



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 8/02/2017

DATE: July 21, 2017

File: AR 17-25

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Assistant Planner, (879-6807, shannon.costa@chicoca.gov)
Community Development Department

RE: Architectural Review 17-25 (Thrive Park Lawyer's Office) – Meriam Park
Subdivision S09-01, Lot B7 and B8 (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 17-25 (Thrive Lawyer's Office), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct two 3,500 square-foot commercial office buildings on lots Lot B7 and B8 of Tentative Subdivision Map S09-01 in Meriam Park. Fronting on Carlisle Lane, 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 (see **Attachment A**, Location Map).

The proposed project includes two new, single story commercial shell buildings, and surrounding landscaping (see **Attachment B**, Project Description, and **Attachment C**, Overall Site Plan).

The identical buildings would mirror one another along a central corridor that would provide main entry from the street frontage to the buildings. The proposed "Shopfront" frontage type would be situated at the back of the walkway, along the front property line.

Vehicle access to the site is provided by three drive aisles serving the common parking field from Concord Avenue (west), Beacon Avenue (north), and Carlisle Lane (east). Inverted "U" style bike parking is proposed within the central corridor (see **Attachment D**, Enlarged Site Plan). Four trash enclosures would be located within the common parking field.

The landscape plan mostly calls for native shrubs and trees which complement the existing aesthetics natural to Northern California. Parking lot shading for on-site parking is estimated to reach 86 percent at tree maturity (see **Attachment E**, Preliminary Landscape Plan). The central corridor would feature raised planting containers and benches, as well as decorative concrete paver bands. Steel-mesh vine trellises are proposed on the front elevation (see **Attachment F**, Design Development Images).

The single-story buildings would be 27 feet in height at the tallest point with roof pitches sloping down and away from the central corridor. Simple light-to-metallic building materials and colors give the building an industrial appearance. Exterior elevations feature alternating corrugated metal walls (Cool Zactique) with corrugated metal pop-outs (Cool Metallic Silver). Large pop-out storefront windows are trimmed in bright red (see **Attachment G**, Exterior Color Elevations and **Attachment H**, Color Sample Board). Wall-mounted sconces are proposed on the east and west building elevations (see **Attachment I**, Lighting Specs). Ground-mounted utility systems are located on the north and south side of the site and would be screened from view by a metal panel wall, matching the exterior of the buildings.

DISCUSSION

The proposal is consistent with General Plan goals and policies that encourage architectural designs that exhibit timeless and distinctive character (CD-3.1 and CD-4.1). The proposed design promotes pedestrian and bicycle access by directly engaging the building frontage with the public sidewalk, providing safe bike parking, and situating parking toward the 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 unique roof pitch of the buildings is consistent with design guidelines that encourage exposed (pitched) roofs to add character and style (DG 1.2.22). Additional consistency analysis with the City's Design Guidelines is provided in the applicant's project description, **Attachment B**.

The proposed development uses the "Small Single Story Shopfront Building" TND building type and "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 J**, Small Single Story Shopfront Building).

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 K**, 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 (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. Exterior equipment will be properly screened from view by metal screen walls matching the building exterior. 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 few buildings currently exist on the site, the structures will appear to dominate the surroundings, however, this effect will diminish over time with additional surrounding development. The building 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 native 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 17-25 (Thrive Lawyer's Office). 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. The applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program. These include AES-1, AIR-1a, AIR-1b, AIR-1c, AIR-1d, AIR-2, BIO-8, CUL-2a, CUL-2b, CUL-3, CUL-4, HYDRO-3, and UTIL-1b, which are incorporated herein by reference.

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)

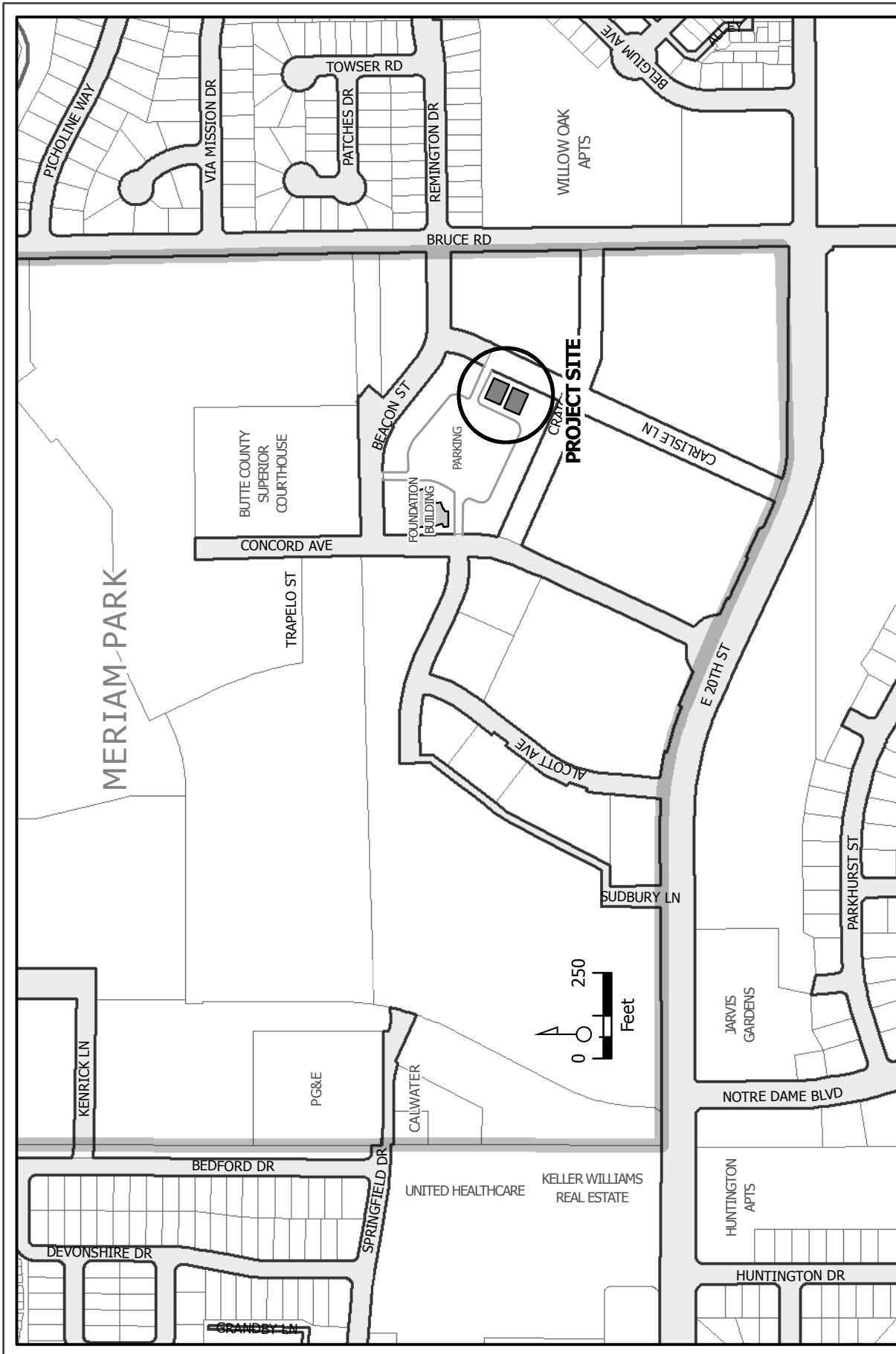
Mike Sawley, Senior Planner
Shannon Costa, Assistant Planner
File: AR 17-25

External (2)

Russell Gallaway Associates, Inc. Attn.: Matt Gallaway, 115 Meyers Street, Suite 110, Chico, CA 95928
Dan Gonzales, PO Box 6744, Chico, CA 95927

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Overall Site Plan
- D. Enlarged Site Plan
- E. Preliminary Landscape Plan
- F. Design Development Images
- G. Color Exterior Elevations (2 pages)
- H. Color Sample Board
- I. Lighting Specs (2 pages)
- J. Small Single Story Shopfront Building
- K. Mitigation Measures



AR 17-25 (Thrive Lawyer's Office)
Meriam Park Subdivision S 09-01, Lot B7 and B8
APN 002-180-157-000 (portion)



May 24, 2017

Planning Reviewer
City of Chico Planning Department
P.O. Box 3420
Chico, Ca. 95924

RE: **Thrive Lawyer's Office**
The Thrive at Meriam Park
Chico CA
APN: 002-180-157

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MAY 24 2017

CITY OF CHICO
PLANNING SERVICES

Dear Reviewer,

It is with pleasure that I take this opportunity to provide you the following overview of the new commercial building constructed at Meriam Park between Concord Drive and Bruce Road. Where appropriate, the following narrative references to the City of Chico Design Guidelines.

Brief History

This property currently is undeveloped but is in the process of becoming a set of commercial business suites for attorney's offices. There will be several commercial buildings with a shared parking lot that is screened by the new buildings.

Building Program

The proposed new building will be single story and will have four commercial business suites. Two of the four suites have been designed in coordination with two separate attorney firms. The remaining two suites will be available for future tenants.

