



Planning Commission Agenda Report Meeting Date 11/5/2020

DATE: October 28, 2020

File: UP 20-02

TO: Planning Commission

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

RE: Use Permit 20-02 (Greenfield and Esplanade Apartments)
Southwest Corner of Esplanade and Greenfield Drive – APN 006-500-014

SUMMARY

This is a request to authorize multi-family residential development in the Office Residential (OR) zoning district (see **Attachment C**, Area Zoning Map, and **Attachment D**, Site Plan to Accompany Use Permit 20-02) to allow for the construction of a three-building complex with 64 residential units, a recreational and a commercial component, and associated site improvements including an eight foot opaque fence on the western property boundary. The proposed commercial portion of the development is not subject to a Use Permit requirement.

RECOMMENDATION

Staff recommends that the Planning Commission approve Resolution 20-14 and approve the proposed project subject to the recommended conditions.

Proposed Motion:

I move that the Planning Commission adopt the findings in Resolution 20-14 and approve the project subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a complex including a mostly three-story apartment building with a small 4th story center portion with 62 units, a two-story amenity building that would include two residential units, and a standalone one-story building for a café. 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 Other Airport Environs (-AOD) and Corridor Opportunity Site (-COS) overlays. 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 an undeveloped parcel of approximately 3.14 gross acres on the southwest corner of the Esplanade and Greenfield Drive. The resultant density for the project would be 20.4 dwelling units per gross acre (du/ac). The project is located in the Corridor Opportunity Site (-COS) overlay zone. The -COS overlay zone is intended 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. The development standards of the -COS overlay zone are designed to encourage a safe and pleasant pedestrian environment with an attractive streetscape, and limited conflicts between vehicles and pedestrians. Allowed land uses are determined by the

primary zoning district, and in the OR zoning district multifamily residential uses are allowed with a use permit.

The -COS overlay allows residential development in the Office Mixed Use designation up to 60 du/ac. It must also be above the midpoint of residential density normally allowed in the OR zoning district, which is 13 du/ac. Thus, residential development of this parcel must accommodate at least 42 dwelling units under current zoning.

At this time the applicant is only requesting approval of the Use Permit for the multifamily residential use in the OR zone, and only schematic building plans have been provided. Full architectural and landscaping plans would be submitted for review and approval, should this Use Permit be approved.

The site plan demonstrates vehicular access to the site provided by a single driveway entrance from Greenfield Drive. The main building, set back 65 feet from the west property line at the nearest point, would be in an L-shape at the southeast corner of the site. Tucked in the crook of the L, the proposed pool and spa would separate the main building from the clubhouse amenity building, which would also have two apartments. The main building would feature a 4th story rooftop amenity space oriented towards the mountain views to the east. The provided parking would wrap the buildings, and the lot would be appropriately lit. 128 parking spaces would be provided, well in excess of the 101 required. 12 bike parking spaces would be provided in the interior of the lot at the northwest corner of the amenity building, along with 12 more near the café. The trash enclosures would be covered and set well back from the property lines. Detailed site improvements, landscaping, lighting and architectural plans associated with the apartment project are to be considered by the Architectural Review and Historic Preservation Board at a future meeting pursuant to Chico Municipal Code Section 19.18.020.

The café is an allowable use in the zone district and has been included in all calculations related to the City's objective design and development standards. The café building would be set at the corner of Esplanade and Greenfield and would provide a good neighborhood serving use that is walkable for the surrounding community.

DISCUSSION AND ANALYSIS

Office Residential Land Use

The OR (Office Residential) zoning district is applied to areas appropriate for a narrow range of primarily office businesses and institutional uses, and 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. As described above, the COS overlay creates both minimum and maximum density requirements for residential development of the parcel.

The site is located on the Esplanade, one of the most well-travelled corridors in the City. The properties nearby are a mixture of residential and commercial uses. Residential uses are located to the west and are primarily single-family in an area zoned R1 (Low Density

Residential). Parcels to the north and south, and across the street to the east have a wide variety of dense residential and intense commercial zonings (see **Attachment C**, area zoning map). Given the mixed character of commercial and residential uses in the area, multi-family residential housing with a commercial use on the corner 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. The Philadelphia Square project, a massive office development, is less than a quarter mile away on the opposite side of Esplanade, and there is substantial land zoned for commercial and office uses in the vicinity.

Generalized Project Design

The proposed project is fairly responsive to its development context. The L-shaped main building is set back 65 feet from adjacent residential property at its closest point. The rooftop amenity offers views to the north and the east primarily, views of adjacent single-family residences are blocked by the elevator penthouse. Condition #6 requires the west stair to be locked and marked for emergency access only, in order to further preserve the privacy of the neighbors and reduce any potential noise impacts of rooftop users on adjacent properties. Its southern neighbor is an institutional use, an appropriate neighbor for a three-story residential structure. The transition to the less-intense residential uses to the west is also mediated by the fire lane, basketball court, new landscaping, and a proposed eight-foot fence at the east end of the south building, and by the parking lot, which meets both the parking lot shade requirements and the City's off-street parking requirements.

General Plan Compatibility

Developing the site with a primarily 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). The project is also consistent with LU-4.2, which is focused directly on encouraging compatible infill development similar to this project.

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), particularly with the on-site café portion of the development.

The project's final design and color scheme requires per Chico Municipal Code Section 19.18.020 a future approval from the ARHPB, but the proposed development meets the City's Objective Design and Development Standards at this time, as described and thoroughly outlined below.

Neighborhood Compatibility

A neighborhood meeting was held on August 20, 2020 at 4:00 PM by means of videoconference. There were approximately 15 people in attendance, including City Staff, the Applicant, and the Architect. Commentary about the proposed project was mostly positive, though questions were raised about parking issues in the neighborhood, particularly with respect to an existing nearby business. Subsequent to the neighborhood meeting, staff received a significant number of comments, most of a more negative character, and referred this Use Permit to the Planning Commission for review as opposed to the Zoning Administrator. Those comments received by email are appended as **Attachment H**.

In response to neighborhood comments, the applicant made several changes. The applicant proposed an eight-foot opaque fence to reduce light spill from vehicles in the parking lot into adjacent properties. The applicant also re-located one of the trash enclosures farther away from property lines to reduce noise disturbance and avoid noxious odors, and oriented the rooftop amenity space away from residences located to the west. These changes, along with the original design feature of ample buffering setbacks from the single-family residences demonstrate the applicant has made a good faith effort to respond to community concerns in revising and improving the proposed project.

Objective Design and Development Standards

The proposed development is a *“housing development project”* under the Housing Accountability Act (Gov. Code, § 65589.5.) because it proposes mixed-use development with at least two-thirds of the square footage designated for residential use. Under the Housing Accountability Act, the Planning Commission cannot deny or reduce the density of housing development projects that meet *all “applicable, objective general plan, zoning, and subdivision standards and criteria”* except when the project would have a *“specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density.”* To deny the project, or condition it on development at a lower density, the Planning Commission must also find that there is no other feasible method to mitigate or avoid that adverse impact. The Planning Commission can otherwise place conditions on the project so long as the conditions do not have the effect of impairing the ability of the project to provide housing at the level proposed.

Objective Standards Comparative Analysis

	Required in OR District	As Modified by -COS Overlay	Proposed
Minimum Lot Size	7,000 sq.ft., corner lot	No Change	Approx. 136,778 sf
Residential Density	6-20 units per gross acre.	13-60 units per acre	20.4 units per acre
Front Setback	15 ft.	No Change	15 feet
Side Setback	5 ft.; plus 5 ft. for each story over the first where setback abuts an RS or R1 district.	No Change	15 feet

Street side Setback	10 ft.	No Change	15 feet (café) 155 feet (residences)
Rear Setback	10 ft. abutting an alley; 15 ft. elsewhere, plus 5 ft. for each story over the first where setback abuts an RS or R1 district.	No Change	65 feet (code requires 30 feet for first 3 stories, 35 feet for 4 th story)
Site Coverage, Maximum	70%	No Change	23.8%
Height Limits	35 ft. for main buildings; 25 ft. for accessory structures.	65 feet	48.5 ft at highest point of tallest structure.
Parking Required	Spaces per unit: Studio: 0.75 1 BD: 1.25 2 BD: 1.75 3+ BD: 2 +1 Guest per each 5 units	Spaces per unit: Studio: 0.75 1 BD: 1 2+ BD: 1.5	128 spaces (code requires 101 spaces using -COS rates)

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, upon making the following findings:

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 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 neighborhood commercial use (the café) would be compatible with policy LU-3.3 by creating a neighborhood-serving use.

