REPORT DATE: October 12, 2016

TO: Architectural Review and Historic Preservation Board

FROM: Kelly Murphy, Assistant Planner, (879-6535, kelly.murphy@chicoca.gov) Community Development Department

RE: Recommendation to the Planning Commission for the Urban Apartments Project – Located at 1033 W. 5th Street & 1046 W. 6th Street (APN 004-202-007 and -018)

REPORT IN BRIEF
The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of a 36-unit apartment complex as part of a proposed planned development permit (PDP). The PDP is necessary for the project to deviate from the requirement for 50-percent shading of all paved areas using landscaping. Staff believes the project meets the intent of the Code and supports the request to allow the required shading to be provided by the building in lieu of the required trees.

With a Board recommendation, the proposal must go to the Planning Commission for final consideration of the permit, including 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 project, subject to 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 Urban Apartments Planned Development Permit (PDP 16-04), subject to the staff recommended conditions.

BACKGROUND
The applicant proposes to construct four 3-story apartment buildings, with a total of 36 units, along Walnut Street (State Route 32), between 5th and 6th Streets (see Location Map, Attachment A, and Project Description, Attachment B). The site is designated Commercial Mixed Use (CMU) on the General Plan Land Use Diagram and located within a CC-FS-COS (Community Commercial with Fraternity and Sorority and Corridor Opportunity Site overlay), zoning district. The residential density range typically allowed in the CMU district is 6 to 22 units per acre. With the –COS overlay, the range is increased to 15 to 70 dwelling units per acre. The project would result in a density of 38 units per acre.

One of the parcels (APN 004-202-007, 1046 W. 6th Street) is developed with a single-family residence planned for demolition. The other parcel, (APN 004-202-018, 1033 W. 5th Street), is undeveloped. A merger of these two parcels was approved by the Map Advisory Committee on August 11th, 2016, resulting in a single parcel 265 feet in length and 132 feet in width.
The majority of land uses adjacent to the 0.81-acre project site are residential dwellings, mostly multi-family. Specifically, north of the site are single-family houses primarily used as student rental properties. Commercial businesses and restaurants are located to the south. There are multiple apartment complexes on the east side. The site is bounded on its west by a commercial corridor (Walnut Street). The site is within walking and biking distance to California State University - 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 would be provided via two main drive aisles off of 5th and 6th Streets (see Site Plan, Attachment C). Pedestrian access to the site would be available from all street frontages and entrances to the units would face the street. Internal site circulation is configured to allow for easy “way finding”, providing pedestrian walkways separate from vehicular drives.

The majority of the site would be secured by a wire-mesh fence with multiple gated entry points located around the property that would connect the internal pedestrian paths to the public sidewalk. Fencing along the rear yard (northern property line) would extend around the northwest and northeast corners of the site, terminating at the drive aisle entrances, and have a height of 5 feet. An 18" high-low wall with 5-foot wire-mesh fencing above is proposed for the front-yard (southern property line).

The main building entrance and lobby are located at the corner of 5th and Walnut, along an existing pedestrian and bicycle route. Covered (“tuck-under”) vehicle and bicycle parking would be provided on the ground floor level. The minimum parking requirement for the new units is 38 spaces. The project proposes a total of 47 vehicle parking spaces and 41 bicycle parking spaces (see Floor Plans, Attachment D).

The three-story structures would have a maximum height of 42 feet, 3 inches; however, the mass off the buildings would be differentiated by cantilevered volumes and varied roof planes and heights. In addition to the “tuck-under” parking provided on the ground level, there would be six (6) accessible units. A variety of textures and materials would be implemented into the building’s exterior design including smooth trowel plaster, corrugated metal siding, 20/30 stucco and metal mesh. The first floor would utilize light grey and dark grey smooth plaster. Stucco and metal siding would be used on the exterior walls of the second and third floors, alternating between dark and light grey color dominance (see Elevations, Attachment E). The proposed color scheme consists of white, grey, blue and clay colors (see Color Pallet, Attachment F). The roof plan incorporates decks and trellis structures. All HVAC units are located on the rooftop of the structure and screened from view.

The proposed orientation of the buildings on the site would create a multi-courtyard design. The main courtyard would include an outdoor recreation area to include a dipping pool, BBQ area, and landscaping (see Hardscape Plan, Attachment G). The landscape plan calls for a variety of species with moderate to low water demands including a mixture of trees, shrubs, and perennials (see Landscape Plan, Attachment H). Eighteen (18) Saratoga sweet bay and 2 marina strawberry trees would be planted along the northern property line, 14 fruitless olive trees along the Walnut Avenue street frontage (southern property line), and one 36-inch Oak tree on the corner of Walnut and West 6th Street. Landscaping would be provided between the new buildings along the pedestrian walkways to provide relief and add interest and color. Two (2) mid-sized Western redbud trees would be planted between Buildings D and C, and 2 between Buildings B and C. In addition to a decorative water feature, three (3) 36-inch London
plane trees would be planted at the main entrance/lobby. All existing vegetation onsite, including four large Valley Oak trees, is proposed for removal.

All exterior lighting would be low-intensity and energy efficient. Entrances, cantilevered façade volumes and roof eaves would be provided with recessed down lighting (see Exterior Ground Level Lighting Plan, Attachment I). Landscape lighting would be incorporated that accents the proposed plant material and building elements while staying visually subtle (see Landscape Lighting Plan, Attachment J). One monument sign reading “The Urban” is proposed outside the main entry/lobby, along the Walnut Street frontage (see Monument Sign, Attachment K). The sign would incorporate materials used in the building design, such as corrugated metal, and would have an area of 12 square feet (per side). Lighting details for the proposed sign are shown on Attachments J and K.

DISCUSSION
In cases where a project requires a discretionary approval by the Planning Commission or City Council in addition to design review, such as a Planned Development Permit in this case, CMC Section 19.18.024(B), requires the Board to forward a recommendation regarding the site and architectural design.

