Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 3/16/16

DATE: March 7, 2016

File: AR 15-28

TO: Architectural Review and Historic Preservation Board

FROM: Jake Morley, Associate Planner, (879-6810, jake.morley@chicoca.gov)
Community Development Department

RE: Lotus Management – New 4-Story Hotel, between Springfield Drive and East 20th Street - Vacant Parcel West of 2080 East 20th Street.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-28 (Lotus Management), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a 93 room, 4 story hotel on a vacant 2.83 acre site that is located between Springfield Drive to the north and East 20th Street to the south (see Location Map **Attachment A** and Applicant's Project Description, **Attachment B**). The property is designated Commercial Mixed Use on the General Plan diagram and located in the CC (Community Commercial) zoning district.

Vehicle access to the site is via a driveway from East 20th Street. With circulation organized in a way to allow customers to access the structure from both the eastern and western frontages. Since parking on the eastern side is designed in a one-way direction, staff is recommending a condition of approval requiring appropriate traffic signage to be installed to minimize vehicle conflicts (see Site Plan, **Attachment C**).

The proposed commercial structure will be 45 feet tall at the parapet and finished with a variety of textures and colors. At each entrance, large aluminum framed glass window systems will be surrounded with stone cladding ("Basalt Stone Veneer"). Each entrance will further be defined with large "alucobond" panels that curve at the top of the structure. Stucco will wrap the remaining portions of the structure and be finished in four paint colors (LS and LSS in "Accessible Beige", DS in "Virtual Taupe", RR in "Rookwood Terra Cotta" and WH "Snowball"). Exterior accent light fixture that will be mounted at different building elevations. Blue wall washer light will be placed at the base of the portico pillars and on the structure, near each entrance (see Color Elevation, **Attachment D**). A color material board will be presented at the public hearing.

Landscaping is planned throughout the site, with a combination of Sycamore, Zelkova, and Chinese Pistache trees to meet the 50% parking lot shade requirement. Shrubs and

flowering ground cover are also proposed to soften the structure's appearance to the street, and provide additional accent. Large trellis structures, with vines will be placed on the south elevation. A patio area on the eastern side of the structure will have a decorative metal fence with tree pattern panels (see Landscape Plan, **Attachment E**).

DISCUSSION

The post-modern building style offers continuity throughout all four elevations with colors and materials accents that blend well with foothill view sheds. Design includes stucco finish that will be applied in different thicknesses, a stone veneer around entrances, and large glass windows for room and at the customer entrance. HVAC units to each room are incorporated into the design of the structure. The project is consistent with Design Guidelines (DGs) that call for significant architectural aspects to take precedence (DGs 2.1.27).

Vehicle entrance porte cochere is well defined with decorative pavers to welcome guest. Up wall washing lighting is proposed in a blue hue, further defining the structural entrance. Wall light fixtures provides additional interest as it shines out in four directions from the fixture. Chico Municipal Code prohibits exterior up lighting of structures, therefore staff is requesting the Board to discuss with the applicant appropriate light details with the applicant. Parking lot lighting detail is not known, therefore staff has placed a condition of approval requiring lighting to not exceed 18 feet in height.

Parking location is consistent with DGs that call for parking to be placed to the side of development, (DGs 1.1.14, 2.1.26). Bicycle parking is noted near the front entrance.

The roof design is flat with the exception of the alucobond panels at the top that have a slight wave feature to them. A parapet wraps around the entire structure to hide roof mounted equipment (DG 1.3.78). Sun screens are placed over pedestrian entrances to define access points (DG 1.3.75).

Landscaping is provided throughout, which will provide additional color and interest to the site. Flowering ground cover, and trees that turn bright, bold colors during the fall provide increased awareness and a seasonal color pallet to the project. Two large trellis elements will be installed along the southern elevation, softening the structure to passing motorist.

A Sign package has not been submitted as the applicant is exploring possibilities of a comprehensive sign program, which will need additional Board review.

RECOMMENDED DISCUSSION ITEMS

<u>Up Lighting</u>
Discuss with the applicant the alternatives to up-lighting and fixtures that shine in 4 directions.

REQUIRED FINDINGS FOR APPROVAL

<u>Environmental Review</u>
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.*

   The commercial building is consistent with a General Plan policies of the land use element, including those that discuss encouraging infill development (LU-1, LU-4, and CD-5). The project includes utilizing existing access driveways associated with surrounding commercial development, which is consistent with policy of the circulations element (CIRC-1.1 and Table CIRC-1), which calls for safely and efficiently accommodating traffic from new development and minimizing new driveways on collector streets. 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 location is in an area of commercial development that contains single to two story building height. Visual interest is provided with the introduction of several materials, different stucco grades and a paint pallet that complements the surrounding vistas. The use of stone and pavers defines the entrance to the building (DG 1.2.31, 1.2.32).

