



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 12/7/16

DATE: November 21, 2016

TO: Architectural Review and Historic Preservation Board

FROM: Mark Corcoran, Senior Planner, (879-6800, zoning@chicoca.gov)
Community Development Department

RE: Architectural Review 16-18 (Sierra Central Credit Union) - New bank building
1380 East Avenue, APN 016-060-046

| |
|------------------------------------------|
| Files: AR 16-18 PDP 16-03 UP 16-06 |
|------------------------------------------|

REPORT IN BRIEF

The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of a new 4,000 square foot credit union (bank) building with an attached porte cochere over a drive-through lane. The site is adjacent to East Avenue within an existing parking lot of the Safeway East Avenue Marketplace. The Board is requested to forward a recommendation of approval to the Planning Commission which will consider final architectural approval along with a required planned development and use permit.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the staff report and forward a recommendation of approval to the Planning Commission for AR 16-18, subject to the attached conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the staff report and recommend Planning Commission approval of AR 16-18 subject to the attached conditions.

BACKGROUND

The applicant proposes to construct a new 4,000 square foot credit union (bank) building with an attached porte cochere within an existing parking lot of the Safeway East Avenue Marketplace (see **Attachment A**, Location Map). The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram, and located in the CC-AOC-PD (Community Commercial- Zone C Airport Operations- Planned Development) overlay zoning district.

Site Design

The site is configured similar to a corner lot with East Avenue forming its southern border and an existing access drive to the shopping center forming its eastern border. The proposed site design positions the 4,000 square foot credit union building towards the East Avenue frontage and close to the access drive. As illustrated on the site plan, pedestrian improvements include existing sidewalks along both frontages and across the front of the building pedestrian crossing, bike rack close to the front entry (see also landscape plan, below), and a trash enclosure near the southwest corner of the drive-through lane (see project description, **Attachment B** and site plan, **Attachment C**). Exterior lighting includes five LED parking lot

lights on 18-foot tall anodized poles and heads, located within the parking lot and along the drive-through lane (see **Attachment C**, Site Plan details including screen walls and trash enclosure). As illustrated, the building entry faces north toward the new bank parking area and shopping center, with the drive-through lane wrapping around the south side of the building to allowing stacking of at least six cars. Two structural techniques of screening the drive through are proposed, both located within a deep landscape planter between the drive-through and East Avenue. Both techniques work in conjunction with the landscape design to screen views of stacking vehicles and related headlight glare from East Avenue. The first technique features two 30-inch tall cmu curving walls with brick veneer and caps. The second technique employs two 60-inch tall curvilinear wire mesh trellis “walls” that will create a “green screen” as new landscaping matures (see landscape design, below).

Landscape Design

A generous landscape buffer between the public sidewalk along East Avenue and the drive-through lane ranges from over 22 to 35 feet in depth. Within the buffer are designed various shrub arrangements including manzanita, coffee berry, Oregon grape, juniper, and California fuchsia. The shrubs work in conjunction with various ground cover species and ornamental trees (western redbud), existing street trees, and creeping vines (lavender trumpet and creeping fig) planted along the “green screen” trellis-wall to create a lush, dense screen of the drive-through lane. Shade trees proposed in the new parking area are estimated to achieve over 70 percent shading in 15 years (see Landscape Plans, **Attachment D**). The proposed design would not include the removal of any existing trees.

Architecture

Architectural style is post-modern with alpine features such as steep roof pitches, steel open trusses at the building entry (resembling timbers), tall windows and earth tones (khaki, sage, Spanish clay, Sierra slate, and brown). A dominant element is a centralized clerestory gable opening at its north end over the building entry, running over the lobby and across the entire building, and terminating at the south elevation and drive-through lane. Defining the building entry are four tall brick pillars that support the clerestory structure’s north end, with two similar brick pillars supporting the south end. Lower hipped roofs define the corners and medium height parapet walls that will be used for signage (see **Attachment E**, Elevations and **Attachment F**, Perspectives). Metal roof material, resembling Spanish tile (to match the existing shopping center), is utilized throughout various roof configurations and heights. Exterior wall assemblies are composed of horizontal siding and plaster walls, red brick surfaces across the cmu trash enclosure and tall support columns (described above), trim and tube steel accents (see **Attachment G**, Colors, Materials, and Signage).

DISCUSSION

Approval Process

In cases where a project requires a discretionary approval by the Planning Commission or City Council in addition to design review, such as a use permit and planned development permit, CMC 19.18.024(B), requires the Board to forward a recommendation regarding the site and architectural design.

Site Plan

The project includes a vehicle drive-through lane for automated banking services. The proposed drive-through lane will allow for the stacking of six cars (as required by City code for drive-through uses) and will run between the proposed building, East Avenue, and the existing parking lot driveway. Public views from East Avenue of the access drive will be minimized by 30-inch and 60-inch wall features with generous layers of attending landscaping. Pedestrian access to the site will be provided along a six foot wide sidewalk from East Avenue and along the existing driveway to the parking lot. A bicycle rack (inverted 'U') will be installed in close proximity to the primary building entrance.

Architecture

Given the scale of the site area and building square footage, design, positioning and massing appears to be appropriate for the location. The warm earth-tones and masonry finishes blend well with the existing shopping center and proposed landscaping.

The proposal is consistent with several General Plan policies, including those that encourage providing safe, secure public safety facilities with an emphasis on crime prevention through design (CD-3.4, CD-3.4.1, S-5, and S 5.5.1). The project is also consistent with many Design Guidelines, as thoroughly detailed in the applicant's project description (see **Attachment B**).

RECOMMENDED DISCUSSION ITEMS

Building Finishes and Equipment Screening: Clarify with the applicant that all roof penetrations and HVAC equipment will be properly screened from view using paint, fencing, and/or landscaping. Modify recommended Condition No. 2 as appropriate.

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.

REQUIRED FINDINGS FOR A RECOMMENDATION OF APPROVAL

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 proposal includes a use that consistent with the Commercial Mixed Use Land Use Designation. The proposed project will ultimately increase the use of a previously developed site due to its location within an existing parking lot.

- 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 proposed project is designed to be a positive contribution to the existing streetscape and neighborhood identity due to its positioning along East Avenue and roof profile allowing for consistency with DG 2.1.1, DG2.1.11, and DG 2.2.13. In addition, the proposed project was designed to encourage safe pedestrian and bicycle access as outlined by DG 2.1.21, DG 2.1.22, D.2.1.24, 2.1.31, and D.2.1.34. The proposed architecture utilizes sturdy materials that reinforce a sense of permanence and place, and clearly announces building entryways, consistent with DGs 1.2.32, 1.5.11, 5.2.21, and 5.1.11. Conditions to limit light spillage beyond the project site are consistent with DGs 1.5.12, 1.5.14, 1.5.16, and 5.2.22.

- 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 design, materials and colors of the proposed new building are visually compatible with the existing shopping center, and are not anticipated to be incompatible with future commercial development in the area. Exterior equipment will be properly screened from view by perimeter fencing and landscaping.

- 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 structure is compatible with the existing shopping center as well as the surrounding existing development. The height, massing, and placement of the proposed project would not block any existing views or dominate the existing surroundings.

- 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 proposed building and adequate shading of the parking area. The proposed landscape buffer between the drive-through lane, East Avenue, and the driveway of the shopping center will provide an attractive environment.

RECOMMENDED CONDITIONS OF APPROVAL FOR AR 16-05

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 16-18 (Sierra Central Credit Union). No building permits related to this approval shall be granted final approval without authorization of Planning Department staff.
2. All wall-mounted utilities, 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 Division staff upon final inspection and prior to issuance of a certificate of occupancy.

3. The finished height of parking lot lights shall not exceed 18 feet above grade.

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 and Design Guidelines Statement
- C. Site Plan & Site Plan details
- D. Landscape Plans
- E. Building Elevations
- F. Building Perspectives
- G. Colors, Materials, and Signage

DISTRIBUTION

Internal (3)

Bob Summerville, Senior Planner

Mark Corcoran, Senior Planner

Files: AR 16-05, UP 16-06, PDP 16-03

External (5)

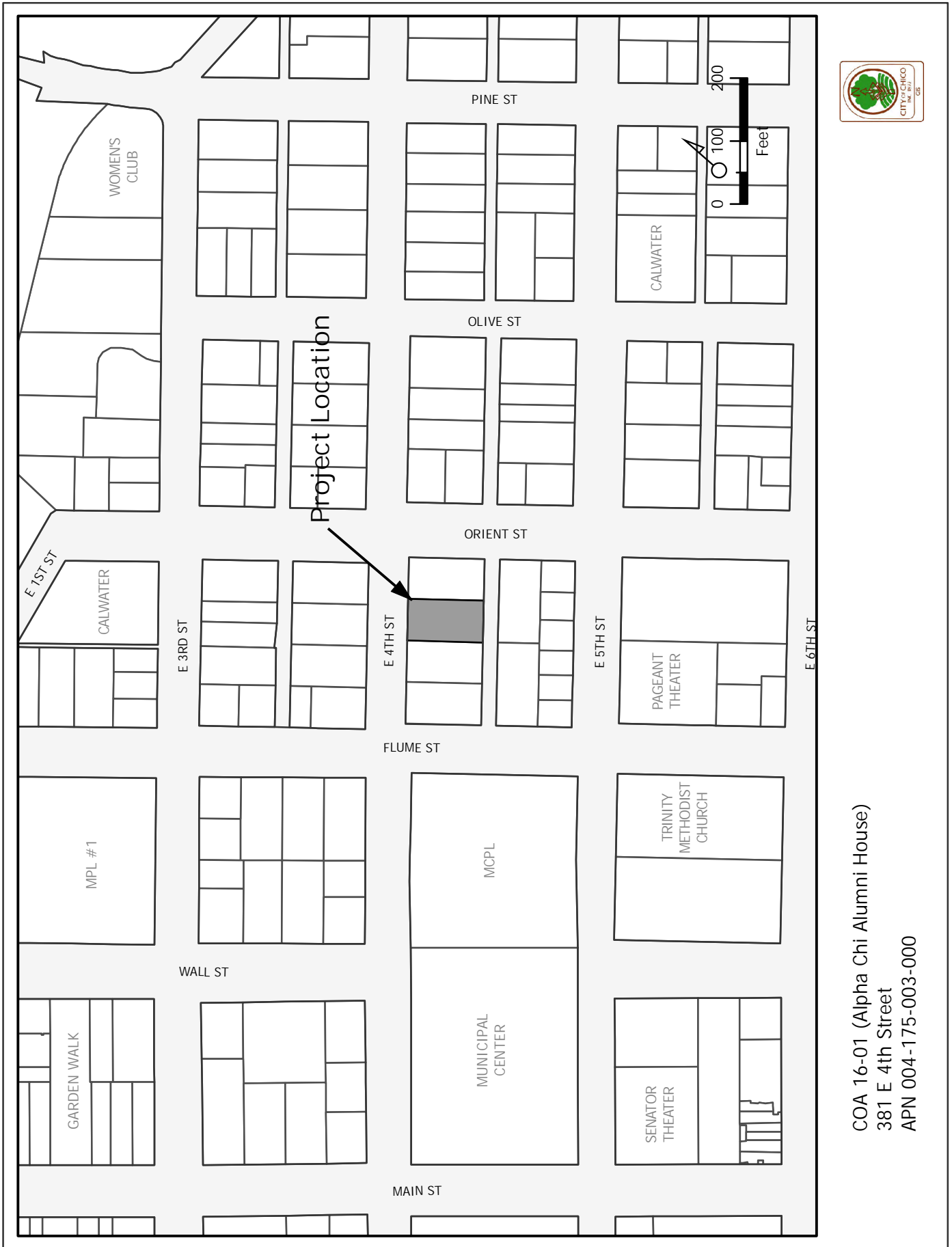
Sierra Central Credit Union – Steve Henderson, 1351 Harter Parkway, Yuba City CA 95993

Harris Commercial Real Estate – Brandon Harris, 647 Flume Street, Chico CA 95928

Herb Votaw – Rolls, Anderson & Rolls, 115 Yellowstone Drive, Chico CA 95973

Wallis Design Studio, 149 Crown Point Court, Ste. C, Grass Valley, CA 95945,

Brian Firth Landscape Architect, Inc., 627 Broadway, Suite 220, Chico, CA 95928



COA 16-01 (Alpha Chi Alumni House)
 381 E 4th Street
 APN 004-175-003-000



**WALLIS DESIGN STUDIO
ARCHITECTURE**

Listening. From design to completion.