The proposed infill project would establish a residential use on an undeveloped site, consistent with the zoning and General Plan Designation, while reflecting the established residential, commercial and industrial character of the uses along Walnut Street. These aspects of the project are consistent with General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). The design is also consistent with policies that call for a strong pedestrian orientation that promotes walking by connecting onsite pedestrian paths to the public sidewalk and by including architectural features that provide way-finding to the front doors (CD-3.2 and CIRC-4).

The project design is consist with several Design Guidelines (DGs), including those that encourage a pedestrian-oriented design and relating the project to the immediate neighborhood (DGs 1.2.21, 1.2.31 and 1.4.11). The project is also consistent with DGs that call for residential buildings to increase safety/security by, incorporating entry porches, balconies and large windows that face the street (DG 4.1.11, 4.1.13, and 4.1.24). Additional Design Guideline discussion is provided by the architect in Attachment B.

A Planned Development Permit is necessary for the project to deviate from the requirement for 50-percent shading of all paved areas. While the parking area is mostly shaded using the “tuck-under” design, portions of the drive aisles are left exposed. Due to site area constraints, additional landscaping cannot be implemented to shade the paved drive aisles. Shade calculations and additional discussion regarding this PD request are provided in Attachment L, and detailed more specifically as follows:

Paved Area Shading Requirement:
As required by CMC Section 19.70.060E(2), trees shall be planted and maintained in planters or landscaped areas so that at tree maturity, 15 years, at least 50 percent of the total paving area, excluding only the entrance drives, shall be shaded at solar noon on June 21. The applicant is requesting that the shading requirement for paved areas be met using shade from the buildings rather than landscaping.
The total paved area (parking and drive aisles) is 14,915 square feet. Of that total, 3,120 square feet of the drive aisle is not directly covered by the buildings. As proposed, zero percent of the drive aisle would be shaded using landscaping. The unshaded drive aisle would equate to approximately 20-percent of the total paved area and would not significantly contribute to the “heat island” effect. Staff believes the project meets the intent of the Code and supports the request to allow the required shading to be provided by the building in lieu of the required trees.

RECOMMENDED DISCUSSION ITEMS
Staff recommends that the Board discuss the following items and condition the project as necessary:

Front-Yard Fence Height: As proposed, the front-yard fencing would exceed the maximum height allowance of 3-feet established by CMC Section 19.60.060 and cannot be approved.

Recommendation: Reduce the height of the fencing proposed in the front-yard (Walnut Street frontage) to comply with the 3-foot height maximum or remove from the project plans.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review
The project has been determined to be categorically exempt 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.

   At 38 dwelling units per acre the proposal falls within the allowable density range for the –COS overlay zone (15 to 70 units per acre). The project is consistent with several General Plan policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5). The project design is also consistent with policies that call for a strong pedestrian orientation that promotes walking by connecting internal pedestrian paths to the public sidewalk and by including architectural features that provide way-finding to the front doors (CD-3.2 and CIRC-4). The site is not located within the bounds of a Neighborhood Plan or area plan.

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

   The project design, materials and color palette are visually compatible with the
surrounding residential developments, while incorporating elements that encourage a pedestrian-oriented environment and help to establish a sense of place (DG 1.2.21, 1.2.31, 4.1.11, 4.1.13). The project provides variation in massing and roof plane heights, adding to aesthetic appeal (DG 4.1.15, 4.1.23) The project is also consistent with DGs that call for residential buildings to increase safety/security by, incorporating entry porches, balconies and large windows that face the street (DG 4.1.11, 4.1.13, and 4.1.24).

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 is covered and interior to the site, thus not visible from the street. The proposed building materials are typical for residential developments and are compatible with the surrounding development which is a mixture of light-industrial, commercial and residential. Parking lot and exterior lighting is shielded and at pedestrian scale thereby not creating any unnecessary source of glare or contribute 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 dominate their surroundings.

The proposed structures are compatible with the site in that they provide functional, adequate setbacks, with the off street parking and recreation area located on the project interior. Although the structures would be three stories, they would not unnecessarily block views or dominate their surroundings as the overall building height would be less than 45 foot maximum allowed in the CC zoning district, and well below the maximum height permitted within the –COS overlay (65 feet).

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 landscape plan includes a variety of trees and shrubs that would serve useful functions and have a range of colors and textures that would provide visual interest throughout the year. The trees proposed along the Walnut Street frontage would provide visual relief for the buildings, and the interior plantings would contribute to an attractive living environment. Trees proposed along northern property line would enhance privacy between the adjacent properties.

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all building plans shall clearly note that the project shall comply with the Urban Apartments Planned Development Permit (PDP 16-04).

2. The approval documents for this project consist of the following exhibits:
a. Planned Development Permit Site Plan (sheet A-0.10)
b. Landscape Plan (sheets L-1.0 through L-2.2)
c. Color Elevations and Floor Plans (sheets A-1.10 through A-2.40),
d. Color Sample Sheet, and
e. Lighting Plans (sheets A-5.10, E-0.01 and L-4.0)
f. Monument Sign (sheet A-6.30)

3. Planned Development Permit 16-04 authorizes the following development standards for the Urban Apartments development:
   a. Relief from compliance with shading requirement for paved areas using trees and landscaping.

4. The applicant shall submit a tree removal permit application pursuant to CMC Section 16.66.070 prior to the issuance of building permits.

5. The 5-foot wire-mesh fencing proposed in the front-yard (Walnut Street frontage) of the project site shall be reduced to comply with the 3-foot height maximum or be removed from the project plans.

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.

