REPORT: July 12, 2016

TO: Architectural Review and Historic Preservation Board

FROM: Bob Summerville, AICP Senior Planner, (530-879-6807, bob.summerville@chicoca.gov) Community Development Department

RE: Architectural Review 16-09 (Aguilar/Souza) – Nord Avenue Apartments, 557 Nord Avenue

SUMMARY AND RECOMMENDATION

The applicant is proposing a new 18 unit apartment complex on a 0.92 acre parcel, creating a gross density of 18 units per acre. The applicant recently received use permit approval for the project to allow ground-floor residential uses in the CC Community Commercial zoning district. Surrounding uses are predominantly multi-family residential that appear to have been constructed over 25 years ago. With traditional styling and a blend of new finish materials, the proposal lends a fresh appearance to this student housing area along Nord Avenue.

Proposed Motion for Final Approval

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-09 (Aguilar/Souza) subject to approval of the project use permit and the recommended conditions therein.

BACKGROUND AND ANALYSIS

Located on the south side of Nord Avenue approximately one-half mile south of its intersection with West Sacramento Avenue, the 0.92 acre site is located on land designated Commercial Mixed Use on the General Plan diagram and in the CC (Community Commercial) zoning district (see location map, Attachment A). Proposed with 18 apartment units, the project creates a gross density of approximately 18 units per acre, consistent with the Commercial Mixed Use designation which allows up to 22 units per acre.

In his Project Description, the architect notes that the site design responds to the deep, linear configuration of the site, with parking along its north side and the apartment buildings along its south side (see project description, Attachment B). Three apartment buildings are proposed, each are two-story townhouses. The building closest to Nord Avenue is an 8-plex, with the first two units facing Nord Avenue, the remaining six-units facing the parking lot. The second building is a 4-plex, and the last building to the rear is a 6-plex.

Standard parking lot requirements are satisfied, including five separate bike racks located throughout the site, and two trash enclosures (see site plan, Attachment C). Existing chainlink fencing is noted on the site plan to remain, however, staff has received the applicant’s concurrence to replace the existing fencing with new six-foot wood fencing (see recommended
conditions below). For active recreation, a sports court is centrally located in the project between the first and second apartment buildings.

Architectural styling is characteristic of traditional rowhouses (see color elevations, Attachment D, and black/white elevations, Attachment E). Lap siding and stucco wall surfaces alternate between units and building masses for interest. Exterior colors are hues of crème, khaki, and tan (see color samples, Attachment F).

All roof designs are gable, with the exception of a hip roof over the two units facing Nord Avenue. Arched stucco entries frame recessed front doors on all front elevations. Front door designs are four-panel with corresponding arched windows above the panels. Front and rear elevations incorporate pop-out masses on the second stories to add interest and reduce flat-wall monotony. A wide (1 x 12) belly band trim defines the first and second stories of each building. Windows are sliders with Craftsman-style grid divider patterns. Outrigger supports are designed below some second-story window pop-outs on front elevations (however this detail appears to be missing on the 4-plex building and should be included if possible).

Chinese pistache and Canary Island pine trees create 67 percent shading in the parking lot yards (see landscape plans, Attachment G). For amenity value and to enhance an established character of the site, a mature valley oak tree will be preserved in a landscape island near the southwest corner of the site. The rear yards of each building are noted on the landscape plans as gated maintenance corridors and minimally landscaped with decomposed drain rock and intermittent crape myrtle trees. Landscape plan details (illustrated on the second page L-0.2) include dry-stack fieldstone walls for aesthetic sense-of-place along the project’s street frontage, and wood fence details (which is recommended to replace all existing chain link fencing, as well as where noted on the landscape plans). Pedestrian paths are illuminated by 42-inch tall bollard fixtures, and the parking lot is illuminated by 12-foot tall full-cut off fixtures (see landscape plan for locations, and cut sheets, Attachments H and I).