Proposed Architectural Elements

The design and use of the building materials and colors were selected to harmonize with the existing neighborhood. Most of which are residences and the courthouse with modern design elements. The "Thrive" building finishes are following the design lines of a modern industrial look.

Applicable City of Chico Design Guidelines Objectives

DG 1.1.13–Reinforce a pedestrian-friendly environment regarding building placement and orientation.

The placement of the main entrance and sidewalk create easy connection between the four suites. Large sidewalk areas cross in front of the building and the rear for pedestrian-friendly access to building, parking, and nearby businesses.

DG 1.1.14 & 3.1.25–Minimize views of automobiles from the public right-of-way by locating the majority of parking areas and major driveways to the rear or side of sites wherever feasible.

Major driveways occur at the front of the building, allowing for parallel street parking, and along the side of the building where there is limited public access. The majority of parking areas occur on the rear of the building, to minimize automobiles from the public right-of-way.

DG 1.2.22–Utilize rooflines and exposed (pitched) roofs to add character and style to a building, reinforcing its sense of place.

The new building utilizes two separate single sloping roofs that angle toward one another. The exterior doors are located on the sides and middle of the building which helps to feature the unique roof slopes and building design. Large steel storefront windows and doors highlight design and allow access to the business.

DG3.1.34– Bicycle parking is located close to main entrances.

The bicycle parking is located between buildings in order to maintain pedestrian safety and keep bicyclists at a distance from heavy automobile traffic.

DG 3.1.35– Screen and buffer trash enclosures, and utility services from public views.

The trash enclosure is enclosed and located at the south-west corner of the property away from public view and is screened with landscaping.

DG 3.2.21– Design Concept

Along with an intriguing roofline design, we have put in to place metal wall panel systems alternating in direction, several metal “pop-out” features around large steel storefront windows, and a decorative metal entry arch.

DG 3.2.22- Avoid unarticulated elevations and incorporate varied building depth and shadow.

We have been able to add interest, depth and shadowing to each elevation of the building with the addition of:

- Standing Seam double gables.
- Canopies at entrances.
- Recessed entry.

DG 3.2.23- Design and locate building entries to create a sense of focus so people may easily find the entrance. Roof overhangs and wall recesses, are two examples of features which help define a sense of entry for a building.

We have designed two separate entry arches at either side of the building leading pedestrians into the main entrance.

DG 3.2.25- Avoid continuous flat roofs with monotonous cornices or parapets.

This unique building design incorporates two separate single sloped roofs slanting towards one another in an attempt to avoid a continuous flat roof.

DG 3.2.28- Minimize the appearance of wall mounted utility equipment, including electrical panels, gas meters, conduit, plumbing or downspouts, by integrating with in the building structure or by screening and buffering techniques.

The electrical panels are located on the north and south sides of the building outside of plain sight and will be hidden by metal pop-out features.

DG 3.2.31 and 33- Include variations in the depth of surfaces or changes in surface materials to provide visual interest to walls. Express continuity thought all elevations.

Through the use of four separate metal colors and alternating corrugated metal direction we have provided visually interesting walls. We have also incorporated multiple architectural techniques such as decorative metal entry arches, metal pop-outs around windows and storefronts, as well as pop-out address numbers along the front of the building.

DG3.2.32- Select building colors and accent materials from a rich palette.

The Pallet selected is light to metallic modern with mostly grey colors and a slight accent of red.



115 Meyers Street Suite 110 Chico, California 95928

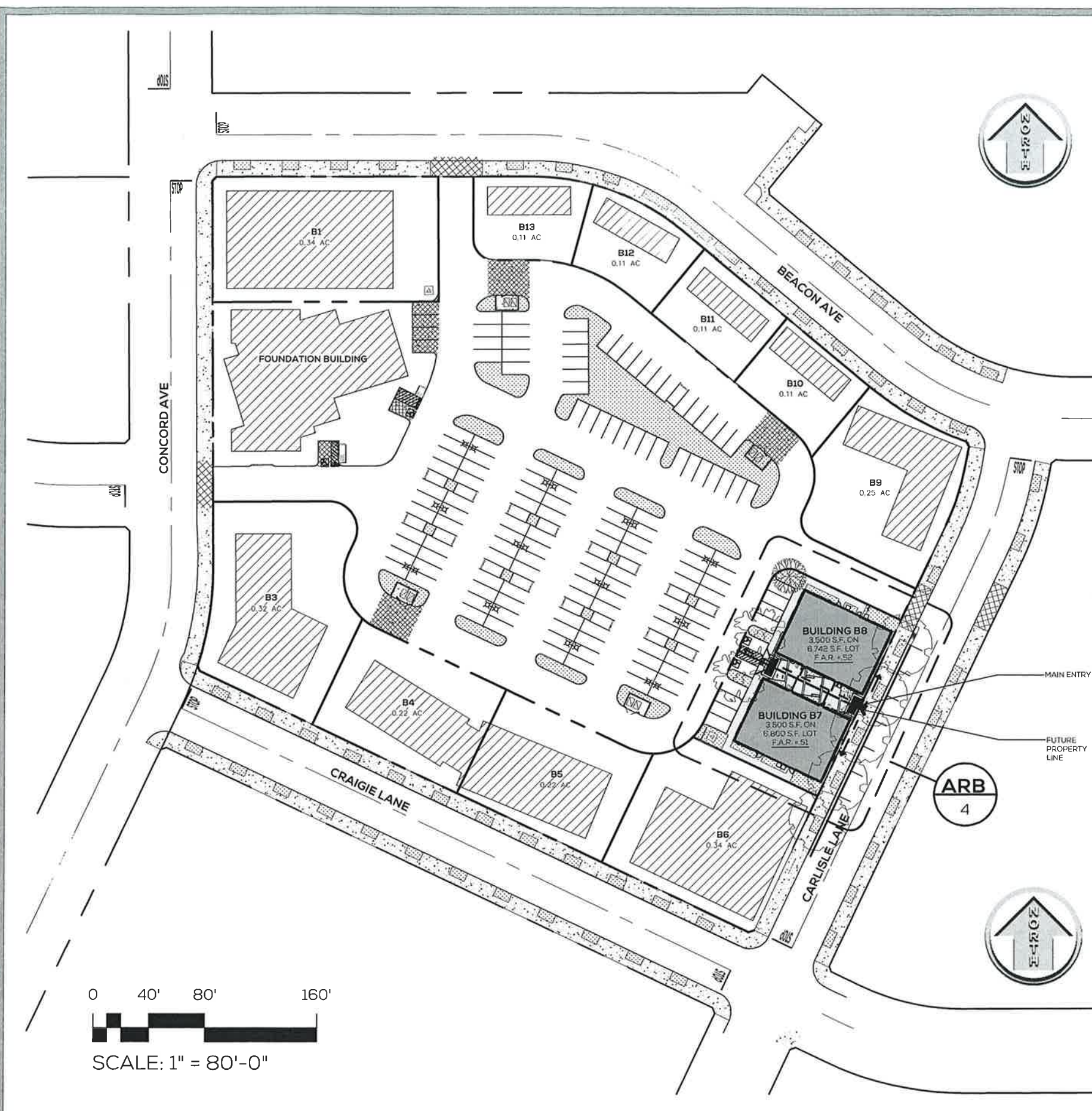
t 530 342 0302 f 530 342 1882 www.rgachico.com

Thank-you for your thoughtful consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Matt Gallaway'. The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Matthew B. Gallaway, A.I.A.; LEED AP
President -Russell Gallaway Associates, Inc.

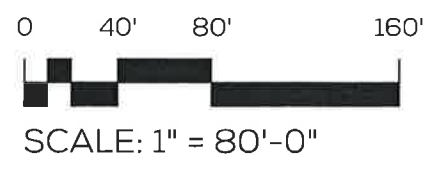
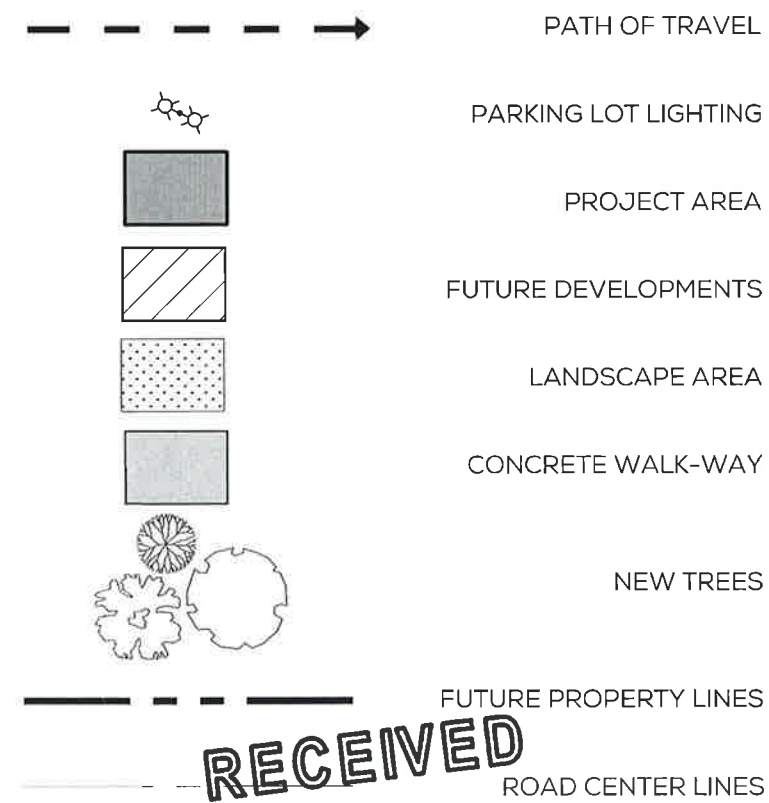


