



REPORT

DATE: September 30, 2015

File: AR 15-26

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 15-26 (LaSalle's/Griffith) - 229 and 233 Broadway
Facade remodel and new outdoor dining patio

SUMMARY AND RECOMMENDATION

The applicant is proposing a façade remodel of LaSalle's restaurant in Downtown Chico in conjunction with a new outdoor dining patio. Both improvements will be constructed on the building's west elevation facing Broadway. The façade remodel complements historic design elements of the structure with modern enhancements and the outdoor dining patio implements General Plan policies that promote a high-quality pedestrian environment and lively streetscape within the Downtown core.

Proposed Motion for Final Approval

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-26 (LaSalle's/Griffith), subject to the recommended conditions therein.

BACKGROUND AND DISCUSSION

Located on the east side of Broadway, mid-block between 2nd and 3rd Streets, this project represents the City's fifth outdoor dining patio located in the public right-of-way in the Downtown area (see location map, **Attachment A**). The previously approved patios are located at Tres Hombres, Celestino's Pizza, Mom's Restaurant, and most-recently Burgers & Brews. LaSalles is located on land designated Commercial Mixed Use on the General Plan diagram and in the DN-L-COS (Downtown North-Landmark-Corridor Opportunity Site) overlay zoning district.

The City Council adopted an ordinance in August 2010 that expanded the opportunities for outdoor café seating and sidewalk dining concepts in the Downtown, including the consumption of alcoholic beverages in these areas. The ordinance implements policies in the Downtown Element of the General Plan that support enhancement of the pedestrian environment. Included in the ordinance are provisions to widen public sidewalks through public-private partnerships between the City and participating business owners. The ordinance requires architectural review of outdoor cafes in areas of widened public sidewalks. The State Alcoholic Beverage Control (ABC) requires a physical separation (such as a fence or railing) between the public and areas where alcoholic beverages are consumed.

The owners of LaSalle's propose to convert the establishment from a bar and music venue to its original use as a fine dining establishment (see architect's project description, **Attachment B** with annotated pages of the Design Guidelines Manual citing consistency of the proposal with the Manual). Project drawings are provided on one large format sheet for better legibility (**Attachment C**) with color perspectives on the left side, a site plan in the center, and detailed design elevations on the right side. Key Notes (right side of **Attachment C**) relate architectural finishes and details to the site plan, elevation, and perspective.

Utilizing the driveway curb return from the adjacent parking lot (of Crush restaurant), the patio functions as if located on a street corner (see site plan). The new patio would convert three existing parallel parking spaces along the west side of Broadway with a concrete surface spanning from the new curb edge to the restaurant. The surface of the patio will be stained concrete a natural gray tone similar to the color elevations. (Although a color material/sample board was not submitted with the application, the colors illustrated on **Attachment C** are indicative of the proposed colors. A color/material sample board will be presented at the meeting.) A prospective furniture arrangement is illustrated on the site plan showing the southerly patio area (Key Note 'b') to be reserved for banquet parties, while the northerly patio (Key Note 'a') would serve non-banquet customers. An area for new bicycle parking is indicated by Key Note 'p' at the northerly corner of the site, although the design of the new bike racks is not indicated. Staff recommends the Board discuss with the architect specific furniture and bicycle rack design concepts. Four existing street trees will be preserved by the project, with the two noted inside the patios will incorporate new flush mounted grates around the base of each trunk.

A new natural-finish wood shade trellis projects horizontally from the building over approximately one-half of the new patio width, supported by a new metal column and trellis system. The new patio and awning align visually with the same features that were recently completed for the Burger's & Brews Restaurant one block to the south on Broadway. Staff encourages the Board to spend time observing from a north and south perspective along Broadway the continuity that this proposal will lend with the Burgers & Brew patio.