- 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 generalized layout and design of the project with its generous setbacks and building separations, walls and buffering associated with the proposed multi-family residential use will be compatible with existing adjacent commercial and nearby residential uses. Design details such as setbacks and landscaping will be evaluated by the Architectural Review and Historic Preservation Board to reinforce project compatibility with existing adjacent uses.

PUBLIC CONTACT

A neighborhood meeting was held on August 20, 2020, and described in detail above. 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 H**.

DISTRIBUTION

File: UP 20-02 (Greenfield and Esplanade Apartments)
Buddy Williams, Studio KDA. 1810 6th Street, Berkeley, CA 94710
buddy@studiokda.com
California Code LLC. 3505 El Camino Real, Palo Alto, CA 94306.
garret@sfcodes.com

ATTACHMENTS

- A. Resolution 20-14
Exhibit I -- Conditions of Approval
- B. Location Map
- C. Area Zoning Map
- D. Site Plan
- E. Architectural Elevations
- F. Renderings
- G. Detailed Site Location Analysis
- H. Public Comments

1 and with the surrounding commercial and institutional uses.

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

10 D. The Project is consistent with the policies, standards, and Land Use Designations
11 established by the General Plan. Specifically, the Project is consistent with those that
12 encourage compatible infill development (LU-1, LU-4), maintaining neighborhood
13 compatibility and context sensitive design (LU-4.3 and CD-5.3) and providing adequate
14 supply of rental housing to meet a wide range of renters and future needs throughout the
15 City (H.3, H.3.2, H.3.4).

16 E. The proposed multi-family residential use will be consistent and compatible with existing
17 adjacent commercial and nearby residential uses. As conditioned, design details such as
18 setbacks and landscaping will be evaluated by the Architectural Review and Historic
19 Preservation Board and conditioned as necessary, which will further ensure project
20 compatibility with existing adjacent uses.

21 2. Based on all of the above, the Planning Commission hereby approves the Project subject to the
22 conditions set forth in Exhibit I attached hereto.

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

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THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission at its meeting held on November 5, 2020, by the following vote:

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

APPROVED AS TO FORM:

Bruce Ambo
Planning Commission Secretary

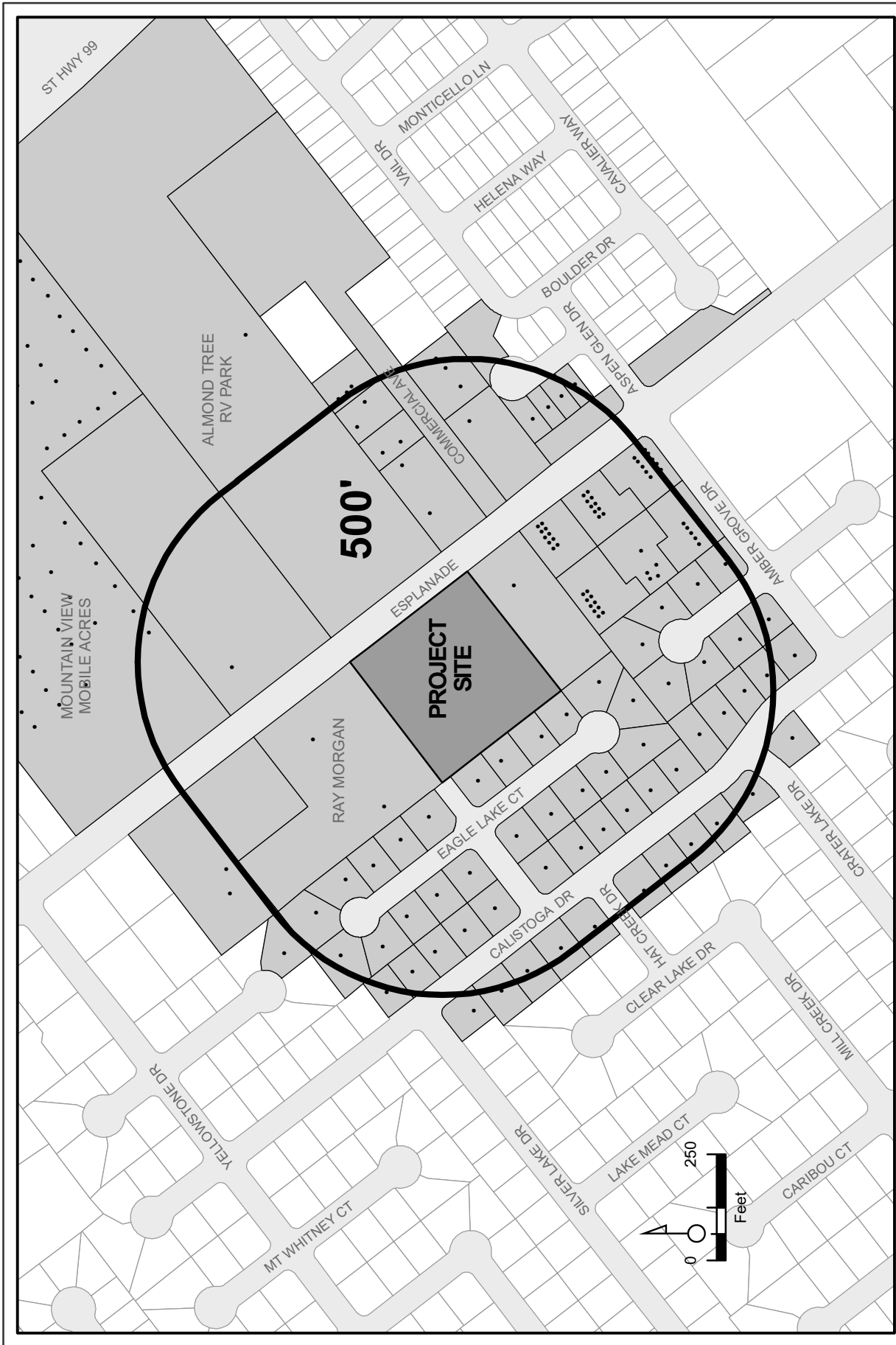
Andrew L. Jared, City Attorney*
*Pursuant to the Charter of the City of
Chico, Section 906(E)

EXHIBIT "I"
CONDITIONS OF APPROVAL
Use Permit 20-02
(Greenfield and Esplanade Apartments)

1. Use Permit 20-02 authorizes multi-family residential housing, in substantial accord with the "Plat to Accompany Use Permit 20-02 (Greenfield and Esplanade 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 UP 20-02 (Greenfield and Esplanade 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 new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. The west stair shall be appropriately secured and marked such that access to the roof is allowed only in emergencies.
6. 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.
7. 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.

