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 16-04 (Lydon Apartments), subject to the recommended conditions therein.

BACKGROUND AND DISCUSSION

The applicant proposes to construct a 5 unit apartment structure located at 330 Cedar Street, which currently has two single family homes which will be removed (See Location Map, Attachment A and, Project Description, Attachment B). The property is designated Commercial Mixed Use on the General Plan diagram and located in the CC-FS (Community Commercial with Fraternity/Sorority Overlay) zoning district. In December 2015, the applicant secured Use Permit approval to allow ground floor residential in the CC (Community Commercial) zone. The majority of surrounding uses are residential dwellings, including a large number of apartment complexes. The site is within walking and biking distance to University of California - Chico, and is near Class I and Class II bicycle facilities, Butte County Regional Transit (B-line), open space (Depot Park) and commercial services.

Vehicle access to the site is via a single driveway that bisects the parcel. The proposed 2 story structure at the rear of the property (see Site Plan, Attachment C). Pedestrian access is along the southern property line, which also contains the location of the mail box, trash enclosure and bicycle parking near the structure.

At approximately 28 feet tall the structure contains two wall materials: stucco will be utilized for the first floor, and around both sides and at the rear of the structure. Board and batten style siding will be placed on the second floor, and terminating properly to the side elevations (see Elevations, Attachment D). Foam trim pop out will extend around the front elevation to divided the two stories. The proposed color scheme includes light tans, and orange accent color for the door, and a comp shingle room to match (see Color Pallet, Attachment E). With the
exception of one HVAC unit, which is screened by a low wall, all utilities are placed at the rear of the structure. Minimal details are presented on the rear elevation, but given that the structure backs up to an existing commercial center, which is built near the property line, staff does not anticipate that the rear of the structure would be highly visible. If the Board determines additional interest should be present on the rear elevation, staff recommends that the belly band extend around all elevations of the structure. Note that the gable details from the color elevation are different from the black and white elevation. Staff recommends that the Board confirm with the applicant which details are proposed.

Vehicle parking stalls are placed at the front of the lot, with landscaping along the public right of way (see Landscape Plan, Attachment F). To screen the parking with a permanent feature such as a fence, staff recommends either relocating the trash enclosure away from the units to the mail box area, or provide a low wall. Such a condition would be consistent with the Design Guideline Manual (DG 3.1.24, 3.1.25) and the Chico Municipal Code (CMC) 19.70.060.B – *Design and development standards for off-street parking*, which requires parking lots to be screened. A series of low intensive bollards lights are proposed in the parking area (see Bollard Detail, Attachment G).

Pursuant to Chico Municipal Code (CMC) 19.70.050 – *Reduction of off-street parking*, the minimum number of off street parking stalls can be reduced through entitlement approving if analysis justifies the reduction and specific findings can be made (See Parking Reduction Request, Attachment H). In this case, the applicant is requesting a one stall reduction, which staff supports, in that it allows greater on-site flexibility for site improvements, the project is located in an area that serves pedestrians and that with improvements to the public right-of-way, two on street parking stalls will be provided.

The landscape plans call for a variety of species with moderate to low water demands. A mixture of trees, shrubs, and perennials is proposed around the new buildings and throughout the new parking area to provide relief and add interest and color. Parking lot shading is estimated to reach approximately 67 percent at maturity, with Southern Magnolia and Red Sunset Maple trees. Additional accent trees are placed near the street frontage and by the structure.

**RECOMMENDED DISCUSSION ITEMS**

**Parking Lot Screening**
The Chico Municipal Code, supported by the Design Guideline Manual, require parking lots to be screened from the public right of way, by either shrubs, fences, mounds or a combination. Staff believes that the proposed trash enclosure near the apartments units would not be taken to the street by the tenants, and pose service issue to the trash haulers. Staff recommends that the enclosures be brought towards the street, and serve as both the enclosures, and screen the parking lot, and potentially have a sign or addressing. Thereby serving multiple purposes and meeting CMC requirements for parking lot screening.

**Gable Details**
Discuss gable details with applicant and confirm which elevation is correct and condition the project accordingly.
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 project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, 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 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 proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5). The project also includes landscaping that is fundamental to the design, softens the structure appearance all while meeting parking lot shade requirements (CD 1.1.2). 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 design, materials and neutral color pallet of the proposed residential structure are visually compatible with the surrounding residential developments. Exterior equipment will be properly screened by fences or painted to match the structures. Parking lot lighting is attractive and at pedestrian scale thereby not creating any unnecessary source of glare or contribute to the night sky pollution.