Changes to the existing LaSalle's building façade include new wood entry doors and a new anodized bronze window system with transoms that replicate the pattern of the existing transoms. Two existing historic metal columns located in the southerly half of the patio will be preserved and incorporated into the window system. (Consider Design Guidelines *DG 1.3.70 – Restore and reinstate transom windows as part of a building's original architectural identity;* and *DG 1.3.76 – Preserve windows, cornices, and other existing architectural elements whenever possible.*)

The northerly half of the building parapet will preserve historic decorative brick work which will be painted a homogenous gray. The southerly parapet does not contain historic brick features and will be refinished with a smooth masonry system and also painted gray to match. While the brick forms are preserved, the homogenous gray paint appears overly plain. Staff recommends the Board discuss with the applicant optional color schemes applied to the brick parapets, at least with accents that provide a warmer spectrum that is more compatible with the other facades along the Broadway streetscape and elsewhere in Downtown. (Consider Design Guidelines *DG 1.3.62 – Preserve brick in its natural color whenever possible as it is a traditional material in Downtown Chico;* *DG 1.3.66 – Utilize colors complementary to those of adjacent buildings as well as the overall character of the streetscape;* and *DG 1.3.67 – Apply*

vibrant colors only as accents to architectural details such as cornices, window sills, columns, awnings, or signage.)

The proposed privacy railing surrounding the new patio consists of a 30-inch high concrete wall with a wood ("IPE") top rail that compliments the new shade trellis and entry doors. The architect is discussing with the owners methods to reduce the amount of concrete in the surround wall and increase a more open character. Staff recommends these details be clarified by the Board.

The proposal will introduce a limited amount accent up-lighting, although specific illustrations or fixture details are not provided. The architect will present details to the Board, including the intention to only shine up to the bottom surface of the new trellis overhang which will prevent light spillage into night skies. Lighting issues should be discussed and clarified by the Board. (Consider Design Guideline *DG 1.3.57 – Direct building lighting downward on facades ("downwash") and provide subtle accents to architectural elements.*)

In conclusion, the proposal updates a Chico landmark business with sophisticated finishes, while retaining historic building elements. The design is consistent with the following objective of the Design Guidelines Manual (Chapter 1, Downtown Section):

"Reinforce the historic urban character of Downtown Chico with the design of new development and redevelopment".

RECOMMENDED DISCUSSION ITEM

1. Discuss with the architect specific furniture and bicycle rack design concepts. Approve specific design with illustrations as conditions of approval.
2. Discuss with the architect optional color schemes, at least with accents, that provide a warmer spectrum that is more compatible with the other facades along the Broadway streetscape and elsewhere in Downtown.
3. Discuss details to reduce the amount of concrete in the surround patio wall. Approve specific design with illustrations as conditions of approval.
4. Discuss all lighting details and approve specific design with illustrations and lighting fixture cut-sheets as conditions of approval.

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 15-26 (LaSalle's/Griffith). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.

3. Final approval shall include specific furniture and bicycle rack design concepts as approved by the Board and consistent with drawings submitted at the meeting.
4. Final approval shall include specific optional color schemes, at least with accents, as approved by the Board and consistent with drawings or samples submitted at the meeting.
5. Final approval shall include specific details and drawings approved by the Board that illustrate a reduced amount of concrete in the surround patio wall as submitted at the meeting.
6. Final approval shall include specific lighting details approved by the Board including illustrations and lighting fixture cut-sheets submitted at the meeting.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code (CMC) and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 New Construction or Conversion of Small Structures. The project is consistent with the General Plan and zoning, and would not otherwise result in a potentially significant impact to the environment.

Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines based on the required findings itemized below.

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

The project is consistent with the following goals and policies contained in the Community Design and Downtown Elements of the General Plan:

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

Policy CD-3.1 (Lasting Design and Materials) - Promote architectural design that exhibits timeless character and is constructed with high quality materials.

LU-G-13: Maintain and enhance Downtown's vitality and economic well-being, and its presence as the City's symbolic center.

CD-G-22: Maintain and enhance a strong pedestrian scale and orientation within the Downtown through the design of buildings and streets.

CD-G-24: Encourage a lively streetscape environment, with buildings and activities oriented to the street and sidewalk areas at ground level.

Goal DT-3: Enhance the pedestrian environment in Downtown.

Policy DT-3.1 (Design for the Pedestrian Environment) - Enhance the high-quality pedestrian environment within Downtown through the design and maintenance of buildings, sidewalks, open spaces, and other pedestrian amenities.

