



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 05/06/15

DATE: April 24, 2015

File : AR 15-04

TO: Architectural Review and Historic Preservation Board

FROM: Mike Sawley, Associate Planner, (879-6812, mike.sawley@chicoca.gov)
Community Development Department

RE: Lassen Villa Apartments - 1080 East Lassen Avenue, APN 007-160-019

RECOMMENDATION

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

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-04 (Lassen Villa Apartments), subject to the recommended conditions.

BACKGROUND

The existing *Lassen Villa* apartment complex is comprised of 88 units on three parcels located on the north side of East Lassen Avenue between Burnap Avenue and Cohasset Road (see **Attachment A**, Vicinity Map). This project involves the easternmost parcel, which is 7.3-acres (7.42 gross acres) in size, and developed with 28 apartment units.

The majority of the site is designated Medium Density Residential on the General Plan Land Use Diagram and zoned R2-AOB1 (Medium Density Residential with Airport Overflight Zone B1 overlay). The R2 district allows residential development with densities ranging between 7.1 and 14 units per gross acre. A small portion of the site along the northern boundary coincides with the Pleasant Valley Drainage Ditch. The ditch is designated Secondary Open Space and zoned OS2-AOB1 (Secondary Open Space with Airport Overflight Zone B1 overlay). No construction is proposed in the area zoned OS2.

The applicant proposes to construct 56 additional units on a 3.4-acre undeveloped portion of the project site (see **Attachment B**, Architect's Narrative and **Attachment C**, Summary Sheet). The project includes seven new apartment buildings, each with eight units, 121 additional off-street parking spaces, and various appurtenant features (see **Attachment D**, Site Plan and **Attachment E**, Floor Plan). The project would result in a gross density of 11.3 units per acre on the subject parcel.

The proposed layout arranges the new buildings around the outer perimeter of the undeveloped area, with covered and uncovered vehicle and bicycle parking located closer to the site's interior. The design would preserve many existing trees, consisting of valley oaks and coastal redwoods, and would require the removal of others due to conflicts with the proposed improvements. One existing trash enclosure would also be removed.

Five-foot wide sidewalks would provide pedestrian connections between all new buildings, linking to the new parking area and extending out to East Lassen Avenue. The site plan also shows two trash enclosures, parking lot lights, and the locations of condenser units adjacent to the buildings.

The landscape plans call for a variety of species with low to moderate water demands (see **Attachment F**, Landscape Plans). A mixture of trees, shrubs, and perennials are proposed around the new buildings and throughout the new parking area. Parking lot shading is estimated to reach approximately 51 percent at tree maturity.

Five-foot tall black vinyl-coated chain-link fencing is proposed along the northern boundary, separating the project area from the drainage ditch and associated access road. Six-foot tall black vinyl-coated chain-link fencing with privacy slats is proposed along the eastern boundary, blocking potential views of the industrial uses located east of the site.

The landscape drawings include a detailed area representing the types of plantings that are anticipated throughout the landscaped areas (see Sheet 5 of 6, **Attachment F**). Also, with regard to the tree removal noted above, the final sheet of the landscape plans clearly shows the trees proposed for removal and documents compliance with the City's Tree Preservation Regulations (CMC 16.66). The number of proposed replacement trees would well-exceed the number of replacement trees required by the code (41 proposed, 33 required).

The proposed architecture features two-story, symmetrical buildings with four stacked flats on either side of a central breezeway (see **Attachment G**, Color Elevations). The two building types differ in terms of interior layout, but are nearly identical on the exterior. Trim elements are included to accentuate windows and porch openings, and to represent outriggers on exposed gable ends. Wall-mounted utilities serving each building would be grouped at one location and screened from view by a solid wall with cap accent.

The trash enclosures would be comprised of split-faced CMU walls with corrugated metal roofs and matching doors (see **Attachment H**, Accessory Structures). Structural bicycle covers, carport designs, and exterior lighting specifications are also provided on **Attachment H**.

The main body color of the buildings would be light beige ("Rotunda White", KM 5819-1), with various panels and trim painted slate gray ("Mississippi River", KM 4847-3) (see **Attachment I**, Colors and Roofing). Metal railings would be black ("Black Oak", KM A89-5), and composition shingle roofing would be dark brown ("Driftwood"). Trash enclosures, carports, and bicycle covers would predominantly be painted Rotunda White.