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 proposal treats all elevations equally in materials, colors and details. Materials and neutral color pallet of the proposed commercial structure are visually compatible with the surrounding commercial developments foothill viewsheds. Exterior equipment will be properly screened by landscaping or painted to match the structures. Lighting will provide additional interest and focal points to the project. Landscaping trellis vines along the southern elevations will soften the structure, while landscaping throughout the site will provide seasonal colors, flowers and compatibility to the commercial area (DG 2.2.24, 2.2.25).

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 building will not unnecessarily block views or dominate its surroundings as the height of the structures is at the allowed height of the zoning designation, and is not utilizing exemptions in the code that would allow it to increase further in height. As a hotel uses, it is anticipated that the structure would be tall to accommodate proposed layout and rooms (DG 1.1.14, 1.1.15). Although the structure is tall, the color pallet and materials proposed, and prohibiting up lighting will allow the project to blend with the foothill viewshed.

5. *The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

   The proposed landscaping will provide visual relief around the structures and provide adequate parking lot shading. The landscaping will have a range of colors, and textures that will provide visual interest throughout the year.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-28 (Lotus Management). No building permits related to this approval shall be finaled without authorization of Planning staff.

2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.

3. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.

4. Appropriate vehicle signage, including a one-way and a stop sign shall be installed at intersection of the existing driveway and the new one way parking lot on the east side of the proposed structure.

5. Parking lot lighting shall be no taller than 18 feet in height and shall contain cut-offs.

6. Up lighting of the structure is prohibited.

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

ATTACHMENTS

A. Location Map
B. Applicant’s Project Description
C. Site Plan
D. Elevations
E. Landscape Plan

DISTRIBUTION
Internal (3)
Bob Summerville, Senior Planner
Jake Morley, Associate Planner
Files: AR 15-28 (Lotus Managment)

External (5)
Prakash J Patel, Lotus Management, Inc., 6030 Hellyer Avenue, San Jose, CA 95138
A&L of Chico, LLC., 11 E. Superior Street, #500, Duluth, MN 55802
Arwen Tracy Funk, P.O. Box 3069, Chico, CA 95927
Design Resource Architects, 1014 S. La Pointe Street, Boise, ID 83706
Melton Design Group, 309 Wall Street, Chico, CA 95928

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Lotus Management

ATTACHMENT A

RECEIVED

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CITY OF CHICO
PLANNING SERVICES

Project Description
Holiday Inn Express Hotel & Suites
Springfield Drive, Chico CA

This proposed hotel meets the City of Chico Design Guidelines in the following manner:

DG 1.1.34 - Utilize elements that reinforce a sense of place, referencing architectural or cultural ties to the surrounding neighborhood and then to the greater Chico community.
DG 1.2.21 - Relate to Community
DG 1.4.11 - Community Culture
DG 1.8.11 - Request optional corporate design solutions for review rather that struggling to approve the first design proposal that is less acceptable.
DG 1.8.12 - Community Compatibility

The façade of the building references the Chico community by incorporating a native basalt stone on the front and back center portions of the facade, and wrapping back to the building. Chico has Little Chico Creek, and nice areas of nature with an abundance of trees. The hotel site and exterior elevations design reflects these qualities by the use of curvilinear features such as the paving design at the porte cochere and the parapets at the center front and rear. The curvilinear parapets clad in alucobond panels ties back to a river pattern roof line. The porte cochere is designed to tie back to a soft water-like curve. Fencing around the patio area will be a decorative steel fence with tree patterns, that tie to the trees in Chico.

DG 2.1.11 - Strengthen Neighborhood Identity

There will be pedestrian scaled lighting and pedestrian scaled spaces particularly at the front entry to the hotel, where the porte cochere is. Along the area surrounding the porte cochere leading to the front entry will be areas to sit or gather.

DG 2.1.21 - Bicycle and Pedestrian Connections
DG 2.1.23 - Safe Pedestrian and Bicycle Crossings

There will be a continuous connection to both Springfield Drive and E 20th Street. Crossings on the hotel site will be of a decorative pattern to clearly delineate the path.