PROJECT LOCATION: 1289 East Avenue, APN 015-430-005
Sierra Central Credit Union (UP 16-06 / PDP 16-03 / MLD 16-05)

ARCHITECTURAL CONCEPT:

The proposed Sierra Central Credit Union East Avenue project consist of a 4,000 SF stand along branch building designed to offer neighborhood banking services. It is located along the East Avenue frontage within the East Avenue Shopping Center. It's site amenities include a pedestrian and bicycle path, a screened drive thru ATM with stacking for 6 cars, bicycle storage adjacent to main entrance, and parking with both an electric vehicle charging station and a van accessible parking stall. The project site will be fully landscaped.

DESIGN APPROACH:

When starting the design process, we identified several key goals that we wanted to accomplish with this project. We wanted the building's design to respond to and enhanced the East Avenue frontage, be complementary with the existing shopping center and to have a memorable architecture appeal to the neighborhood.

The site plan was organized with the building located along East Avenue allowing our parking to be moved internal to our site as well as the building massing to respond better to it East Avenue frontage. To create the stacking needed for the drive thru we have moved the existing entrance into the parking lot north of its current location and ran the drive thru around the building while maintaining plenty of room for the necessary screening. For screening we have utilized both 30" brick wall screen wall and 60" high green screens to shield the cars in the drive thru isle along East Avenue.

The building design is comprised of three types of forms: a centralized clerestory gable running over the lobby and building entrance, lower hipped roofs defining the building corners and medium height parapet walls utilized for signage locations.

When selecting finishes we wanted colors and materials that created a rich pallet that could be used to accent our buildings form and provide variation along the facades. The project pallet includes metal roof, storefront, horizontal siding and cement walls with brick, trim and tube steel accents. We wanted the metal roof product to complement the existing centers tile roof in color and style. We have utilized horizontal siding with a thick butt profile to create texture and shadow lines on the main entry building form. We wanted to use brick for our columns as we felt this fit better with Chico built environment.

APPLICABLE DESIGN GUIDELINES:

- DG 2.1.1 Our Building placement was developed to create a positive contribution to both the east avenue streetscape and with the East Avenue Shopping Center itself. We utilized varied roof forms and heights to create interest as well as maintain a neighborhood scaled feel.

- DG 2.1.11 In an effort to strengthen the neighborhood identity our project incorporated hip roof's with a barrel tile metal roof finish complimenting the existing centers roof approach. We have also incorporated exposed trellis elements at the entry.



**WALLIS DESIGN STUDIO
ARCHITECTURE**

Listening. From design to completion.

- DG 2.1.12 Our building's primary entrance has been enhanced with a dominant roof gable that pulls towards the parking lot creating a pedestrian scaled space.
- DG 2.1.21 In an effort to provide safe convenient movement for pedestrians and bicycles our project site has been designed to include a pedestrian/bicycle path from our building to the city sidewalk.
- DG 2.1.22 Our projects minimum proposed walk width is 6 feet.
- DG2.1.23 The site design has relocates/maintained the existing complex path from East Avenue to existing complex. Where this path crosses the drive isle we have added curb cuts, a striped crosswalk and proposed a stop sign as you exit.
- DG 2.1.24 Project design has proposed a bicycling storage rack adjacent to our main entry.
- DG 2.1.25 Proposed building location screens parking from street view.
- DG 2.1.26 Building has been located along the street frontage with parking to the rear.
- DG 2.1.27 Landscaping is proposed along East Avenue and along the shared entrance drive lane.
- DG 2.1.28 Shade trees are being provided per City standards.
- DG 2.1.31 Bicycle parking has been integrated under our entry roof.
- DG 2.1.32 Bicycle parking is located adjacent to our main entrance.
- DG 2.1.33 Brick pattern accent has been incorporated into bicycle/pedestrian walk surface coming in from east avenue and shopping center. This path is also lined with shade trees and landscaping.
- DG2.1.34 Bicycle/pedestrian route has been separated from motorist route.
- DG 2.1.36 Landscaping screening is being provided at trash enclosure to soften the visual impact of enclosure.
- DG 2.1.38 Project is proposed with a utility room to house electrical equipment. Gas meter location is screened by trash enclosure.
- DG 2.2.11 The building massing, scale and form has been developed to create a pedestrian experience. Low hip roofs have been utilized to minimize facade height along pedestrian paths, a shade trellis has been added to distinguish the ATM location, a variety of roof forms have been uses to articulate overall mass, wall material changes have also been added to accent form articulation.
- DG 2.2.13 We developed our building's form to have a unique feel and to be responsive to its site. We looked at how the building presented itself from the East Avenue approach as well as

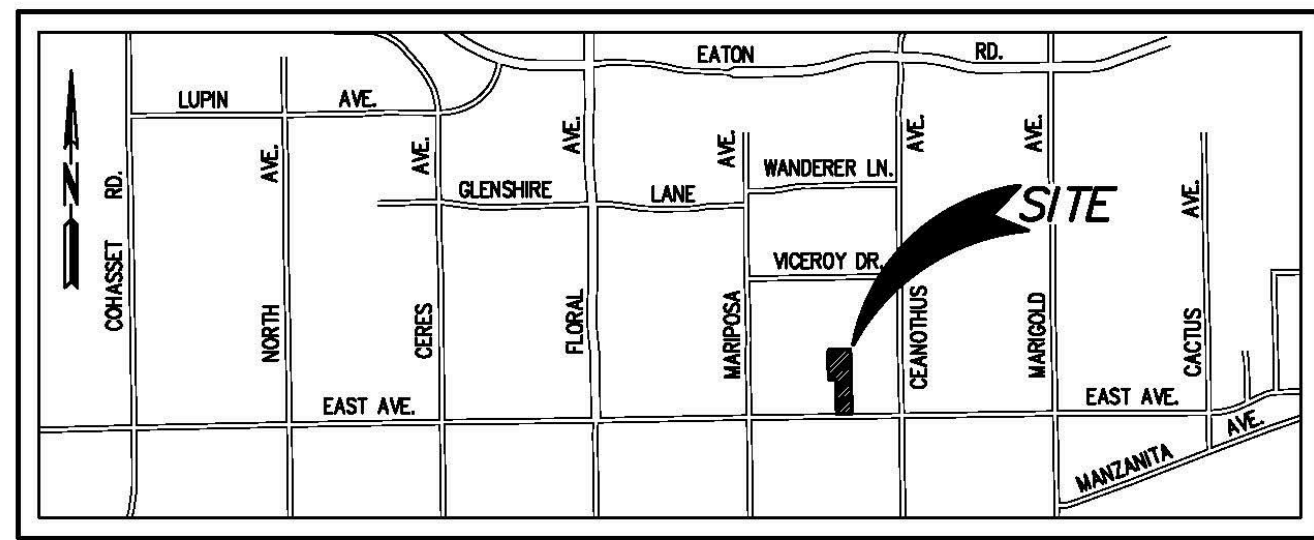


**WALLIS DESIGN STUDIO
ARCHITECTURE**

Listening. From design to completion.

how it presented itself to the center. In an effort to complement the existing center we utilized hip roofs, decorative truss element and a similar roof color.

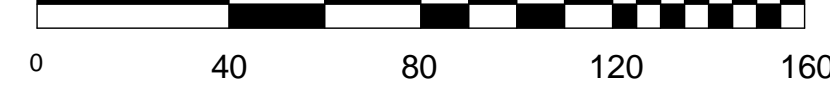
- DG 2.2.22 Building facades have been articulated by varying building depths and overhangs and the utilization of a variety of materials (plaster, horizontal siding, trim and brick).
- DG 2.2.23 The building entrance is defined by a large gable roof projected out over a pedestrian space. This area has exposed truss work and brick columns to aid in create a sense of place.
- DG 2.2.24 The building roofs design is an integral part of this buildings form, we have utilized three distinct methods (hip, flat and gable) each placed to complement one another. The hip roofs are the component that ties the gable and flat roofs together and helps create unity on all sides.
- DG 2.2.25 Project's roof approach breaks up all facades.
- DG 2.2.26 Project's roof forms are integral to overall design.
- DG 2.2.27 Roof equipment has been screened by building's form via roof well and parapet's.
- DG 2.2.28 Electrical panels will be located within utility room, gas meter is screened from view by trash enclosure, downspouts have located to complementary locations and painted to match the trim, trellis and truss color.
- DG 2.2.31 To create visual interest along walls this project utilizes cement plaster with 'W' reveal screeds, thick-butt horizontal siding with 2x depth trim, and center set storefront. Each of these aid creating variation in the wall materials and depths.
- DG 2.2.32 Project color and material selections offer a rich pallet with two primary wall colors, a complementary metal roof finish, brick, trim and tube steel accents.
- DG.2.2.33 Building form, material, colors and detailing have been carried throughout each elevation.