DISTRIBUTION
Internal (3)
Mark Wolfe, Community Development Director
Kelly Murphy, Assistant Planner
File: PDP 16-04

External (4)
Andrew Clark, President of SCSH Chico LLC, 1023 ½ Abbot Kinney Blvd., Venice CA 90291
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NorthStar Engineering, 111 Mission Ranch Blvd., Suite 100, Chico CA 95926

ATTACHMENTS
A. Location Map
B. Project Description
C. Site Plan
D. Floor Plans
E. Elevations
F. Color Pallet
G. Hardscape Plan
H. Landscape Plan
I. Ground Level Exterior Lighting Plan
J. Landscape Lighting Plan
K. Monument Sign
L. Planned Development Request
PDP 16-04 (The Urban Apartments)
1033 W 5th Street and 1046 W 6th Street
APN 004-202-007-000, 004-202-008-000
PROJECT DESCRIPTION

The proposed project site is a peninsula type lot with 3 sides of street exposure, with the main exposure facing Walnut Avenue. The project consists of a new 3-story, 36 unit, apartment complex that encompasses 4 separate buildings. The buildings’ orientation on the site creates a multi-courtyard scheme. At the heart of the main courtyard is an outdoor recreation area that includes a dipping pool, BBQ, area, adjacent indoor recreation room, and lush landscaping. The secondary courtyards incorporate walking paths and lush landscaping. The parking for the project is accessed from the central courtyard by way of two main drive aisles that are accessed from 5th street and 6th street. The vehicle parking is screened from the public way by bicycle parking corrals, embracing the city’s pedestrian oriented feel. Entrances to the units and the units’ living rooms face the street activating the community connection. The main building entrance and lobby are located at the corner of 5th Street and Walnut Avenue connecting to an existing pedestrian and biking route. The exterior entry is celebrated and defined by a dynamic water feature, roof covering and lush landscaping. The building’s exterior incorporates a variety of textures and materials including smooth trowel plaster, corrugated metal siding, 20/30 stucco and metal mesh. The mass of the buildings is differentiated by cantilevered volumes, varied roof planes and height, and expression of exterior materiality and color.

DESIGN OBJECTIVES

The following is a list of applicable design objectives from the city’s Design Guideline Manual and the applicable design solutions proposed to meet the objective.

1.1 Site Design:

1.1.1 COMMUNITY IDENTITY
Design Objective:
Reinforce the positive qualities of a site’s surrounding built or natural environment

Design Solutions:
(DG1.1.13) The project reinforces a pedestrian friendly environment by emphasizing bicycle use, and a pedestrian active frontage. Bicycle parking is placed in front of vehicular parking effectively screening out the vehicle and emphasizing the bicycle orientation of the city. Entrances to the units are located at grade and front along the prominent street elevation of the project. Internal exterior walking paths are visible from the public way further emphasizing the pedestrian orientation of the project.
(DG1.1.14) The project minimizes views of automobiles form the public right of way by locating the parking areas and drive aisles to the sides and rear of the site. Parking areas located along the front of the property are screened by bicycle parking and unit entrances
(DG1.1.15) The project’s buildings are located close to the streets emphasizing the pedestrian orientation of the project and allowing for internal courtyards that allow for vehicle drive aisles to be screened from public view

1.1.3 PUBLIC SPACES AND PEDESTRIAN AMENITIES
Design Objective:
Aesthetically integrate areas for safe public gathering, shelter, or rest in site design

Design Solutions:
(DG1.1.32) The project provides for a variety of pedestrian gathering areas including a pool/recreation area located within the main central courtyard, walking paths around the entire site surrounded by lush landscaping and embedded sitting areas, resting places defined by unique benches that embrace the proposed landscaping and take advantage of on the shade of proposed trees and private roof decks that take advantage of surrounding vistas.

(DG1.1.33) Pedestrian gathering spaces are defined by special textures, water features, landscaping, architectural features, sitting areas and accent lighting.

1.1.4 PARKS AND OPEN SPACE

Design Objective:
Architecturally integrate and reinforce the sense of place of the surrounding neighborhood, environment, or greater Chico community regarding site design of passive and active open space areas.

Design Solutions:
(DG1.1.32) The project provides for a variety of pedestrian gathering areas including a pool/recreation area located within the main central courtyard, walking paths around the entire site surrounded by lush landscaping and embedded sitting areas, resting places defined by unique benches that embrace the proposed landscaping and take advantage of on the shade of proposed trees.

(DG1.1.33) Pedestrian gathering spaces are defined by special textures in the form of architecturally scored and colored concrete, infinity edge water feature, lush landscaping, various sitting areas and custom landscape lighting.

1.2 Architecture:

1.2.1 MASSING, SCALE, AND FORM

Design Objective:
Design with elements that enhance a pedestrian-level scale regarding the massing, scale and form of buildings

Design Solutions:
(DG1.2.11) The proposed project utilizes massing, scale, and form that transitions the existing pattern of development to the proposed. The surrounding buildings consist of 1, 2 and 3 story buildings of varied scale and form. The proposed project consists of 2 and 3 story volumes that undulate along the buildings’ façades. The ground level story is activated by large storefront glazing, pedestrian walkways, bicycle parking corals, and unit entrances emphasizing the pedestrian scale seen throughout the city.

(DG1.2.12) The project responds to the main linkage of 5th street as a connecting element to the University by locating the primary building entry along 5th Ave. The corner is activated by a pedestrian plaza containing a water feature, shade tree sitting area and storefront glazing that connects the recreation room and lobby to the street.

(DG1.2.13) The scale and character of the proposed development blends well with the varied scale of buildings in the surrounding context by creating a
varied roof line and undulating front facade that is broken up by courtyards allowing green spaces to bleed out toward the public way.

1.2.2 DESIGN CONCEPT, STYLE, AND DETAILS – FACADES and ROOFS
Design Objective:
*Reinforce the sense of place for a given development through the design of building facades and roofs*

Design Solutions:
(DG1.2.21) The design of the buildings’ facades relates to the immediate neighborhood by utilizing materials and forms that are seen on the surrounding light industrial and commercial buildings.
(DG1.2.22) The proposed project’s rooflines and building faces are varied in height and depth adding to the character of the development and the surrounding context.