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.

   Vehicle parking has been conditioned to be properly screened. Proposed materials are typical for residential developments and are compatible with the surrounding development which is a mixture of commercial and residential.

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 buildings will not unnecessarily block views or dominate its surroundings as the height of the structure is below the allowed height of the zoning designation. The majority of surrounding uses are residential dwellings, including a large number of apartment complexes. The site is within walking and biking distance to University of California - Chico, and is near Class I and Class II bicycle facilities, Butte County Regional Transit (B-line), open space (Depot Park) and commercial services.

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 visual relief around the structures and provide adequate parking lot shading. 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 16-04 (Lydon Apartments). No building permits related to this approval shall be finalized 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 parapet caps and other metal flashing shall be painted, consistent with the approved building colors.

4. Required number of parking stalls may be reduced by one vehicle stall.

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. Site Plan
D. Elevations
E. Color Pallet
F. Landscape Plan
G. Bollard Detail
H. Parking Reduction Request

DISTRIBUTION
Internal (3)
Bob Summerville, Senior Planner
Jake Morley, Associate Planner
File: AR 16-01

External (3)
Greg Peitz, Architect, 383 Rio Lindo Ave., Chico, CA 95926
Kelly Lydon, 10696 Player Lane, Chico, CA 95928

X:\Current Planning\AR\2016\04 Lydon Apartments\16_AR Report__Lydon Apts.docx
Re: Architectural Review
Lydon Apartment
330 Cedar Street

This project is a five unit apartment building on a CC zoned parcel in an area of mixed use but predominantly multi-family development.

The architecture of the project is intended to blend with the residential feel of the neighboring properties. (DG 3.2.11) The building has roof lines, window styles and porches common to residential buildings. The shape of the building and the variation in siding materials have been used to make the streetscape more interesting and to avoid the boxy apartment look. It’s relationship to the street and city sidewalk make it an attractive addition to the streetscape and easily accessible to pedestrians. (DG 3.1.34, DG 4.1.52)

Mechanical units will be located behind the building which will shield them from view. (DG 3.1.35)

The parking will need to be located in the front of the site due to the extremely small size of the parcel. The landscaping has been designed to soften the visual impact of the parking. (DG 1.1.14)
LYDON APARTMENTS

STUCCO - 'LA HABRA' - SILVERADO 820

BOARD & BATT - 'KELLY MOORE'
BAREFOOT BEACH KM3982-3

TRIM - 'KELLY MOORE'
HIGHLAND GRASS - KM3974-3

ACCENT (DOOR) - 'KELLY MOORE'
BERGAMOT ORANGE - KM3592-5

ROOFING -
COMPOSITION SHINGLES -
'OWENS CORNING'
WEATHERED WOOD

RECEIVED
MAY 05 2018
CITY OF CHICO
PLANNING SERVICES
ATTACHMENT 'E'
1. Installing Contractor shall verify quantities and areas to be planted prior to start of job. Notify Landscape Architect of any discrepancies prior to starting work.

2. All planting areas shall be free of trees, shrubs, vines, and construction materials larger than 2" and shall be brought to finish grade before planting begins. Finish grade shall be 6" below surface of walkways, curbs, and paved areas. Planting areas where both 6" is to be installed. Grades shall be flush at catch basins. Surfaces shall be free of fill or gravel to prevent damage to trees or shrubs. Trees shall not be planted on raised slabs.

3. For bid purposes only, incorporate soil amendments into all planting areas per the following:

   - Per 10,000 sq. ft., apply 4 cubic yards of lime, 4 cubic yards of lime-
     stabilized wood product amendment, and 8 cubic yards of commercial fertilizer (0-20-20 NPK or equal) at a rate of 15 lbs. per 1,000 sq. ft. commercial soil surfer, at a rate of 5 lbs. per 1,000 sq. ft.  

   - Add sufficient native soil to a depth of 10" to 12".

4. Plant holes shall be the same depth as the root ball and twice the width for shrubs and three times the width for trees. Backfill the plant holes with existing soil which has been previously amended per note #4. Apply commercial fertilizer (0-20-20 NPK or equal) at a rate of 4 lbs. per cubic yard of topsoil mix. For extended fertilization, apply AgriForm Grow-Release Poultry Manure fertilizer (50-15-10) per manufacturer's directions.

