 17-1757**

**SHT.  
A101A  
OF:**

# NOTES - EXISTING

- A (E) 8 FT. HIGH BLOCK WALL
- B WILLOW OAK APARTMENTS, 2-3 STORY BLDGS.
- C SINGLE FAMILY HOMES, 1 STORY

# SITE COVERAGE SUMMARY - ZONING DISTRICT 'CN'

ITEM	LOT COVERAGE IN SQ. FT.	LOT COVERAGE IN %	SITE COVERAGE MAX. ALLOWED %	SITE COVERAGE MIN. REQ'D %	ZONING ORDINANCE REFERENCE
BUILDING AREA	27,313 SF	25 %	90 %	N/A	19.44.030 TABLE 4-7
PARKING AND DRIVES*	36,538 SF	34 %	N/A	N/A	N/A
LANDSCAPING	45,075 SF	41 %	N/A	10 %	19.68.040 TABLE 5-2
TOTAL SITE AREA	108,936 SF	100 %			

\* INCLUDES ALL HARDSCAPING, INCLUDING SIDEWALKS AND CURBS.

Plot Date: May 21, 2018 - 4:33 pm  
File Name: S:\Awork\17-1757 Chico Vet Hsg\0-0 Drawings & Models\0-01 CAD Files\17-1757\_A101\_SITE.dwg

**LEGEND**

	PROPERTY LINE
	ZONING SETBACK LINE
	EXISTING UTILITY EASEMENT
	CAR OVERHANG AT PARKING SPACES
	CUT-OFF "COBRA HEAD" LIGHT FIXTURE ON CONCRETE BASE
	CUT-OFF PEDESTRIAN WALKWAY LIGHT FIXTURE
	ACCESSIBLE PARKING SPACE
	ASPHALT
	CONCRETE FLAT WORK
	LANDSCAPED AREAS
	APARTMENTS
	COMMUNITY USES
	(2) 2' x 6' BIKE PARKING SPACES WITH 'U' RACK EVERY TWO SPACES.
	COMPACT PARKING SPACE, 8'-6" WIDE, 18'-0" LONG (MIN.)

**PARKING CALCULATIONS**

PARKING REQ'D PER IRTD TABLE 5-4: 74 SPACES  
 PARKING NEEDED PER PROVIDER HISTORICAL EXPERIENCE: 30  
 PARKING REQ'D BY STATE OF CALIFORNIA FUNDING SOURCE: 60  
 TOTAL PARKING PROVIDED: 60 SPACES  
 ACCESSIBLE PARKING REQ'D: 3 TOTAL (1 VAN, 2 REGULAR)  
 ACCESSIBLE PARKING PROVIDED: 4 (2 VAN, 2 REGULAR)  
 COMPACT SPACES PROVIDED: 13 UP TO 25% ALLOWED, OR 13  
 ELECTRIC VEHICLE CHARGING REQ'D & PROVIDED: 3% OR 2 SPACES  
 TOTAL BIKE PARKING REQ'D & PROVIDED: 58 SPACES, 1/2 COVERED

**GENERAL NOTES**

SEE L.S. DWGS. FOR CONCEPTUAL LANDSCAPE DESIGN.

**PATH OF TRAVEL**

1. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/4" BEVELLED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 3" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (ADA 307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (ADA 307.2). PATH OF TRAVEL COMPLES WITH ADA CHAPTER 4 "ACCESSIBLE ROUTES".
2. GRATING WITHIN THE P.O.T. SHALL HAVE OPENINGS NOT TO EXCEED 1/2" IN THE DIRECTION OF TRAVEL OR EACH WAY IN PLAZAS.



**ARCH'L SITE PLAN**  
SCALE 1" = 20'-0"

**NOTES - NEW**

- 1 IRRIGATED LANDSCAPED AREA, SEE L.S. DWGS.
- 2 EXTERIOR CONCRETE LANDING AT DOOR, SLOPE @ MAX. 1.9% IN ANY DIRECTION, SLOPE AWAY FROM BLDG.
- 3 PEDESTRIAN CIRCULATION - CONCRETE SIDEWALK, CROSS SLOPE MAX. 1.9%; SLOPE IN DIRECTION OF TRAVEL MAX. 4.9%.
- 4 6" HIGH SPLIT FACE C.M.U. TRASH ENCLOSURE WITH GALV. STEEL GATES AND LOCKING HASPS.
- 5 COVERED BICYCLE PARKING, 30 BICYCLES, EA. SPACE 2' x 6'.
- 6 NON-COVERED BICYCLE PARKING, EA. SPACE 2' x 6'.
- 7 VAN ACCESSIBLE PARKING.
- 8 ACCESSIBLE PARKING.
- 9 ASPHALT PAVING.
- 10 RAISED PLANTER BOXES; DECOMPOSED GRANITE ON GROUND.
- 11 ACCESSIBLE PARKING SIGN 6 FT. HIGH.
- 12 TOW-AWAY WARNING SIGNAGE PER 11B-502.8, 5 FT. HIGH.
- 13 2'-0" VEHICLE OVERHANG BEYOND CURB.
- 14 SPLIT SYSTEM HVAC CONDENSER(S) BEHIND SCREEN.
- 15 ELECTRIC VEHICLE CHARGING STATION.
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**NOTES - EXISTING**

- (E) 8 FT. HIGH BLOCK WALL.
- WILLOW OAK APARTMENTS, 2-3 STORY BLDGS.
- SINGLE FAMILY HOMES, 1 STORY.