1.2.3 DESIGN CONCEPT, STYLE, AND DETAILS – BUILDING MATERIALS AND COLORS
Design Objective:
*Add visual interest with building materials and color that reinforces the overall architectural design concept and sense of place*

Design Solutions:
(DG1.2.31) The color palette for the proposed project consists of natural colors that blend into surrounding context while still creating a vibrant feel.
(DG1.2.32) The proposed building materials relate contextually to the existing pattern of development creating a connection to the sense of permanence and history of the area.

1.3 N/A

1.4 Art in Public Spaces
1.4.1 ART IN PUBLIC SPACES
Design Objective:
*Consider art components in private development as integral features of a project’s site and/or building design*

Design Solutions:
(DG1.4.11) Elements such as the architectural/sculptural benches located under proposed shade trees along the public way, the sculptural water feature at the prominent corner/entry, and artistic landscape features all combine to reinforce the sense of place and the natural character of the Chico community.
(DG1.4.13) Functional design features such as the sculptural benches serve as a place to gather, rest, or simply read a book in the shade of a tree while at the same time creating a visually stimulating element when not in use.

1.5 Art In Public Spaces
1.5.1 EXTERIOR LIGHTING
Design Objective:
*Design architecturally integrated, energy efficient, and shielded or recessed exterior lighting so that direct glare and reflections are minimized and confined within the boundaries of the site.*
Design Solutions:

(DG1.5.11) Entrances, cantilevered façade volumes, and roof eaves are provided with recessed down lighting that enhances the project’s character while providing for security, safety and ease of access.

(DG1.5.12) Landscape lighting is provided that accents the proposed plant material and building elements while staying visually subtle.

(DG1.5.14) The intensity of the proposed exterior light fixtures is minimal and directed downward by way of recessed lighting and sconce down lights to minimize glare and energy consumption while maintaining safety, security and the character of the project at night.

(DG1.5.16) The proposed exterior lighting is designed such that the lights are at the pedestrian level along walkways, primarily located in the underside of second story cantilevered building volumes. The lights are directed downward and reserved for the pedestrian level which avoids glare.

1.6 Signage

1.6.1 EXTERIOR LIGHTING

Design Objective:
Architecturally integrate project signage with a given development project so as to not dominate the site or building design

Design Solutions:

(DG1.6.11) The proposed signage will enhance the projects identity by utilizing the buildings' materials and forms. The proposed monument sign follows the existing pattern of signage in the neighborhood by locating the sign along Walnut Ave (the primary building elevation and busiest street). The surrounding buildings all have monument signs located along walnut.

(DG1.6.12) Only one sign is proposed and therefore will be consistent within the development

(DG1.6.13) Signage lighting will be directed at the sign directly and not onto neighboring properties

(DG1.6.14) The proposed signage is modest in size and will not dominate the building façade

(DG1.6.16) The proposed signage is a Pedestrian-scaled monument sign located on a base.

1.7 Energy Conservation

1.7.1 EXTERIOR LIGHTING

Design Objective:
Consider passive design, and active energy conservation systems early in the design phase of project development

Design Solutions:

(DG1.7.11) Solar orientation was considered when placing buildings. Building facades have a primary east west orientation allowing for effective shading devise to be used on south facing facades.

(DG1.7.12) Energy efficient LED light fixtures are proposed for the buildings' exterior.

(DG1.7.14) Roof eave shading elements are proposed for the large window openings along the south side of the project.

(DG1.7.15) Unshaded pavement is minimized along south and west elevations
4.1 Site Design:

4.1.1 BUILDING PLACEMENT AND ORIENTATION – STREETSCAPE AND PUBLIC REALM

Design Objective:
Innovative and diverse design of residential streetscapes that facilitate interaction between residents and include homes that are positively oriented to the street.

Design Solutions:
(DG4.1.11) The proposed project orients unit and building entrances toward the street and sidewalk, along with the primary living room windows, to create a sense of community.
(DG4.1.12) The proposed project is oriented to the street and to pedestrians. Parking is removed from the primary entrances and contained within the core of the property allowing for pedestrian oriented circulation, and exposure.
(DG4.1.14) The proposed building facades incorporate a variety of unit types, mass, scale, fenestration, and material, creating a varied street scape.
(DG4.1.15) The proposed project utilizes varied mass, building size, materials and roof heights to create a dynamic streetscape.

4.1.2 BUILDING PLACEMENT AND ORIENTATION – ORIENTATION OF HOMES ON LOTS

Design Objective:
Site Design of residential projects that create safe, pleasant, and active neighborhoods.

Design Solutions:
(DG4.1.23) The proposed project has varied building mass, height, façade depth, texture, and materiality which creates a dynamic and pleasant appearance.
(DG4.1.24) Front entry porches, large living room floor to ceiling glazing, and balconies face the public way creating a sense of community and provides “eyes on the street” for safety and security.

4.1.3 INTERNAL CIRCULATION

Design Objective:
Circulation patterns that provide for the safe and efficient movement of vehicles, pedestrians, and bicyclists.

Design Solutions:
(DG4.1.31) Internal site circulation is configured to allow for easy “way finding”. Pedestrian paths are clearly separate from vehicular drives. Building entrances are clearly located along pedestrian pathways. Pedestrian signage will be located along pathways to direct visitors to a particular unit.
(DG4.1.32) The vehicular site circulation consists of a Shared Driveway that is accessed from the two secondary streets that the project site fronts on. This limits the amount of curb cuts and reduces the amount of impervious surfaces.
(DG4.1.33) Vehicular drives are separated from pedestrian paths by an elevation change, landscaping, paving differentiation and buildings, thus clearly delineating the pedestrian areas as separate from vehicular areas while maintaining a visually interesting aesthetic.
(DG4.1.35) The majority of the site is secured by a gated fence with multiple entry points located around the property connecting the internal pathways to...
the public sidewalks. The gated access points are remotely controlled by residents. Many unit entrances face the street.