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www.desresarch.com

ATTACHMENT B-1

DGs 2.131-34 - Bicycle Parking and Access

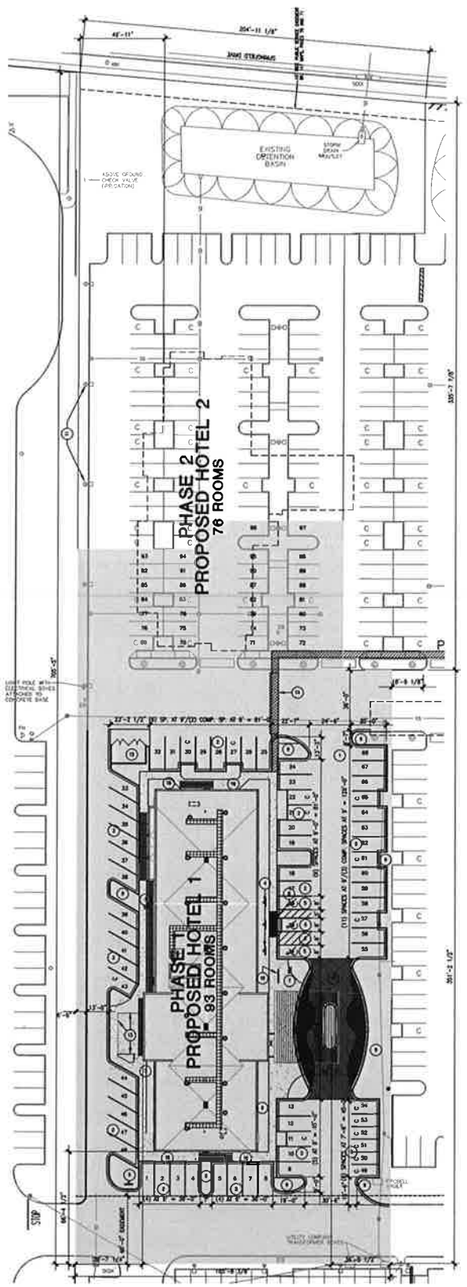
Bicycle parking will be provided under the porte cochere, and the bicycle access will be a continuous connection to both Springfield Drive and E 20th Street. The same crossing for bicycles as well as pedestrians will be of a decorative pattern to clearly delineate the path.

DG 2.2.25 - Avoid Continuous flat roofs/parapets
DG 2.2.26 - Avoid "stuck on" Parapets
DG 2.2.31 - Include Visual Interest
DG 2.2.32 - Rich Colors

The hotel parapets will modulate with different heights and different materials (white stucco and flashing along the majority of the parapet and alucobond panels at the front and rear center of the hotel). The walls will pop in and out to create some shadow lines lending visual interest, including a vine trellis at large open spaces of wall. Colors have been picked to "pop", which also lends visual interest when combined with the basalt stone and the alucobond panels.

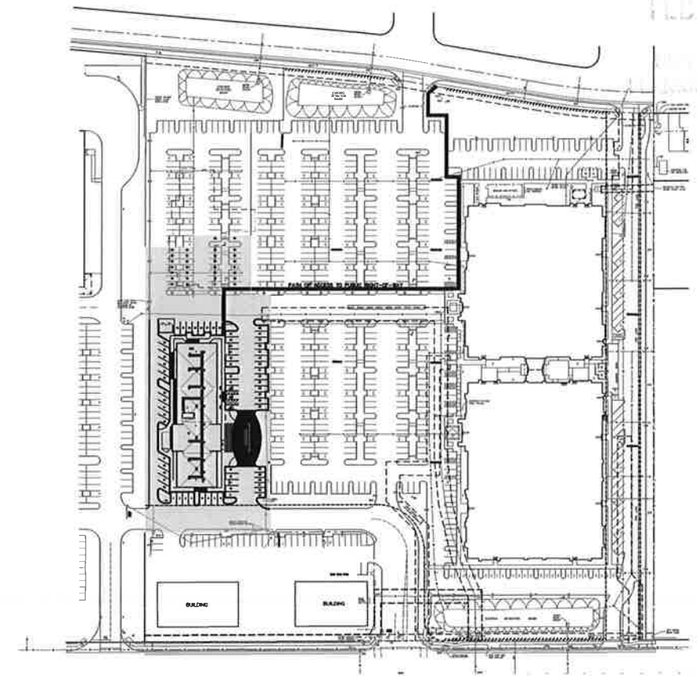
DG 3.1.37 - Underground Utilities

Transformers and condenser units will be screened from view by landscaping or the use of vine trellis's.



ENLARGED SITE DEVELOPMENT PLAN - PHASE 1

1" = 40'- 0"



OVERALL SITE PLAN

1" = 100'- 0"

SITE DATA

PROJECT NAME:	HOLIDAY INN EXPRESS & SUITES
ADDRESS:	VACANT LAND ON SPRINGFIELD DR, CHICO, CALIFORNIA
APPLICANT:	PRAKASH PATEL
ZONE:	CC – COMMUNITY COMMERCIAL
PARCEL NUMBER:	2A
PROPOSED HOTEL PHASE 1 SITE SIZE:	77,886 S.F. OR 1.78 ACRES
BUILDING FOOTPRINT: PROPOSED HOTEL 1	TOTAL: 13,789 S.F. OR 17%
AREAS OF LANDSCAPING:	8,051 S.F. OR 10%
ASPHALT PAVING AND CONC. WALKS:	56,149 S.F. OR 73%