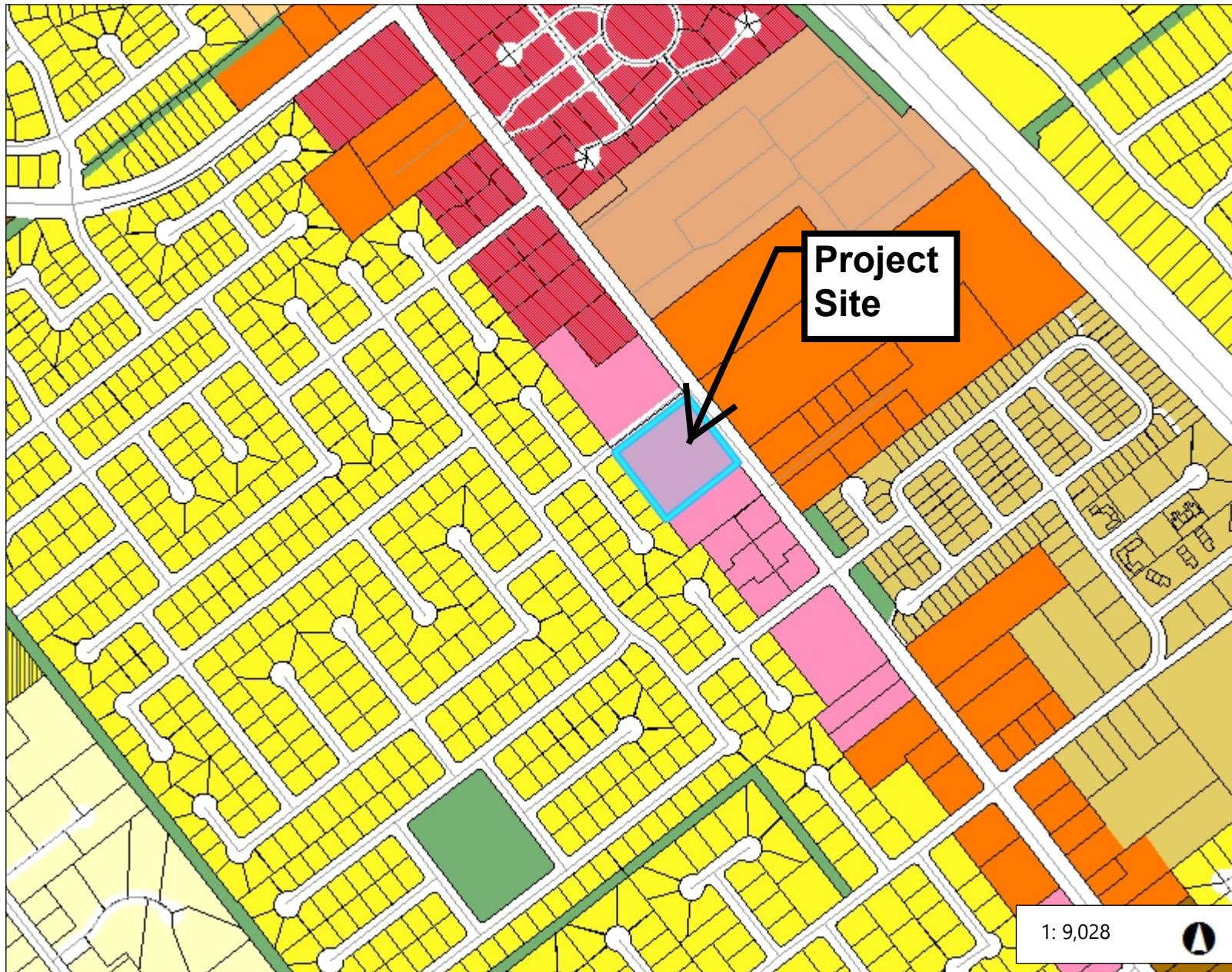
8. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department. A professional archaeologist who 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.



- Notified Addresses
- Notified Parcels

Neighborhood Meeting
 APN 006-500-014-000

Greenfield and Esplanade Apartments UP 20-02



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

Notes

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

Attachment C



CONCEPTUAL PERSPECTIVE LOOKING SOUTHWEST FROM ESPLANADE



CONCEPTUAL PERSPECTIVE LOOKING SOUTH-WEST FROM ESPLANADE

studioKDA
310.841.3555 | studiokda.com

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**GREENFIELD +
ESPLANADE
MULTI-FAMILY
RESIDENCES**

GREENFIELD DR & ESPLANADE
CHICO, CA



**ADDENDA
PACKAGE
FOR USE
PERMIT**

PROJECT ISSUE RECORD

NO.	DATE	ISSUE	RESOLUTION
1	2/20/21	ADDENDUMS	

PROJECT # 0802
ISSUE DATE 09/10/20

CONCEPTUAL
PERSPECTIVES AND
STREET VIEW

A003

Dexter O'Connell

From: Jamie Jin <jamie_jin@yahoo.com>
Sent: Friday, August 21, 2020 12:14 PM
To: Dexter O'Connell
Cc: Sean Morgan
Subject: Concerns Greenfield Dr/Esplanade project

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

Dear Mr. O'Connell,

I'm writing as a citizen of the amber grove neighborhood and a direct neighbor of the vacant lot on Greenfield Dr and Esplanade. Unfortunately I was unable to attend the Zoom call regarding this proposed development, but my neighbors have shared enough details to where I feel as though I can make an informed decision. That decision is that I feel this is the wrong type of development for our quaint and very quiet neighborhood. Living on greenfield myself we already experience a lot of traffic, and street noise, this development would only increase traffic in and out of the neighborhood as well as bring a great deal more noise with 60 units and a cafe and no traffic light one of our 3 major entrances (4 total entrances technically exist) into the neighborhood would be impossible especially during peak travel times.

Another concern I have is that we have so many apartment complexes, in our direct vicinity and currently with the lack of students, and no end in sight to the pandemic, we also have a lot of vacancies. Why do we need yet another apartment complex? This complex with a cafe seems better suited for somewhere closer to the college.

I suppose what I'm getting at is that this type of complex isn't right for that space and I strongly oppose it, and to be frank, I'll do everything I can to stop it. I am not against development, actually I fully support it, but this is not the right fit for that area or our neighborhood.

Thank you for your consideration and time, Jamie Jin

Dexter O'Connell

From: benbarron <benbarron@gmail.com>
Sent: Thursday, August 20, 2020 6:52 PM
To: Dexter O'Connell
Subject: Greenfield and Esplanade multifamily project.

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

Hello Dexter,

Just wanted to let you know that none of the residents directly affected by this project are for it. Not sure why none of them spoke up. Maybe, like my self they were just in shock. Not completely understanding why a single story project wasn't considered.

I have a tough time believing this is the best use of this space. Seems there is housing going up everywhere. I realize that housing is most important to the city of chico so, I'm sure a few uspet people is a small price to pay for all that income everyone will be putting in their pockets.

All of the concerns stated during the zoom meeting, I have as well. Traffic, loss of privacy, loss of our beautiful view. I am the 2nd house down on eagle lake and, will be directly affected this project. So much so that we will be looking into our options. If moving becomes the only one then so be it. My wife is in tears. The home we've lived in for 26 years. The home we raised our two children in will no longer feel like home.

I guess thats progress.

Ben Barron

Sent from my Samsung Galaxy smartphone.

Dexter O'Connell

From: Becki Tate <3tates@sbcglobal.net>
Sent: Friday, August 21, 2020 3:58 PM
To: Dexter O'Connell
Subject: Chico Greenfield x Esplanade project

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

Mr. O'Connell,

My name is Becki (Rebecca)Tate and I along with my husband Michael own and live in the home at 3112 Eagle Lake Court, a house that is directly impacted by this proposed project. While I appreciate the time and effort that was put into this project to have as little impact as possible on the homeowners, I still have some questions and concerns.