4.1.4 PUBLIC SPACE/PEDESTRIAN AMENITIES
Design Objective:
Site Design of residential projects that create aesthetically pleasing and vibrant places to gather and provide common amenities for use and enjoyment of residents.

Design Solutions:
(DG4.1.41) Convenient pedestrian pathways connect all units to the common courtyard spaces around the property.
(DG4.1.42) Common open space areas are distributed throughout the project and serve as an integral component of the design concept.
(DG4.1.44) Open space areas consist of both common recreation areas and private balconies and roof decks.
(DG4.1.44) Lighting of open space areas is created by way of recessed downlights and subtle landscape lighting, limiting the glare impacts to residents and neighboring properties.
(DG4.1.45) Resident amenities include: Picnic tables, a barbecue area (with adjacent shade structure), a dipping pool, an indoor recreation room, and natural open space areas where residents can simply enjoy the shade of a tree.
(DG4.1.47) Sculptural benches that surround landscape areas are located at the 2 prominent corners of the site. The common recreation room fronts the street and utilizes large storefront glazing to animate the project from the perspective of the public. A publicly viewed water feature accents the main entry to the site.

4.1.5 PARKING
Design Objective:
Parking areas that do not dominate views from public streets and sidewalks.

Design Solutions:
(DG4.1.51) A common shared driveway serves as a sort of “alley down the middle of the site and is screened from public view by buildings and bicycle parking.
(DG4.1.52) Pedestrian pathways connect parking areas to the residential units in a direct and convenient manner.
(DG4.1.53) Based on the parking configuration parking lot lighting is located within the truck under parking. Exterior lighting is kept to a minimum to serve the drive aisle thus limiting glare impacts to residents.

4.1.6 GARAGE PLACEMENT AND DESIGN
Design Objective:
To ensure that the garage is visually subordinate to the residential unit through design and placement.

Design Solutions:
(DG4.1.61) To minimize the visual impact of garages they have been placed so that they are recessed form the front facade of the building and screened by bicycle parking corals and unit entrances. The second story of the residential
building cantilevers over the garage. Tandem parking is utilized to reduce the appearance of the garage form the street.

4.2 Architecture:

4.2.1 MASSING SCALE AND FORM

Design Objective:
*Visual interest in the streetscape via attention to the pedestrian-level scale and compatibility with surrounding properties*

Design Solutions:
(DG4.2.11) The mass of the proposed project is broken up into smaller components and articulated in such manner that the overall perceived mass of the building is reduced. Fenestration defines the individual unit while breaking up the façade to eliminate a monotonous facade. Roof overhangs and wall projections breakdown the scale of the building mass. Materiality and texture changes further breakdown the perceived mass of the buildings.
(DG4.2.12) The scale of the project is transitioned to the surrounding community scale by varying the project buildings between 2 and 3 stories
(DG4.2.13) Individual Units are defined by building masses and materiality

4.2.2 MASSING SCALE AND FORM

Design Objective:
*Incorporating design elements that establish a clearly identifiable architectural style*

Design Solutions:
(DG4.2.21) Varied exterior expression and unit orientation breaks up the visual monotony of a repetitious building configuration.
(DG4.2.22) The architectural expression, while varied, is harmonious and creates a unified project identity.

4.2.3 STYLE AND DESIGN DETAILS - Elevations

Design Objective:
*Design Details of residential building elevation that reinforce a clear architectural style*

Design Solutions:
(DG4.2.31) The visual interest of the front elevations are enhanced by the following: Façade colors and accent materials enhance the street scape while harmoniously connecting to the surrounding community. The proposed building façades are articulated with rich architectural detailing including roof overhangs, window detail treatments, reglet patterns, and material/color that all combine to create a rich architectural character
(DG4.2.32) Architectural features are provide at he front entrance to units that define the entry, provide a functional seating area and are connected to the public way and parking areas by way of clearly defined pedestrian paths.
4.2.4 STYLE AND DESIGN DETAILS - Entries

Design Objective:
*Residential entries that create an inviting transition between public and private areas while supplying necessary shelter and security*

Design Solutions:
(DG4.2.41) Unit entries are clearly defined by covered patios/walkways and entry benches
(DG4.2.42) Entry doors are accented by vibrant colors that relate to the project composition
(DG4.4.43) Building entries are protected from the elements by second story cantilevers
(DG4.2.44) Security is provided to the unit entries by creating a visual connection to the street and by providing adequate lighting that reduces glare impacts to surrounding properties
New Apartment Complex
1033 W. 5th Street & 1046 W. 6th Street
Chcio, Ca 95928

Material Board

Attachment F
Material Board

New Apartment Complex
1033 W. 5th Street & 1046 W. 6th Street
Chico, Ca 95928
New Apartment Complex
1033 W. 5th Street & 1046 W. 6th Street
Chico, Ca 95928

Material Board

Attachment F
New Apartment Complex
1033 W. 5th Street & 1046 W. 6th Street
Chico, Ca 95928

Material Board
Attachment F
1. Specimen tree with curved heavy wood bench
2. 18" high low wall with 5' high black wire-mesh fencing above, set 12" from back of walk
3. Monument sign with low grassy planting
4. Colored concrete walkways
5. Architecturally scored colored concrete paving @ main entry
6. Colored concrete corner steps @ main entry
7. Infinity edge water feature
8. Heavy wood bench seating
9. 5' high black wire-mesh fencing
10. Cafe seating at BBQ area
11. Barbeque with grill and countertop
12. Small spa pool with chaise lounge seating and architecturally scored colored concrete pool deck
13. Colored concrete driveway paving

Scale: 1/8" = 1'-0"
NOTE:
SOIL TYPES INCLUDE SC(CLAYEY SAND SOIL), GC(CLAYEY GRAVEL SOIL), CL(LOW PLASTICITY CLAY SOIL), AND SM(SILTY SAND SOIL).