DISCUSSION

Design Guidelines

The proposal is consistent with Design Guidelines (DGs) that call for creating a sense of community through incorporating common open space into the project design and including structural elements such as balconies and entryways (DG 4.1.11, 4.1.24, and 4.1.45). The architecture and site layout are consistent with DGs that encourage designs that provide a variety of building masses within and between structures to avoid a monotonous appearance (DG 4.1.23 and 4.2.11). The design achieves a pedestrian-friendly environment by providing

a network of sidewalks that connect all buildings to the new parking area, existing amenities, and out to the public right of way on East Lassen Avenue (DG 1.1.13, 1.1.14, 4.1.41, and 4.1.42). Additional DG analysis is provided in the Architect's Narrative, **Attachment B**.

Trees

The proposed design would retain several healthy oaks located throughout the project area. Numeric references to existing trees on the landscape drawings correspond to a Tree Health Assessment report, which is included as **Attachment J**. To ensure proper protection of trees to be retained during construction, a condition is recommended that would require a Tree Protection Plan in compliance with CMC 19.68.060. The plan would be submitted in conjunction with building/grading permit plans, and would cover all phases of the project, including site preparation, active construction, and post-construction disposition of the areas around the trees.

Airport Compatibility

The project is located within the B1 airport overflight/compatibility zone associated with the Chico Municipal Airport, pursuant to city zoning and the Butte County Airport Land Use Compatibility Plan (ALUCP). The B1 zone generally surrounds the innermost runway protection zone (Zone A). Noise levels and risks are both high in the B1 zone. Two main issues arise with proposed developments in this area:

- 1) Land use compatibility with regard to the provisions of the ALUCP, and
- 2) Noise impacts upon new development by airport operations.

With regard to land use compatibility, the City's application of zoning overlay districts for airport overflight zones "*are intended to implement the land use restrictions and development standards contained in the Butte County ALUCP*" (CMC 19.52.030.C, *Applicability*). Since the proposed project is within the B1 overflight zone, the plans were referred to the county for a compatibility determination. In a letter dated 10/2/13, lead staff for the Airport Land Use Commission provided an analysis and response stating that:

- A. The project would not have an impact on the approach/departure zones of the Chico Municipal Airport,
- B. The project is not a type of use that will cause a hazard to flight operations at the airport,
- C. The proposed development is compatible with the Butte County ALUCP, and
- D. The project does not need review by the Butte County Airport Land Use Commission.

No conditions of approval were recommended in the letter (see **Attachment K**).

With regard to noise impacts upon future residents from airport operations, the General Plan includes a figure depicting noise contours associated with aircraft activity from the Chico Municipal Airport (See **Attachment L**, Noise Contour Map, annotated). Residential projects subjected to exterior day/night noise levels above 65 decibels (65 dBA Ldn), require a detailed analysis and possible mitigation. According to the mapped noise contours, the project falls

outside of the 60 dBA Ldn contour line, and no further review or conditions are necessary with regard to airport noise exposure.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the area proposed for development is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size (3.4 acres of development proposed), substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

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

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

The proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5). The project includes new landscaping with low to moderate water needs, consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). Further, the project design incorporates secure, covered bicycle facilities and the structures are at pedestrian scale and height (CD-3.2.1). The site is not located within the bounds of a Neighborhood Plan or area plan.

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

The project promotes orderly development by expanding upon existing improvements, designing around existing mature trees, and providing sufficient vehicle and bicycle parking for the new units. The proposal is consistent with Design Guidelines (DGs) that call for creating a sense of community through incorporating common open space areas into the design and including balconies and entryway designs that facilitate tenant interactions (DG 4.1.11, 4.1.24, and 4.1.45). The architecture and site layout are consistent with DGs that encourage designs that provide a variety of building masses within and between structures to avoid a monotonous appearance (DG 4.1.23 and 4.2.11). The design achieves a pedestrian-friendly environment by providing a network of sidewalks that connect all buildings to the new parking area, to existing amenities, and extend out to the public right of way on East Lassen Avenue (DG 1.1.13, 1.1.14, 4.1.41, and 4.1.42).

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening*

of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.

The design, materials and colors of the proposed new buildings will be visually compatible with the existing Lassen Villa apartments, and will not be incompatible with surrounding development. Exterior equipment will be properly screened from view by screen walls and landscape plantings.

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

The proposed structures are compatible with the site in that they complement the meandering nature of the existing layout and do not unnecessarily block views or dominate their surroundings.

