DATE: December 17, 2018

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Assistant Planner, (530-879-6807, shannon.costa@chicoca.gov) Community Development Department

RE: Architectural Review 18-25 (Skyline Apartments) – Northwest corner of the intersection of Chico Canyon Road and California Park Drive, APN 018-250-001

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 18-25 (Skyline Apartments), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct ten, two-story apartment buildings, containing a total of 104 multi-family residential units (see Attachment A, Location Map, and Attachment B, Project Description). Currently undeveloped, the site is located at the northeasterly corner of the intersection of Chico Canyon Road and California Park Drive. The site is designated CN (Neighborhood Commercial) in the General Plan Land Use Diagram and located in the CN (Neighborhood Commercial) zoning district. On July 24, 2018, the Zoning Administrator approved a use permit (UP 18-11) to allow ground-floor residential occupancy in the CN zoning district. Surrounding land uses include multi-family housing to the north and east, single family homes to the west and Enloe Same Day Surgery Center to the south.

The proposed development includes construction of ten apartment buildings using a combination of three building types. Each building type would feature similar architectural styling with minor distinguishing details. The proposed site plan illustrates the layout and orientation of the apartment buildings, as well as the trash enclosures, parking and recreation areas, site lighting and landscaping (see Attachment C, Overall Site Plan).

The buildings are organized on the site in four sections separated by parking areas to create courtyards and walkways between the buildings. The largest of the buildings (Building Type II) are located in a central section of the site, setback from the public right-of-way. Between them would be the smaller amenities building (Building A) with outdoor pool and patio. The other middle section would include four buildings, alternating Building Type I and III. The northerly section of the site would be two buildings, (both Building Type I) and the southerly section of the site would feature two buildings (Building Type II and Building Type III). To accommodate grade changes at the southern-most portion of the site, Building 10 is set back and angled
away from the property line. This provides balcony views for the residents and softens the building’s appearance from the prominent intersection.

On-site resident amenities include a community center building at the center of the site (Building A) with adjacent outdoor pool and patio area, secured by tubular-steel fencing. A dog park would be adjacent to Building 6 at the center of the site, featuring crushed rock and dog waste and watering station. A total of three trash enclosures would be located onsite, screened from view by walls with extensive landscaping. The entire site would be enclosed with six-foot-tall tubular steel fencing in black.

All ten apartment buildings would be two-stories and vary slightly in height. Each building type would feature a rectangular main body with a variety of masses on each elevation, varying gable rooflines and a distinct color palette. The community center building, located central to the site, would be single-story and feature similar architectural elements, including a tower feature at the main entry (See Attachment D, Building Elevations).

The proposed color palette consists of rich earth-tones (see Attachment E, Colors and Materials). The main body of each building would feature a light beige (“Taupe Tone”) and a light gray color (“Agreeable Gray”). In addition to these more neutral colors, three color schemes are proposed for the cement board siding: red, blue and green. Each scheme utilizes a richer shade and a lighter shade of the proposed color.

Onsite circulation has been designed to provide a pedestrian-friendly orientation for the complex, connecting each building to pedestrian paths and situating the parking areas around the buildings. Primary access to the site would be provided by a main entrance off California Park Drive. South of this entrance would be a second “right-in, right-out” access point. Each entry may be secured by a rolling gate, accessed by residents by a keypad security system. A total of 212 vehicle parking spaces are provided on site, most of which are under carport shade structures. Bicycle parking is located throughout the site, with each building featuring a bike-rack pad at the front of the building. All parking requirements pursuant to Chico Municipal Code 19.70 Parking and Loading Standards have been satisfied. Parking lot light fixtures would be 12-foot-tall standard LED fixtures throughout the parking areas (see Light Fixture Details on Attachment E). Bollard lights would be located throughout pedestrian walkways and between buildings.