PARKING REQUIREMENTS:

STANDARD:	REQ'D: –	PROVIDED: 74
COMPACT:	ALLOWED: 1/3	PROVIDED: 21
ACCESSIBLE:	REQ'D –	PROVIDED: 3
TOTAL:	REQ'D –	PROVIDED: 98

VICINITY MAP

KEYNOTES

1. 2" ASPHALT PAVING SLOPE TO SITE DRAINAGE SYSTEM. CLEAN AND REMOVE DEBRIS AND PREP AS REQUIRED FOR NEW PARKING STALL WORK.
2. 4" WIDE PARKING STALL STRIPING – (2) COATS REFLECTIVE TRAFFIC PAINT
3. NEW 6" CONCRETE CURB
4. VERTICAL SIGNAGE FOR ACCESSIBLE STALL
5. 9'-0" X 20'-0" MAX./18'-0" MIN. ACCESSIBLE PARKING STALL WITH SURFACE AND VERTICAL SIGNAGE AS REQUIRED
6. 8'-0" X 20'-0" MAX./18'-0" MIN. ACCESS LANE WITH 4" WIDE STRIPING ON THE DIAGONAL AT 24" O.C. – PAINT WITH (2) COATS REFLECTIVE TRAFFIC PAINT – 5'-0" WIDE ACCESS LANE SIM.
7. 5'-0" X 4" THICK CONCRETE WALK ON 6" COMP. GRAVEL BASE WITH CONTROL JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C. SLOPE WALK 1/4" PER FOOT AWAY FROM BUILDING – PROVIDE BROOM FINISH PERPENDICULAR TO SLOPE
8. ACCESS RAMP
9. AREAS OF LANDSCAPING
10. BICYCLE RACK
11. EXISTING SITE POLE LIGHTING TO REMAIN
12. 20'-0" x 10'-0" (INSIDE DIMENSIONS) TRASH/RECYCLING ENCLOSURE
13. 6 FT HIGH DECORATIVE STEEL FENCE WITH TREE PATTERN PANELS
14. PATH OF ACCESS TO THE PUBLIC RIGHT-OF-WAY
15. DECORATIVE PAVERS
16. LIVING WALL

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CHICO, CALIFORNIA

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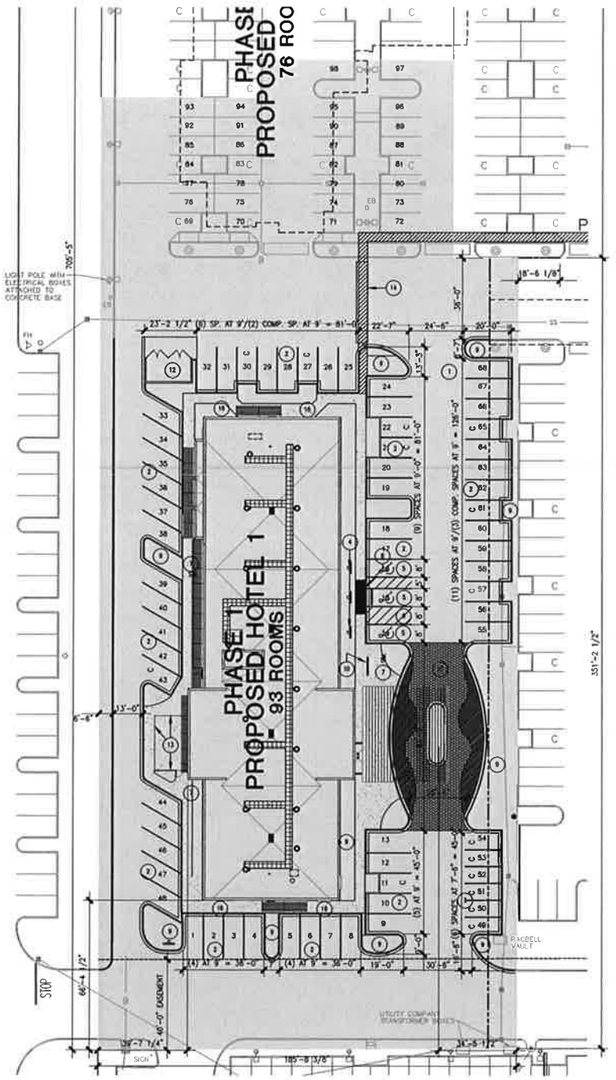
ATTACHMENT C.1



SITE PLAN - PHASE 1

1" = 30'- 0"

