



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 8/02/2017

DATE: July 20, 2017

File: AR 17-27

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 17-27 (Maker Buildings) – Meriam Park Subdivision S09-01,
Lot A14 and A15 (APN 002-018-166, 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 17-27 (Maker Buildings), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct two commercial buildings on lots A14 and A15 of Tentative Subdivision Map S09-01 in Meriam Park. 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 shell buildings (“Maker 1” and “Maker 2”), surrounding landscaping and a shared parking field with solar shade structures (see **Attachment B**, Project Description, and **Attachment C**, Overall Site Plan).

The buildings are situated to front both a public alley (“Makers Walk”) and a sidewalk connecting to public streets. They would be separated by an entry way to the shared parking field. The proposed “Shopfront” frontage type would be angled slightly away from the front property line to provide for on-site vehicle loading. A walkway would connect entrances on the front and rear of the building to the parking field. Inverted “U” style bike parking is proposed at the west and east sides of the site (see **Attachment D**, Enlarged Site Plan). The site plan indicates two proposed trash enclosures located within the common parking field.

The landscape plan mostly calls for native shrubs and trees, which are intended to complement the existing aesthetics natural to Northern California (see **Attachment E**, Landscape Plan). The north and south elevations of both buildings feature raised redwood planters that include vegetable gardens and various steel planters containing assorted fruit trees to provide a buffer for the buildings from the shared parking field. Parking lot landscape islands would feature a variety of trees and shrubs, as well as decorative concrete walls (see **Attachment F**, Design Images).

Vehicle access to the site is provided by several drive aisles serving the common parking field from Springfield Drive and Sudbury Drive, as well as the public alley. The shared parked field would also serve future surrounding development. Parking lot shading for the shared parking field would reach 56 percent, with 15-foot tall solar shade structures providing most of the parking lot shading (see **Attachment G**, Solar Shade Structure Elevations). Ground mounted HVAC units would be located on north and south elevations, screened from view by landscape planters.

Maker 1, located on Lot A14 would be 4,000-square feet in size and Maker 2, located on Lot A15 would be 6,000-square feet in size. Both buildings would feature a simple agrarian architectural style, including metal siding and roof materials (see **Attachment H**, Exterior Elevations and **Attachment I**, Exterior Rendering). The front and rear elevations of both buildings would include roll-up doors and storefront windows. Exterior elevations of Maker 1 feature a dark gray tone (“Cyberspace”) for the main body with a lighter gray roof (“Web Gray”). Elevations for Maker 2 feature a green body and matching roof (“Cool Forest Green”) with stone wainscot at the base of the building. Window and roll-up door frames would be a copper brown color (“Cool Weathered Copper”) a (see **Attachment J**, Material and Color Sample Boards). Both buildings would have decorative goose-neck lighting and a large mural identifying the building name. A metal canopy is proposed over the main entry of both buildings.

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 varying roof heights for Maker 1 create a sense of focus, creates visual interest and enhances the overall aesthetics (DG 2.2.23, 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, “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.

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 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 buildings 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 shrubs and other landscaping. Vehicle parking is located 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 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. 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
Shanon Costa, Assistant Planner
File: AR 17-27