****Will there be some kind of barrier between the parking lot and our fences? I don't know about the other floor plans but our most lived in rooms, family room, kitchen and master bedroom face that empty lot. I would hate to have headlights glaring in my windows at all times of the night. Or worse, someone driving through my fence into my house.**

****It looks like there is a basketball court directly behind my house - will that be fenced or a barrier put up so basketballs will not accidentally end up in my backyard or pool?**

****Speaking of my pool, the reason we don't have any trees in our backyard is because we didn't want a mess in our pool or any tree roots busting up the cement surrounding it. What kind of trees would you be proposing to plant as an additional barrier?**

****Will the apartments have balconies? It was hard to tell in the rendering that was shown.**

****In the lower right-hand corner of the rendering (sorry if I'm using the wrong lingo) it said 4th story amenity room & outdoor patio. That would be a big concern for me if tenants had access to the roof area and could look down into my backyard.**

****Speaking of the tenants, would this or could it be an outdoor smoke free area around our homes?**

****One of my Amber Grove neighbors mentioned this on the Zoom meeting and I 100% agree that the trash receptacles/bins not be anywhere close to our homes. The smell and the noise of trash being thrown in or the bins being emptied by the garbage company would be horrendous!**

****Would you be able to send a copy of the plans and rendering to me?**

While I am not 100% opposed to this project, I would much rather have a one-story office building/complex in it's place.

Thank you for taking the time to read this and I look forward to hearing from you.

Mike & Becki Tate

Dexter O'Connell

From: Jean Ping <jean@roadq.com>
Sent: Monday, August 24, 2020 11:38 AM
To: Dexter O'Connell
Cc: Sean Morgan
Subject: Proposed housing at Esplanade and Greenfield

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

Dear. Mr. O'Connell,

I'm writing to you to protest the planned apartment complex on the lot at East and Greenfield. Other corner lots in this area have small offices that fit into the neighborhood well. Putting a large multi-story apartment block of 68 units would not fit into the neighborhood, and that is *far* too many units for the lot size. It seems to me that such a building would be better suited to the other side of the Esplanade, where there would be room for the building to be set back from the street, and adequate parking as well.

We on Eagle Lake Drive are worried about apartment residents being able to see into our backyards and windows, noise and smell from the dumpsters that would inevitably be along our fence line, bright lights shining into our backyards, cars parked on our streets (Ray Morgan employees already fill the street parking), and noise. The traffic on our street would increase massively. Amber Grove is simply not an area built for that kind of high density.

We plan to do everything that we can to oppose this development, because it would have a serious and detrimental effect on our neighborhood and quality of life. There are several larger lots for sale that would be more appropriate for this kind of project, including one right across the Esplanade. It is simply ridiculous to propose putting 68 apartments on that lot.

Yours truly,

Jean Leek Ping

155 Greenfield Dr.

Dexter O'Connell

From: Sandy Hill <sandy3229@msn.com>
Sent: Monday, August 24, 2020 11:37 AM
To: Dexter O'Connell
Subject: Amber Grove

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

I live in the Amber Grove Subdivision and am concerned about a proposed 3 story apartment complex on the Esplanade and Greenfield.

First has this been approved?

Second does it take into consideration the homes behind the complex?

Can you send me not only the proposal but drawings of the buildings?

Sandra Hill
3229 Calistoga Drive
Chico 95973

530-343-8103

Dexter O'Connell

From: Patrick Hurton <patrick.hurton@gmail.com>
Sent: Thursday, August 27, 2020 5:17 PM
To: Dexter O'Connell
Subject: Apartments,

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

Dexter,

Once again I appreciate your quick response.

My Perspective

I understand you weren't here during the approval process of the Ray Morgan 2nd building. But I'm desperately still searching for answers. Maybe your boss or his boss could jump in and get me some answers.

With regard to switching projects. If the gas station/convenience store is not approved yet I would ask that the switch still be considered. There is no need for another gas station/convenience store on the Esplanade. There are two gas stations on East Avenue between the Esplanade and HiWay 99 (one on the corner of East and the Esplanade), there is another on the corner of Eaton Road and the Esplanade and another at the end of the Esplanade at HiWay 99. That number of gas stations would seem to satisfy the need for gas stations within a short distance of each other. The moving of the apartments would provide the additional housing necessary in Chico and would leave a lot for professional office buildings whose necessity becomes greater with the addition of people. Professional office buildings could be built in the same style as the existing ones on the Esplanade and would be very architecturally compatible with the neighborhood. A 3 story apartment building is not architecturally compatible with the neighborhood.

Existing Parking

There are a couple of potential solutions. One is to paint the curb red on both sides of Greenfield Drive from the Esplanade to Eagle Lake Court. This is the simplest and puts Ray Morgan's problems with Ray Morgan. We would have to consider parking for my visitors and family and likewise for 155 Greenfield Drive. I'm sure some kind of sticker for permanent residents (noted for single family homeowners only) and a placard could be made that either myself or my wife could put on visitors/family members' car dashboard. Anyway we could probably solve parking issues for single family dwellers. Ray Morgan could then be encouraged to finish a parking lot on the space available on their lot. This would solve the existing parking issue.

The new parking situation

I do remember your saying that the city's Parking Engineers are responsible for parking. The outcome of their planning for the Ray Morgan Building has resulted in a very untenable situation. I know that the plan calls for ~30 additional parking spaces and that is more than the code requires. Per my 5 years of experience with the Ray Morgan building and people's tendency to just park on the street I could, with almost certainty predict that parking will be an issue. Again, the solution seems to be curbs that are painted red on both sides of Greenfield Drive with accommodations for the parking needs of existing single family home owners.

Visitor's during holiday periods

How many visitors,during holidays, are planned for in the existing plan. Are they lumped into the ~30 extra spaces that the plan shows. Regardless. Based on personal experience with the Ray Morgan building parking will be insufficient and cars will be extremely likely to overflow to Greenfield Drive. The same potential solutions exist as mentioned above. I understand you can't ask the potential new lot owner to fix Ray Morgan's problems but not allowing parking on either side of Greenfield Drive would certainly cause problems with their employees and cause them to do something (lay a new parking lot on their property) to appease their employee issues.

Additional Concerns

I would expect the fire marshall to review the plans. I hope the entry of a "hook and ladder" onto the property with cars parked on either side of Greenfield Drive and the ability of the "hook and ladder" around the parking lot is very carefully considered.

Ingress/Egress from Greenfield Drive

I would vote for a traffic light.

Are you the focal point for gathering all the departments' inputs? If not how does the process actually work? I understand the "big picture" process but would like to understand the details.

Do my complete comments get distributed to the various participating department or are they just between you and I?

I do appreciate your answers

Pat Hurton

Dexter O'Connell

From: Patrick Hurton <patrick.hurton@gmail.com>
Sent: Friday, August 28, 2020 10:01 AM
To: Ann Schwab; Sean Morgan; Dexter O'Connell
Subject: Apartment Project Greenfield Drive/the Esplanade
Attachments: ER Article.docx

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

FYI, I have just sent the attached to the Enterprise Record "letters to the editor". This has been sent with the hope the city council takes bold action regarding the proposed development. The city development process does not allow sufficient time for full discussion of proposed projects. We are only given ten days notice on meetings and no notice of the initial proposal until it has gone a long way down the road. It seems that if the developer's initial proposal meets zoning and initial code requirements it is allowed to proceed through the process without anyone, outside of city employees, getting notice of it.

The citizens of Chico may be able to participate in establishing initial zoning requirements but are "in the dark" regarding subsequent additions/deletions/overlays. The establishment of and updating of Ordinances also seems to present an issue. How do "overlays" get added to zoning requirements. What community input is required? How did the 2nd Ray Morgan Building get built without notification to adjacent neighbors? I have been waiting 5 years for an answer to that question. I have sent Mr. Morgan a more detailed explanation of that issue but have not heard back from him. The city planner (Dexter O'Connell) assigned to the current project was not working for the city at that time and has no knowledge of it and its history. By the way he has been very responsive in addressing my concerns about this project.

My wife and I moved to Chico, in part, because of its ambience. After initially living in the county we moved to Chico's Amber Grove neighborhood because it presented a blended entry from business to single family dwellings on Amber Grove Drive and Yellowstone Drive. The entry onto Greenfield Drive was presented a different picture but not so different that it disrupted the image along the Esplanade from Shasta Avenue to Yellowstone Drive/Roots Cafe. The 2nd Ray Morgan building is another subject completely that still greatly impacts by view of the city council and its planning/approval processes. See my email to Sean Morgan regarding my concerns.