The overall design lends a much-needed architectural update and eloquence to the surrounding drab apartment projects constructed over the recent decades. Alternating siding materials and colors that correspond to various building masses enliven the architectural design, and accents such as dry-stack stone walls lend a sense of place. An abundance of shade tree canopy in the parking lot and generous ground cover plantings soften the living environment for new tenants of the project along a busy stretch of Nord Avenue.

RECOMMENDED DISCUSSION ITEMS

1. The southwest corner of the 4-plex building appears crowded with the 6-plex building. Discuss ways to increase the separation of the buildings by perhaps breaking up the 6-plex into two buildings, or shifting the 4-plex a few feet easterly into the sports court.

2. Discuss the feasibility of utilizing the rear of each building for passive recreation and landscape accordingly.

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 Architectural Review 16-09 (Aguilar/Souza). No building permits
related to this approval shall be finaled without prior authorization of Community
Development Department planning staff.

2. All ground-mounted HVAC shall be structurally screened as noted on all final site and
landscape plans.

3. The final landscape plan shall indicate creeping vines against trash enclosure stucco
walls.

4. The final site and landscape plans shall note and illustrate all existing chainlink fencing
to be removed and replaced with six-foot tall wood fencing and dimensional cap around
the perimeter of the site.

5. A note in bold type face shall be included on the final landscape plans attached with all
building plan sets that the valley oak tree to be preserved near the southwest corner of
the site shall be preserved in accordance with Chico Municipal Code sections
16.66.110 and 19.68.060. A tree preservation plan, including fencing around the drip
line and methods for excavation, shall be prepared by the project landscape architect
for review and approval by planning staff prior to any ground-disturbing activities.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be exempt from the California Environmental Quality Act
(CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development). The project is
consistent with the General Plan designation and all applicable zoning regulations. The project
site is located within city limits on a site less than five acres in size. There is no known value
to the site for habitat for endangered, rare or threatened species, and the site can be
adequately served by required utilities and public services. Approval of the project will not
result in any significant effects relating to traffic, noise, air quality or water quality.

Given that the site was historically utilized as a drive-through oil change business, the applicant
provided a soil sample study dated December 22, 2009. The study concluded that the samples
taken below the surface (40 and 60 inches deep) contain levels of “oil and grease range
petroleum” that are well below the published standard and are considered “de minimis”. No
further action was recommended.

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 the following policy of the Land Use Element of the
   General Plan that supports compatible infill development:
Policy LU-4.2 (Infill Compatibility) - Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

The project is consistent with the following goal and policies contained in the Community Design Element of the General Plan:

Goal CD-3: Ensure project design that reinforces a sense of place with context sensitive elements and a human scale.

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.

From Chapter 1: Community Design, the project is consistent with the following Objective:

“Add visual interest with building materials and color that reinforces the overall architectural design concept and sense of place.” Consistent with old areas of Chico, accents such as dry-stack stone walls lend a sense of place.

From Chapter 4: Residential Project Types, the project is consistent with the following guidelines:

DG 4.1.13 – Orient multiple-family residential development to the street and pedestrians.

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 project lends a timeless and uplifting character to the pastoral setting of the surrounding neighborhood. The Monterey style is consistent on all elevations and exterior lighting appears low-intensive.

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.

Buildings are positioned along existing parking areas of adjacent apartment complexes, and therefore do not affect surrounding uses. Mature shade trees on adjacent parking areas lend an immediate shade advantage and established character to the proposed project.

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.
An abundance of shade tree canopy in the parking lot and generous ground cover plantings soften the living environment for new tenants of the project along a busy stretch of Nord Avenue.

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. Interested neighbors were sent notices and report copies by mail or email.

ATTACHMENTS
A. Location Map
B. Project Description
C. Site Plan
D. Color Elevations
E. Black & White Elevations
F. Color/Material Samples
G. Landscape Plans (L-0.1 & L-0.2)
H. Bollard light fixture
I. Pole light fixture
J. Application

DISTRIBUTION
Internal (1)
Bob Summerville, Senior Planner
File: AR 16-09

External (3)
Rick Souza/Jim Aguilar, 68 Pauleta Place, Chico, CA 95927
Greg Peitz, Architect, 383 Rio Lindo Ave., Chico, CA 95926
Brian Firth Landscape Architect, Inc., 627 Broadway, Suite 220, Chico, CA 95928
Pete Manerino, P.O. Box 7836, Chico, CA 95927
SUBJECT: 557 NORD AVENUE APARTMENTS
ARHPB PROJECT DESCRIPTION

The Aguilar-Souza apartments is an 18 unit student oriented apartment complex of two story townhouses on the Nord Avenue corridor.