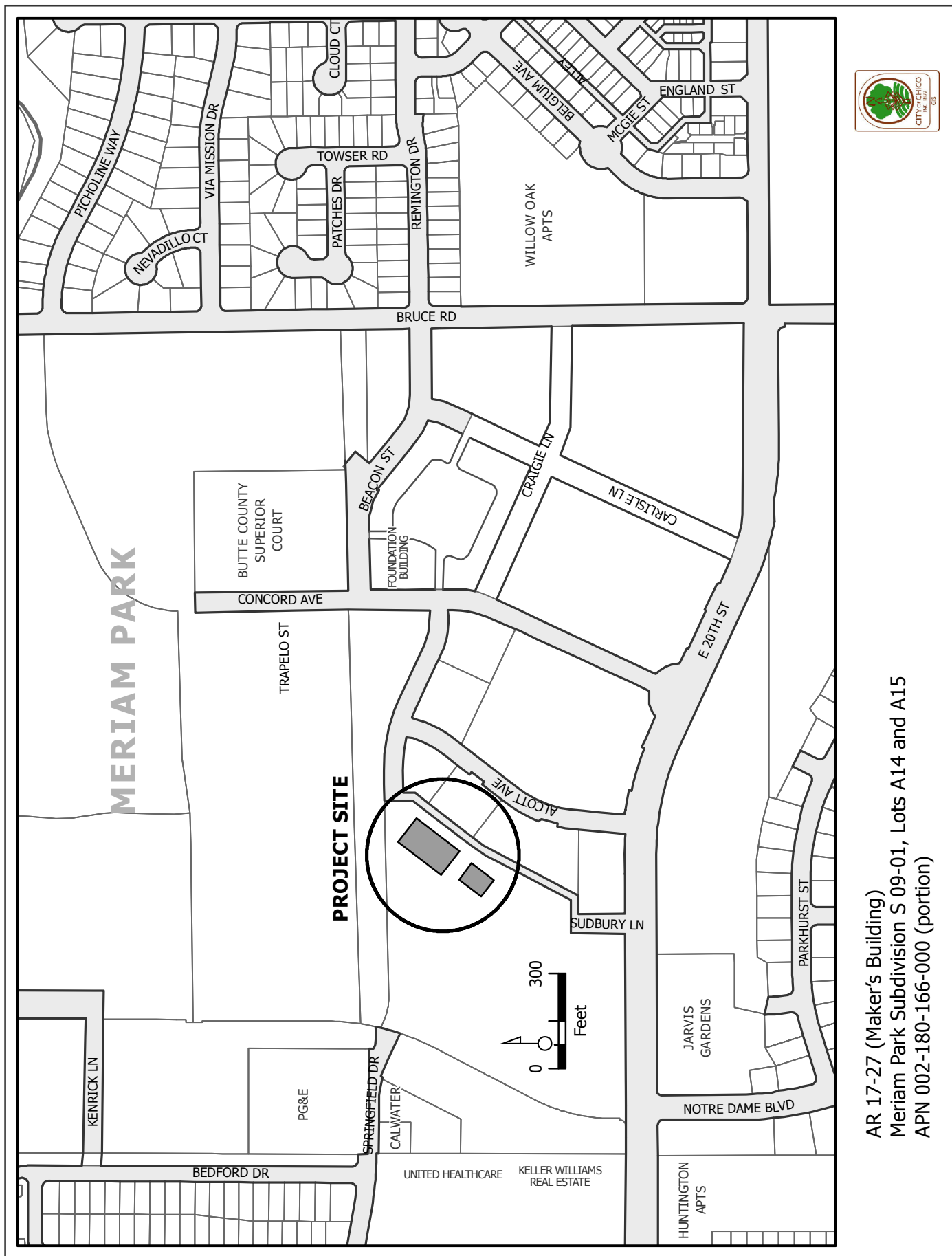
External (2)

RGA, Attn: Matt Galloway, 115 Meyers Street, suite 110, Chico, CA 95926
Dan Gonzales, PO Box 6744, Chico, CA 95927

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Overall Site Plan
- D. Enlarged Site Plan
- E. Landscape Plan
- F. Design Development Images

- G. Solar Shade Structure Elevations
- H. Exterior Elevations
- I. Material and Color Sample Board
- J. Mitigation Measures



AR 17-27 (Maker's Building)
 Meriam Park Subdivision S 09-01, Lots A14 and A15
 APN 002-180-166-000 (portion)



RECEIVED

JUL 14 2017

CITY OF CHICO
PLANNING SERVICES

July 14, 2017

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

RE: **'Maker' Buildings**
The Marketplace
Meriam Park
Chico CA, 95928
APN: 002-018-166

Dear Planner,

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 Sudbury Drive and Springfield Drive. Where appropriate, the following narrative references to the City of Chico Design Guidelines.

History and Mission

Located in Chico, California, Meriam Park will be a truly innovative community where threads of sustainability and collaboration are woven into a cultural center focused on; food and health, unique living options, and progressive work spaces, for everyone from artists and makers to established or emerging businesses in the technology and medical industries. This master-planned development blends the best new urban trends with traditional neighborhood design principles to build functional, creative and socially vibrant environments that will be enjoyed by workers, residents, and visitors alike—and that will endure for generations.

