



CHICO
PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, AUGUST 6, 2020 - 6:00 P.M.
MUNICIPAL CENTER – 421 MAIN STREET – COUNCIL CHAMBERS

Chico

PLANNING COMMISSION

Bryce Goldstein, Chair
Lupe Arim-Law, Vice Chair
Dennis Deromedi
John Howlett
Richard Ober
Ken Rensink
Toni Scott

**Copies of this agenda
available from:**

Community Development Department
411 Main Street, 2nd Floor
Chico, CA 95928
(530) 879-6800

Posted: July 31, 2020
Prior to: 5:00 p.m.

The Commission appreciates your cooperation in turning off all cell phones during this meeting.

City Staff

Brendan Vieg – Community Development Director
Bruce Ambo, AICP – Principal Planner
Mike Sawley, AICP – Senior Planner
Dexter O'Connell – Associate Planner
Marsi Hammon – Administrative Assistant

City Staff

Matt Johnson – Senior Development Engineer
Ryan A. Reed – Assistant City Attorney



Please contact the City Clerk at (530) 896-7250 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate your request.

Information and Procedures Concerning Planning Commission Meetings

Public Participation:

All members of the public may address the Planning Commission on any item listed on the agenda. Public participation in the hearing process is encouraged.

Please step up to the podium microphone when addressing the Commission.

Each speaker will be asked to voluntarily state his/her name before speaking, and after speaking to voluntarily write his/her name on a record to be maintained by the City Staff.

The Commission and City staff will ensure order and decorum during all Commission meetings. Persons demonstrating rude, boisterous or profane behavior will be called to order by the Chair. If such conduct continues, the Chair may call a recess, requesting the removal of such person(s) from the Council Chamber, adjourn the meeting or take other appropriate action.

Time Limit:

Presentations should be limited to a maximum of three (3) minutes, unless otherwise determined by the Chair.

A speaker may not defer his/her time to other speakers.

Groups or organizations are encouraged to select a spokesperson to speak on their behalf. Each subsequent speaker is encouraged to submit new information, rather than repeating comments made by prior speakers.

Written Material:

The Planning Commission may not have sufficient time to fully review written materials presented at the public hearing. Interested parties are encouraged to provide written materials at least eight (8) days prior to the public hearing to allow distribution with the Planning Commission's agenda packet to provide adequate time for review by the Planning Commission. Written materials submitted in advance of the public hearing must be submitted to the City of Chico, Community Development Department, 411 Main Street, 2nd Floor, or by mail to: P. O. Box 3420, Chico, CA 95927. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 411 Main Street, 2nd Floor, Chico, CA 95928 during normal business hours.

Hearing Impaired:

Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device by requesting one from the City Staff. The device works directly from the public-address system, and the listener can hear all speakers who are using a microphone.

Special Presentations:

Special presentations which include slides, films, etc. during the course of a meeting will only be allowed with **prior** approval of the Planning Commission.

Business from the floor:

The Chair will invite anyone in the audience wishing to speak to the

Planning Commission to identify themselves and the matter

they wish to discuss which would involve matters not already on the posted agenda.

The Commission may also be direct that a matter be placed on a future agenda, provide direction to staff, or request that staff research a particular issue. No action may be taken until a subsequent meeting.

Agenda Copies are:

-Available at the meeting.

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-Copies may be obtained after payment of applicable copy fees.

Agenda Items:

The agenda items will be considered in the order listed unless the Commission requests a change. In order that all items may be considered, any item may be continued to another meeting if it appears there will be insufficient time for full consideration of the item.

Items Not Appearing on Posted Agenda:

This agenda was posted on the Council Chamber bulletin board at least 72 hours in advance of this meeting. For each item not appearing on the posted agenda, upon which the Planning Commission wishes to take action, the Commission must make one of the following determinations:

1. Determine by a majority vote that an emergency exists as defined in Government Code Sec. 54956.5.
2. Determine by a two-thirds vote, or by a unanimous vote if less than two-thirds of the Planning Commission is present, that need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted.

Use of Cell Phones During Meetings:

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Appeal of Planning Commission Decision:

Any aggrieved person or persons dissatisfied with a Planning Commission decision may appeal that decision to the City Council within 10 calendar days. In accordance with Government Code Section 65009, if any person(s) challenges the action of the Planning Commission, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

CITY OF CHICO
PLANNING COMMISSION
REGULAR MEETING OF THURSDAY, AUGUST 6, 2020
Municipal Center - 421 Main Street - Council Chambers - 6:00 pm

PUBLIC PARTICIPATION: This meeting is being conducted in accordance with Executive Order N-29-20. The public may view the meeting on Comcast Channel 11 or http://chico-ca.granicus.com/ViewPublisher.php?view_id=2, with remote public participation allowed by submitting email with the subject line PUBLIC COMMENT ITEM, sent to Zoning@chicoca.gov during the meeting, prior to the close of public comment on an item. The public is encouraged not to send more than one email per item and not to comment on numerous items in one email.

Members of the public may also virtually attend the meeting using the City's WebEx platform. Public participants interested in this method are encouraged to register in advance of the hearing by emailing Zoning@chicoca.gov. To remotely view and participate in the meeting online please locate the meeting agenda and follow the viewing instructions by visiting the following link: <https://www.chico.ca.us/post/2020-agendas-0>

1. CALL TO ORDER

1.1. Pledge of Allegiance to the Flag

1.2. Roll Call

2. CONSENT AGENDA

*All matters listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Planning Commission. A member of the public may request that an item be removed, provided the item does not relate to a noticed hearing which has been closed to further public comment. **Items removed from the Consent Agenda will be considered immediately following the approval of the Consent Agenda.***

2.1. Approval of Minutes

June 18, 2020

3. BUSINESS FROM THE FLOOR

Members of the public may address the Commission at this time on any matter not already listed on the agenda, with comments being limited to three minutes. The Commission cannot take any action at this meeting on requests made under this section of the agenda.

4. PUBLIC HEARINGS

Public Hearing Guidelines

- 1. Announcement of Ex Parte Communications*
- 2. Staff report (up to 15 Minutes)*

3. *Commission discussion and/or questions of staff (10 minutes)*
4. *Open hearing for public input (generally no longer than 60 minutes, but as determined by the Commission):*
 - *Appellant/Applicant – 10 minutes*
 - *Additional Speakers – 45 minutes*
 - *Appellant/Applicant Rebuttal – 3 minutes, if granted*
5. *Close the hearing to the public*
6. *Commission discussion, motion and vote (20 minutes, or as determined by Commission)*

4.1 Use Permit 19-20 (Tandon Apartments) 123 W 14th Street. APN 005-176-001 and 005-176-002: A request to authorize ground-level residential occupancy for a multi-family residential development in the Community Commercial (CC) zone district (See Attachment A, Location Map, and Attachment B, Plat to Accompany Use Permit 19-20) and to reduce the required off-street parking. The site is 0.48 gross acres and is designated Commercial Mixed Use on the General Plan Land Use Diagram. It is zoned Community Commercial with Corridor Opportunity Site and Special Design Considerations Southwest Chico Neighborhood Overlays (CC -COS, -SD8), which allows reductions in parking in certain circumstances. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). **Questions regarding this project may be directed to Associate Planner Dexter O’Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov**

4.2 Accessory Dwelling Units – Title 19 Municipal Code Amendments for Consistency with State Housing Law: California jurisdictions are required to submit accessory dwelling unit (ADU) ordinances for review and approval by the California Department of Housing and Community Development (HCD) within 60-days of adoption to ensure compliance with State ADU laws. The City of Chico submitted the recently adopted the ADU ordinance for HCD review which identified minor changes to the ADU ordinance for consistency with State ADU laws. These minor changes to Chico Municipal Code Section 19.76.130 “Accessory Dwelling Units” are recommended for approval. **Questions regarding this project may be directed to Principal Planner Bruce Ambo at (530) 879-6801, or bruce.ambo@chicoca.gov**

5. REGULAR AGENDA

None.

6. REPORTS & COMMUNICATIONS

These items are provided for the Commission's information. Although the Commission may discuss the items, no action can be taken at this meeting. Should the Commission determine that action is required, the item or items may be included for action on a subsequent posted agenda.

7. ADJOURNMENT

Adjourn to the Adjourned Regular Meeting of Thursday, August 20, 2020.



Planning Commission Agenda Report Meeting Date 8/6/2020

DATE: July 1, 2020

File: AR 20-03 and UP 19-20

TO: Planning Commission

FROM: Dexter O'Connell, Associate Planner (530-879-6810)
dexter.oconnell@chicoca.gov

RE: Use Permit 19-20 and Architectural Review 20-03 (Tandon Apartments)
123 W 14th Street. APN 005-176-001 and 005-176-002

SUMMARY

This is a request to authorize ground-level residential occupancy for a multi-family residential development in the Community Commercial (CC) zone district (See **Attachment A**, Location Map, and **Attachment B**, Plat to Accompany Use Permit 19-20) and to reduce the required off-street parking pursuant to Chico Municipal Code (CMC) section 19.70.050 because the property is within the Corridor Opportunity Site (-COS) overlay zone.

Staff is seeking the Planning Commission's consideration of the adequacy of the parking for the project. As to the ground-level occupancy, Staff recommends that a use permit to allow ground-level residential occupancy should be approved if the Planning Commission finds that the parking is adequate.

RECOMMENDATION

Staff recommends that the Planning Commission determine whether the project is "likely to overburden public parking supplies in the project vicinity."

Staff further recommends that the Planning Commission approve Resolution 20-10 if it finds the parking reduction is permissible pursuant to CMC section 19.70.050.

Proposed Motion:

I move that the Planning Commission adopt the findings in Resolution 20-10 and approve the project subject to the recommended conditions.

OR

I move that the Planning Commission find that the project is likely to overburden public parking supplies in the project vicinity and, therefore, that the Commission not adopt Resolution 20-10.

BACKGROUND

This is a request to authorize ground-level residential occupancy for a multi-family residential development in the Community Commercial (CC) zone district (See **Attachment A**, Location Map, and **Attachment B**, Plat to Accompany Use Permit 19-20) and to reduce the required off-street parking pursuant to Chico Municipal Code (CMC) section 19.70.050 as an allowed exception because the property is within the Corridor Opportunity Site (-COS) overlay zone.

The site is 0.48 gross acres and is designated Commercial Mixed Use on the City's General Plan Land Use Diagram. It is zoned Community Commercial with Corridor Opportunity Site and Special Design Considerations Southwest Chico Neighborhood Overlays (CC -COS, -SD8). Pursuant to CMC section 19.44.020, Table 4-6 (*Allowed Uses and Permit Requirements for Commercial Zoning Districts*), a use permit is required to establish a ground-floor residential use in the CC zoning district. Residential uses on the second floor or above are permitted.

