



Planning Commission Agenda Report Meeting Date 9/17/2020

DATE: September 8, 2020

File: AR 19-17 and UP 19-12

TO: Planning Commission

FROM: Dexter O'Connell, Associate Planner, dexter.oconnell@chicoca.gov
Kelly Murphy, Planner, Kelly.murphy@chicoca.gov

RE: Architectural Review 19-17 and Use Permit 19-12 (Elisha Court Apartments)
24 Elisha Court – APN 015-120-053

SUMMARY

This is a request to authorize multi-family residential development in the Office Residential (OR) zoning district (see **Attachment A**, Location Map, and **Attachment B**, Plat to Accompany Use Permit 19-12) to allow for the construction of a two-building eight-plex.

RECOMMENDATION

Staff recommends that the Planning Commission approve Resolution 20-12 and approve the proposed project subject to the recommended conditions.

Proposed Motion:

I move that the Planning Commission adopt the findings in Resolution 20-12 and approve the project subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct two two-story apartment buildings with eight total multi-family residential units. The site is designated Office Mixed Use (OMU) on the City's General Plan Land Use Diagram and is zoned Office Residential (OR) with the Airport Overflight Extended Approach/Departure Zone (-AOB2) overlay. 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 multi-family residential use in the OR zoning district.

The site is a vacant undeveloped parcel of 0.64 gross acres on the southeast corner of Cohasset Road and Elisha Court. The resultant density for the project would be 12.5 dwelling units per gross acre (du/ac), which is consistent with the allowable range of 6 to 20 du/ac for residential development in the OR zoning district. Pursuant to changes made by the Butte County Airport Land Use Commission on August 19, 2020, that density also does "not exceed the average density of comparable surrounding uses" (see **Attachment C**, Airport Compatibility Map and Analysis) which is 14.8 du/ac, and is thus compatible with the Airport Overflight Extended Approach/Departure Zone (-AOB2) overlay.

The proposed development includes the construction of two apartment buildings with eight multi-family residential units. The site plan demonstrates vehicular access to the site provided by a single driveway entrance from Elisha Court. The buildings would be located in an L-shape at the southwest corner of the site, separated by an outdoor relaxation area. The provided parking would be to the northeast, and the lot would be lit appropriately on the opposite end

from the street. Fifteen vehicle parking spaces are provided, meeting Chico Municipal Code requirements. Bike parking would be provided individually on rear porches for each unit, and one public two-bike rack would be available on the property for guests. The trash enclosure would be covered and located just east of the south building, adjacent to the large courtyard and set well back from the property line. Detailed site improvements and architecture associated with the apartment project are to be considered by the Architectural Review and Historic Preservation Board on September 16, 2020.

Several trees exist on the site. The prominent Chinese Pistache on the Cohasset Road side of the property will be preserved, and the other trees on the parcel will be removed and appropriately mitigated as required by Condition #11.

DISCUSSION AND ANALYSIS

The OR (Office Residential) zoning district is applied to areas appropriate for a narrow range of primarily office businesses and institutional uses. The zone district also accommodates residential uses. 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 multi-family residential uses in the OR zoning district.

The site is located on the well-travelled Cohasset Road corridor, which has several large apartment complexes amongst the pattern of primarily residential but also commercial and institutional uses in the area. While adjacent neighbors are zoned OR and R1 (Low Density Residential), parcels nearby have a wide variety of dense residential and intense commercial zonings (see **Attachment D**, area zoning map). While it is prudent to retain a mixed character of commercial and residential uses, multi-family residential occupancy at this location would be compatible with and complimentary to the existing pattern of development in the area. Approving the subject use permit would not result in an inadequate supply of commercial land for office development in the project area.

Attachment C specifically identifies six multifamily properties within the 300-foot airport radius, and the analysis provided alongside the map demonstrates how the average density requirement is met.

The proposed project is responsive to its development context. The L-shaped complex's location utilizes the minimum street side setback from Cohasset Road in order to provide a 41 foot setback from its nearest Single-Family Residential neighbor to the east. Its southern neighbor, a large brick building with a form typical of residential structures, is actually an office building, an appropriate neighbor for a two-story residential structure. The transition to the less-intense residential use on Elisha Court is also mediated by a large and well-landscaped courtyard at the east end of the south building, and by the parking lot, which will also be well-landscaped and appropriate for the transition to a less-intense residential landscape beyond.

In order to improve the exterior quality of the structure and avoid monotonous street-side facades, Condition #6 would require decorative features like a mural to be added to the Cohasset Road and Elisha Court side elevations of the buildings. The Architectural Review

and Historic Preservation Board reviewed and approved this condition at the Public Hearing on September 16, 2020.

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). The project is also compatible with the Chico Municipal Airport and General Plan Policy LU-7.1 encouraging such compatibility.

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 multi-family residential development in the OR (Office Residential) zone 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 of both single-family and multi-family character, and with the surrounding commercial and institutional uses.

- 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 a variety of different land uses including residential, commercial, and institutional uses, along with 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 multi-family residential development in the OR (Office Residential) zone 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). The project is also compatible with the Chico Municipal Airport and General Plan Policy LU-7.1 encouraging such compatibility.

- 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. Pursuant to the August 19, 2020 changes to airport-area land use regulations by the Butte County Airport Land Use Commission, the project also conforms to regulations that ensure that new development will be compatible with the Chico Municipal Airport.

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. Public correspondence received prior to distribution of the agenda report has been included as **Attachment J**.

DISTRIBUTION

File: UP 19-12 (Elisha Court Apartments)
Greg Peitz. 383 Rio Lindo Ave., Chico, CA 95926. gregpeitz@sbcglobal.net
Bruce McCrea. 1284 Virage Lane, Chico, CA 95973. brucemccrea44@yahoo.com

ATTACHMENTS

- A. Resolution 20-12
 - Exhibit 1 -- Conditions of Approval
- B. Location Map
- C. Airport Compatibility Map and Analysis
- D. Area Zoning Map
- E. Site Plan
- F. Floor Plans
- G. Landscape Plan
- H. Architectural Elevations
- I. Colored Elevations
- J. Public Comments

1 B. The proposed use would not be detrimental to the health, safety, or welfare of persons
2 residing or working in the neighborhood as the proposed residential use is consistent with
3 the existing surrounding residential uses. The proposed residential use is consistent with
4 the existing surrounding residential uses of both single-family and multi-family character,
5 and with the surrounding commercial and institutional uses.

6 C. The proposed use would not be detrimental and/or injurious to property and
7 improvements in the neighborhood of the proposed use, as well as the general welfare of
8 the City. The surrounding area currently contains a variety of different land uses
9 including residential, commercial, and institutional uses, along with improved public
10 streets and bicycle facilities. Existing regulations require that any public improvements
11 damaged during the course of construction be repaired or reconstructed by the applicant.
12 No impacts to property or improvements have been identified, including impacts related
13 to public parking.

14 D. The proposed project is consistent with the policies, standards, and land use designations
15 established by the General Plan. Specifically, the project is consistent with those that
16 encourage compatible infill development (LU-1, LU-4), maintaining neighborhood
17 compatibility and context sensitive design (LU-4.3 and CD-5.3) and providing adequate
18 supply of rental housing to meet a wide range of renters and future needs throughout the
19 city (H.3, H.3.2, H.3.4). The project is also compatible with the Chico Municipal Airport
20 and General Plan Policy LU-7.1 encouraging such compatibility.

21 E. The proposed multi-family residential use will be consistent and compatible with existing
22 adjacent commercial and nearby residential uses. Pursuant to the August 19, 2020
23 changes to airport-area land use regulations by the Butte County Airport Land Use
24 Commission, the project also conforms to regulations that ensure that new development
25 will be compatible with the Chico Municipal Airport.

26 2. Based on all of the above, the Planning Commission hereby approves the Project subject to the
27 conditions set forth in Exhibit I attached hereto.
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3. 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 by the Planning Commission at its meeting held on September 17, 2020, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAINED:
- DISQUALIFIED:
- ATTEST:

APPROVED AS TO FORM:

Bruce Ambo
Planning Commission Secretary

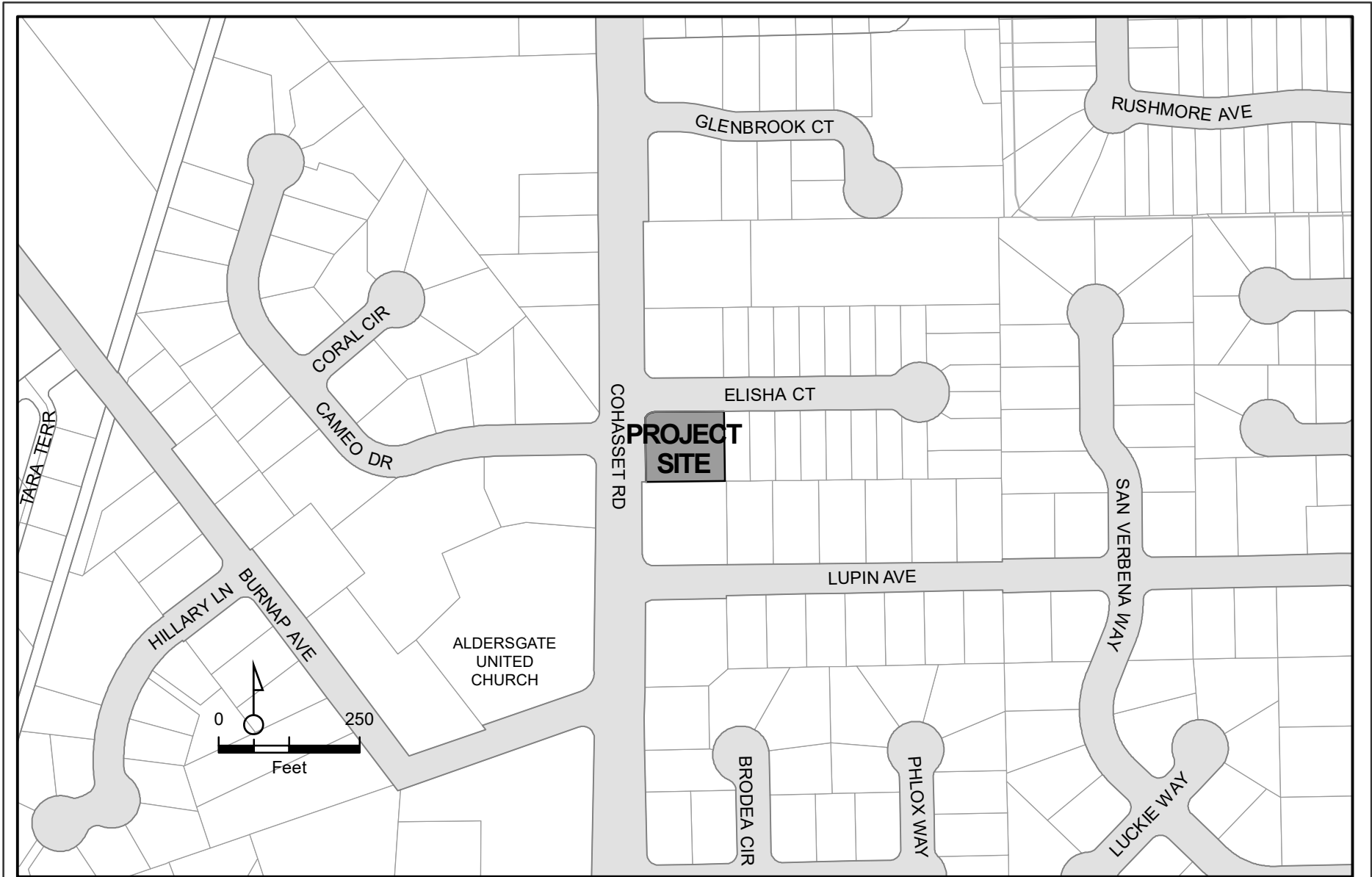
Andrew L. Jared, City Attorney*
*Pursuant to the Charter of the City of
Chico, Section 906(E)