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

The proposed landscaping will provide an attractive outdoor environment, and contains sufficient variation in colors, forms, and texture to provide visual relief for the structures. The plans also provide for adequate parking lot shading and sufficient replacement trees to meet code compliance.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-04 (Lassen Villa Apartments).
2. 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.
3. In conjunction with building permit or grading permit review, the developer shall submit a Tree Protection Plan meeting the requirements of CMC 19.68.060. The Plan shall be prepared by a certified arborist and specify the actions necessary to minimize potential construction impacts on the trees that are to be retained, as specified by the approved plans. The Plan shall cover all phases of the project including site preparation, active construction, and post-construction disposition of the areas around the trees.

PUBLIC CONTACT

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

ATTACHMENTS

- A. Location Map
- B. Architect's Narrative
- C. Project Summary Sheet
- D. Site Plan
- E. Floor Plan
- F. Landscape Plans (6 sheets)
- G. Color Building Elevations (2 sheets)
- H. Accessory Structures (trash enclosure, bicycle cover, carport design, lighting)
- I. Colors and Roofing
- J. Tree Health Assessment, dated 1/21/15
- K. Butte County ALUC Compliance Letter, dated 10/2/13

DISTRIBUTION

Internal (3)

Mark Wolfe, Community Development Director

Mike Sawley, Associate Planner

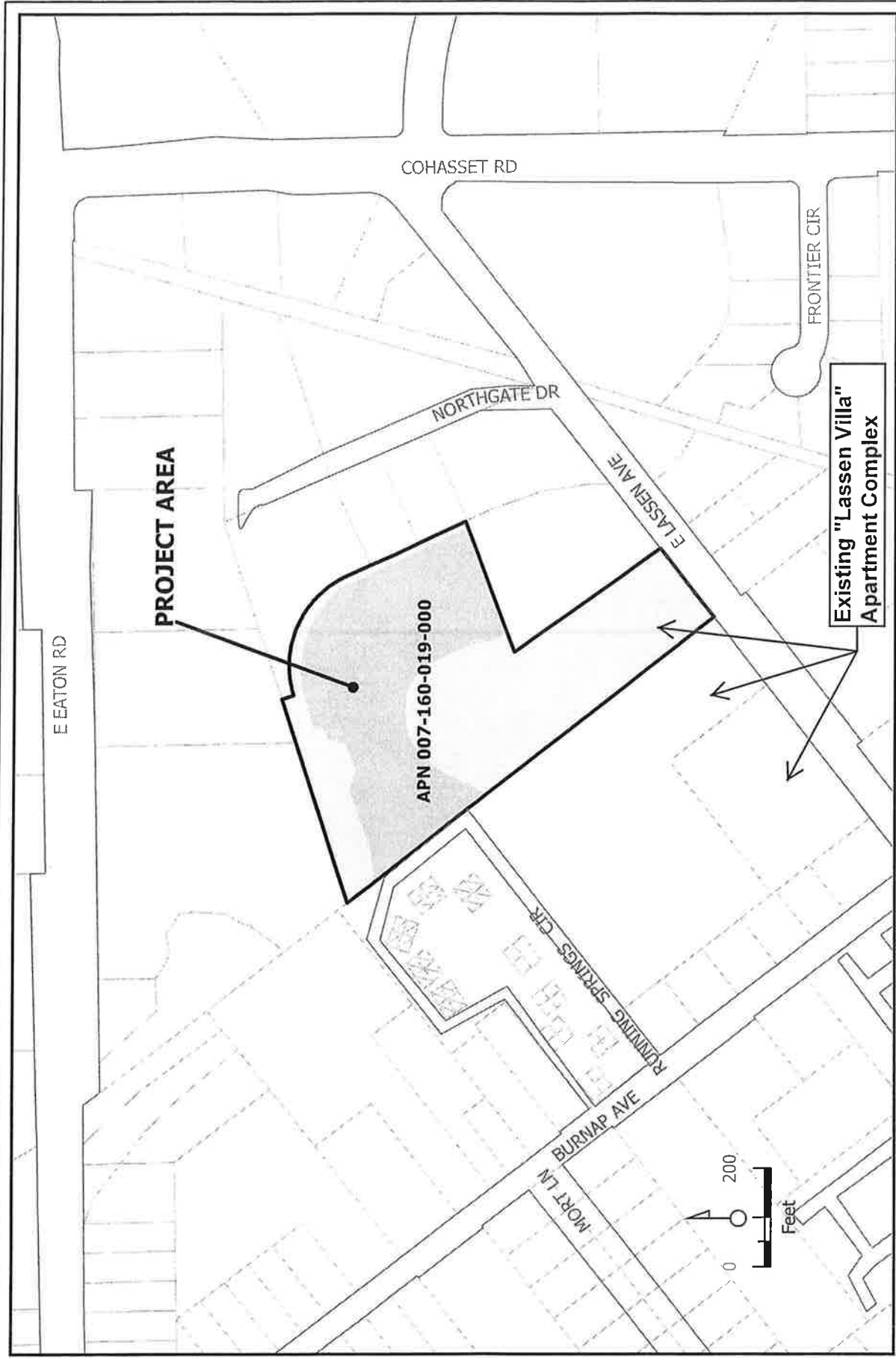
Files: AR 15-04

External (3)

The Hignell Companies, Attn: Mike Rossman, 1750 Humboldt Road, Chico, CA 95928

Kuchman Architects PC, Attn: Bob Kuchman, 2203 13th Street, Sacramento, CA, 95818

Thomas Phelps, P.O. Box 8328, Chico, CA 95927



Architectural Review 15-04 (Lassen Villa Apts)
1080 E. Lassen Avenue
APN 007-160-019-000

LASSEN VILLA APARTMENTS NARRATIVE

Lassen Villa Apartments is an infill multi-family residential project proposed to be constructed at 1080 East Lassen Avenue, Chico, California 94560. The project is located on the northern portion of the parcel. The southern portion of the parcel is built out with 26 one-story garden apartments in 7 buildings that were constructed in the 1970's. The exteriors of these existing apartments have cement plaster walls and composition shingle roofs. The overall net site area is 7.30 acres.

