



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 4/19/2017

DATE: March 22, 2017

File: AR 17-03

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Assistant Planner, (879-6506, shannon.costa@chicoca.gov)
Community Development Department

RE: Architectural Review 17-03 (Meriam Park Foundation Building) – Lot B2 of
Subdivision S09-01 (APN 002-180-157, portion)

RECOMMENDATION

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

Proposed Motion:

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-03 (Meriam Park Foundation Building), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct a 16,095 square-foot commercial office building and common parking field on Lot B2 of Tentative Subdivision Map S09-01 in Meriam Park. Fronting on Concord Avenue, the site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram, zoned TND (Traditional Neighborhood Development), and designated TND “CORE” by the approved Regulating Plan. Streets and utilities that will serve the project are in varying stages of construction (see **Attachment A**, Location Map).

The proposed project includes a new, 2-story commercial shell building, surrounding landscaping, and a 152-space shared parking field. Utilities and building systems have been sized to accommodate up to six (6) future tenants (see **Attachment B**, Project Description, and **Attachment C**, Overall Architectural Site Plan).

The frontage of the building features a raised concrete platform with front setbacks ranging from 6'-9" to 11'-9". The proposed “Shopfront” frontage type would be angled slightly away from the front property line to accommodate the existing utility easements at the rear of the parcel. A five-foot wide walkway would connect entrances on the side and rear of the building to the parking area. Inverted “U” style bike parking is proposed at the rear entry of the building and vertical hanging racks would be installed on the interior of the building (see **Attachment D**, Enlarged Site Plan). The site plan indicates four (4) proposed trash enclosures located within the common parking field.

The landscape plan mostly calls for native shrubs and oaks, which are intended to complement the existing aesthetics natural to Northern California, as well as an integration of raised planting beds featuring fruit trees and edible landscape plants (see **Attachment E**, Landscape Plan). The rear of the building features an existing utility easement containing above-ground transformer boxes and other equipment. These utilities would be screened from view by an

alternating barrier comprised of gabion screen wall with recycled glass and vine trellis. Other landscaping elements would further obscure the equipment, such as raised planters, geo-block band pathways and trees of varying heights (see **Attachment F**, Design Development Images).

Vehicle access to the site is provided by three (3) drive aisles serving the common parking field from Concord Avenue (west), Beacon Avenue (north), and Carlisle Lane (east). The shared parked field would also serve future surrounding development. The proposed Parking Lot Landscape Plan includes the planting of 34 new parking lot shade trees composed of two species: Cork Oak and Valley Oak. Parking lot shading for the shared parking field is estimated to reach 55 percent at tree maturity (see **Attachment G**, Parking Lot Landscape and Shade Calculations). Sixteen-foot tall parking lot light standards are proposed with decorative down-light luminaires.

The two-story building would be 33 feet in height and would feature a simple materials palette, giving the building a modern, industrial appearance. Exterior elevations feature white stucco siding in La Habra Smooth Santa Barbara finish, various metal wall panels (matte black, slate grey and rustic steel) and perforated metal panels which highlight the western and eastern entrances (see **Attachment H**, Exterior Elevations and **Attachment I**, Exterior Renderings). A slight angle to the building would allow the project to address both Concord Avenue and Springfield Drive. Exterior lighting has been thoughtfully placed on all building exteriors at a maximum of 14-feet above grade. Soffit LED wall packs are proposed to enhance the building elevations (see **Attachment J**, Materials and Fixtures). All roof-mounted utilities would be shielded from view by parapet walls.

DISCUSSION

The proposal is consistent with General Plan goals and policies that encourage architectural designs that exhibit timeless character and create a culturally relevant sense of place (CD-3.1 and CD-4.1.3). The proposed design promotes pedestrian and bicycle access by directly engaging the public sidewalk, providing safe bike parking, and situating parking toward the side and rear of the site, consistent with policies CD-3.2 and CD-3.3. The native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2).

The project is consistent with Design Guidelines (DGs) that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design achieves a pedestrian-friendly environment by placing the building at the back of public sidewalk and locating vehicle parking to the side and rear of the site (DG 1.1.13, 1.1.14 and 1.1.15). Additional consistency analysis with the City's Design Guidelines is provided in the applicant's project description, **Attachment B**.

The proposed development uses the "Office Building" TND building type, "Shopfront" frontage type. The site is designated CORE on the Regulating Plan, which sets forth form-based development criteria for the site, including buildings aligned close to the front property line and building entrances at sidewalk grade (see **Attachment K**, Office Building and **Attachment L**, Shopfront). Pursuant to Chico Municipal Code (CMC) 19.82.080, the site plan includes a minor modification of these criteria by setting the building back away from the sidewalk at an angle. Staff supports this modification.

RECOMMENDED DISCUSSION ITEMS

Parking Lot Lighting: Given that a mitigation measure from the Environmental Impact Report (EIR) states: “where possible, limit height of light standards to 12 feet,” discuss whether or not the proposed 16-foot tall fixtures are necessary in this instance. To be consistent with provisions of Mitigation Measure AES-1, a condition is recommended to limit the new light standards to 12 feet in height.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan, which was certified by the City Council on June 19, 2007. The EIR included several mitigation measures that apply to the proposed development, which are provided as **Attachment M**, and referenced in the recommended conditions of approval.

Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information has become available which was not known and could not have been known at the time the EIR was completed.

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

The proposal is consistent with several General Plan goals and policies, including those that encourage architectural designs that create a culturally relevant sense of place, and promote pedestrian-oriented development (CD-3.1, CD-4.1.3, CD-3.2 and CD-3.3). Further, the native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). 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 is consistent with Design Guidelines (DGs) that call for pedestrian-friendly design with the building located at the back of public sidewalk and vehicle parking located to the side and rear of the site, consistent with DGs 1.1.14, 1.1.15, 2.1.25, 2.1.26 and 2.1.27. Building massing and scale are layered, and design elements create a point of interest at building entrances. The proposed materials are rich and interesting, consistent with DGs 3.2.32, 3.2.31, and 3.2.

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 anticipated to be visually compatible with future surrounding development in the CORE area of Meriam Park, and the natural materials selection will be compatible with the existing surrounding landscape and foothill backdrop. Exterior equipment will be properly screened from view by roof parapets. Vehicle parking at the interior to the site and future development will further block views of the parking area from the street.

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 proposal is consistent with the anticipated development in the CORE area of Meriam Park. As the first building, the structure will appear to dominate its surroundings but this effect will diminish over time with additional surrounding development. The building is adequately set back from Bruce Road and Springfield Drive and would not unnecessarily block views from other existing structures.

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 a variety of seasonal color, while minimizing irrigation demands. The proposed landscaping offers both native and edible plant varieties that are carefully located to ensure visual relief and provide an attractive environment around the new building.