EXHIBIT "I"
CONDITIONS OF APPROVAL
Use Permit 19-12
(Elisha Court Apartments)

1. Use Permit 19-12 authorizes ground-level residential occupancy, in substantial accord with the "Plat to Accompany Use Permit 19-12 (Elisha Court Apartments)" 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 19-17 and UP 19-12 (Elisha Court Apartments).
3. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All painting shall be done as shown and field-verified by Planning staff prior to issuance of a certificate of occupancy.
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. On the West elevation of the southern building and on the North elevation of the northern building, applicant shall install at applicant's expense a mural, other decorative works, or decorative plantings that in any case shall cover at least 50 percent of the area of the respective façade.
7. Prior to issuance of a Certificate of Occupancy, record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcel(s) by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.
8. Prior to issuance of a Certificate of Occupancy, record in deeds a declaration that states: "An Avigation Easement is recorded above the parcels for the Chico Municipal Airport and acknowledges any and all existing or potential airport operational impacts."
9. Prior to issuance of a Certificate of Occupancy, record in deeds a declaration that states: "The project parcels are in the proximity of the Chico Municipal Airport and are subject to aircraft overflight."
10. Prior to issuance of a Certificate of Occupancy, record in deeds a declaration that states: "Airspace review by the Airport Land Use Commission is required for all objects over 100 feet in height above ground level."
11. Applicant shall obtain written approval from the City of Chico's Urban Forester prior to removal of any trees. As required by CMC 16.66, any trees removed and requiring mitigation shall be replaced as follows:
 - 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.
13. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.



AR 19-17 and UP 19-12 (Elisha Court Apartments)
24 Elisha Court
APN 015-120-053-000





Planning Commission
Memo Addendum
Exhibit C

Meeting Date 9/17/2020

DATE: August 21, 2020

File: AR 19-17

TO: Planning Commission

UP 19-12

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

RE: Architectural Review 19-17 and Use Permit 19-12 (Elisha Court Apartments)
24 Elisha Court – APN 015-120-053

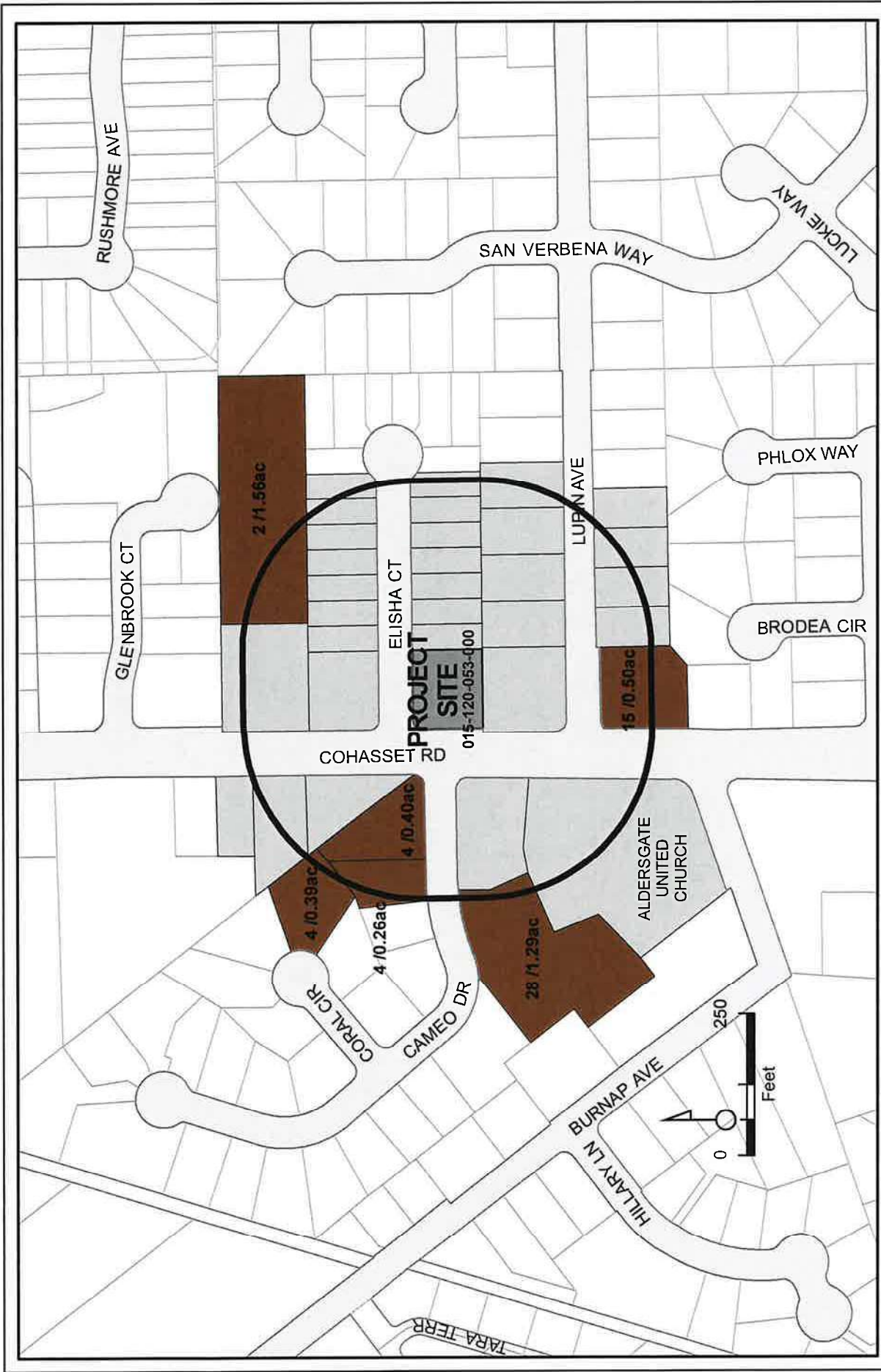
AIRPORT DENSITY ANALYSIS

Airport Land Use Commission regulations require that the density of a proposed infill project not exceed the “average density of comparable surrounding uses” within 300 feet of the development site. In this case there are six such multifamily residential uses.

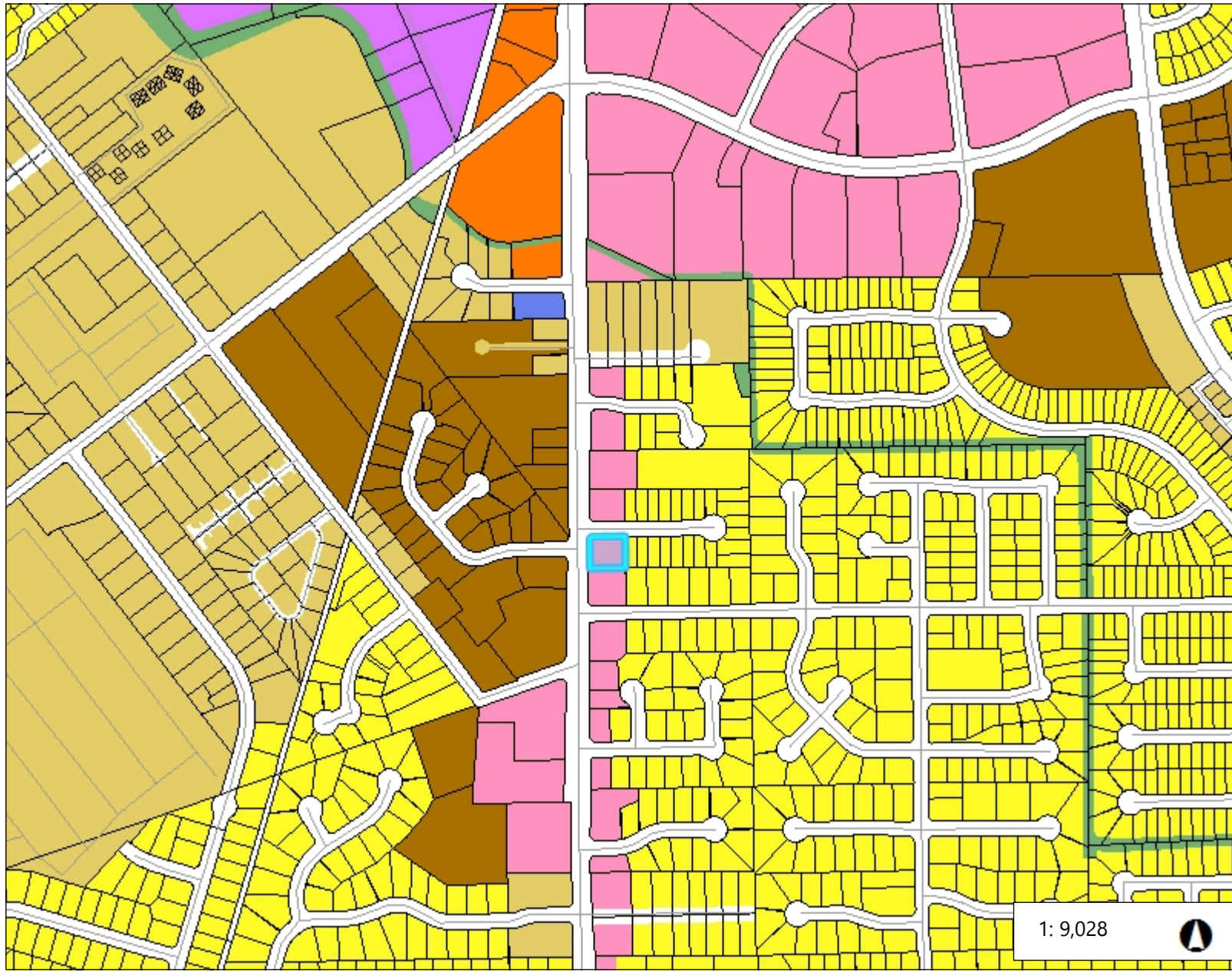
Parcel APN	Units	Acreage	Density (units/acre)
015-120-031	2	1.56	1.3
015-140-065	15	0.5	30.0
007-290-042	28	1.29	21.7
007-290-002	4	0.26	15.4
007-290-001	4	0.4	10
007-290-007	4	0.39	10.3

Detail

The Analysis shows that the mean density of the parcels is 14.8 units per acre. The proposed project has a density of 12.5 units per acre, which is less than that. Therefore, the proposed project meets airport land use requirements and is compatible.