Adding a 3 story apartment building to the corner of Greenfield Drive and the Esplanade and a gas station/convenience store to the corner of Eton Road and the Esplanade only provides one thing - housing convenient to public transportation. There are now two gas stations on east Avenue between the Esplanade and HiWay 99. There is another at the corner of the Esplanade and Eaton Road and another at the Esplanade and HiWay 99. Seems as though four gas stations/convenience stores are sufficient. Adding another at the corner of the Esplanade and Eaton Road would add nothing to improve the lives/living conditions of Chico residents. If the apartments were moved to the gas station location they would still provide housing close to public transportation and the vacant lot could be used for already/soon to be needed space for professional offices. This solution would solve almost all the issues created by the current proposal. The professional offices that already exist in this neighborhood are very compatible with the neighborhood and the approval of additional similar ones most likely would occur without very minimum disruption to the neighborhood and its occupants and very limited opposition.

As I asked in the ER letter, is the city attempting to grow in an orderly, compatible fashion that shows forward thinking and true consideration of its citizens concerns or is it just trying to fill space to gain additional tax revenue? Regardless of motivation my proposal accomplishes both of these objectives. I'm certain that there are plenty of spaces in Chico

where another unneeded gas station/convenience store could be built.

The developer already owns the lot on Greenfield Drive would not lose any money as he would still own the property after moving. His rate of return on investment could be greater by increasing the number of apartments to be built (and provide more housing units for the city). The only person left out would be the gas station owner. He could sell the lot to the owner of the lot on Greenfield Drive and relocate his project to another location.

As I said in my ER letter this would require bold thinking and action by the city council. There will be one disappointed developer who can still build his project elsewhere and one happy developer as he can see his way to additional units and gain additional revenue for himself. Still leaving him owning a lot that he can still propose building professional office buildings that are compatible with the neighborhood.

There may be mis-understandings of the processes mentioned above and I apologize for them. I would like to learn more about all these processes anyway.

A "too hard" or can't do attitude is not what is expected of city leaders. A "very difficult attitude" must be overcome to move forward boldly. Bureaucratic actions are not expected of city leaders. Bold forward thinking and the development of the city through non invasive methods, to its citizens, are what is expected. This presents an occasion to see which of these categories the city lead falls into.

Pat Hurton

25 August 2020

Dexter,

Thank you for participating in the recent developer's zoom meeting regarding potential development of the lot at the south west corner of the Esplanade and Greenfield Drive. This memo contains my perspective, questions, and concerns that I would appreciate a response to.

My perspective

In January 2012 my wife and I moved into our house at 156 Greenfield Drive. We selected this house and the Amber Grove neighborhood because we liked the house and the architecture of structures along the west side of the Esplanade from Shasta Avenue to Yellowstone Drive/Roots Catering presented a cohesive look that was pleasing to eye. The buildings were all one story that were primarily occupied by either insurance, medical or other comparable businesses, with the exception off the Ray Morgan building. The Ray Morgan building, although higher than a standard one-story building was designed in a style compatible with the neighborhood and was located immediately adjacent to the Esplanade and away from existing single-family dwellings. It did not stand out to the point it disrupted the ambience of the Esplanade. Almost all of friends and family that initially visited our new home mentioned how nice the entire neighborhood was and how it blended residential and commercial activities in a non-invasive manner.

At some point in either 2014 or early 2015 I became aware that the Ray Morgan Company was going to construct a new building immediately adjacent to our house. I had great difficulty finding out how and why such a building could be built without notification to or input from anyone. I was told the original plot layout for the Ray Morgan building allowed for further development of the lot. When shown a copy of the plot plan an indication on that plan showed that a potential one-story building (implied by the setback shown) could be built on the lot. If that had happened, it would not have interfered with anybody's view of the hills nor intrude on anyone's backyard. I asked how that one-story building turned into a two story 10,000 square foot building (about 25-foot-tall) without any discussion or notification to the immediately affected neighbors. The only answer I received was that Section D of one of the ordinances allowed such construction without notice. With further research I found the following and immediately became confused and concerned. The section says, in essence, the following modifications could occur to an approved plot plan if they entailed:

- a. alterations, repairs and remodels ... of a minor nature including signs
- b. an addition to an existing structure
- c. a fence and wall sign
- d. a replacement in kind
- e. a satellite dish
- f. a mother-in-law quarters or
- g. a sign

With the slightest bit of notice, prior to the start of construction, the building could have been relocated to another location on the plot to a significantly better location. This would not have affected anything regarding the building except the location. Was this option ever considered?

It still greatly puzzles me how any part of this ordinance allowed for a 25-foot-tall, 10,000 square foot building to be built, in secret, until ground had been broken. I may be totally confused in my understanding, as I never received a straight answer as to how any of the above allows the 2nd building without notice to the public. that I may better understand the city's planning and approval process I would still appreciate an answer to the question – how?.

Attachment H

Anyway, The building was built, and we have had to live with it. I met with Mayor (at that time) Sorenson and another planning department person and was told I could not do anything about construction of the building except file a claim. In the meeting I received no answers and Sorenson, through implication, indicated I should "just go away". As construction had already started the odds of stopping it were slim and none. However, knowing it was a fruitless exercise I, none the less, filed a claim that was denied without comment. As one might expect this entire process left me with a very bitter taste about the integrity of the planning process and city officials. The lack of any satisfactory answers is very puzzling. Again, still awaiting answers to my questions and reason(s) the claim was denied. I read that Sorenson called the building the "Great Wall of Chico". If true, that was a pretty tacky statement covering such an intrusion on my, and my neighbors houses.

In summary this proposed project appears to have tried to eliminate some of the problems that the Ray Morgan 2nd building created. I would hope, however, that the city and the developer would get together and explore the possibility of picking up the entire project and moving it to the south west corner of Eaton Road and the Esplanade. This would eliminate most of the traffic and parking concerns. There is already a light at the intersection of Eaton and the Esplanade and the area is surrounded by commercial ventures. Maybe a trade of properties. The proposed developer could probably build a larger complex and increase his return on investment. Taking an action to explore this would be an incredibly positive move by the city and definitely show their concern for non-invasive intervention of non-compatible projects into a neighborhood when there could be an easy solution. With the growth of the city, and the need for housing, the city will also need office, medical and insurance type businesses these could be built on the existing Greenfield/Esplanade lot. They could easily be built in the same style as the existing buildings at the corner of Amber Grove Drive or Yellowstone Drive and the Esplanade. If the swap occurred, the city could then deliver housing in a less contentious location and would still have a location for construction of the soon to be (already needed?) professional office space.

Existing Parking

When the Ray Morgan company is ready to resume business, curbs on both sides of Greenfield Drive will be occupied by employees parked cars (5 years of experience proves this). By Gentlemen's agreement, with the Ray Morgan Co. employees have been asked not to park beyond the Ray Morgan property line on the North side of Greenfield Drive (I believe the company has recently been sold and wonder how long the agreement will be remembered). The south side curb is usually filled from the Esplanade to the property line of 155 Greenfield Drive or beyond. When both sides of Greenfield Drive (from the Esplanade to the current owners' property lines) are filled, visitors/vendors generally park wherever they can. Including in front of the residential properties on Greenfield Drive and extending to Eagle Lake Court. When Ray Morgan is having a vendor "faire" visitors' parked cars can be found on Calistoga Drive. Under any situation where the curb is filled from the Esplanade to the residential property lines the closest place to park is in front of either 155 or 156 Greenfield Drive (mainly in front of my house (156) because it is on the same side of the street as the Ray Morgan's buildings. My wife and I are both over 75 years old and most of our visitors, except family, are our age. The unavailability of parking on Greenfield Drive causes difficulties for our social visitors and family. My wife is a member of two community service organizations and a social club. Periodic meetings for various group/club activities are rotated among individuals group members' houses. My wife hosts several meetings a year. The impact to our visitors of not being able to park directly in front of our house depends on the mobility and health of the individual visitor and what they may be carrying (treats, chairs etc.). The less mobile an individual the more the impact to the individual. Having to walk father (remember we are talking about senior citizens 75 and up). is not optimally safe, especially in inclement weather. Being "dropped off" from a double-parked car on Greenfield Drive involves persons getting out (on both sides) of the car (most members carpool) then later getting back into a double parked. This is not safe for anyone. The closest alternative to parking in front of my house is to park on Eagle Lake Drive. There is only room for two cars to park adjacent to our property line on Eagle Lake Drive. There is also a fire hydrant on the corner of Greenfield Drive and Eagle Lake Court. The situation

from causing annoyance to causing safety issues for our elder visitors. Another but lesser issue, are vendor/visitors who utilize the intersection of Greenfield Drive and Eagle Lake Court to make a U-turn. Some just use the intersection but others utilize the entire North portion of Eagle Lake Drive. Some have a tendency to not use as much caution (not necessarily aware of the presence of children) as the current residents do. Again, a safety issue.