**SITE COVERAGE SUMMARY - ZONING DISTRICT 'CN'**

ITEM	LOT COVERAGE IN SQ. FT.	LOT COVERAGE IN %	SITE COVERAGE MAX. ALLOWED %	SITE COVERAGE MIN. REQ'D %	ZONING ORDINANCE REFERENCE
BUILDING AREA	27,310 SF	25 %	90 %	N/A	1544.030 TABLE 4-7
PARKING AND DRIVEWAYS	36,538 SF	34 %	N/A	N/A	N/A
LANDSCAPING	45,975 SF	41 %	N/A	0 %	1558.040 TABLE 5-2
TOTAL SITE AREA	108,906 SF	100 %			

\* INCLUDES ALL HARDSCAPING, INCLUDING SIDEWALKS AND CURBS.

**APPROVAL STAMP**

Drawn By	KAJ
Date Issued	MAY 2018
Scale	1" = 20'-0"
Project No.	17-1787
Sheet No.	A101



PROJECT NAME  
**CHICO VETERAN'S VILLAGE**  
FOR  
**A0697 CHICO LP.**

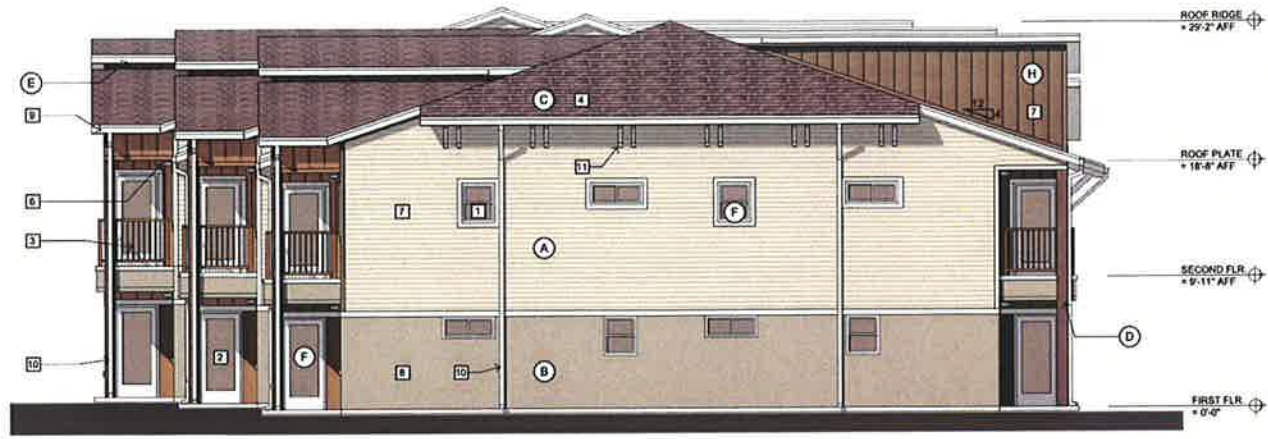
1808 BRUCE RD.  
CHICO, CA 95928

SHEET TITLE  
**ARCHITECTURAL SITE PLAN**

DRAWING STATUS  
**ARHPB SUBMITTAL**  
NOT FOR CONSTRUCTION

REVISIONS

Rev.	Description	Date



**1 BLDGS. 1 & 2 SOUTH; BLDG. 3 WEST (OPP.)**  
BLDGS 1 & 3 FACING STREET, BLDG 2 FACING COURTYARD SCALE: 3/16"=1'-0"



KEY NOTES	MAT'L'S LEGEND
<p>1 VINYL HAL. FIN FRIED, SLIDING OR AWNING WINDOW.</p> <p>2 PREFINISHED INSULATED STEEL EXTERIOR DOOR WITH VISION PANEL.</p> <p>3 PREFINISHED GALVANIZED STEEL RAILING.</p> <p>4 PREFINISHED STANDING BEAM METAL ROOF WITH RIDGE VENT.</p> <p>5 PREFINISHED LOUVERED WALL VENT.</p> <p>6 LED LIGHT FIXTURE.</p> <p>7 PRE-FINISHED CEMENTITIOUS FIBERBOARD BOARD AND BATTEN SIDING.</p> <p>8 ACRYLIC TOPCOAT STUCCO CEMENT PLASTER.</p> <p>9 PAINTED GALVANIZED RAIN BUTTER CONNECT TO DOWNSPOUT.</p> <p>10 PAINTED GALVANIZED DOWNSPOUT DIRECTLY CONNECTED TO STORM DRAINAGE SYSTEM.</p> <p>11 SQ. CUT CLEAR WOOD BRACKET COMPOSED OF 4 x 6 AND 4 x 4 MEMBERS.