Due to the deep, narrow proportions of the lot, the parking has been arranged along the length of the lot parallel with the side property lines to provide easy access to the units which the spaces serve and minimize the exposure of the parking to the traffic traveling down Nord Ave. (DG 4.1.35) The on-site sidewalks are all connected to the public sidewalk to provide a pedestrian friendly orientation. (DG 4.1.35) (DG 4.1.12)

The front two apartments have been turned to face Nord Avenue and have a covered porch to give the street view a more residential, building oriented appearance. (DG 4.1.35)

An outdoor recreation area have been provided at the center of the parcel to break up the building clusters into three areas. The recreation area is a paved area with a basketball court for outdoor play. (DG 4.1.45, DG 4.1.41, DG 4.1.42)

The massing of the buildings has been broken up by varying the facade with different roof lines, colors and siding materials to give the buildings a rowhouse type architectural feel. Each unit has a ground floor entry with individual roof covers to emphasize their identity. (DG 4.1.15, DG 4.2.31)
TRASH ENCLOSURE

CONCRETE MASONRY UNIT WALLS WITH STUCCO FINISH, COLOR AND TEXTURE TO MATCH BUILDING FIELD COLOR.

RIBBED, EXPANDED METAL DOORS INSET WITHIN "2" X "2" HOLLOW STRUCTURAL STEEL (HSS) FRAME, AND DROP BOLT ASSEMBLY. COLOR TO MATCH BUILDINGS TRIM.

SLUMP CAP (COLOR AND FINISH TO MATCH CMU TRASH ENCLOSURE WALLS)

RECEIVED
JUN 01 2016
CITY OF CHICO PLANNING SERVICES

UNIT 3 PARKING

18 UNITS - (3) BED - (2) SPACES PER UNIT: 54 SPACES
GUEST PARKING 1 SPACE PER 2 UNITS: 9.6 SPACES
TOTAL REQUIRED: 54.2 SPACES
PARKING PROVIDED: 54 SPACES
BICYCLE SPACES REQUIRED: 1 PER UNIT
BICYCLE SPACES PROVIDED: 16 SPACES
GUEST BICYCLE SPACES REQUIRED: 1 SPACE
GUEST BICYCLE SPACES PROVIDED: 2 SPACES

SITE:
APN: 043-240-010, 0.92 ACRES

LOT COVERAGE CALCS:
LOT AREA: 40001 S.F.
BUILDING AREA: 10704 S.F.
LOT COVERAGE: 26.1%
MAX. PERCENTAGE ALLOWED: 45.0%

LANDSCAPE OPEN SPACE:
LOT AREA: 40001 S.F.
LANDSCAPE AREA: 16339 S.F.
PROPOSED LANDSCAPE AREA: 40.8%
REQUIRED LANDSCAPE AREA: 5.0%

SITE PLAN

ATTACHMENT C
STUCCO - 'LA HABRA' - OATMEAL

CEMENT BD. SIDING - 'KELLY MOORE'
TUSCAN OLIVE - KMA21-A

CEMENT BD. SIDING - 'KELLY MOORE'
CORTEZ CHOCOLATE - KM4285-3

TRIM - 'KELLY MOORE'
ALHAMBRA CREAM - KM4286-1

ACCENT (DOORS) - 'KELLY MOORE'
COPPER CREEK - KMA53-5

ROOFING - COMPOSITION SHINGLES - 'OWENS CORNING'
APPALACHIAN SKY

ATTACHMENT F
FEET ABOVE FINISH GRADE.