What will the new parking situation be?

The addition of apartments and a café with access limited to Greenfield Drive is going to greatly magnify the problems that already exist. Apartment occupants/visitors/Café patrons who can't, or don't bother, to find a parking space on the apartment/café lot will park (or try to park) on both sides of Greenfield Drive. These spaces will probably not exist causing them to park on Eagle Lake Drive or beyond. This will greatly compound existing problems. I know of one house (on Eagle Lake Court - North) that is a licensed day care center. The day care center has small children that are dropped off and picked up at various times of the day. Not being able to temporarily park at the curb, in front of that house, because people from either Ray Morgan, the apartment residents, visitors, vendors or café patrons have parked there causes a safety issue. Children in car seats must be lifted out of the seat with the car door open. If the car seat is on the driver's side or there are two car seats the loading and unloading from a double-parked position could cause serious problems if another and inattentive driver is in the vicinity. This issue could be magnified if the child has to be set down because the parent is unloading another child or other items from the car. We all know how impulsive children are and they could run into the street at any time. All the immediate residents are aware the day care center and are always overly cautious. During Ray Morgan's periodic "fares" we've had plenty of experience with Greenfield Drive and Eagle Lake Court filled up with parked cars. There are already enough parking issues with the existing situation. The addition of any "new-parkers" would immeasurably compound existing problems and further aggravate existing residents of the immediate neighborhood.

What is the impact of visitors during holiday periods?

Apartment tenants and visitors as well as patrons of the cafe will enter the complex from Greenfield Drive causing additional cars on Greenfield Drive. Holidays will generate additional traffic. For various reasons residents, visitors and cafe patrons will undoubtedly try to park on Greenfield Drive. If half of the residents in the apartment complex host a holiday up to ~30 cars could be added to any problems already created by the building of the new apartments. If all visitors come in one car per family any excess parking on the lot will disappear. Less occupancy per car will cause additional cars. More cars, more the parking needs. Where do holiday visitors park or stop to unload presents, chairs, goodies etc.? If this activity happens in front of the club house or entrances to the apartments themselves, it will cause issues for others trying to park and drop off. With the size of some of the SUV's/Pick-up trucks today visibility from a smaller vehicle, when exiting a parking space, is limited, presenting a safety issue. While some of these issues can be dismissed as minor when put together they become more than annoyance. Does the city plan for worst case or somewhere between OK and worst case?

Additional Concerns

The Ray Morgan Co. requires delivery of goods to its plant. These goods are delivered in various sized trucks. A lot of deliveries are by semi-trucks with varying length trailers. With cars parked on either side of Greenfield Drive most of the semi's are too long and there is insufficient turning space for the semis to enter directly onto the Ray Morgan lot. This causes the trucker to "jockey" the rig until it can get into the parking lot. While the truck is "jockeying" traffic is held up. I have witnessed many "near miss" accidents as some person(s), rather than being patient, try to squeeze by the semi as it is jockeying to get into the parking lot. An additional issue is that a lot of the semi's/visitors coming off the Esplanade tend to miss the Ray Morgan driveway (obscured by parked cars?) and make a U-turn at the intersection of Greenfield Drive and Eagle Lake Court. There are many young children resident on Eagle Lake

Court. Because it is a cul-de-sac the children, although told not to, tend to drift out into the street or ride their toys around the court. Children, being children, tend to forget instructions when they are having fun and tend to dash around at will. The more traffic the more potential for injuries. Especially from those private vehicles that utilize the entire court to turn around.

What happens if a "hook and ladder" fire truck has to enter the apartment complex? I assume that sufficient room and turning space on the lot has been considered for such a potential incident but is the ingress and egress to/from the lot being considered. "Hook and ladder" fire trucks will probably have similar problems entering the complex as a long semi-truck. Can it turn and maneuver easily on the lot?

Ingress and egress to the development could cause delays for emergency vehicles, as could maneuverability on the lot. Even a short delay of an emergency vehicle getting to its emergency could be fatal to someone. The more traffic the more issues. If the new apartments are "fait de accompli" then painting the curbs red along both sides of Greenfield Drive would have to be done (as long as a solution is present that allows either myself, my wife, visitors and family to our house and to 155 Greenfield Drive can be accommodated). 155 Greenfield is in the same "boat".

Ingress/Egress from Greenfield Drive

With the additional traffic created by the apartment occupiers, visitors and café patrons more frequent entries and exits from Greenfield Drive to the Esplanade will occur. A lot of traffic from Greenfield Drive turns north and crosses the southbound lanes to get on the Esplanade (It is the fastest way to get to HiWay 99). Traffic turning west off north bound Esplanade onto Greenfield Drive will also increase. It has to cross the southbound lanes. These situations currently present potential accident sites. While there have been very few (or none) accidents at this location the greatly increased traffic flow will almost certainly cause some (many?). A remedy to this would be a stop light at this intersection. I believe some (all) emergency vehicles have electronic transmitters that can change a signal light as an emergency vehicle approaches. If emergency vehicles carry a device to change signal lights, it would make it significantly easier and safer for the emergency vehicles to enter onto Greenfield Drive.

Summary

I know the city is desperate for housing but what is the solution. Is it the best? I have suggested a possibility of a change in location and another use of the property at Greenfield Drive and the Esplanade. There may be more. I hope this is not the last time I hear from the city. I hope this is an interactive process and not an "arms-length" process like the Ray Morgan 2nd building was. If it is an interactive process my extremely negative attitude of the city planning process could be improved.

I look forward to further conversations with the city and hope that issues can be worked out amenable such that neighbors feel heard and their concerns have been addressed.

Patrick Hurton,
156 Greenfield Drive
Chico, CA 95973-0185
(408)343-4060
Patrick.hurton@gmail.com

Dexter O'Connell

From: Patrick Hurton <patrick.hurton@gmail.com>
Sent: Monday, August 31, 2020 2:48 PM
To: Dexter O'Connell
Subject: Re: Apartments
Attachments: image001.png

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

I appreciate your straight talk. I have known since the zoom meeting that moving the project would not be possible. By the time the general public becomes aware of a project (not your fault) it is too late to question anything other than cosmetics. I am seriously concerned about parking. I hope I've demonstrated, through personal experience over 5 years, that parking is a serious issue. Although I have no idea what Traffic will come up with, they will probably note that there are 20 extra spaces. enough said. I bet that when the 2nd Ray Morgan bldg was approved parking was not seriously considered. Now, parking is a major issue. Regardless of the 20 "extra" spaces people, cafe patrons included, will park on the street. Visitors and holidays will compound the problem. There are generally no parking spaces open on week days when Ray Morgan is fully open. Where are people going to park? I know I harp on this but I have lived with this for 5 years. I'll quit harping on it and hope I can get a detailed solution that clearly addresses ALL my issues. As you notice I've got a few.