The site is on the southeast corner of West 14th Street and Oakdale Street. The resultant density for the project would be 16.7 dwelling units per gross acre (du/ac), which is consistent with the allowable range of 6 to 22 du/ac for residential development in the CC zoning district, and above the midpoint for residential density as required by the -COS overlay zone.

The proposed development includes the construction of a courtyard apartment building with eight residential units. The site plan demonstrates vehicular access to the site provided by a single driveway entrance from 14th Street. The building would be located toward the south of the site, and the provided parking would be to the north. Detailed site improvements and architecture associated with the apartment project will be reviewed by the Architectural Review and Historic Preservation Board (ARHPB) at a later date.

The applicant has requested a reduction in the required quantity of on-site parking from twelve spaces to three spaces pursuant to CMC 19.70.050.A.¹

DISCUSSION AND ANALYSIS

The CC zoning district is applied to areas appropriate for a wide range of retail businesses and accommodates residential uses above the ground floor. Pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Uses and Permit Requirements for Commercial Zoning Districts*), use permit authorization is required to establish ground-floor residential occupancy in the CC (Community Commercial) zoning district.

¹ 19.70.050 *Reduction of off-street parking.*

A. *The minimum number of off-street parking spaces may be reduced as part of an entitlement approval or through subsequent approval of an administrative use permit. Applicants proposing a parking reduction shall provide documentation, including quantitative analysis, that justifies the proposed number of parking spaces based on the site and proposed land use(s). A reduction of off-street parking pursuant to this section may be allowed only if both of the following findings can be made:*

1. *The project site meets one of the following:*
 - a. *The site is zoned RMU or has a -COS overlay zone;*
 - b. *The site is located within an area of mixed-use development;*
 - c. *The project will implement sufficient vehicle trip reduction measures (such as vehicles loan programs and transit passes) to offset the reduction; or*
 - d. *The area is served by public transit, bicycle facilities, or has other features which encourage pedestrian access.*
2. *The proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.*

The site is located on the eastern edge of the Barber neighborhood, along a corridor which has several large apartment buildings amongst the highly varied pattern of primarily residential uses in the area. Zoning for the area surrounding the site is predominantly R1 (Low Density Residential) which allows ground-floor residential occupancy by-right. At West 17th Street and Oakdale, CC-zoned parcels were approved for ground-floor residential occupancy in 2015 on a larger site but with similar plan. While it is prudent to retain a mixed character of commercial and residential uses, ground floor residential occupancy at this location would be compatible with and complimentary to the existing pattern of development in the area.

Allowing ground-level occupancy for an exclusively multi-family residential project would reduce commercial development opportunity at the subject site. However, a commercial shopping center is located directly adjacent to the project site and provides ample retail opportunities, such as a carniceria and panaderia, two restaurants, and a fitness studio. Approving the subject use permit would not result in an inadequate supply of commercial land in the project area, particularly if the likely mixed-use redevelopment of the Barber Yard property is taken into consideration.

Developing the site with an exclusively multi-family residential project would be consistent with the existing surrounding land uses which include a varied mix of large-scale and small-scale residential development. The creation of residential development at the site implements General Plan policies that emphasize neighborhood compatibility by maintaining neighborhood character (LU-4.3, LU-2.4, CD-5.1) and encourage context sensitive design (CD-5.3). Further, the shortage of adequate housing in the city means that this project would also be compatible with policies that encourage the provision of an adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, and H.3.4), and the project's proximity to an existing shopping center is in support of directing 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).

Parking and the -COS Overlay

City Council established the Corridor Opportunity Site Overlay Zone to “*encourage mixed use development of medium- and high-density residential and commercial land uses and to promote increased residential density, and transportation patterns that do not rely solely on the automobile.*”² While this development is not in and of itself mixed-use, it does promote increased residential density and it is within an area of existing mixed uses.

The applicant has also requested a reduction in required off-street parking from 12 spaces (1.5 spaces per 2-bedroom unit in the -COS overlay zone) to three spaces. This project intends to reinforce the goal of directing growth into complete neighborhoods with a land use mix and distribution intended to reduce vehicle trips and support walking, biking and transit

² CMC Section 19.52.080.A, in part.

use. As a corner lot, one space is automatically reduced from the requirement³. This property is in a Corridor Opportunity Site overlay zone, so it is eligible for the parking reduction offered by CMC section 19.70.050 if it can be demonstrated that *“the proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.”*

Unfortunately, neither “overburden” nor “vicinity” is defined in the Chico Municipal Code. The proposed project does not meet the city’s objective design and development standards as relates to the issue of Parking. The Applicant has requested the use of this subjective standard in lieu of the City’s objective standard.

Because the CMC does not define “project vicinity,” it is important to develop a contextual understanding of the term’s meaning. Parking is fluid, and a broader neighborhood context is required to understand the parking impacts of a specific project. This is illustrated by contrast with references elsewhere in the Code. For example, in CMC section 18R.08.020.F.4, the City is empowered to require a subdivider to install sidewalks outside of a subdivision for access “to other areas in the immediate vicinity.”⁴ The “immediate vicinity” is an area that could be connected by sidewalks. With the context of CMC section 19.70.050, “project vicinity” clearly indicates a broader area than just those parcels adjacent to the project. “Project vicinity” includes areas that couldn’t be connected directly to the project by sidewalks, and so frontages of other blocks are relevant to this analysis.

The applicant has proposed a definition of the project vicinity that includes a spine of Oakdale Street ribbed by its cross streets from 12th Street to 16th Street as they run between Park Avenue and Broadway Street. The applicant’s parking count analysis and discussion (**Attachment H** and **Attachment I**) is provided, and each block is evaluated individually.

The purpose of on-street parking is clearly different for residential and commercial uses. In a commercial area merchants may prefer high turnover in vehicles to ensure access to their stores and restaurants, while in residential areas lower turnover is the norm and it is not uncommon for residents to use on-street parking as free long-term car storage. The Planning Commission should consider whether this proposed residential use would make this commercially-zoned area into a residential one when considering the question of overburdening. The Planning Commission may decide that on-street parking is best utilized for guests or visitors, and that all residents should be accommodated off-street. Certainly, that is the view of the CMC towards new subdivisions, but the Barber neighborhood contains a mix of homes with driveways and garages and those without, and a number of residents presumably must park their cars on the street already.

The applicant has proposed converting a section of street parking that is currently parallel to diagonal. There are 14 proposed diagonal spaces, and they would replace 9 parallel spaces, for a net gain of 5 spaces. The Chico Municipal Code does not expressly allow for counting on-street spaces towards an off-street requirement. However, adjusting the nature of the

³ CMC Section 19.70.040, Table 5-4, “Residential Uses” section, Line 3: “Dwelling units located on corner parcels with on-street parking on both frontages [-] Number of required spaces may be reduced by 1 space; no less than 1 space shall be provided.”

⁴ “[...] The advisory agency may require the installation of sidewalks outside of the subdivision to maintain continuity of pedestrian access from the subdivision to other areas in the immediate vicinity.”

spaces in order to provide more demonstrates a commitment towards avoiding overburdening by furnishing additional public parking supply nearby.

If the Planning Commission chooses to allow this reduction, some of the residents of the proposed apartments will make use of the on-street parking. That could potentially create an issue in terms of future development seeking similar allowances and eventually burdening on-street parking, even if the Planning Commission finds that this particular project will not create such a burden. Staff is undertaking an overhaul of all subjective standards in the Chico Municipal Code and will propose a replacement for this existing subjective standard with an objective formula that takes into consideration a variety of factors involved in the parking issue, while still allowing for parking reductions at appropriate locations. However, this project is subject to the “likely to overburden” standard in CMC section 19.70.050.

The applicant’s parking count analysis (**Attachment H**) further shows that most blocks in the surrounding neighborhood have fairly low rates of utilization of on-street parking. This supports the applicant’s contention that this project area does not have a history of impacted street parking, and that there is adequate street parking in the area for additional capacity to be used by the proposed project. Protecting potential public car storage area in the right-of-way at the expense of badly needed housing requires carefully weighing General Plan goals and policies to find a balance in providing housing, while ensuring that adequate on-street parking is still available. Staff has not taken a position on whether the proposed parking reduction is likely to overburden parking in the project vicinity. However, staff would recommend denial of the request if it was clear that there was a shortage of on-street parking in the project vicinity.

Staff determined that the parking issue is critical to the approval or denial of the project as proposed, and so this project has come before the Planning Commission for evaluation of the parking-related findings prior to Architectural Review. Condition #5 requires ARHPB review within 60 days of the Planning Commission’s approval of the project, if the Planning Commission makes the findings for approval.

ENVIRONMENTAL REVIEW

This project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations; it occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses which has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

FINDINGS

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

Use Permit Findings

- A. *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 19.44.020, Table 4-6, provides for ground-level residential occupancy in the CC (Community Commercial) zoning district, subject to use permit approval. This use permit has been processed in accordance with the requirements of Chapter 19.24.

- B. *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.*

No impacts to the health, safety, or welfare of persons residing or working in the neighborhood have been identified as the proposed residential use is consistent with the existing surrounding residential uses. The project has been conditioned to require design review by the Architectural Review and Historic Preservation Board to ensure that the final design meets all applicable Design Guidelines. No impacts to the health, safety, or welfare of neighborhood residents have been identified.

- C. *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 surrounding area currently contains ground-floor residential uses and structures, improved public streets and bicycle facilities. Existing regulations require that any public improvements damaged during the course of construction be repaired or reconstructed by the applicant. No impacts to property or improvements have been identified, including impacts related to public parking.

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

Chico Municipal Code 19.44.020, Table 4-6, provides for ground-level residential occupancy in the CC (Community Commercial) zoning district, subject to use permit approval. The proposed project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4), maintaining neighborhood compatibility and context sensitive design (LU-4.3 and CD-5.3) and providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, H.3.4).

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

The proposed multi-family residential use will be consistent and compatible with existing adjacent commercial and nearby residential uses. As conditioned, design details such as setbacks and landscaping will be evaluated by the Architectural Review and Historic

Preservation Board and conditioned as necessary, which will further ensure project compatibility with existing adjacent uses.

Findings for Reduced Off-Street Parking Under CMC 19.70.050

1. *The project site meets one of the following:*
 - a. *The site is zoned RMU or has a -COS overlay zone*

The site is within the Corridor Opportunity Site (-COS) overlay zone.

2. *The proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.*

The details of the parking issue are discussed thoroughly above and, as always, subject to the Planning Commission's determination.