The landscape plan calls for a variety of species, predominately with moderate water demands (see Attachment F, Landscape Plan). Extensive landscaping is provided along both Chico Canyon Drive and California Park Drive with particular attention to the corner of the prominent intersection. Given the rise in elevation from the intersection, the proposal includes a layered landscape treatment with low ground-cover, shrubs and flowers at the lowest level then layers of taller shrubs and trees behind (see Attachment G, Intersection Rendering). Groups of shrubs are trees are located between buildings and around each building elevation. Parking lot shading is estimated to reach approximately 53-percent at maturity. Shade for parking areas outside of carport structures is achieved with a variety of trees, including Chinese pistache and cork oak trees. Four deodar cedar trees are identified for removal which do not qualify for mitigation, pursuant the City’s Tree Preservation Regulations (Chico Municipal Code 16.66).
DISCUSSION

The project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) 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, and H.3.4). The design is also consistent with policies that call for a strong pedestrian orientation by promoting interactions among tenants and creating a pedestrian-friendly design (CD-3.2). The proposed color schemes and architectural elements that will lend way-finding amongst the buildings (CD-3.2 and CIRC-4).

The project includes a shared recreational area and private back porches, consistent with Design Guidelines (DGs) that call for incorporating common space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45). Building types provide a variety of masses and are alternating around the site in order to avoid a monotonous streetscape (DG 4.1.15 and 4.1.23). The site is designed to provide logical internal streets so that visitors can easily navigate the site (DG 4.1.31) and appropriate site lighting enhances safety, while not create unnecessary glare to adjacent residential uses (DG 4.1.44).

REQUIRED FINDINGS FOR APPROVAL

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 on the required findings itemized below.

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

The project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) 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, and H.3.4). The design is also consistent with policies
that call for a strong pedestrian orientation by promoting interactions among tenants and creating a pedestrian-friendly design (CD-3.2). The proposed color schemes and architectural elements that will lend way-finding amongst the buildings (CD-3.2 and CIRC-4).

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 includes a shared recreational area and private back porches, consistent with Design Guidelines (DGs) that call for incorporating common space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45). Building types provide a variety of masses and are alternating around the site in order to avoid a monotonous streetscape (DG 4.1.15 and 4.1.23). The site is designed to provide logical internal streets so that visitors can easily navigate the site (DG 4.1.31) and appropriate site lighting enhances safety, while not create unnecessary glare to adjacent residential uses (DG 4.1.44).

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 color palette of the proposed apartment complex are visually compatible with the surrounding neighborhood. Exterior equipment will be properly screened in the rear yards of each unit by fences or painted to match the structures. Parking lot lighting is proposed at a pedestrian scale and will not result in any unnecessary source of glare or contribution to the night sky pollution.

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 dominant their surroundings.**

The proposed project will not unnecessarily block views. The buildings may, at first, appear to dominate their surroundings, but are appropriately set back from the public right-of-way and neighboring uses. Further, extensive landscaping provided at the intersection of Chico Canyon Drive and California Park Drive will soften the building appearance and provide a prominent way-finding feature. Given the medium-density residential character of the area, implementation of a multi-family residential project of this scale and intensity would be compatible with the surrounding sites and structures.

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 landscape plan calls for a variety of species, predominately with moderate water demands. Extensive landscaping is provided along both Chico Canyon Drive and California Park Drive with particular attention to the corner of the prominent intersection.
Parking lot shading is adequate and a partially-shaded, shared recreational area will also contribute towards providing an attractive residential environment. The landscaping will have a range of colors and textures that will provide visual interest throughout the year.

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 18-25 (Skyline Luxury Apartments). No building permits related to this approval shall be finaled without prior authorization of Community Development Department planning staff.

2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.

