REPORT IN BRIEF

The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of a proposed new veterans housing project.

With a Board recommendation, the project must go before the Planning Commission for consideration of a use permit as well as final architectural design approval.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the design for the Veterans Village housing 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 recommend approval of the design for the Veterans Village housing project, subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new multi-family veterans housing project on an undeveloped site located at 1993 Bruce Road, on the northeast corner of Bruce Road and E. 20th Street (see Attachment A, Location Map). The 2.5-acre site is designated Neighborhood Commercial on the City of Chico General Plan Land Use Diagram, and located in the CN zoning district. The applicant is pursuing a use permit to authorize ground-floor residential use, pursuant to Chico Municipal Code 19.44.020, Table 4-6.

The proposal consists of the construction of three two-story apartment buildings with a total of 52 residential units, landscaping, trash enclosure and associated parking (see Attachment B, Project Description). The site is currently vacant. Surrounding land uses include residential uses to the north and east and vacant land to the west and south.

As stated in the Project Description (Attachment B) the development would serve veterans and their families with income levels between 30-percent and 50-percent of the area median income. Unit mix would be 44 one-bedroom units, 8 two-bedroom units and one manager’s unit. A 3,500 square-foot community building would provide support services and activities
for the residents, including a computer and laundry room and offices occupied by the Veterans Resource Center.

The site plan illustrates the three residential buildings situated in the southeasterly portion of the site, with parking located towards the easterly side and rear of the site. Building setbacks would be staggered to break up the plane of the structures. A large storm water detention basin would be located on the corner of the site nearest to the intersection of Bruce Road and E. 20th Street. The site plan depicts several outdoor amenities for residents including a covered outdoor patio and barbeque area, basketball court and raised planter beds for a community garden (see Attachment C, Overall Site Information).

The proposed architecture features a combination of stucco and hardi-plank siding for exterior surfaces. The buildings main body is a cream color featuring stucco on the ground-level and lap siding on the second story. Alternating building articulations would feature a chocolate brown or terra cotta brown. Window and building trim would be white and balcony railings would be brown galvanized steel. The buildings would feature varied rooflines and pitches, providing accent for the second story balconies and windows. Windows would be multipaned and slightly tinted for privacy (see Attachment D, Color Elevations, Attachment E, Aerial Perspectives, and Attachment F, Colors and Materials).

Ground-mounted HVAC units would be located adjacent to each building and would be screened from view by a fence. A large, steel trellis-structure would be located adjacent to the community building providing shade for the barbeque and picnic benches. A trash enclosure would be located along the northerly property line and is enclosed by a CMU brick structure with steel doors. Exterior surfaces of the structure would be painted beige to match the main buildings. The trash enclosure, while situated along the property line shared with an existing residential development, is located where adjacent buildings are setback farthest from the property lines to avoid noise conflicts (see Attachment D, Color Elevations).

Primary access to the site would be provided by two new driveway entrances on Belgum Avenue and a new entrance from Bruce Road. A total of 60 parking spaces would be provided on-site which exceeds the number of parking spaces generally needed for low-income housing projects (see Attachment G, Parking Needs). A total of 58 bicycle parking spaces are located on the site, primarily near the Community Building. As required by CMC 19.70 (Parking and Loading Standards) one-half of the bicycle parking spaces would be covered with a trellis structure. Parking lot shading is estimated to reach approximately 56 percent at tree maturity, with Chinese pistache trees providing most of the pavement shade (see Attachment H, Shade Analysis). Fifteen-foot-tall light poles are proposed around the parking lot perimeter and would feature full-cutoff fixtures. Light poles located on the interior of the site along pedestrian pathways and within the central courtyard would be 10-feet tall. Patios and balconies would feature wall-mounted LED fixtures with full-cutoff shields (see Attachment I, Photometrics Plan).

