



Files: UP 19-14

DATE: August 14, 2019

TO: PLANNING COMMISSION

FROM: Shannon Costa, Associate Planner (879-6807, shannon.costa@chicoca.gov)

RE: Use Permit 19-14 (Chuck Patterson Auto Sales) – 354 and 353 Connors Avenue, APNs 006-071-063, -070 and -071

SUMMARY

This is a request to allow Chuck Patterson Auto sales to expand their pre-owned vehicle sales lot and to allow employee and customer parking on an adjacent parcel. The site is located on the southwest corner of the intersection of Connors Avenue and East Avenue. The project site involves three parcels under two zoning classifications and two General Plan Land Use Designations: Parcel 1 (353 East Avenue) and Parcel 2 (365 East Avenue) are zoned CC-AOD (Community Commercial with Aircraft Overflight Zone D overlay) and designated Commercial Mixed Use in the General Plan. Parcel 3 (354 Connors Avenue) is zoned R1-AOD (Low Density Residential with Aircraft Operations Zone D overlay) and designated Low Density Residential in the General Plan. The applicant is seeking a use permit to authorize a vehicle sales lot in the CC zoning district pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*) and to allow vehicle parking at an offsite location, pursuant to CMC 19.70.060.H (*Design and Development Standards for Off-Street Parking*).

Recommendation:

Planning staff recommends that the Planning Commission adopt Resolution No. 19-15 (**Attachment A**) approving Use Permit 19-14 (Chuck Patterson Auto Sales)

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 19-15, approving Use Permit 19-14 (Chuck Patterson Auto Sales), based on the required findings and subject to the conditions contained therein.

BACKGROUND

This is a request to allow vehicle sales and an off-site parking area on an adjacent parcel. The site consists of three parcels under two zoning classifications and two General Plan Designations (see **Attachment B**, Location/Zoning Map and **Attachment C**, Plat to Accompany Use Permit 19-14). Parcel 1 (353 East Avenue) and Parcel 2 (365 East Avenue) are zoned CC-AOD (Community Commercial with Aircraft Overflight Zone D overlay) and designated Commercial

Mixed Use in the General Plan. These parcels would be utilized for pre-owned vehicle sales operating in association with Chuck Patterson Auto World which currently occupies approximately eight parcels fronting on East Avenue, west-adjacent to the project site. Parcel 3 (354 Connors Avenue), located on the north side of Connors Avenue, south of East Avenue, is zoned R1-AOD (Low Density Residential with Aircraft Operations Zone D overlay) and designated Low Density Residential in the General Plan. This parcel would be utilized for an off-site vehicle parking area to accommodate customers and employees for Chuck Patterson Auto World.

Parcel 1 is currently developed with a vacant, dilapidated commercial building. Parcel 2 is developed with a vacant commercial building (formerly F.K.O. clothing store) and associated parking area. Parcel 3 is undeveloped. All buildings would be demolished to facilitate the proposed project.

DISCUSSION

The site plan depicts the proposed layout of the site. Access to the site would be provided by a single, mid-block driveway from Connors Avenue. Parcel 1 and Parcel 2 would be improved with new asphalt paving, landscaping, site lighting and fencing. Parcel 3 would be improved with parking lot shade trees, safety lighting, landscaping and fencing (see **Attachment D**, Landscape Plan). Extensive landscaping would be provided along the Connors and East Avenue street frontages, including ornamental trees, shrubs and ground cover. Detailed site improvements and architecture associated with the proposal would be reviewed by City staff, pursuant to the City's Architectural Review and Historic Preservation standards (Chico Municipal Code (CMC) 19.18.) to ensure compliance with the City's development standards. The site plan identifies all existing trees on the site to be removed, which would require compliance with the City's Tree Preservation Regulations (CMC 16.66). The trees appear generally healthy and comments from the City's Urban Forest Manager indicate that the existing street trees would likely not be approved for removal.

The proposal involves two requests; to allow vehicle sales in the CC zoning district, and to allow parking at an off-site location. An analysis of each request is provided below:

Vehicle Sales

Parcel 1 and Parcel 2 would be developed to accommodate Chuck Patterson Auto Sales to expand its existing pre-owned vehicles sales lot. As previously mentioned, eight parcels west-adjacent to the site fronting on East Avenue are currently occupied with pre-owned vehicles sales associated with Chuck Patterson. Hours of operation for the proposed use would remain consistent with the existing, adjacent vehicles sales use, including weekday hours extending from 8 a.m. to 8 p.m. and weekend hours extending from 8 a.m. to 7 p.m. on Saturday and 10 a.m. to 5 p.m. on Sunday.

The site plan is designed such to separate the vehicle sales area from the existing residential neighborhood. A new, four-foot-tall decorative wall with additional two feet of wrought iron fencing (six-foot total) would be installed along the Connors Avenue frontage. A 10-foot wide landscape buffer would separate the wall from the sidewalk. Landscaping would include layers of

groundcover, shrubs and ornamental plants to provide visual relief from the sales lot and parking area. The vehicles sales area is further separated from the adjacent residential use by the employee and customer parking area, located on Parcel 3. Locating the vehicle parking area on Parcel 3 would prevent customers and sales people from congregating and conversating near the existing single-family home, which could be disturbing. The parking area would result in long-term parking for employees or customers who would park while they shop, ultimately reducing over-use of street parking on Connors Avenue. It is anticipated that locating the parking area between the sales lot and the single-family residence would reduce impacts to neighboring properties. To reinforce this protection, a condition of approval is recommended (see Condition of Approval #3) that would prohibit any vehicles sales on Parcel 3.