Total Multi-Family Residential Units - 57
Total Multi-Family Parcel Acres - 4.4
Total Parcels Acres - 13.5



Legend

- Assessor Parcels
- Plan Area
- ROW
- RS-3 Suburban Residential 3 acre
- RS-2 Suburban Residential 2 acre
- RS-1 Suburban Residential 1 acre
- RS-20 Suburban Residential 20,000
- R1-15 Low Density Residential 15,000
- R1-10 Low Density Residential 10,000
- R1 Low Density Residential
- R2 Medium Density Residential
- R3 Medium-High Density Residential
- R4 High Density Residential
- RMU Residential Mixed Use
- OR Office Residential
- OC Office Commercial
- CN Neighborhood Commercial
- CC Community Commercial
- DS Downtown South
- DN Downtown North
- CS Services Commercial
- CR Regional Commercial
- ML Light Manufacturing
- MG General Manufacturing
- IOMU Industrial Office Mixed-Use
- A Airport

1: 9,028



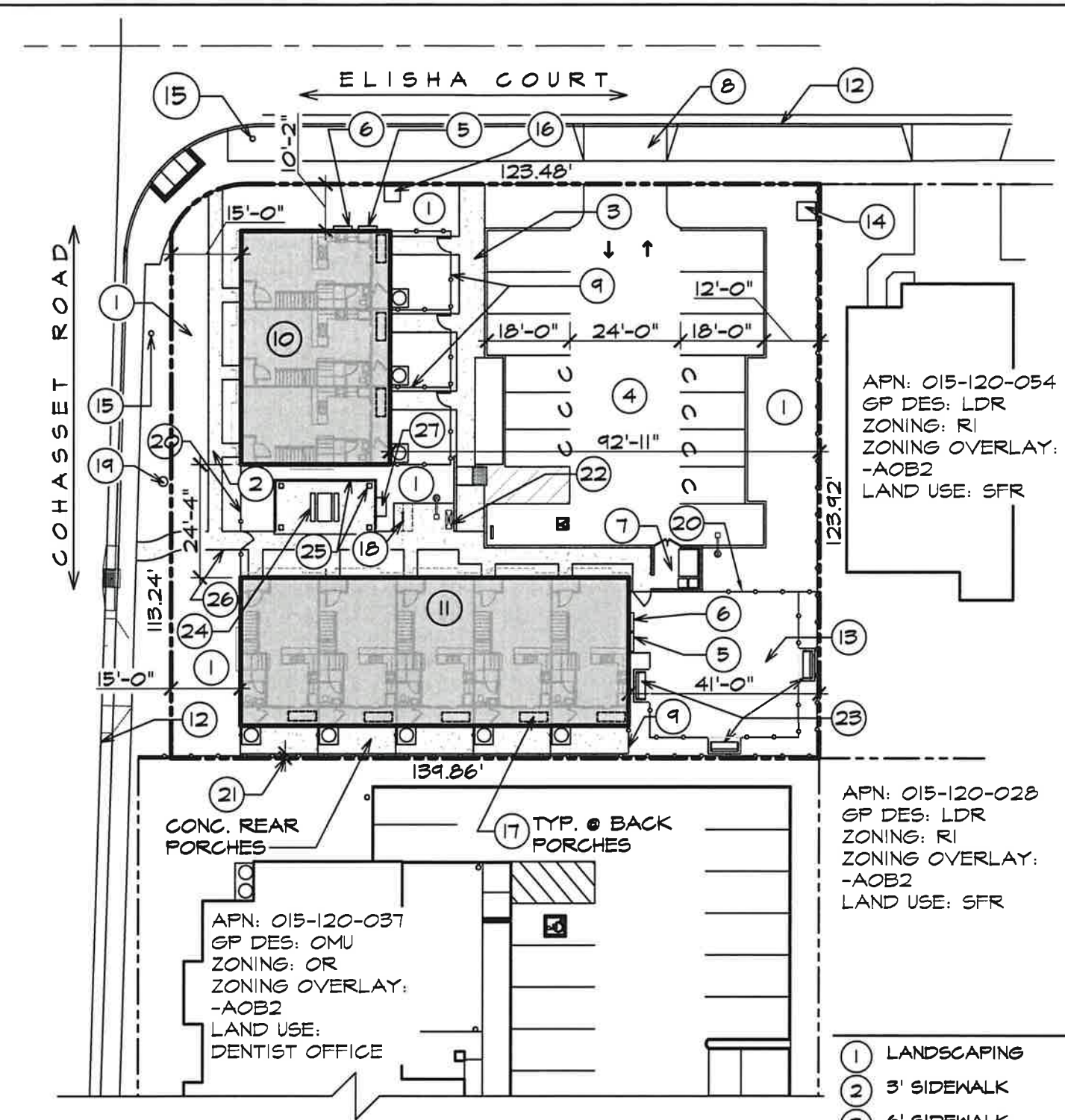
1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



SITE PLAN 1" = 50'-0"

TYP. PARKING STALLS:
 • 9'x18' STANDARD
 • 8'x18' COMPACT



PROJECT SPECIFICATIONS:

24 ELISHA CT.
 APN: 015-120-053
 GENERAL PLAN: OMU
 ZONE: OR

SETBACKS:
FRONT: 15'-0" SETBACK
SIDES: 5'-0" SETBACK + 5'-0" PER STORY o/ THE FIRST WHERE SETBACK ABUTS R1 & 10'-0" SETBACK ON STREET SIDE
REAR: 5'-0" SETBACK + 5'-0" PER STORY o/ THE FIRST WHERE SETBACK ABUTS R1

PARKING:
PARKING REQ'D: RESID. - 2 BDRM UNITS - (1.75) SPACES PER UNIT - (8) UNITS
 (1.75) SPACES x (8) UNITS = 14 PARKING SPACES REQ'D.
 GUEST PARKING (1) SPACE PER (5) UNITS
 (8) UNITS x (1) SPACE PER (5) UNITS = 1 SPACE REQ'D.
 14 SPACES + 1 SPACE = 15 SPACES REQ'D.
PARKING PROVIDED: 15 SPACES PROVIDED
BICYCLE SPACES REQUIRED: (1) SPACE PER UNIT REQ'D. + (1) SPACE PER (10) UNITS
 = 8 + 1 = 9 SPACES REQ'D.
BICYCLE SPACES PROVIDED: 8 TENANT SPACES @ BACK PORCHES
 + 2 GUEST BIKE PARKING SPACES = 10 SPACES

LOT COVERAGE:
LOT AREA: 17,287 SQ. FT.
BUILDING AREA: 4,296 SQ. FT.
LOT COVERAGE: 24.9 %
MAX. LOT COVERAGE: 70.0 %

LANDSCAPE OPEN SPACE:
LOT AREA: 17,287 SQ. FT.
LANDSCAPE OPEN SPACE AREA: 8,978 SQ. FT.
PROPOSED LANDSCAPE AREA: 51.9 %

LOT DENSITY:
GROSS LOT AREA= 27,691 S.F. = 0.64 ACRES **DENSITY = 12 UNITS / ACRE**

SYMBOL LEGEND

- | | | |
|--|--|----------------|
| ① LANDSCAPING | ⑫ (E) CURB AND GUTTER | ⑳ BENCH |
| ② 3' SIDEWALK | ⑬ COMMON OPEN SPACE / REC. AREA | ㉑ PICNIC TABLE |
| ③ 6' SIDEWALK | ⑭ EXISTING P.G. & E. TRANSFORMER | ㉒ TRELLIS |
| ④ PARKING | ⑮ EXISTING LIGHT POLE | ㉓ 4' SIDEWALK |
| ⑤ ELECTRICAL METERS | ⑯ EXISTING TEL., CABLE & UTILITY SERVICE | ㉔ BBQ |
| ⑥ GAS METERS | ⑰ 2'x6' COVERED BIKE PARKING SPACE | |
| ⑦ COV'D TRASH ENCL. | ⑱ GUEST BIKE PARKING SPACES | |
| ⑧ (N) DRIVEWAY APPROACH PER CITY STANDARDS | ㉒ (E) CHINESE PISTACHE TO REMAIN | |
| ⑨ 6' CEDAR FENCE WITH CAP | ㉓ 4' W.I. FENCE | |
| ⑩ PROPOSED BUILDING #1 (3) 2-BEDRM UNITS | ㉔ 1'-0" GRAVEL ● | |
| ⑪ PROPOSED BUILDING #2 (5) 2-BEDRM UNITS | ㉕ MAILBOX | |