The site is zoned R2-AOB1, OS2-AOB1 which is appropriate for the proposed use. The proposed project consists of 56 two-story stacked flats in 7 new buildings. The buildings have been sited in a free-flowing manner to complement the layout of the existing buildings and to preserve existing trees on the site. The new buildings will be wood-framed TYPE VB construction; Occupancy Group R-2. Including the existing 26 garden apartments and the proposed new project, the net lot coverage is about 15.4%. A total addition of 122 vehicle parking spaces and 62 bicycle parking spaces is being proposed. Amenities of the existing project shall be shared with the residents of the new proposed project. A detailed summary of the project is included on the cover sheet of the drawings being submitted for review.

The apartments consist of thirty-two 2-bedroom/2-bath (999 sf) and twenty-four 2-bedroom/1-bath (929 sf) units. The 8-unit new buildings are proposed to be finished with cement plaster exterior walls and composition shingles to blend with the existing project context in scale, style, color and materials. A new accessible walkway is proposed to extend from East Lassen Avenue to the new buildings.

This project is responsive to the objectives expressed in The City of Chico Design Guidelines Manual as follows:

DG 4.1.11 Building placement and orientation are geared to the pedestrian. Buildings have been sited to provide maximum protection of the surrounding existing trees. The resulting site plan has a relaxed feel. Residence entrances are off breezeways, providing definition to entering each building. Windows face in all directions, providing eyes-on-the-street. All new residences are interconnected by pedestrian walks. A new accessible path is being provided to East Lassen Ave.

DG 4.1.12 Carports have been interspersed throughout the site so as not to dominate the landscape. Two different, yet complementary building types have been created.

DG 4.1.13 See DG 4.1.11

DG 4.1.14 The buildings are to be painted in three different body colors and a trim color to add interest to the exterior. Rooflines undulate and facades step in and out to add variety.

DG 4.1.15 Because the buildings are sited around the existing trees in a casual manner, setbacks have been varied in a natural manner. See DG 4.1.14.

DG 4.1.21 Each building has been sited along the edge of the Pleasant Valley Drainage Ditch which contains a variety of flora and fauna.

DG 4.1.22 Driveways and parking areas have been kept to a minimum allowable; thus allowing for more open space.

DG4.1.31 The 56 new units are all connected by a single meandering main driveway. Parking alcoves are interspersed along the drive.

DG 4.1.33 The curvilinear nature of the driveways will inhibit speeding and thus aide in creating a more pedestrian friendly walking experience. Two crosswalks connecting the new buildings to the existing project have been provided and have been comfortably integrated into the parking geometry.