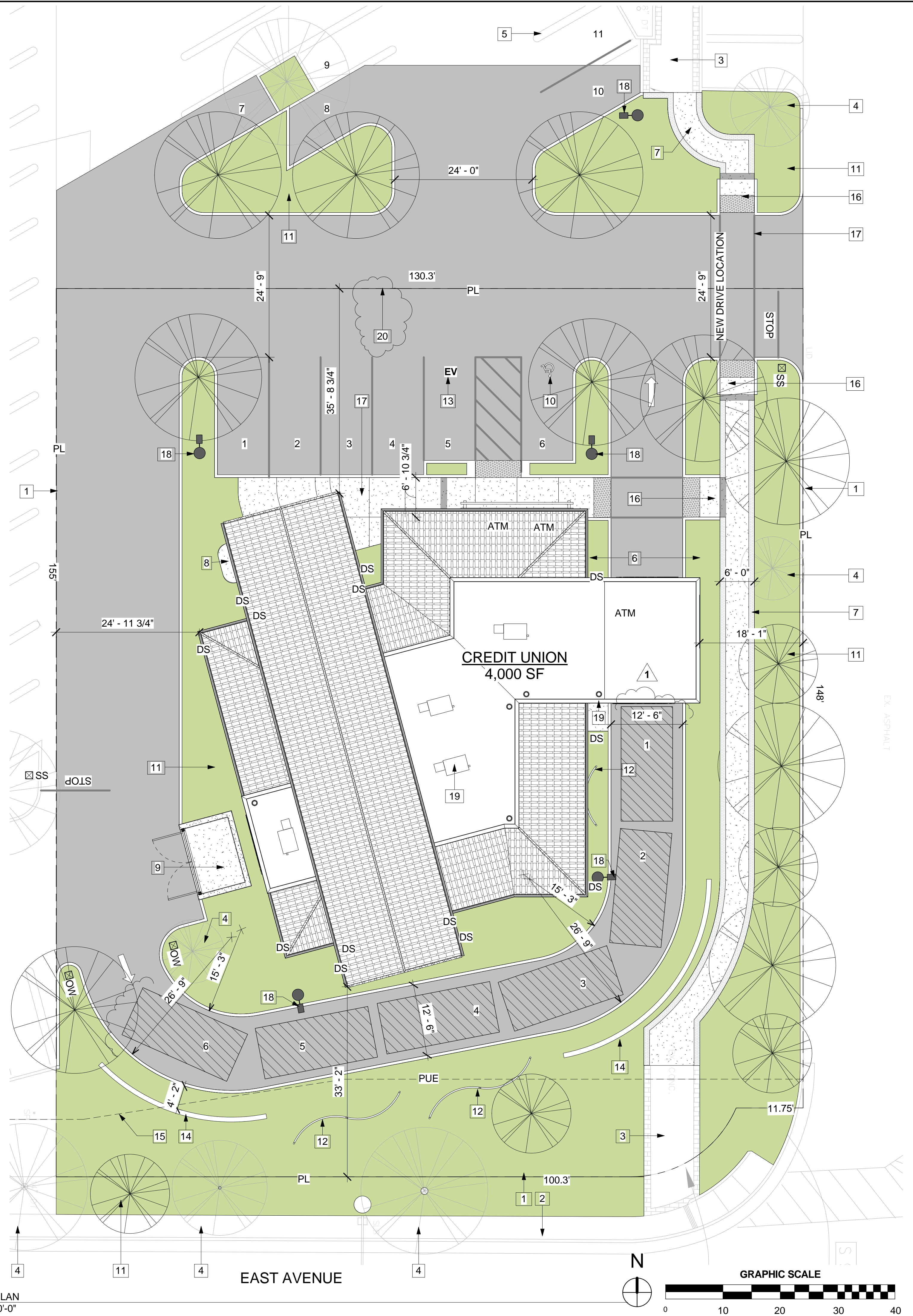
LOCATION MAP



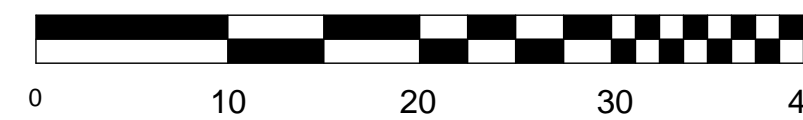
GRAPHIC SCALE



2 SITE PLAN - OVERALL
1" = 40'-0"



GRAPHIC SCALE



1 SITE PLAN
1" = 10'-0"

LEGEND

- CONCRETE FLATWORK
- CONCRETE FLATWORK: COLORED STAMP BRICK PATTERN.
- LANDSCAPED AREA
- ASPHALT PAVING AREA
- TRUNCATED DOMES
- 20' VEHICLE SPACE
- (N) PARKING LOT LIGHT
- (N) STOP SIGN
- (N) ONEWAY SIGN
- (N) DOWNSPOUT LOCATION

GENERAL NOTES

- A. DRIVE THROUGH SHALL COMPLY WITH CHICO MUNICIPAL CODE SECTION 19.76.070.
- B. SHARED PARKING SHALL BE PROVIDED BY A CROSS ACCESS PARKING AGREEMENT.
- C. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- D. REFER TO LIGHTING PLAN FOR ADDITIONAL INFORMATION.
- E. REFER TO PARKING ANALYSIS FOR ADDITIONAL INFORMATION.

SHEET NOTES

1. (E) PROPERTY LINE LOCATION
2. (E) PUBLIC SIDEWALK
3. (E) SIDEWALK WITH BRICK PATTERN ACCENT
4. (E) TREE LOCATION
5. (E) PARKING STALLS
6. (E) PARKING LOT LIGHT LOCATION
7. (N) SIDEWALK WITH BRICK PATTERN ACCENT
8. (N) BIKE RACK LOCATION
9. (N) TRASH ENCLOSURE
10. (N) ACCESSIBLE PARKING STALL
11. (N) LANDSCAPE PLANTER LOCATION, REF. TO LANDSCAPE PLAN.
12. (N) 60" HIGH GREEN SCREEN LOCATION
13. (N) ELECTRIC VEHICLE PARKING
14. (N) 30" HIGH SCREEN WALL. (THIN BRICK FINISH WITH FULL BRICK CAP)
15. "PUE" PUBLIC UTILITY EASEMENT
16. (N) CURB RAMP LOCATION
17. (N) CROSS WALK LOCATION
18. (N) PARKING LOT LIGHTS
19. (N) UTILITY ROOM LOCATION
20. (N) PROPERTY LINE LOCATION

SUMMARY CALCULATIONS

PROJECT INFORMATION

A.P.N. #: 016-060-046
 ZONING: CC
 OCCUPANCY GROUP: B
 CONSTRUCTION TYPE: VN

TOTAL LOT AREA: 20,000 SF

GROSS FLOOR AREA: 4,000 SF

LOT COVERAGE CALCULATION

FAR (LOT COVERAGE/LOT AREA): $4,000/20,000 = .2$ (20%)

PARKING CALCULATION

STALL CALC: $4,000 \text{ SF} \times 375 = 10.67$ (11 REQUIRED STALLS)

AREA ONSITE PERCENTAGE: $7,704 / 20,000 = .39$ (39%)

LANDSCAPED AREA

ONSITE: 6,012 SF

SHARED: 1,177 SF

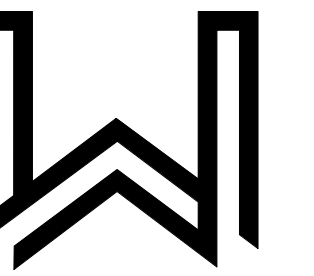
RIGHT OF WAY: 816 SF

TOTAL LANDSCAPED AREA ONSITE: 8,005 SF

AREA ONSITE PERCENTAGE: $6,012 \text{ SF} / (6,012/20,000) = .3$ (30%)

ENTITLEMENT REQUEST

- A. USE PERMIT FOR 4,000 SF CREDIT UNION.
- B. PLANNED DEVELOPMENT PERMIT MODIFICATION TO THE UP 05-32 AND PDP 05-02 TO STRIKE OUT REFERENCE TO USE PERMIT 2194.
- C. SITE DESIGN AND ARCHITECTURAL REVIEW.



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SCHEMATIC DESIGN

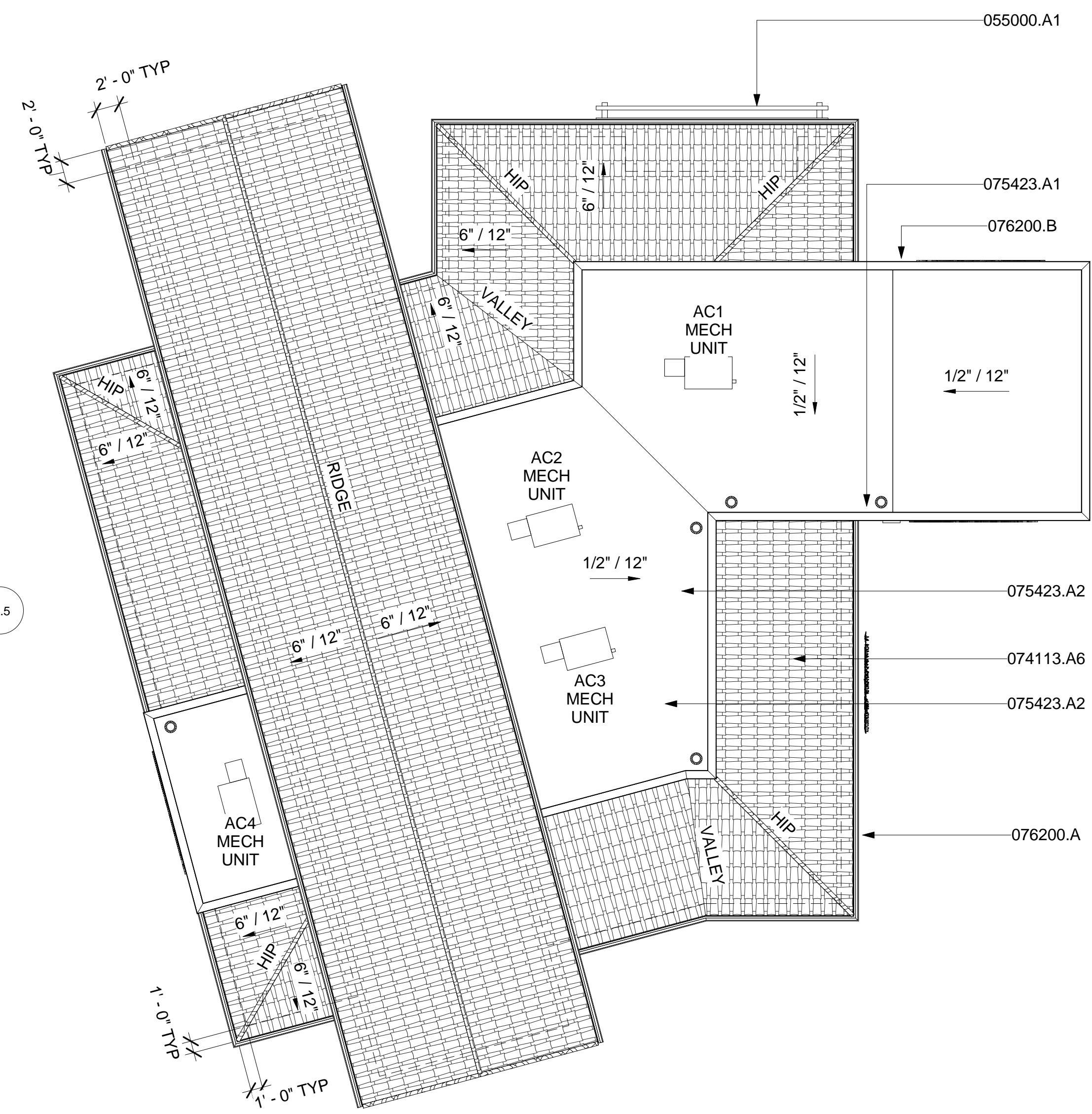
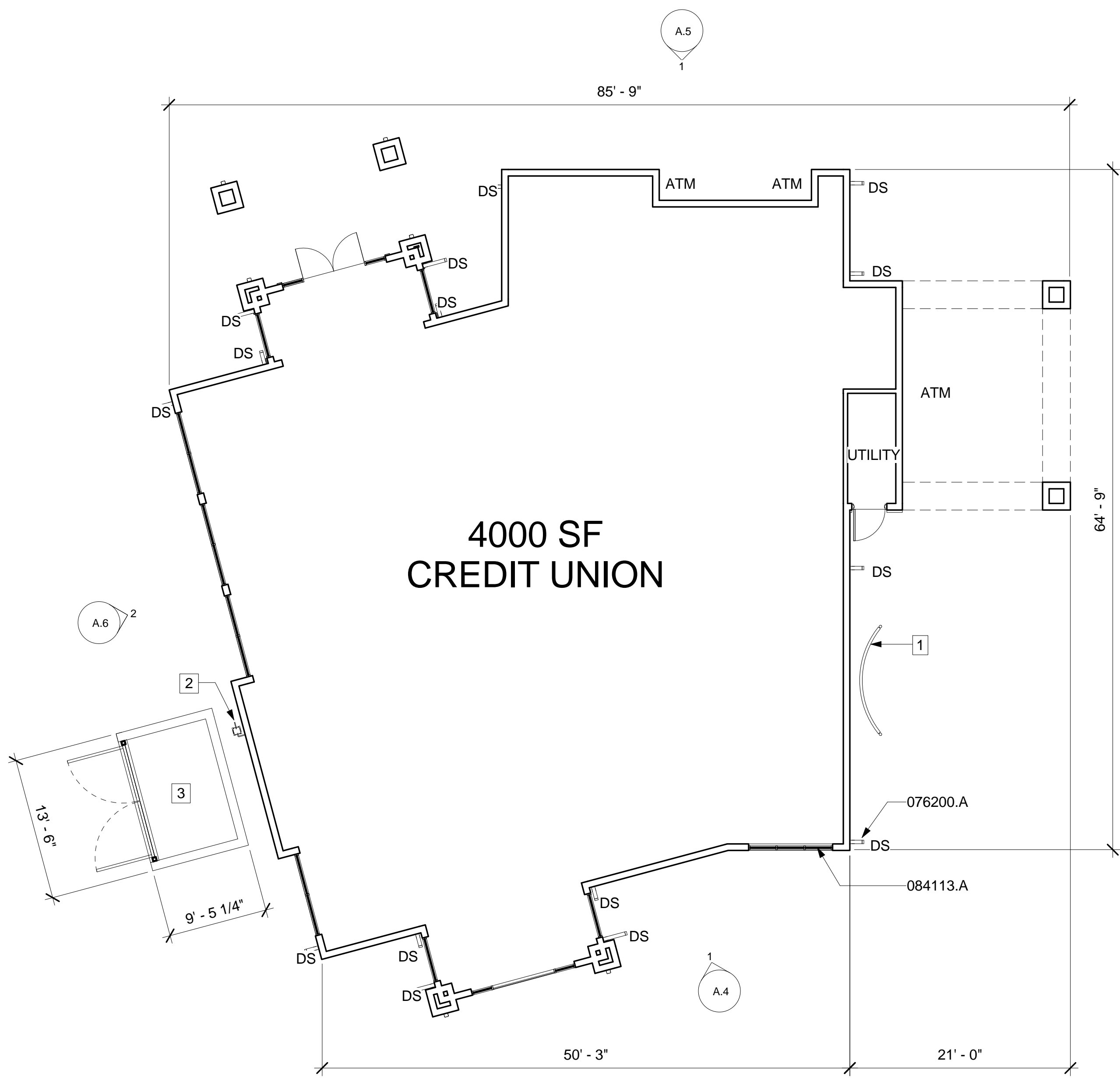
East Ave Shopping Center
 Branch Building
 Sierra Central Credit Union
 1380 East Avenue, Chico, CA