ADJACENT PARCELS. LUMINAIRES ARE TO BE INSTALLED AT 12
CUT-OFF SHIELDS TO PREVENT LIGHT SPILLAGE ONTO
PROPOSED TO BE SHOEBOX STYLE LIGHTING WITH GLARE
PARKING LOT AREA LIGHTING FIXTURES FOR THIS PROJECT ARE
E-COLUMN QUICK SHIP

In response to increasingly tight delivery schedules, Ecora has developed a 3-Day Quick Ship Program that makes it easy to order our most popular and versatile luminaires, poles, and options. Luminaires for all luminaires are in stock.

When specifying, please pay particular attention to the size of luminaires, wattage, and optical system desired. Refer to www.ekcora.com for the most current information.

QUICK SHIP AREA LIGHTING LUMINAIRES

EC14 - Ecollum, 14" square
- 150HPF, 175W
- Multi-Tap Ballast, (120/208/240/277) 140/27V
- Bronze Painted (BPP)
- "Top Shelf" FH (Forward Throw)
- Arm Mount, Wall Mount (for area); WR Mount with Arm

<table>
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<tr>
<th>PREFIX</th>
<th>MOUNTING</th>
<th>SIZE</th>
<th>CONFIGURATION</th>
<th>DISTRIBUTION</th>
<th>WATTAGE</th>
<th>VOLTAGE</th>
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<tr>
<td>EC</td>
<td>A</td>
<td>14</td>
<td>1</td>
<td>SH</td>
<td>175W</td>
<td>277</td>
<td>BRP</td>
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EC18 - Ecollum, 18" square
- 250HPF, 400W, 250W, or 400MWH
- Multi-Tap Ballast, 120/208/240/277V
- Bronze Painted (BPP)
- "Top Shelf" FH (Forward Throw)
- Arm Mount, Wall Mount (for area); WR Mount with Arm

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<th>PREFIX</th>
<th>MOUNTING</th>
<th>SIZE</th>
<th>CONFIGURATION</th>
<th>DISTRIBUTION</th>
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Add suffix to the end of the order number — XXX
Example: EC 14 13V 150HPF 120 BRP with cutoff shrouds to eliminate light spillage onto adjacent property and into night sky.
Type of Lamp: 150 Watt High Pressure Sodium.

STANDARD 'SHOEBOX' STYLE (GARDCO: ECOLLUM MODEL: EC A 14 1 3V 150HPF 120 BRP WITH CUTOFF SHROUDS TO ELIMINATE LIGHT SPILLAGE ONTO ADJACENT PROPERTY AND INTO NIGHT SKY).

ATTACHMENT H
FEATURES & SPECIFICATIONS

INTENDED USE
For walkways, plazas or pedestrian areas. Certain airborne contaminants can diminish integrity of acrylic. Click here for Acrylic Environmental Compatibility table for suitable uses.

CONSTRUCTION
Bottom housing is 0.188" extruded aluminum. Decorative Aeris top cover is sand-cast with 0.188" minimum wall thickness. Flush-fitting lens is 1/4", clear, 100% virgin acrylic. Exposed hardware is tamper-resistant stainless steel. Four 1/2" x 11" anchor bolts with double nuts/washers and 4 1/2" diameter bolt circle template provided for mounting (shipped separately). Standard finish is dark bronze (DDBT) textured polyester powder finish.

OPTICAL SYSTEM
Reflector system incorporates an anodized, spun aluminum flared cone and an anodized, hydroformed, fluted upper reflector providing a Type V (symmetric) cutoff distribution. Optional cylindrical lower reflector available.

ELECTRICAL
Ballasts are 100% factory tested. Electrical components are unitized on removable power module and accessible through bottom of bollard. Positive-locking, quick-disconnect on secondary circuit.

LISTING
UL listed (standard). UL listed for wet locations (standard). CSA Certified (See Options).

ORDERING INFORMATION
For shortest lead times, configure product using standard options (shown in bold).