</p> <p>12 ACRYLIC CEMENT PLASTER CLAD FORM BELL.</p> <p>13 PINE DEPT. KEY "BOX" BOX.</p> <p>14 PAINTED, GALVANIZED HOLLOW METAL STEEL DOOR.</p> <p>15 PREFINISHED ALUMINUM STOREFRONT WINDOW &amp; DOOR.</p> <p>16 SPRUC COLUMN COVER AROUND CONCEALED STRUCTURE.</p> <p>17 ULPS-APPROVED S.M. BOXES.</p> <p>18 PRE-FINISHED CEMENTITIOUS FIBERBOARD PANELING AND/OR TRIM.</p> <p>19 SPLIT-FACE C.M.U. BLOCK.</p> <p>20 PAINTED STEEL AND STEEL BEARING TRASH ENCLOSURE GATE.</p> <p>21 PAINTED STEEL TRELLIS STRUCTURE.</p>	<p><b>A</b> COLOR 'A' - 6" HORIZONTAL LAP SIDING DE673 MISION WHITE</p> <p><b>B</b> COLOR 'B' - Lafarge 2030 FLOAT STUCCO TO MATCH DEC771 SHAGGY BARRED</p> <p><b>C</b> COLOR 'C' - CERTAINEED LANDMARK SERIES HEATHER BLEND</p> <p><b>D</b> COLOR 'D' - POSTS DEC17 ANCIENT EARTH</p> <p><b>E</b> COLOR 'E' - TRIM DE640 WHISPER</p> <p><b>F</b> TINTED INSULATED GLASS</p> <p><b>G</b> COLOR 'G' - 1" BOARD &amp; BATTEN SIDING 1 DE216 BARREL STOVE</p> <p><b>H</b> COLOR 'H' - 1" BOARD &amp; BATTEN SIDING 1 DE216 BARREL STOVE</p> <p><b>I</b> COLOR 'I' - 1" BOARD &amp; BATTEN SIDING 2 DE136 DARK BEPA</p> <p><b>J</b> COLOR 'J' - 1" BOARD &amp; BATTEN SIDING 2 DE136 DARK BEPA</p>
<p><b>GENERAL NOTES</b></p> <p>1. ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL OR TRIM COLOR AS APPLICABLE. NO UNPAINTED, GALVANIZED FLASHING OR VENTS TO BE VISIBLE.</p> <p>2. ELEV. 0'-0" IS FOR BUILDING REFERENCE ONLY.</p>	

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**NICHOLS MELBURG ROSSETTO**  
ARCHITECTS + ENGINEERS  
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CHICO, CA 95929  
(530) 891-1710 (530) 891-0138 FAX  
<http://www.nmrdesign.com>