| Date | Description |
|-----------|-----------------------------------------|
| 9/20/2016 | PLANNING LETTER DATED SEPTEMBER 2, 2016 |

Proj. No.: 2016003
 Date: 11/28/2016
 Scale: As indicated
 Drawn By: RMW

A.1

SITE PLAN



LEGEND

- NEW WALL LOCATION
- DS DOWNSPOUT LOCATION

SHEET NOTES

1. GREENSCREEN: CURVED, 5' HEIGHT X 10' PANEL WIDTH, TYPICAL
2. GAS METER LOCATION

KEYNOTES

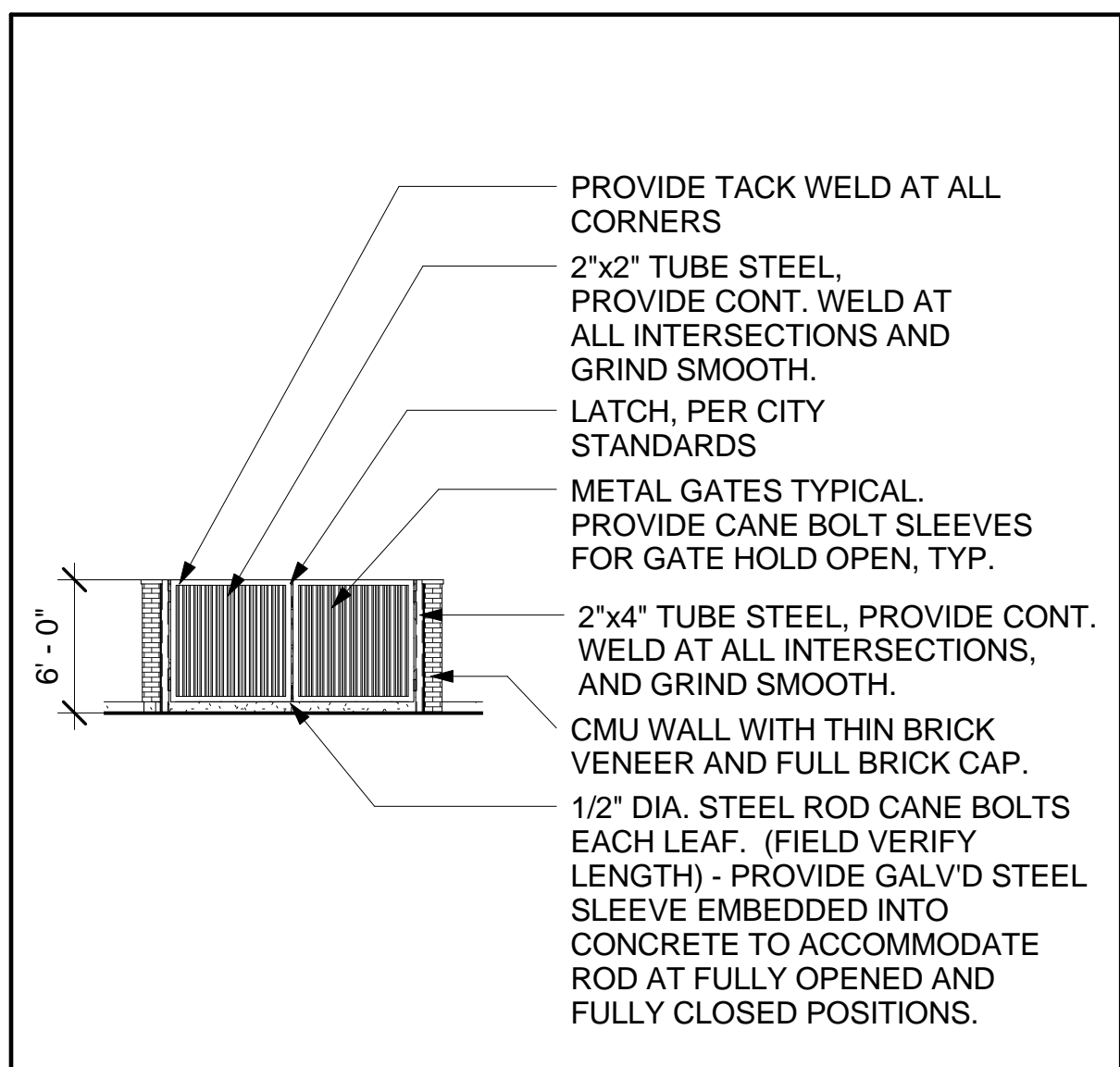
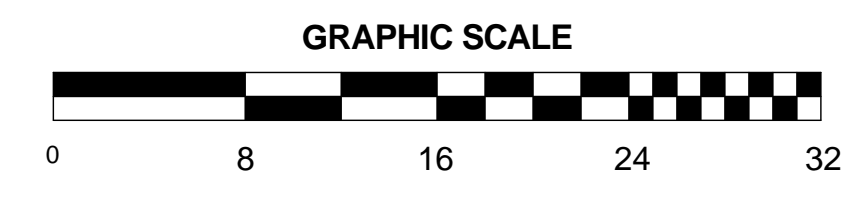
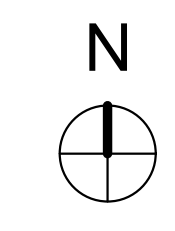
- 055000.A1 STEEL TRELLIS ASSEMBLY, PAINTED
- 074113.A6 METAL ROOF PANEL ASSEMBLY: STILE PANEL
- 075423.A1 FULLY-ADHERED TPO SHEET MEMBRANE ROOFING ASSEMBLY
- 075423.A2 MECHANICALLY FASTENED TPO SHEET MEMBRANE ROOFING ASSEMBLY
- 076200.A GUTTER AND DOWNSPOUT ASSEMBLY
- 076200.B FORMED METAL COPING ASSEMBLY
- 084113.A ALUMINUM-FRAMED ENTRANCE AND STOREFRONT ASSEMBLY

KEYNOTES

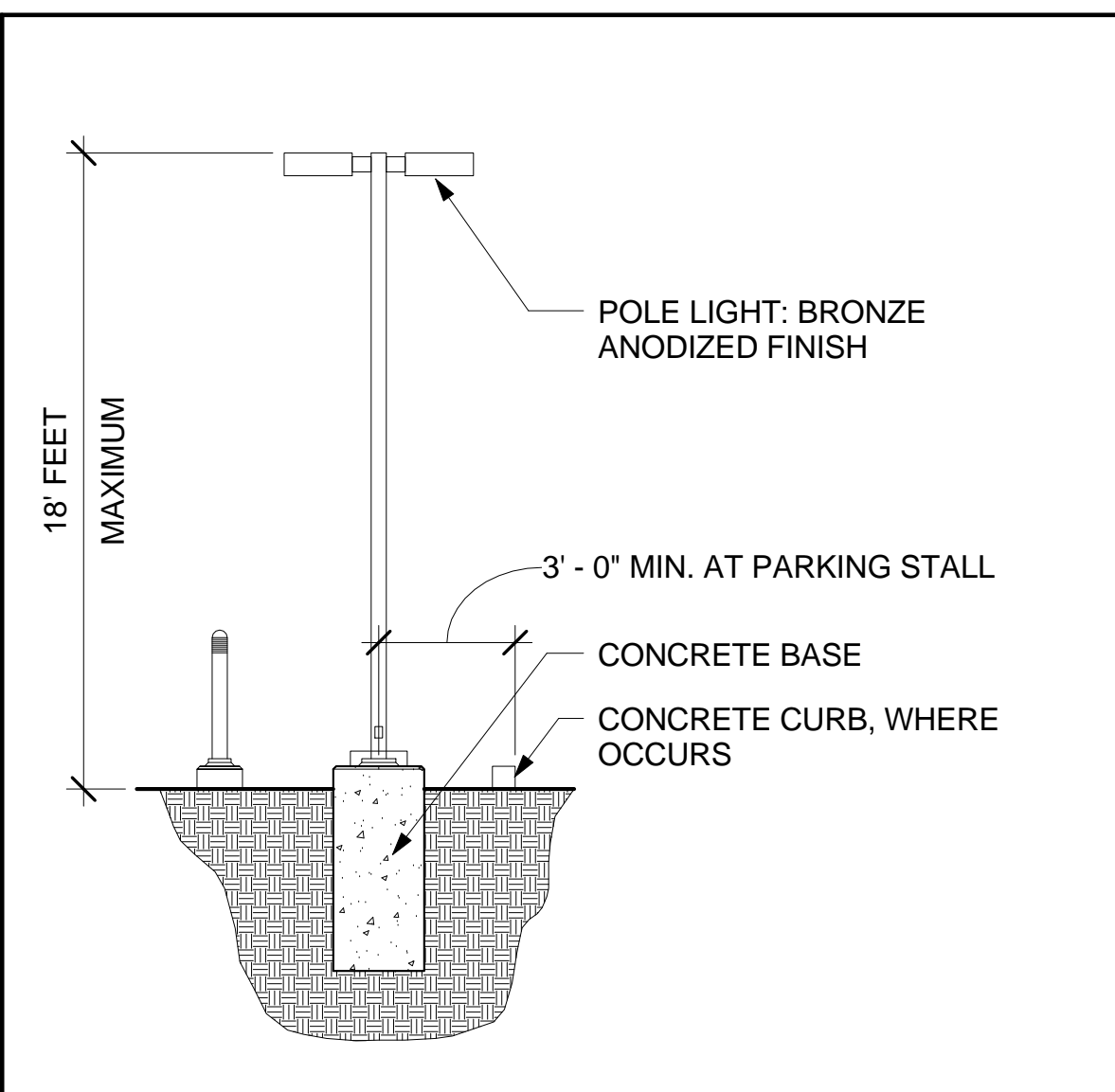
- 055000.A1 STEEL TRELLIS ASSEMBLY, PAINTED
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- 076200.A GUTTER AND DOWNSPOUT ASSEMBLY
- 076200.B FORMED METAL COPING ASSEMBLY
- 084113.A ALUMINUM-FRAMED ENTRANCE AND STOREFRONT ASSEMBLY