KEYNOTES

1. 2" ASPHALT PAVING SLOPE TO SITE DRAINAGE SYSTEM. CLEAN AND REMOVE DEBRIS AND PREP AS REQUIRED FOR NEW PARKING STALL WORK.
2. 4" WIDE PARKING STALL STRIPING – (2) COATS REFLECTIVE TRAFFIC PAINT
3. NEW 6" CONCRETE CURB
4. VERTICAL SIGNAGE FOR ACCESSIBLE STALL.
5. 9'-0" X 20'-0" MAX./18'-0" MIN. ACCESSIBLE PARKING STALL WITH SURFACE AND VERTICAL SIGNAGE AS REQUIRED
6. 8'-0" X 20'-0" MAX./18'-0" MIN. ACCESS LANE WITH 4" WIDE STRIPING ON THE DIAGONAL AT 24" O.C. – PAINT WITH (2) COATS REFLECTIVE TRAFFIC PAINT – 5'-0" WIDE ACCESS LANE SIM.
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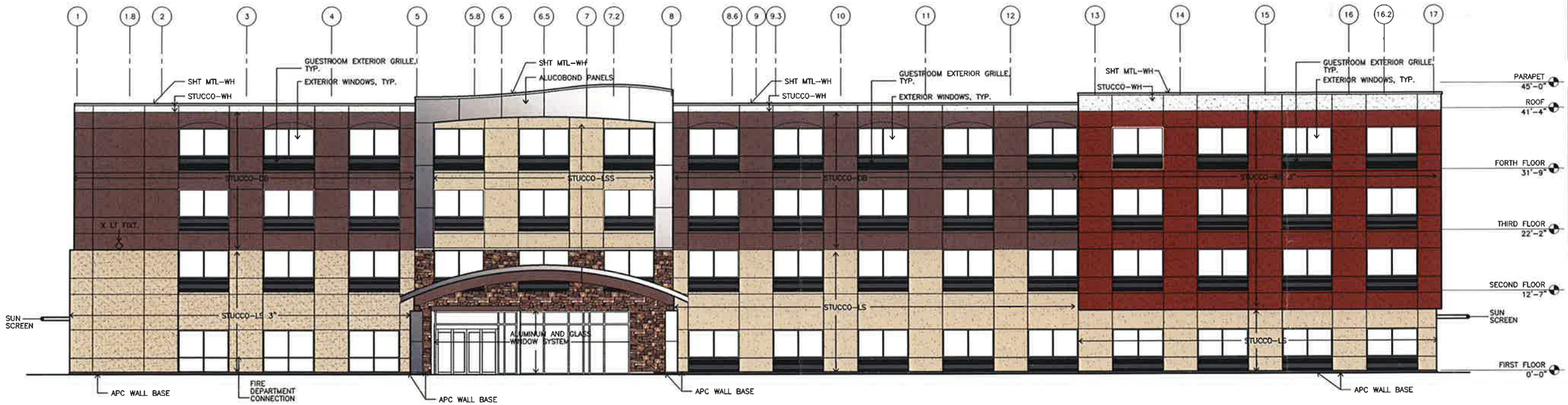
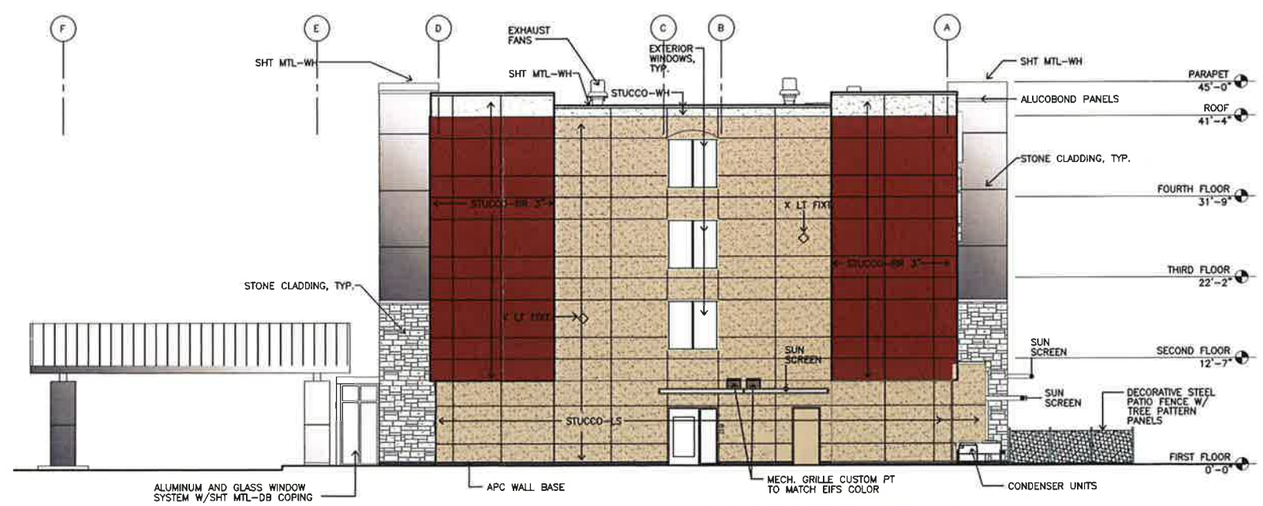


EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

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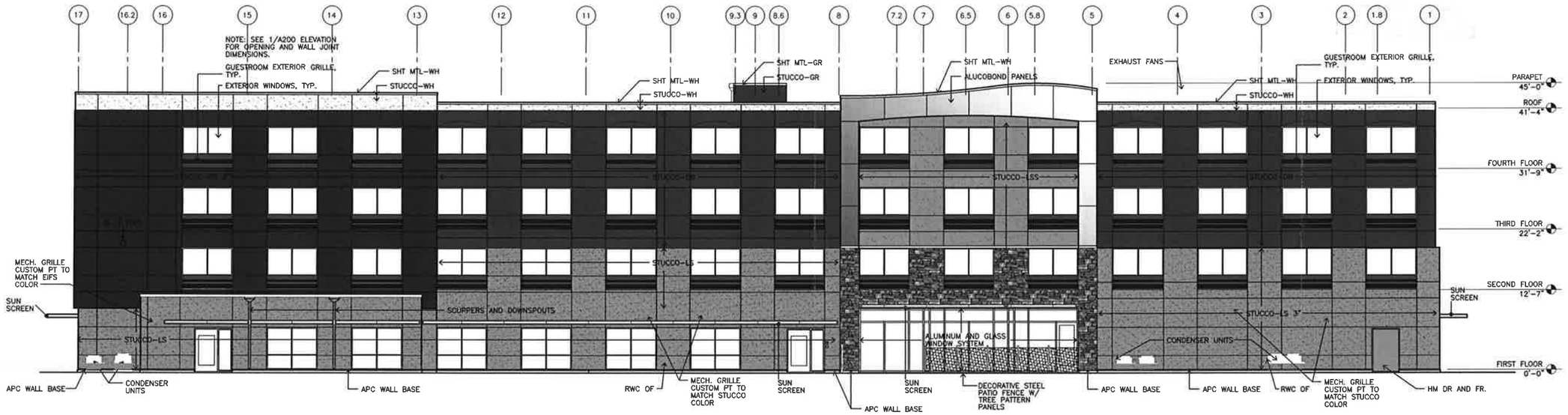
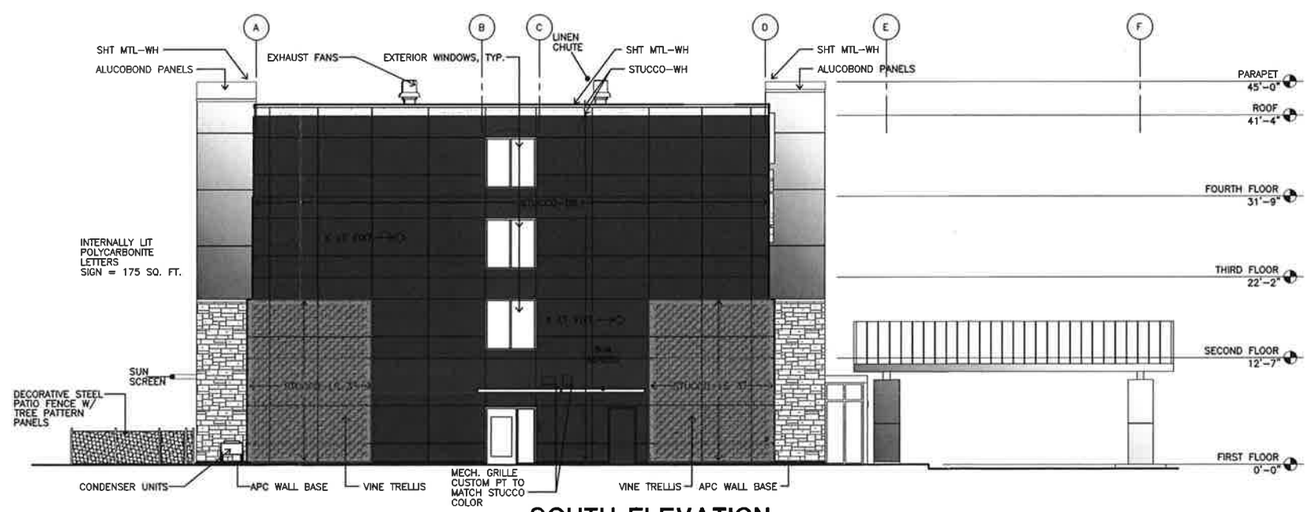


WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

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SITE SUMMARY

DESCRIPTION - INCLUDES EXISTING LANDSCAPE	SQUARE FOOT	PERCENTAGE
TOTAL SITE AREA	77,886SF	100%
TOTAL BUILDING FOOTPRINT	14,210 SF	18%
TOTAL PARKING LOT AREA	35,300 SF	45%
TOTAL LANDSCAPE AREA	8,125 SF	10%
TOTAL SIDEWALKS, CURBS & MISC	20,398 SF	26%