3. All approved building plans and permits shall note that wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.

PUBLIC CONTACT

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

ATTACHMENTS

A. Location Map
B. Project Description
C. Overall Site Plan
D. Building Elevations (4)
E. Materials and Colors
F. Landscape Plan
G. Intersection Rendering (3)

DISTRIBUTION

Internal (3)
Mike Sawley, Senior Planner
Shannon Costa, Assistant Planner
File: AR 18-25

External (2)
Chuck Tatreau Construction, PO Box 7463, Chico, CA 95927 (chuck.tatreau@yahoo.com)
RGA, 115 Meyers Street, Suite 110, Chico, CA 95928 (kevin@rgachico.com)
AR 18-25 (Skyline Luxury Apartments)
NE corner of intersection at Bruce Road and California Park Drive
APN 018-250-001-000
August 2, 2018

City of Chico Planning Department
P.O. Box 3420
Chico, Ca. 95924

RE:  ARHPB
Skyline Apartments
Northeast corner of California Park Drive and Chico Canyon Road
Chico CA 95928
APN: 018-250-001

Dear Reviewing Planner,

It is with pleasure that I take this opportunity to provide you the following narrative for the proposed A.R.H.P.B. of the aforementioned project. Where appropriate, the following narrative references the City of Chico Design Guidelines from the applicable Chapters 1 and 4.

Brief History
This property is at the northeast corner of California Park Drive and Chico Canyon Road. This property is undeveloped. The adjacent property is currently residential apartments.

Building Program
It is proposed that the site will be developed as high density, multi-family residential. Ten two-story apartment buildings that houses 104 units in total. Amenities include a community center, swimming pool, and dog park.

Proposed Architectural Elements
The site was designed with buildings to be in groups of two to create courtyards and walkways between buildings. Buildings are designed to have all sides with equal architectural elements. Multiple color schemes were selected throughout.
the complex. Every building will have base colors with accent colors that could be selected from three different palettes. Those three different palettes are primary colors with the intent to be a little bolder than usual.

Applicable City of Chico Design Guidelines Objectives

Chapter 1

DG 1.1.13- Reinforce a pedestrian-friendly environment regarding building placement and orientation.
   The project would provide public street sidewalk and private pedestrian circulation throughout the units and social spaces.

DG 1.1.14- Minimize views of automobiles from the public right of way.
   Buildings are at the property lines to minimize views of automobiles. Property is also above the street grades as a natural feature to minimize views.

DG 1.1.27- Consider new transit stops for residential.
   There is currently a bus stop on the southeast corner of California Park Road and Bruce Road. Once you cross California Park Road we are proposing new path of travel sidewalks along the entire property.

DG 1.1.31- Consider usable public space early in the design phase.
   The project proposes larger social spaces between buildings.

DG 1.1.42- Create “useable” Parks and Open space areas.
   If initial site layout is approved as proposed, it lays the foundation for the aforementioned design to be addressed and detailed.

Chapter 4 - Additional components of this section will be integrated after review and approval.

DG 4.1.15- Avoid monotonous streetscape.
   This is accomplished through building placement and hierarchy with the design as proposed.

DG 4.1.23- Design buildings with a variety of building masses to avoid a monotonous or institutional appearance.
This is paramount to the working design and massing. We have three different buildings that have three different shapes and mass.

DG 4.1.45- Provide one or more of the following amenities which may......
Amenities include community center, swimming pool, and dog park.

DG 4.2.32- Include on front elevations porches and other architectural elements that relate to the human scale.....
All units have front and rear patios.

Thank you for your thoughtful consideration.

Sincerely,

Chad Finch
Project Manager --Russell, Gallaway Associates, Inc.
SKYLINE APARTMENTS
PRELIMINARY LANDSCAPE PLANTING PLAN

SHADE CALCULATIONS

DESCRIPTION | SHADE AREA | QUANTITY | TOTAL | PERCENT
--- | --- | --- | --- | ---
FULL | 1,336 SF | 9 | 11,024 SF | 22%
THREE QUARTER | 942 SF | 7 | 6,594 SF | 13%
HALF | 638 SF | 8 | 5,024 SF | 10%
QUARTER | 314 SF | 5 | 1,570 SF | 3%

TOTAL SHADE AREA PROVIDED: 20,586 SF

PARKING LOT LANDSCAPE

DESCRIPTION | AREA | PERCENT
--- | --- | ---
PARKING LOT AREA | 49,855 SF | 59%
PARKING LOT LANDSCAPE | 3,553 SF | 7%

Prepared by:
MR. CHUCK TATREAU
CHICO, CA

EXHIBIT "F"