RECEIVED
 JUL 24 2019
 CITY OF CHICO
 PLANNING SERVICES

APN: 015-120-054
 GP DES: LDR
 ZONING: R1
 ZONING OVERLAY: -AOB2
 LAND USE: SFR

APN: 015-120-028
 GP DES: LDR
 ZONING: R1
 ZONING OVERLAY: -AOB2
 LAND USE: SFR

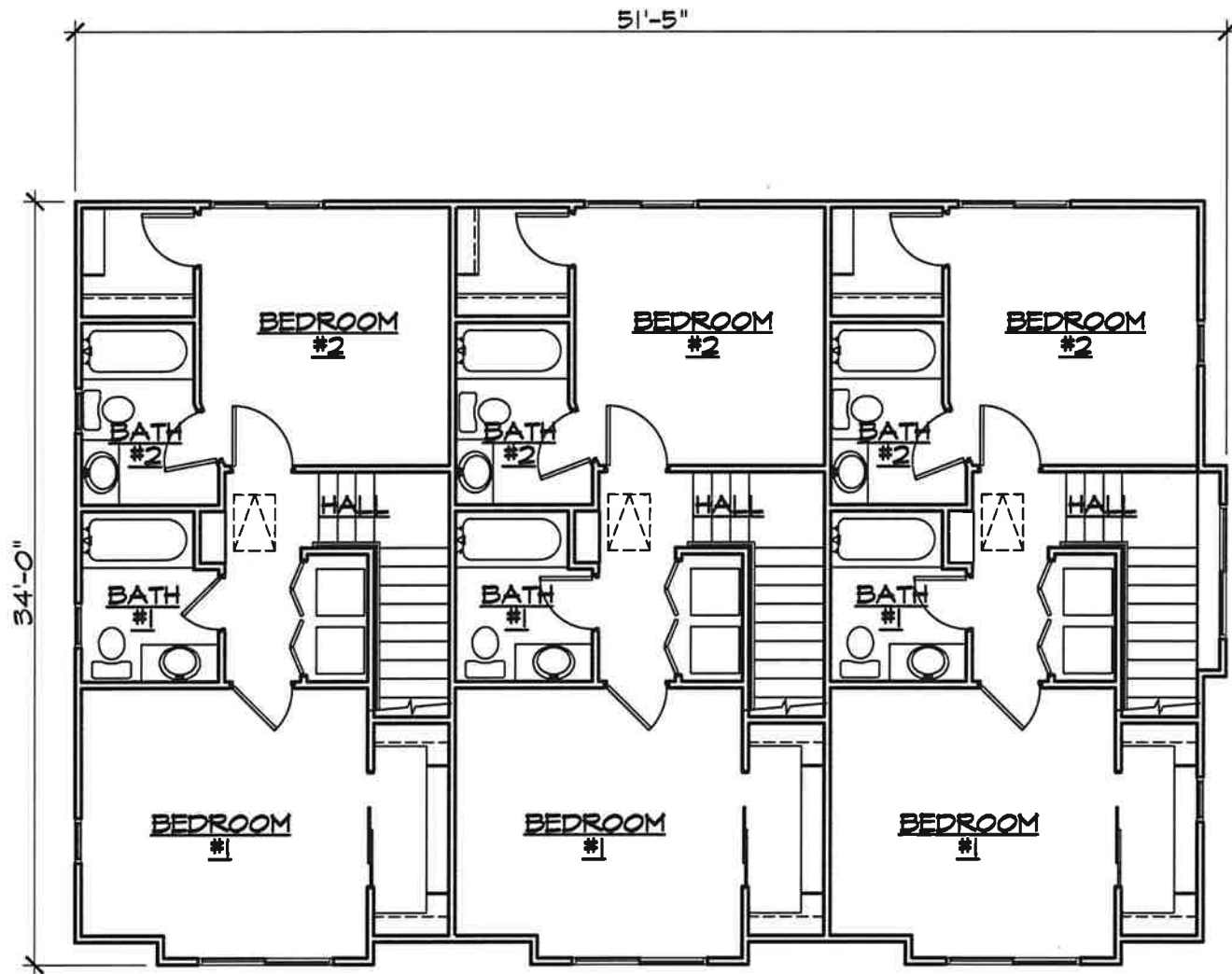
APN: 015-120-037
 GP DES: OMU
 ZONING: OR
 ZONING OVERLAY: -AOB2
 LAND USE: DENTIST OFFICE

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

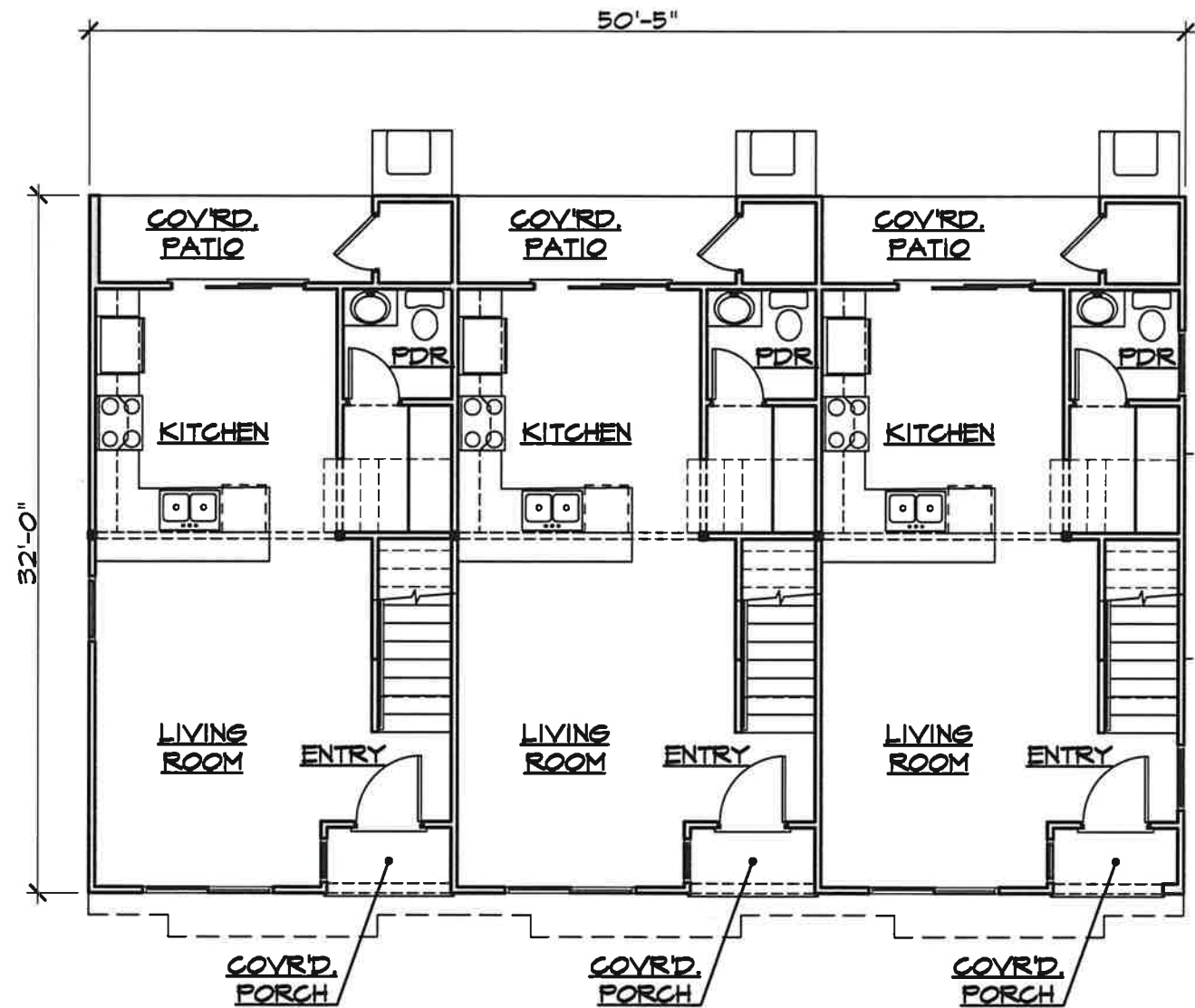
ELISHA CT. APARTMENTS
 FOR: BRUCE MCCREA
 AT: 24 ELISHA CT.
 CHICO, CALIFORNIA

RECEIVED
 MAY 2014
 JMR
 19-2565

ARB1



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

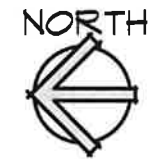


LOWER LEVEL FLOOR PLAN 1/8" = 1'-0"

RECEIVED

JUL 24 2019

CITY OF CHICO
PLANNING SERVICES



ATTACHMENT 'F'

Revised	By	Date

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

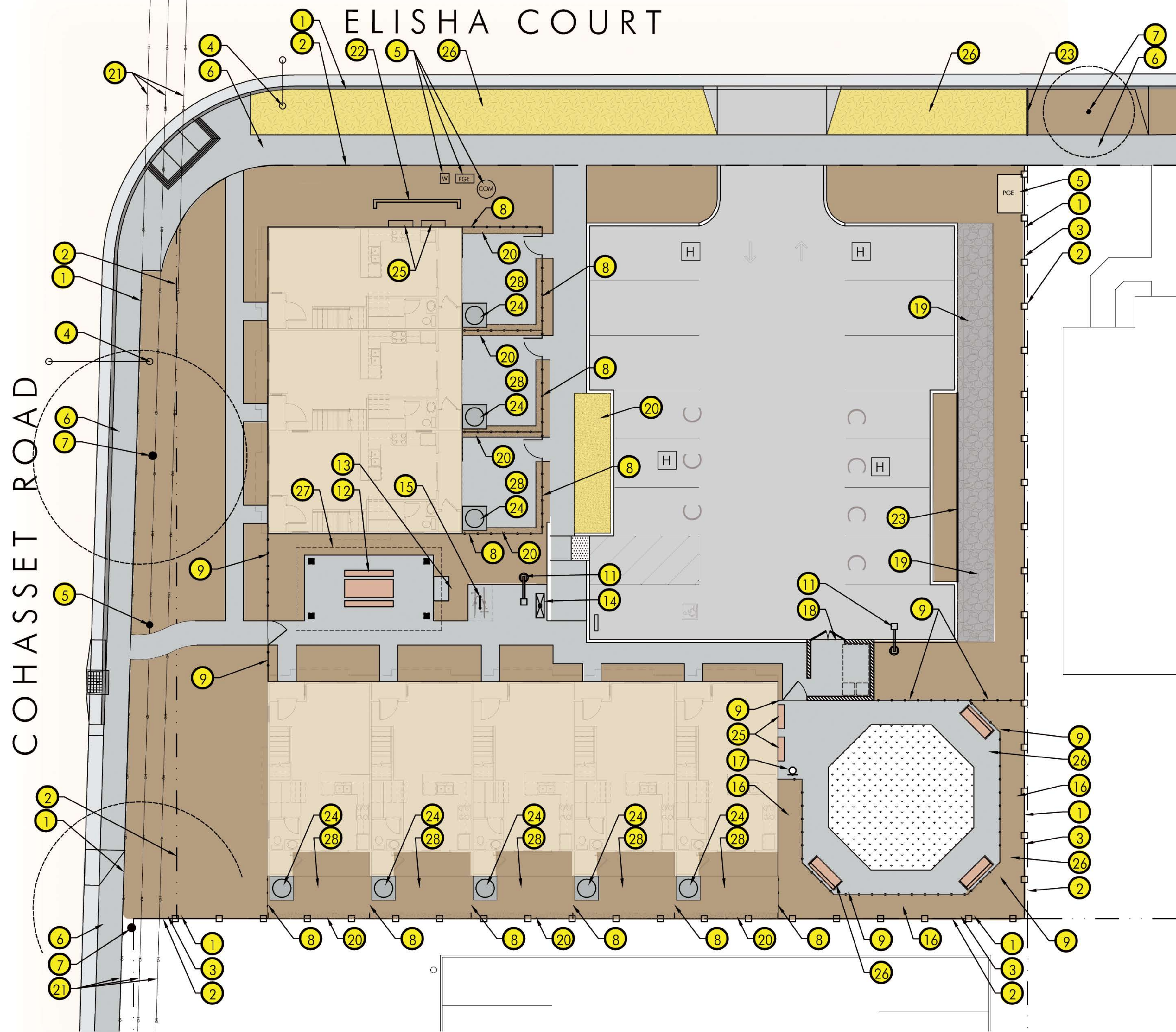
ELISHA CT. APARTMENTS
FOR: BRUCE MCCREA
AT: 24 ELISHA CT.
CHICO, CALIFORNIA



MCCREA
ELISHA CT.
APARTMENTS

Date: MAY 2014
Scale:
Draw: JMR
Job: 19-2565
Sheet:

ARB2



WATER USE

Maximum Applied Water Allowance (MAWA) - Calculation

MAWA = (Eto) (0.7) (LA) (0.62)	
MAWA = 161,071 Gallons per Year	
Where:	
57.3 = Reference Evapotranspiration (Eto)	
0.7 = ET Adjustment Factor (percent)	
6,477 = Landscape Area (LA) (square feet)	
0.62 = Conversion factor (inches to gallons)	
Hydrozone 5; Medium water use trees, shrubs and ground cover; drip. PR= 0.21	
PF = 0.5	
HA = 5,921 (square feet)	0.135927 Acres
IE = 0.9	
EWU = 116860.8033 (gallons per year)	0.358633 acre-feet/year 156.231 ccf/year
Hydrozone 16; Cool season turf; rotator PR= 0.58	
PF = 0.8	
HA = 558 (square feet)	0.012764 Acres
IE = 0.7	
EWU = 22574.23543 (gallons per year)	0.069278 acre-feet/year 30.17946 ccf/year
Total Estimated Water Use for All Hydrozones (EWU) - Sum	
EWU = 139,435 (gallons per year)	0.42791 Acre-Feet per Year
186 (1.00 cubic feet per year)	0.004279 Acres

SCREENING NOTE

HVACS ARE LOCATED IN PRIVATE BACKYARDS AND NOT VISIBLE TO THE PUBLIC. UTILITIES VISIBLE TO ELISHA COURT ARE TO BE SCREENED WITH EVERGREEN LANDSCAPE AND A LOW SCREEN WALL TO MATCH BUILDING ARCHITECTURE.