The proposed project would introduce new light sources to the project site, including 16-foot-tall pole lights throughout the vehicles sales area, and two new 12-foot-tall pole lights in the customer parking area. All lighting would be required to be shielded and recessed downward to direct and confine glare to within the boundaries of the site, pursuant to CMC 19.60.050. Review of the project pursuant to CMC 19.18 (*Site Design and Architectural Review*) would ensure this is accomplished.

Off-site Parking

Parcel 3 would be utilized for off-site vehicle parking for customers and employees. Pursuant to Chico Municipal Code 19.70.060.H (*Design and Development Standards for Off-Street Parking*), off-site parking is permissible subject to use permit approval and in accordance with off-site location requirements. Location requirements for off-street parking have been satisfied, including that the off-site parking area is within 500 feet of the primary use and safe pedestrian access from the parking area to the building is provided. To encourage customers and staff to utilize the parking spaces as an alternative to on-street parking on Connors Avenue, staff is recommending a condition of approval (see Condition of Approval #4) that wayfinding signs be installed prior to completion of the project, informing customers that off-street parking is available.

Pursuant to CMC 19.70.040 (*Number of Parking Spaces Required*), Table 5-4 (*Parking Requirements*), the number of parking spaces required for vehicles sales is one space for every 2,500 square feet of outdoor sales area. CMC 19.70.040 requires that all expanded uses when the number of parking spaces required is increased by three or more, additional parking shall be provided. Parcel 2 and Parcel 3 combined total 22,600 square feet in size, resulting in a need for nine additional parking spaces. The proposed parking area includes ten vehicle parking spaces which satisfies this requirement.

The proposed parking lot is designed in compliance with the City's Parking and Loading Standards, pursuant to CMC 19.70. Parking lot shading is estimated to reach approximately fifty-three percent at maturity, with six Chinese pistache trees providing most of the parking area shade. The tree plan identifies seventeen trees on the site for removal; such removal is subject to the City's Tree Preservation Regulations (CMC 16.66).

NEIGHBORHOOD MEETING

A series of neighborhood meetings were held to discuss the proposal. The applicant's original intentions were to rezone Parcel 3 to allow vehicle sales on all three parcels. A neighborhood meeting was held on 7/12/2017 and was attended by approximately 10 members of the public, mostly neighbors. Neighbors were generally not supportive of the proposal, citing concerns that the vehicle sales lot was not consistent with the character of the residential neighborhood and would introduce additional traffic and noise impacts.

The applicant ultimately redesigned the project, removing the vehicle sales use from Parcel 3, limiting access to the site to Connors Avenue across from McDonalds, and adding the decorative wall and landscaping on the Connors Avenue frontage. A subsequent neighborhood meeting was held on 7/31/2019 and was attended by approximately nine neighbors (see **Attachment E**, Neighborhood Meeting Notes). The redesigned project was well-received by the neighborhood, including the proposed wall and landscape buffer.

ANALYSIS

The CC zoning district is applied to areas appropriate for a wide range of retail businesses. The project would result in the demolition of two neglected commercial buildings, greatly improving the street frontage along the busy East Avenue corridor. The proposed auto sales use is consistent with other nearby uses, including existing auto sales located on both the north and south sides of East Avenue, operated by Chuck Patterson. The location is also appropriate and opportune for vehicle sales, being on a major arterial roadway between the Esplanade and SR 99.

Allowing Parcel 3 to be utilized for off-site vehicle parking would result in the preservation of the underlying R1 zoning district, ultimately buffering the residential neighborhood from adjacent commercial uses. Conditions of approval prohibiting vehicles sales on Parcel 3 and requiring the installation of wayfinding signs prior to completion of the project would limit impacts to the residential neighborhood, including overutilization of on-street parking on Connors Avenue and noise and light impacts associated with commercial uses. The project design offers further protections for the existing residential neighborhood including new landscaping and a decorative wall. Design elements, including landscaping, lighting and parking lot shade are in conformance with standards set forth by the municipal code.

Authorizing the site for vehicles sales with an off-site parking area implements General Plan goals and policies that encourage support of Chico-based businesses (ED-1.9), promote land use compatibility (LU-2.4) and encourage preserving Chico's existing neighborhoods (LU-3).

ENVIRONMENTAL REVIEW

This project is categorically exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects). Consistent with this exemption, the project is; consistent with the General Plan and zoning designation; occurs on a site of less than five acres; is within City limits; on a site that has no value as habitat

for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality, and; the site is adequately served by all required utilities and public services.

FINDINGS

Following a public hearing, the Planning Commission may approve a use permit application, with or without conditions, only if all of the following findings can be made:

Use Permit Findings

1. *The proposed use is allowed within the subject zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Vehicles sales is an allowed use in the CC zoning district when authorized with a use permit, pursuant CMC 19.44.020, Table 4-6 (*Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*). Pursuant to Chico Municipal Code 19.70.060.H, off-site parking is permissible subject to use permit approval and in accordance with off-site location requirements. Location requirements have been satisfied, including that the off-site parking area is within 500 feet of the primary use and safe pedestrian access from the parking area to the building is provided. This permit has been processed in accordance with Chapters 19.24 (Use Permits).

2. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

The project would result in the demolition of two neglected commercial buildings, greatly improving the street frontage along the busy East Avenue corridor. The proposed auto sales use is consistent with other nearby uses, including existing auto sales located on both the north and south sides of East Avenue, operated by Chuck Patterson. Allowing Parcel 3 to be utilized for off-site vehicle parking would result in the preservation of the underlying R1 zoning district, ultimately protecting the residential neighborhood from adjacent commercial uses. Conditions of approval prohibiting vehicles sales on Parcel 3 and requiring the installation of wayfinding signs prior to completion of the project would limit impacts to the residential neighborhood, including overutilization of on-street parking on Connors Avenue and noise and light impacts associated with commercial uses.

3. *The proposed use would not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The off-site parking lot would address the need for parking associated with the vehicle sales use at the site and thereby reduce issues relating to parking spillage and over utilization of on-street parking on Connors Avenue. Full public improvements would be installed along the parcel frontage on Connors Avenue for Parcel 3, and the applicant would repair any damaged public improvements on East Avenue (Parcel 1 and Parcel 2). The project will not cause any damage or otherwise be injurious to property or improvements in the neighborhood and will

not be detrimental to the general welfare of the City.

4. *The proposed entitlement is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plan.*

The CC zoning district is applied to areas appropriate for a wide range of retail businesses. The proposed auto sales use is consistent with other nearby uses, including existing auto sales located on both the north and south sides of East Avenue, operated by Chuck Patterson. Authorizing the site for vehicles sales with an off-site parking area implements General Plan goals and policies that encourage support of Chico-based businesses, (ED-1.9), promote land use compatibility (LU-2.4) and encourage preserving Chico's existing neighborhoods (LU-3).

5. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The project design offers protections for the existing residential neighborhood including new landscaping and a decorative wall. The proposed auto sales use is consistent with other nearby uses, including existing auto sales located on both the north and south sides of East Avenue, operated by Chuck Patterson. Design elements, including landscaping, lighting and parking lot shade are in conformance with standards set forth by the municipal code. Allowing Parcel 3 to be utilized for off-site vehicle parking would result in the preservation of the underlying R1 zoning district, ultimately buffering the residential neighborhood from adjacent commercial uses.

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site.

DISTRIBUTION:

Internal

Principal Planner Ambo
Associate Planner Costa

External

PC Distribution
NorthStar, Attn. Nicole Ledford, email: nledford@northstareng.com
Sierra Valley LLC, 200 East Avenue, Chico, CA 95926

ATTACHMENTS:

- A. Resolution No. 19-15
Exhibit I - Conditions of Approval
- B. Location Map
- C. Plat to Accompany Use Permit 19-14
- D. Landscape Plan
- E. Neighborhood Meeting Notes

Attachment A

RESOLUTION NO. 19-15

**RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION FOR
CONDITIONAL APPROVAL OF USE PERMIT 19-14 FOR VEHICLE SALES
AND OFF-SITE PARKING
(Chuck Patterson Auto Sales)**

WHEREAS, a use permit application has been received to allow Chuck Patterson Auto Sales to expand their vehicles sales lot, and to allow parking on an adjacent parcel for a site comprised of three parcels (“site”) under two General Plan and Zoning designations; Parcel 1 (APN 006-071-063) and Parcel 2 (APN 006-071-070) are zoned CC-AOD (Community Commercial with Aircraft Overflight Zone D overlay) and designated Commercial Mixed Use in the General Plan. Parcel 3 (APN 006-071-071) is zoned R1-AOD (Low Density Residential with Aircraft Operations Zone D overlay) and designated Low Density Residential in the General Plan; and

WHEREAS, the site is generally located on the south side of East Avenue, bounded by Connors Avenue to the east and south, and a single-family home to the west; and

WHEREAS, Parcel 1 and Parcel 2 would be utilized for vehicle sales and Parcel 3 would be utilized for off-site parking; and

WHEREAS, the applicant is seeking a use permit to allow a vehicle sales lot in the CC zoning district pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*) and to allow vehicle parking at an offsite location, pursuant to CMC 19.70.060.H (*Design and Development Standards for Off-Street Parking*); and

WHEREAS, the Planning Commission considered the Project, staff report, and comments submitted at a noticed public hearing held on September 19, 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CHICO AS FOLLOWS:

With regard to the use permit, the Planning Commission finds that:

- A. Vehicles sales is an allowed use in the CC zoning district when authorized by a use permit, pursuant CMC 19.44.020, Table 4-6 (*Allowed Land Uses and Permit Requirements for*

1 *Commercial Zoning Districts*). Pursuant to Chico Municipal Code 19.70.060.H, off-site
2 parking is permissible subject to use permit approval and in accordance with off-site
3 location requirements. Location requirements have been satisfied, including that the off-
4 site parking area is within 500 feet of the primary use and safe pedestrian access from the
5 parking area to the building is provided. This permit has been processed in accordance with
6 Chapters 19.24 (Use Permits).