Example: ASBX 100M R5 TB LPI

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<tr>
<th>Series</th>
<th>Reflector</th>
<th>Voltage</th>
<th>Ballast</th>
<th>Options/accessories</th>
<th>Lamp</th>
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<tr>
<td>ASBX</td>
<td>Standard flared cone</td>
<td>120</td>
<td>HID</td>
<td>SF Single fuse (120V, 277V, 347V, n/a TB)</td>
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<tr>
<td>ASBY</td>
<td>R5 Type V distribution</td>
<td>208</td>
<td>Magnetic ballast (blank)</td>
<td>DF Double fuse (208V, 240V, n/a TB)</td>
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<tr>
<td>ASBZ</td>
<td>Optional cylindrical reflector</td>
<td>240</td>
<td>Incandescent (blank)</td>
<td>H24 24&quot; overall height</td>
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<tr>
<td>Smooth</td>
<td>CYA Specular</td>
<td>277</td>
<td>None</td>
<td>H30 30&quot; overall height</td>
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<tr>
<td>Cross</td>
<td>CYB Black</td>
<td>347</td>
<td></td>
<td>H36 36&quot; overall height</td>
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<tr>
<td>Crown</td>
<td>CYG Gold</td>
<td>TB²</td>
<td></td>
<td>FD Festoon outlet</td>
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<tr>
<td>ASBY</td>
<td>CYF Flat</td>
<td></td>
<td></td>
<td>FG Festoon outlet with duplex ground fault receptacle</td>
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<tr>
<td>ASBZ</td>
<td></td>
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<td></td>
<td>CSA CSA Certified</td>
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NOTES:
1 Requires coated lamp.
2 120V only, 150 max, lamp not provided.
3 Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.
4 Cover ships separately.
5 See www.lithonia.com/archicolors for additional color options.
6 Must be specified.
ASB Metal Halide, High Pressure Sodium Bollard

ASBX 100M R5  TEST NO: LTL14580

100W lamp, rated 7900 lumens. Footcandle values based on 3' mounting height.
Classification: Unclassified (Type IV, Very Short), Cutoff

ASBX 100M CYB  TEST NO: LTL14581

100W lamp, rated 7900 lumens. Footcandle values based on 3' mounting height.
Classification: Type IV, Short, Cutoff
## Applicant Information

<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Greg Peitz Architect</th>
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</thead>
<tbody>
<tr>
<td>Applicant Street Address</td>
<td>383 Rio Linda Ave</td>
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<tr>
<td>City</td>
<td>Chico</td>
</tr>
<tr>
<td>Property Owner</td>
<td>Jim Aguilar &amp; Rich Souza</td>
</tr>
<tr>
<td>Property Owner Address</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td></td>
</tr>
<tr>
<td>Architect or Historical Consultant</td>
<td>Greg Peitz Architect</td>
</tr>
<tr>
<td>Address</td>
<td>383 Rio Linda Ave</td>
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<td>City</td>
<td>Chico</td>
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## General Project Information

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<tr>
<th>Project Name</th>
<th>Nord Ave Apartments</th>
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<tr>
<td>APN</td>
<td>043-240-010</td>
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<tr>
<td>Location/Address</td>
<td>557 Nord Ave</td>
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<tr>
<td>Description</td>
<td>Multi-family housing</td>
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<td>General Plan Designation</td>
<td>CMU</td>
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## Submittal Requirements

Application requirements are as indicated on attached checklist. The City's Design Guidelines Manual (which is available online at [www.ci.chico.ca.us/planning_services/DesignGuidelinesManual.asp](http://www.ci.chico.ca.us/planning_services/DesignGuidelinesManual.asp)) must be consulted to ensure that important design principles are considered and to help expedite the processing of applications. Prospective applicants are encouraged to meet with Planning Services staff prior to submittal. Please call (530) 879-6800. Projects subject to architectural review and approval are processed in accordance with Chapter 19.18 of the Chico Municipal Code. Applicants are highly encouraged to read this chapter prior to application submittal.

## Applicant Authorization and Signature

I certify that the information provided with this application is complete, true and correct to the best of my knowledge and belief, and that if I am not the property owner, I have been authorized by the property owner to submit this application.