THERE IS NO INDICATION THAT THE SOILS WILL REQUIRE SPECIAL PLANTING TECHNIQUES.

THE TYPE OF SOIL IS SUITABLE FOR ALL OF THE PROPOSED PLANTS IN THIS LANDSCAPE.
**TREE LEGEND**

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>PLANT NAME</th>
<th>QUANT.</th>
<th>SIZE</th>
<th>REFERENCES</th>
<th>WUCOLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>ARBUTUS MANARA/</td>
<td>MARINA STRAWBERRY TREE</td>
<td>2</td>
<td>24&quot; BOX MULTI UPRIGHT</td>
<td>DETAIL &quot;A&quot; SHEET L-2-1</td>
<td>LOW 0.2</td>
</tr>
<tr>
<td>CERCIS OCCIDENTALIS</td>
<td>WESTERN RICEDU</td>
<td>4</td>
<td>24&quot; BOX</td>
<td>DETAIL &quot;A&quot; SHEET L-2-1</td>
<td>VERY LOW 0.1</td>
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<tr>
<td>LARIX JOINT</td>
<td>SABATOGO SWEAT BAY</td>
<td>18</td>
<td>24&quot; BOX STD TRUNK</td>
<td>DETAIL &quot;A&quot; SHEET L-2-1</td>
<td>LOW 0.2</td>
</tr>
<tr>
<td>OSAKIANA</td>
<td>&quot;SWAM HILL&quot; FRUITLESS OLIVE TREE</td>
<td>14</td>
<td>24&quot; BOX STD TRUNK</td>
<td>DETAIL &quot;A&quot; SHEET L-2-1</td>
<td>VERY LOW 0.1</td>
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<tr>
<td>PLATANUS ACERIFORMIA</td>
<td>LONDON PLANE TREE</td>
<td>3</td>
<td>36&quot; BOX STD TRUNK</td>
<td>DETAIL &quot;A&quot; SHEET L-2-1</td>
<td>MED 0.4</td>
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<tr>
<td>QUEENS AGIOLGI</td>
<td>COAST LIVE OAK</td>
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<td>36&quot; BOX STD TRUNK</td>
<td>DETAIL &quot;A&quot; SHEET L-2-1</td>
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**SHRUB LEGEND**

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<th>SYMBOL</th>
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<th>WUCOLS</th>
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</thead>
<tbody>
<tr>
<td>ELAEOCARUS DCMPREE</td>
<td>JAPANESE BLUEBERRY TREE (COLUMN FORM)</td>
<td>13</td>
<td>15 GAL.</td>
<td>42&quot; DC</td>
<td>DETAIL &quot;A&quot; &amp; &quot;C&quot; SHEET L-2-1</td>
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<tr>
<td>PESTICA CLAAS</td>
<td>ELABR BLUE ELABR BLUE FRESH</td>
<td>182</td>
<td>1 GAL.</td>
<td>12&quot; DC</td>
<td>DETAIL &quot;A&quot; &amp; &quot;C&quot; SHEET L-2-1</td>
</tr>
<tr>
<td>LAVANDULA ANGUSTIFOLIA</td>
<td>ENGLISH LAVENDER (DOUBLE ROW)</td>
<td>110</td>
<td>5 GAL.</td>
<td>24&quot; DC</td>
<td>DETAIL &quot;A&quot; &amp; &quot;C&quot; SHEET L-2-1</td>
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<tr>
<td>LONKAGLIFIA</td>
<td>&quot;SWEET&quot; DAFAF MAT TUSH</td>
<td>136</td>
<td>5 GAL.</td>
<td>24&quot; DC</td>
<td>DETAIL &quot;A&quot; &amp; &quot;C&quot; SHEET L-2-1</td>
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<tr>
<td>KYRTOS COMMUNIS</td>
<td>COMPACTA DAFAF WIPET</td>
<td>150</td>
<td>1 GAL.</td>
<td>12&quot; DC</td>
<td>DETAIL &quot;A&quot; &amp; &quot;C&quot; SHEET L-2-1</td>
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<tr>
<td>MANCHEI WEPES</td>
<td>CRESSING MAONI</td>
<td>146</td>
<td>5 GAL.</td>
<td>36&quot; DC</td>
<td>DETAIL &quot;A&quot; &amp; &quot;C&quot; SHEET L-2-1</td>
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<tr>
<td>MUNGERPES CAPITARES LENA</td>
<td>REDD, MED PINK BFLY</td>
<td>22</td>
<td>5 GAL.</td>
<td>36&quot; DC</td>
<td>DETAIL &quot;A&quot; &amp; &quot;C&quot; SHEET L-2-1</td>
</tr>
<tr>
<td>MUNGERPES</td>
<td>REDD</td>
<td>9</td>
<td>5 GAL.</td>
<td>42&quot; DC</td>
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<tr>
<td>MERRIT</td>
<td>SWEETMAN DAFAF VAR</td>
<td>52</td>
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<tr>
<td>MNDHAPET</td>
<td>&quot;KOREAN&quot; CAPET</td>
<td>27</td>
<td>5 GAL.</td>
<td>36&quot; DC</td>
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<tr>
<td>PEDIOCARYUS DISCHRUS</td>
<td>&quot;KOREAN&quot; DAPOT WOPEN</td>
<td>20</td>
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<tr>
<td>RAHMUS ALPHELLMS</td>
<td>ITALIAN BUCHELWOOD (COLUMN FORM)</td>
<td>35</td>
<td>5 GAL.</td>
<td>36&quot; DC</td>
<td>DETAIL &quot;A&quot; &amp; &quot;C&quot; SHEET L-2-1</td>
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<tr>
<td>RAHMUS CALIFORNIA</td>
<td>IXCA CAFE COFFEEBERRY</td>
<td>16</td>
<td>5 GAL.</td>
<td>36&quot; DC</td>
<td>DETAIL &quot;A&quot; &amp; &quot;C&quot; SHEET L-2-1</td>
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<tr>
<td>TIEMDCHCRTUS</td>
<td>HASKING THATCHING REED</td>
<td>20</td>
<td>5 GAL.</td>
<td>48&quot; DC</td>
<td>DETAIL &quot;A&quot; &amp; &quot;C&quot; SHEET L-2-1</td>
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**VINE LEGEND**