7 B. The project would result in the demolition of two neglected commercial buildings, greatly
8 improving the street frontage along the busy East Avenue corridor. The proposed auto sales
9 use is consistent with other nearby uses, including existing auto sales located on both the
10 north and south sides of East Avenue, operated by Chuck Patterson. Allowing Parcel 3 to
11 be utilized for off-site vehicle parking would result in the preservation of the underlying
12 R1 zoning district, ultimately protecting the residential neighborhood from adjacent
13 commercial uses. Conditions of approval prohibiting vehicles sales on Parcel 3 and
14 requiring the installation of wayfinding signs prior to completion of the project would limit
15 impacts to the residential neighborhood, including overutilization of on-street parking on
16 Connors Avenue and noise and light impacts associated with commercial uses.

17 C. The off-site parking lot would address the need for parking associated with the vehicle's
18 sales use at the site and thereby reduce issues relating to parking spillage and over
19 utilization of on-street parking on Connors Avenue. Full public improvements would be
20 installed along the parcel frontage on Connors Avenue, and the applicant would repair any
21 damaged public improvements on East Avenue. The project will not cause any damage or
22 otherwise be injurious to property or improvements in the neighborhood and will not be
23 detrimental to the general welfare of the City.

24 D. The CC zoning district is applied to areas appropriate for a wide range of retail businesses.
25 The proposed auto sales use is consistent with other nearby uses, including existing auto
26 sales located on both the north and south sides of East Avenue, operated by Chuck
27 Patterson. Authorizing the site for vehicles sales with an off-site parking area implements
28 General Plan goals and policies that encourage support of Chico-based businesses, (ED-

1 1.9), promote land use compatibility (LU-2.4) and encourage preserving Chico's existing
2 neighborhoods (LU-3).

3 E. The project design offers protections for the existing residential neighborhood including
4 new landscaping and a decorative wall. The proposed auto sales use is consistent with other
5 nearby uses, including existing auto sales located on both the north and south sides of East
6 Avenue, operated by Chuck Patterson. Design elements, including landscaping, lighting
7 and parking lot shade are in conformance with standards set forth by the municipal code.
8 Allowing Parcel 3 to be utilized for off-site vehicle parking would result in the preservation
9 of the underlying R1 zoning district, ultimately protecting the residential neighborhood
10 from adjacent commercial uses.

11 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
12 Commission of the City of Chico held on September 19, 2019 by the following vote:

13 AYES:

14 NOES:

15 ABSENT:

16 ABSTAIN:

17 DISQUALIFIED:

18 ATTEST:

19

20 APPROVED AS TO CONTENT AND FORM:

21

22

23 Bruce Ambo

24 Planning Commission Clerk

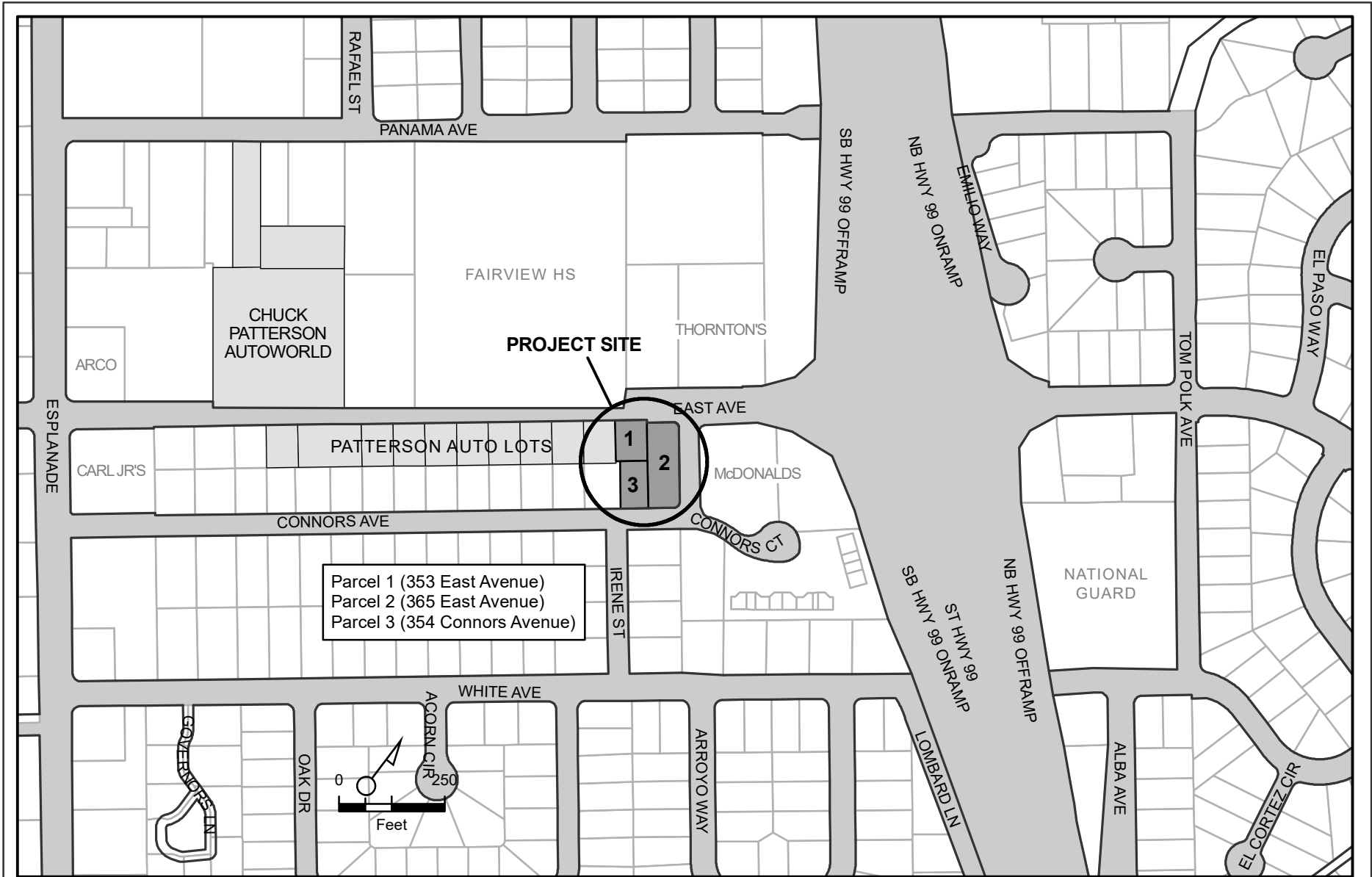
Andrew L Jared

Assistant City Attorney

EXHIBIT "I"
CONDITIONS OF APPROVAL
Use Permit 19-14 (Chuck Patterson Auto Sales)

1. All approved building and improvement plans and permits shall note on the cover sheet that the project shall comply with UP 19-14 (Chuck Patterson Auto Sales). No permits related to this approval shall be finalized without authorization of Planning staff.
2. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
 - e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
3. Vehicle sales are prohibited on Parcel 3 as identified on the plat.
4. The applicant shall, prior to completion of the project, install wayfinding/directional signage directing customers to the parking area. At least one sign shall be installed at the entry of the site on Connors Avenue.
5. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection

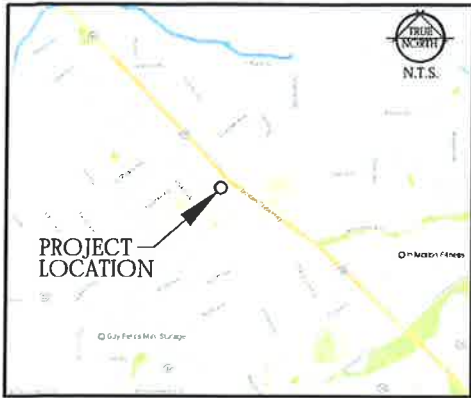
with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.



UP 19-14 (Chuck Patterson Auto Sales)
 354 and 353 Connors Avenue
 APNs 006-071-(063, 070 and 071)-000