INTERIOR PARKING LOT LANDSCAPE

DESCRIPTION	SQUARE FOOT	PERCENTAGE
TOTAL PARKING LOT AREA	35,300 SF	100 %
LANDSCAPE AREA PROVIDED	8,125 SF	23 %
NOTE: 5% MINIMUM REQUIRED		

SHADE SYMBOLS

PROPOSED TREE - 40' DIAMETER			
Q QUARTER OF CANOPY AREA COUNTED	2	314 SF	628 SF
H HALF OF CANOPY AREA COUNTED	6	928 SF	5,568 SF
TQ THREE QUARTERS OF CANOPY AREA COUNTED	13	942 SF	12,246 SF
F TOTAL CANOPY AREA COUNTED	1	1256 SF	1256 SF
EXISTING TREE - 30' DIAMETER			
Q QUARTER OF CANOPY AREA COUNTED	5	176 SF	880 SF
H HALF OF CANOPY AREA COUNTED	6	353 SF	2118 SF
TQ THREE QUARTERS OF CANOPY AREA COUNTED	2	530 SF	1060 SF
F TOTAL CANOPY AREA COUNTED	0	706 SF	0 SF

SHADE CALCULATIONS

DESCRIPTION (ALLEY NOT INCLUDED)	SQUARE FOOT	PERCENTAGE
TOTAL PARKING LOT AREA (NEW PARKING ONLY)	35,300 SF	100.0%
SHADE AREA PROVIDED (TREES)	23,756 SF	67%
NOTE: 50% MINIMUM REQUIRED		

NOTES:

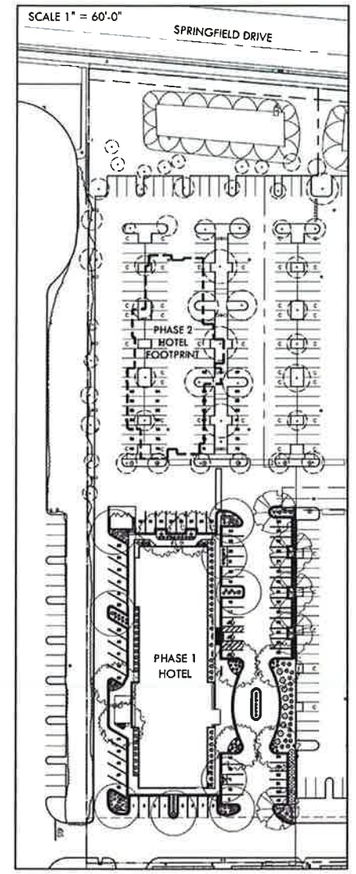
1. SOILS NOTE - ALL PARKING LOT ISLANDS AND TREE PLANTING PITS WILL BE SCARIFIED TO A MINIMUM DEPTH OF 30" BY THE FULL LENGTH AND WIDTH OF THE PARKING LOT ISLAND OR 8' DIAMETER , CENTERED ON TREE PLANTING, SO AS TO DE-COMPACT SOILS. CONTRACTOR SHALL SOLICIT A SOILS REPORT FROM AN ANALYTICAL LABORATORY AND AMEND SOILS AS RECOMMENDED BY THE ANALYTICAL LABORATORY.
2. IRRIGATION NOTE - ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP OR BUBBLER IRRIGATION SYSTEM. OVERHEAD IRRIGATION WILL NOT OCCUR WITHIN 24" OF ANY NON-PERMEIABLE SURFACE. ALL SYSTEMS WILL FOLLOW MWELO (MODEL WATER EFFICIENT LANDSCAPE ORDINANCE) STANDARDS. ALL TREES WILL BE ON SEPARATE HYDROZONES.
3. SITE AMENITIES - SEE ATTACHED SITE PLAN SHEET A-0.1 FOR ADDITIONAL SITE AMENITIES.