1 FLOOR PLAN
1/8" = 1'-0"

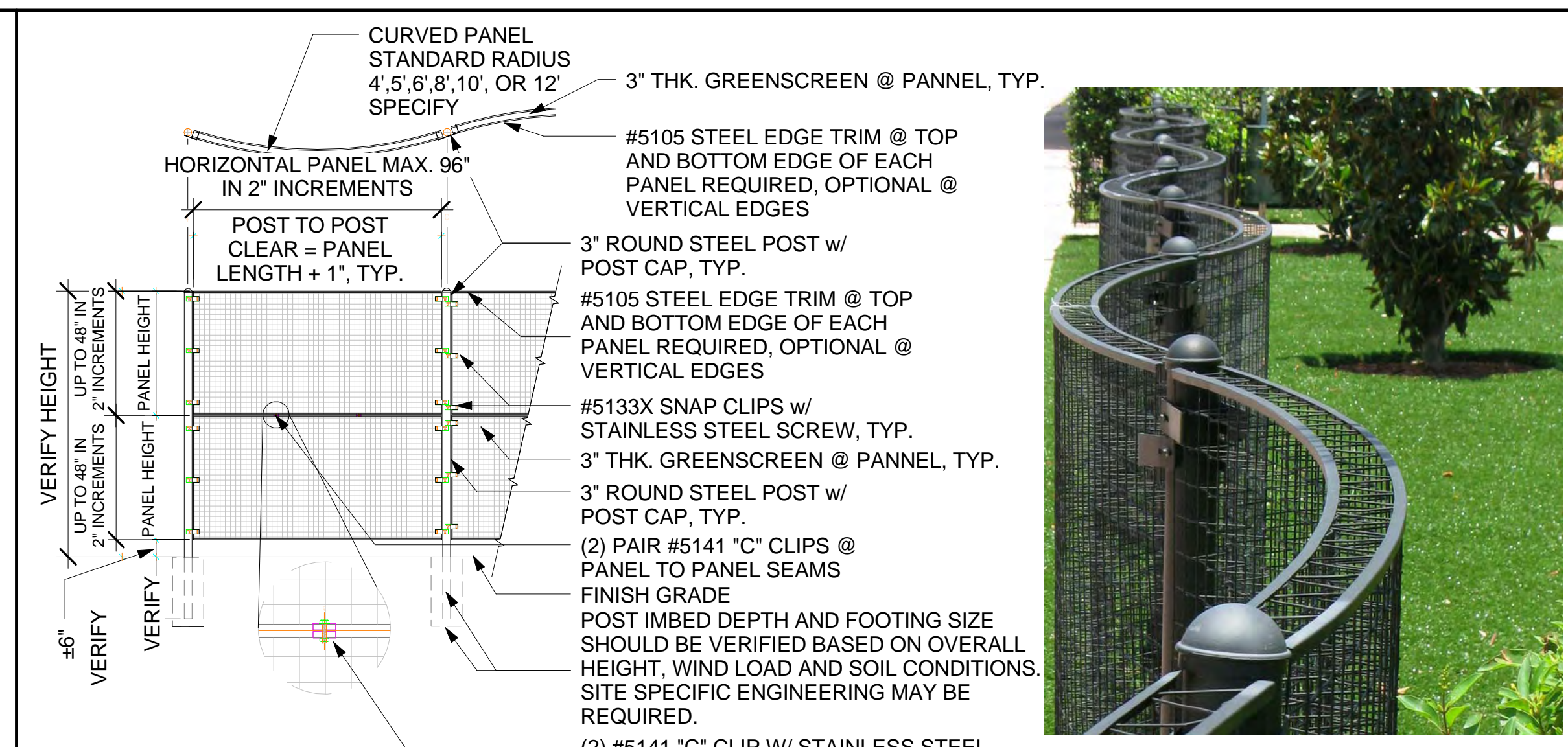
2 ROOF PLAN
1/8" = 1'-0"



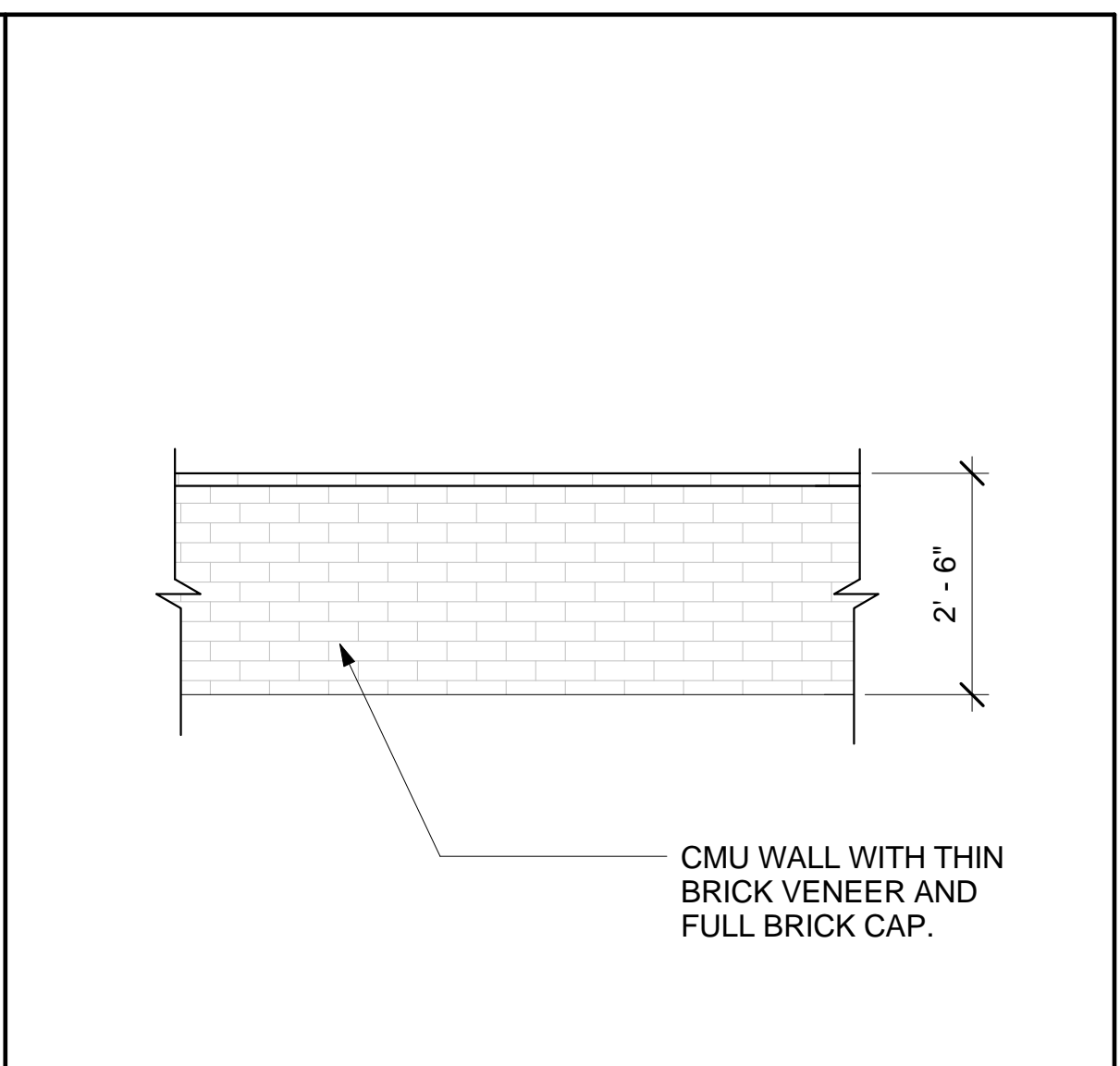
3 TRASH ENCLOSURE GATE ELEVATION
1/8" = 1'-0"



4 PARKING LOT - LIGHT POLE
1/4" = 1'-0"



5 GREEN SCREEN
1/4" = 1'-0"



6 LANDSCAPE SCREEN WALL
1/2" = 1'-0"

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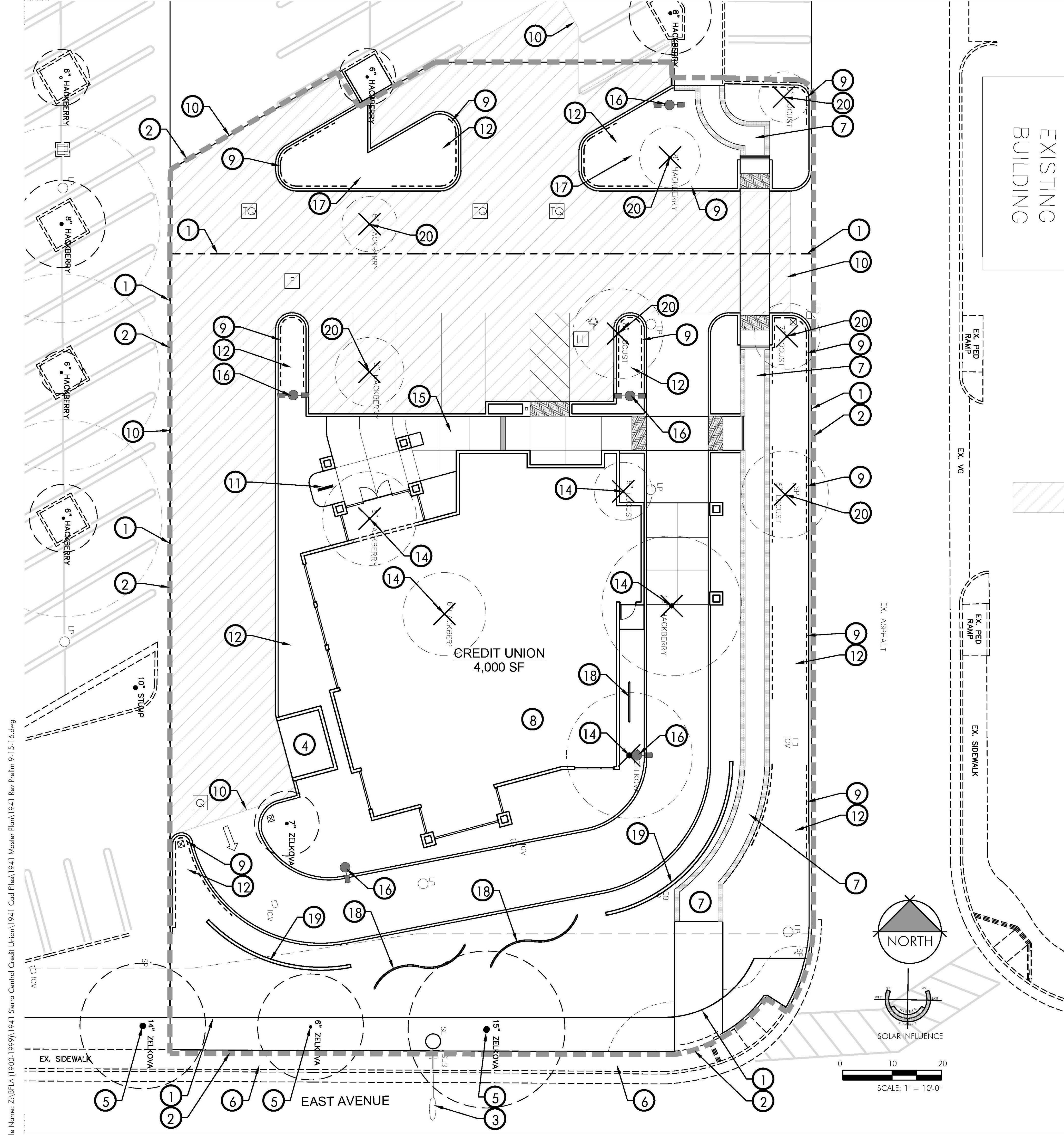
SCHEMATIC DESIGN