5. All plants shall be top quality nursery stock, free of disease and dead parts. Plants shall be selected size for container, vigor, and true to name and variety.

6. When planted, crown of plant shall be at 1/2" above finished grade. Prepare a stellar bed by forming a stellar ring at least 6" high and 6" wide around the outer edge of the new plant hole. Rake thoroughly to eliminate air pockets.

7. Upon completion of planting all contaminated material, raise all shrub and ground cover areas to smooth grade, leaving water basins intact. Prior to placement of bark mulch, all shrub and ground cover areas shall be treated with a pre-emergent herbicide (Roundup or equal) per manufacturer's directions. If the Maintenance or construction period is longer than 6 months, then an additional application of pre-emergent will be required.

8. For trees that require staking, use two 2" diameter treated lodge pole stakes set at a minimum of 12" into undisturbed subgrade below the root ball. Place "Arbor Ties" or equal sized ties and stakes only to the level which hold the tree upright; proper height is 6" above the point where the tree will snap to an upright position by itself. If the top is pruned to one side as it wind loaded and then released, ties shall be "Arbor Ties" or equal sized ties notched to stake with galvanized nails.

9. All edgings shall be:

   - Install "PathForm Clear Line" 30" x 4" aluminum edging with mill finish (MP), to separate areas from adjacent shrub beds. Stake all preformed loops with 12" stakes supplied from manufacturer with product.

10. Contractor shall furnish all labor, material, equipment, and services required to maintain the landscape in an attractive condition as specified herein for a period of 90 days after final acceptance by Owner. Maintenance Period shall commence after all planting and related work has been completed in accordance with Plans and Notes. A prime requirement is that all access areas shall show an even, healthy stand of grade which shall have been moved at least twice. Any materials found to be damaged, missing, or in poor condition during the Maintenance Period shall be replaced within 10 days of written notification by the Owner. Any plant material that has died after the maintenance period has begun shall be subject to an additional 60-day maintenance period. Additional maintenance period may extend beyond the final acceptance of the project. Contractor shall not be held responsible for damage arising from acts of God, vandalism, theft, or negligence by Owner during the Maintenance Period.

NOTES:

- Urban Forest Manager to check all trees prior to planting. Call for inspection PRIOR TO PLANTING.

- As per the HED, the landscape contractor will submit a soil analysis report for landscape amendments and grading operations list before commencement of work. The analytic recommendations will be used for incorporating soil amendments into the proposed new landscape areas. For bid purposes only refer to "Planting Note 3" above.

MAY 05 2016

CITY OF CHICO PLANNING SERVICES

ATTACHMENT F
### Plant Legend

<table>
<thead>
<tr>
<th>Plant Code</th>
<th>Common Name</th>
<th>Size</th>
<th>Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>Acer palmatum 'Sango Kaku' - Coral Bark Maple</td>
<td>#5 1 M</td>
<td>![Plant Symbol]</td>
</tr>
<tr>
<td>T2</td>
<td>Acer rubrum 'Red Sunset' - Red Sunset Maple</td>
<td>#5 3 M</td>
<td>![Plant Symbol]</td>
</tr>
<tr>
<td>T3</td>
<td>Lagerstroemia indica 'Pink Variety' Std. - Crape Myrtle</td>
<td>#5 1 L</td>
<td>![Plant Symbol]</td>
</tr>
<tr>
<td>T4</td>
<td>Magnolia grandiflora - Southern Magnolia</td>
<td>#5 1 L</td>
<td>![Plant Symbol]</td>
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</tbody>
</table>

### Shrub List

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<th>Size</th>
<th>Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>S1</td>
<td>Berberis thunbergii 'Crimson Pygmy' - Dwarf Japanese Barberry</td>
<td>#5 11 M</td>
<td>![Plant Symbol]</td>
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<tr>
<td>S2</td>
<td>Nandina domestica 'Compactus' - Compact Heavenly Bamboo</td>
<td>#5 7 L</td>
<td>![Plant Symbol]</td>
</tr>
<tr>
<td>S3</td>
<td>Rhiphepis indica 'Ballarina' - Dwarf Pink India Hawthorne</td>
<td>#5 18 L</td>
<td>![Plant Symbol]</td>
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<tr>
<td>S4</td>
<td>Rosemarinus officinalis 'Prostratus' - Prostrate Trailing Rosemary</td>
<td>#5 33 L</td>
<td>![Plant Symbol]</td>
</tr>
<tr>
<td>S5</td>
<td>Juniperus s. 'Wichita Blue' - Columnar Blue Juniper</td>
<td>#5 17 L</td>
<td>![Plant Symbol]</td>
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</tbody>
</table>