PLANT LIST

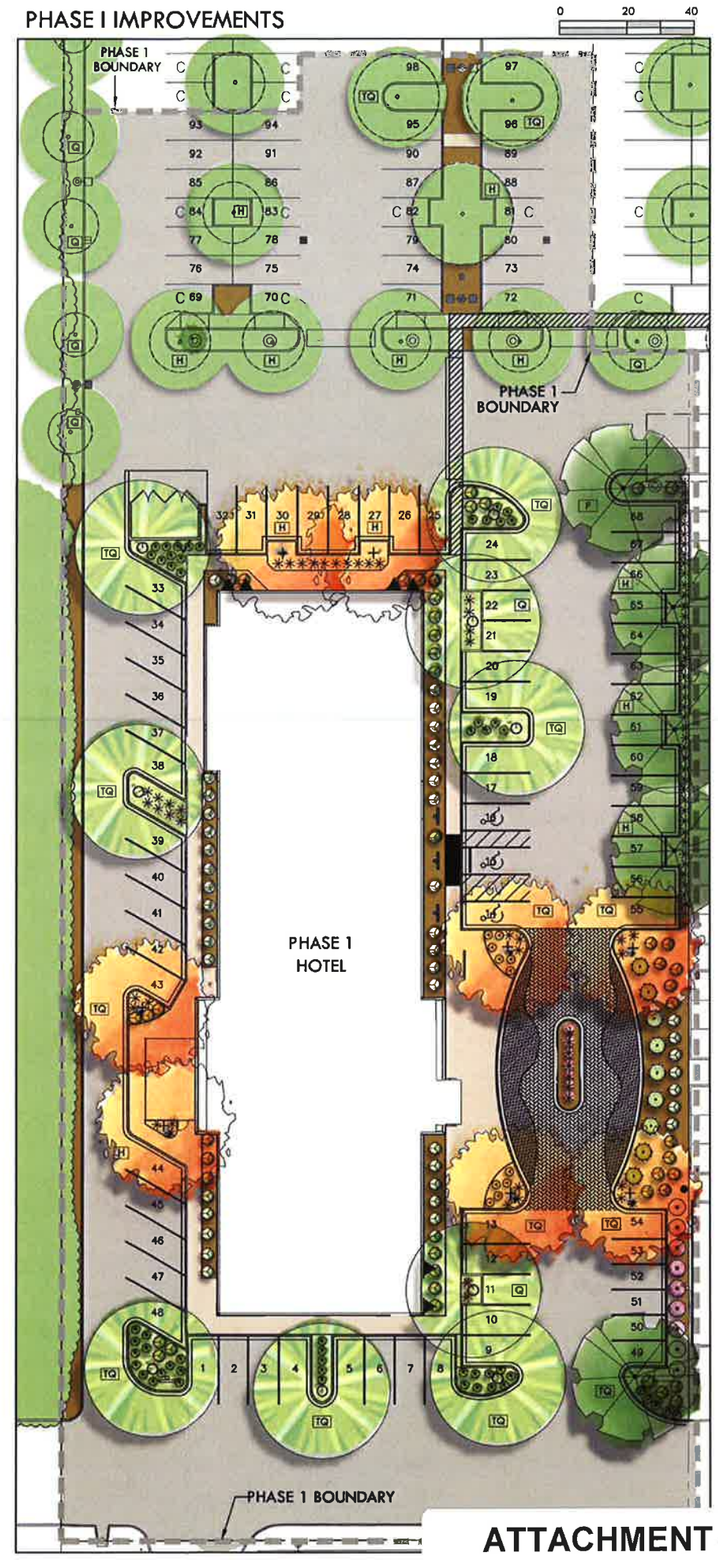
SYMBOL	LATIN NAME/ COMMON NAME	QUANTITY	CONTAINER SIZE	REMARKS	WATER USE
TREES					
	ZELKOVA SERRATA VILLAGE GREEN VILLAGE GREEN JAPANESE ZELKOVA	9	15 GAL		MED
	PISTACIA CHINENSIS 'KEITH DAVEY FRUITLESS CHINESE PISTACHE	8	15 GAL		LOW
	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	5	15 GAL		MED
SHRUBS					
	CONVOLVULUS CNEORUM SILVER BUSH	9	5 GAL		LOW
	CORREA PULCHELLA(REFLEXA) DUSKY BELLS	11	1 GAL		LOW
	HESPERALOE PARVIFLORA RED YUCCA	87	5 GAL		LOW
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	93	1 GAL		LOW
	DIETES BICOLOR FORTNIGHT LILY	54	1 GAL		LOW
	CALLISTEMON CITRINUS DWARF BOTTLEBRUSH	9	5 GAL		LOW
VINE					
▲	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	6	1 GAL		MED
△	FICUS PUMILA 'MINIMA' CREEPING FIG	1	1 GAL		MED
	EXISTING TREES - RETAIN AND PROTECT				

PHASE 2 HOTEL FOOTPRINT

SCALE 1" = 60'-0"



PHASE I IMPROVEMENTS



CHINESE PISTACHE

VILLAGE GREEN

SILVER BUSH

PINK MUHLY

RED YUCCA

MELTON DESIGN GROUP
309 WALL STREET
CHICO, CA 95928
530.899.1616

11-9-2015 #2215

PROPOSED HOTEL - SPRINGFIELD DRIVE, CHICO CA

PRELIMINARY LANDSCAPE MASTER PLAN

NORTH

PREPARED FOR:
LOTUS MANAGEMENT INC.

ATTACHMENT E