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 proposal is consistent with the following design objective and guidelines from Chapter 1 (Community Design-Downtown sub-section) of the Design Guidelines Manual:

Objective - Reinforce the historic urban character of Downtown Chico with the design of new development and redevelopment".

DG 1.3.68 - Respect the original design in remodeling of older buildings regarding color, materials, and architectural details of the remodeled building and neighboring buildings.

DG 1.3.74 - Design the shape of awnings to fit the building's architecture as well as relate to other awnings that exist along the street.

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 new dining patio and awning align visually with an existing outdoor dining patio and awning recently completed for the Burgers & Brews Restaurant one block to the south on Broadway. The façade remodel enhances the surrounding streetscape and engage pedestrian-level views of dining patrons inside the building and outside on the patio.

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 primary project sign is placed on the building in an optimum location, given the existing mature street trees that could otherwise interfere with its visibility. Proportionally, the sign is designed to fit well on the hotel building, just below the 4th floor balcony, just to the east side of the decorative street lamp, and not across any architectural features (such as a window or cornice). The project sign should provide a lively, attractive architectural addition to the hotel, while not be overbearing or garish, nor will it obscure views of adjacent businesses.

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.*

Four existing street trees are preserved and no new landscaping is introduced.

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.

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Large format site plan, elevations, and perspectives
- D. Application

DISTRIBUTION

Internal (3)

Mark Wolfe, Community Development Director

Bob Summerville, Senior Planner

File: AR 15-26

External (6)

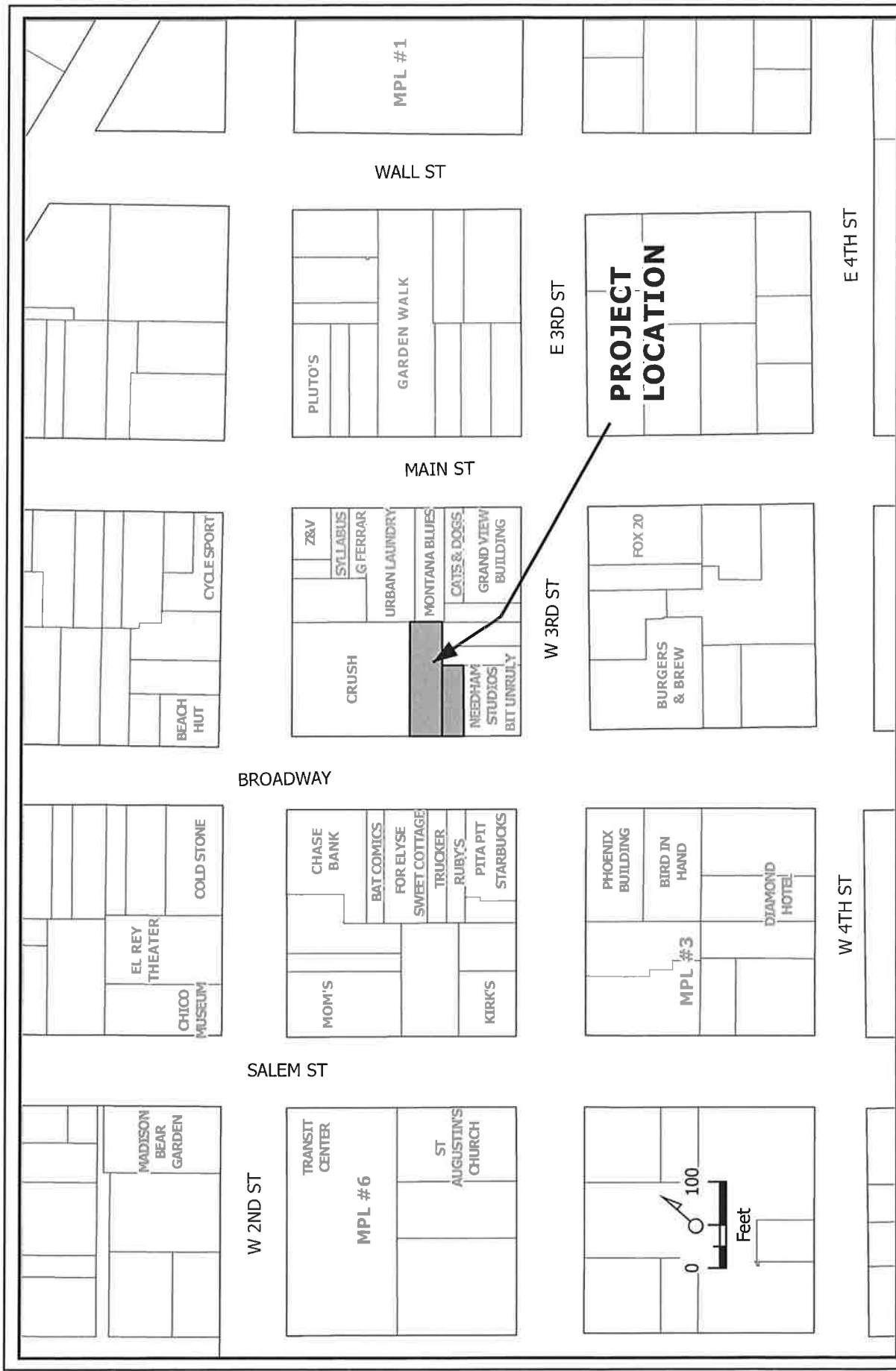
LaSalles LLC, c/o Griffith Architects, 242 Broadway, Suite 8, Chico, CA 95928