The landscape plan calls for a variety of species, predominately with low to moderate water demands (see Attachment J, Landscape Plan and Attachment K, Ground Level Perspectives). A variety of shrubs, vines and groundcover would be utilized to treat all portions of the site. Native “no-mow” grass would be located at the on-site storm-water retention area at the southwest corner of the site, surrounding by sawleaf zelkovia trees. The interior courtyard would feature lawn, with ginkgo biloba trees lining the pedestrian walkway.
Smaller, decorative trees and shrubs would provide additional screening for the barbeque and recreational areas.

DISCUSSION

The project is consistent with several General Plan goals and policies, notably those described in the Housing Element, including those that encourage the creation of housing for persons with special needs (H.4), promote a mix of dwelling types and sizes throughout the City (H.3.3), encourage the development of housing for homeless (H.4.6) and provide housing that is affordable for individuals and families with low incomes (H.2.1). Additional General Plan goals and policies achieved by the project are those that encourage compatible infill development (LU-1, LU-4, and CD-5) and direct growth into complete neighborhoods with a land use mix and distribution intended to reduce vehicle trips and support walking, biking and transit use (LU-3.1).

The project includes a shared recreational area, 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). The buildings are connected to the public sidewalks provided by onsite pedestrian paths that circulate around the entire complex, consistent with DGs 4.1.11, 4.1.35, and 4.1.41, which encourage a pedestrian-oriented design. Covered entries, second story windows and balconies, and the variety of color and materials applied to each building help to define the individual dwelling units (DG 4.2.11, 4.2.13, and 4.2.41). The parking area is located to the side and rear of the buildings, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 1.1.14, 4.1.52, and 4.1.53).

The project's scale and design is consistent with surrounding residential developments, which includes the three-story Willow Oak Villas apartments to the north. The buildings, parking area and landscaping are thoughtfully and appropriately placed on the site. The project's proximity to the Meriam Park development and the existing bus turnout on Bruce Road will provide convenient services for future residents. Overall, the project would be a positive contribution to the City and provide housing for an underserved population.

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 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 goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5), encourage the creation of housing for persons with special needs (H.4), promote a mix of dwelling types and sizes throughout the City (H.3.3), encourage the development of housing for homeless (H.4.6) and provide housing that is affordable to low incomes (H.2.1). The project is not part of a specific plan or neighborhood 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 scale of the proposal is compatible with the site and neighborhood context. The proposal is consistent with Design Guidelines that encourage a pedestrian-oriented design (DGs 4.1.11, 4.1.35, and 4.1.41) and call for incorporating common open space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45). The parking area is located to the side and rear of the buildings, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 4.1.52 and 4.1.53). Ground floor covered entries, second story windows and balconies, and the variety of color and materials applied to each building help to define the individual dwelling units (DG 4.2.11, 4.2.13, and 4.2.41).

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 architectural design, materials and colors are visually compatible with the surrounding neighborhood and are selected from a rich palette that enhances the streetscape. Ground-mounted utilities would be hidden from view, and the trash area would be appropriately screened (DG 3.1.35). The parking lot features appropriate lighting that would not create unnecessary glare impacts on residents or neighboring properties (DG 4.1.44). The projects scale is consistent with surrounding residential developments, which includes the three-story Willow Oak Villas apartments to the north.

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 project configuration would not result in incompatibilities with existing nearby and adjacent residential uses. The structures overall height will not unnecessarily block views or dominate its surroundings. The trash enclosure, while situated along the property line shared with an existing residential development, is located where adjacent buildings are setback farthest from the property lines to avoid noise conflicts.

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 and additional outdoor amenities will create an attractive outdoor, useable environment. Tree and plant species have been thoughtfully and appropriately selected for their locations and the variety of plant types will provide color, texture and coverage to the overall project. Outdoor amenities and pedestrian walkways are appropriately screened and shaded by a variety of trees and plantings.

RECOMMENDED CONDITIONS OF APPROVAL FOR AR 14-05

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-48 (Veteran’s Village). No building permits related to this approval shall be finalized without authorization of 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 are fulfilled by placing a notice on the project site 10 days prior to the ARHPB meeting and by posting of the agenda at least 72 hours prior to the ARHPB meeting.