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date and notices were mailed out to all property owners and tenants within 500 feet of the project site.

DISTRIBUTION

File: AR 20-03 (Tandon Apartments)
Greg Peitz. 383 Rio Lindo Ave., Chico, CA 95926. gregpeitz@sbcglobal.net
Emily Ostrovskiy. chicoemily@sbcglobal.net
Depika Tandon. 1620 Oakdale St., Chico, CA 95928.
Chuck Tatreau. chuck.tatreau@yahoo.com

ATTACHMENTS

- A. Resolution 20-10
Exhibit 1 -- Conditions of Approval
- B. Location Map
- C. Site Plan
- D. Floor Plans
- E. Landscape Plan
- F. Architectural Elevations
- G. Colored Elevations
- H. Applicant's Parking Analysis
- I. Applicant's Parking Discussion
- J. Architect's Project Description

RESOLUTION NO. 20-10
RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION
APPROVING USE PERMIT 19-20
FOR GROUND FLOOR RESIDENTIAL OCCUPANCY IN THE CC
(COMMUNITY COMMERCIAL) ZONE DISTRICT AT 123 AND 119 W 14th STREET.
(Tandon Apartments)

WHEREAS, an application has been received for a use permit to construct an eight unit apartment complex with residences located on the ground floor in the CC (Community Commercial) zone district on two adjacent parcels at the southeast corner of the intersection of West 14th Street and Oakdale Street further identified as 119 and 123 West 14th Street and Assessor’s Parcel Numbers 005-176-001 and 005-176-002, (the “Project”); and

WHEREAS, the applicant has requested a reduction in the required quantity of on-site parking pursuant to Chico Municipal Code Section 19.70.050 (“Reduction of off-street parking”); and

WHEREAS, the Project is proposed on two parcels both located within the Corridor Opportunity Site (-COS) overlay zone; and

WHEREAS, the Planning Commission considered the Project and staff report at a noticed public hearing held on August 6th, 2020; and

WHEREAS, the Project has been determined to be exempt pursuant to California Environmental Quality Act Guidelines Section 15332 (Infill Development Projects) because the project is consistent with the General Plan and applicable zoning, because it occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses which has no value as habitat for endangered, rare or threatened species, because approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and because the site can be adequately served by all required utilities and public services; and

WHEREAS, pursuant to the conditions of approval attached hereto, the Project must be reviewed and approved for aesthetic quality by the Architectural Review and Historic Preservation Board;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Chico as follows:

1 1. With regard to the findings required by Chico Municipal Code Section 19.70.050 regarding
2 the issue of parking, the Planning Commission finds that:

3 A. The Project site is physically located within the Corridor Opportunity Site (-COS) overlay
4 zone.

5 B. Due to factors including underutilized on-street parking area in the project vicinity, the
6 applicant's proposal to re-stripe portions of the right-of-way to include diagonal parking
7 spaces where parallel spaces existed previously, and the proposed quantity of residential
8 units, the Project is not likely to burden public parking supply in the project vicinity.

9 2. With regard to the Use Permit, the Planning Commission finds that:

10 A. The proposed use is allowed within the subject zoning district and complies with all of
11 the applicable provisions of CMC Chapter 19.24. Chico Municipal Code 19.44.020,
12 Table 4-6, provides for ground-level residential occupancy in the CC (Community
13 Commercial) zoning district, subject to use permit approval. This use permit has been
14 processed in accordance with the requirements of Chapter 19.24.

15 B. The proposed use would not be detrimental to the health, safety, or welfare of persons
16 residing or working in the neighborhood as the proposed residential use is consistent with
17 the existing surrounding residential uses. The project has been conditioned on design
18 review by the Architectural Review and Historic Preservation Board to ensure that the
19 final design meets all applicable Design Guidelines.

20 C. The proposed use would not be detrimental and/or injurious to property and
21 improvements in the neighborhood of the proposed use, as well as the general welfare of
22 the City. The surrounding area currently contains ground-floor residential uses and
23 structures, improved public streets and bicycle facilities. Existing regulations require that
24 any public improvements damaged during the course of construction be repaired or
25 reconstructed by the applicant. No impacts to property or improvements have been
26 identified, including impacts related to public parking.

27 D. The proposed project is consistent with the policies, standards, and land use designations
28 established by the General Plan. Specifically, the proposed project is consistent with
several General Plan goals and policies, including those that encourage compatible infill

1 development (LU-1, LU-4), maintaining neighborhood compatibility and context
2 sensitive design (LU-4.3 and CD-5.3) and providing adequate supply of rental housing to
3 meet a wide range of renters and future needs throughout the city (H.3, H.3.2, H.3.4).

4 E. The proposed multi-family residential use will be consistent and compatible with existing
5 and future adjacent commercial and nearby residential uses. Specifically, the
6 neighborhood is characterized by a variety of primarily-residential uses, including dense
7 multifamily complexes, smaller scattered multifamily uses, and single-family residences,
8 some with accessory units. The proposed project blends well with the cosmopolitan
9 character of the area, and is appropriate for the location based on the nature of
10 surrounding residential uses. Even the proposed parking is characteristic of the existing
11 uses in the vicinity, as two other blocks of Oakdale Street near the project have diagonal
12 parking. As conditioned, design details such as setbacks and landscaping will be
13 evaluated by the Architectural Review and Historic Preservation Board and conditioned
14 as necessary, which will further ensure project compatibility with existing adjacent uses.

15 3. Based on all of the above, the Planning Commission hereby approves the Project subject to the
16 conditions set forth in Exhibit I attached hereto.

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

20 THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission at its
21 meeting held on August 6th, 2020, by the following vote:

22 AYES:

23 NOES:

24 ABSENT:

25 ABSTAINED:

26 DISQUALIFIED:

27 ATTEST:

28 APPROVED AS TO FORM:

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Bruce Ambo
Planning Commission Secretary

Andrew L. Jared, City Attorney*
*Pursuant to the Charter of the City of
Chico, Section 906(E)

EXHIBIT "I"
CONDITIONS OF APPROVAL
Use Permit 19-20
(Tandon Apartments)

1. Use Permit 19-20 authorizes ground-level residential occupancy, in substantial accord with the "Plat to Accompany Use Permit 19-20 (Tandon Apartments)" and in compliance with all other conditions of approval.
2. Use Permit 19-20 authorizes a reduction of required off-street parking spaces from 11 to 3, in substantial accord with the "Plat to Accompany Use Permit 19-20 (Tandon Apartments)" and in compliance with all other conditions of approval
3. Prior to issuance of a Certificate of Occupancy, the permittee shall construct and stripe, in accordance with the determination of the City of Chico Director of Public Works, diagonal parking and curb-and-gutter improvements as shown on the "Plat to Accompany Use Permit 19-20 (Tandon Apartments)."
4. 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.
5. The design of all new structures, site improvements, and landscaping for the project must be reviewed and approved by the Architectural Review and Historic Preservation Board, in compliance with Chico Municipal Code Section 19.18 (Site Design and Architectural Review), within 60 days of this approval. Architectural Review and Historic Preservation Board approval of the final design may result in modifications to the approved plat.
6. Prior to issuance of building permits, the permittee shall apply for a Certificate of Merger to abandon the property line between parcels APN 005-176-001 and 005-176-002, which must be obtained by the permittee prior to the issuance of the Certificate of Occupancy.
7. 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. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
8. All painting and exterior materials work shall be conducted as approved and field-verified by Planning staff prior to issuance of a certificate of occupancy.
9. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
10. Building plans shall delineate locations and detail as needed the final design of specific screening and landscape elements, subject to final approval by planning staff. This includes, but is not limited to, signs, irrigation equipment, and any changes to landscape planning that may be required due to alterations in configuration of the property.
11. As required by CMC 16.66, any trees removed and requiring mitigation shall be replaced as follows:

Resolution 20-XX

Use Permit 19-20 (Tandon Apartments)

Exhibit I Conditions of Approval

Page 2 of 2

- a. On-site. For every six inches 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 CMC16.66 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.
12. 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.



NOTE:
AN APPLICATION FOR A CERTIFICATE OF MERGER WILL BE REQUIRED AS A CONDITION OF APPROVAL FOR THIS AR APPLICATION.

PROJECT SPECIFICATIONS

TANDON TATREAU APARTMENTS
WEST 14TH ST. & OAKDALE ST.
APN: 005-176-001, 002

GENERAL PLAN: CMU
ZONE: CC, R3 STANDARDS FOR RESIDENTIAL USE
-COS & -SD8 OVERLAYS

SETBACKS:

FRONT: 10'-0" SETBACK
SIDES: 4'-0" SETBACK & 10'-0" SETBACK ON STREET SIDE
REAR: 15'-0" SETBACK

PARKING:

(REDUCED PER COS OVERLAY ZONE)
PARKING REQ'D: RESID. - (2) BDRM UNITS - (1.5) SPACES PER UNIT - (8) UNITS
(1.5) SPACES x (8) UNITS = 12 PARKING SPACES REQ'D
GUEST PARKING NOT REQ'D PER COS OVERLAY ZONE
PARKING PROVIDED: 3 ON-SITE + 11 OFF-SITE SPACES = 14 SPACES TOTAL
BICYCLE SPACES REQUIRED: (1) SPACE PER UNIT REQ'D. + (1) SPACE PER (10) UNITS
= 8 + 1 = 9 SPACES REQ'D
BICYCLE SPACES PROVIDED: 9 SPACES PROVIDED

LOT COVERAGE:

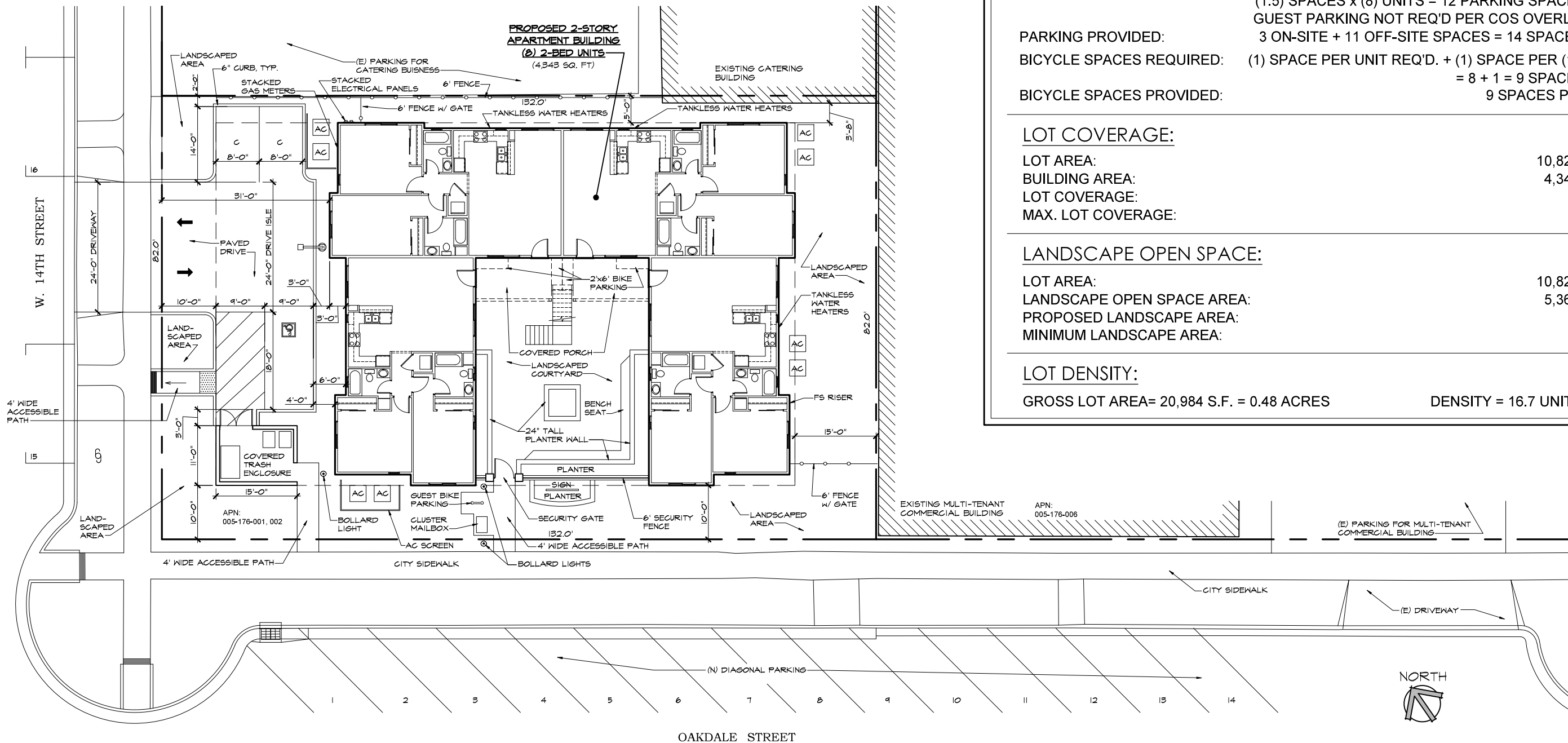
LOT AREA: 10,824 SQ. FT.
BUILDING AREA: 4,343 SQ. FT.
LOT COVERAGE: 40.1 %
MAX. LOT COVERAGE: 65.0 %

LANDSCAPE OPEN SPACE:

LOT AREA: 10,824 SQ. FT.
LANDSCAPE OPEN SPACE AREA: 5,367 SQ. FT.
PROPOSED LANDSCAPE AREA: 49.5%
MINIMUM LANDSCAPE AREA: 40%

LOT DENSITY:

GROSS LOT AREA= 20,984 S.F. = 0.48 ACRES DENSITY = 16.7 UNITS / ACRE



SITE PLAN 1" = 20'-0"

ATTACHMENT ' ' 1

Revision: _____ Date: _____ By: _____

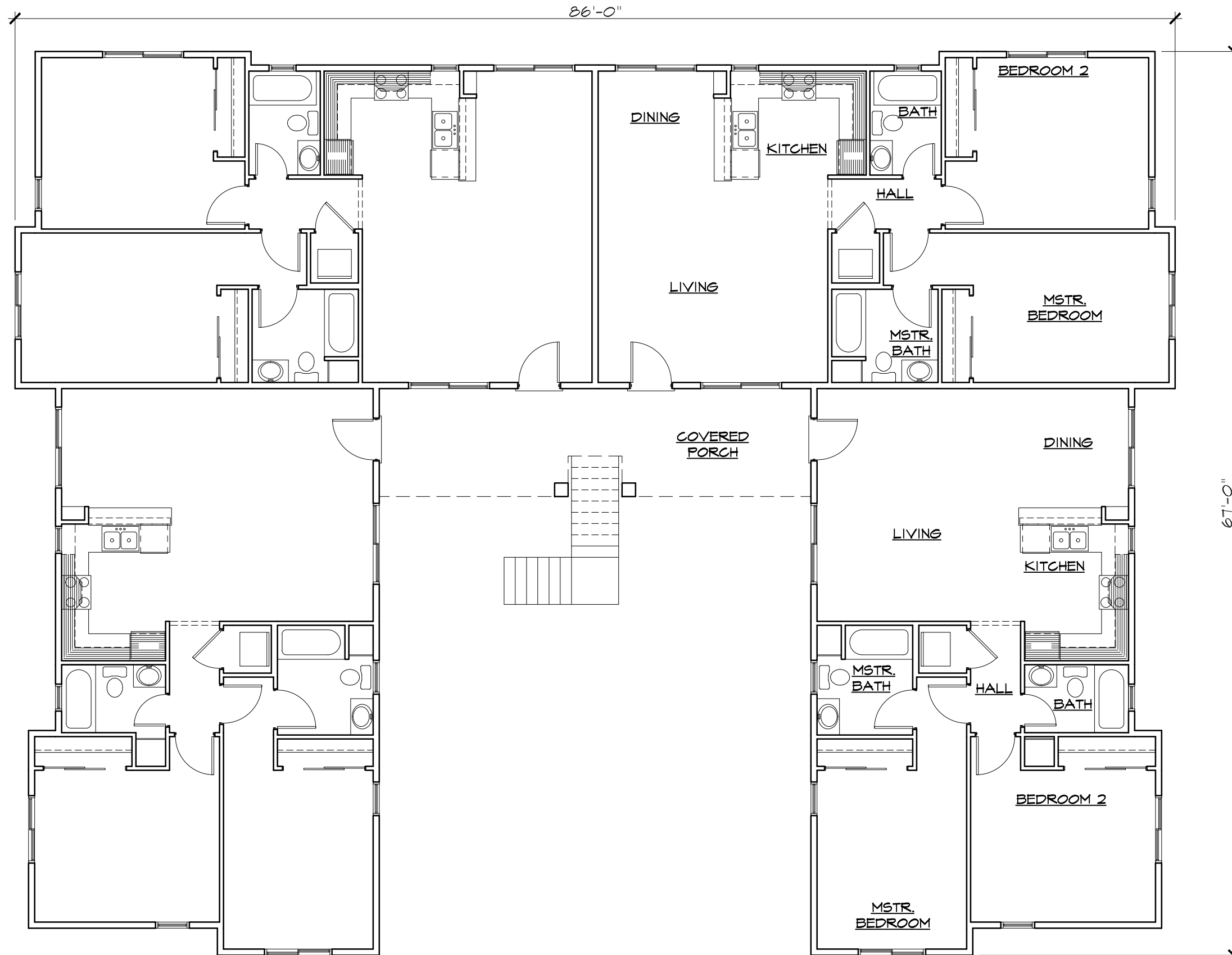
GREGORY A. PEITZ ARCHITECT
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

APARTMENTS FOR: DEEPIKA TANDON
AT: W. 14TH ST. & OAKDALE ST.
CHICO, CALIFORNIA

LICENSED ARCHITECT
GREGORY A. PEITZ
No. C21283
REN. 7/21
STATE OF CALIFORNIA

TANDON APARTMENTS ARHPB

Date: MARCH 2020
Reviewed: _____
Drawn: OSTROVSKIY
Job: 18-2426
Sheet: _____
Of _____ Sheets



LOWER & UPPER LEVEL FLOOR PLAN 1/8" = 1'-0"

ATTACHMENT ' ' , ,

AREAS:	
EACH UNIT:	1,022 SQ. FT.
1st FLOOR AREA:	4,088 SQ. FT.
2nd FLOOR AREA:	4,088 SQ. FT.
TOTAL:	8,176 SQ. FT.
COVID PORCH AREA:	488 SQ. FT.