Riley Ventures LLC, 35 Covey Court, Chico, CA 95926

Chico Heritage Association, 441 Main St, Chico, California 95928

DCBA, attn.: Melanie Bassett 330 Salem Street, Chico, CA 95928

Chico Chamber of Commerce, attn: Katie Simmons, P.O. Box 3300, Chico, CA 95927



AR 15-26 (LaSalles/Griffith)
 229 & 233 Broadway St
 APN 004-081-(018 & 019)-000

ATTACHMENT A

09.08.2015

Architectural Review & Historic Preservation Board
c/o Bob Summerville, Senior Planner,
City of Chico
Planning Services Department
411 Main Street
Chico, CA, via HAND DELIVERY

RECEIVED

SEP 28 2015

CITY OF CHICO
PLANNING SERVICES

re: Architectural & Historic Review,
Façade Renovation and Outdoor Café Seating for 229 & 233 Broadway
Griffith Architects project number 1739

Members of the Architectural Review & Historic Presentation Board:

I am pleased to submit this project for your review.

This project is undertaken by the owners of LaSalles as part of their conversion of the present bar and music venue to a dining establishment. The name and final details of the new restaurant business concept are still under consideration.. The proposal presented is for the renovation of the Façade, and provision of Outdoor Café Seating per Chico's recent ordinance.

The design was conceived and developed after much study of the existing buildings and their historical setting. Historic photos available are presented on the sheet "Historic Context" along with observations and inspirations derived from our study. We then applied these principles to the presented design.

This design complies with applicable Design Guidelines of the Design Guidelines Manual, as indicated on the attached annotated pages from the Manual.

Respectfully Submitted

DAVID M. GRIFFITH, AIA
ARCHITECT, PROFESSIONAL ENGINEER
LEED®Accredited Professional
enclosures.

GRIFFITH ARCHITECTS
ARCHITECTURE | ENGINEERING | INTERIORS
143 BROADWAY, SUITE 4
CHICO, CALIFORNIA 95926 530.345.4621 GRIFFITHARCHITECTS.COM

ATTACHMENT B

Design Guidelines (DG)

DG 1.2.11 - Utilize the massing, scale, and form of new buildings as transitional elements between new and existing development to maintain a pedestrian-level scale throughout the City.

DG 1.2.12 - Respond to the context and potential linkages to surrounding areas.

DG 1.2.13 - Create a scale and character of development that does not overwhelm the surrounding neighborhood.

Cross Reference: General Plan Policies CD-G-18, -37, and -67.

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.



DG 1.2.12- This alley provides a pedestrian friendly linkage



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 Guidelines (DG)

DG 1.2.31 - Complement natural surrounding vistas with color rather than create prominent features that detract from surrounding vistas.

DG 1.2.32 - Use building materials that reinforce a sense of permanence, history, or place.

Cross Reference: General Plan Policy CD-G-71.