CONSULTANTS

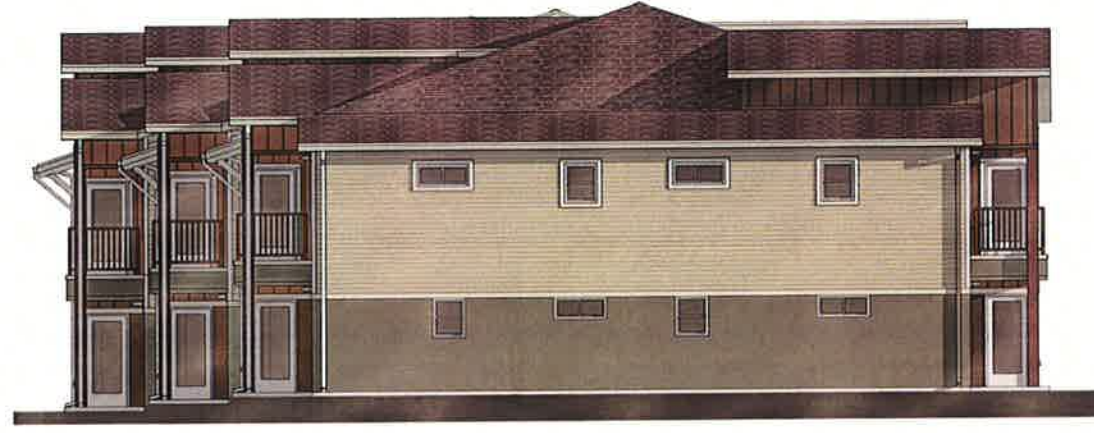
LICENSE STAMPS



**2 BLDG. 3 SOUTH**  
FACING E. 20TH STREET SCALE: 3/16"=1'-0"



**3 BLDG. 3 EAST**  
FACING BELGIUM AVE. SCALE: 3/16"=1'-0"



**4 BLDG. 1 NORTH, BLDG. 2 NORTH (SIM.)**  
FACING PARKING LOT SCALE: 3/16"=1'-0"

**RECEIVED**  
**MAY 14 2018**  
CITY OF CHICO  
PLANNING SERVICES

PROJECT NAME  
**CHICO VETERAN'S VILLAGE**

FOR  
**A0697 CHICO L.P.**

1993 BRUCE RD.  
CHICO, CA 95929

SHEET TITLE  
**EXTERIOR ELEVATIONS**

DRAWING STATUS  
**ARHPB SUBMITTAL**

NOT FOR CONSTRUCTION

REVISIONS

Sym.	Description	Date

Drawn By: **KAJ**  
Date Issued: **MAY 2018**  
Scale: **3/16" = 1'-0"**  
Project No.: **17-1757**

SHEET No.  
**A301**



**1 WEST ELEVATION - BLDG. 2**  
FACING COURTYARD SCALE: 3/16"=1'-0"



KEY NOTES	MAT'L'S LEGEND
1 VINYL MAIL FIN FIBER, SLIDING OR AWNING WINDOW.	A COLOR 'A' - 6\"/>
2 PREFABRICATED INSULATED STEEL EXTERIOR DOOR WITH VISION PANEL.	B COLOR 'B' - Latex 2090 FLOAT STUCCO TO MATCH DEC771 SHAGGY BARRED
3 PREFABRICATED GALVANIZED STEEL RAILING.	C COLOR 'C' - CERTIFIED LANDMARK SERIES HEATHER BLEND
4 PREFABRICATED STANDING BEAM METAL ROOF WITH RIDGE VENT.	D COLOR 'D' - POSTS DEC217 ANCIENT EARTH
5 PREFABRICATED LOUVERED WALL VENT	E COLOR 'E' - TRIM DEW340 WHISPER
6 LED LIGHT FIXTURE	F TINTED INSULATED GLASS
7 FIBERFINISHED CEMENTITIOUS FIBERBOARD BOARD AND BATTEN SIDING.	G COLOR 'G' - 1\"/>
8 ACRYLIC TOPOPART STUCCO CEMENT PLASTER	H COLOR 'H' - 1\"/>
9 PAINTED GALVANIZED RAIN BUTTER CONNECT TO DOWNSPOUT.	I COLOR 'I' - 1\"/>
10 PAINTED GALVANIZED DOWNSPOUT DIRECTLY CONNECTED TO STORM DRAINAGE SYSTEM.	J COLOR 'J' - 1\"/>
11 SO. CUT, CLEAR WOOD BRACKET COMPOSED OF 4 x 6 AND 6 x 6 MEMBERS.	
12 ACRYLIC CEMENT PLASTER CLAD FOAM BIL.	
13 FIRE DEPT. KEY "BACK BOX"	
14 PAINTED, GALVANIZED HOLLOW METAL STEEL DOOR.	
15 PREFABRICATED ALUMINUM STORMPROOF WINDOW & DOOR.	
16 GFCI COLUMN COVER AROUND CONCEALED STRUCTURE.	
17 USPS-APPROVED MAIL BOXES.	
18 FIBERFINISHED CEMENTITIOUS FIBERBOARD PANELING AND/OR TRIM.	
19 SPLIT-FACE CMU BLOCK.	
20 PAINTED STEEL AND STEEL SCHEDING TRASH ENCLOSURE GATE.	
21 PAINTED STEEL TRELIS STRUCTURE.	
<b>GENERAL NOTES</b>	
1. ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL OR TRIM COLOR AS APPLICABLE. NO UNPAINTED, GALVANIZED FLASHING OR VENTS TO BE VISIBLE.	
2. ELEV. 0'-0" IS FOR BUILDING REFERENCE ONLY.	

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CONSULTANTS

COLOR 'I' - 1\"/>



**2 EAST ELEVATION - BLDG. 1**  
FACING COURTYARD SCALE: 3/16"=1'-0"



**RECEIVED**  
MAY 14 2018  
CITY OF CHICO  
PLANNING SERVICES

PROJECT NAME  
**CHICO VETERAN'S VILLAGE**

FOR  
**A0007 CHICO L.P.**

1993 BRUCE RD.  
CHICO, CA 95928

SHEET TITLE  
**EXTERIOR ELEVATIONS**

DRAWING STATUS  
**ARHPB SUBMITTAL**

NOT FOR CONSTRUCTION

REVISIONS

Sym.	Description	Date

Drawn By: **KAJ**  
Date Issued: **MAY 2018**  
Scale: **3/16" = 1'-0"**  
Project No.: **17-1757**