East Ave Shopping Center
Branch Building
Sierra Central Credit Union
1380 East Avenue, Chico, CA

| No. | Description | Date |
|-----|-------------|------|
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Proj. No.: 2016003
Date: 11/28/2016
Scale: As indicated
Drawn By: RMW

A.2
PLANS AND DETAILS
Attachment C
11/30/2016 12:00:59 PM



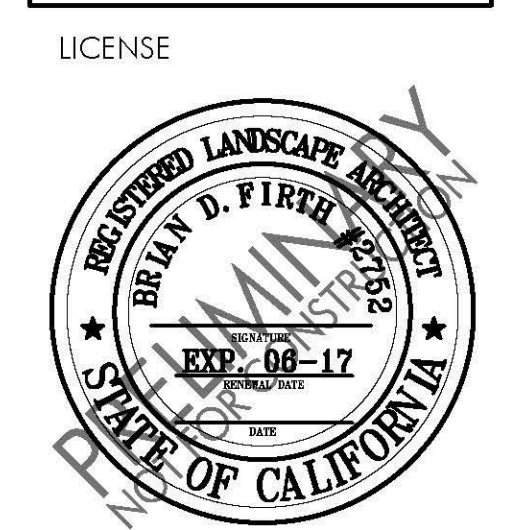
PLAN LEGEND

| SYMBOL | DESCRIPTION |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | PROPERTY LINE |
| 2 | LIMIT OF WORK |
| 3 | EXISTING STREET LIGHT. TO REMAIN. |
| 4 | TRASH ENCLOSURE- TO MATCH BUILDING ARCHITECTURE. SHOWN FOR REFERENCE ONLY, SEE ARCHITECT'S PLANS. TO BE SCREENED USING EVERGREEN VINES. |
| 5 | EXISTING CITY STREET TREE. TO REMAIN. |
| 6 | EXISTING CITY OF CHICO SIDEWALK . TO REMAIN. |
| 7 | PATH OF TRAVEL. SEE ARCHITECT'S PLANS |
| 8 | HEATING/ AIR CONDITIONING TO BE ROOF MOUNTED AND SCREENED FROM VIEW. SEE PLANS BY OTHERS. |
| 9 | ROOT BARRIER (TYPICAL AT ALL TREES WITHIN 4 FEET OF HARDSCAPE). DEEPROOT MODEL: UB-18 (UNLESS OTHERWISE INDICATED)) |
| 10 | PARKING AND BACK-UP AREA FOR SHADE CALCULATIONS |
| 11 | BICYCLE PARKING. INVERTED "U" STYLE. COLOR: BLACK. 2 BIKE CAPACITY. |
| 12 | LANDSCAPE SOIL PREPARATION-TYPICAL AT ALL LANDSCAPE AREAS. SEE SOIL PREPARATION NOTE, SHEET L-0.3. |
| 13 | EXISTING TREE. TO REMAIN. |
| 14 | EXISTING QUALIFYING TREES TO BE REMOVED. SEE TREE MITIGATION NOTE, SHEET L-03. |
| 15 | CONCRETE SIDEWALKS. SEE ARCHITECT'S PLANS. |
| 16 | AREA LIGHTS. 18 FOOT LUMINERE HEIGHT WITH GLARE CUT-OFF SHROUDS TO PREVENT LIGHT FROM SHINING ONTO ADJACENT PROPERTIES. TYPICAL. MATCH EXISTING EXCEPT FOR HEIGHT. |
| 17 | LOW IMPACT DEVELOPMENT (L.I.D.) MEASURES. PLANTED WITH LOW TO MEDIUM WATER USE RIPARIAN PLANTS. SEE CIVIL ENGINEER'S PLANS FOR ADDITIONAL INFORMATION. |
| 18 | VINE SUPPORT TRELLIS. SEE ARCHITECT'S PLANS. |
| 19 | SCREENWALL. SEE ARCHITECT'S PLANS. |
| 20 | EXISTING PARKING LOT TREES TO BE REMOVED AND REPLACED WITH NEW TREES INSTALLED WITH AMENDED, DECOMPACTED SOIL. |

SEE SHEET L-0.1 AND L-0.3 FOR ADDITIONAL INFORMATION

ATTACHMENT

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SIERRA CENTRAL
CREDIT UNION

CHICO,
CALIFORNIA

PROJECT
SIERRA CENTRAL
CREDIT UNION,
EAST AVENUE
CHICO,
CALIFORNIA

SHEET TITLE
PRELIMINARY
LANDSCAPE
PLAN

| DATES | DESCRIPTION | DATE |
|-------|----------------|---------|
| NO. | PRELIMINARY | 7-28-16 |
| | LANDSCAPE PLAN | |

Plot Date: September 16, 2016 - 8:37 am

PROJECT NUMBERS

BFLA PROJECT #: 1941
CONSULTANT PROJECT #:

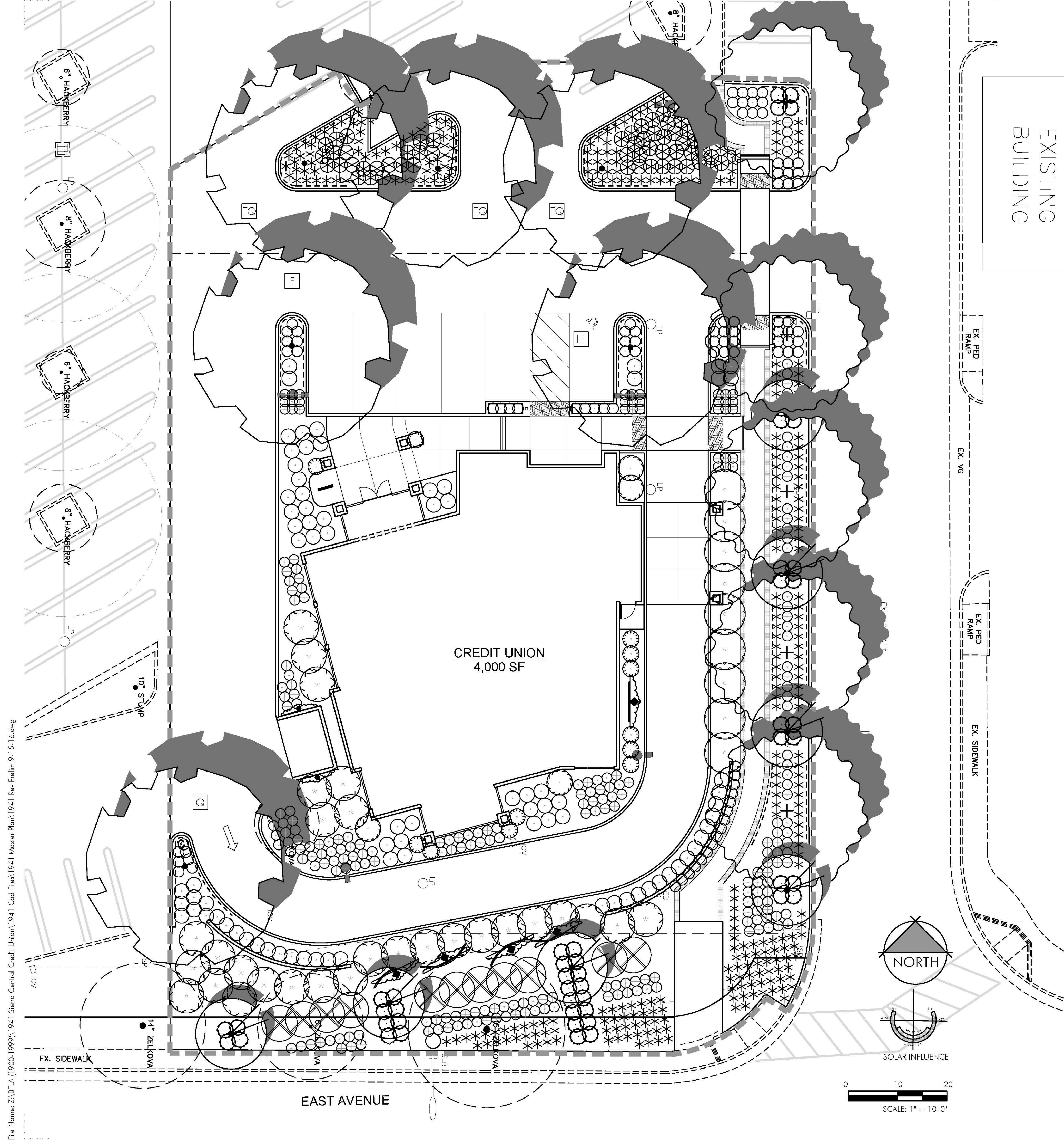
SHEET NUMBER

L-0.2

SHEET 1 OF 3

Attachment D

File Name: Z:\BFLA (1900-1999)\1941 Sierra Central Credit Union\1941 Cad Files\1941 Master Plan\1941 Rev Prelim 9-15-16.dwg



TREE LIST (LOW WATER USE)

| SYMBOL | LATIN NAME/ COMMON NAME | SPREAD | CONTAINER SIZE |
|--------|--------------------------------------------------------|--------|----------------------------|
| | ULMUS PARVIFOLIA EVERGREEN ELM | 35' | 15 GAL, STANDARD |
| | OLEA EUROPAEA 'SWAN HILL' SWAN HILL FRUITLESS OLIVE | 30' | 15 GAL, STANDARD |
| | CERCIS OCCIDENTALIS WESTERN REDBUD | 15' | 15 GAL, MULTI- TRUNK |