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 Architectural Review 17-03 (Meriam Park Foundation Building). No building permits related to this approval shall receive final approval 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. All parking lot lighting shall be limited to 12-feet in height.

PUBLIC CONTACT

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

DISTRIBUTION

Internal (3)

Mike Sawley, Senior Planner

Shanon Costa, Assistant Planner

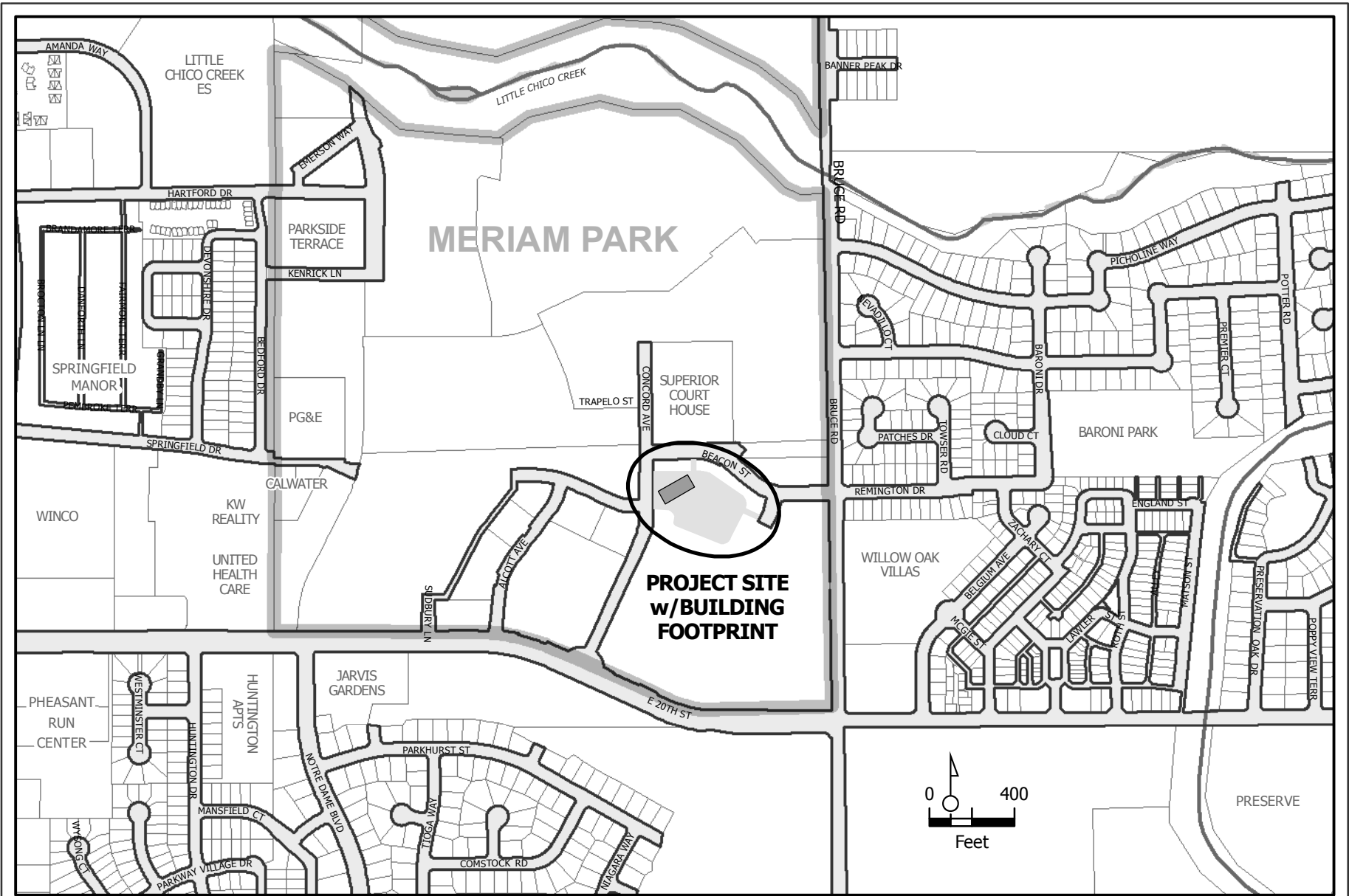
File: AR 17-03

External (2)

NorthStar Engineer, Attn: Ty Yurkovic, 111 Mission Ranch Blvd, suite 100, Chico, CA 95927
Dan Gonzales, PO Box 6744, Chico, CA 95927

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Overall Architectural Site Plan
- D. Enlarged Site Plan
- E. Landscape Plan
- F. Design Development Images
- G. Parking Lot Landscape Plan
- H. Exterior Elevations
- I. Exterior Renderings
- J. Materials and Fixtures
- K. Office Building
- L. Shopfront
- M. Mitigation Measures



AR 17-03 (Meriam Park Foundation Building)
 APN 002-180-157-000



1/13/2017

Architectural Review & Historic Preservation Board
City of Chico, Planning Services
411 Main Street, 2nd Floor
Chico, CA 95927

RE: The Foundation Building, Meriam Park - Block T2, Lot B2 - Chico, CA

Dear Architectural Review & Historic Preservation Board,

The proposed project site resides within the Meriam Park development, in an area described as the 'Thrive.' Meriam Park is identified as a Traditional Neighborhood Development (TND) zone. By the tenets of New Urbanism, the Thrive endeavors to provide this diverse development with places of work, increased density and walkability.

The Foundation Building and adjoining parking area shall serve block T2 of Phase B-1. The proposed building is a two-story, warm shell, identified for professional office use. The TND site designation is CORE and building type is Office. The proposed building will front Concord Avenue, using the Shopfront frontage type. The street-front building façade and entry points site at a range of 6'-9" to 11'-9" from the property line. This proposed deviation allows for mitigation of existing utility easements and the sloping site, using this transitional space for an accessible ramp and stairs ascending to the first floor height. The architectural alignment of two-story volume pivots slightly against the flanking one-story sections and street, allowing for entry door relief and a prominent building face that better addresses the curving approach of Concord Avenue from south to north and the intersections of Concord and Springfield.

Following is a list of applicable design objectives from the city's Design Guideline Manual and proposed design solutions.

(DG 1.1.12, 1.1.13, 1.1.33, 3.1.21, 3.1.23, 3.1.31, 3.1.33 & 3.1.34) The project fosters a pedestrian-friendly environment by activating the frontage and rear entry points through landscaped seating areas, gathering spaces, elevated views of the proposed park location across Concord Ave. and connected circulation around the building. Chico's bicycle culture has been paid special attention by integrating both

interior and exterior secure bicycle parking as a design feature, as well as a shower for building tenant use.