VICINITY MAP



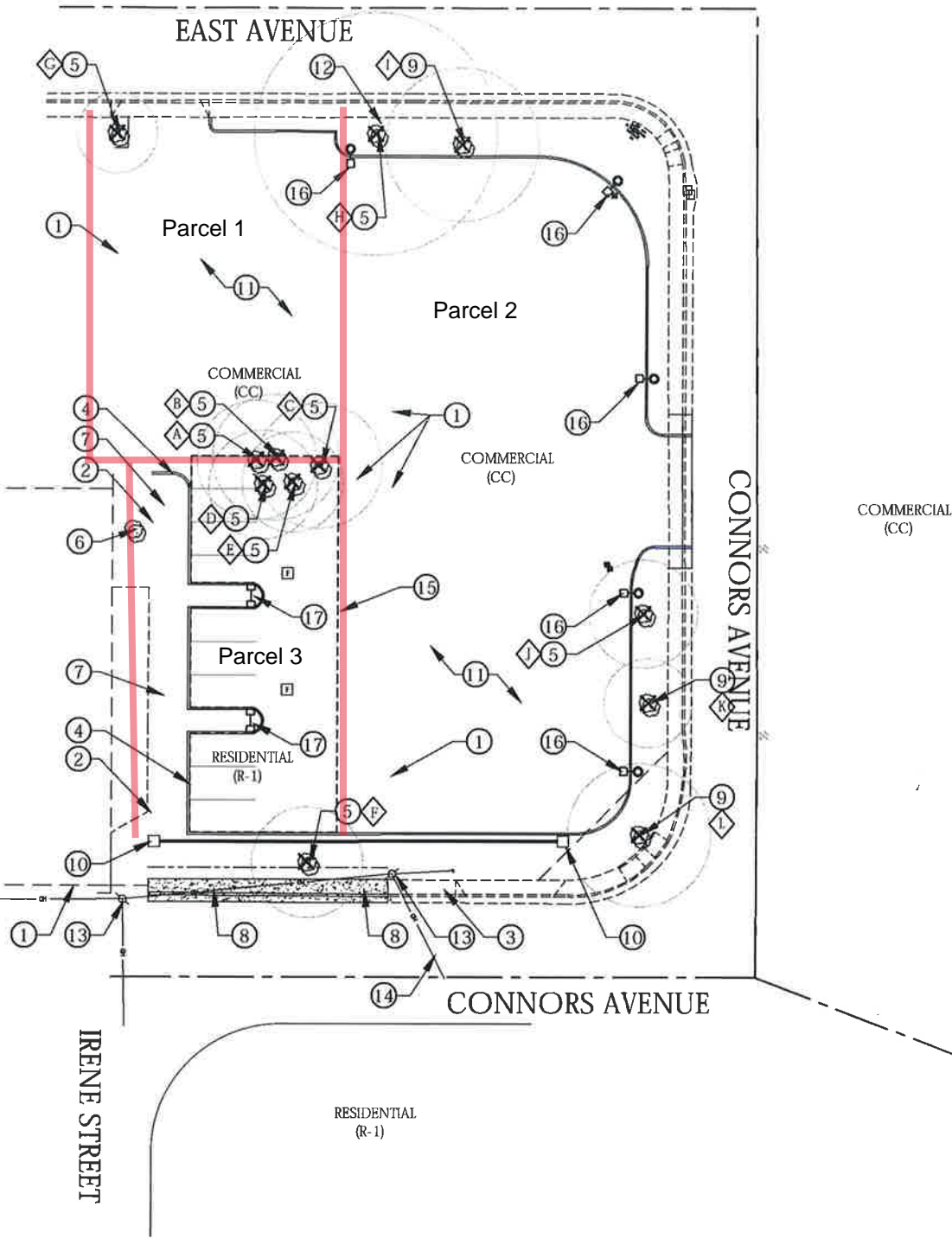
AREA LIGHTS



COMMERCIAL (CC)

RESIDENTIAL (R-1)

RESIDENTIAL (R-1)



PLAN LEGEND

SYMBOL	DESCRIPTION	REMARKS
①	PROPERTY LINE	--
②	EXISTING FENCE	WOOD FENCE. 6' MAXIMUM HEIGHT/ 3' MINIMUM HEIGHT. TO REMAIN. RETAIN AND PROTECT.
③	EXISTING SIDEWALK	TO REMAIN. RETAIN AND PROTECT.
④	CONCRETE CURB	SEE ENGINEERS PLANS
⑤	EXISTING TREE	TO BE REMOVED. SEE TREE MITIGATION TABLE. THIS SHEET FOR ADDITIONAL INFORMATION.
⑥	EXISTING TREE	LOCATED ON NEIGHBORING PROPERTY. SHOWN FOR REFERENCE ONLY. TO REMAIN.
⑦	LANDSCAPED PLANTER	10' WIDE LANDSCAPE SCREEN BUFFER
⑧	NEW SIDEWALK	SEE ENGINEERS PLANS
⑨	CITY OF CHICO STREET TREE	TO BE REMOVED. CITY APPROVAL AND PERMIT REQUIRED. SEE TREE MITIGATION TABLE FOR ADDITIONAL INFORMATION.
⑩	DECORATIVE WALL	CMU BLOCK WALL WITH CONCRETE CAP AND WROUGHT IRON FENCE. SEE PERSPECTIVE RENDERING, SHEET 3 OF 3.
⑪	ASPHALT PAVING	SEE ENGINEERS PLANS
⑫	FIRE HYDRANT	TO REMAIN. RETAIN AND PROTECT.
⑬	EXISTING UTILITY POLE AND GUY	TO REMAIN. RETAIN AND PROTECT.
⑭	EXISTING OVERHEAD UTILITY LINES	TO REMAIN. RETAIN AND PROTECT.
⑮	PARKING AND BACK-UP AREA	FOR USE IN CALCULATING PARKING LOT SHADE AND LANDSCAPE. SEE SHEET 2.
⑯	AREA LIGHTS	STANDARD 'SHOEBOX' STYLE LIGHT. 16 FOOT HIGH LUMINERE HEIGHT WITH GLARE CUT-OFF SHIELDS AS REQUIRED TO ELIMINATE GLARE TO ADJACENT PROPERTIES
⑰	AREA LIGHTS	STANDARD 'SHOEBOX' STYLE LIGHT. 12 FOOT HIGH LUMINERE HEIGHT WITH GLARE CUT-OFF SHIELDS AS REQUIRED TO ELIMINATE GLARE TO ADJACENT PROPERTIES

TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
A	SILVER MAPLE	48"	REMOVE	YES	--
B	SILVER MAPLE	18" X 24"	REMOVE	YES	121" AGGREGATE CIRCUMFERENCE
C	SILVER MAPLE	20"	REMOVE	YES	--
D	ITALIAN CYPRESS	8" X 8"	REMOVE	YES	50" AGGREGATE CIRCUMFERENCE
E	ITALIAN CYPRESS	8" X 8"	REMOVE	YES	50" AGGREGATE CIRCUMFERENCE
F	EASTERN WALNUT	16"	REMOVE	NO	NON-QUALIFYING SPECIES
G	ASH	4" X 4"	REMOVE	NO	UNDER CALIPER
H	ASH	12" X 12" X 18"	REMOVE	YES	--
I	PEAR	18"	REMOVE	NO	CITY OF CHICO STREET TREE. CITY APPROVAL AND PERMIT REQUIRED.
J	PERSIMMON	10"	REMOVE	NO	NON-QUALIFYING SPECIES
K	BRADFORD PEAR	18"	REMOVE	NO	CITY OF CHICO STREET TREE. CITY APPROVAL AND PERMIT REQUIRED.
L	SILVER MAPLE	27"	REMOVE	NO	CITY OF CHICO STREET TREE. CITY APPROVAL AND PERMIT REQUIRED.
TOTAL DBH OF QUALIFYING TREES TO BE REMOVED		211"	IN LIEU FEES FOR 35 MITIGATION TREES IS REQUIRED.		