DG 4.1.34 The new and existing components of Lassen Villa combined present a very low density, park like setting where it will be comfortable to walk or ride a bike to Lassen Ave.

DG 4.1.35 This addition to Lassen Villa is on the rear portion of the parcel, so there is no public street frontage, however a new accessible path is being provided to East Lassen Ave.

DG 4.1.41 New pedestrian paths from this addition to Lassen Villa provide convenient access to common open spaces including the community swimming pool and community building.

DG 4.1.42 With a density of only 11.5 units per acre and all two-story buildings, the net lot coverage of the new addition is only about 15.4%, providing an abundance of open space.

DG 4.1.43 Each dwelling unit has a private patio. Throughout the site there are grassy areas for recreation. There is a swimming pool within the existing portion of the project that is immediately adjacent this new addition.

DG 4.1.44 Lighting shall be appropriate for common open space areas. A lighting plan will accompany the construction documents.

DG 4.1.45 Amenities include a swimming pool and various grassy natural open spaces.

DG 4.1.51 Driveways have been minimized and meander between existing trees to provide a very natural look and feel to the project.

DG 4.1 52 Short and direct sidewalks link dwelling units and parking areas. Residences are sited to allow residents visibility of parking stalls. There is one carport provided and marked per residence. The remainder of the parking will be open parking.

DG 4.1.53 Lighting shall be appropriate for parking areas. A lighting plan will accompany the construction documents.

DG 4.1.54 Considering the drought issues California is having, it is best that apartment projects no longer provide vehicle wash areas. It is preferred that residents use commercial vehicle wash facilities that recycle water.

DG 4.1.55 Wide landscaped areas, new and existing trees have been used to buffer parking areas from residences.

DG 4.1.62 The project has avoided monotonous streetscapes by not having garages.

DG 4.1.63 Carports have been custom designed with shed roofs to add a little interest while maintaining a low profile so as not to dominate the landscape. Carports are painted to match the buildings.

DG 4.2.11 Architectural massing has been reduced through use of:

Fenestration that is articulated with muntins and is integrated into the building design

Building projects that are further articulated with contrasting colors

Varying roof forms including gabled roofs and parapets

Use of steel railings to articulate project details

Staggered residence plans

DG 4.2.13 Each two stacked residences are independently articulated to provide a residential appearance for the project.

DG 4.2.14 Buildings have been designed to achieve a pedestrian-level scale through use of interspersed wainscot articulation and alignment of patio railings with cement plaster control joints. Building components have been designed to complement the pedestrian experience.

DG 4.2.21 Interesting internal streetscapes have been created by varying the building setbacks and setting the buildings at various angles.

DG 4.2.22 A unifying architectural design theme has been used to establish a project identity.

DG 4.2.31 The buildings have been provided with "four-sided architecture". Exterior features including varying colors, wainscot detailing with color and control joints in cement plaster, window trim and railings on all sides of each of the 7 new buildings.

DG 4.2.32 Each building has been provided with its own breezeway leading to protected and well defined entrances to residences.

DG 4.2.41 Each residence entrance is well defined within a corner alcove within the building breezeway.

DG 4.2.42 Entry doors will be painted in highlight colors.

DG 4.2.43 All residence entries are protected from the weather within breezeways

DG 4.2.44 Buildings have been designed to allow views of building surrounding from windows on all four building sides.

LASSEN VILLA APARTMENTS

1080 EAST LASSEN AVENUE
CHICO, CALIFORNIA 94560



RECEIVED

APR 21 2015

CITY OF CHICO
PLANNING SERVICES

SITE SUMMARY

PROJECT	LASSEN VILLA APARTMENTS
LOCATION	1080 E. LASSEN AVENUE
PARCEL NUMBER	007-160-019
EXISTING ZONING	R2-AOB1, OS2-AOB1
PROPOSED ZONING	R2-AOB1, OS2-AOB1
GROSS SITE AREA	7.42 ACRES (TO CENTERLINE OF LASSEN AVE.)
NET SITE AREA	7.30 ACRES

	EXISTING	PROPOSED	TOTAL
BUILDING HEIGHT	1 STORY	2 STORIES	
NUMBER OF BUILDINGS	7	7	14
NUMBER OF UNITS	28	56	84
DENSITY (NET, UNIT / ACRE)	3.8	11.5	11.5
LOT COVERAGE (NET)	-5.3%	-15.4%	-15.4%
CONSTRUCTION TYPE	VB	VB	
OCCUPANCY GROUP	R-2	R-2	
SPRINKLER	NO	NFPA 13D	
VEHICLE PARKING SPACES	24	122	146
BIKE PARKING SPACES	0	62	62