(DG 1.1.14, 1.1.15, 3.1.24 & 3.1.25) The project minimizes views of automobiles from the public right-of-way by locating the building close to the street and the parking areas/drive aisles to the side and rear of the building. The parking area serving the entire block is to the interior, allowing for future buildings to further screen automobiles from view.

(DG 1.2.11, 1.2.12, 1.2.22, 3.1.11, 3.2.11 & 3.2.23) The western frontage aims to delicately layer the building as it grows from sidewalk level landscaping/seating to building entry to roof terrace to two-story mass. The pivot or shift between two-story and one-story volumes allows the project to address both Concord and Springfield Avenues.

(DG 1.2.21 & 1.2.32) The Foundation Building is the first of its kind in this area, only the Courthouse across Beacon Ave. rises above ground in the immediate vicinity. A careful integration of modern forms and industrial materials will be the architectural paradigm. This project must serve as an example of economical design that is provocative through pragmatism.

(DG 3.2.22 & 3.2.33) All building elevations have been paid equal design attention for continuity to create a comprehensive architectural expression.

(DG 1.5.11, 1.5.12, 1.5.14, 1.5.15 & 3.1.12) Exterior lighting plays an integral and important role in the architecture and landscape architecture. This extends from the securely lit parking area through to the directional building lighting. The building lighting cast inward and down toward the building facades serves to emphasize the architectural expression and building materials while also providing intuitive way-finding, clear sight-lines and passive security.

(DG 1.7.11) Solar orientation has been considered and the resulting design features are dedicated roof area for future photovoltaic panels and exterior window screening on both the eastern and western facades.

(DG 3.2.27 & 3.2.28) Roof-mounted mechanical equipment has been screened using deep roof-wells and/or parapet walls that tie to the building massing. Wall-mounted utilities have been eliminated with the intentional exception of the fire sprinkler riser, made visible as an expression of function and utility.

(DG 3.2.31 & 3.2.32) A simple materials palette has been chosen to accentuate the conflicting modern volumes with a durable and industrial feel. Cladding in two variations of metal wrap the main one and two story volumes, expressed on the eastern and western faces by banding that run the perimeter of the volumes, enhanced by recessed soffit lighting. This soffit lighting highlights the transition to perforated screen or weathered steel. Finally, cement plaster is used to differentiate the rear entry and vertical circulation, flanking the strong elevator volume clad in weathered corrugated metal.

Sincerely,

NorthStar

Ty Yurkovic, AIA

Encl: Transmittal, Application, Fee Check, Project Descriptions and Drawing Packages
cc:

December 14, 2016

Project Description- Landscape

Thrive Building B-2, Meriam Park
Chico, California

This building site is the first designed for The Thrive development of Meriam Park.

The perimeter streetscape to this block has been pre-designed to feature a consistent design theme for the entire four block Thrive development.

The overarching site theme is what is being described as a hybridization between technology and agriculture. The site materials are tended toward natural materials such as wood, stone and metal and glass.

Integrated into this vocabulary are such things as raised planting beds featuring edible landscape plants and fruit trees.

Native grasses, ornamental grasses and oaks create a majority of landscape plantings to ground the aesthetics to a local, northern California context

There are pedestrian scale bollard lights at the linkages between parking fields and street side building entrances. **(DG 1.5.16)**

There are seating areas in various locations used to define pedestrian areas **(DG 1.12.32, 33)**

Parking lot lighting pole height is 16 feet, below mature tree height, and is integrated into planting design such that they are placed between trees. **(DG 1.5.12, 1.5.13)**

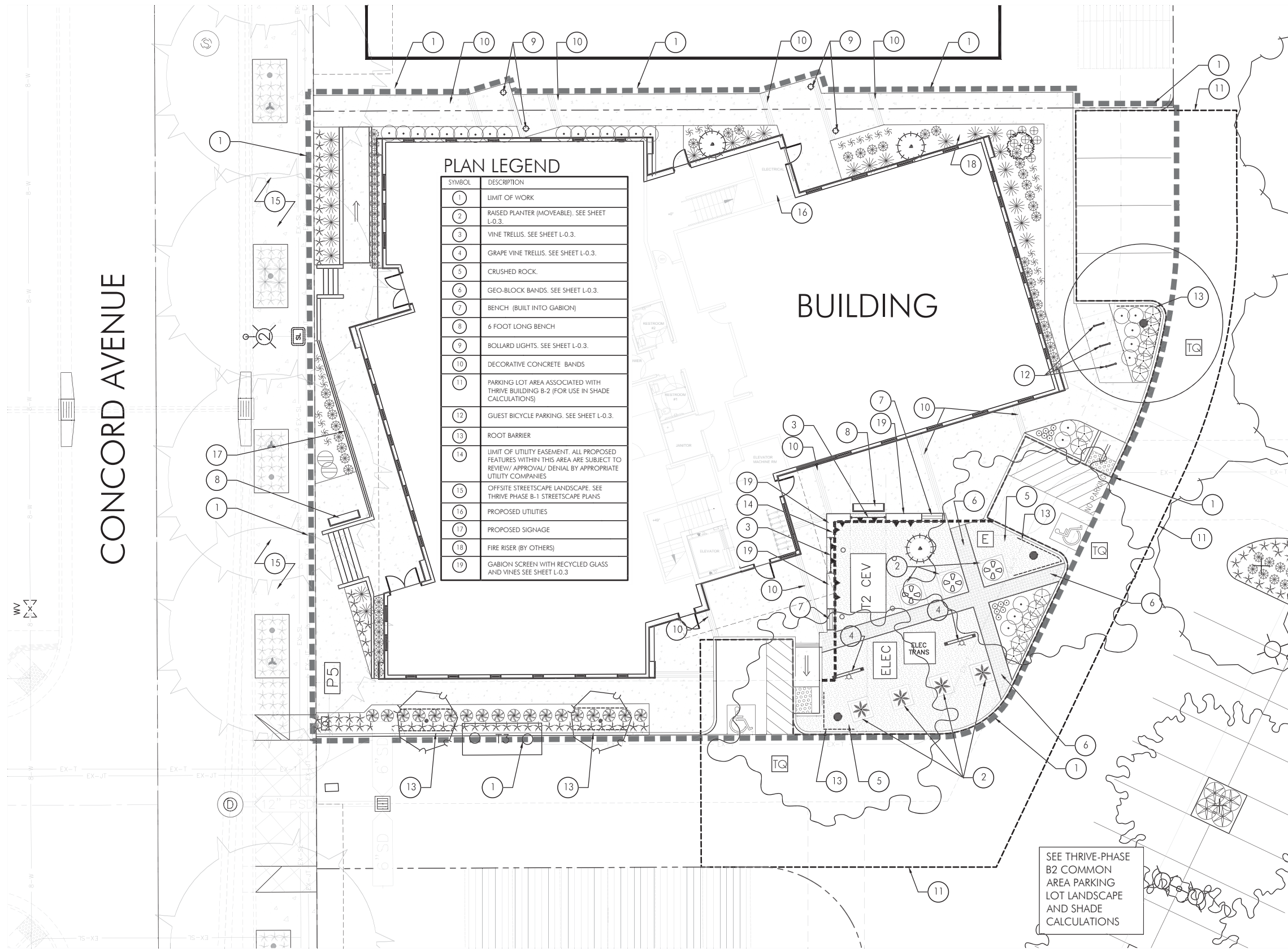
The trash enclosure has landscape planters on 3 sides with shrub plantings to buffer the trash enclosure **(DG 2.1.36)** .