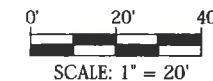
CHUCK PATTERSON

(SHEET 1 OF 3)

PRELIMINARY CONCEPTUAL SITE PLAN

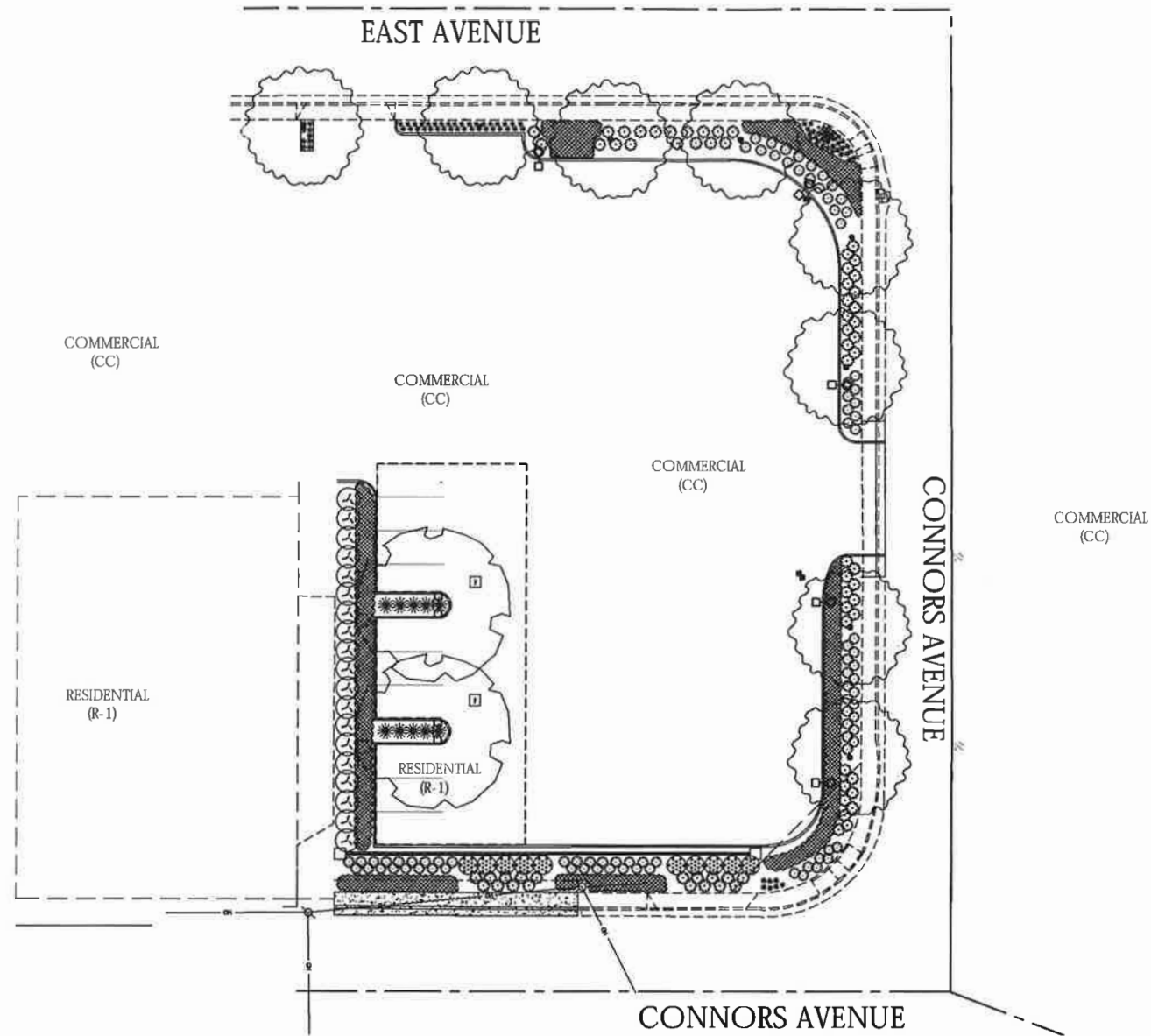
PREPARED FOR:
PAT PATTERSON / SIERRA VALLEY LLC
CHICO, CALIFORNIA

DATE: MARCH 27, 2019
BFLA PROJECT NUMBER: 1967.2



PREPARED BY:

BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130
www.BFLAdesign.com www.facebook.com/BFLAdesign