SHRUB LIST (LOW WATER USE)

| SYMBOL | LATIN NAME/ COMMON NAME | SPREAD | CONTAINER SIZE |
|--------|--------------------------------------------------------------------------------|-----------------------------------------------------|----------------|
| | ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' 'HOWARD MCMINN' MANZANITA | 8' | 5 GAL |
| | RHAMNUS CALIFORNICA 'EVE CASE' 'EVE CASE' COFFEEBERRY | 7' | 5 GAL |
| | CISTUS X CYPRIUS VAR. ELLIPTICUS F. BICOLOR BICOLOR ROCK ROSE | 7' | 1 GAL |
| | MAHONIA AQUIFOLIUM OREGON GRAPE | 5' | 5 GAL |
| | JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER | 3' | 5 GAL |
| | ZAUSCHNERIA CALIFORNICA CALIFORNIA FUCHSIA | 4' | 5 GAL |
| | CAREX BUCHANANII FOX RED CURLY | 3' | 1 GAL |
| | FESTUCA CALIFORNICA CALIFORNIA FESCUE | 2' | 1 GAL |
| | ACHILLEA X 'MOONSHINE' MOONSHINE YARROW | 2' | 1 GAL |
| | HEATWAVE™ BLAZE SAGE SALVIA (MICROPHYLLA X GREGGII) 'EGGBEN005' P.P.#24,151 | 3' | 1 GAL |
| | TULBAGHIA VIOLACEA SOCIETY GARLIC | 2' | 1 GAL |
| | VINES CLYSTOSTOMA CALLISTEGIOIDES LAVENDER TRUMPET VINE | REMARKS TRAIN TO VINE SUPPORT TRELLISES | 1 GAL. |
| | FICUS PUMILA MINIMA DWARF CREEPING FIG | TRAIN TO TRASH ENCLOSURE WALLS | 1 GAL. |

SEE SHEET L-0.2 AND L-0.3
FOR ADDITIONAL
INFORMATION

ATTACHMENT

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CHICO,
CALIFORNIA

SHEET TITLE
PRELIMINARY
LANDSCAPE
PLAN

| DATES | DESCRIPTION | DATE |
|-------------|----------------|---------|
| PRELIMINARY | LANDSCAPE PLAN | 7-28-16 |

Plot Date: September 16, 2016 - 8:37 am

PROJECT NUMBERS

BFLA PROJECT #: 1941
CONSULTANT PROJECT #:

SHEET NUMBER

L-0.1
SHEET 1 OF 3

Attachment D

File Name: Z:\BFLA (1900-1999)\1941 Sierra Central Credit Union\1941 Cad Files\1941 Master Plan\1941 Rev Prelim 9-15-16.dwg

SOILS STATEMENT

THE SOILS IN THIS AREA ARE KNOWN TO BE OF POOR QUALITY AND LIKELY CONTAINS ROCKS AND DEBRIS UNSUITABLE FOR PLANT GROWTH. AS SUCH, SOIL WILL BE EXCAVATED TO A MINIMUM DEPTH OF 24", AND ROCKS AND DEBRIS REMOVED, AND AMENDED PER THE RECOMMENDATIONS OF AN ANALYTICAL LABORATORY

LANDSCAPE MULCH

A UNIFORM 4" MINIMUM LAYER OF 1"- 1-1/2" WALK ON FIR BARK MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS UNLESS OTHERWISE NOTED.

TREE REMOVAL TABLE

| TREE SPECIES | DIAMETER | MITIGATION REQUIREMENT |
|-------------------------|----------|------------------------|
| QUALIFYING TREES | | |
| 7" LOCUST | 7" | NO |
| 6" LOCUST | 6" | NO |
| 5" LOCUST | 5" | NO |
| 8" LOCUST | 8" | NO |
| 8" HACKBERRY | 8" | NO |
| 12" HACKBERRY | 12" | NO |
| 6" HACKBERRY | 6" | NO |
| 6" HACKBERRY | 6" | NO |
| 6" HACKBERRY | 6" | NO |
| 6" HACKBERRY | 6" | NO |
| 14" ZELKOVA | 14" | NO |

ALL OF THE TREES THAT WILL BE REMOVED AS A PART OF THIS PROJECT ARE UNDER 18" DIAMETER. AS SUCH, PER THE DEFINITION SET FORTH IN 16.66.050 OF THE CHICO MUNICIPAL CODE, ITEM "K", NUMBER 1, NONE OF THE REMOVED TREES REQUIRE MITIGATION.

AB 1881 COMPLIANCE

ALL LANDSCAPED AREA (7,941SF) IS HYDROZONED AS LOW WATER USE AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM. USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS, IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 62,692 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 197,478 GALLONS PER YEAR.

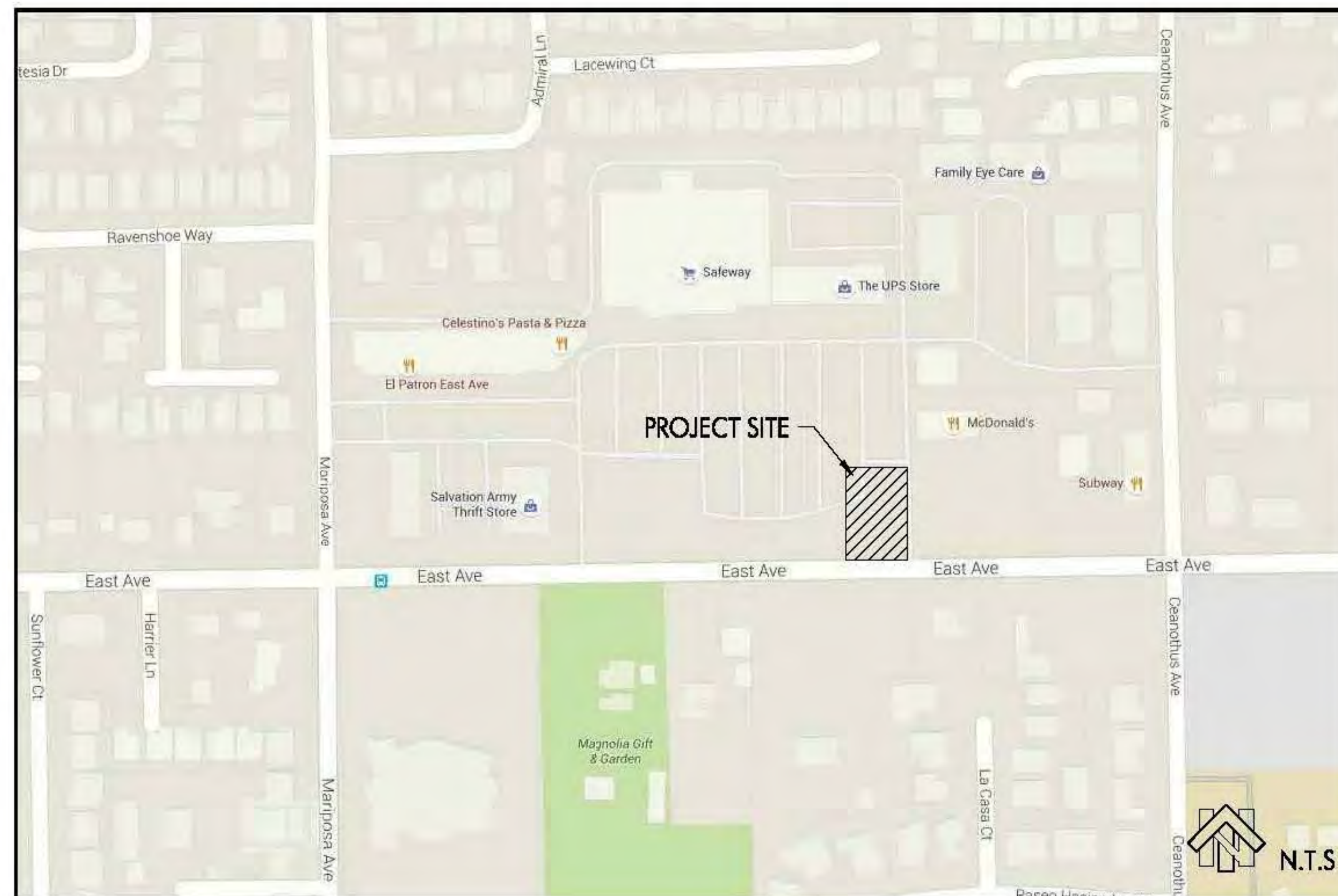
PARKING LOT LANDSCAPE

| DESCRIPTION | AREA | PERCENT |
|-----------------------|----------|---------|
| PARKING LOT PAVING | 8,029 SF | |
| PARKING LOT LANDSCAPE | 1,158 SF | 14% |

SHADE CALCULATIONS

| DESCRIPTION | SHADE AREA | QUANTITY | TOTAL | PERCENT |
|--------------------------------|------------|----------|----------|---------|
| TOTAL PARKING AND BACK-UP AREA | | | 8,029 SF | |
| SHADE AREA PROVIDED | | | | |
| EVERGREEN ELM | | | | |
| F FULL | 1,256 SF | 1 | 1,256 SF | 15% |
| TQ THREE QUARTER | 942 SF | 3 | 2,826 SF | 35% |
| H HALF | 628 SF | 1 | 628 SF | 7% |
| Q QUARTER | 314 SF | 1 | 314 SF | 3% |
| TOTAL SHADE AREA PROVIDED | | | 5,024 SF | 62% |

VICINITY MAP



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CHICO, CALIFORNIA

PROJECT
SIERRA CENTRAL CREDIT UNION,
EAST AVENUE
CHICO,
CALIFORNIA

SHEET TITLE
PRELIMINARY
LANDSCAPE
PLAN

| DATES | DESCRIPTION | DATE |
|-------|----------------------------|---------|
| NO. | | |
| 1 | PRELIMINARY LANDSCAPE PLAN | 7-26-16 |

Plot Date: September 16, 2016 - 8:38 am

PROJECT NUMBERS

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CONSULTANT PROJECT #:

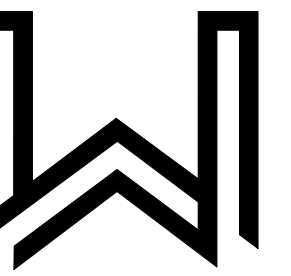
SHEET NUMBER

L-0.3

SHEET 3 OF 3

© Attachment 10

ATTACHMENT

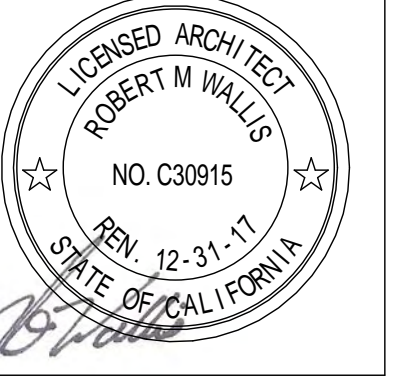


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Stamp:



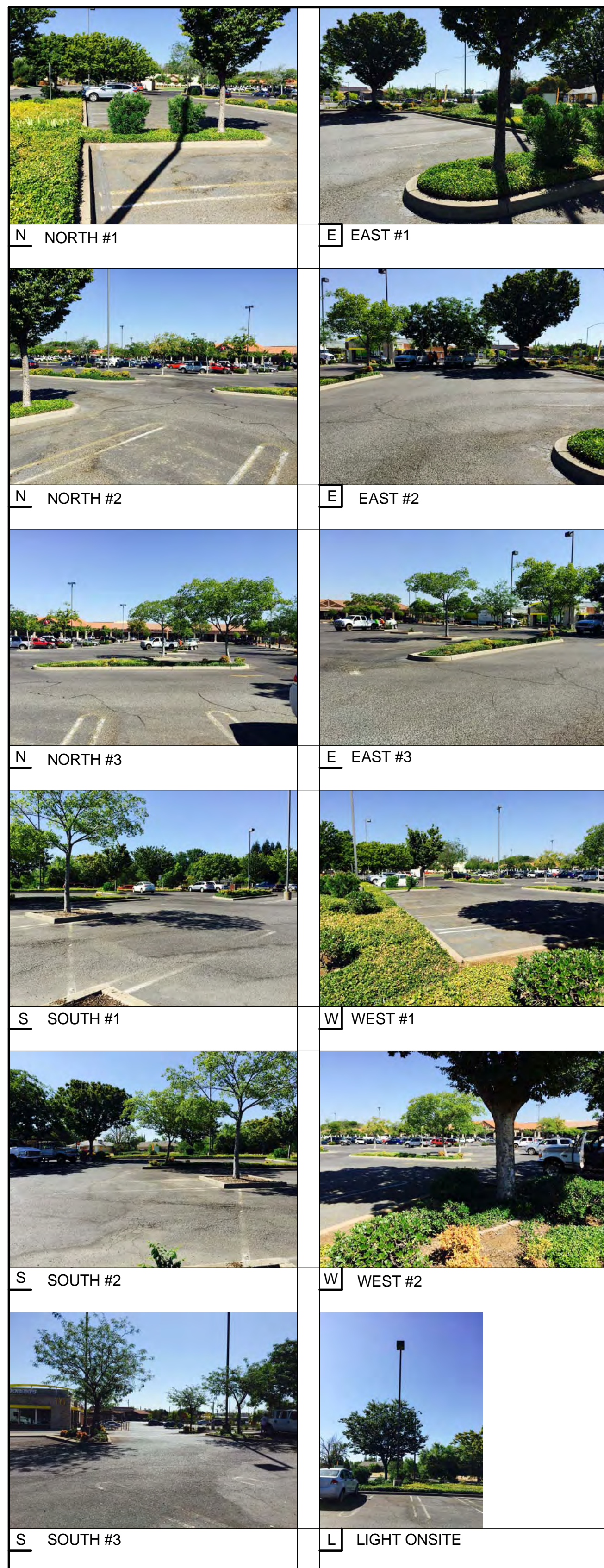
SCHEMATIC
DESIGN

East Ave Shopping Center
Branch Building
Sierra Central Credit Union
1380 East Avenue, Chico, CA

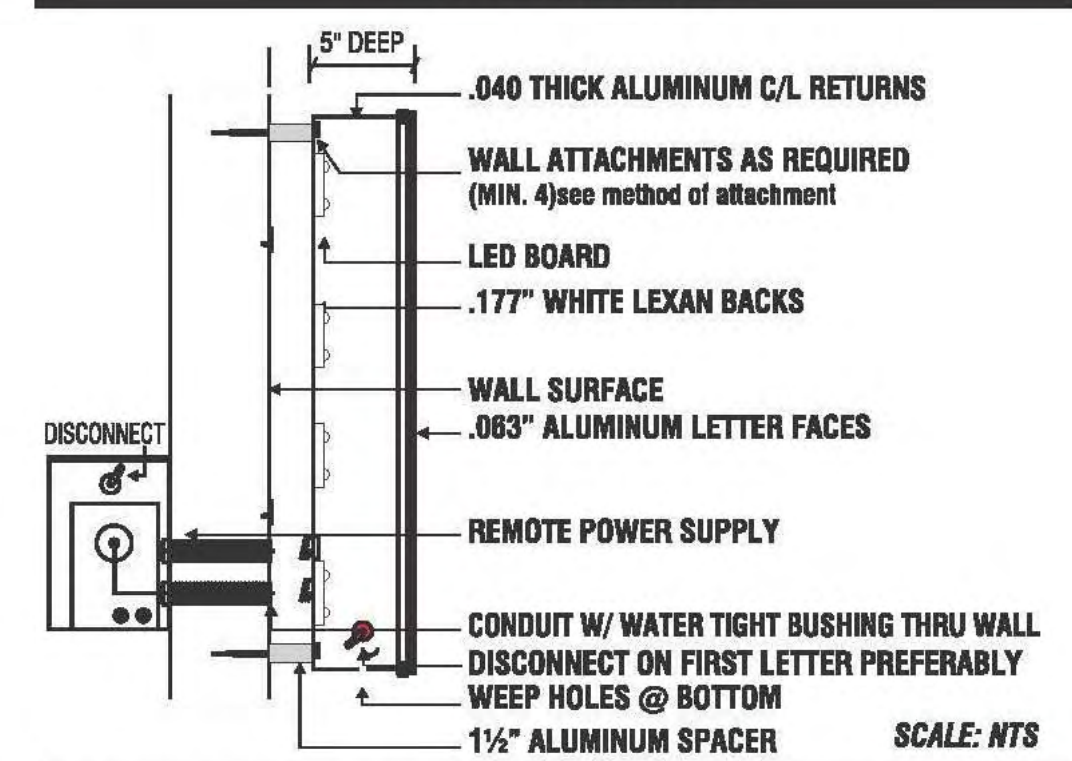
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Proj. No.: 2016003
Date: 11/28/2016
Scale:
Drawn By: RMW

A.0
PERSPECTIVE

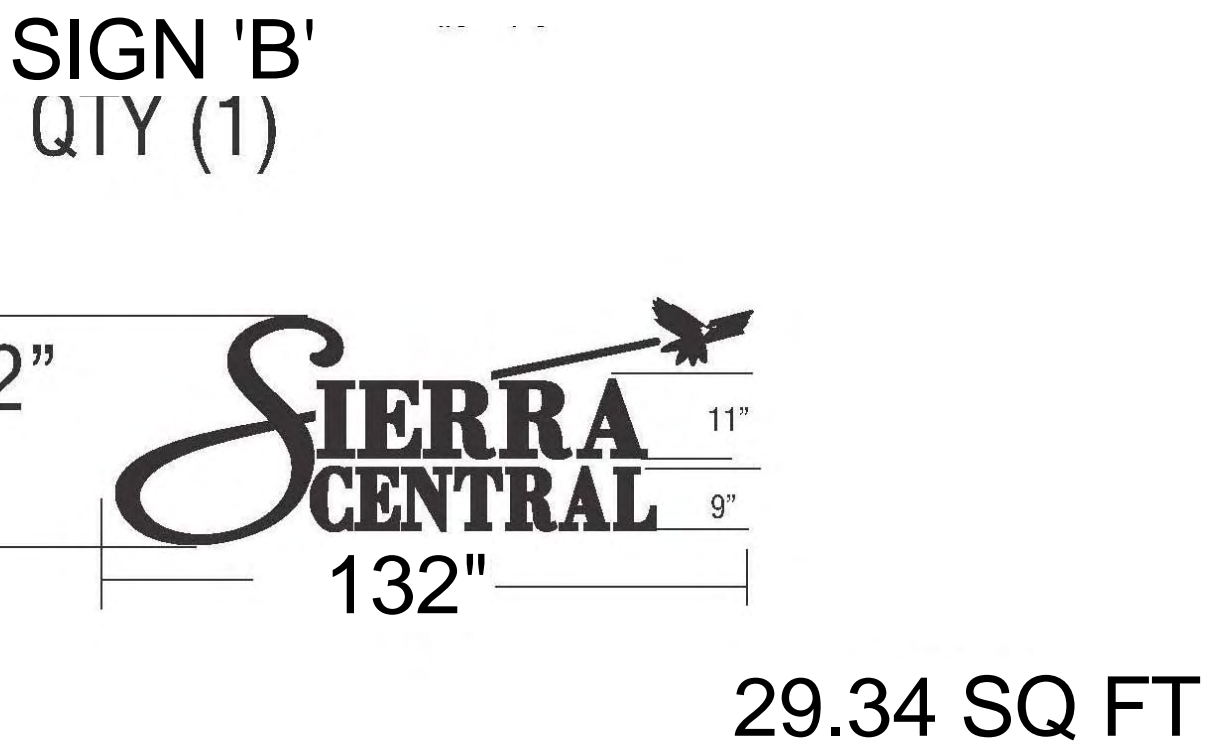
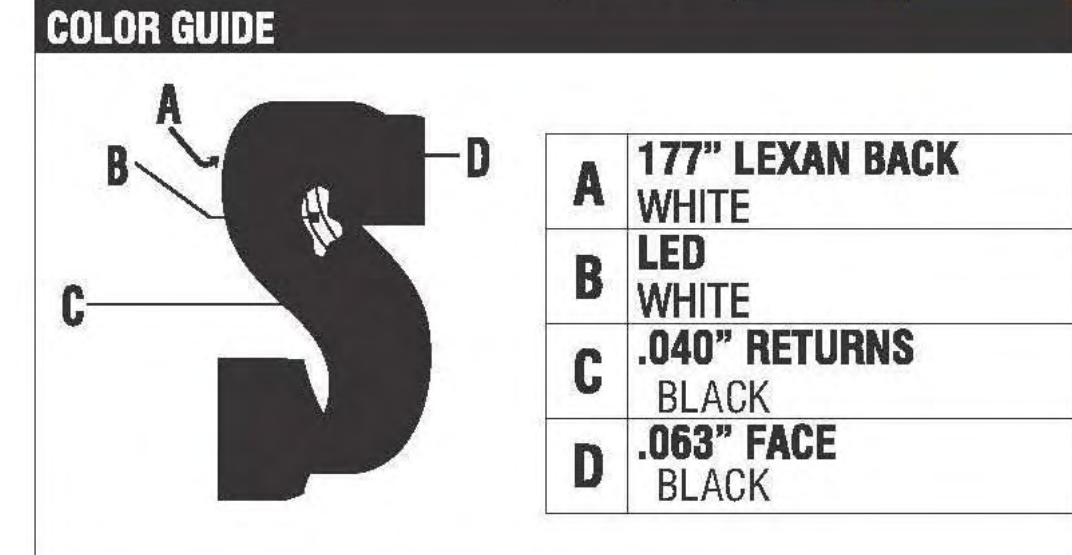


DETAILS



METHOD OF ATTACHMENT FOR CHANNEL LETTERS SCALE: NTS

| HARDWARE | BUILDING CONSTRUCTION | | |
|---------------------|-----------------------|--|--|
| MIN. #10X2\"/> | | | |
| BOLTS THRU WALL | | | |
| LAG BOLTS W/ SHIELD | | | |
| LAG BOLTS | | | |
| TOGGLE BOLTS | | | |



(2) HALO LIT LETTERSETS
QTY (2)



SIERRA CENTRAL CREDIT UNION

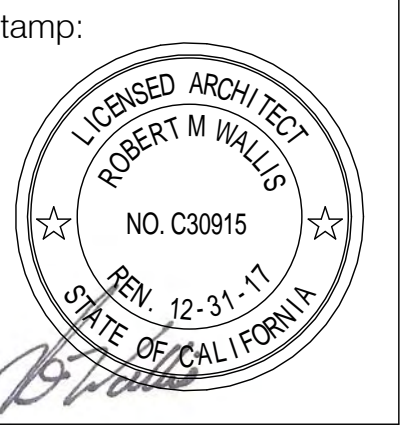
EAST AVE SHOPPING CENTER
BRANCH BUILDING
SIERRA CENTRAL CREDIT UNION
1380 EAST AVENUE, CHICO CA

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SCHEMATIC DESIGN

East Ave Shopping Center
Branch Building
Sierra Central Credit Union
1380 East Avenue, Chico, CA

| No. | Description | Date |
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Proj. No.: 2016003
Date: 11/28/2016
Scale:
Drawn By: RMW

A.13
MISC DETAILS