The Meriam Park development team believes that a clear, strategic vision is critical to a project's success and long term viability. Our vision is to create an authentic and lasting sense of place built upon a foundation of sustainability, diverse uses, and social vibrancy. Our development philosophy embraces



designs that are compact in design, pedestrian and transit oriented and energy efficient to reduce environmental impacts.

Meriam Park will be a cycling- and pedestrian-centric community built around a “Green River” of open space that connects every resident and user to the regional trail network, Bidwell Park, and the local active lifestyle with easy access to a balanced amount of retail, residential and commercial amenities, strategically located so that each supports the other.

Within Meriam Park are 3 diverse districts that are designed to support each other in a unique and strategic way. For example, a baker or coffee roaster would be placed next to a grocer and restaurants whom they could supply, which would be next to a courier service that delivers meals to area residents and senior housing areas, and so on. The end goal is to create a thriving, sustainable community which appeals to the growing Millennial workforce. Maker spaces, kitchen incubators, live-work lofts, urban-styled multifamily housing and modern “agritectureal” architecture will be featured –all just an easy walk or bike ride away.

Building Program

The proposed new buildings are intended to be flexible ‘maker spaces.’ Interests have focused on food users, but spaces could be utilized by any light manufacturing. The spaces are designed to offer a variety of sizes to potential tenants. At present, there is a 3000 s.f. commercial kitchen planned in the Maker 1 building.

Proposed Architectural Elements

Meriam Park features common building orientation and parking arrangements. The Maker Buildings utilize “The Makers Walk” as their common entry. This allows full development to occur on this block within the Marketplace, served by alley to rear and “The Makers Walk” to front. From an architectural building element standpoint, the design pallet of the Marketplace features agrarian elements that are durable, and recognizable to the region. The style is common to small studios and shops in urban areas. The Market place will capture that feel with operable window front that can be completely raised, contemporary wayfinding and large inviting social spaces.

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 for the three suites. The sidewalks integrate with the "Hub" pedestrian plaza.

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.

The parking areas and major driveways are placed at the rear of the buildings hidden 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 Maker 1 building utilizes twin gable roofs. The exterior doors feature canopies for added detail to draw attention to the entrances of the suites. Sectional doors work as building access and windows. The Maker 2 building utilizes a single gable roof with similar canopies at entrances.

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

The bicycle parking is at the side of the building where they will be safe yet close to the entrances.

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

The trash enclosure is enclosed and located northwest of the buildings in the parking lot away from public view and is screened with metal siding and landscaping. HVAC equipment will be placed between the buildings and screened with metal siding.

DG 3.2.21- Design Concept

We utilized Metal Standing Seam Roofs and metal finished wall features to form dominate building elements.

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 gables roofs.
- 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.

Each entry features either a canopy and/or recessed wall for easy wayfinding.

DG 3.2.25- Avoid continuous flat roofs with monotonous cornices or parapets. These buildings contain gable roofs. The cricket located between the twin gables is hidden behind parapets at the front and rear of the building.

DG 3.2.27- Screen roof mounted equipment with structural materials that are architecturally compatible with the building. Exceptions may be made for equipment that is designed to look "artful" without the need for screening.

The roof mounted equipment has screened walls to match the building siding in the same color as the 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 sides of the buildings outside of plain sight and will be hidden by the future neighboring site walls and buildings.

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 variations of metal siding vertical and horizontal and vertical glazing surfaces. Also incorporating architectural techniques such as recessed entries, recessed walls below sectional doors and canopies, every elevation of this building has visual interest.

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

The Pallet selected is light to dark gray tones along with earthy tones which blend into every neighborhood.

In accordance with Title 19, Section 19.86.220, The Maker 1 Building is a Small Single-Story Shop front building. The front of the building faces Maker Walk and is placed to the back of the tapered walk with a "Type F" shop front (as defined by 19.84.040). The back of the building is a minimum of 5' off the alley way. No on-site parking is provided so the setback is not applicable. The maximum height