LANDSCAPE IRRIGATION

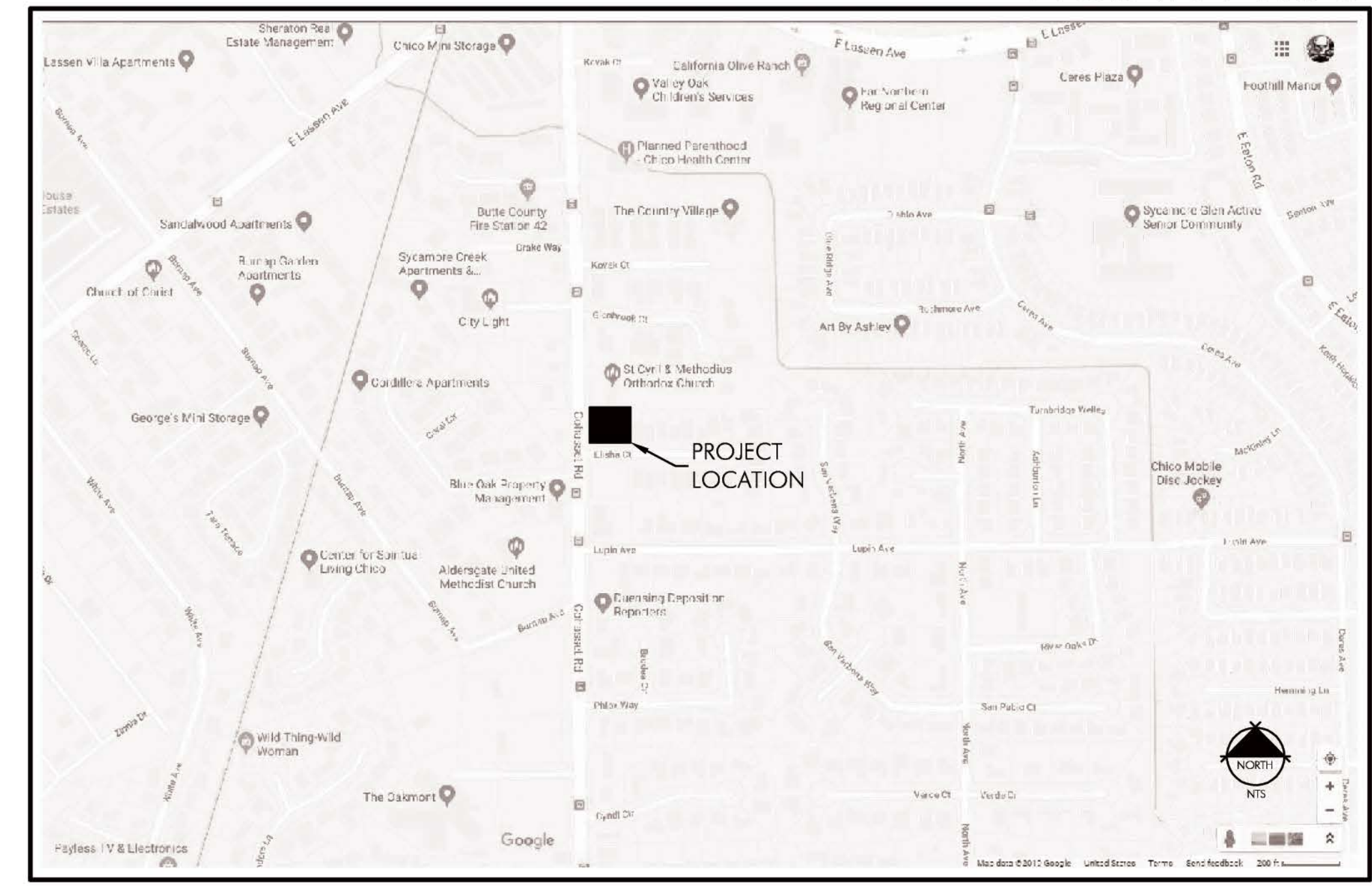
LANDSCAPE IS PRIMARILY MEDIUM WATER USE PLANTINGS IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED LOW VOLUME DRIP IRRIGATION SYSTEM WITH A SMALL PATCH OF TURF TO BE IRRIGATED BY LOW WATER USE ROTATOR SPRAY HEADS. ALL IRRIGATION WILL BE OPERATED BY MEANS OF AN AUTOMATICALLY CONTROLLED POP-UP ROTATOR SYSTEM.

THE IRRIGATION SYSTEM WILL UTILIZE A FLOW SENSING/ MASTER VALVE ASSEMBLY THAT WILL SHUT THE SYSTEM DOWN IN THE EVENT OF A LINE BREAK SO AS TO PREVENT WASTING WATER AND DAMAGE TO LANDSCAPE. IT WILL ALSO FEATURE AN EVAPOTRANSPIRATION/ RAIN/ FREEZE SENSOR WHICH ADJUSTS THE IRRIGATION SCHEDULE BASED UPON REAL-TIME CONDITIONS IN ORDER TO PROVIDE THE MINIMUM AMOUNT OF IRRIGATION FOR OPTIMAL PLANT GROWTH.

PLAN LEGEND

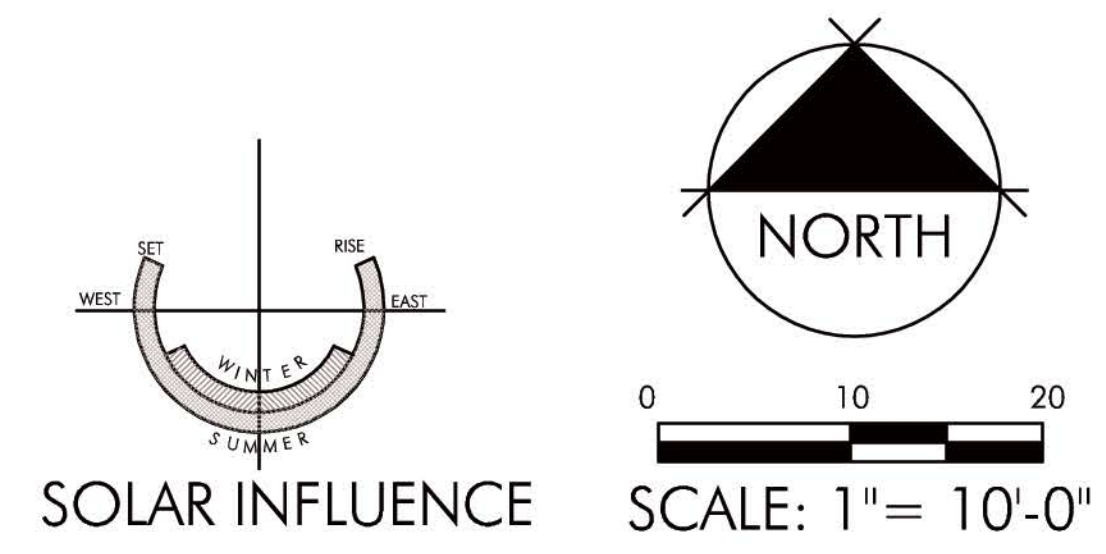
SYMBOL	DESCRIPTION
1	LIMIT OF WORK
2	PROPERTY LINE
3	EXISTING FENCE. TO REMAIN.
4	EXISTING STREET LIGHT. TO REMAIN.
5	EXISTING UTILITIES. TO REMAIN.
6	EXISTING CITY SIDEWALK. TO REMAIN.
7	EXISTING CITY STREET TREE. TO REMAIN.
8	6 FOOT HIGH CEDAR PRIVACY FENCING WITH MATCHING GATES PER PLAN. BOARD ON BOARD WITH 2 X 6 CAP
9	3 FOOT HIGH TUBULAR STEEL FENCING WITH 1/2" PICKETS AT 4' O.C. WITH MATCHING GATES PER PLAN. COLOR: GLOSS BLACK
10	NOT USED
11	AREA LIGHT. 12 FOOT HIGH LED SHOEBOX STYLE LIGHT WITH GLARE CUTOFF
12	PICNIC TABLE. PER OWNER
13	PARK STYLE CHARCOAL GRILL
14	CLUSTER MAILBOX
15	GUEST BIKE PARKING. RACK REQUIRING 2 POINTS OF CONTACT. 2 BIKES. POWDER COAT BLACK.
16	BENCH
17	DOGGY WASTE STATION
18	TRASH ENCLOSURE. SHOWN FOR REFERENCE ONLY. SEE ARCHITECTS PLANS.
19	COBBLE LINED DETENTION BASIN WITH BIO-FILTRATION PLANTINGS.
20	CRUSHED ROCK AT PRIVATE BACK YARDS. 1/2" GRAY CRUSHED ROCK CHIP.
21	EXISTING OVERHEAD LINES
22	SCREEN-WALL. TO MATCH BUILDING ARCHITECTURE.
23	STEEL HEADER
24	HVAC
25	NEW UTILITIES. SEE ARCHITECTS PLANS.
26	3" MINIMUM LAYER 0-1/4" DECOMPOSED GRANITE TOP DRESSING.
27	OVERHEAD SHADE TRELLIS
28	CONCRETE PATIO

VICINITY MAP



**ELISHA APARTMENTS
PRELIMINARY LANDSCAPE SITE PLAN**

Prepared for:
BRUCE MCCRAE
CHICO, CALIFORNIA



0 10 20
SCALE: 1" = 10'-0"

ATTACHMENT: " G "