Revision: _____ Date: _____ By: _____

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

APARTMENTS
 FOR: DEEPIKA TANDON
 AT: W. 14TH ST. & OAKDALE ST.
 CHICO, CALIFORNIA



TANDON
 APARTMENTS
 ARHPB

Date: JANUARY 2020

Reviewed: _____

Drawn: OSTROVSKIY

Job: 18-2426

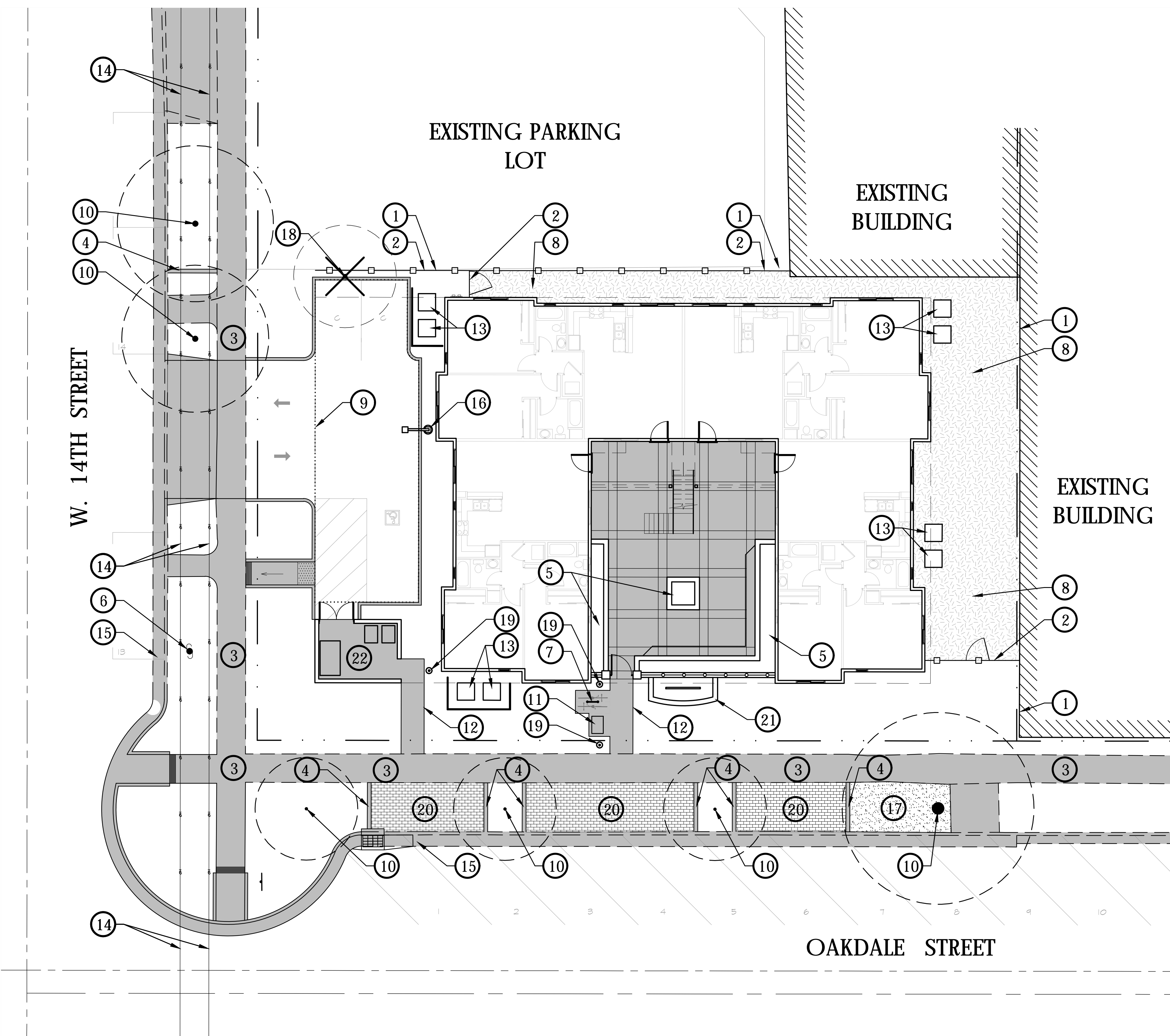
Sheet

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 Sheets

Or _____

PLAN LEGEND

SYMBOL	DESCRIPTION
①	PROPERTY LINE
②	6 FOOT HIGH WOOD FENCE WITH CAP. SEE DESIGN DEVELOPMENT, SHEET 3.
③	EXISTING CITY SIDEWALK
④	CONCRETE MOWBAND
⑤	RAISED PLANTER. PER ARCHITECT.
⑥	EXISTING UTILITY POLE (TO REMAIN)
⑦	BICYCLE RACK (2 BIKE CAPACITY). INVERTED "U" STYLE RACK. POWDER COAT BLACK. SEE DESIGN DEVELOPMENT, SHEET 3.
⑧	1" - 1-1/2" SMOOTH ROCK OVER WEED BARRIER
⑨	PARKING LOT AREA (FOR USE IN PARKING LOT LANDSCAPE AND SHADE CALCULATIONS)
⑩	EXISTING TREE, TO REMAIN. RETAIN AND PROTECT.
⑪	CLUSTER MAILBOX
⑫	CONCRETE WALK. SEE CIVIL ENGINEER'S PLANS.
⑬	HVAC. SCREENWALLS AT PUBLICLY VISIBLE UNITS TO MATCH BUILDING,
⑭	OVERHEAD LINES
⑮	STORM DRAIN INLET (BY OTHERS)
⑯	AREA LIGHT. "SHOEBOX STYLE. 12 FOOT LUMINERE HEIGHT. SEE DESIGN DEVELOPMENT, SHEET 3.
⑰	CRUSHED ROCK WITH BINDING AGENT OVER WEED BARRIER
⑱	EXISTING PALM TO BE REMOVED. 20" DBH. NOT TECHNICALLY A TREE. NO MITIGATION IS REQUIRED.
⑲	BOLLARD LIGHT. SEE DESIGN DEVELOPMENT, SHEET 3.
⑳	PERMEABLE PAVERS. SEE DESIGN DEVELOPMENT, SHEET 3.
㉑	SIGNAGE. PER ARCHITECT.
㉒	COVERED TRASH ENCLOSURE. PER ARCHITECT.



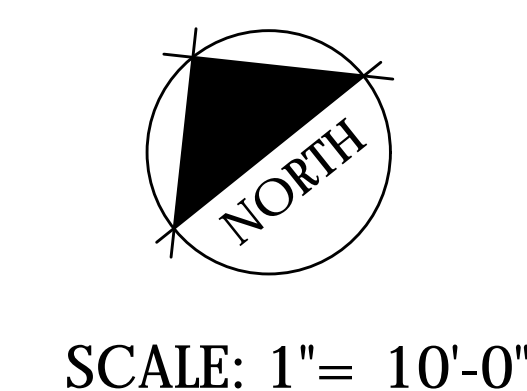
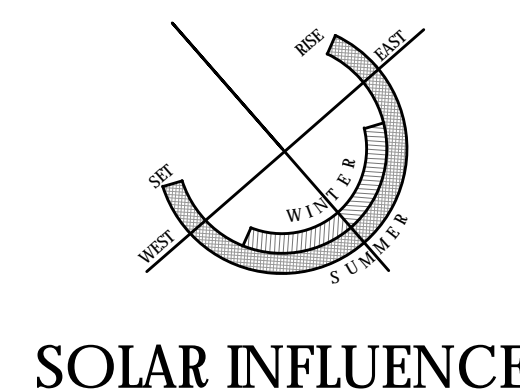
SEE PAGES 2 & 3 FOR ADDITIONAL INFORMATION

TANDON APARTMENTS AT 14TH AND OAKDALE (PAGE 1 OF 3)

ATTACHMENT "___"

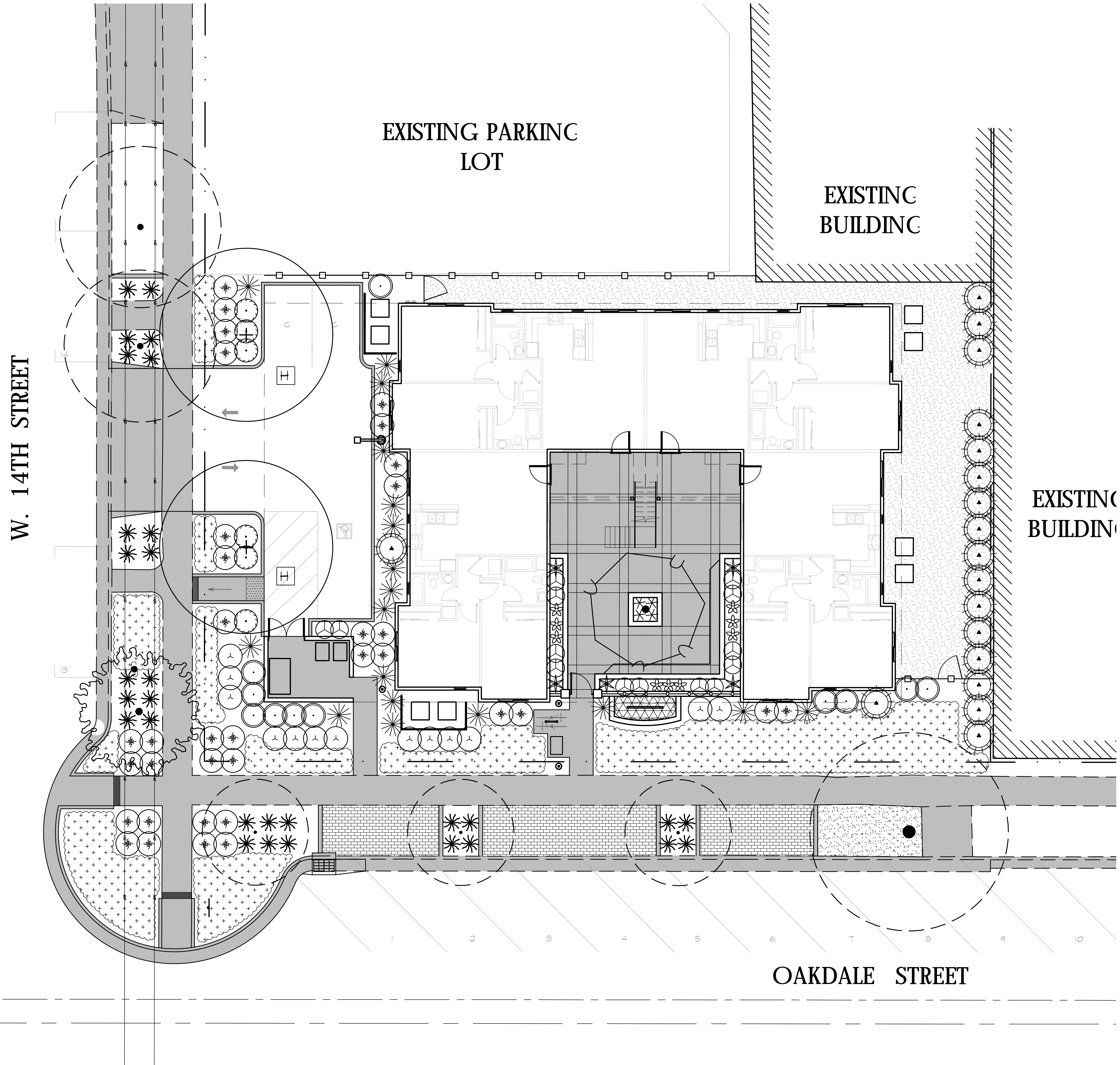
PRELIMINARY LANDSCAPE SITE PLAN

Prepared for:
DEEPIKA TANDON



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

DATE: 2-20-2020
PROJECT NUMBER: 2125
DRAWN: JBB



TREE LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	ARMSTRONG RED MAPLE ACER RUBRUM 'ARMSTRONG RED'	30'	15 GAL
	LAGERSTROEMIA INDICA 'REGAL RED' RED FLOWERING, UPRIGHT CRAPE MYRTLE (STANDARD)	15'	15 GAL
	CERCIS CANADIENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	20'	15 GAL

SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
SHRUBS (LOW WATER USE)			
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® DWARF OLIVE	4'	5 GAL.
	JUNIPERUS VIRGINIANA 'IDYLLWILD' IDYLLWILD JUNIPER	5'	5 GAL.
	DIETES DIETES	4'	5 GAL.
	PYRACANTHA COCCINEA 'LOWBOY' LOWBOY PYRACANTHA	3'	5 GAL.
	NANDINA DOMESTICA HEAVENLY BAMBOC	4'	5 GAL.
	SALVIA GREGGII AUTUMN SAGE	4'	5 GAL.
	HESPERALOE PARVIFLORA RED YUCCA	3'	1 GAL.
	TULBAGHIA VIOLACEA SOCIETY GARLIC	-2'	1 GAL.
	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	-2'	1 GAL.
	PHORMIUM TENAX 'JACK SPRATT' JACK SPRATT NEW ZEALAND FLAX	-2'	1 GAL.
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	-2'	1 GAL.
GROUNDCOVER (LOW WATER USE)			
	JUNIPERUS CONFERTA SHORE JUNIPER	3'-4'	1 GAL.
ANNUAL COLOR (HIGH WATER USE)			
	SEASONAL ANNUAL COLOR		FLATS