Pavers are utilized in pedestrian and auto circulation areas that reinforce sense of place. **(DG 1.1.34)**

Parking lots have been shaded to City Code Standards **(DG 2.1.28)**

Utilities are embraced as part of the working technology. While still screened from certain key views they are also integrated/blended into a larger framework. Utility area at corner has been screened from the internal pedestrian path with a decorative wall. The view from the public way has blended into an overall fabric of raised beds for edibles, herb gardens and ground treatments. **(DG 2.1.36)**

CONCORD AVENUE



TREE LIST

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
TREES			
	QUERCUS COCCINEA SCARLET OAK	15 GAL	2
	CARPINUS BETULUS 'FASTIGIATA' COLUMNAR HORNBEAM	15 GAL	2
	OLEA EUROPAEA OLIVE	--	1 FIELD DUG SPECIMEN. SEE SHEET L-0.3
	JUNIPERUS SCOPULORUM 'GRAY GLEAM' GRAY GLEAM JUNIPER	15 GAL	3

SHRUB LIST

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
SHRUBS			
	CITRUS SATSUMA MANDARIN	5 GAL	1
	TULBAGHIA VIOLACEA SOCIETY GARLIC	1 GAL	24
	FESTUCA CALIFORNICA CALIFORNIA FESCUE	1 GAL	62
	THYMUS MOTHER OF THYME	1 GAL	12
	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY DWARF FOUNTAIN GRASS	1 GAL	57
	ALOE STRIATA CORAL ALOE	1 GAL	18
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	5 GAL	26
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	1 GAL	2
	PEACH DWARF PEACH	5 GAL	3
	ACHILLEA 'MOONBEAM' MOONBEAM YARROW	1 GAL	22
	LAVANDULA STOECHAS 'OTTO QUAST' OTTO QUAST SPANISH LAVENDER	1 GAL	14
	SALVIA OFFICINALIS 'BERGGARTEN' BERGGARTEN SAGE	1 GAL	28
	RHUBARB 'CHERRY RED' RHUBARB	1 GAL	3
	ARTICHOKE ARTICHOKE	1 GAL	4
VINES			
	VITIS 'CULTIVAR' TABLE GRAPE	1 GAL	2
	CLYTOSTOMA CALLISTEGIOIDES LAVENDER TRUMPET VINE	1 GAL	10

PARKING LOT LANDSCAPE (BUILDING B-2 LOT)

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	4,352 SF	
PARKING LOT LANDSCAPE	312 SF	7%

SHADE CALCULATIONS (BUILDING B-2 LOT)

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			4,352 SF	
SHADE AREA PROVIDED				
40' DIAMETER DRIPLINE				
	FULL	1,256 SF	0	0
	THREE QUARTER	942 SF	2	1,884 SF 43%
	HALF	628 SF	0	0
	QUARTER	314 SF	0	0
30' DIAMETER DRIPLINE				
	FULL	706 SF	0	0
	THREE QUARTER	529 SF	1	529 SF 12%
	HALF	353 SF	0	0
	QUARTER	176 SF	0	0
TOTAL SHADE AREA PROVIDED			2,415 SF	55%

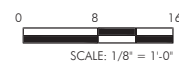
SHEET L-0.1

THRIVE-BUILDING B2

PRELIMINARY LANDSCAPE PLAN

PREPARED FOR:

MERIAM PARK
GONZALES DEVELOPMENT COMPANY
CHICO, CALIFORNIA



PREPARED BY:

BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130/ FAX: (530) 899-1920
www.BFLAdesign.com www.facebook.com/BFLAdesign

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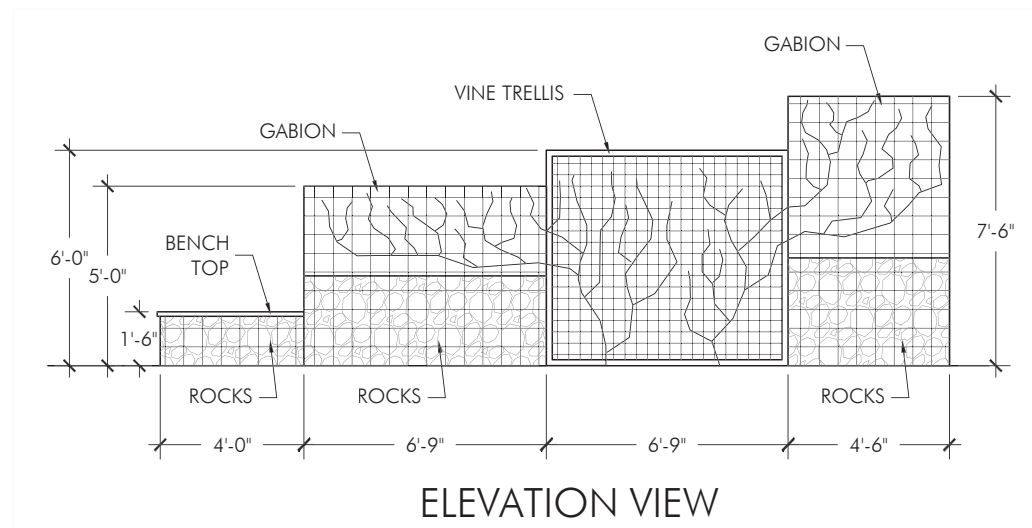
BFLA PROJECT NUMBER: 1961
DECEMBER 7, 2016
REVISED: DECEMBER 14, 2016
REVISED: FEBRUARY 17, 2017