PARKING CALCULATION:
 7,000 S.F. @ 1.6/1,000 S.F. = 11.2 STALLS REQUIRED
 10 PARKING STALLS PROVIDED ON WESTSIDE OF BUILDING
 AND ADDITIONAL STREET PARKING PROVIDED ON EASTSIDE
 OF BUILDING
 BUILDING WILL ALSO HAVE SHARED PARKING WITH
 NEIGHBORING LOTS AND BUSINESSES
 PARKING CALCULATION PER TITLE 19 LAND USE AND
 DEVELOPMENT REGULATIONS CHAPTER 19.88

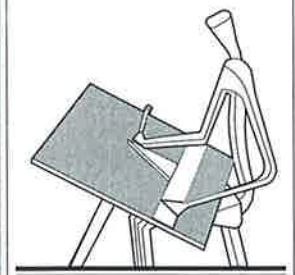
ADA PARKING CALCULATION:
 1 ACCESSIBLE PARKING STALL IS REQUIRED PER CBC 11B
 208.2
 2 ACCESSIBLE PARKING STALLS ARE PROVIDED

BICYCLE PARKING CALCULATION:
 10 PARKING STALLS @ 1.5 (20%) = 2 BICYCLE STALLS
 REQUIRED
 3 BICYCLE STALLS PROVIDED BETWEEN THE TWO
 BUILDINGS
 BICYCLE PARKING CALCULATION PER TITLE 19 LAND USE
 AND DEVELOPMENT REGULATIONS CHAPTER 19.88.070

ALL VEHICLE AND BICYCLE PARKING WILL BE DESIGNED IN
 ACCORDANCE WITH TITLE 19 LAND USE AND DEVELOPMENT
 REGULATIONS DIVISION VI. TND REGULATIONS.
 ALL ADA VEHICLE PARKING STALLS WILL BE DESIGNED IN
 ACCORDANCE WITH CBC CHAPTER 11B.



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 JUN 06 2017
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r · g · a
 architecture + engineering

**RUSSELL,
 GALLAWAY
 ASSOCIATES inc.**

115 MEYERS STREET
 SUITE 110
 CHICO, CA 95928
 530 342 0302

www.rgachico.com

**THRIVE
 LAWYER'S
 OFFICE**

LOT B7.2
 THE THRIVE
 MERIAM PARK
 CHICO, CA 95928

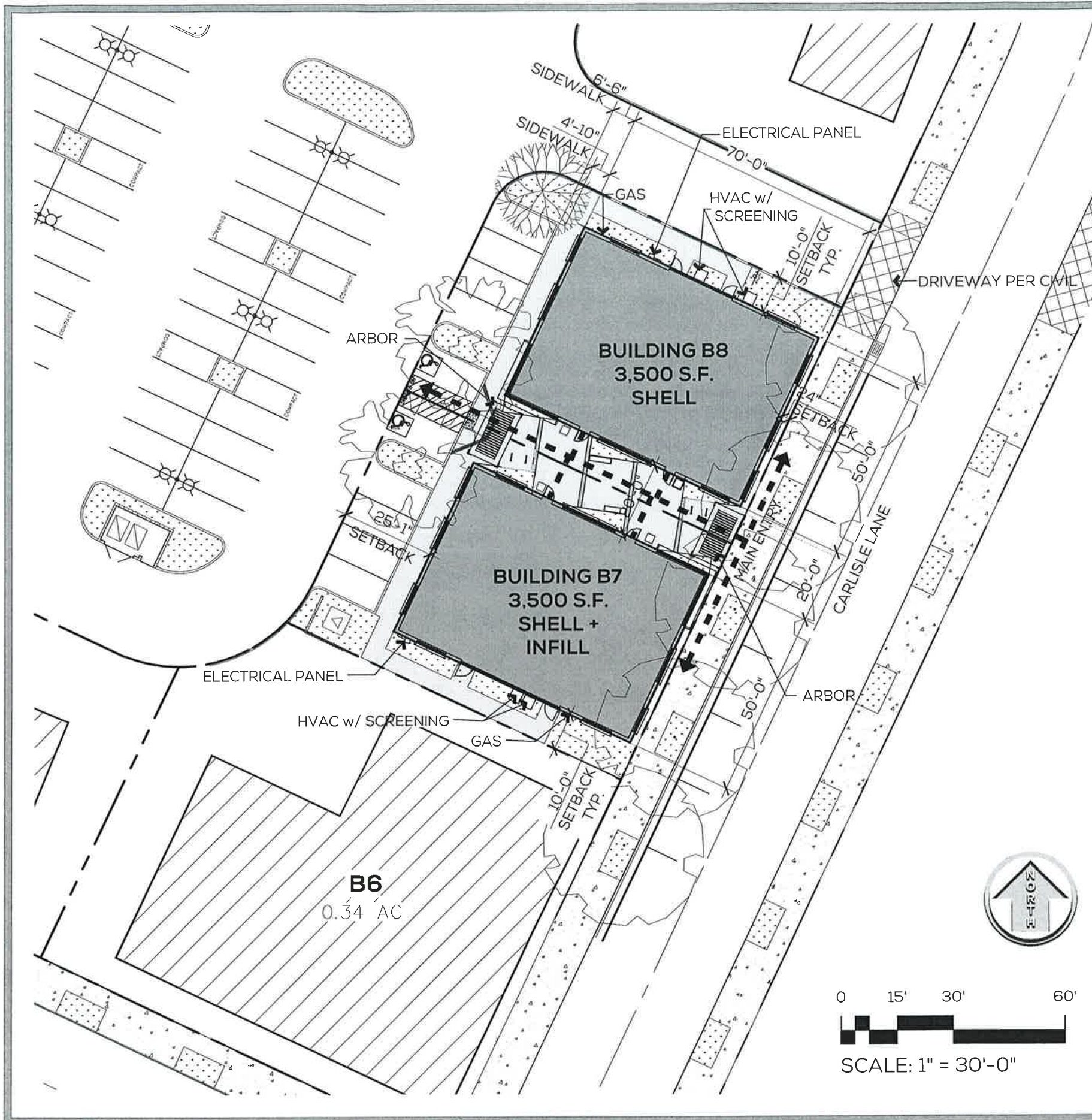
002-180-157



DRAWING SCALE	1" = 80'-0"
RGA PROJECT #	16-471
DRAWN	M.GRAVANCE
CHECKED	M.GALLAWAY
ARB SUBMITTAL	2017.05.24

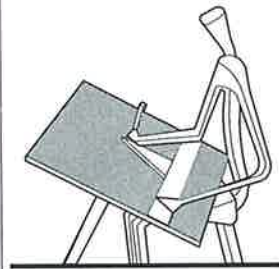
**OVERALL SITE
 PLAN**

ARB-3



**TND
ZONING SUMMARY**

- **ZONING:** TND-CORE (19.80 CMC)
- **BUILDING TYPE:** SMALL SINGLE STORY SHOP FRONT BUILDING (19.86.220 CMC)
- **FRONT SET BACK:** 2' TO PROPERTY LINE. 0' (ZERO FEET) TO THE BACK OF THE SIDE WALK (19.86.220 CMC)
- **FRONTAGE TYPE:** "SHOP FRONT" (19.84.040 CMC)
- **ENCROACHMENT:** NOT REQUIRED FOR THIS PROJECT. (19.84.220 CMC)
- **SIDE YARD SETBACK:** THIS PROJECT PROVIDES 10' SIDE YARD SETBACKS @ ALL SIDE YARD LOCATIONS. (19.84.220 CMC)
- **REAR SETBACK:** THIS PROJECT DOES NOT PROVIDE AN ALLEY AS IT BACKS UP TO A PARKING LOT. THIS PROJECT PROVIDES A 25'-1" SET BACK TO THE PROPERTY LINE. 0' SETBACK TO WALK. (19.84.220 CMC)
- **BUILDING HEIGHT:** PROPOSED BUILDING HEIGHT IS 27'-0". (19.84.220 CMC)
- **PARKING:** THIS PROJECT PROVIDES PARKING AT 78'-6" FROM BACK OF SIDEWALK. (19.84.220 CMC)