The design concept incorporates many architectural details



DG 1.2.23

The use of brick and stone in these examples give the buildings a look of permanence

1.3.1 COMMUNITY CHARACTER



Design Objective

Reinforce the historic urban character of Downtown Chico with the design of new development and redevelopment.

Design Guidelines (DG)

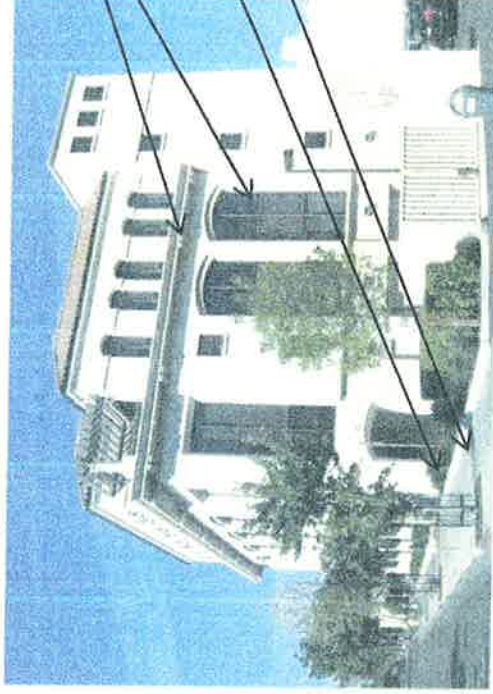
DG 1.3.11 - Maintain an urban character that distinguishes the Downtown from the residential character of the adjacent neighborhoods. Create new development with an urban scale, architectural finish treatment, and character.

DG 1.3.12 - Preserve and enhance buildings of special historic and/or architectural interest.

DG 1.3.13 - Maintain and enhance a strong pedestrian scale and orientation.

DG 1.3.14 - Reinforce the role of City Plaza as the civic and cultural heart of Downtown in the design of new development or redevelopment around it.

Cross Reference: General Plan Policies CD-G-20, -21, and -22.



The scale and architectural detail for this mixed-use building is appropriate for Downtown Chico

Building is placed close to street

Wide sidewalks



DG 1.3.11, 1.3.13, & 1.3.14 - City Plaza



DG 1.3.12 - The Silberstein Building is listed on the National Register of Historic Places



the Outdoor Cafe seating areas enhance the distinctly downtown Chico character, created at a pedestrian scale and engaging passers-by.

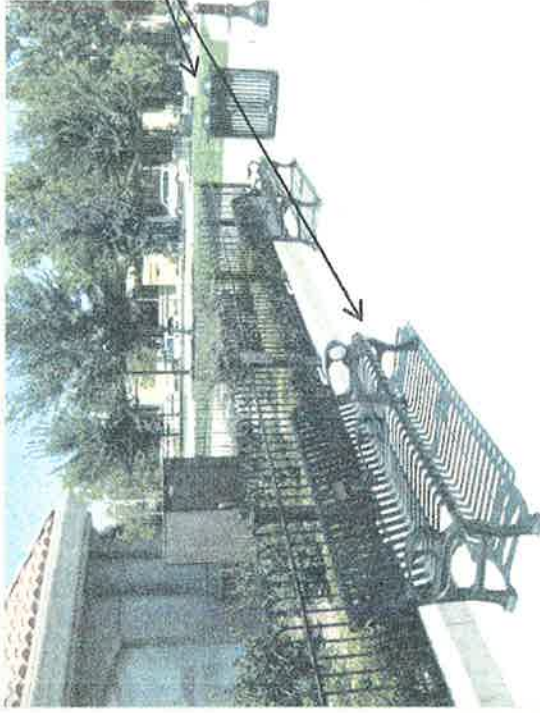
1.3.4 SIDEWALKS AND PUBLIC AMENITIES

Design Guidelines (DG)

DG 1.3.41 - Continue the styles of sidewalks and public amenities (such as benches, trash containers, and bicycle racks) with simple, traditional, classic lines that are consistent with the historic character of Downtown.

DG 1.3.42 - Utilize concrete paving textures, patterns, and colors of new sidewalks that are consistent with the styles applied to the City Plaza and Chico Municipal Center.