**3 WEST ELEVATION - BLDG. 1**  
FACING BRUCE ROAD SCALE: 3/16"=1'-0"





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ROSSETTO**  
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http://www.nmrdesign.com

CONSULTANTS

COLOR 'D' - 1" BOARD & BATTEN SIDING 1  
DE218 BARREL STOVE  
(SEE ADJUSTED PAINT SWATCH)

LICENSE STAMPS

KEY NOTES	MAT'L'S LEGEND																				
<p>NOT ALL KEYNOTES ARE USED ON EVERY SHEET</p> <ol style="list-style-type: none"> <li>VINYL NAIL FIN FIXED, SLIDING OR AWNING WINDOW</li> <li>PRE-FINISHED INSULATED STEEL EXTERIOR DOOR WITH VISION PANEL</li> <li>PRE-FINISHED GALVANIZED STEEL RAILING</li> <li>PRE-FINISHED STANDING SEAM METAL ROOF WITH RIDGE VENT</li> <li>PRE-FINISHED COVERED WALL VENT</li> <li>LED LIGHT FIXTURE</li> <li>PRE-FINISHED CEMENTITIOUS FIBERBOARD BOARD AND BATTEN SIDING</li> <li>ACRYLIC TOPCOAT STUCCO CEMENT PLASTER</li> <li>PAINTED GALVANIZED RAIN GUTTER CONNECT TO DOWNSPOUT</li> <li>PAINTED GALVANIZED DOWNSPOUT DIRECTLY CONNECTED TO STORM DRAINAGE SYSTEM</li> <li>SO. CUT, CLEAR WOOD BRACKET COMPOSED OF 4 x 6 AND 6 x 6 MEMBERS</li> <li>ACRYLIC CEMENT PLASTER CLAD FOAM SILL</li> <li>FIRE DEPT. KEY "KNOX BOX"</li> <li>PAINTED, GALVANIZED HOLLOW METAL STEEL DOOR</li> <li>PRE-FINISHED ALUMINUM STOREFRONT WINDOW &amp; DOOR</li> <li>GFRG COLUMN COVER AROUND CONCEALED STRUCTURE</li> <li>USPS-APPROVED MAIL BOXES</li> <li>PRE-FINISHED CEMENTITIOUS FIBERBOARD PANELING AND/OR TRIM</li> <li>SPLIT-FACE C.M.U. BLOCK</li> <li>PAINTED STEEL AND STEEL DECKING TRASH ENCLOSURE GATE</li> <li>PAINTED STEEL TRELLIS STRUCTURE</li> </ol>	<p>SEE SHEET A501 FOR MORE INFO.</p> <table border="1"> <tr> <td><b>A</b></td> <td>COLOR 'A' - 8" HORIZONTAL LAP SIDING DET673 MISSION WHITE</td> </tr> <tr> <td><b>B</b></td> <td>COLOR 'B' - LaFabra 2000 FLOAT STUCCO TO MATCH DEC771 SHAGGY BARKED</td> </tr> <tr> <td><b>C</b></td> <td>COLOR 'C' - CERTIFIED LANDMARK SERIES HEATHER BLEND</td> </tr> <tr> <td><b>D</b></td> <td>COLOR 'D' - POSTS DE217 ANCIENT EARTH</td> </tr> <tr> <td><b>E</b></td> <td>COLOR 'E' - TRIM DEW340 WHISPER</td> </tr> <tr> <td><b>F</b></td> <td>TINTED INSULATED GLASS</td> </tr> <tr> <td><b>G</b></td> <td>COLOR 'G' - 1" BOARD &amp; BATTEN SIDING 1 DE218 BARREL STOVE</td> </tr> <tr> <td><b>H</b></td> <td>COLOR 'H' - 1" BOARD &amp; BATTEN SIDING 1 DE218 BARREL STOVE</td> </tr> <tr> <td><b>I</b></td> <td>COLOR 'I' - 1" BOARD &amp; BATTEN SIDING 2 DE138 DARK SEPIA</td> </tr> <tr> <td><b>J</b></td> <td>COLOR 'J' - 1" BOARD &amp; BATTEN SIDING 2 DE138 DARK SEPIA</td> </tr> </table>	<b>A</b>	COLOR 'A' - 8" HORIZONTAL LAP SIDING DET673 MISSION WHITE	<b>B</b>	COLOR 'B' - LaFabra 2000 FLOAT STUCCO TO MATCH DEC771 SHAGGY BARKED	<b>C</b>	COLOR 'C' - CERTIFIED LANDMARK SERIES HEATHER BLEND	<b>D</b>	COLOR 'D' - POSTS DE217 ANCIENT EARTH	<b>E</b>	COLOR 'E' - TRIM DEW340 WHISPER	<b>F</b>	TINTED INSULATED GLASS	<b>G</b>	COLOR 'G' - 1" BOARD & BATTEN SIDING 1 DE218 BARREL STOVE	<b>H</b>	COLOR 'H' - 1" BOARD & BATTEN SIDING 1 DE218 BARREL STOVE	<b>I</b>	COLOR 'I' - 1" BOARD & BATTEN SIDING 2 DE138 DARK SEPIA	<b>J</b>	COLOR 'J' - 1" BOARD & BATTEN SIDING 2 DE138 DARK SEPIA
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<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL OR TRIM COLOR AS APPLICABLE. NO UNPAINTED, GALVANIZED FLASHING OR VENTS TO BE VISIBLE.</li> <li>ELEV. 0'-0" IS FOR BUILDING REFERENCE ONLY.</li> </ol>																					