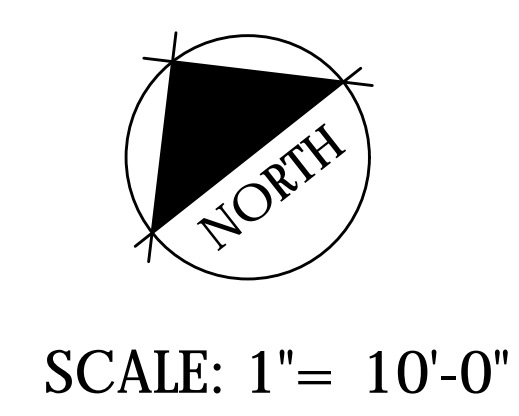
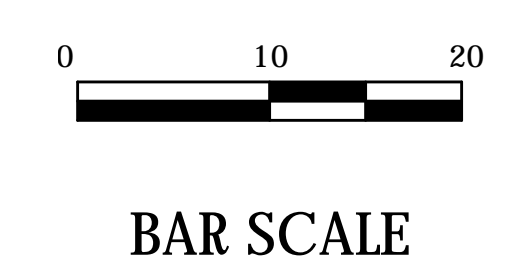
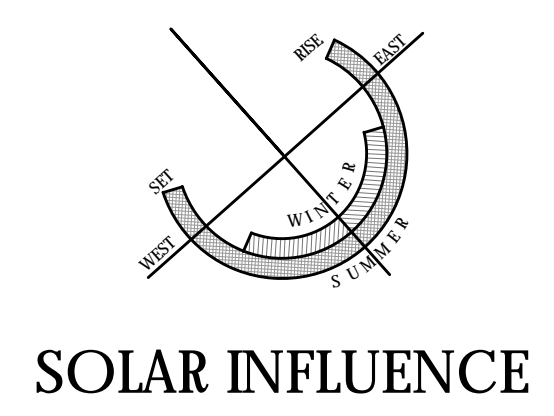
SEE PAGES 1 & 3 FOR ADDITIONAL INFORMATION

TANDON APARTMENTS AT 14TH AND OAKDALE (PAGE 2 OF 3)

ATTACHMENT "___"

PRELIMINARY LANDSCAPE PLAN

Prepared for:
DEEPIKA TANDON



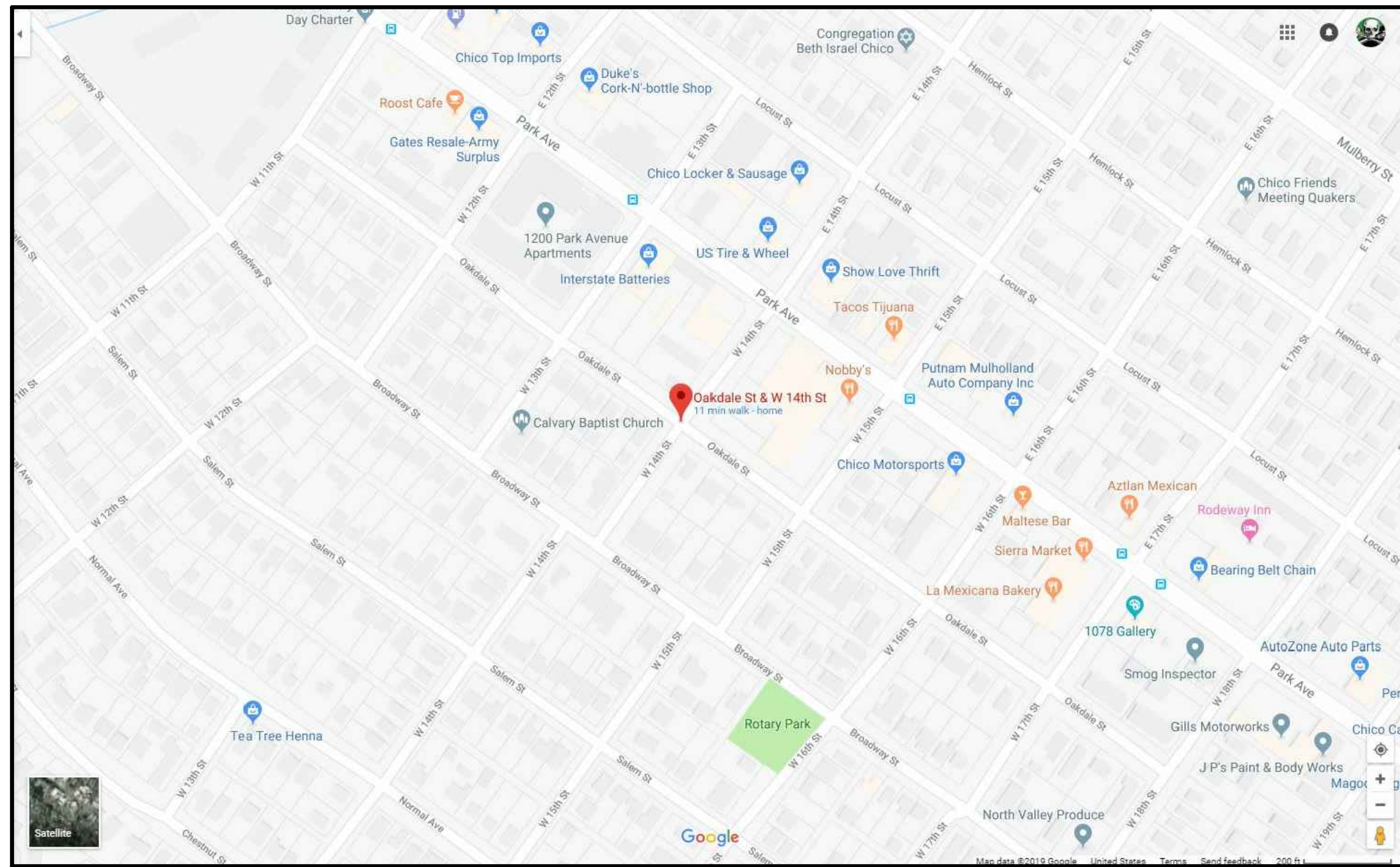
Prepared by:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130
www.BFLAdesign.com www.facebook.com/BFLAdesign

DATE: 2-20-2020
PROJECT NUMBER: 2125
DRAWN: JBB

BICYCLE PARKING



VICINITY MAP



AREA LIGHT

PHILIPS GARDCO
Site & Area
EcoForm
ECF-5 area

The Philips Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need for additional fixtures in most existing poses. Integral control systems available for further energy savings.

Ordering guide
example: ECF-5-6L-600-90W-22-95-5-103-45L-MGT

Order	Part	Qty	Part	Qty	Part	Qty	Part	Qty	Part	Qty	Part	Qty	Part	Qty	Part	Qty	Part	Qty
1	ECF-5	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...

LANDSCAPE IRRIGATION

TOTAL LANDSCAPED AREA IS 4,255 SF AND IS HYDROZONED AS MEDIUM WATER USE TREES, LOW WATER USE SHRUBS, AND HIGH WATER USE ANNUAL COLOR AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM.

USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS, IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 35,906 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 61,375 GALLONS PER YEAR.

Maximum Applied Water Allowance (MAWA) - Calculation

MAWA = (Eto) (0.7) (LA) (0.62)

MAWA = 61,375 Gallons per Year

Where:
 51.7 = Reference Evapotranspiration (ETo)
 0.45 = ET Adjustment Factor (percent)
 4,255 = Landscape Area (LA) (square feet)
 0.62 = Conversion factor (inches to gallons)

Estimated Water Use for Hydrozones (EWU) - Calculation

EWU = (Eto) (PF) (HA) (0.62) / (IE)

Where:
 51.7 = Reference Evapotranspiration (ETo) (Ref. CIMIS)
 PF = Plant Factor per Hydrozone
 HA = Hydrozone Area (square feet)
 0.62 = Conversion factor (inches to gallons)
 IE = Irrigation Efficiency per Sprinkler Type

Hydrozone 1: Low water use shrubs and ground cover; Drip. PR= 0.8

PF = 0.2
 HA = 4,108 (square feet) 0.094307 acres
 IE = 0.81
 EWU = 32513.04494 (gallons per year) 0.099779 acre-feet/year 43.46664 cc/yr

Hydrozone 9: High water use annual color; Drip. PR= 0.8

PF = 0.85
 HA = 33 (square feet) 0.000803 Acres
 IE = 0.81
 EWU = 1177.291975 (gallons per year) 0.003613 acre-feet/year 1.57392 cc/yr

Total Estimated Water Use for All Hydrozones (EWU) - Sum

EWU = 35,906 (gallons per year) 0.110193 Acre-Feet per Year
 48 (100 cubic feet per year) 0.001102 Acres

Estimated Water Use for Hydrozones (EWU) - Calculation

EWU = (ETo) (PF) (HA) (0.62) / (IE)

EWU = 35,906 Gallons per Year

Where:
 LA = Total Landscape area (Square Feet)
 HA = Hydrozone Landscape Area (Square Feet)
 51.7 = Reference Evapotranspiration (ETo)
 0.45 = ET Adjustment (Ref. CUWCC AB2717 Task Force Recommendation 13)
 0.62 = Conversion factor from inches to gallons
 748 = Gallons per hundred cubic foot (ccf)
 325,851 = Gallons per acre-foot

CEDAR FENCE WITH CAP



PERMEABLE PAVERS



BOLLARD LIGHT

PHILIPS GARDCO
Site & Area
PureForm
LED bollard

Philips Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacing and full cutoff performance. Three heights available for a customized look. IP65, compact, versatile design or measure with minor inlets for with performance.

Ordering guide
example: PBL-42-16L-450-WW-C3-5-10W

Order	Part	Qty	Part	Qty	Part	Qty	Part	Qty	Part	Qty	Part	Qty	Part	Qty	Part	Qty	Part	Qty
1	PBL	1	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	980 SF	
PARKING LOT LANDSCAPE	143 SF	14%

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			980 SF	
SHADE AREA PROVIDED:				
30" DIAMETER TREES				
1/2	353 SF	2	706	72%
TOTAL SHADE AREA PROVIDED:			706 SF	72%

SOILS STATEMENT

THIS SITE IS LOCATED IN A REGION KNOWN TO HAVE SOIL OF AVERAGE QUALITY. LANDSCAPE PLANTERS ARE TO RECEIVE STANDARD SOIL AMENDMENTS WILL BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS BY AN ANALYTICAL SOILS TESTING LABORATORY.