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architecture + engineering

**RUSSELL,
GALLAWAY
ASSOCIATES inc.**

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**THRIVE
LAWYER'S
OFFICE**

LOT B7.2
THE THRIVE
MERIAM PARK
CHICO, CA 95928
002-180-157



DRAWING SCALE	1" = 30'-0"
RGA PROJECT #	16-471
DRAWN	M.GRAVANCE
CHECKED	M.GALLAWAY
ARB SUBMITTAL	2017.05.24

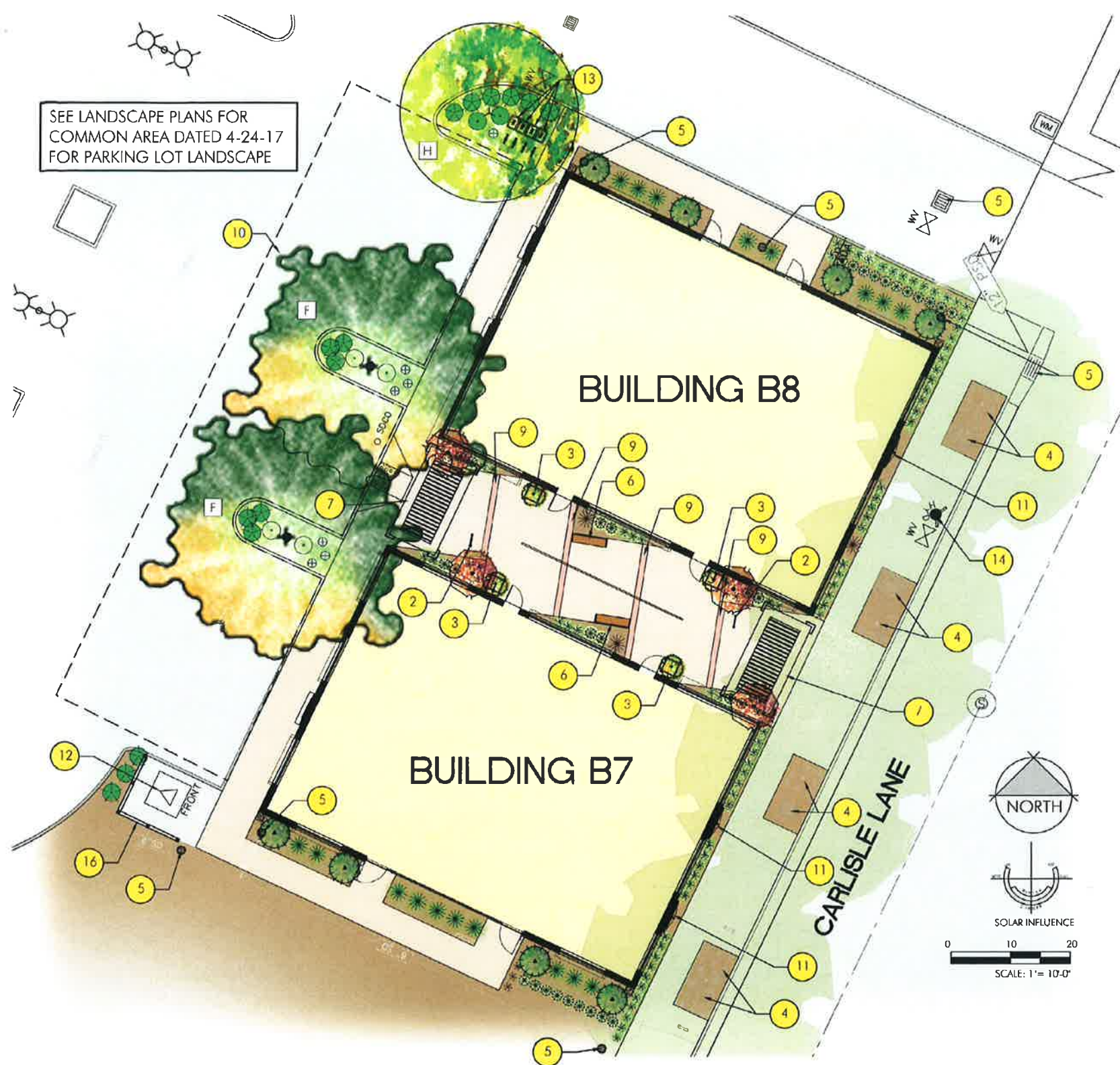
**ENLARGED
SITE PLAN**

ARB-4

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JUN 06 2017

**CITY OF CHICO
PLANNING SERVICES**



PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	3,303 SF	
PARKING LOT LANDSCAPE	241 SF	7%

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			3,303 SF	
SHADE AREA PROVIDED				
40' DIAMETER DRIPLINE (SCARLET OAK)				
F FULL	1,256 SF	2	2,512 SF	76%
TQ THREE QUARTER	942 SF	0	0	0
H HALF	628 SF	0	0	0
Q QUARTER	314 SF	0	0	0
30' DIAMETER DRIPLINE (OLIVE)				
F FULL	706 SF	0	0	0
TQ THREE QUARTER	529 SF	0	0	0
H HALF	353 SF	1	353 SF	10%
Q QUARTER	176 SF	0	0	0
TOTAL SHADE AREA PROVIDED			2,865 SF	86%

PLANLEGEND

SYMBOL	DESCRIPTION
1	LIMIT OF WORK
2	BICYCLE RACK
3	PLANTING CONTAINER
4	EXISTING OFF-SITE LANDSCAPE
5	DRAIN
6	6 FOOT LONG BENCH
7	TRELLIS. SEE PLANS BY OTHERS.
8	NOT USED
9	DECORATIVE CONCRETE PAVER BANDS
10	PARKING LOT AREA ASSOCIATED WITH THRIVE BUILDING B-2 (FOR USE IN LANDSCAPE AND SHADE CALCULATIONS)
11	VINE TRELLIS (PER BUILDING ARCHITECT). TRAIN TRUMPET VINE INTO TRELLIS.
12	ELECTRICAL TRANSFORMER
13	WATER METERS
14	EXISTING FIRE HYDRANT
15	CONCRETE WALKWAY
16	VINE SUPPORT TRELLIS (PER LANDSCAPE ARCHITECT TO SCREEN TRANSFORMER)

TREE LIST

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
TREES			
[Symbol]	QUERCUS COCCINEA 'SCARLET OAK'	15 GAL	2
[Symbol]	OLEA EUROPAEA 'BFT' OLIVE		1
[Symbol]	JUNIPERUS SCOPULORUM 'GRAY GLEAM' GRAY GLEAM JUNIPER	15 GAL	6
[Symbol]	ACER PALMATUM VAR. ATROPURPUREUM 'BLOODGOOD' BLOODGOOD JAPANESE MAPLE	15 GAL	4

SHRUB LIST

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
SHRUBS			
[Symbol]	CITRUS SATSUMA MANDARIN	5 GAL	4
[Symbol]	TULBAGHIA VIOLACEA 'SOCIETY GARLIC'	1 GAL	90
[Symbol]	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY DWARF FOUNTAIN GRASS	1 GAL	32
[Symbol]	ALOE STRIATA 'CORAL ALOE'	1 GAL	
[Symbol]	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	1 GAL	21
[Symbol]	ACHILLEA 'MOONBEAM' MOONBEAM YARROW	1 GAL	7
[Symbol]	LAVANDULA STOECHAS 'OTTO QUAST' OTTO QUAST SPANISH LAVENDER	1 GAL	11
[Symbol]	SALVIA OFFICINALIS 'BERGGARTEN' BERGGARTEN SAGE	1 GAL	6
VINES			
[Symbol]	CLYTOSTOMA CALLISTEGIOIDES 'LAVENDER TRUMPET' VINE	1 GAL	3

THRIVE-BUILDING B7 & B8

RECEIVED SEE SHEET L-0.2 FOR DESIGN DEVELOPMENT IMAGES
MAY 24 2017
 SHEET L-0.1

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

CITY OF CHICO
 PLANNING SERVICE

BFLA PROJECT NUMBER: 1993
 MAY 22, 2017

ARB-1
 Attachment E



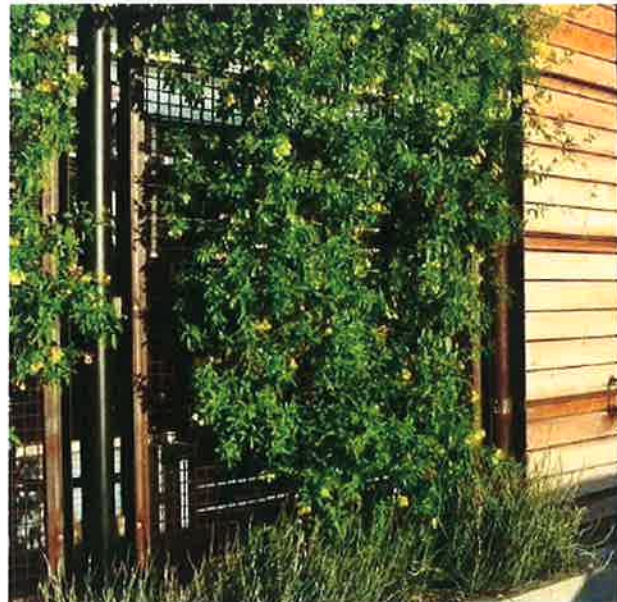
6 FOOT LONG BENCH



PLANTING CONTAINER



BICYCLE RACK



VINE TRELLIS



Sierra Blend (Buff/Purple/Charcoal)
Plaza Stone Rec & Squares

PAVER BANDS



FIELD DUG OLIVE

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MAY 24 2017

CITY OF CHICO
PLANNING SERVICES

SHEET L-0.2

THRIVE-BUILDING B7 & B8

DESIGN DEVELOPMENT IMAGES

PREPARED FOR:

MERIAM PARK
GONZALES DEVELOPMENT COMPANY
CHICO, CALIFORNIA

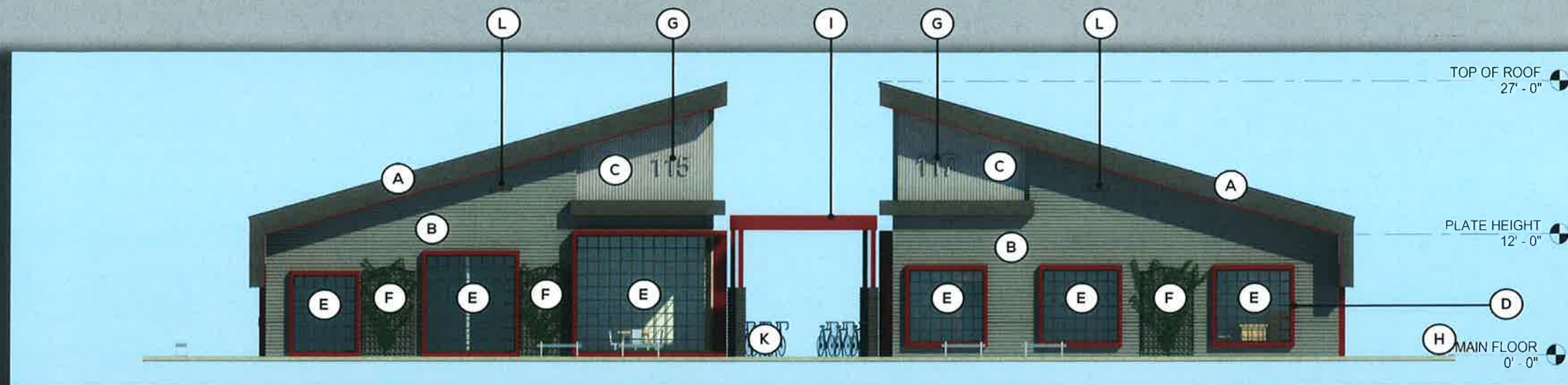
PREPARED BY:

 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

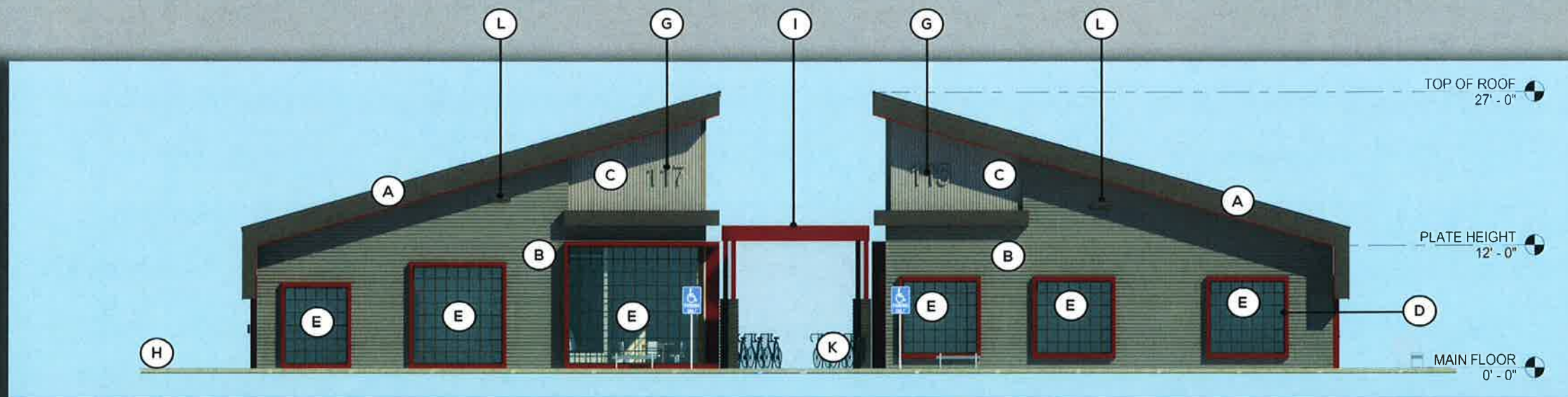
BFLA PROJECT NUMBER: 1993
MAY 22, 2017

ARB-2
Attachment F

THRIVE LAWYER'S OFFICE ELEVATIONS



EAST ELEVATION



WEST ELEVATION

KEYNOTES

LETTER DESCRIPTION

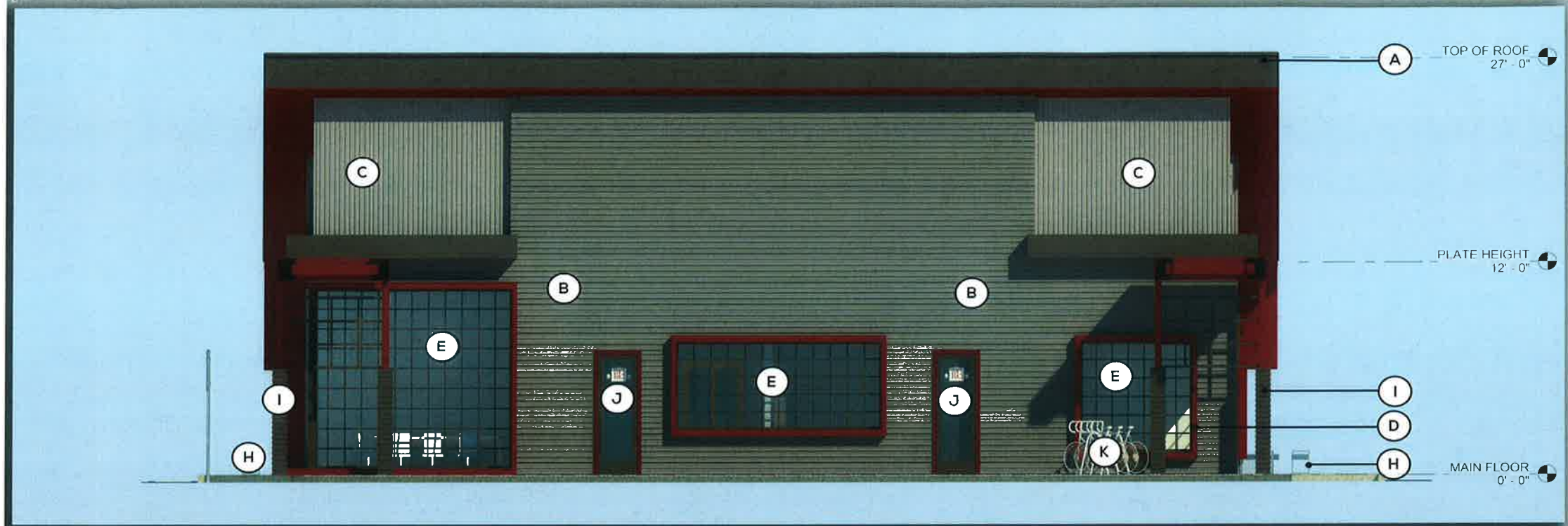
- (A) STANDING SEAM METAL ROOF - METAL SALES - SR2
STANDING SEAM METAL ROOF - SLATE GREY (W38)
OR APPROVED EQUAL
- (B) METAL SIDING I. HORIZONTAL REVERSED BOX RIB
WALL PANEL SYSTEM - AEP SPAN - COOL ZACTIQUE
II: DURATECH MX OR APPROVED EQUAL
- (C) METAL SIDING I. VERTICAL REVERSED BOX RIB
WALL PANEL SYSTEM - AEP SPAN - COOL METALLIC
SILVER: DURATECH MX OR APPROVED EQUAL
- (D) WINDOW POP-OUT TRIM - AEP SPAN - COOL BRIGHT
RED: DURATECH 5000/ZINCALUME OR APPROVED
EQUAL
- (E) STOREFRONT WINDOW WITH GRIDS
- (F) STEEL TRELLIS WITH PLANTING SEE LANDSCAPE PLAN
- (G) DECORATIVE ADDRESS NUMBER POP-OUT TO
MATCH VERTICAL REVERSED BOX RIB PANELS
- (H) BENCH - SEE LANDSCAPE PLAN
- (I) ENTRY TRELLIS
- (J) STOREFRONT DOOR
- (K) BIKE RACK - SEE LANDSCAPE PLAN
- (L) STERNBERG LIGHTING - SOLANA WM SCONCE SL270