### Vine List

<table>
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<th>Size</th>
<th>Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>V1</td>
<td>Trachelospermum Jasminoides - Star Jasmine - Staked</td>
<td>#5 12 M</td>
<td>![Plant Symbol]</td>
</tr>
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</table>

### Perennial List

<table>
<thead>
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<th>Size</th>
<th>Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1</td>
<td>Agapanthus africanus 'Peter Pan' - Dwarf Lily of the Nile</td>
<td>#4 26 M</td>
<td>![Plant Symbol]</td>
</tr>
<tr>
<td>P2</td>
<td>Dianthus 'Vegeta' - Portnight Lily</td>
<td>#3 3 M</td>
<td>![Plant Symbol]</td>
</tr>
<tr>
<td>P3</td>
<td>Tulbagia violacea - Society Barkis</td>
<td>#6 6 M</td>
<td>![Plant Symbol]</td>
</tr>
<tr>
<td>P4</td>
<td>Linaria violacea 'Silver Dragon' - Creeping Lily Turf</td>
<td>#4 13 M</td>
<td>![Plant Symbol]</td>
</tr>
</tbody>
</table>

---

**Shade Calculations for the Lydon Kelly Apartments Project**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Quantity</th>
<th>Shade allowed at 25%</th>
<th>Shade at 50%</th>
<th>Shade at 75%</th>
<th>Shade at 100%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Magnolia grandiflora</td>
<td>Southern Magnolia</td>
<td>1</td>
<td>1256</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Acer rubrum 'Red Sunset'</td>
<td>Red Sunset Maple</td>
<td>3</td>
<td>707</td>
<td>0</td>
<td>3</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total Shade Allowed</td>
<td></td>
<td>4</td>
<td>0</td>
<td>3</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**parking lot area**

- **50% shade required**
- **% Shade Provided**

- **Shade Provided**

- **Total Shade Provided**

- **Total Spread Area**

- **Total Shade Required**

- **Total Shade Provided**

- **Total Shade Difference**

---

**Notes:**

A. Place 3'' depth 6'' size crushed rock over landscape fabric where indicated.

B. Permaloc 6''x4'' aluminum edging, b/g.

C. Trash enclosure location.

D. Permeable Concrete paving for the parking field.

E. Interlocking concrete pavers over sand and gravel base with contained by Permaloc 6''x4'' aluminum edging, b/g.

F. 4' high solid wood fence to screen HVAC condenser unit.

* Contractor to verify all quantities from plan. Plant legend is for reference only.

** PPI/NCOLS Species Evaluation List—1999

*** No substitutions without prior written consent from the Land, Arch.

"I have compiled with the criteria of the Model Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design plan."
KBR8 LED
LED Specification Bollard

Specifications
8" Round (20.3 cm)
Height: 40" (101.6 cm)
Weight (max): 27 lbs (12.23 kg)

Introduction
The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

EXAMPLE: KBR8 LED 16C 700 40K SYM MVOLT DDBXD

### Accessories
Ordered and shipped separately.
MRAB U Anchor bolts for KBR8 LED

NOTES
1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 option only when ordering with fusing (DF, DF options), or photocell (PE option).
6. Not available with 347V. Not available with fusing, Not available with 450 AMBLW.
7. Single fuse (DF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.
SUBJECT: LYDON APARTMENTS PARKING REDUCTION
ARHPB 16-04

This letter is a request to have the required off-street parking requirement for the above project reduced from the CMC required 11 spaces to 10. We believe the project meets the requirements found in CMC 19.70.050 as listed below.

1. The project is located in an area that is predominantly CSUC students. Students living in these apartments will have a walking or biking commute to the boundary of the campus of only approximately two blocks and to the edge of downtown, seven blocks. For non-campus transportation needs, it also is located just one block from Nord Avenue, a major public transit corridor.

2. The project is not likely to over-burden the public parking needs in the neighborhood due to the fact that the properties to the northeast for two blocks are occupied by a public park and commercial/industrial uses which do not require extensive street parking.

Gregory Peitz
Architect