DG 1.3.43 - Utilize textured and/or stamped concrete for new sidewalks, coupled with color additives or stains to maintain consistency with the historic character of Downtown.



DG 1.3.41 - Public amenities at Chico City Plaza



DG 1.3.42- Paving pattern at Chico City Plaza



Fine textured exposed aggregate

DG 1.3.43- Paving pattern at Chico Municipal Center

1.3.6 ARCHITECTURAL DESIGN - FACADE REMODELS

Design Guidelines (DG)

DG 1.3.61 - Consider the historic architectural qualities that give the building, and neighboring buildings, a distinctive character.

DG 1.3.62 - Preserve brick in its natural color whenever possible as it is a traditional material in Downtown Chico.

DG 1.3.63 - Save original materials that are within context unless replacement with new materials enhances the facade.

DG 1.3.64 - Apply surface treatments that are harmonious with the adjacent buildings. Avoid using bare concrete, metal siding, wood siding, or synthetic materials.



Rebuilt tower structure

Restored architectural details



DG 1.3.61



DG 1.3.62

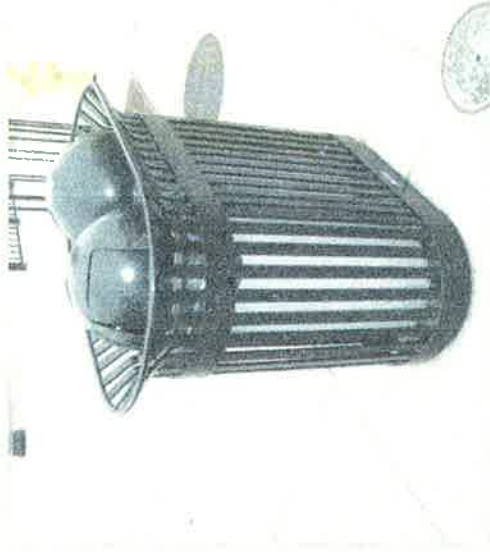


Design Guidelines (DG)

DG 1.3.44 - A dark bronze, black or anodized finish is preferred in public amenities manufactured from metal (such as benches, trash containers, and planters).

DG 1.3.45 - Oak or a suitable hardwood finish with a sealed, natural color is the preferred material for public amenities manufactured from wood (such as benches, trash containers, and planters).

DG 1.3.46 - Utilize a natural color with a consistent period-style finish for public amenities manufactured from pre-cast concrete.



DG 1.3.44- Metal trash/recycle receptacles



DG 1.3.44- Metal benches with center arm



DG 1.3.46- Precast concrete trash/recycle receptacles



DG 1.3.46- Precast concrete game tables

add aesthetic interest and opportunities for social gathering



Design Guidelines (DG)

DG 1.3.74 - Design the shape of awnings to fit the building's architecture as well as relate to other awnings that exist along the street.

DG 1.3.75 - Place awnings in a manner that is compatible with the openings and structure of the building facade.

DG 1.3.76 - Preserve windows, cornices, and other existing architectural elements whenever possible.

DG 1.3.77 - Recreate original architectural elements that have been destroyed, and construct new elements to be compatible with the original design and adjacent buildings.



DG 1.3.74- Awning design and materials complement building architecture



DG 1.3.74- An awning's shape can add character to building facades



DG 1.3.76- Cornice detail



Design Guidelines (DG)

DG 1.3.97 - Maintain consistency with historical character of neighboring structures with regard to roof lines.

DG 1.3.98 - Reinforce the existing front facades typical of Downtown.

DG 1.3.99 - Avoid open plazas along front property lines that disrupt the continuous nature of the streetscape.

DG 1.3.991 - Locate off-street parking away from the sidewalk and to the rear of the building, or aesthetically screened from public views.



Painted brick example

DG 1.3.98 Storefront consistent with adjacent historical character



This storefront update creates an outdoor seating area while maintaining the existing front facade

DG 1.3.98 & 1.3.99

1.7.1 ENERGY CONSERVATION

Design Objective

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

Design Guidelines (DG)

DG 1.7.11 - Consider solar orientation early in the design process of new roads, driveways, and buildings.