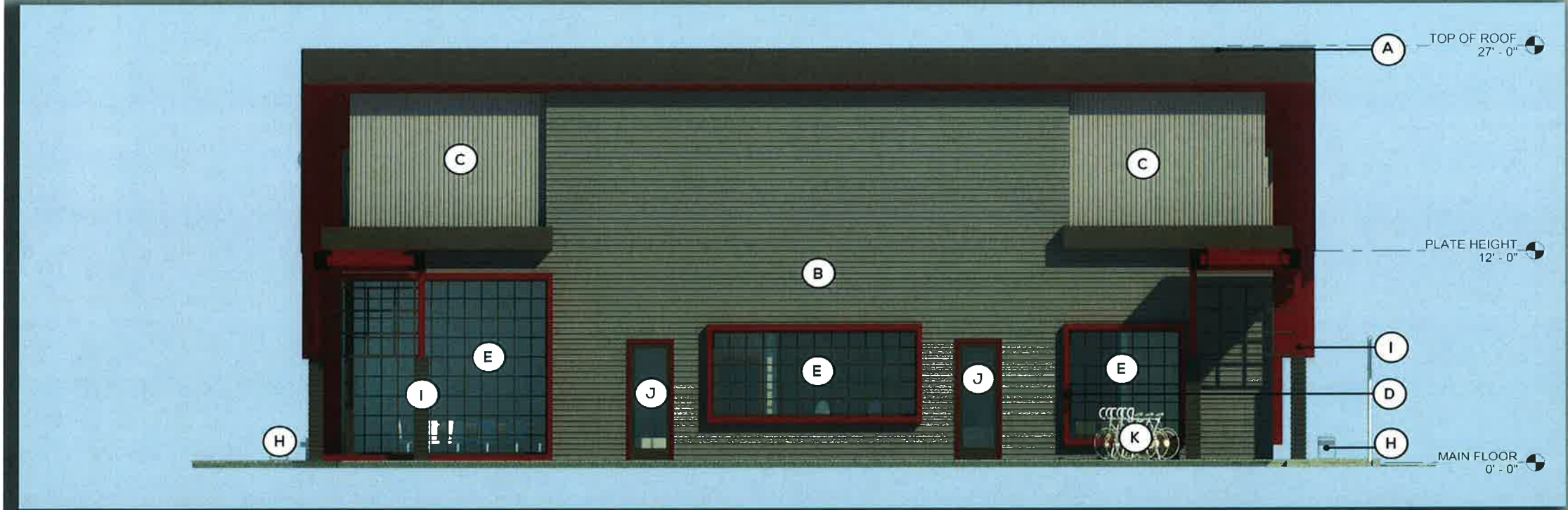
RECEIVED

MAY 24 2017

CITY OF CHICO
PLANNING SERVICES



SOUTH/COURTYARD ELEVATION OF NORTH BUILDING



NORTH/COURTYARD ELEVATION OF SOUTH BUILDING

**THRIVE LAWYER'S OFFICE
ELEVATIONS**

- KEYNOTES**
- | LETTER | DESCRIPTION |
|--------|--|
| A | STANDING SEAM METAL ROOF - METAL SALES - SR2
STANDING SEAM METAL ROOF - SLATE GREY (W38)
OR APPROVED EQUAL |
| B | METAL SIDING 1. HORIZONTAL REVERSED BOX RIB
WALL PANEL SYSTEM - AEP SPAN - COOL ZACTIQUE
II: DURATECH MX OR APPROVED EQUAL |
| C | METAL SIDING 1. VERTICAL REVERSED BOX RIB
WALL PANEL SYSTEM - AEP SPAN - COOL METALLIC
SILVER: DURATECH MX OR APPROVED EQUAL |
| D | WINDOW POP-OUT TRIM - AEP SPAN - COOL BRIGHT
RED: DURATECH 5000/ZINCALUME OR APPROVED
EQUAL |
| E | STOREFRONT WINDOW WITH GRIDS |
| F | STEEL TRELLIS WITH PLANTING SEE LANDSCAPE PLAN |
| G | DECORATIVE ADDRESS NUMBER POP-OUT TO
MATCH VERTICAL REVERSED BOX RIB PANELS |
| H | BENCH - SEE LANDSCAPE PLAN |
| I | ENTRY TRELLIS |
| J | STOREFRONT DOOR |
| K | BIKE RACK - SEE LANDSCAPE PLAN |



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MAY 24 2017

CITY OF CHICO
PLANNING SERVICES

NEW STANDING SEAM METAL
ROOF BY METAL SALES, PROFILE:
SR2. COLOR SLATE: GREY #W38.



A

NEW METAL SIDING #1 BY AEP
SPAN. PROFILE: HORIZONTAL
REVERSED BOX RIB WALL PANEL
SYSTEM. COLOR: COOL
ZACTIQUE II.



B

NEW METAL SIDING #2 BY AEP
SPAN. PROFILE: HORIZONTAL
REVERSED BOX RIB WALL PANEL
SYSTEM COLOR: COOL
METALLIC METALLIC SILVER.



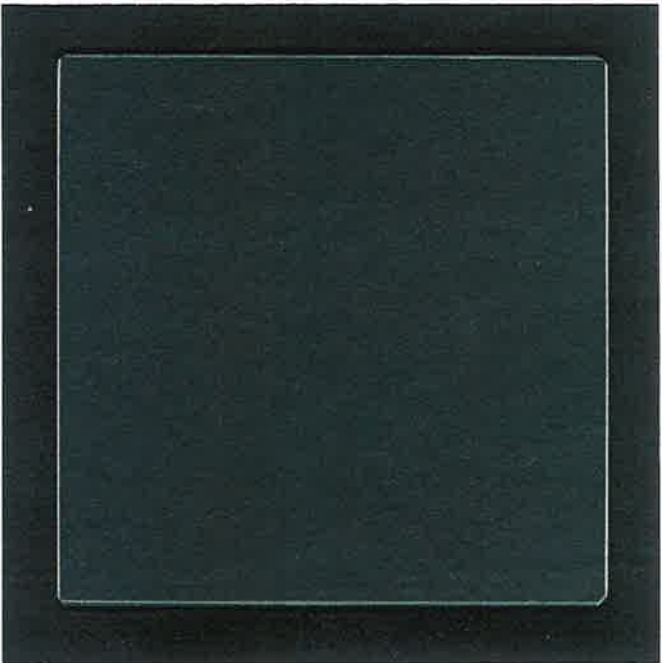
C

WINDOW POP-OUT TRIM-BY AEP
SPAN. COLOR COOL BRIGHT RED



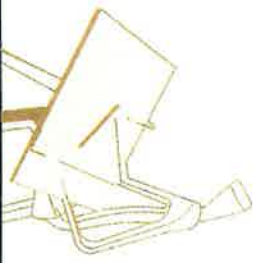
D

NEW ALUMINUM STOREFRONT
SYSTEM. COLOR CHARCOAL.
WINDOWS WITH ZIPPY GRID.

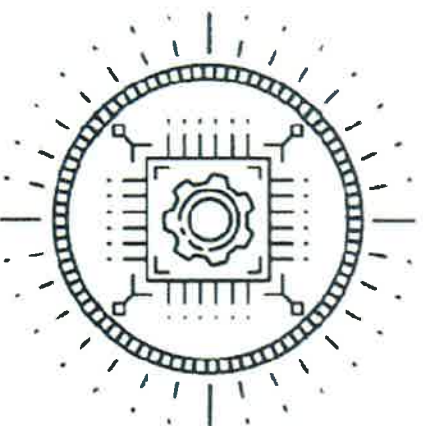


H

Attachment H



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JUN 06 2017
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PLANNING SERVICES



r. g. a

LAVERYER'S OFFICE IN THIRTYE @ MERIAM PARK

Architecture - Planning - Art



The Solana[®] SL270 Wall Mount Sconce is the perfect innovative solution to the myriad of lighting challenges when choosing wall mount sconces. The Solana's modern architectural design, durability and optical efficiency, makes this an obvious choice for perimeter lighting.

MAY 24 2017 PROJECT:

CITY OF CHICAGO
 PLANNING SERVICES

ORDERING EXAMPLE: 1W-SL270-CA-36L45T3-MDL03-PEC-MOT1-FHD-CB-EM / UWHT

SL270													
MOUNTING CONFIG.	SERIES	LENS	NO. OF LEDS	COLOR TEMP K	DISTR TYPE	DRIVER	CONTROLS	MOTION SENSOR	DUAL FUSE & HOLDER	CONDUIT BOX	EMERGENCY	COLOR	
1W	Wall Mount Sconce	CA	36L ¹	27(00) K	T2	MDL03	OPTIONS					UGMT	UGM
		FG	44L	35(00) K	T3	MDL05	PEC	MOT1 ¹	FHD	CB	EM	UBT	UB
		FFG	52L	45(00) K	T3R	MDH03	PEC4	MOT2 ¹				ULBT	ULB
		SV1*			T4	MDH05						USLT	USL
		SV2**			T5							UWHT	UWH
													UCHS

W = Wall Mount

Product Specs

Optical

- BUG rating of U-0.
- IP65 rated optic module.
- Available in IES Type 2, 3, 3R, 4 and 5 distribution.
- Utilizes high output, high brightness LEDs.
- Typical CRI of 70, CCT 2700, 3500, and 4500. Call factory for custom CCT.
- LM-79 and LM-80 tests in accordance with IESNA standards.
- Lumen depreciation rating L70 > 100,000 hrs. projected per TM-21 guideline using 525mA drive at 25°C ambient.
- RoHS Compliant.

Electrical

- 120-277 volt and 347-480 volt available.
- Minimum drivers power factor: >0.9.
- Electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines.
- UL listed in U.S. and Canada

Mechanical

- All cast aluminum housing.
- Tool-less driver access and removeable driver tray.
- AAD™ "Advanced Air-flow Dynamics" maximizes heat sink expulsion.