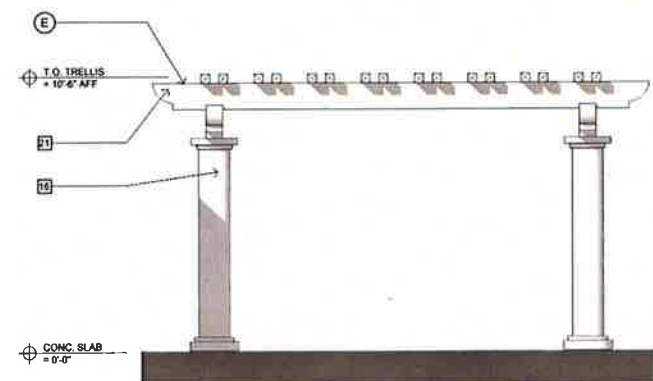
**1 EAST ELEVATION - BLDG. 2**  
FACING BELGIUM AVE. SCALE: 3/16"=1'-0"  
0 3'-0" 6'-0" 12'-0" 24'-0"



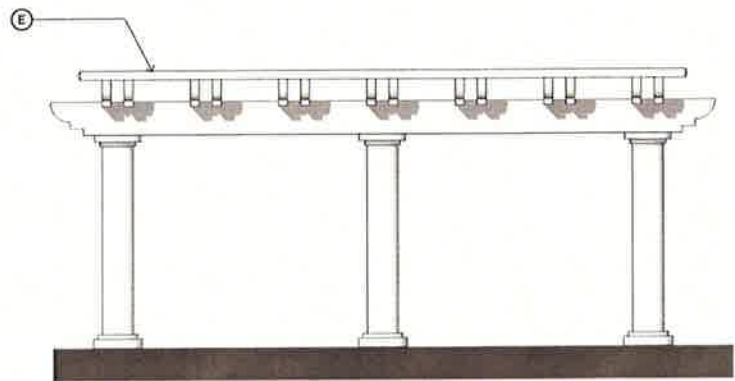
**2 NORTH ELEVATION - BLDG. 3**  
FACING COURTYARD SCALE: 3/16"=1'-0"  
0 3'-0" 6'-0" 12'-0" 24'-0"



**5 EQUIPMENT SCREEN** (SEE A501 FOR COLORS)  
FACING PARKING LOT SCALE: 3/8"=1'-0"  
0 1'-6" 3'-0" 6'-0" 12'-0"



**3 NORTH & SOUTH ELEV. - TRELLIS**  
CORNER OF 20TH ST. & BELGIUM SCALE: 3/8"=1'-0"  
0 1'-6" 3'-0" 6'-0" 12'-0"



**4 WEST & EAST ELEV. - TRELLIS**  
CORNER OF 20TH ST. & BELGIUM SCALE: 3/8"=1'-0"  
0 1'-6" 3'-0" 6'-0" 12'-0"



**6 TRASH ENCLOSURE - FRONT**  
FACING PARKING LOT SCALE: 3/8"=1'-0"  
0 1'-6" 3'-0" 6'-0" 12'-0"

RECEIVED

MAY 14 2018

CITY OF CHICO  
PLANNING SERVICES

PROJECT NAME  
**CHICO  
VETERAN'S VILLAGE**

FOR

**A0697  
CHICO L.P.**

1993 BRUCE RD.  
CHICO, CA 95928

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

DRAWING STATUS  
**ARHPB  
SUBMITTAL**

NOT FOR CONSTRUCTION

REVISIONS	
Sym.	Description Date

Drawn By	KAJ
Date Issued	MAY 2018
Scale	3/16" = 1'-0"
Project No.	17-1757

SHEET No.  
**A303**

Attachment D



December 15, 2017

HAND DELIVERED

Architectural Review and Historic Preservation Board  
c/o Mike Sawley, AICP, Senior Planner  
City of Chico Community Development Department  
411 Main Street  
Chico, CA 95928

RECEIVED

DEC 15 2017

CITY OF CHICO  
PLANNING SERVICES

RE: ARHPB Submittal for Chico Veteran's Village  
1993 Bruce Road  
NMR Project #17-1757

Architectural Review and Historic Preservation Board Members,

We are pleased to submit this project for your review.