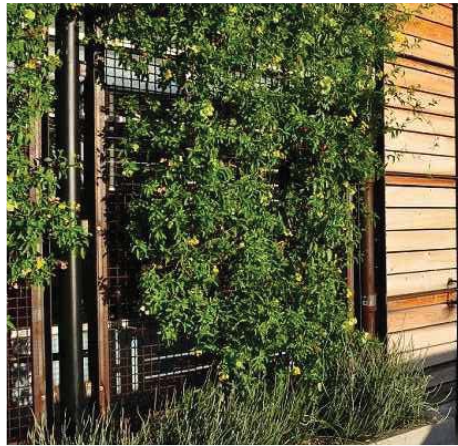
RAISED PLANTER (MOVEABLE)



GEO-BLOCK BANDS



ELEVATION VIEW



VINE TRELLIS



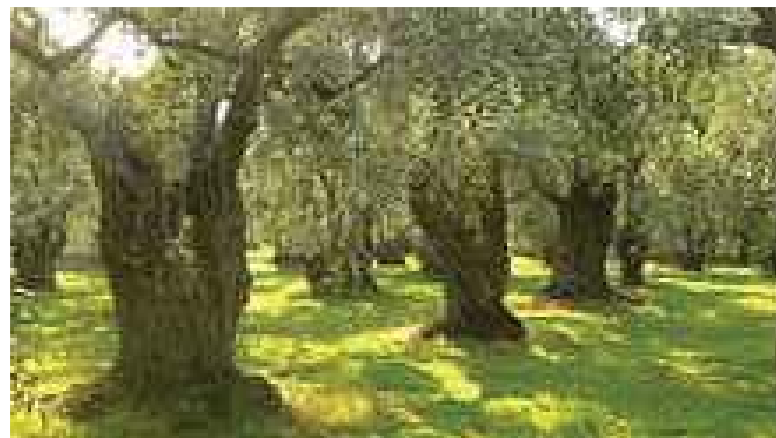
GUEST BICYCLE PARKING



GABION SCREEN WITH RECYCLED GLASS ROCKS AND VINES



GRAPE VINE TRELLIS



FIELD DUG OLIVE TREE SPECIMEN



PARKING LOT AREA LIGHTS



BOLLARD LIGHTS

THRIVE-PHASE B2

SHEET L-0.3

DESIGN DEVELOPMENT IMAGES

PREPARED FOR:

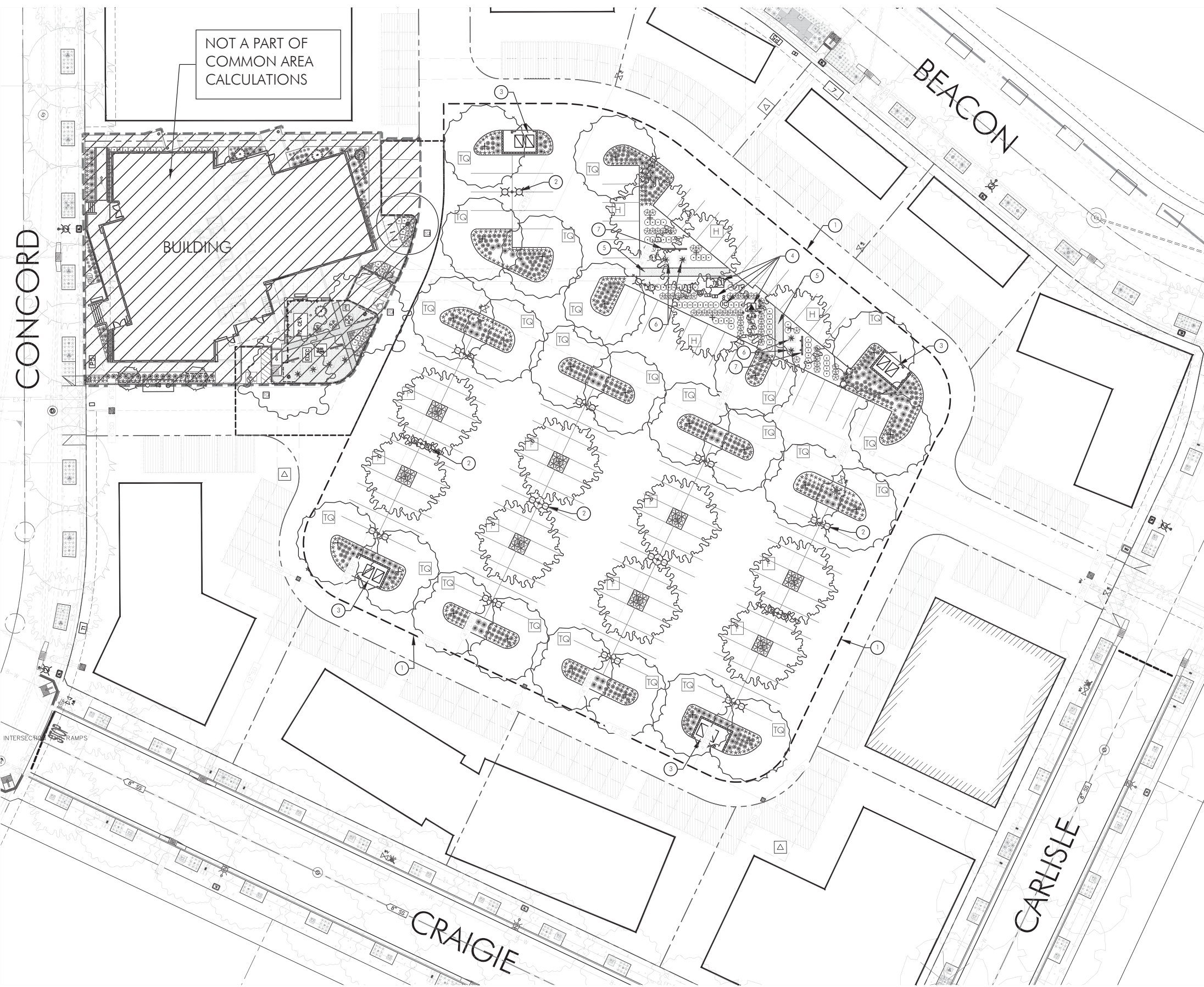
MERIAM PARK
GONZALES DEVELOPMENT COMPANY
CHICO, CALIFORNIA

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ATTACHMENT " _ " "



TREE LIST

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	QUERCUS SUBER CORK OAK	15 GAL	24
	QUERCUS LOBATA VALLEY OAK	15 GAL	12

SHRUB LIST

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	FESTUCA CALIFORNICA CALIFORNIA FESCUE	1 GAL	473
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	5 GAL	112
	LAVANDULA STOECHAS 'OTTO QUAST' OTTO QUAST SPANISH LAVENDER	1 GAL	58
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY DWARF FOUNTAIN GRASS	1 GAL	330
	DIETES IRIDIODES AFRICAN IRIS	1 GAL	32
	SALVIA OFFICINALIS 'BERGGARTEN' BERGGARTEN SAGE	1 GAL	71
	ARTICHOKE	1 GAL	4
	CLYTOSTOMA CALLISTEGIOIDES LAVENDER TRUMPET VINE	1 GAL	4