Controls

- Supplied with a dimmable driver.
- Optional electronic button photocell PEC (120-277V), PEC4 (480v).

Finish

- Durable, color retentive powder coat finish.

Warranty & Standards

LED Systems and Drivers - 7 years.
 All fixtures shall be free from all defects in materials and workmanship for a period of 7 years from the date of manufacture. The luminaire manufacturer shall warrant the LED boards/system, during the stated warranty period, against failure defined as more than 10 percent of non-operating LEDs.

Motion Sensors:

- MOT1¹:** 360° lens, maximum coverage 40' diameter from 20' height
- MOT2¹:** 360° lens, maximum coverage 70' diameter from 20' height

¹Note: Requires acrylic lens

Drivers:

- MDL03:** 350mA, 120-277V
- MDL05:** 525mA, 120-277V
- MDH03:** 350mA, 347-480V
- MDH05:** 525mA, 347-480V

Lens:

- CA** - Clear Flat Acrylic
- FG** - Clear Flat Glass
- FFG** - Frosted Flat Glass

Soft Vue:

- SV1*** - Flat Soft Vue Medium Diffuse Acrylic
 - SV2**** - Flat Soft Vue Heavy Diffuse Acrylic
- *Provides moderate reduction in Brightness while only a minimal reduction in lumen output. **Provides maximum reduction in Brightness while only a nominal reduction in lumen output. Consult photometric files for exact lumen performance as percentages noted are averages.

Colors:

- UGMT** - Urban Gun Metal Textured
- UBT** - Urban Bronze Textured
- ULBT** - Urban Light Bronze Textured
- USLT** - Urban Silver Textured
- UWHT** - Urban White Textured
- BKT** - Black Textured
- UCHS** - Urban Champagne Satin Smooth
- UGM** - Urban Gun Metal Matte
- UB** - Urban Bronze Matte
- ULB** - Urban Light Bronze Matte
- USL** - Urban Silver Matte
- UWH** - Urban White Matte

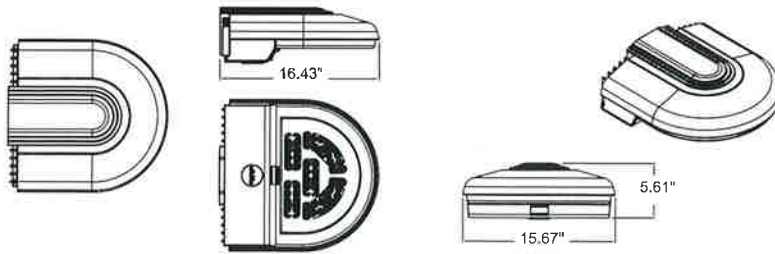
EPA: 0.4 Square Ft
Weight: 30 LBS

Performance (Based on FG Lens)

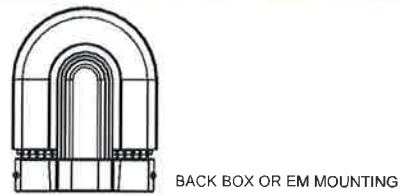
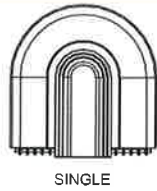
MODEL #	T2 DELIVERED LUMENS	EFFICACY (LPW)	T3 DELIVERED LUMENS	EFFICACY (LPW)	T3R DELIVERED LUMENS	EFFICACY (LPW)	T4 DELIVERED LUMENS	EFFICACY (LPW)	T5 DELIVERED LUMENS	EFFICACY (LPW)	WATTAGE
52L27T_MD_05	6205	68.2	5925	65.1	6055	66.5	5995	65.9	5900	64.8	91
52L35T_MD_05	7073	77.7	6755	74.2	6900	75.8	6830	75.1	6720	73.9	91
52L45T_MD_05	7540	81.4	7200	78.3	7355	80.1	7285	79.5	7165	78.2	91
44L27T_MD_05	5260	67.4	5005	64.2	5130	65.8	5080	65.1	4965	63.7	78
44L35T_MD_05	5994	76.8	5705	73.1	5844	74.9	5790	74.2	5660	72.6	78
44L45T_MD_05	6390	80.6	6080	77.4	6230	79.2	6170	78.8	6035	77.0	78
52L27T_MD_03	4550	74.6	4370	71.6	4475	73.4	4425	72.5	4340	71.1	61
52L35T_MD_03	5180	85.0	4985	81.7	5100	83.6	5045	82.7	4950	81.1	61
52L45T_MD_03	5525	91.0	5310	87.4	5435	89.6	5375	88.7	5275	87.2	61
44L27T_MD_03	3855	74.1	3685	70.9	3780	72.7	3760	72.3	3640	70.0	52
44L35T_MD_03	4390	84.5	4201	80.8	4305	82.8	4285	82.4	4150	79.8	52
44L45T_MD_03	4680	90.6	4480	86.8	4590	89.0	4570	88.6	4425	86.1	52
36L27T_MD_03	3190	74.2	3080	71.6	3130	72.8	3125	72.7	3115	72.4	43
36L35T_MD_03	3635	84.5	3515	81.7	3565	82.9	3560	82.7	3550	82.6	43
36L45T_MD_03	3875	90.8	3740	88.0	3800	89.3	3795	89.0	3785	89.0	43

Product Dimensions and Features

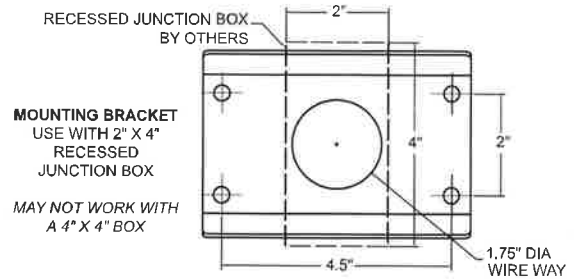
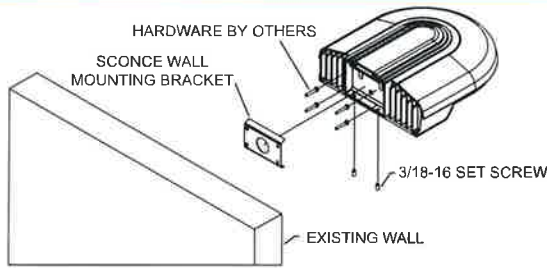
EPA: 0.4 SQUARE FT
WEIGHT: 30 LBS



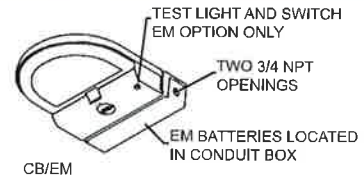
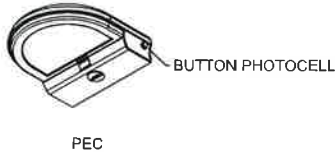
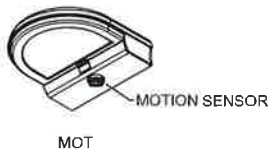
Mounting Configurations



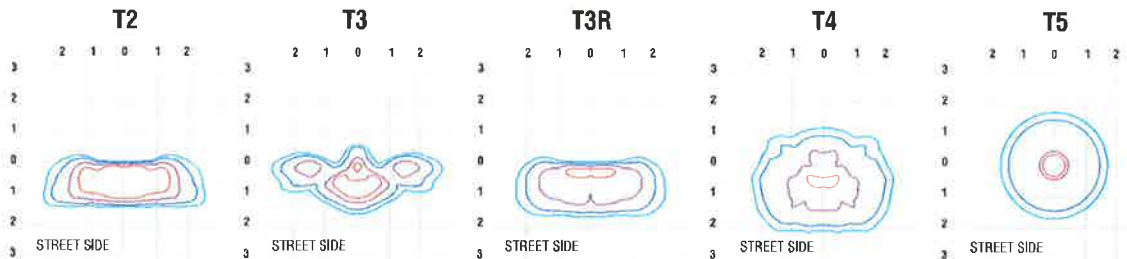
Mounting Details



Other Options



ISO Footcandle Plots



All published luminaire photometric testing performed to IESNA LM-79 standards by NVLAP, certified laboratory. ISO footcandle plots above demonstrate the SOLANA'S light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



800-621-3376
555 Lawrence Ave., Roselle, IL 60172
info@sternberglighting.com
www.sternberglighting.com

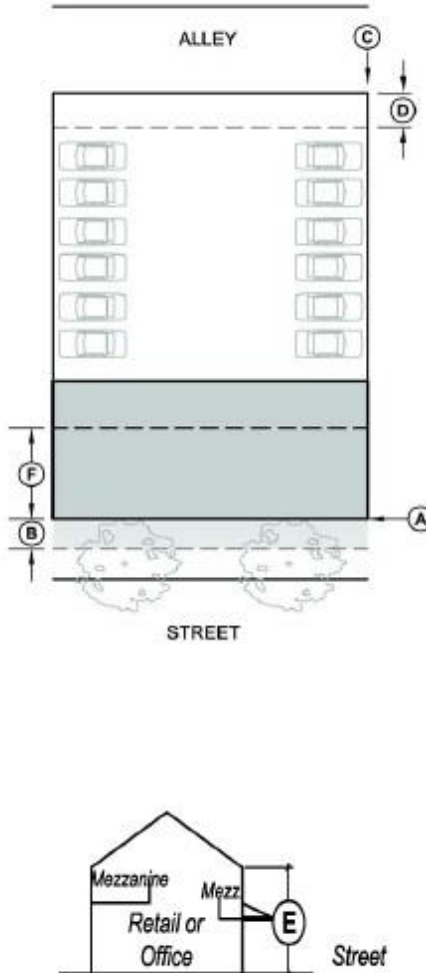
4/17 STERNBERG LIGHTING. ALL RIGHTS RESERVED. PRINTED IN THE USA.