PROJECT BUILDING SUMMARY

BUILDING #	BUILDING TYPE	UNIT TYPES		TOTAL UNITS PER BLDG.	TOTAL LIVING SF.	BUILDING FOOTPRINT
		A1 2 BD/2 BTH	B1 2 BD / 1 BTH			
A	2		8	8	7,432	4,427
B	1	8		8	7,992	4,663
C	1	8		8	7,992	4,663
D	1	8		8	7,992	4,663
E	1	8		8	7,992	4,663
F	2		8	8	7,432	4,427
G	2		8	8	7,432	4,427
TOTAL		32	24	56	54,264	31,933
RATIO		57.1%	42.9%	100%		

VICINITY MAP



N.T.S.

PROJECT PARKING SUMMARY

STANDARD (9' X 20' INCLUDING 2' OVERHANG)	91
COMPACT (8' X 16' INCLUDING 2' OVERHANG)	25
ACCESSIBLE PARKING	5

TOTAL PARKING PROVIDED 121

PARKING RATIO PROVIDED	2.16
CARPORTS PROVIDED	57

PARKING REQUIRED	
1.75 SPACE PER 2-BEDROOM UNITS (1.75x56)	98
VISITOR (1 PER 5 UNITS)	11

TOTAL PARKING REQUIRED 109

BICYCLE PARKING PROVIDED	30
COVERED BICYCLE PARKING PROVIDED	32

TOTAL BICYCLE PARKING PROVIDED 62

BICYCLE PARKING REQUIRED	
1 PER UNIT (1x56)	56
VISITOR (1 PER 10 UNITS)	6

TOTAL BICYCLE PARKING REQUIRED 62
COVERED BICYCLE PARKING REQUIRED (50%) 31

PROJECT DIRECTORY

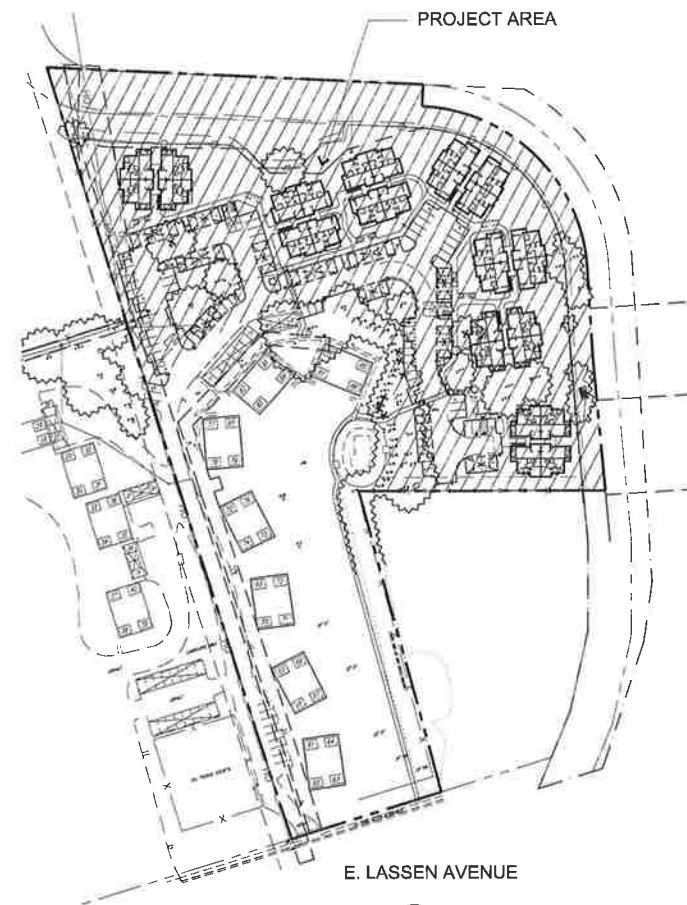
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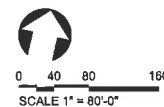
SHEET INDEX

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- L7 TREE REMOVAL PLAN



E. LASSEN AVENUE

OVERALL SITE PLAN



SCALE 1" = 80'-0"

MARCH 25, 2015

ATTACHMENT C