DATE: JUNE 27, 2019
PROJECT NUMBER: 2151
DRAWN: JBB

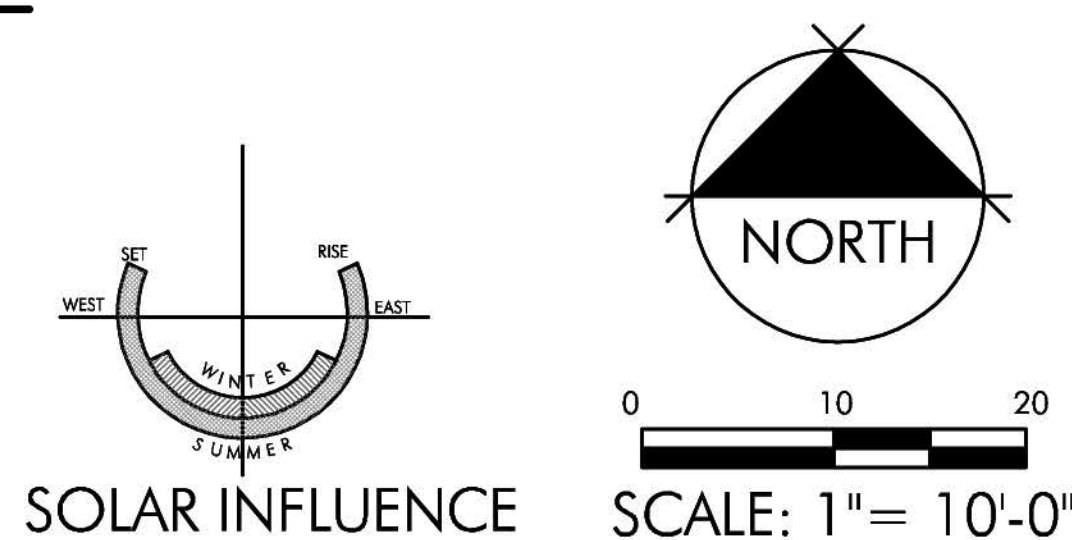
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130 www.BFLAdesign.com



ELISHA APARTMENTS

PRELIMINARY LANDSCAPE PLANTING PLAN

Prepared for:
BRUCE MCCRAE
 CHICO, CALIFORNIA



TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
TREES			
	PISTACHIA CHINENSIS 'KEITH DAVIES' KEITH DAVIES PISTACHE	40'	15 GAL STD. FORM
	ULMUS PARVIFOLIA 'EMER I' ATHENA CLASSIC ELM	40'	15 GAL STD. FORM
	CEDRUS DEODARA DEODAR CEDAR	30'+	15 GAL STD. FORM
	LAGERSTROEMIA INDICA 'CENTENNIAL SPIRIT' CENTENNIAL SPIRIT CRAPE MYRTLE	15'+	15 GAL STD. FORM
	ACER PALMATUM 'FIREGLOW' FIREGLOW JAPANESE MAPLE	<10'	15 GAL STD. FORM

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			3,856 SF	
SHADE AREA PROVIDED				
40 FOOT DIAMETER TREES				
FULL	1,256 SF	0	0	0
THREE QUARTER	942 SF	0	0	0
HALF	628 SF	2	1,256 SF	33%
QUARTER	314 SF	0	0	0
30 FOOT DIAMETER TREES				
FULL	706 SF	0	0	0
THREE QUARTER	529 SF	0	0	0
HALF	353 SF	2	706 SF	18%
QUARTER	176 SF	0	0	0
TOTAL SHADE AREA PROVIDED			1,962 SF	50%

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	3,856 SF	
PARKING LOT LANDSCAPE	324 SF	8%

SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
SHRUBS			
	LOROPETALUM CHINENSE 'RUBRUM' COMPACT FRINGE FLOWER	4'-5'	5 GAL.
	AGAPANTHUS AFRICANUS LILY OF THE NILE	2'	1 GAL.
	DIETES BICOLOR FORTNIGHT LILY	3'	1 GAL.
	TULBAGHIA VIOLACEA SOCIETY GARLIC	2'	1 GAL.
	RHAMPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	4'	5 GAL.
	JUNCUS PATENS CALIFORNIA GRAY RUSH	2'+	1 GAL.
	NANDINA DOMESTICA 'COMPACTA' COMPACT HEAVENLY BAMBOO	4'	5 GAL.
	OSMANTHUS FRAGRANS SWEET OLIVE	7'	5 GAL.
	NANDINA 'NANA PURPUREA' DWARF NANDINA	2'	1 GAL.
	ROSA 'RADRAZZ' RED DOUBLE KNOCKOUT GROUNDCOVER ROSE.	3'+	5 GAL.
	PYRACANTHA 'APACHE' APACHE FIRETHORN	6'	5 GAL.
	ILEX CORNUTA CHINESE HOLLY	7'+	5 GAL.
GROUNDCOVER			
	TEUCRIMUM CHAMAEDRYS 'PROSTRATUM' COMPACT CREEPING GERMANDER	1' OC	1 GAL.
	JUNIPERUS CONFERTA SHORE JUNIPER	4' OC	1 GAL.
	RHIZOTOMACEOUS TALL FESCUE RTF TURF SOD	556 SF	SOD
VINES			
	PARTHENOCISSUS TRICUSPIDATA 'VETCHII' BOSTON IVY	TRAIN TO TRASH ENCLOSURE WALL'	1 GAL.

SOILS STATEMENT

STANDARD SOIL AMENDMENTS WILL BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS OF AN ANALYTICAL SOILS TESTING LABORATORY.

TOP DRESSING

ALL NON-TURF LANDSCAPE AREAS SHALL RECEIVE A 3" MINIMUM LAYER 1"-1-1/2" WALK-ON BARK MULCH TOP DRESSING UNLESS AN ALTERNATE TOP DRESSING HAS BEEN SPECIFIED ON THE PRELIMINARY LANDSCAPE SITE PLAN.

ATTACHMENT: " G "

Prepared by: **BRIAN FIRTH LANDSCAPE ARCHITECT, INC.**

627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130 www.BFLAdesign.com

DATE: JUNE 27, 2019
 PROJECT NUMBER: 2151
 DRAWN: JBB

3 FOOT HIGH STEEL FENCE



BOARD ON BOARD FENCING



GUEST BIKE PARKING



CLUSTER MAILBOX



PARK STYLE CHARCOAL GRILL



PICNIC TABLE



BENCH



DOGGY WASTE STATION



AREA LIGHTS

PHILIPS GARDCO
EcoForm
LED bollard

The Philips Gardco EcoForm bollard is a high-performance, energy-efficient LED lighting solution. It features a durable, weather-resistant design and is ideal for use in parks, plazas, and public spaces. The bollard is available in various heights and finishes to match your landscape design.

Ordering guide	Model	Height	Finish	Light Output	Power	Notes
Standard	ECF-5	5'0"	Black	1000 lumens	10W	Standard bollard
Standard	ECF-6	6'0"	Black	1500 lumens	15W	Standard bollard
Standard	ECF-7	7'0"	Black	2000 lumens	20W	Standard bollard
Standard	ECF-8	8'0"	Black	2500 lumens	25W	Standard bollard
Standard	ECF-9	9'0"	Black	3000 lumens	30W	Standard bollard
Standard	ECF-10	10'0"	Black	3500 lumens	35W	Standard bollard
Standard	ECF-11	11'0"	Black	4000 lumens	40W	Standard bollard
Standard	ECF-12	12'0"	Black	4500 lumens	45W	Standard bollard
Standard	ECF-13	13'0"	Black	5000 lumens	50W	Standard bollard
Standard	ECF-14	14'0"	Black	5500 lumens	55W	Standard bollard
Standard	ECF-15	15'0"	Black	6000 lumens	60W	Standard bollard
Standard	ECF-16	16'0"	Black	6500 lumens	65W	Standard bollard
Standard	ECF-17	17'0"	Black	7000 lumens	70W	Standard bollard
Standard	ECF-18	18'0"	Black	7500 lumens	75W	Standard bollard
Standard	ECF-19	19'0"	Black	8000 lumens	80W	Standard bollard
Standard	ECF-20	20'0"	Black	8500 lumens	85W	Standard bollard
Standard	ECF-21	21'0"	Black	9000 lumens	90W	Standard bollard
Standard	ECF-22	22'0"	Black	9500 lumens	95W	Standard bollard
Standard	ECF-23	23'0"	Black	10000 lumens	100W	Standard bollard
Standard	ECF-24	24'0"	Black	10500 lumens	105W	Standard bollard
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Standard	ECF-31	31'0"	Black	14000 lumens	140W	Standard bollard
Standard	ECF-32	32'0"	Black	14500 lumens	145W	Standard bollard
Standard	ECF-33	33'0"	Black	15000 lumens	150W	Standard bollard
Standard	ECF-34	34'0"	Black	15500 lumens	155W	Standard bollard
Standard	ECF-35	35'0"	Black	16000 lumens	160W	Standard bollard
Standard	ECF-36	36'0"	Black	16500 lumens	165W	Standard bollard
Standard	ECF-37	37'0"	Black	17000 lumens	170W	Standard bollard
Standard	ECF-38	38'0"	Black	17500 lumens	175W	Standard bollard
Standard	ECF-39	39'0"	Black	18000 lumens	180W	Standard bollard
Standard	ECF-40	40'0"	Black	18500 lumens	185W	Standard bollard
Standard	ECF-41	41'0"	Black	19000 lumens	190W	Standard bollard
Standard	ECF-42	42'0"	Black	19500 lumens	195W	Standard bollard
Standard	ECF-43	43'0"	Black	20000 lumens	200W	Standard bollard
Standard	ECF-44	44'0"	Black	20500 lumens	205W	Standard bollard
Standard	ECF-45	45'0"	Black	21000 lumens	210W	Standard bollard
Standard	ECF-46	46'0"	Black	21500 lumens	215W	Standard bollard
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Standard	ECF-51	51'0"	Black	24000 lumens	240W	Standard bollard
Standard	ECF-52	52'0"	Black	24500 lumens	245W	Standard bollard
Standard	ECF-53	53'0"	Black	25000 lumens	250W	Standard bollard
Standard	ECF-54	54'0"	Black	25500 lumens	255W	Standard bollard
Standard	ECF-55	55'0"	Black	26000 lumens	260W	Standard bollard
Standard	ECF-56	56'0"	Black	26500 lumens	265W	Standard bollard
Standard	ECF-57	57'0"	Black	27000 lumens	270W	Standard bollard
Standard	ECF-58	58'0"	Black	27500 lumens	275W	Standard bollard
Standard	ECF-59	59'0"	Black	28000 lumens	280W	Standard bollard
Standard	ECF-60	60'0"	Black	28500 lumens	285W	Standard bollard
Standard	ECF-61	61'0"	Black	29000 lumens	290W	Standard bollard
Standard	ECF-62	62'0"	Black	29500 lumens	295W	Standard bollard
Standard	ECF-63	63'0"	Black	30000 lumens	300W	Standard bollard
Standard	ECF-64	64'0"	Black	30500 lumens	305W	Standard bollard
Standard	ECF-65	65'0"	Black	31000 lumens	310W	Standard bollard
Standard	ECF-66	66'0"	Black	31500 lumens	315W	Standard bollard
Standard	ECF-67	67'0"	Black	32000 lumens	320W	Standard bollard
Standard	ECF-68	68'0"	Black	32500 lumens	325W	Standard bollard
Standard	ECF-69	69'0"	Black	33000 lumens	330W	Standard bollard
Standard	ECF-70	70'0"	Black	33500 lumens	335W	Standard bollard
Standard	ECF-71	71'0"	Black	34000 lumens	340W	Standard bollard
Standard	ECF-72	72'0"	Black	34500 lumens	345W	Standard bollard
Standard	ECF-73	73'0"	Black	35000 lumens	350W	Standard bollard
Standard	ECF-74	74'0"	Black	35500 lumens	355W	Standard bollard
Standard	ECF-75	75'0"	Black	36000 lumens	360W	Standard bollard
Standard	ECF-76	76'0"	Black	36500 lumens	365W	Standard bollard
Standard	ECF-77	77'0"	Black	37000 lumens	370W	Standard bollard
Standard	ECF-78	78'0"	Black	37500 lumens	375W	Standard bollard
Standard	ECF-79	79'0"	Black	38000 lumens	380W	Standard bollard
Standard	ECF-80	80'0"	Black	38500 lumens	385W	Standard bollard
Standard	ECF-81	81'0"	Black	39000 lumens	390W	Standard bollard
Standard	ECF-82	82'0"	Black	39500 lumens	395W	Standard bollard
Standard	ECF-83	83'0"	Black	40000 lumens	400W	Standard bollard
Standard	ECF-84	84'0"	Black	40500 lumens	405W	Standard bollard
Standard	ECF-85	85'0"	Black	41000 lumens	410W	Standard bollard
Standard	ECF-86	86'0"	Black	41500 lumens	415W	Standard bollard
Standard	ECF-87	87'0"	Black	42000 lumens	420W	Standard bollard
Standard	ECF-88	88'0"	Black	42500 lumens	425W	Standard bollard
Standard	ECF-89	89'0"	Black	43000 lumens	430W	Standard bollard
Standard	ECF-90	90'0"	Black	43500 lumens	435W	Standard bollard
Standard	ECF-91	91'0"	Black	44000 lumens	440W	Standard bollard
Standard	ECF-92	92'0"	Black	44500 lumens	445W	Standard bollard
Standard	ECF-93	93'0"	Black	45000 lumens	450W	Standard bollard
Standard	ECF-94	94'0"	Black	45500 lumens	455W	Standard bollard
Standard	ECF-95	95'0"	Black	46000 lumens	460W	Standard bollard
Standard	ECF-96	96'0"	Black	46500 lumens	465W	Standard bollard
Standard	ECF-97	97'0"	Black	47000 lumens	470W	Standard bollard
Standard	ECF-98	98'0"	Black	47500 lumens	475W	Standard bollard
Standard	ECF-99	99'0"	Black	48000 lumens	480W	Standard bollard
Standard	ECF-100	100'0"	Black	48500 lumens	485W	Standard bollard