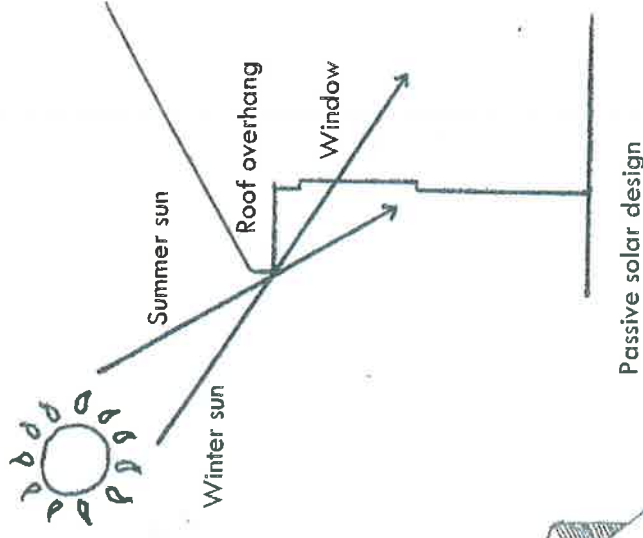
DG 1.7.12 - Optimize use of energy-efficient fixtures for external lighting, including parking lots, buildings, and signage.

DG 1.7.13 - Consider deciduous shade trees in landscape design along the south and west sides of buildings, allowing heat gain in colder seasons and providing shade during hotter seasons.

DG 1.7.14 - Design roof overhangs to optimize passive heating and cooling, for window and building shade during hotter months, and solar heating during colder months.

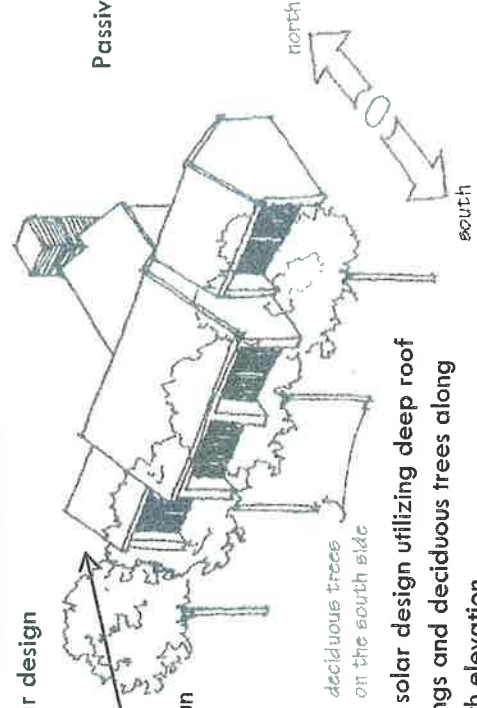
1.7.15 - Minimize unshaded pavement along south and west elevations.

Cross Reference: General Plan Policy CD-G-73 and Chico Municipal Code Section 19.74.100 C.7.



DG 1.7.11 - Active solar design

Note the building design minimizes exposure to western sun



Passive solar design utilizing deep roof overhangs and deciduous trees along the south elevation

RECEIVED

PLANNING DIVISION

SEP 08 2015

Application No. 15-26



411 Main Street (530) 879-6800
 P.O. Box 3420
 Chico, CA 95927-3420
 www.chicoca.gov

CITY OF CHICO
 PLANNING SERVICES

APPLICATION FOR

Site Design and Architectural Review

Administrative

Conceptual

Applicant Information

Applicant Name LaSalles LLC c/o Griffith Architects		Phone 530-343-4621	
Applicant Street Address 242 Broadway Suite 8		Email akobus@griffitharchitects.com	
City Chico	State CA	Zip 95928	
Property Owner Riley Ventures, LLC, LaSalles, LLC		Phone 530-624-5356 530-624-5354	
Property Owner Address 35 Covey Court		Email rileychico@yahoo.com chiconick@yahoo.com	
City Chico	State CA	Zip 95926	
Architect or Historical Consultant Griffith Architects		Phone 530-343-4621	
Address 242 Broadway Street Suite 8		Email akobus@griffitharchitects.com	
City Chico	State CA	Zip 95928	