PLAN LEGEND

SYMBOL	DESCRIPTION
	LIMITS OF PARKING LOT AREA FOR USE IN CALCULATING 'COMMON AREA' PARKING LOT LANDSCAPE AND SHADE. REMAINING HALF OF DRIVE AISLE WILL BE CALCULATED AT THE TIME OF FUTURE DEVELOPMENT, ON A LOT PER LOT BASIS.
	PARKING LOT AREA LIGHTS. TYPICAL SYMBOL: STERNBERG 'FLIGHT'. 16 FOOT LUMINERE HEIGHT.
	TRASH ENCLOSURE. SEE PLAN BY OTHERS.
	EXISTING UTILITIES
	CRUSHED ROCK BAND WITH STEEL HEADERS
	RAISED PLANTER. SEE SHEET L-0.3
	VINE TRELLIS. SEE SHEET L-0.3

PARKING LOT LANDSCAPE (COMMON PARKING LOT AREA)

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	56,802 SF	
PARKING LOT LANDSCAPE	9,588 SF	17%

SHADE CALCULATIONS (COMMON PARKING LOT AREA)

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			56,802 SF	
SHADE AREA PROVIDED				
40' DIAMETER DRIPLINE				
F FULL	1,256 SF	8	10,048 SF	18%
TQ THREE QUARTER	942 SF	24	22,608 SF	40%
H HALF	628 SF	4	2,512 SF	4%
Q QUARTER	314 SF	0	0	0
TOTAL SHADE AREA PROVIDED			35,168 SF	61%

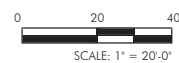
THRIVE-PHASE B2 COMMON AREA

SHEET L-0.2

PARKING LOT LANDSCAPE AND SHADE CALCULATIONS

PREPARED FOR:

MERIAM PARK
GONZALES DEVELOPMENT COMPANY
CHICO, CALIFORNIA

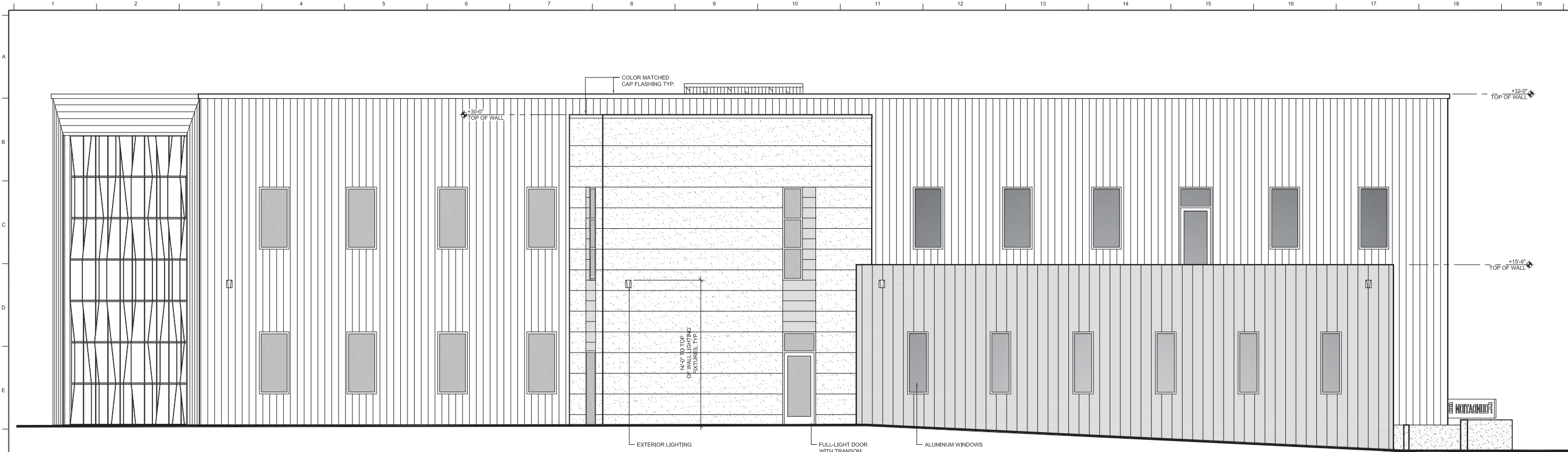


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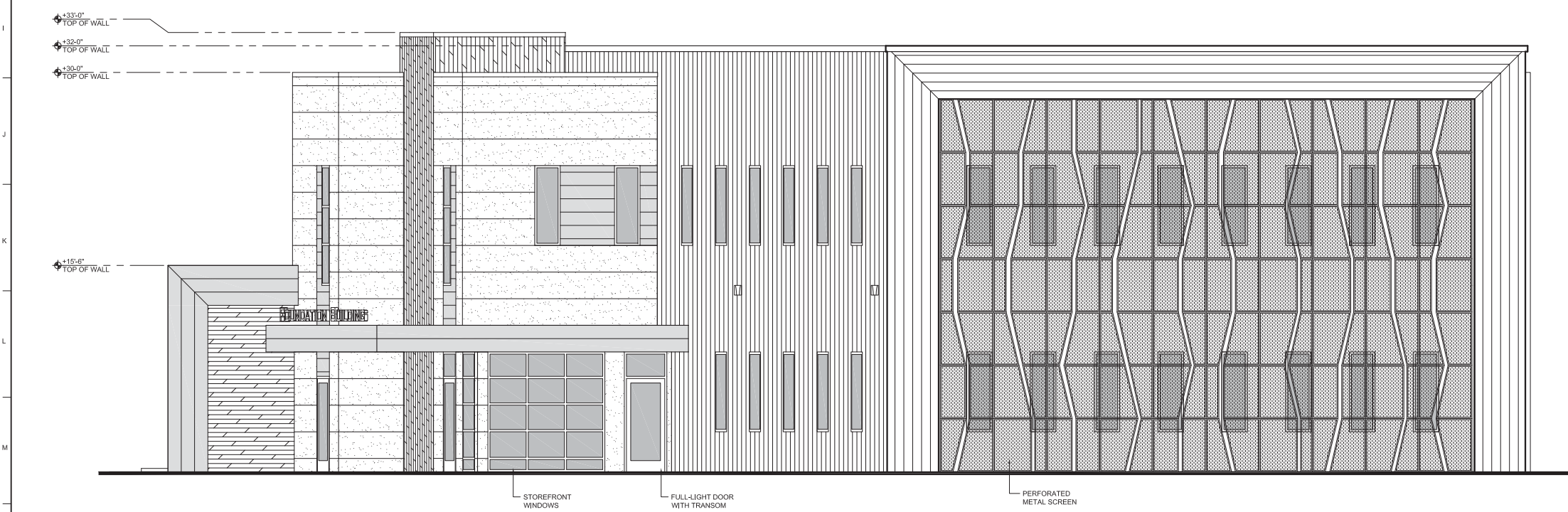
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ATTACHMENT " " "