The Chico Veterans Village will serve veterans and their families with income levels between 30%-50% of AMI. The Veterans Village is proposed as three, two-story walk-up buildings and an attached community building. The Veterans Village will be situated on 2.5 acres and will have a total of 52 units with 51 permanent supportive housing units and 1 manager's unit. Unit mix will be 44 one-bedroom units and 8 two-bedroom units.

The community building of the Chico Veterans Village will contain an approximately 3,500 sf space to provide services and activities to the Veterans. The activity spaces will include a lounge area, TV room, computer room, and laundry room. The VRC office space will include multiple offices and waiting areas to provide services to the veterans. The manager's leasing office will also be in this area.

The parking will be along the north side of the project behind the housing units and the community building. Please note that a majority of the veterans will not own any vehicles.

#### **Chico Veterans Village Exterior Architecture**

The Chico Veterans Village is proposed to have an exterior with a combination of hardi-plank siding and stucco. The elevation will be broken up with patios and balconies at units as well as have staggered building setbacks to break up the plane of the structures. The roofline will have a variation of pitches and modern lines.



### **Landscape Features**

The buildings are located to create a large open space area between each other as well as provide separation from the homes along the perimeter of the property. Native drought tolerant trees and plants will be added to the site.

### **Green Features**

“Green Building” standards will include energy efficient appliances, high-efficiency plumbing fixtures, EnergyStar Low-E double pane windows, radiant barriers, energy savings light fixtures, tankless water heaters, hardwood laminate floors, zero VOC interior paint, low VOC adhesives and sealants, and ceiling fans.

Thank you for your thoughtful consideration,

David Rogers, Principal Architect  
Nichols, Melburg & Rossetto

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular adjourned meeting  
**June 6, 2018**

Municipal Center  
421 Main Street  
Conference Room 1

---

Board Members Present:     Georgie Bellin, Vice-Chair  
                                      Rod Jennings  
                                      Thomas Thomson

Board Members Absent:     Sheryl Campbell-Bennett, Chair  
                                      Dan Irving

City Staff Present:         Bruce Ambo, Principal Planner  
                                      Shannon Costa, Assistant Planner  
                                      Robyn Ryan, Administrative Assistant

**1.0     CALL TO ORDER/ROLL CALL**

Vice-Chair Bellin called the meeting to order at 4:01PM. Board Members and staff were present as noted above.

**2.0     EX PARTE COMMUNICATION**

None for Board members Thomson and Jennings.  
Vice-Chair Bellin called architect Kurt Jorgensen from NMR to ask questions regarding the windows and outdoor seating for the Chico Veteran's Village project.

**3.0     CONSENT AGENDA**

**3.1     Approval of Minutes**

*Board member Thomson moved to approve the minutes from May 16, 2018.*

*Board member Jennings seconded the motion, which passed 3-0-2 (Campbell-Bennett and Irving absent).*

**4.0     PUBLIC HEARING AGENDA**

**4.1     Architectural Review 17-20 (Hampton Inn & Suites); Springfield Drive, APN 002-140-025** – A proposal to construct a new 88,000 sq. ft. hotel building and parking area on a 2.7-acre site on the west side of Springfield Drive, between the Chico Mall and Springfield Village (Kohl's shopping center). The site is designated Regional Commercial on the General Plan Land Use Diagram and is zoned CR (Regional Commercial). The proposed project is comprised of a four-story building that includes 148 guest rooms, off-street parking area and associated landscaping. The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Assistant Planner Shannon Costa at [Shannon.costa@chicoca.gov](mailto:Shannon.costa@chicoca.gov) or (5300) 879-6807.

Assistant Planner Shannon Costa gave the staff report and answered questions from the Board.

***Vice-Chair Bellin opened the public hearing at 4:06 PM and invited the applicant to make a presentation.***

The Applicant was not present for the meeting.

***With no other members of the public wishing to address the Board, Vice-Chair Bellin closed the public hearing at 4:07 PM.***

***Board Member Thomson moved that the Architectural Review and Historic Preservation Board continue this item to another date so the applicant can make adjustments to the project as well as attend the meeting.***

***The Motion was seconded by Board Member Jennings to continue this item to a later date with changes. This passed 3-0-2 (Campbell-Bennett and Irving absent).***

- 4.2 Architectural Review 17-48 (Chico Veteran's Village); 1993 Bruce Road, APN 018-390-021-000** – A proposal to construct a new multi-family housing project for veterans on an undeveloped site located at 1993 Bruce Road, on the northeast corner of Bruce Road and E. 20<sup>th</sup> Street. The 2.5-acre site is designated Neighborhood Commercial on the City of Chico General Plan Land Use Diagram, and is located in the CN zoning district. The proposal consists of the construction of three two-story apartment buildings with a total of 52 residential units, landscaping, trash enclosure and associated parking. The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Assistant Planner Shannon Costa at shannon.costa@chicoca.gov or (530) 879-6807.