The other Traffic issue is egress/ingress to/from Greenfield Drive.

The most obvious impression of the proposed building is its architect. It is so far removed from anything on the west side of the Esplanade from Shasta to Yellowstone Drive it stands out like a sore thumb. Even the CVS building doesn't really stand out. Is this a "bridge too far" or is one of charters of the ARHB to weigh in on compatibility and the general harmony of a neighborhood?

Thanks again for keeping the communications open.

Pat

On Mon, Aug 31, 2020, 2:18 PM Dexter O'Connell <dexter.o'connell@chicoca.gov> wrote:

Pat,

I am going to tell you straight up right now that shifting the project from this location is not an option.

You can reach out to the County Clerk-Recorder to seek maps of the various parcels, but as I said, there is no practical option to pursue this kind of change with this project.

Thanks,
Dexter

Dexter N. O'Connell

Associate Planner

(530) 879-6810



From: Patrick Hurton <patrick.hurton@gmail.com>
Sent: Monday, August 31, 2020 2:15 PM
To: Dexter O'Connell <dexter.o'connell@Chicoca.gov>
Subject: Re: Apartments

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

Ok, thanks. This is just for my info. Could you send me the size and configuration of the empty lots? I am really just curious. I still wonder about the possibility of just shifting the project across the street. With an apparent mish-mash of lots what could ever go there. Trading properties between owners, if encouraged, might yield a solution that I would not have so many problems with. I realize this would be above your pay grade. Just trying to gather as much info about the area around here so I can budget if another useless gas station could pop up.

I know you weren't around during the Ray Morgan 2 building so I have asked Sean Morgan for assistance in helping me understand.

Thanks again for your help in helping me understand what's going on.

Pat

On Mon, Aug 31, 2020, 2:04 PM Dexter O'Connell <dexter.o'connell@chicoca.gov> wrote:

Pat,

There are no "vacant lots" per se, the areas that you see that are vacant are portions of other properties. They would not be available for any kind of trade or adjustment at this time because of their configuration.

Thanks,

Dexter

Dexter N. O'Connell

Associate Planner

(530) 879-6810

From: Patrick Hurton <patrick.hurton@gmail.com>
Sent: Monday, August 31, 2020 2:02 PM
To: Dexter O'Connell <dexter.o'connell@Chicoca.gov>
Subject: Re: Apartments

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

How big is the vacant lot(s)?

Pat

On Mon, Aug 31, 2020, 2:00 PM Dexter O'Connell <dexter.o'connell@chicoca.gov> wrote:

Pat,

The applicant is providing additional elevations for the project, and clarifying what's being proposed. I will forward you the information when it comes in.

I am not familiar with any project on the other side of Esplanade from Greenfield Drive.

Thanks,
Dexter

Dexter N. O'Connell

Associate Planner

(530) 879-6810

From: Patrick Hurton <patrick.hurton@gmail.com>
Sent: Monday, August 31, 2020 12:38 PM
To: Dexter O'Connell <dexter.o'connell@Chicoca.gov>
Subject: Apartments

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

Dexter.

Sean Morgan just told me that the contractor is revising his plans. Is that correct? Do you know what he is changing?

I assume you'll send me a copy of the new layouts when you get them.

Have you had a chance to find out what is going on on the lot across the street from Greenfield Drive.

Thanks again for your responsiveness.

Pat

Bold or Bureaucratic?

Amber Grove residents were recently informed of a project at the corner of the Esplanade and Greenfield Drive adjacent to the single-family homes in Amber Grove. The development will have a great impact on the Amber Grove neighborhood.

I asked about the possibility of moving the project to the corner of the Esplanade and Eaton Road I was informed that a proposal for a gas station/convenience store has been submitted so it would not be possible to move the project.

The city needs housing and will also need space for to accommodate medical and service businesses. This could be accomplished by denying the gas station project and asking that the apartments be moved to that location leaving the Greenfield Drive/Esplanade for more compatible neighbors.

The current professional buildings on Amber Grove Drive and Yellowstone Drive are built in an architectural style compatible with the neighborhood. The proposed apartment's design is greatly incompatible with that style and will have great impact.

Is the city of Chico prepared to maintain an established style of buildings along the Esplanade between Shasta Avenue and Yellowstone Drive/Roots Catering or will it throw away that precedent and provide us with another unnecessary gas station? If the city of Chico wants to be a leader environmentally and architecturally it has a chance to provide that to its citizens.

Is the city a leader in listening to its citizens or is it bureaucracy that can't address serious issues? Too hard cannot be an excuse!

Dexter O'Connell

From: Kim Jergentz <kimjergentz@yahoo.com>
Sent: Tuesday, August 25, 2020 3:11 PM
To: Dexter O'Connell
Subject: Fw: Greenfield / Esplanade project
Attachments: Greenfield parking.jpeg; North Eagle Lake to Greenfield.jpeg

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

Kim Jergentz
KimJergentz@yahoo.com

----- Forwarded Message -----
From: Kim Jergentz <kimjergentz@yahoo.com>
To: Dexter.OConnell@chico.ca.gov <dexter.oconnell@chico.ca.gov>
Sent: Tuesday, August 25, 2020, 02:57:46 PM PDT
Subject: Greenfield / Esplanade project

Mr. O'Connell:

I am one of the neighbors who attended the Zoom meeting with the developer, his architect, Jim Stevens and yourself. As you may recall, there were many topics discussed but the biggest concern is the traffic impact on that corner, and the neighborhood in general.

During these days of COVID, if you were to drive-by during normal business hours you wouldn't see the "normal" traffic/parking issues that plague the neighborhood when Ray Morgan is in full swing with a full crew. I have attached a video and photo of the daily parking issues, as well as dealing with large trucks during delivery. Once you review these, I think you will fully understand the hesitation with this project. Adding another 120 cars to this area - without adding a light or directing egress to dump onto the Esplanade on the south side - will be nothing short of a disaster: and frankly, we have plenty of experience with the Ray Morgan mess on a daily basis as it is. Also, I would predict that when the new parking lot empties as people go to work/school/etc the Ray Morgan folks may consider this a place for them to park during business hours ---- and Pat's suggestion about red zoning both sides of Greenfield is the favorite suggestion among the neighbors that I talked to after the meeting. I feel badly for them: they have had to endure the brunt of the Ray Morgan project and it would be so well received by the neighbors to see some relief for them with this new one.

Thank you for your time.

I will send the video in a separate email to follow shortly

Kim Jergentz
KimJergentz@yahoo.com

Dexter O'Connell

From: Patrick Hurton <patrick.hurton@gmail.com>
Sent: Thursday, August 27, 2020 5:41 PM
To: Dexter O'Connell
Subject: Re: Apartments,

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

Dexter,

Here is my email to Sean Morgan.

I will try to copy you on all my correspondence with him.

Pat

On Thu, Aug 27, 2020 at 5:40 PM Patrick Hurton <patrick.hurton@gmail.com> wrote:

Mr. Morgan,

I now understand that an application has been made to construct a gas station//convenience store at the corner of Eaton and and the Esplanade. I have been working with the city planner Dexter O'Connell who has been very responsive to my questions. The major concern I have is still the location. Please see the above response to Dexter. He is not the person to address this issue. The only person available is you. You have previously read my position and believe if the city really want to maintain any kind of architectural harmony adjacent to the Amber Grove Development it could really show its commitment to a harmonious neighborhoods. The distinctly different architecture proposed is not harmonious with that stretch of the Esplanade. We don't need another gas stations (see below) on the Esplanade. We, undoubtedly will need more professional buildings and those would be very compatible and could be constructed using the same architecture as those professional buildings that exist on the corner of Amber Grove Drive and Yellowstone Drive. Even the long term memory care facility was compatibly designed.. I know with a little consideration of the need for housing, professional office space and harmonious neighborhoods this issue could be solved. It only takes willpower and desire. That is could solve almost all issues. I hope someone in city management has the strength to to be a bold leader and advocate of current residents of the city. My suggestion is fully within all city codes and I hope you keep this issue open and have it fully discussed before either project is caused to potentially to waste money on a less than ideal situation. Too hard is not an answer. It's never been done before is probably not the case. Bold leadership that has a vision is what a city better.