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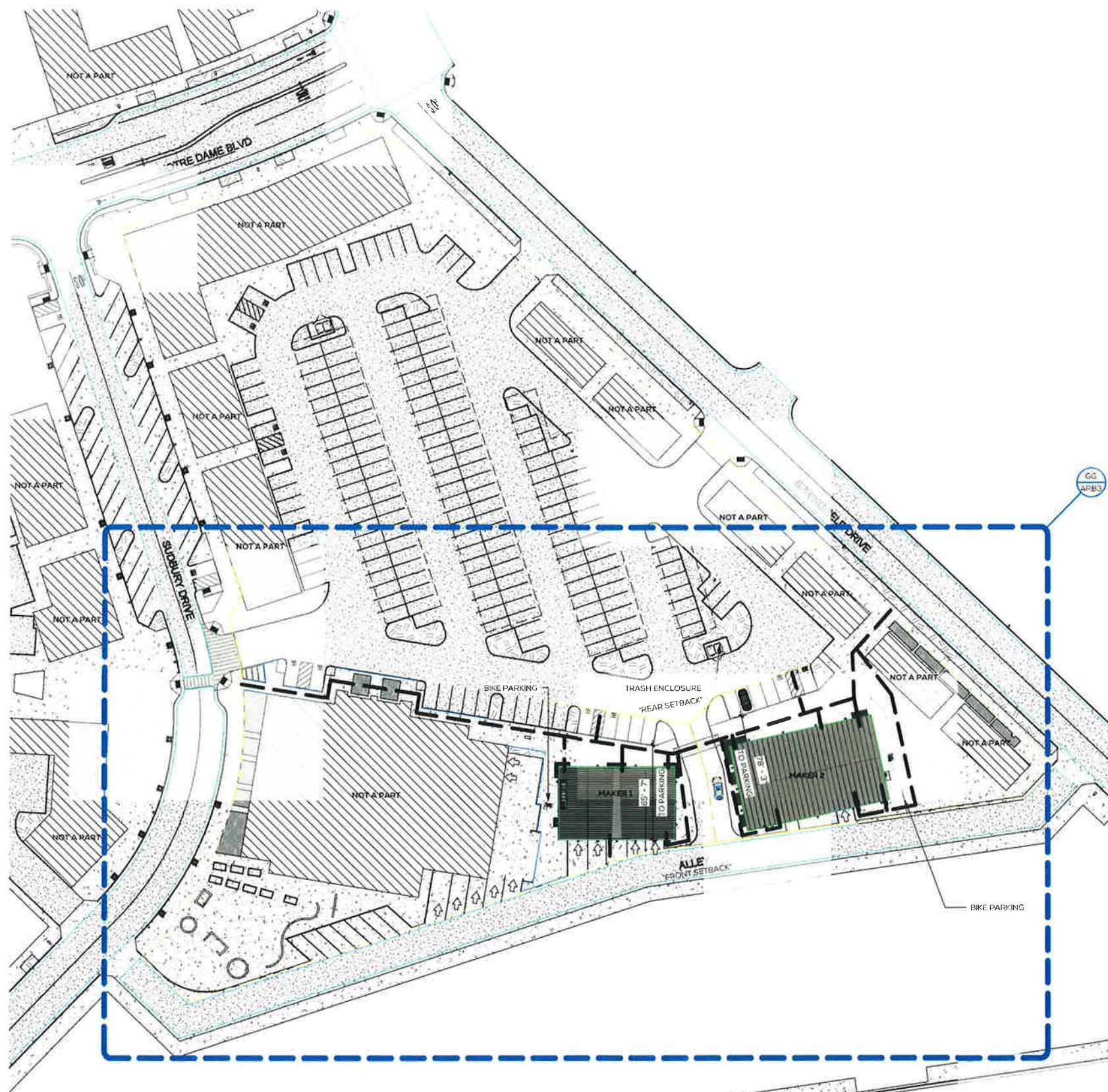
of these buildings is 30'-7" for Maker 1 and 31'-10" for Maker 2. Neither exceed the limit of 35'-0" as set forth in Title 19.

Thank-you for your thoughtful consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Matthew B. Gallaway'. The signature is fluid and cursive, with a large, sweeping flourish at the end.