ATTACHMENTS

A. Location Map
B. Project Description
C. Overall Site Information
D. Color Elevations
E. Aerial Perspectives
F. Colors and Materials
G. Parking Needs
H. Shade Analysis
I. Photometrics Plan
J. Landscape Plans
K. Ground Level Perspectives

DISTRIBUTION

Internal (3)
Mike Sawley, Senior Planner
Bruce Ambo, Principal Planner
Shannon Costa, Assistant Planner
Files: AR 17-48, UP 17-24
External (3)
A0697 Chico, L.P. c/o NMR Architects, 555 Main Street, suite 300, Chico, CA 95928 email: Kurt Jorgensen <jorgensen@nmrdesign.com>
James E. O'Bannon and Susie C. O'Bannon Trust, 1751 Hooker Oak Avenue, Chico, CA 95926
December 15, 2017

Architectural Review and Historic Preservation Board
c/o Mike Sawley, AICP, Senior Planner
City of Chico Community Development Department
411 Main Street
Chico, CA 95928

RE: ARHPB Submittal for Chico Veteran's Village
1993 Bruce Road
NMR Project #17-1757

Architectural Review and Historic Preservation Board Members,

We are pleased to submit this project for your review.

The Chico Veterans Village will serve veterans and their families with income levels between 30%-50% of AMI. The Veterans Village is proposed as three, two-story walk-up buildings and an attached community building. The Veterans Village will be situated on 2.5 acres and will have a total of 52 units with 51 permanent supportive housing units and 1 manager's unit. Unit mix will be 44 one-bedroom units and 8 two-bedroom units.

The community building of the Chico Veterans Village will contain an approximately 3,500 sf space to provide services and activities to the Veterans. The activity spaces will include a lounge area, TV room, computer room, and laundry room. The VRC office space will include multiple offices and waiting areas to provide services to the veterans. The manager's leasing office will also be in this area.

The parking will be along the north side of the project behind the housing units and the community building. Please note that a majority of the veterans will not own any vehicles.

Chico Veterans Village Exterior Architecture

The Chico Veterans Village is proposed to have an exterior with a combination of hardi-plank siding and stucco. The elevation will be broken up with patios and balconies at units as well as have staggered building setbacks to break up the plane of the structures. The roofline will have a variation of pitches and modern lines.
Landscape Features

The buildings are located to create a large open space area between each other as well as provide separation from the homes along the perimeter of the property. Native drought tolerant trees and plants will be added to the site.

Green Features

“Green Building” standards will include energy efficient appliances, high-efficiency plumbing fixtures, EnergyStar Low-E double pane windows, radiant barriers, energy savings light fixtures, tankless water heaters, hardwood laminate floors, zero VOC interior paint, low VOC adhesives and sealants, and ceiling fans.

Thank you for your thoughtful consideration,

David Rogers, Principal Architect
Nichols, Melburg & Rossetto
**LEGEND**

- Property Line
- Zoning Setback Line
- Existing Utility Easement
- Far Overhang at Parking Spaces
- Cut-off "Cobra Head" Light Fixture on Concrete Base
- Cut-off Pedestrian Walkway Light Fixture
- Accessible Parking Space

**PARKING CALCULATIONS**

- Parking Reqd per 1920 Table 5-4: 74 Spaces
- Parking NEEDED by Provider, Historical Experience: 30
- Parking Reqd by State of California Funding Source: 60
- Total Parking Provided: 90 Spaces
- Accessible Parking Reqd: 3 Total (1 Van, 2 Regular)
- Accessible Parking Provided: 4 (2 Van, 2 Regular)
- Compact Spaces Provided: 8 (Up to 25% Allowed, or 10)
- Electric Vehicle Charging Reqd & Provided: 3% of 2 Spaces
- Total RV Parking Reqd & Provided: 58 Spaces, 42 Covered