Attachment I

19.86.220 Small Single-Story Shopfront Building

A. A building designed for occupancy by retail, service, and/or office uses on the ground floor with an optional mezzanine. A small single-story shopfront building shall be placed on a site as set forth in [Table 6-21](#).

Table 6-21

Building Placement.		
Front build-to-line: The front façade of the building shall be placed at the back of the sidewalk.	A	
Encroachment over the sidewalk may be allowed for some frontage types.	B	
Side setbacks: None required. 10 feet minimum if provided.	C	
Rear setback: 5 feet from alley.	D	
Building Size and Massing.		
Building height: Buildings shall be one story with a maximum building height of 35 feet.	E	
Parking.		
On-site parking shall be located a minimum of 28 feet behind the back of the sidewalk.	F	

B. Groups of shopfront buildings shall be from three to six units, allowing pedestrian access to parking at the block interior.

C. Frontage types of shopfronts, galleries and arcades are preferred.

D. The main entrance to a shopfront building shall be directly from the street.

E. On-site parking may be in a surface lot, parking structure, tuck-under parking, or a combination of any of the above.

(Ord. 2358 §22)

**Mitigation Measures Applicable to
Site Design and Architectural Review Projects**
From the Meriam Park Environmental Impact Report
and Mitigation Monitoring Program

AESTHETICS

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.

AIR QUALITY

AIR-1a: All construction plans and documents for construction projects in the TND zone shall include the measures set forth below to reduce construction-related air quality impacts.

1. All active construction areas shall be watered at least twice daily. The frequency shall be based on the type of operation, soil conditions, and wind exposure.
2. Apply chemical soil stabilizers to inactive construction areas (disturbed areas that are unused for at least four consecutive days) to control dust emissions. Dust emission shall be controlled at the site for both active and inactive construction areas throughout the entire construction period (including holidays).
3. Storage piles shall be controlled for dust emissions as needed by covering the storage pile, application of chemical soil stabilizers, or other technique acceptable to the City.
4. Vehicle speeds shall be limited to 15 mph on unpaved roads and areas.
5. Land clearing, grading, earth moving, or excavation activities shall be suspended when wind speeds exceed 20 mph.
6. Non-toxic binders (e.g. latex acrylic copolymer) shall be applied to exposed areas after cut and fill operation and the area hydroseeded when the area becomes inactive for 10 days or more.
7. Prior to any grading or construction taking place, the developer shall consult with the Butte County Air Quality Management District regarding the application of a paved (or dust palliative treated) apron onto the Meriam Park site.
8. Inspect adjacent streets at least once per day and sweep or wash paved streets adjacent to the site where visible silt or mud deposits have accumulated due to construction activities.

9. Building and Engineering Division staff shall review final improvement plans for all construction projects to ensure that the above notes are included on such plans. Building and Engineering Division staff shall inspect the property for compliance with the above air quality measures.

AIR-1b: One or more publicly-visible signs shall be posted at each construction site with the name and telephone number of the developer representative to contact regarding dust complaints. Complaints received about dust shall be responded to, and corrective action taken, immediately. The telephone number of the BCAQMD shall be included on the signs and visible to ensure compliance with BCAQMD Rules 201 and 207.

AIR-1c: Construction shall be phased so that only a portion of the Meriam Park site is graded at a time. Areas in which one large piece of earth-moving equipment is working shall not exceed 10 acres on a daily basis, and areas in which two or more large pieces of earth-moving equipment are working simultaneously shall not exceed 4 acres per day.

AIR-1d: Prior to final occupancy, all exposed ground surfaces shall be landscaped, seeded or chemically treated to minimize fugitive dust emissions (dust clouds caused by wind, traffic, or other disturbances to exposed ground surfaces).

AIR-2: The following measures would reduce diesel particulate matter and NOx emissions from construction equipment, and represent a level of reasonable control that would reduce these emissions to a less-than-significant level.

1. Prior to commencement of any grading or construction, a NOx reduction plan shall be prepared and submitted for approval by the City and BCAQMD demonstrating that heavy-duty (> 50 horsepower) off-road vehicles to be used during construction, including owned, leased and subcontracted vehicles, will achieve a project-wide fleet-average NOx reduction equivalent to or exceeding the most recent CARB fleet average at the time of construction. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.
2. The NOx reduction plan shall include a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated on a monthly basis throughout the duration of the grading portion of construction.
3. Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The Meriam Park project shall ensure that emissions from all construction diesel powered equipment used on the Meriam Park site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately.
4. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors).
5. Diesel equipment standing idle for more than two minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials.

Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site and away from residences.

6. Properly tune and maintain equipment for low emissions.

BIOLOGICAL RESOURCES

BIO-8: Adequate measures shall be taken to avoid inadvertent take of loggerhead shrike, raptors, and nests of other birds protected under the Migratory Bird Treaty Act when in active use. This shall be accomplished by taking the following steps.

1. If construction is proposed during the nesting season (March - August), a focused survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within 30 days prior to the commencement of construction, in order to identify any active nests on the proposed project site and the vicinity of proposed construction.
2. If no active nests are identified during the survey period, or if construction is initiated during the non-breeding season (September - February), grading and construction may proceed.
3. If active raptors nests are found, an adequate setback shall be established around the nest location and construction activities restricted within this no-disturbance zone until the qualified biologist has confirmed that any young birds have fledged and are able to function outside the nest location. Required setback distances for the no-disturbance zone shall be determined in consideration with the CDFG and/or USFWS, and may vary depending on species and sensitivity to disturbance. The no-disturbance zone shall be fenced with temporary orange construction fencing.
4. A report of findings shall be prepared by the qualified biologist and submitted to the City for review and approval prior to initiation of grading and construction during the nesting season (March - August). The report shall either confirm absence of any active nests or shall confirm establishment of a designated no-disturbance zone for any active nests. Supplemental reports shall be submitted to the City for review and approval where no-disturbance zones have been required to allow construction to proceed within these zones after any young birds have fledged.

CULTURAL RESOURCES

CUL-2a: In the event any cultural materials are discovered or unearthed during the course of grading or construction activities, all work shall cease within 100 feet of the discovered site and a qualified archeologist shall be retained by the project applicant to evaluate the significance of the site. If the archeologist determines that the materials represent a potentially-significant resource, the project proponent, archeologist, City Planning Director, and local tribal coordinator shall begin a consultation process to determine a plan of action either for: 1) total data recovery, as a mitigation; 2) tribal cultural resource monitoring; 3) displacement protocol; or 4) total avoidance of the resource, if possible.

CULT-2b: A note shall be placed on all construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an

examination of the site and materials by a professional archaeologist. The Planning Division and Engineering Division staff will verify that this wording is included in project grading plans.

CUL-3: In the event that human remains are discovered during the course of grading or construction activities, all work shall cease within 100 feet of the find and the construction supervisor must immediately notify the Butte County Coroner pursuant to Section 7050.5 of California's Health and Safety Code, and the City Planning Director. The construction supervisor shall also take appropriate action to ensure that the discovery is protected from further disturbance and vandalism. If the remains are of a Native American, the coroner must notify the California Native American Heritage Commission within 24 hours, which in turn will inform a most likely descendent pursuant to Section 5097.98 of the State Resources Code. The designated descendant would then negotiate with the land owner for final disposition of identified remains, which may include reburial within an appropriate location within the project area.

CUL-4: In the event that paleontological resources are encountered during construction activities, consultation with a professional paleontologist, geologist or archaeologist, as appropriate, shall be undertaken immediately, and the significance of the find evaluated. Appropriate specific mitigation measures would be recommended, based on the finding of significance of the discovery. The project proponent shall implement recommended mitigation measures.

HYDROLOGY AND DRAINAGE

HYDRO-3: The developer shall develop a stormwater master plan and a SWPPP for the Project site. No grading permits or other construction permits for the Project site shall be issued until the developer prepares a SWPPP and the SWPPP is reviewed and approved by the City of Chico and reviewed by the Caltrans District 3 office and the Central Valley Regional Water Quality Control Board (Redding office). The SWPPP shall describe the construction- phase and post-construction control measures to improve water quality of runoff. Selection and design of the water quality BMPs shall be reviewed and approved by City staff and operations and maintenance considerations shall be described in the SWMP or Operations and Maintenance Manual (OMM) prepared for the treatment facilities.

UTILITIES

UTIL-1b: At least 75 percent of the remaining project-related construction and demolition waste shall be diverted to an approved facility or by salvage. The City shall give the applicant a list of approved facilities or reuse options. A Waste Diversion Plan including the total weight or volume of demolition and construction waste and the plan for diverting the waste shall be provided to and approved by the City pursuant to commencement of construction.