TOP DRESSING

A UNIFORM 3" MINIMUM LAYER OF 3/4" DIAMETER BROWN LAVA ROCK TOP DRESSING SHALL BE APPLIED TO ALL LANDSCAPE AREAS EXCEPT WHERE OTHERWISE NOTED.

SEE PAGES 1 & 2 FOR ADDITIONAL INFORMATION

TANDON APARTMENTS AT 14TH AND OAKDALE (PAGE 3 OF 3)

ATTACHMENT " _ "

DESIGN DEVELOPMENT

Prepared for:
DEEPIKA TANDON

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

DATE: 2-20-2020
 PROJECT NUMBER: 2125
 DRAWN: JBB

TANDON APARTMENTS

W. 14TH ST. & OAKDALE ST.



NORTH ELEVATION



WEST ELEVATION (FROM PARKING LOT/ W. 14TH ST.)



EAST ELEVATION



SOUTH ELEVATION (OAKDALE ST.)

Date	Time	Corner Standing	Direction facing on Street	Spots Open	Total Overall	Percent Open
5/21/2020	7:00 AM	Oakdale	North on 13th	9	22	40.9%
5/21/2020	7:00 AM	Oakdale	South on 13th	9	18	50.0%
5/21/2020	7:00 AM	13th	West on Oakdale	11	31	35.5%
5/21/2020	7:00 AM	13th	East on Oakdale	12	21	57.1%
5/21/2020	7:00 AM	Oakdale	North on 14th	8	10	80.0%
5/21/2020	7:00 AM	Oakdale	South on 14th	12	16	75.0%
5/21/2020	7:00 AM	14th	East on Oakdale	14	18	77.8%
5/21/2020	7:00 AM	Oakdale	South on 15th	11	20	55.0%
5/21/2020	7:00 AM	Oakdale	North on 15th	11	19	57.9%
5/21/2020	7:00 AM	15th	East on Oakdale	13	16	81.3%
5/21/2020	7:00 AM	Oakdale	North on 16th	11	12	91.7%
5/21/2020	7:00 AM	Oakdale	South on 16th	11	17	64.7%
5/21/2020	7:00 AM	16th	East on Oakdale	11	17	64.7%
5/21/2020	12:00PM - 1:30PM	Oakdale	North on 13th	6	22	27.3%
5/21/2020	12:00PM - 1:30PM	Oakdale	South on 13th	10	18	55.6%
5/21/2020	12:00PM - 1:30PM	13th	West on Oakdale	10	31	32.3%
5/21/2020	12:00PM - 1:30PM	13th	East on Oakdale	11	21	52.4%
5/21/2020	12:00PM - 1:30PM	Oakdale	North on 14th	8	10	80.0%
5/21/2020	12:00PM - 1:30PM	Oakdale	South on 14th	7	16	43.8%
5/21/2020	12:00PM - 1:30PM	14th	East on Oakdale	12	18	66.7%
5/21/2020	12:00PM - 1:30PM	Oakdale	South on 15th	9	20	45.0%
5/21/2020	12:00PM - 1:30PM	Oakdale	North on 15th	12	19	63.2%
5/21/2020	12:00PM - 1:30PM	15th	East on Oakdale	12	16	75.0%
5/21/2020	12:00PM - 1:30PM	Oakdale	North on 16th	12	12	100.0%

5/21/2020	12:00PM - 1:30PM	Oakdale	South on 16th	10	17	58.8%
5/21/2020	12:00PM - 1:30PM	16th	East on Oakdale	14	17	82.4%
5/21/2020	7:00 PM	Oakdale	North on 13th	6	22	27.3%
5/21/2020	7:00 PM	Oakdale	South on 13th	7	18	38.9%
5/21/2020	7:00 PM	13th	West on Oakdale	8	31	25.8%
5/21/2020	7:00 PM	13th	East on Oakdale	12	21	57.1%
5/21/2020	7:00 PM	Oakdale	North on 14th	8	10	80.0%
5/21/2020	7:00 PM	Oakdale	South on 14th	14	16	87.5%
5/21/2020	7:00 PM	14th	East on Oakdale	14	18	77.8%
5/21/2020	7:00 PM	Oakdale	South on 15th	9	20	45.0%
5/21/2020	7:00 PM	Oakdale	North on 15th	11	19	57.9%
5/21/2020	7:00 PM	15th	East on Oakdale	11	16	68.8%
5/21/2020	7:00 PM	Oakdale	North on 16th	9	12	75.0%
5/21/2020	7:00 PM	Oakdale	South on 16th	9	17	52.9%
5/21/2020	7:00 PM	16th	East on Oakdale	14	17	82.4%
5/22/2020	7:00 AM	Oakdale	North on 13th	9	22	40.9%
5/22/2020	7:00 AM	Oakdale	South on 13th	9	18	50.0%
5/22/2020	7:00 AM	13th	West on Oakdale	11	31	35.5%
5/22/2020	7:00 AM	13th	East on Oakdale	12	21	57.1%
5/22/2020	7:00 AM	Oakdale	North on 14th	8	10	80.0%
5/22/2020	7:00 AM	Oakdale	South on 14th	12	16	75.0%
5/22/2020	7:00 AM	14th	East on Oakdale	14	18	77.8%
5/22/2020	7:00 AM	Oakdale	South on 15th	11	20	55.0%
5/22/2020	7:00 AM	Oakdale	North on 15th	11	19	57.9%
5/22/2020	7:00 AM	15th	East on Oakdale	13	16	81.3%
5/22/2020	7:00 AM	Oakdale	North on 16th	11	12	91.7%
5/22/2020	7:00 AM	Oakdale	South on 16th	11	17	64.7%
5/22/2020	7:00 AM	16th	East on Oakdale	11	17	64.7%
5/22/2020	12:00PM - 1:30PM	Oakdale	North on 13th	6	22	27.3%
5/22/2020	12:00PM - 1:30PM	Oakdale	South on 13th	10	18	55.6%

5/22/2020	12:00PM - 1:30PM	13th	West on Oakdale	10	31	32.3%
5/22/2020	12:00PM - 1:30PM	13th	East on Oakdale	11	21	52.4%
5/22/2020	12:00PM - 1:30PM	Oakdale	North on 14th	8	10	80.0%
5/22/2020	12:00PM - 1:30PM	Oakdale	South on 14th	7	16	43.8%
5/22/2020	12:00PM - 1:30PM	14th	East on Oakdale	12	18	66.7%
5/22/2020	12:00PM - 1:30PM	Oakdale	South on 15th	9	20	45.0%
5/22/2020	12:00PM - 1:30PM	Oakdale	North on 15th	12	19	63.2%
5/22/2020	12:00PM - 1:30PM	15th	East on Oakdale	12	16	75.0%
5/22/2020	12:00PM - 1:30PM	Oakdale	North on 16th	12	12	100.0%
5/22/2020	12:00PM - 1:30PM	Oakdale	South on 16th	10	17	58.8%
5/22/2020	12:00PM - 1:30PM	16th	East on Oakdale	14	17	82.4%
5/22/2020	7:00 PM	Oakdale	North on 13th	6	22	27.3%
5/22/2020	7:00 PM	Oakdale	South on 13th	7	18	38.9%
5/22/2020	7:00 PM	13th	West on Oakdale	8	31	25.8%
5/22/2020	7:00 PM	13th	East on Oakdale	12	21	57.1%
5/22/2020	7:00 PM	Oakdale	North on 14th	8	10	80.0%
5/22/2020	7:00 PM	Oakdale	South on 14th	14	16	87.5%
5/22/2020	7:00 PM	14th	East on Oakdale	14	18	77.8%
5/22/2020	7:00 PM	Oakdale	South on 15th	9	20	45.0%
5/22/2020	7:00 PM	Oakdale	North on 15th	11	19	57.9%
5/22/2020	7:00 PM	15th	East on Oakdale	11	16	68.8%
5/22/2020	7:00 PM	Oakdale	North on 16th	9	12	75.0%
5/22/2020	7:00 PM	Oakdale	South on 16th	9	17	52.9%
5/22/2020	7:00 PM	16th	East on Oakdale	14	17	82.4%
5/23/2020	7:00 AM	Oakdale	North on 13th	7	22	31.8%

5/23/2020	7:00 AM	Oakdale	South on 13th	5	18	27.8%
5/23/2020	7:00 AM	13th	West on Oakdale	9	31	29.0%
5/23/2020	7:00 AM	13th	East on Oakdale	12	21	57.1%
5/23/2020	7:00 AM	Oakdale	North on 14th	6	10	60.0%
5/23/2020	7:00 AM	Oakdale	South on 14th	12	16	75.0%
5/23/2020	7:00 AM	14th	East on Oakdale	14	18	77.8%
5/23/2020	7:00 AM	Oakdale	South on 15th	9	20	45.0%
5/23/2020	7:00 AM	Oakdale	North on 15th	10	19	52.6%
5/23/2020	7:00 AM	15th	East on Oakdale	13	16	81.3%
5/23/2020	7:00 AM	Oakdale	North on 16th	9	12	75.0%
5/23/2020	7:00 AM	Oakdale	South on 16th	11	17	64.7%
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5/23/2020	12:00PM - 1:30PM	13th	East on Oakdale	11	21	52.4%
5/23/2020	12:00PM - 1:30PM	Oakdale	North on 14th	8	10	80.0%
5/23/2020	12:00PM - 1:30PM	Oakdale	South on 14th	7	16	43.8%
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5/23/2020	12:00PM - 1:30PM	Oakdale	North on 15th	12	19	63.2%
5/23/2020	12:00PM - 1:30PM	15th	East on Oakdale	12	16	75.0%
5/23/2020	12:00PM - 1:30PM	Oakdale	North on 16th	12	12	100.0%
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5/23/2020	7:00 PM	13th	West on Oakdale	8	31	25.8%
5/23/2020	7:00 PM	13th	East on Oakdale	12	21	57.1%
5/23/2020	7:00 PM	Oakdale	North on 14th	8	10	80.0%
5/23/2020	7:00 PM	Oakdale	South on 14th	14	16	87.5%
5/23/2020	7:00 PM	14th	East on Oakdale	14	18	77.8%
5/23/2020	7:00 PM	Oakdale	South on 15th	9	20	45.0%
5/23/2020	7:00 PM	Oakdale	North on 15th	11	19	57.9%
5/23/2020	7:00 PM	15th	East on Oakdale	11	16	68.8%
5/23/2020	7:00 PM	Oakdale	North on 16th	9	12	75.0%
5/23/2020	7:00 PM	Oakdale	South on 16th	9	17	52.9%
5/23/2020	7:00 PM	16th	East on Oakdale	14	17	82.4%

April 7, 2020

Dexter O'Connell
Associate Planner
City of Chico
411 Main Street
Chico, Ca 95928

RE: **AR 20-03 – (Tandon Apartments) – 123West 14th Street, APN 005-176-001 and 005-176-002**
Request for reduction of off-street parking

Dear Mr. O'Connell –

As requested by your office, below you will find, in detail, how the above referenced project meets the exceptions found in Chico Municipal Code section 19.70.050.A sections 1 and 2. This detailed analysis should be used in conjunction with the photographs of the existing conditions that were previously submitted to your office.