PLANTING LIST

SYMBOL	COMMON NAME / BOTANICAL NAME	GROWTH HABIT (H X W)	CONTAINER SIZE	REMARKS
TREES				
	ULMUS PARVIFOLIA EVERGREEN ELM	50' X 40'	15 GAL.	PARKING LOT SHADE TREE LOW PROFILE FOR UNDER UTILITY POLE
	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO (SEEDLESS)	60' X 30'	15 GAL.	CITY OF CHICO STREET TREE
SHRUBS				
	PRUNUS CAROLINIANA 'MONUS' BRIGHT 'N' TIGHT™ CAROLINA LAUREL	10' X 6'	5 GAL.	10' HIGH EVERGREEN SCREENING SHRUB
	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	4' X 4'	5 GAL.	4' HIGH DECORATIVE SCREENING SHRUB
	RHAPHIOLEPIS INDIANA 'BALLERINA' BALLERINA INDIAN HAWTHORN	30' X 4'	5 GAL.	30" HIGH DECORATIVE EVERGREEN SCREENING SHRUB
	ROSA NOXTRUM 'FLOWER CARPET' RED CARPET ROSE	30' X 4'	5 GAL.	30" HIGH DECORATIVE EVERGREEN SCREENING SHRUB
	DIETES IRIDOIDES AFRICAN IRIS	30' X 4'	5 GAL.	3' HIGH SCREENING SHRUB
	HEMEROCALLIS DAYLILY	18" X 18"	1 GAL.	COLORFUL ACCENT
GROUNDCOVER				
	TRICHRUM CHAMAEDRYS PROSTRATUM COMPACT CREEPING GERMANDER	1' X 4'	1 GAL.	STANDARD

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			3,833 SF	
SHADE AREA PROVIDED				
EVERGREEN ELM				
F FULL	1,256 SF	2	2,512 SF	65%
TQ THREE QUARTER	942 SF	0	0	0
H HALF	628 SF	0	0	0
Q QUARTER	314 SF	0	0	0
TOTAL SHADE AREA PROVIDED			2,512 SF	65%

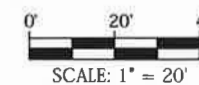
PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	3,833 SF	
PARKING LOT LANDSCAPE	232 SF	6%

CHUCK PATTERSON (SHEET 2 OF 3)

PRELIMINARY LANDSCAPE PLAN

PREPARED FOR:
PAT PATTERSON / SIERRA VALLEY LLC
CHICO, CALIFORNIA



SOLAR INFLUENCE

PREPARED BY:

BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130
www.BFLAdesign.com www.facebook.com/BFLAdesign

DATE: MARCH 27, 2019
BFLA PROJECT NUMBER: 1967.2

Meeting Notes

Approximately 9 attendees

On July 31st at 5:30 pm a Neighborhood Meeting was held for the proposed Use Permit for APN 006-071-071, 006-071-070, and 006-071-063. The meeting began with a quick summary of the proposed project by Nicole Ledford of NorthStar followed by questions and the introduction of Bruce Ambo (City of Chico Planning Department). On display were two 24”x36” displays – The site plan and the landscape/lighting/wall rendering.

The questions from the group were directed to NorthStar and Bruce Ambo representing the City of Chico – the following covers the topics of discussion:

- Existing Building – Will it be removed from the site? Yes, and no additional buildings are proposed.
- Noise – There was concern that the removal of the existing building would add additional noise to the neighborhood.
- Lighting –
 - The neighborhood has expressed concerns to the Chuck Patterson Dealership regarding the existing light standards on the existing dealership. The older light standards have lights that currently shine into the residential neighborhood and requests have been made that the angle of the lights be modified to reduce the light leaving the dealership property. The existing lighting that is of concern is not on the project site, but it is related to what would be allowed on the project site.
 - NorthStar and Bruce Ambo expressed that any new lighting would meet the current City of Chico Municipal Code which requires site lighting to be designed to not leave the development site.
- Billboard – The neighbors brought this up as a visual nuisance.
- Landscaping –
 - The neighbors expressed a concern that the existing landscaping be maintained – especially regarding the existing bushes on the corner of Connors and Connors. These bushes have grown in height and are hard to see around when stopped. They have also become allocation for transients to sleep.
 - The proposed landscaping was available for review and the neighborhood seemed to like the conceptual drawings.
- Project Layout – The neighborhood expressed that they were glad there was no access from the residential side of Connors Avenue.
- Proposed Masonry Wall –
 - The proposed wall got favorable reviews. The neighborhood liked the idea of not being able to see the cars from the residential side of Connor’s but still have a sight line at the corner.
 - A request was made to change the existing wooden fence to a masonry wall between the proposed parking and the existing residential home.

Chuck Patterson Use Permit

Neighborhood Meeting July 31, 2019 5:30 – 6:30 pm

- Security – The neighborhood has noticed an increase in transient activity. Discussion from neighborhood members indicated that they have noticed more security from the owners but encourage even more attention to the parcels. There was an agreement that the development of the parcels would provide better security for the neighborhood.
- Traffic Concerns – Connors Avenue and Irene Street are currently used as traffic shortcuts for those that are avoiding traffic on East Avenue and do not want something that will increase this activity.
- Final Comments from the Neighborhood members felt that they would be more supportive of the proposal if they saw good neighbor practices by Chuck Patterson including:
 - Removal/ Trimming of bush that reduces sight distance
 - Redirect existing lighting away from the residential neighborhood
 - Currently there is a transient problem at this location and the neighborhood would appreciate more attention from the City to help resolve the problem.