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<tr>
<th>SYMBOL</th>
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<td>GYPTOSMOS</td>
<td>CALIENOSATOS</td>
<td>32</td>
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<td>2&quot; DC</td>
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**GROUND COVER LEGEND**

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<th>SYMBOL</th>
<th>PLANT NAME</th>
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<th>SPACE</th>
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<td>MNDAPET</td>
<td>FOSQUE EFO</td>
<td>CCQ</td>
<td>500</td>
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<td>MED 0.5</td>
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**Landscape Plan**

**Scale:** 1/8" = 1'-0"
### Luminaire Schedule

<table>
<thead>
<tr>
<th>Type</th>
<th>Lamps</th>
<th>Description</th>
<th>Mfr.</th>
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<tr>
<td>1</td>
<td>16W LED</td>
<td>WALL SCONCE, DIE CAST ALUMINUM, WET LOCATION RATED, DOWNWARD MOUNT, DARK SKY FRIENDLY, ETCHED GLASS, BRONZE HOUSING, 3000K, 70,000 HRS, 120VAC.</td>
<td>WAC WS-W2505-EZ OR EQUAL</td>
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<tr>
<td>2</td>
<td>18W LED</td>
<td>6&quot; LED RECESS CAN, WHITE APERTURE/TRIM COLOR, SEMI SPECULAR FINISH, 0-10V DIMMING DRIVER/LED Rated for L70@60,000 Hrs, Wide Distribution, 1000 LUMENS, 3000K, 120VAC, EMERGENCY BATTERY POWER WHERE SHOWN ON PLANS. PROVIDE AND INSTALL TENT MATS FOR SPACES WHERE LUMINARE SHALL HAVE CONTACT WITH INSULATION OR OTHER FLAMMABLE MATERIALS.</td>
<td>GOTHAM EVO-VR OR EQUAL</td>
</tr>
<tr>
<td>FIXTURE</td>
<td>SYM</td>
<td>DESCRIPTION</td>
<td>MANUFACTURER</td>
</tr>
<tr>
<td>---------</td>
<td>-----</td>
<td>-------------</td>
<td>--------------</td>
</tr>
<tr>
<td>E-1</td>
<td>Δ</td>
<td>TREE UP-LIGHT</td>
<td>SPJ LIGHTING</td>
</tr>
<tr>
<td>E-2</td>
<td>Δ</td>
<td>WASH LIGHT</td>
<td>SPJ LIGHTING</td>
</tr>
<tr>
<td>E-3</td>
<td>Δ</td>
<td>PATH LIGHT</td>
<td>SPJ LIGHTING</td>
</tr>
<tr>
<td>E-4</td>
<td>Δ</td>
<td>PATH LIGHT</td>
<td>SPJ LIGHTING</td>
</tr>
<tr>
<td>E-5</td>
<td>Δ</td>
<td>FOUNTAIN LIGHT</td>
<td>SaVi</td>
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<tr>
<td>E-6</td>
<td>Δ</td>
<td>UP-LIGHT</td>
<td>SPJ LIGHTING</td>
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<tr>
<td>E-7</td>
<td>T#</td>
<td>TRANSFORMER</td>
<td>SPJ LIGHTING</td>
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<td></td>
<td></td>
<td>LOW VOLT WIRE</td>
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</table>

**LIGHTING NOTES**

**LOW VOLTAGE LANDSCAPE LIGHTING INSTALLATION NOTES & SPECS:**

**GENERAL**

SCOPE OF WORK: THE SUPPLY AND INSTALLATION OF BUILDING AND LANDSCAPE LIGHTING SYSTEM WHICH INCLUDES THE FIXTURES SPECIFIED ON THE FIXTURE SCHEDULE AS WELL AS ANY LOW VOLTAGE TRANSFORMERS NECESSARY TO COMPLETE THE PLAN/ELEVATION AS SHOWN. THIS LIGHTING PLAN/ELEVATION IS DIAGRAMATIC AND IS INTENDED TO SHOW GENERAL FIXTURE LOCATION AND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR NECESSARY LINE (120-VOLT) AND LOW VOLTAGE WORK TO COMPLETE THE LIGHTING DESIGN AS SHOWN.

**STANDARDS:**

ALL WORK PERFORMED IS TO COMPLY WITH THE UNIFORM BUILDING CODE, CALIFORNIA ELECTRICAL CODE TITLE 8, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL POSSESS ALL NECESSARY LICENSES TO COMPLETE THE DESIGNED WORK AND SHALL DETERMINE THE NECESSARY PANELS, BREAKERS, CONDUIT, WIRE, WIRING DEVICES INVOLVED WITH THIS INSTALLATION. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY COMPONENTS AND ACCESSORIES TO COMPLETE THE INSTALLATION AS DESIGNED.