Chico Municipal Code Section 19.70.050 Reduction of off-street parking.

A. The minimum number of off-street parking spaces may be reduced as part of the entitlement approval or through subsequent approval of an administrative use permit. Applicants proposing a parking reduction shall provide documentation, including quantitative analysis. That justifies the proposed number of parking spaces based on the site and proposed land use(s). A reduction of off-street parking pursuant to this section may be allowed only if both of the following findings can be made:

1. The project site meets one of the following.
 - a. The site is zoned RUM or has a -COS overlay zone:

The site is located in the CC – Community Commercial zoning district with an -COS and -SD8 Overlay zones. Pursuant to the City of Chico General Plan, the COS Overlay zones are opportunity sites located along major transit corridors, which include North Esplanade, Mangrove Avenue, Park Avenue, Nord Avenue and East Avenue. Chico Municipal Code (CMC) section 19.52.050 – Corridor Opportunity Site, notes that the purpose of the zone is to intend to encourage a mixed-use development of medium and high-density residential and commercial land uses and to promote increase residential density, and transportation patterns that do not rely solely on the automobile. CMC 19.52.080 D, notes that development may provide off-street parking at a lower rate than required by the municipal code.

- b. The site is located within an area of mixed- use development:

The project site is located on the southwestern corner of a city block. The eastern side of the block abuts Park Avenue, which contains a variety of commercial and industrial uses, while the southern side of the block contains a small strip center, home to a small grocery store and a restaurant. Several other small businesses populate this center as well. Just west of the project site, across Oakdale Street is the Barber Yard Neighborhood. This neighborhood consists of right-of-way's that are traditionally wider than other areas of Chico, as well as older cottage homes that have vehicle access from both the street and alley ways. The frontage of the project site predominately faces this neighborhood.

To the north, across West 14th Street are additional residential uses, as well as commercial uses. The same can be said for the block across West 15th Street to the south.

- c. The project will implement sufficient vehicle trip reduction measures (such as vehicle loan programs and transit passes) to offset the reduction: or
- d. The area is served by public transit, bicycle facilities or has other features which encourage pedestrian access.

Park Avenue, which is just to the north of the project site contains four B-Line Transit stops, all of which are within walking distance from the project site (less than a quarter mile). These stops are for the Route 14, 17 and 32 respectfully. Both 14 and 17 (formally 15) connects to the Downtown Transit Center to allow riders to transfer to regional buses. This route also circles the regional shopping area along 20th Street which contain the Chico Mall, WinCo and the Target Center. Route 32, which is relatively new, continues to the south along Park Avenue and then the Midway to serve Durham. Pursuant to data available from Butte County Association of Government, which run the B-Line, ridership per year is approximately 1.5 million, with an average weekday ridership of 4,700 people over 32 different busses, and Route 15 (now 14 and 17) is one of the most frequently used lines.

Just to the west of the project site, is Salem Street. This portion of Salem Street is designated a Class III bicycle route which runs in a north-south fashion. Class III Bike Routes are rights-of-way designed to provide share use for bicycles, pedestrians and motorist. As Salem Street connects to Downtown Chico and Chico State, it becomes a Class II Bike Lane. Class II Bike Lanes are on-street facilities designed for bicyclist using stripes and stencils, and may include buffer striping to provide greater separation between bicyclist and parked or moving vehicles.

- 2. The proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.

The vicinity of the site contains a mix of uses, with public parking permitted along all street frontages, including Park Avenue. The strip center on the southeast corner of the block contains adequate parking for all of land uses within the center.

Across Oakdale Street to the southwest is a residential zone, known locally as the Barber Yard Neighborhood. Specifically, to this block, two homes front onto Oakdale Street while one fronts onto West 14th and one onto West 15th Street. Pursuant to Chico Municipal Code, two off-street parking spaces are necessary for each single-family residence. In this instance, the two homes that front onto Oakdale Street meet or exceed this requirement. While the home that fronts West 14th is the only single-family homes on this street of this block.

The proposal itself includes maximizing the public right-of-way width with angled parking, rather than the traditional parallel parking stalls. Angle parking have been utilized in other parts of the city, including the downtown core, and along Oakdale Street, abutting two different multi-family residential complexes (1200 Park and 114 West 18th Street). Angled parking is one way to maximize parking while sufficiently utilizing the public right-of-way, and creating a compact urban form.

General Plan Consistency

In addition to the findings outline above, the request for a parking reduction is supported by the following General Plan Policies, Goals and Action Items:

Goal LU-1: Reinforce the City’s compact urban form, establish urban growth limits, and manage where and how growth and conservation will occur.

GOAL LU-2 Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.

GOAL LU-3 Enhance existing neighborhoods and create new neighborhoods with walkable access to recreation, places to gather, jobs, daily shopping needs, and other community services.

GOAL LU-4 Promote compatible infill development.

GOAL LU-5 Support the transformation of designated Opportunity Sites with a mix of uses.

Policy LU-2.3 (Sustainable Land Use Pattern) Ensure sustainable land use patterns in both developed areas of the City and new growth areas.

Action LU-2.3.1 (Provide Incentives) – to support desired development patterns and economic development opportunities, continue the use of and expand as appropriate, City incentives, including but not limited to:

- Flexibility in development standards such as parking, setbacks and landscape requirements
- Support for infrastructure upgrades

Action LU-5.1.3 (Flexible Parking) – Maintain standards in the Municipal Code that allows flexibility for parking reductions and parking in shared lots.

Action LU-5.1.4 (Streetscape Enhancement) – As part of the future roadway improvement projects in the Corridor Opportunity sites, incorporate streetscape enhancements such as bulb-outs, benches, wide and separated sidewalks, on-street parking, public art, and street trees to improve the pedestrian environment and serve as a catalyst for revitalization.

Goal CIRC-8: Provide parking that supports the Citywide goals for economic development, livable neighborhoods, sustainability, and public safety.

Policy CIRC-4.3 (Pedestrian-Friendly Streets) – Ensure that streets in areas with high levels of pedestrian activity, such as near schools, employment centers, residential areas, and mixed-use areas, support safe pedestrian travel by providing elements such as detached sidewalks, bulb-outs, on-street parking, enhanced pedestrian crossings, and medians.

Sincerely,

DocuSigned by:

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4/7/2020

Chuck Tatreau

530-228-7243

PARKING ANALYSIS

We request the ARHPB grant a reduction of off-street parking from 12 to 3 off-street spaces for this proposed project. We believe the project meets the requirements found in CMC 19.70.050 as listed below:

1. The project site meets the following:
 - a. The site has a -COS overlay zone.
 - b. The site is located within an area of mixed-use development
2. The proposed parking reduction is not likely to overburden public parking supplies in the project vicinity for these reasons:
 - a. This area does not have a history of impacted street parking.
 - b. While this project proposes only 3 off-street parking spaces, it proposes 16 on-street parking spaces for a total of 19 parking spaces, all on or adjacent to the proposed building site. The proposed on-street parking spaces are parallel (2) and diagonal (14) in type, along the two adjacent streets of the site which is a corner lot. By creating diagonal parking spaces along Oakdale Street approximately 6 new street parking spaces will be created.
 - c. Recent similar projects in the surrounding area have been successful with reduced off-street parking with the use of on-street parking adjacent to the developed property, i.e. AR 14-12 multifamily project located on Oakdale Street between W. 17th & W. 18th Street.

PROJECT DESCRIPTION

This project is an eight-unit apartment building on a vacant CC zoned parcel in the Barber neighborhood in south Chico. The parcel is located on the corner of W. 14th St. & Oakdale Street. There are single story commercial buildings & parking lots on the two adjacent parcels and single-family residential neighborhoods across both adjacent streets.

This proposed apartment building would serve as an ideal transition between the single-family residential neighborhood to the south and west, and the commercial area to the north & east. It would provide a pleasant visual barrier for the existing residences, obstructing the view to the unattractive rear ends of the neighboring commercial buildings.

The architecture of the building compliments and enhances the residential and craftsman styles that are present in the adjacent residential neighborhoods. (DG 1.2.21,22) The design includes a pleasing variety of colors, massing, and materials including lap siding, board and batten siding, brick, and a measure of modern introduced by the horizontal metal slat fencing that is used for the front security fence, gate, balcony guardrails, and mechanical unit screens. (DG 4.2.31,41) Where possible, mechanical units are located behind the building and 6' fences. Units that are located on more visible sides of the building are shielded by the horizontal metal slat screens. (DG 3.1.35)

The entrance gate leading into the private central courtyard is flanked by two brick columns and an arbor overhead to draw the eye and add visual interest as well as a pedestrian-level scale to the entrance. (DG 4.2.14) The courtyard is visible to the public from Oakdale Street, but obscured enough by the horizontal slat fence and gate to lend a feeling of privacy and security to the residents who will use the space.

The building design includes generous bedroom and living area windows on all sides of the building, 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)

This project incorporates one three-space parking lot on site accessible from 14th Street, and proposes the use of on-street parking spaces that are visible from the building and courtyard area. (DG 4.1.52) Locating the small parking lot to the side of the building, and orienting the building and courtyard entrance towards the sidewalk along Oakdale Street both enhances the streetscape along Oakdale and also creates a pedestrian oriented feel to the project. (DG 3.1.34) By locating the majority of the parking on the adjacent streets, the amount of impervious surface required on site is also minimized. (DG 4.1.32) Since the parking lot is located right on 14th Street, the landscaping has been designed to soften the visual impact of the parking from the street. From Oakdale the parking lot is shielded by the apartment building and the covered trash enclosure which is designed with the same style as the main building. (DG 1.1.14, DG 4.2.22)

ATTACHMENT ' ' 0

Revision:	Date:	By:	
GREGORY A. PEITZ ARCHITECT <small>383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719</small>			
APARTMENTS FOR: DEEPIKA TANDON AT: W. 14TH ST. & OAKDALE ST. CHICO, CALIFORNIA			
			
TANDON APARTMENTS ARHPB			
Date: MARCH 2020 Reviewed: _____ Drawn: OSTROVSKIY Job: 18-2426 Sheet: 0			
Of _____ Sheets			