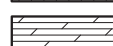
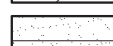
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18 EXTERIOR ELEVATION - NORTH



20 EXTERIOR ELEVATION - EAST

-  CONCRETE
-  PERFORATED METAL SCREEN
-  PERFORATED METAL SIDING: METAL SALES 7/8" STANDARD CORRUGATED METAL, COLOR: RUSTIC STEEL
-  METAL SIDING: METAL SALES TLC-1 WALL PANEL IN MATTE BLACK
-  METAL SIDING: METAL SALES T10-D WALL PANEL, COLOR: SLATE GREY
-  METAL SIDING: METAL SALES 7/8" STANDARD CORRUGATED METAL WALL PANEL IN RUSTIC STEEL
-  STUCCO, LA HABRA SMOOTH SANTA BARBARA FINISH, COLOR: WHITE.

 RAB SLIM26N/D10 LED WALL PACK WITH FULL CUT-OFF AND DIMMER, COLOR: BLACK

NOTE: FOUNDATION BUILDING* SIGNAGE TO BE 50 SQ. FT. SIGNAGE SUBMITTAL WILL BE DEFERRED

WINDOWS: WINDOWS ARE TO ALUMINUM FRAMES WITH THERMAL BREAK. COLOR: ANODIZED

STOREFRONT: STOREFRONT FRAMES COLOR: ANODIZED

GLAZING: GLAZING IS DUAL PANE, LOW-E, INTERIOR SIDE: SunCoat MAX EXTERIOR SIDE: Clear Annealed

5 NOTES AND LEGEND

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CONSULTANTS FOR ARCHITECTURE

CONSULTANTS FOR ARCHITECTURE

THE FOUNDATION BUILDING
for Gonzales Development Company
Meriam Park - Block T2, Lot B2
Chico, CA

Rev.	Date	Revision Description

Sheet Title: Exterior Elevations

Scale: AS SHOWN

Status: A.R.H.P.B. SUBMITTAL

Drawn By: TWM

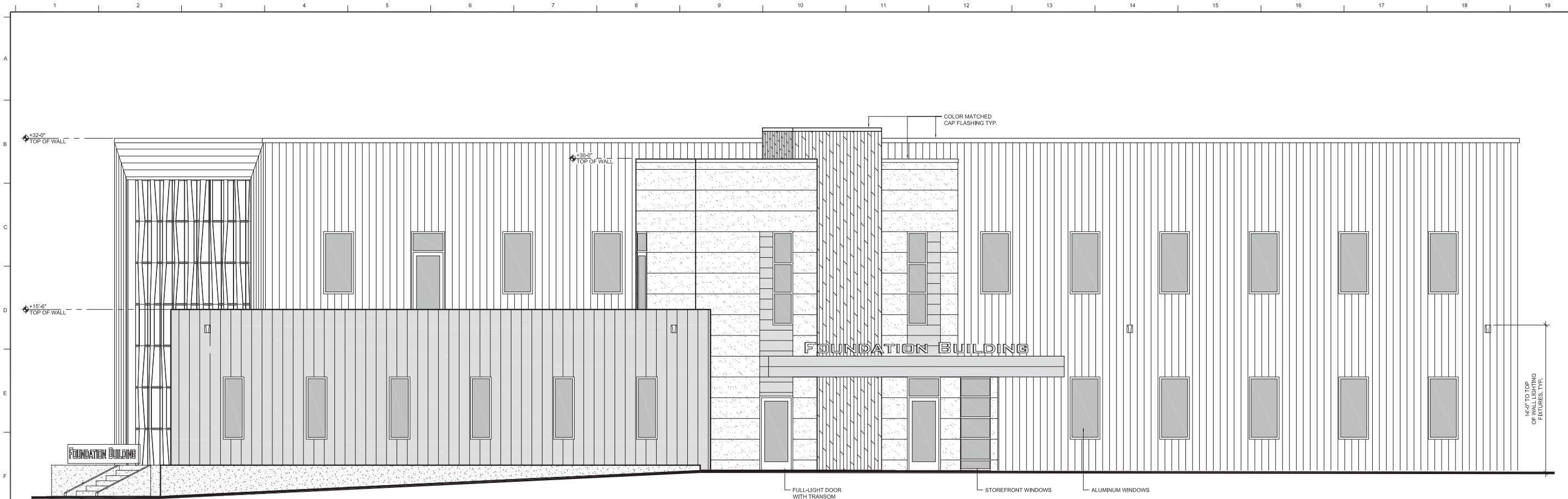
Checked By:

Date Issued: February 22, 2017

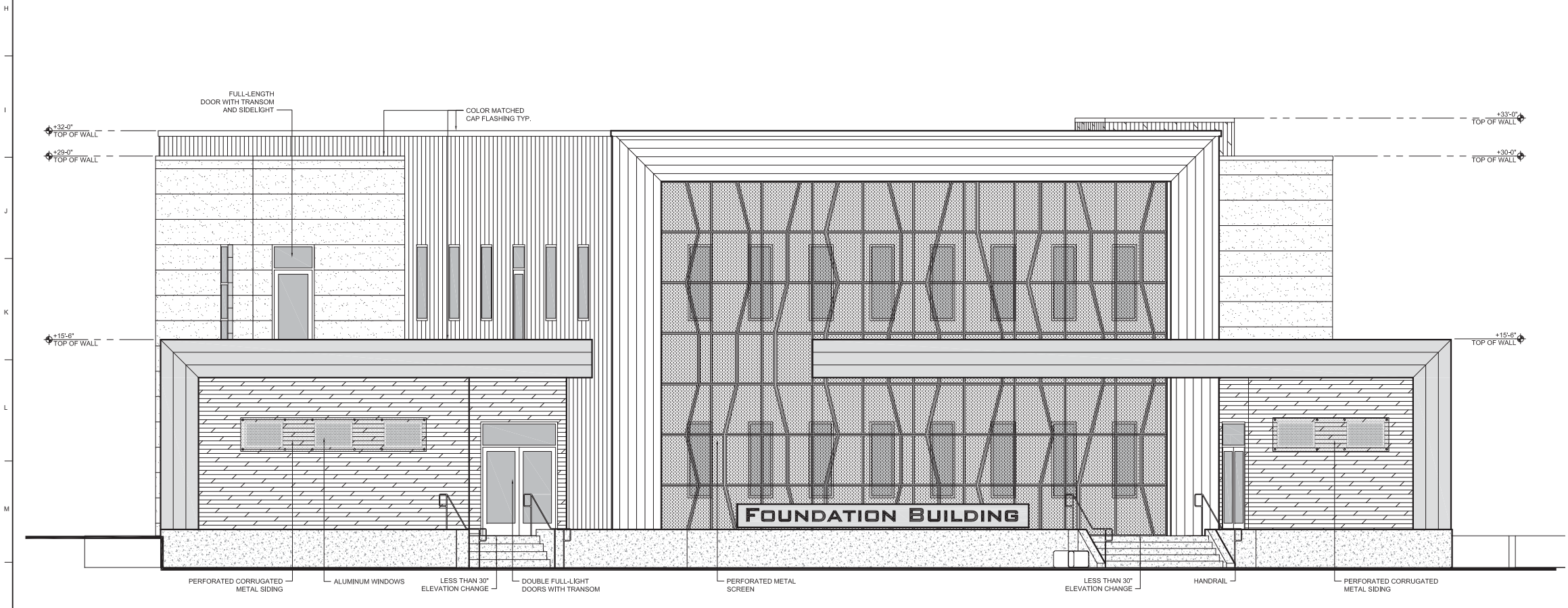
Project No: 16-218

Sheet No: A.301








Plot Date: August 9, 2017 - 10:07 pm
Plot Name: Plot Path




18 EXTERIOR ELEVATION - SOUTH



20 EXTERIOR ELEVATION - WEST

-  CONCRETE
-  PERFORATED METAL SCREEN
-  PERFORATED METAL SIDING: METAL SALES 7/8" STANDARD CORRUGATED METAL, COLOR: RUSTIC STEEL
-  METAL SIDING: METAL SALES TLC-1 WALL PANEL IN MATTE BLACK
-  METAL SIDING: METAL SALES T10-D WALL PANEL, COLOR: SLATE GREY
-  METAL SIDING: METAL SALES 7/8" STANDARD CORRUGATED METAL WALL PANEL IN RUSTIC STEEL
-  STUCCO, LA HABRA SMOOTH SANTA BARBARA FINISH, COLOR: WHITE.

-  RAB SLIM26N/D10 LED WALL PACK WITH FULL CUT-OFF AND DIMMER, COLOR: BLACK
- NOTE: FOUNDATION BUILDING'S SIGNAGE TO BE 50 SQ. FT. SIGNAGE SUBMITTAL WILL BE DEFERRED
- WINDOWS: WINDOWS ARE TO ALUMINUM FRAMES WITH THERMAL BREAK. COLOR: ANODIZED
- STOREFRONT: STOREFRONT FRAMES COLOR: ANODIZED
- GLAZING: GLAZING IS DUAL PANE, LOW-E, INTERIOR SIDE: SunCoat MAX EXTERIOR SIDE: Clear Annealed

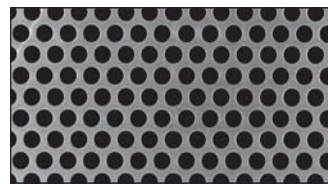
5 NOTES AND LEGEND

CONSULTING ENGINEER
 ARCHITECTURAL
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THE FOUNDATION BUILDING
for Gonzales Development Company
Meriam Park - Block T2, Lot B2
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Rev.	Date	Description

Sheet Title:	Exterior Elevations
Scale:	AS SHOWN
Status:	A.R.H.P.B. SUBMITTAL
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Date Issued:	February 22, 2017
Project No.:	16-218
Sheet No.:	A.302



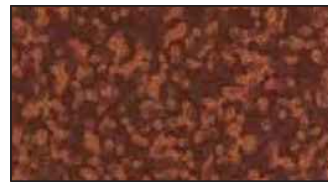
PRE-CUT PERFORATED METAL PANELS, ROUND STAGGERED HOLES, APPROXIMATELY 60% OPEN AREA



METAL SALES 7/8" STANDARD CORRUGATED METAL WALL PANEL IN RUSTIC STEEL



LED ILLUMINATED BOLLARD, RAB BLED24N, COLOR: BLACK



METAL SALES 7/8" STANDARD CORRUGATED METAL WALL PANEL, PERFORATED IN RUSTIC STEEL



STUCCO, LA HABRA SMOOTH SANTA BARBARA FINISH, COLOR: WHITE. HORIZONTAL 1" REVEAL SPACED 24" O.C., STANDARD TIGHT VERTICAL CONTROL JOINT



LED POLE LIGHTING, STERNBERG LIGHTING 2A-FL630



METAL SALES TLC-1 WALL PANEL IN MATTE BLACK



RAB SLIM26N/D10 LED WALL PACK WITH FULL CUT-OFF AND DIMMER, COLOR: BLACK



ACUITY LITHONIA AJ520066 ZL1N CHANNEL STRIP FIXTURE. TO BE PLACED AT TOP AND SIDE OF PERFORATED METAL SCREEN



METAL SALES T10-D WALL PANEL, COLOR: SLATE GREY

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THE FOUNDATION BUILDING
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Meriam Park - Block T2, Lot B2
Chico, CA

Rev.	Date	Description

Sheet Title: **MATERIALS BOARD**

Scale: AS NOTED

Status: A.R.H.P.B. SUBMITTAL

Drawn By: TLH

Checked By:

Date Issued: January 13, 2017

Project No: 16-218

Sheet No: **A.303**

ATTACHMENT " _ "

E. Impacts and Mitigation Measures

Impact AES-1: The Project would create new sources of light and glare, particularly as the proposed Project includes a large surface parking lot with lighting and development of a ballpark that would be in use at night. This new source of light and glare is considered a *significant* impact.

Mitigation Measure AES-1: In order to minimize impacts of new sources of light and glare:

1. All new lighting shall be designed to eliminate direct light spilling onto adjacent properties.
2. Lighting for new development within Meriam Park, including parking areas, shall be designed to include shields, ranging from 120-180 degrees) and cut-offs that minimize light spillage onto unintended surfaces and minimize atmospheric light pollution, use minimal wattage.
3. Exterior surfaces should not be reflective glass or other reflective materials.
4. As part of the Architectural Review process, light and glare should be given specific consideration and measures incorporated into project design to minimize both.
5. Where possible, limit height of light standards to 12 feet.
6. During the Site Design and Architectural Review of the ballpark project, the applicant shall prepare a lighting plan that denotes the number of light standards, the lighting array, and a written and graphical depiction of project light spillage from the nighttime lighting. The plan for ballpark lighting should incorporate lighting controls to reduce the potential nuisance