Assistant Planner Shannon Costa gave the staff report and answered any questions from the Board.

***Vice-Chair Bellin opened the public hearing at 4:17 PM and invited the applicant to make a presentation.***

The applicant's architect, Kurt Jorgensen, addressed the Board to explain the project, share pictures and a model of the project as well as answer any questions from the Board.

Shakma Wolske, Site Director for Chico Veteran's Resource Center, the applicant, answered questions from the Board.

Bob Summerville, former City Planner addressed the Board and asked staff if they were aware of the EIR that was done for the area in 1992-93. This report was applicable to the apartment complex that is next door to the project. Said staff may want to check that this project complies also.

***With no other members of the public wishing to address the Board, Vice-Chair Bellin closed the public hearing at 4:47 PM.***

Questions from the Board to staff regarding the EIR. Staff indicated that this will be addressed with the Use Permit when the project goes to the Planning Commission.

***Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-48, subject to the following conditions (changes are denoted by italicized and underlined text):***

**Recommended Conditions for Approval for AR 17-48:**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-48 (Veteran's Village). No building permits related to this approval shall be finalized without authorization of 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. ***Strongly recommend constructing a transparent fence built around the project area to protect children.***
5. ***Provide a shuttle drop-off area in the parking lot.***
6. ***Study changing the roofline over the Community Center entrance.***
7. ***Consider a pathway provided to bus-stop from central area.***
8. ***Consider additional amenities to the Central Area social space.***

***The Motion was seconded by Vice-Chair Bellin and passed 3-0-2 (Campbell-Bennett and Irving absent).***

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

None.

**8.0 ADJOURNMENT**

There being no further business, Vice-Chair Bellin adjourned the meeting at 5:02PM to the regular meeting of June 20, 2018.

Approved on: \_\_\_\_\_



VETERANS HOUSING DEVELOPMENT CORPORATION

**“Building a Better Future for Veterans”**

January 10, 2018

Community Development Department  
City of Chico  
Chico, CA 95927

Re: Chico Veterans Village Project Public Meeting January 10, 2018

On January 10, 2018 at 6:00PM Veterans Housing Development Corporation (VHDC) and Urban Housing Communities, Inc. (UHC), partners in the development of Chico Veterans Village at the corner of Bruce Road and E. 20<sup>th</sup> Street, held a public meeting to hear and respond to neighborhood questions and concerns about the project. The meeting was held at Little Chico Creek Elementary School, 2090 Amanda Way, Chico, CA 95928. The meeting site is less than 1 mile from the proposed site.

The attached meeting notice was sent to residents and property owners within 500 feet of the proposed project on December 23, 2017. The 500 foot radius mailing area and the addresses were provided by the city of Chico.

Burt McChesney, Executive Director of VHDC and Mark Irving, Director of Land Planning, UHC., led the discussion. Also present was Kurt Jorgenson, project architect, Dave Williams, Director, Chico Veterans Resource Center, the project service provider and, Peter Cameron, President and CEO of VHDC and VRC.

Shannon Costa, Assistant Planner and Bruce Ambo, Principal Planner from the City of Chico were in attendance representing the city.

Six Chico residents attended the meeting. Four signed the attached sign-in sheet.

Architectural renderings, floor plans and site plans of the project were made available to all attendance and larger scale renderings were posted on the walls. Following McChesney and Irving's brief presentation on the design, project financing, timelines and target population they responded to questions.

[www.vetsresource.org](http://www.vetsresource.org) | P.O. Box 9007 | Santa Rosa, CA 95405 |  
Tel 707.578.2785 | Fax 707.578.7185

Attachment G



Three of the residents expressed strong opposition to having a residential project on the site, particularly one intended to serve lower income residents. Such projects, these residents said, create traffic congestion and cause unspecified “problems”. They also said they understood the site was intended for professional offices, not residential units, as demonstrated by property marketing signs posted on the site by the property owner. Other attendees asked about impacts on parking in the neighborhood, particularly off site parking and whether the project would contribute to a solution to design flaws of the Bruce Road/E 20<sup>th</sup> Street interchange.

Proponents responded that the project was consistent with the city general plan and property zoning and that the partners had a long history of developing and managing quality projects. They pointed out that the project would provide more on site parking than needed by the projected tenants and would not materially affect street parking in the neighborhood. It was pointed out that the project would pay city traffic impact fees that can be used to address the Bruce Road/E 20<sup>th</sup> Street issues.

One attendee asked if residents would be allowed to use recreational marijuana consistent with current state law. The response was that pursuant to Housing First guidelines tenants are permitted to do any legal activity within their units, though the project will be non-smoking.

All questions of those present having been responded to, the meeting adjourned at 6:50PM.

# Chico Veterans Village Zoning Map