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



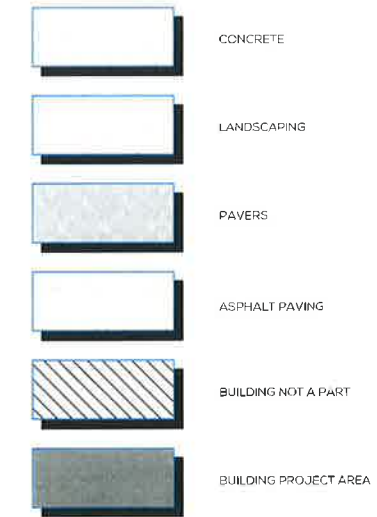
GG - SITE PLAN
SCALE: 1" = 40'-0"

MAKERS BUILDINGS

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**CITY OF CHICO
PLANNING SERVICES**



BB - SITE LEGEND
SCALE: NONE

MAKER 1	002-018-166
APN:	TND CORE
ZONING:	SMALL SINGLE-STORY SHOPFRONT BUILDING (C.M.C. 19.86.220)
BUILDING TYPE:	SHOPFRONT (C.M.C. 19.84.040)
FRONTAGE TYPE:	
SETBACKS PROVIDED:	
FRONT:	VARIABLE FROM 25' - 8' TO 0' - 0'
REAR:	VARIABLE FROM 44' - 2' TO 31' - 6'
SIDE:	10' - 0'+
PARKING:	65' - 7'
BUILDING HEIGHT:	30' - 7'
AREA:	5,977 SQ. FT.
PARKING REQUIRED:	1 6/1000
VEHICLES:	9 REQUIRED/9+ PROVIDED
BICYCLES (20%):	2 REQUIRED/2 PROVIDED

MAKER 2	002-018-166
APN:	TND CORE
ZONING:	SMALL SINGLE-STORY SHOPFRONT BUILDING (C.M.C. 19.86.220)
BUILDING TYPE:	SHOPFRONT (C.M.C. 19.84.040)
FRONTAGE TYPE:	
SETBACKS:	
FRONT:	VARIABLE FROM 4' - 4' TO 11' - 5'
REAR:	VARIABLE FROM 35' - 8" TO 42' - 4"
SIDE:	10' - 0'+
PARKING:	78' - 3'
BUILDING HEIGHT:	27' - 5'
AREA:	6,000 SQ. FT.
PARKING REQUIRED:	1 6/1000
VEHICLES:	9 REQUIRED/9+ PROVIDED
BICYCLES (20%):	2 REQUIRED/2 PROVIDED

AA - SITE NOTES
SCALE: NONE



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**RUSSELL,
GALLAWAY
ASSOCIATES inc.**

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SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

PROJECT
**MAKERS
BUILDINGS**

OWNER
**DAN
GONZALES**

PROJECT ADDRESS
**MERIAM PARK
CHICO, CA.
95928**

ASSESSORS PARCEL
NUMBER
002-018-166



RGACHICO PROJECT #	17-407
PLAN CHECK #	17-XXX
DRAWN	JRJ
CHECKED	RGA
ARB SUBMITTAL	2017.07.14

**OVERALL SITE
PLAN**

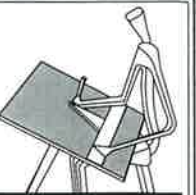
**Attachment C
ARB2**

MAKERS BUILDINGS

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PROJECT
**MAKERS
BUILDINGS**

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**DAN
GONZALES**

PROJECT ADDRESS
**MERIAM PARK
CHICO, CA.
95928**

ASSESSORS PARCEL
NUMBER
002-018-166



PGA PROJECT #	17-407
PLAN CHECK #	17-XXX
DRAWN	JR3
CHECKED	RGA
ARB SUBMITTAL	2017 07.14

ENLARGED
SITE PLAN

**Attachment D
ARB3**



GG - ENLARGED SITE PLAN
SCALE 1" = 20'-0"



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COMPLIANCE CHECKLIST

CHECK BOX	DESCRIPTION	PLAN LEGEND ITEM
<input type="checkbox"/>	PLANTING PLAN WITH LEGEND	1
<input type="checkbox"/>	STATEMENT AS TO SOILS TYPE AND ANY SPECIAL PLANTING TECHNIQUES REQUIRED.	2
<input type="checkbox"/>	TREES TO REMAIN (SPECIES AND SIZE)	3
<input type="checkbox"/>	TREES TO BE REMOVED (SPECIES AND SIZE)	4
<input type="checkbox"/>	FENCE/ WALL LOCATIONS, HEIGHTS, DESIGNS, GATES	5
<input type="checkbox"/>	HARDSCAPE FEATURES AND MATERIALS	6, 7
<input type="checkbox"/>	EXTERIOR LIGHTING - LOCATION, HEIGHT, DESIGN, TYPE OF LAMP, AND INTENSITY	8
<input type="checkbox"/>	SCREENING METHODS FOR TRASH ENCLOSURES, MECHANICAL EQUIPMENT, AND PARKING AREAS	9
<input type="checkbox"/>	PERCENTAGE OF PAVEMENT SHADING IN PARKING AREA (MINIMUM OF 50% REQUIRED)	10
<input type="checkbox"/>	OUTDOOR AMENITIES/OUTDOOR SEATING	11
<input type="checkbox"/>	AR 1881 COMPLIANCE/CONCEPTUAL HYDROZONES AND IRRIGATION METHODS	12
<input type="checkbox"/>	SIGNAGE	13