Applicant's Signature

Date

## For Office Use Only

<table>
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<tr>
<th>Application Received By</th>
<th>Efren Sanchez</th>
</tr>
</thead>
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<tr>
<td>Date</td>
<td>4/14/16</td>
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<tr>
<td>Assigned Planner</td>
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<td>Tentative Hearing Date</td>
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Butte County Filing Fee $50 (Check payable to Butte County)

Environ. Review Fee $  

Total Fees $ 4,469.00  

Receipt No. 16192  

Application Fee $ 4,469.00
**Application Submittal Checklist**

- **PROJECT DESCRIPTION** - Submit a brief project description that includes the architectural concept and design approach. Indicate any applicable Design Guidelines from the City of Chico Design Guidelines Manual and how related Design Objectives in the Manual are met. If alternate design solutions are proposed other than those in the Design Guidelines Manual, please state how related Design Objectives in the Manual are met.

- **ALL SUBMITTED DRAWINGS** - Applicants should only submit two folded full-size color copies (all sides of structure) and two color reductions (11 X 17-inch) of all drawings with the initial application. Following a determination of application completeness, Planning staff will request additional copies as necessary, including an electronic copy (typically, for a total of **EIGHTEEN** 11 x 17-inch drawings). All drawings must be to scale (including a graphic bar scale) with a north arrow oriented towards the top of the sheet of all plan drawings.

- **SITE PLAN** - Indicate the Dimensions of Pertinent Features
  - Title Block
  - Property Lines
  - Existing/proposed structures and improvements
  - Parking spaces and access, including freight delivery areas and required bicycle parking
  - Existing natural features, including trees
  - Landscape areas
  - Surrounding conditions/structures/improvements
  - Location of light fixtures, fences, etc.
  - Existing/proposed right-of-way(s)
  - Building setbacks
  - Major landmarks in proximity
  - Pedestrian circulation, including connection to public right of way
  - Location of HVAC units, utility structures, electrical cabinets/panels, backflow prevention devices, etc.
  - Location and height of freestanding signs
  - Trash/Recycling enclosure location and materials
  - Existing/Proposed Easements
  - Parking Summary by Use
  - Site coverage summary (percentage of buildings/parking/landscaping)

- **ARCHITECTURAL DRAWINGS** - Indicate the Dimensions of Pertinent Features, including building height and roof pitch
  - Detailed exterior elevations (full color-all sides, identified by cardinal direction, including trash/recycling enclosures, carports, etc.)
  - Utility panels, plumbing fixtures, meters, conduits, A/C units
  - Accurate depiction/specification of materials/colors
  - Location, design, type, and intensity of lighting
  - Location of proposed signage on building
  - Utility/Service Entrances
  - Floorplans, if available

- **LANDSCAPE PLAN** - Indicate the Dimensions of Pertinent Features
  Please refer to “Recommended Street and Parking Lot Trees”, available at the City of Chico Counter and website, for appropriate species.
  - Planting plan with legend
  - Statement as to soils types and any special planting techniques required
  - Trees to remain or be removed (note species and size)
  - Fence/Wall locations, heights, designs
  - Hardscape features and materials
  - Exterior lighting - location, height, design, type of lamp, and intensity and IES cutoff classification
  - Screening methods for trash enclosures, mechanical equipment, and parking areas
  - Percentage of pavement shading in parking area (minimum of 50% required)
  - Outdoor amenities/break areas
  - AB 1881 compliance/conceptual hydrozones and irrigation methods

- **SIGNAGE** -
  - Table of total signage square footage/height
  - Sign details - type, illumination, color, and materials

- **MATERIALS AND DETAIL**
  - Color and material sample board - samples should include roofing, paint and stain finishes and textures, canvas and plastic coverings, special glass application and frames, wrought iron or other custom design elements, and masonry choices.
  - An accurate reproducible color copy of the material/sample board.