**INSTALLATION:**

THE CONTRACTOR IS TO VERIFY THE SITE, WALKWAYS, STAIRS, PLANTINGS, BUILDINGS, AND OTHER ELEMENTS WHICH AFFECT THE INSTALLATION. THE CONTRACTOR SHALL VERIFY THE EXISTING ELECTRICAL SERVICE, DISTRIBUTING AND PANEL LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE NECESSARY PANELS, BREAKERS, CONDUIT, WIRE, WIRING DEVICES INVOLVED WITH THIS INSTALLATION AS DESIGNED. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY COMPONENTS AND ACCESSORIES TO COMPLETE THE INSTALLATION AS DESIGNED.

**TRANSFORMERS:**

TRANSFORMERS SHALL BE LOCATED IN APPROPRIATE MECHANICAL ROOM, INSTALL TRANSFORMERS MIN. 12" ABOVE FINISH GRADE AND LEVEL. ALL WIRES LEADING TO OR FROM THE TRANSFORMER SHALL BE IN CONDUIT SLEEVE THAT IS FIRMLY AFFIXED TO MOUNTING SURFACE. ALL JUNCTION BOXES AND OTHER EQUIPMENT SHALL BE UL APPROVED FOR WET LOCATIONS. INSTALL TRANSFORMERS SHALL BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES. ALL TRANSFORMERS SHALL BE CONNECTED TO GFI RATED DUPLEX OUTLETS IN WET LOCATION RATED ELECTRICAL BOXES. TRANSFORMERS SHALL BE CLEARLY AND NEATLY MARKED WITH WATER PROOF MARKING INDICATING THE TRANSFORMER NUMBER, CIRCUIT TO WHICH THE TRANSFORMER IS CONNECTED AND THE FIXTURE GROUP BEING POWERED BY THE TRANSFORMER.

**TESTING:**

THE CONTRACTOR SHALL COORDINATE A CONVENIENT TIME IN THE EVENING TO TEST AND FOCUS ALL EQUIPMENT TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.

**FIXTURE LOCATIONS:**

VERIFY EXACT LOCATION WITH THE LANDSCAPE ARCHITECT, OR THE OWNER BEFORE STARTING THE WORK. ALL FIXTURES SHALL BE NEW, UNUSED CONDITION. EQUIPMENT SHALL BE THE TYPE SPECIFIED. SUBSTITUTIONS SHALL BE APPROVED PRIOR TO INSTALLATION OR ARE INSTALLED AT THE CONTRACTOR'S RISK. LIGHTING Fixtures SHALL BE INSTALLED AS SPECIFIED BY THE MANUFACTURER.

**GUARANTEE:**

UPON COMPLETION AND ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL PROVIDE A GUARANTEE FOR ALL WORKMANSHIP AND EQUIPMENT FURNISHED AND INSTALLED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. WARRANTY WORK SHALL BE PERFORMED AT NO COST TO THE OWNER AND SHALL BE DONE ON A TIMELY BASIS.
September 26, 2016

City of Chico Planning Department
411 Main Street – 2nd Floor
P.O. Box 3420
Chico, CA 95927

RE: Letter of Explanation for PDP case (1033 W. 5th Street and 1046 W. 6th Street)

To Whom it May Concern,

We are requesting code relief from Chico municipal code section 19.70.060E(2) which requires that “...at least 50 percent of the total paving area, not including the entrance drives, parking areas under carports...shall be shaded at solar noon on June 21.” We believe that the intent of the code here is to provide a degree of protection from the heat generated due to a vehicle parked in the full sun, and secondly, to protect against the “heat-island” effect of unprotected paving holding and radiating heat for a long duration. We also believe that this code section was drafted with typical at grade parking lots in mind and does not allow for unique building/parking configurations such as those utilized by our proposed project. We firmly believe that our project meets the intent of the code and that support of our request can be made through any one of the code interpretations indicated below.

In the case of our proposed project on Walnut Street over 95% of the provided parking is covered, but not by carports, rather by the building itself. This configuration is referred to as “tuck under parking”. Since we have a greater square footage of the covered paving than the uncovered, we exceed the shading requirement. The total parking area is 14,915 SF (entrance drive aisles and parking stall areas combined) with 2,946 SF of the entrance drive aisles not covered by the proposed building. Therefore, over 83% of the total parking area of the project is in shade full time throughout the day far exceeding the 50% requirement.

However, if we are obligated to discount the actual parking spaces for the purposes of the calculation, then we are left with only the entrance drive aisles leading to the parking spaces. It could be considered that these entrance drive lanes themselves are "entrance drives" as they are the direct route from the public way to the parking spaces with no turns until entering the actual parking spaces. If this interpretation is agreeable to staff then we have no paving to shade and, therefore, we meet the requirement.

Should staff not agree with the interpretation in the preceding paragraph then a second solution would be to analyze the shading of the entrance drive aisles at noon on June 21st as the code indicates. As proposed the entrance drive aisles constitute a total area of 5,313 SF with 2,193 SF (41%) of that directly covered by the building. However, this figure does not account for shadows cast by the building which puts a further amount of the entrance drive aisles in shade. Based on solar shade studies done using 3D modeling software that incorporates solar paths throughout the day/year (see attached Model Images), at noon on June 21st 3,333 SF of the entrance drive aisles are in shade. This results in 63% of the entrance drive aisles being in shade on June 21st at 12:00 noon.

We feel strongly that the intent of the code is being met in that well over 50% of the paved areas provided for parking are in shade at the designated time of day/year. As such we are requesting that planning staff support our PDP request to allow the required shading to be provided by the building in lieu of the required trees.

Thank you for your consideration of our request.

Sincerely,

Tarek Abdel-Ghaffar
Principal
Colega Architects
SHADE STUDY MODEL IMAGES

Aerial View of overall site showing shading at 12:00 noon on 6/21

View From 6th Street vehicular entrance showing shading at 12:00 noon on 6/21

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PLANNING SERVICES

Page 2 of 3
View From 5th Street vehicular entrance showing shading at 12:00 noon on 6/21