**PATH OF TRAVEL**

1. Path of travel (P.O.T.) as indicated is a barrier-free access route without any abrupt vertical changes exceeding 1/2" beveled at 1:12 maximum slope except that level changes do not exceed 1" vertical and is at least 48" wide. Surface is slip resistant, stable, firm, and smooth. Cross-slope does not exceed 2% and slope in the direction of travel is less than 5% unless otherwise indicated. P.O.T. shall maintain free of overhanging obstructions to 80" minimum (ADA 307.4) and protruding objects greater than 4" projection from wall and above 27" and less than 80" (ADA 307.2). Path of travel complies with ADA Chapter 4 "Accessible Routes".

2. Grating within the P.O.T. shall have openings not to exceed 1/2" in the direction of travel on each way in fill areas.

**GENERAL NOTES**

- See L.S. plans for conceptual landscape design.

3" 2' x 6' Bike Parking Spaces with 'U' Rack every two spaces.

Compact Parking Space: 8'-6" wide, 16'-0" long (min.)
January 10, 2018

To: Shannon Costa, Assistant Planner
   Chico Community Development Department

From: Burt McChesney, Executive Director

Re: Chico Veterans Village Parking Issues

Per your request for background information on tenant parking needs for Chico Veterans Village, our most relevant information comes from our Mather Veterans Village Project in Rancho Cordova, Ca.

1. Mather Veterans Village, Phase 1, 3615 Bleckely St, Mather, CA 95655. This project opened in Spring 2016. It is a 50 unit project, all 1 bedrooms. Residency is restricted to low-income veterans. Half the units are supported by project based VASH vouchers. The balance of the units are low income affordable, most with client based Section 8 and/or VASH vouchers. There are three, three story building connected by single load exterior, walkways. The buildings wrap around an interior courtyard and recreation area facing a forth building that houses the community center and service and management offices. Phase 2, a 46 unit transitional facility will share the building with the community center. Phase 3, another 50 unit permanent supportive facility will commence construction in Spring 2018. The facility is located in a suburban area on the grounds of a former air force base. The regional VA hospital is one block away. It is served by regional bus service. Van service is provided by the service provided, Veterans Resource Center of American.

2. Population it serves—As noted above, Mather Veterans Village serves low and very low-income veterans. Approximately 90 percent of the residents have a VA disability. Most were homeless before becoming residents of the Village. This is the same target population as Chico Veterans Village.
Chico Veterans Village Parking Issues
Page 2

3. Parking load. Given the population, most residents begin life at Mather without a vehicle, relying on public transportation and the van service. Over time, as their lives stabilize, residents begin to acquire vehicles. Our experience to-date, is that with residents, staff and visitors our parking load is 0.75/unit – or about 38 parking spaces for 50 units.
### PARKING LOT SHADE ANALYSIS

Shade Calculations: Chico VA Housing Shade exhibit

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>@</th>
<th>Shade at 25%</th>
<th>Shade at 50%</th>
<th>Shade at 75%</th>
<th>Shade at 100%</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>Pistacia chinensis ‘Keith Davey’</td>
<td>Chinese Pistache</td>
<td>12</td>
<td>1,256</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>Platanus × acerifolia ‘Yanwood’</td>
<td>London Plane Tree</td>
<td>5</td>
<td>1,256</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>0</td>
</tr>
</tbody>
</table>

| Total Shade Allowed            |                    |   | 3            | 1            | 5            | 8             | 14,444.00 |
| Parking lot area requiring 50% |                    |   | 25,779.00    | 56.03%       |