- **OTHER** (Consult with Staff as to need)
  - Visual Simulation (when over 50,000 sq. ft. or at elevation over 250 feet.)
  - Perspective drawings/Computer Simulation
  - Conceptual model
  - Roof and floorplans
  - Lighting photometrics
  - Consideration for public art
### Design Guidelines Manual Quick-Check

<table>
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<tr>
<th>Proposals should reflect the following principles from the City’s Design Guidelines Manual:</th>
<th>Reflected in proposal?</th>
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</thead>
<tbody>
<tr>
<td>The building has a clear architectural concept carried throughout all elevations.</td>
<td>Yes</td>
</tr>
<tr>
<td>All four sides of the building have received equal design consideration.</td>
<td></td>
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<tr>
<td>Materials or textures are wrapped around the sides of the building, rather than abruptly terminated.</td>
<td></td>
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<tr>
<td>Building texture is used to create interest or complements an architectural concept or feature.</td>
<td></td>
</tr>
<tr>
<td>Design takes into account existing trees, vegetation, and vistas.</td>
<td></td>
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<tr>
<td>Design takes into account the character, massing, and setbacks of neighboring buildings.</td>
<td></td>
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<tr>
<td>Signage is designed as an integrated architectural element.</td>
<td></td>
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<tr>
<td>Exterior lighting is directed downward and onto the site; light sources are concealed from offsite view.</td>
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The following information is requested to expedite the environmental review process necessary to process your permit request. Please complete thoroughly and attach reference materials as appropriate. Feel free to ask a staff Planner if you have any questions; omissions and errors could delay your project.

### Project Information

Describe the proposed project.

**Multi family housing**

---

Is grading proposed with the project? If yes, for what purpose and approximately how many cubic yards?

Yes. Approximately 12,000 square feet for a parking lot.

---

Will the project include outdoor lighting? (Include type and location)

Yes. Parking lot lighting and recessed lighting at porches.

---

Estimate the approximate square footage of proposed impervious surfaces, including building area, concrete, paving and other hardscape features.

Approx. 23,500 sq. ft.

---

List the requested City permits and other public agency approvals required for this project, including County, State and Federal agencies. Please be aware that omissions may delay environmental review.

<table>
<thead>
<tr>
<th>Permit Name/Type</th>
<th>Responsible Agency</th>
<th>Date Request Submitted</th>
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### For Office Use Only

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<td>Environmental Review Fee $</td>
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<td>Date Received</td>
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### Project History

Have any previous environmental studies or documents been prepared for the project site? If yes, please describe.

No

Was this project heard by the Development Review Committee? When?

No

### Existing Conditions

Describe the existing and historic use of the site.

Existing motor vehicle repair building

Provide a concise statement describing the current environmental setting of the project site.

Existing multifamily apartment buildings and retail buildings on adjacent lots.

Are there residents/tenants who will need to be relocated as a result of the proposed project?

No.

### Site Features

Is the project located near any of the following: schools, churches, day care facilities, health care facilities, streams, parks, nature preserves, or undeveloped natural land? Please describe:

Chico State within a few blocks

Does the site contain trees over 6" in diameter or native vegetation? Would the project remove these features?

Yes, 30" palm and (3) valley oaks to be removed.

Are any endangered, threatened, rare or sensitive species suspected of existing on site? Describe:

No.

Have any known historical, archaeological, or paleontological resources been identified on site?

No.
## Water Features

**Will a new storm drainage outfall, or improvements to the existing storm drainage outfall, be necessary?**

Yes

**Does the project site include any surface water features including creeks, tributary channels or areas of ponding water in the wet season?**

Describe:

No

## Toxins and Hazardous Substances

**Is there a history of contaminated soil or groundwater associated with this site?**

No

**Are any underground storage tanks or other subsurface structures located on site (not including utilities)?**

No

**Will the project involve the use or disposal of potentially hazardous materials including flammable, explosive, or toxic substances?**

No

## Other Pertinent Information

Please describe any other characteristics or effects of the project that may be of environmental consequence.

## Required Signatures

I hereby certify that the information provided above is true and correct to the best of my knowledge and belief.

Applicant's Signature

Date