Pat Hurton

Thank

----- Forwarded message -----

From: Patrick Hurton <patrick.hurton@gmail.com>
Date: Thu, Aug 27, 2020 at 5:16 PM
Subject: Apartments,
To: Dexter O'Connell <dexter.o'connell@chicoca.gov>

Dexter,

Once again I appreciate your quick response.

My Perspective

I understand you weren't here during the approval process of the Ray Morgan 2nd building. But I'm desperately still searching for answers. Maybe your boss or his boss could jump in and get me some answers.

With regard to switching projects. If the gas station/convenience store is not approved yet I would ask that the switch still be considered. There is no need for another gas station/convenience store on the Esplanade. There are two gas stations on East Avenue between the Esplanade and HiWay 99 (one on the corner of East and the Esplanade), there is another on the corner of Eaton Road and the Esplanade and another at the end of the Esplanade at HiWay 99. That number of gas stations would seem to satisfy the need for gas stations within a short distance of each other. The moving of the apartments would provide the additional housing necessary in Chico and would leave a lot for professional office buildings whose necessity becomes greater with the addition of people. Professional office buildings could be built in the same style as the existing ones on the Esplanade and would be very architecturally compatible with the neighborhood. A 3 story apartment building is not architecturally compatible with the neighborhood.

Existing Parking

There are a couple of potential solutions. One is to paint the curb red on both sides of Greenfield Drive from the Esplanade to Eagle Lake Court. This is the simplest and puts Ray Morgan's problems with Ray Morgan. We would have to consider parking for my visitors and family and likewise for 155 Greenfield Drive. I'm sure some kind of sticker for permanent residents (noted for single family homeowners only) and a placard could be made that either myself or my wife could put on visitors/family members' car dashboard. Anyway we could probably solve parking issues for single family dwellers. Ray Morgan could then be encouraged to finish a parking lot on the space available on their lot. This would solve the existing parking issue.

The new parking situation

I do remember your saying that the city's Parking Engineers are responsible for parking. The outcome of their planning for the Ray Morgan Building has resulted in a very untenable situation. I know that the plan calls for ~30 additional parking spaces and that is more than the code requires. Per my 5 years of experience with the Ray Morgan building and people's tendency to just park on the street I could, with almost certainty predict that parking will be an issue. Again, the solution seems to be curbs that are painted red on both sides of Greenfield Drive with accommodations for the parking needs of existing single family home owners.

Visitor's during holiday periods

How many visitors, during holidays, are planned for in the existing plan. Are they lumped into the ~30 extra spaces that the plan shows. Regardless. Based on personal experience with the Ray Morgan building parking will be insufficient and cars will be extremely likely to overflow to Greenfield Drive. The same potential solutions exist as mentioned above. I understand you can't ask the potential new lot owner to fix Ray Morgan's problems but not allowing parking on either side of Greenfield Drive would certainly cause problems with their employees and cause them to do something (lay a new parking lot on their property) to appease their employee issues.

Additional Concerns

I would expect the fire marshall to review the plans. I hope the entry of a "hook and ladder" onto the property with cars parked on either side of Greenfield Drive and the ability of the "hook and ladder" around the parking lot is very carefully considered.

Ingress/Egress from Greenfield Drive

I would vote for a traffic light.

Are you the focal point for gathering all the departments' inputs? If not how does the process actually work? I understand the "big picture" process but would like to understand the details.

Do my complete comments get distributed to the various participating department or are they just between you and I?

I do appreciate your answers

Pat Hurton

Dexter O'Connell

From: Jean Ping <jean@roadq.com>
Sent: Friday, August 28, 2020 10:08 AM
To: Dexter O'Connell
Subject: Re: Proposed housing at Esplanade and Greenfield

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

Hi Dexter,

Thank you for your reply and the notification about the project application. I have some questions:

You say that "City staff would also require the project proponent to locate any dumpsters away from the fence line substantially." What exactly does 'substantially' mean? The plans indicate that dumpsters would be directly on the other side of my fence. If a small strip of grass is 'substantial,' that is not what I would consider adequate at all. Having lived on the other side of a dumpster in the past, I am quite familiar with the noise and smell involved. If you're saying that the dumpsters would have to be relocated to an area on the other side of the lot, bordering the Esplanade and away from residences, that would be more reasonable.

You also say that the city recognizes height issues, but all I have seen mentioned so far is a six-foot fence, which can hardly be considered to solve the issue.

I must reiterate my opinion that this housing development would be much better suited to the lot across the Esplanade, would cause serious traffic and parking problems (that is, worse than the existing issues from Ray Morgan), and does not at all fit with the character of the neighborhood. I look forward to seeing you at the hearings.

Yours,
Jean Leek Ping

On 8/24/2020 3:19 PM, Dexter O'Connell wrote:

Jean,

Thank you for reaching out and providing your input on this project. I will catalogue it and provide it to any city entity that holds a public hearing.

I would like to note three things about the specific concerns you raise. First, City Staff is aware of noise and light concerns, and would require the project to erect opaque fencing in order to mitigate those concerns. City staff would also require the project proponent to locate any dumpsters away from the fence line substantially. Second, the zoning of the property is such that the maximum capacity of the parcel where this development is proposed is over 170 units, and so the proposal of 68 units meets the City's Objective Design and Development Standards with regard to density. Finally, City Staff recognizes potential issues related to building height and is studying options that we have under the constraints of state law related to housing development applications.

Please don't hesitate to let me know if you have any additional questions or concerns!

Thanks,

Dexter

Dexter N. O'Connell
Associate Planner
(530) 879-6810



From: Jean Ping <jean@roadq.com>
Sent: Monday, August 24, 2020 11:38 AM
To: Dexter O'Connell <dexter.o'connell@Chicoca.gov>
Cc: Sean Morgan <sean.morgan@Chicoca.gov>
Subject: Proposed housing at Esplanade and Greenfield

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

Dear. Mr. O'Connell,

I'm writing to you to protest the planned apartment complex on the lot at East and Greenfield. Other corner lots in this area have small offices that fit into the neighborhood well. Putting a large multi-story apartment block of 68 units would not fit into the neighborhood, and that is *far* too many units for the lot size. It seems to me that such a building would be better suited to the other side of the Esplanade, where there would be room for the building to be set back from the street, and adequate parking as well.

We on Eagle Lake Drive are worried about apartment residents being able to see into our backyards and windows, noise and smell from the dumpsters that would inevitably be along our fence line, bright lights shining into our backyards, cars parked on our streets (Ray Morgan employees already fill the street parking), and noise. The traffic on our street would increase massively. Amber Grove is simply not an area built for that kind of high density.

We plan to do everything that we can to oppose this development, because it would have a serious and detrimental effect on our neighborhood and quality of life. There are several larger lots for sale that would be more appropriate for this kind of project, including one right across the Esplanade. It is simply ridiculous to propose putting 68 apartments on that lot.

Yours truly,

Jean Leek Ping

155 Greenfield Dr.

Dexter O'Connell

From: Sandy Hill <sandy3229@msn.com>
Sent: Tuesday, August 25, 2020 7:28 AM
To: Dexter O'Connell
Subject: Project on Greenfield and Esplanade

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

After looking at the plans for the project on Esplanade and Greenfield more closely I see two items that could be a problem. The basketball court right next to the Eagle Lake houses would make a lot of noise to those living on that street.

The other is the patio on the 4th floor which might include music and drinking. Will our whole subdivision have to listen to those gatherings?

Sandra Hill
3229 Calistoga Drive
Chico
530-343-8103