*(Parking lot area requiring 50% shade, divided by shade provided by new trees)*
PLAN NOTES:
A. PICNIC AREA: SCREEN FROM OUTSIDE VIEWS WITH EVERGREEN VINES, TREES & SHRUBS.
B. PARKING LOT SHADE TREES TO PROVIDE 50% SHADE COVERAGE AS PER THE CITY OF CHICO MUNICIPAL CODE, REFER TO TABLE THIS SHEET.
C. ACCENT TREES ALONG PEDESTRIAN ACCESS AREAS.
D. FLOWERING ACCENT TREES VEHICULAR ENTRANCE POINTS.
E. SCREEN UTILITIES WITH EVERGREEN PLANT MATERIAL OR A 4' FENCE OR WALL PLANTED WITH AN EVERGREEN VINE.
F. SCREEN ACTIVITY COURT WITH EVERGREEN PLANT MATERIAL.
G. TRASH ENCLOSURE LOCATION: SCREEN FROM VIEW WITH A MASONRY WALL PLANTED WITH AN EVERGREEN VINE, WITH ADDITIONAL EVERGREEN TREES & SHRUBS.
H. NATIVE NO-MOW GRASSES LOCATED AT ON-SITE RETENTION AREAS, REFER TO PLAN LEGEND.
I. LAWN AREA.
J. COMMUNITY GARDEN AREA.
K. COURT ACTIVITY AREA.
L. CITY STREET TREES.

LANDSCAPE MASTER PLAN OF THE CHICO VA HOUSING PROJECT

SHEET L1

RECEIVED
MAY 14, 2010

CITY OF CHICO
PLANNING SERVICES
## PLANT LEGEND (proposed potential plantings)

<table>
<thead>
<tr>
<th>Key</th>
<th>Botanical Name - Common Name</th>
<th>Size</th>
<th>Qty *</th>
<th>PF **</th>
<th>Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>Acer x freemanii 'Autumn Blaze' - Autumn Blaze Red Maple</td>
<td>#15</td>
<td>M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>T2</td>
<td>Carpinus betulus 'Fastigiata' - Columnar European Hornbeam</td>
<td>24&quot; box</td>
<td>M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>T3</td>
<td>Cornus 'Eddie's White Wonder' - White Flowering Dogwood</td>
<td>#15</td>
<td>M</td>
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<td></td>
</tr>
<tr>
<td>T4</td>
<td>Lagerstroemia indica 'Natchez' Std. - White Crape Myrtle</td>
<td>#15</td>
<td>L</td>
<td></td>
<td></td>
</tr>
<tr>
<td>T5</td>
<td>Platanus acerifolia 'Yarwood' - Yarwood London Plane Tree</td>
<td>24&quot; box</td>
<td>M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>T6</td>
<td>Pistacia chinensis 'Keith Davey' - Fruitless Chinese Pistach</td>
<td>24&quot; box</td>
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<tr>
<td>T7</td>
<td>Ginkgo biloba 'Princeton Sentry' - Columnar Princeton Sentry Maidenhead Tree</td>
<td>24&quot; box</td>
<td>M</td>
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</tr>
<tr>
<td>T8</td>
<td>Zelkova serrata 'Green Vase' - Sawleaf Zelkova</td>
<td>24&quot; box</td>
<td>M</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## GENERAL NOTES:

A. The landscape plans will comply with the requirements of the Model Water Efficient Landscape Ordinance (MWEO):

- Elements of the Landscape Documentation Package:
  - (a) The Landscape Documentation Package shall include the following six (6) elements:
    - (1) project information:
      - (A) date
      - (B) project applicant
      - (C) project address (if available, parcel and/or lot number(s))
      - (D) total landscape area (square feet)
      - (E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
      - (F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
      - (G) checklist of all documents in Landscape Documentation Package
      - (H) project contacts to include contact information for the project applicant and property owner
        - (I) applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"
  - (2) Water Efficient Landscape Worksheet:
    - (A) hydro-zone information table
    - (B) water budget calculations
      - 1. Maximum Applied Water Allowance (MAWA)
      - 2. Estimated Total Water Use (ETWU)
    - (3) soil management report;
    - (4) landscape design plan;
    - (5) irrigation design plan; and
    - (6) grading design plan.

**ARHPB SUBMITTAL**

**NOT FOR CONSTRUCTION**

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**PLANT LIST AND GENERAL NOTES / MWEO COMPLIANCE SHEET L2**

Attachment J