General Project Information

Project Name Renovation of 229 Broadway	APN 004-081-018-000 & 004-081-019-000	Parcel Size 2 parcels Totaling 6,969 sqf
Location/Address 229 & 233 Broadway Street	General Plan Designation City of Chico	
Description Façade Renovation & Outdoor Café Seating for 229 & 233 Broadway	Zoning DN Downtown North	

Submittal Requirements

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

Applicant Authorization and Signature

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

Applicant's Signature 	Date 09.08.2015
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For Office Use Only

Application Received By <i>Shannon Costa</i>	Butte County Filing Fee \$50 (Check payable to Butte County) <i>paid 9/08/15</i>	Receipt No. 190739
Date 9/08/15		Application Fee \$347

ATTACHMENT D

Assigned Planner	<input type="checkbox"/> Applies	Non. Review Fee \$
Tentative Hearing Date	<input type="checkbox"/> Does Not Apply	Total Fees \$ (Check payable to City of Chico)

Board Review

Application Submittal Checklist

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

ALL SUBMITTED DRAWINGS - Applicants should only submit two folded full-size color copies and two color reductions (11 X17-inch) of all drawings with the initial application. Following a determination of application completeness, Planning staff will request additional copies as necessary (typically, for a total of eighteen 11 x 17-inch drawings). All drawings must be to scale (including a graphic bar scale) with a north arrow oriented towards the top of the sheet of all plan drawings.

SITE PLAN – Indicate the Dimensions of Pertinent Features

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

ARCHITECTURAL DRAWINGS – Indicate the Dimensions of Pertinent Features including building height and roof pitch

- Detailed exterior elevations (all sides, identified by cardinal direction, including trash/recycling

- enclosures, carports, etc.) See sheet
- Utility panels, plumbing fixtures, meters, conduits, A/C units
- Accurate depiction/specification of materials/colors
- Location, design, type, and intensity of lighting deferred
- Location of proposed signage on building deferred
- Utility/Service Entrances
- Floorplans, if available

ENVIRONMENTAL QUESTIONNAIRE

LANDSCAPE PLAN - Indicate the Dimensions of Pertinent Features NOT RELEVANT

Please refer to "Recommended Street and Parking Lot Trees", available at the City of Chico Counter and website, for appropriate species.

- Planting plan with legend
- Statement as to soils types and any special planting techniques required
- Trees to remain or be removed (note species and size)
- Fence/Wall locations, heights, designs
- Hardscape features and materials
- Exterior lighting - location, height, design, type of lamp, and intensity and IES cutoff classification
- Screening methods for trash enclosures, mechanical equipment, and parking areas
- Percentage of pavement shading in parking area (minimum of 50% required)
- Outdoor amenities/break areas

AB 1881 compliance/conceptual hydrozones and irrigation methods

Lighting photometrics
 Consideration for public art

SIGNAGE

Signage presentation will be submitted later for separate review.

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

MATERIALS AND DETAIL

Materials board is in progress and will be submitted soon.

Color and material sample board - samples should include roofing, paint and stain finishes and textures, canvas and plastic coverings, special glass application and frames, wrought iron or other custom design elements, and masonry choices.

An accurate reproduceable color copy of the material/sample board.

OTHER (*Consult with Staff as to need*)

Visual Simulation (when over 50,000 sq. ft. or at elevation over 250 feet.)

Perspective drawings/Computer Simulation

- Conceptual model
- Roof and floorplans

Design Guidelines Manual Quick-Check

Proposals should reflect the following principles from the City's Design Guidelines Manual:	Reflected in proposal?	
	Yes	No
The building has a clear architectural concept carried throughout all elevations.	YES	
All four sides of the building have received equal design consideration.	NA	
Materials or textures are wrapped around the sides of the building, rather than abruptly terminated.	NA	
Building texture is used to create interest or complements an architectural concept or feature.	YES	
Design takes into account existing trees, vegetation, and vistas.	YES	
Design takes into account the character, massing, and setbacks of neighboring buildings.	YES	
Signage is designed as an integrated architectural element.	DEFERRED	
Exterior lighting is directed downward and onto the site; light sources are concealed from offsite view.	DEFERRED	