PBL PureForm LED bollard

Specifications

Material: Powder coated aluminum. Finish: Black. Light Output: 1000 lumens. Power: 10W. Height: 5'0".

Ordering guide

Ordering guide	Model	Height	Finish	Light Output	Power	Notes
Standard	PBL-5	5'0"	Black	1000 lumens	10W	Standard bollard
Standard	PBL-6	6'0"	Black	1500 lumens	15W	Standard bollard
Standard	PBL-7	7'0"	Black	2000 lumens	20W	Standard bollard
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Standard	PBL-32	32'0"	Black	14500 lumens	145W	Standard bollard
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Standard	PBL-59	59'0"	Black	28000 lumens	280W	Standard bollard
Standard	PBL-60	60'0"	Black	28500 lumens	285W	Standard bollard



TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
A	VALLEY OAK	3", 1-1/2"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER. (15" AGGREGATE CIRCUMFERENCE)
B	VALLEY OAK	2-1/2", 2-1/2"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER. (16" AGGREGATE CIRCUMFERENCE).
C	VALLEY OAK	4", 4", 1-1/2", 3", 2-1/2"	REMOVE	YES	49" AGGREGATE CIRCUMFERENCE
D	VALLEY OAK	3", 5"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER. (16" AGGREGATE CIRCUMFERENCE)
E	CHINESE TALLOW	5"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER.
F	CAMPHOR	4", 4", 3"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER. (36" AGGREGATE CIRCUMFERENCE)
G	CHINESE TALLOW	10"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER.
H	VALLEY OAK	4-1/2"	REMOVE	NC	NOT A QUALIFYING TREE. UNDER CALIPER.
I	CHINESE PISTACHE	15"	TO REMAIN	NC	CITY OF CHICO STREET TREE.
TOTAL DBH OF QUALIFYING TREES REMOVED		15"	3 REPLACEMENT TREES OR IN-LIEU FEES FOR 3 TREES IS REQUIRED.		

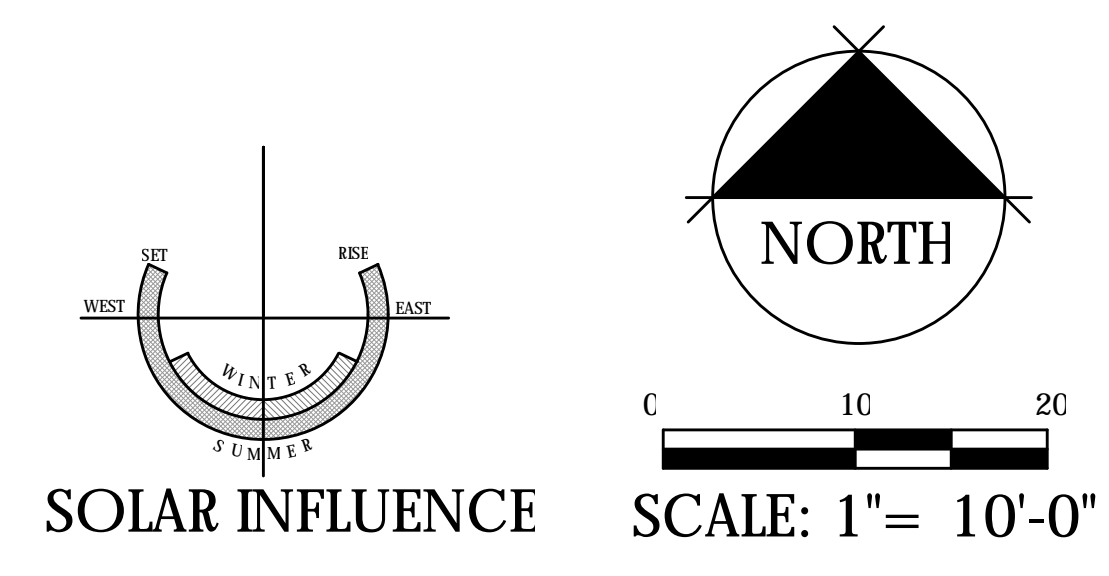
NOTE

1. OBTAIN WRITTEN APPROVAL FROM THE CITY OF CHICO URBAN FORESTER PRIOR TO THE REMOVAL OF ANY TREES.

ELISHA APARTMENTS

TREE REMOVAL PLAN

Prepared for:
BRUCE MCCRAE
 CHICO, CALIFORNIA



ATTACHMENT: " G "

DATE: JUNE 27, 2019
 PROJECT NUMBER: 2151
 DRAWN: JBB
 Prepared by:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130 www.BFLAdesign.com

Revision	Date	By

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

ELISHA CT. APARTMENTS
 FOR: BRUCE MCCREA
 AT: 24 ELISHA CT.
 CHICO, CALIFORNIA



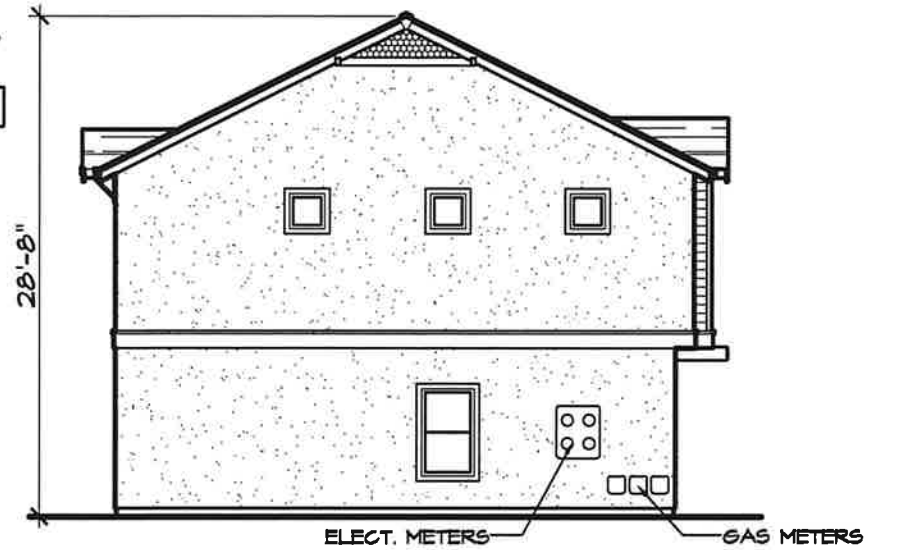
MCCREA
 ELISHA CT.
 APARTMENTS

Date: **MAY 2019**
 Scale:
 Drawn: **JMR**
 Job: **19-2565**
 Sheet:

ARB4



A/C COND.
EAST ELEVATION 5/32" = 1'-0"



28'-8"
 ELECT. METERS GAS METERS
NORTH ELEVATION 5/32" = 1'-0"



SOUTH ELEVATION 5/32" = 1'-0"

- COMPOSITION SHINGLES
- 2x8 BARGES w/ 1x3 TRIM, TYP. @ GABLE ENDS
- 4x6 OUTRIGGER & 2x4 BRACE
- CEMENT BD. LAP SIDING
- 1x4 TRIM @ CORNERS, DOORS, & WINDOWS
- 1x2 TRIM o/ 1x12 TRIM
- 2-COAT STUCCO o/ FOAM



WEST ELEVATION 5/32" = 1'-0"

RECEIVED
JUL 24 2019
 CITY OF CHICO
 PLANNING SERVICES

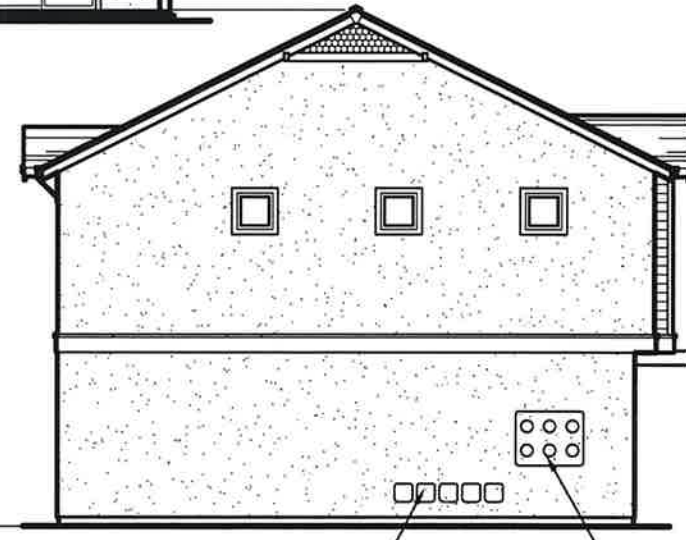
ATTACHMENT 'H'



SOUTH ELEVATION $3/32" = 1'-0"$



WEST ELEVATION $3/32" = 1'-0"$



EAST ELEVATION $3/32" = 1'-0"$



NORTH ELEVATION $3/32" = 1'-0"$

- COMPOSITION SHINGLES
- 2x8 BARGES w/ 1x3 TRIM, TYP. @ GABLE ENDS
- 4x6 OUTRIGGER & 2x4 BRACE
- CEMENT BD. LAP SIDING
- 1x4 TRIM @ CORNERS, DOORS, & WINDOWS
- 1x2 TRIM o/ 1x12 TRIM
- 2-COAT STUCCO o/ FOAM

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ATTACHMENT ' H

Revised	Date	By

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

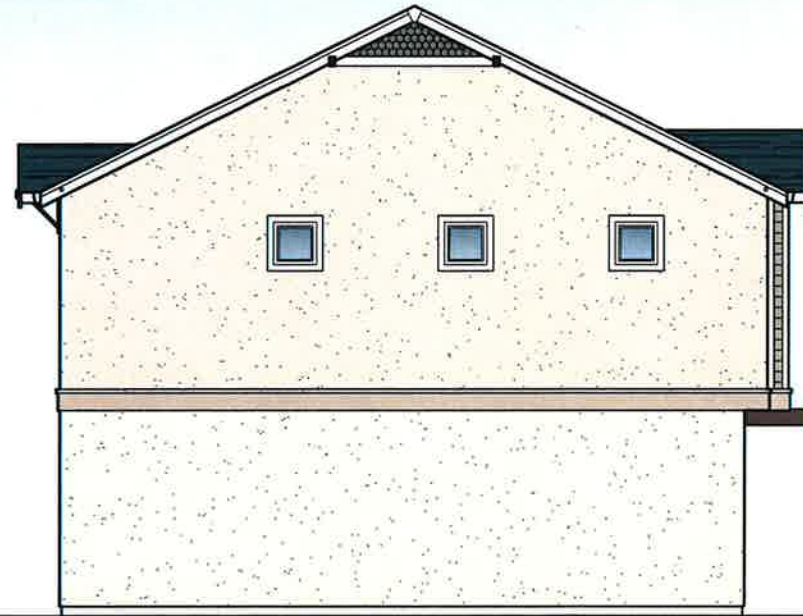
ELISHA CT. APARTMENTS
 FOR: BRUCE MCCREA
 AT: 24 ELISHA CT.
 CHICO, CALIFORNIA



MCCREA
 ELISHA CT.
 APARTMENTS

Date: **MAY 2019**
 Scale:
 Drawn: **JMR**
 Job: **19-2565**

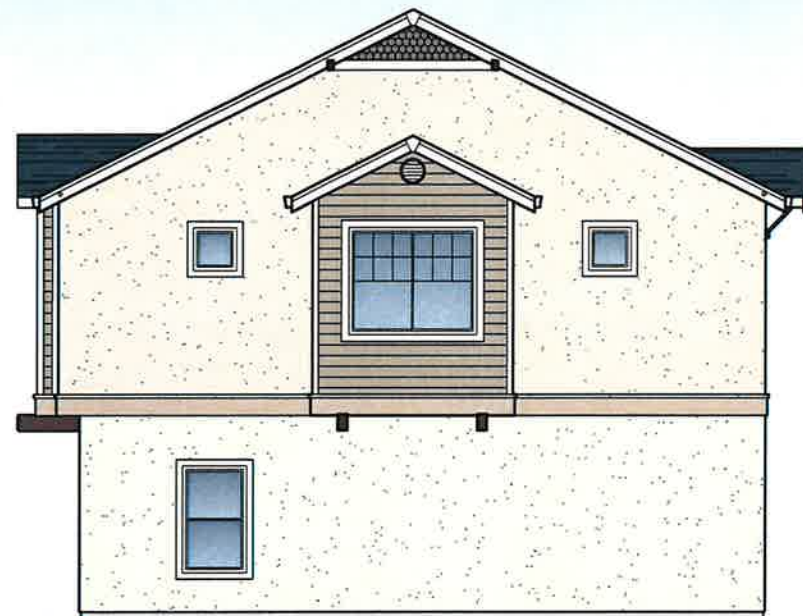
ARB5



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

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ELISHA CT. APARTMENTS



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

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ELISHA CT. APARTMENTS



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

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ELISHA CT. APARTMENTS



LEFT ELEVATION



REAR ELEVATION

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RIGHT ELEVATION



FRONT ELEVATION

ELISHA CT. APARTMENTS

September 4, 2020

Cory Olson
Concerned Citizen
23 Elisha Ct, Chico CA, 95973

Letter of Concern, Project AR 19-17; APN 015-120-05

To whom it may concern; good afternoon. I hope this letter finds you well. I'm writing to you today concerning the aforementioned Parcel Number (also known as 24 Elisha Court Apartments). I come to you fully aware of the housing shortages in Chico, however I wish to formally make it known my objection to this proposal. I will outline my various concerns below, in no particular order.

1. Elisha Ct is not a through street. During times of peak commuter traffic, it is already difficult enough to get out of our street, namely being right off the extremely busy four-lane Cohasset, and a few hundred feet from the signaled Lupin Ave. That's only with the now-current 22 Single-Family Residences that occupy Elisha Ct. I shudder to think what would happen in the pandemonium of an emergency under these current conditions, to speak nothing of having a multi-unit parcel occupying the same street. Similar streets in our area have multiple outlets (Lupin to Cohasset and Eaton, Burnap to Cohasset and Lassen, Pillsbury to Cohasset and East).
2. There are currently no multi-story apartment complexes within the immediate area on the east side of Cohasset, making this a desirable location for many families to move who wish to make Chico a permanent place to live. Lupin Manor, a multi-family residence a block away, is single story, and has the benefit of being on a signaled intersection on a through street.
3. A multi-story multi-family residence would obstruct sunlight in the later part of the evening, during typical peak energy usage, from the many solar panels currently installed on the homes on the south side of Elisha Ct, which happen to have their panels facing west.
4. The residents of Elisha Ct chose this location due to its quiet nature. Adding an apartment complex on this modest cul-de-sac would be a slap in the face to the 22 families who've found peace and solace in this beautiful area of Chico.
5. The property in question is not zoned R4 High Density Residential. It is zoned for Office / Residential use only, this zoning was strategically selected to minimize traffic and parking availability. The offset of parking during the day, when residents are at their places of employment, work to the benefit of any potential future business at that location, who's patrons will have to compete less with the residents. Parking on Elisha Ct is already slim picking, thanks to the proximity of the houses.

Chico is going through growing pains after both the Camp Fire and the economic hardship of the COVID-19 outbreak. And it's understandable that housing is a priority, but it's also important

to think in the long term. The decision to put a multi-level, multi-family complex on this tiny lot is an incredibly shortsighted and kneejerk reaction to the problem. I urge City Council / City Planners to think of the long term, a strategy that will make Chico a happy and desirable place to live for years to come.





Kelly Murphy

From: Honea, Mindy M. (AGDC) <Mindy.M.Honea@altria.com>
Sent: Friday, September 4, 2020 4:47 PM
To: Dexter O'Connell; AR Public Comments
Subject: Public Comment Item AR19-17

ATTENTION: This message originated from outside **City of Chico**. Please exercise judgment before opening attachments, clicking on links, or replying.

To Whom it May Concern,

On Friday September 4th a public notice was placed on Elisha Ct for a 2 story 8 unit apartment building with 15 parking spaces.

I would like to oppose this for a few reasons:

First, the safety of the 22 homes and dental office that currently reside on the cul-de-sac. Yes, a cul-de-sac not a through street, no other ways out. The proposed apartment complex only has 1 entrance and it's off Elisha Court. It would already be hard enough to get all 22 families and the dental office out if there were an emergency. Currently trying to turn on Cohasset is awful and adding 8 more families would make an emergency possibly deadly.

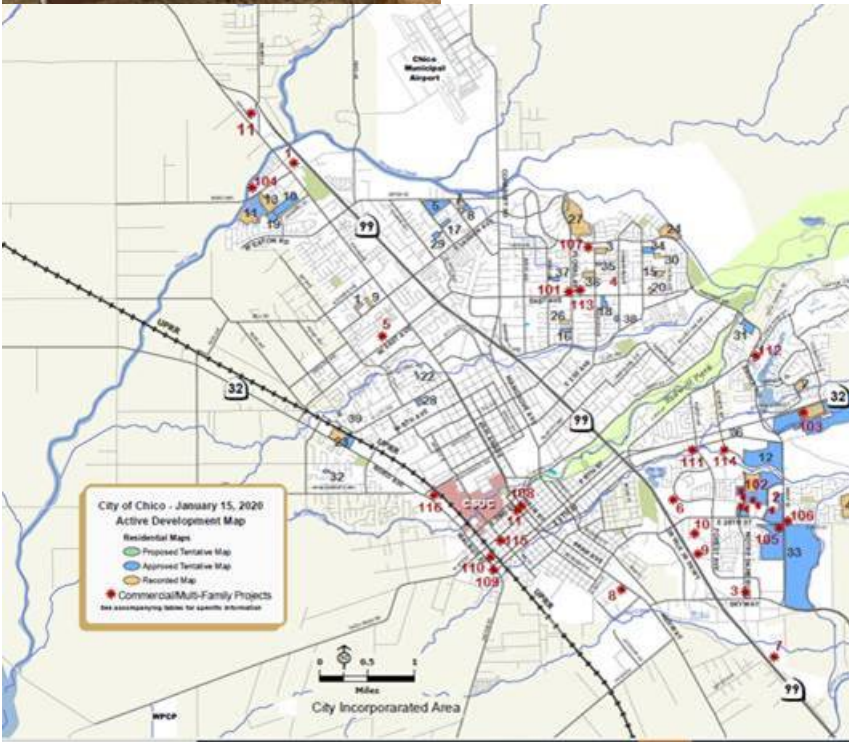
Second, the added volume of people allows for more traffic on the cul-de-sac that endangers the safety of the anyone playing outside. I know there are 15 parking spaces allowed for this project which is not enough therefore the over flow will crowd the street which again poses a danger during an emergency of less space to maneuver to get off the block safely.

Third, these 2 story apartments will block the sunlight for the residence closest to it. Blocking the solar panels for optimal sunlight.

Please see the picture below that is currently on the property. This sign has been up since we bought our home in 2008 and as our realtor said it's for commercial only, nowhere does it say residential. I'm sure the city changed it somewhere down the line to allow for residential. See the map below of all the multi-housing happening in 2020, these locations are more ideal as the space is larger.

This is a little sub division that is peaceful and a live with kids playing all the time and I would hate to change that and lose the safety we currently have. Please think long term for the current residence that live on this cul-de-sac.

In closing, I oppose this project for the safety of the 22 homes that currently reside on the cul-de-sac.



Thank you for your time.

Mindy Honea
4 Elisha Ct
530-570-1727