SHADE CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
TOTAL PARKING LOT & BACKUP AREA	52,150 SF	100.0%
SHADE AREA PROVIDED	29,336 SF	56.3%
NOTE: 50% MINIMUM REQUIRED	TOTAL SHADE 27,336 SF	56.3%

INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
TOTAL PARKING LOT AREA	52,150 SF	100%
LANDSCAPE AREA PROVIDED	4,864 SF	9%
NOTE: 5% MINIMUM REQUIRED		

SHADE SYMBOLS

DESCRIPTION	QTY.	AREA	TOTAL
AUTUMN BLAZE MAPLE (40' DIAMETER)			
1/4	--	314 SF	0 SF
1/2	--	628 SF	0 SF
3/4	2	942 SF	1,884 SF
TOTAL CANOPY AREA COUNTED	--	1,256 SF	0 SF
TULIP TREE (40' DIAMETER)			
1/4	--	314 SF	0 SF
1/2	1	628 SF	628 SF
3/4	1	942 SF	942 SF
TOTAL CANOPY AREA COUNTED	--	1,256 SF	0 SF
SOLAR PANEL STRUCTURE			
1	--	25,882 SF	25,882 SF
TOTAL TREE SHADE PROVIDED	--	29,336 SF	29,336 SF

SOILS NOTE

ALL PARKING LOT ISLANDS AND TREE PLANTING PITS WILL BE SCARIFIED TO A MINIMUM DEPTH OF 30" BY THE FULL LENGTH AND WIDTH OF THE PARKING LOT ISLAND OR 8' DIAMETER, CENTERED ON TREE PLANTING, SO AS TO BE COMPACT SOILS. CONTRACTOR SHALL SOLICIT A SOILS REPORT FROM AN ANALYTICAL LABORATORY AND AMEND SOILS AS RECOMMENDED BY THE ANALYTICAL LABORATORY.

LANDSCAPE IRRIGATION NOTE

ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM. OVERHEAD IRRIGATION WILL NOT OCCUR WITHIN 24" OF ANY NON-PERMEABLE SURFACE.

PLANTING LIST

SYMBOL	LATIN NAME/ COMMON NAME	QUANTITY	CONTAINER SIZE	REMARKS	WATER USE
1	ACER FREEMANNI 'JEFFREY'	2	1.5 GAL.	STANDARD	MED.UM
2	AUTUMN BLAZE MAPLE	13	1.5 GAL.	STANDARD	MED.UM
3	LIRIODENDRON TULIPIFERA	13	5 GAL.	STANDARD	LOW
4	ARBUSUS MENZIESII	13	5 GAL.	STANDARD	LOW
5	MADRONE	13	5 GAL.	STANDARD	MED.UM
6	THUNIA OCCIDENTALIS 'EMERALD GREEN'	13	5 GAL.	STANDARD	MED.UM
7	AMERICAN ARBOVITAE	13	5 GAL.	STANDARD	MED.UM
8	ASSORTED FRUIT TREES	16	5 GAL.	STANDARD	MED.UM
9	JUNCUS INFLEXUS 'BLUE ARROWS'	69	8 GAL.	1" O.C.	LOW
10	STAR JASMINE	PER AREA	1 GAL.	18" O.C.	LOW
11	JUNIPERUS HORIZONTALIS	PER AREA	1 GAL.	18" O.C.	LOW
12	BLUE RUC JUNIPER	PER AREA	1 GAL.	18" O.C.	LOW
13	CRUSHED BASALT 0-1/4" SIZE, 3" MINIMUM THICK LAYER.				
14	PARITENOCISSUS TRICUSPIDATA BOSTON IVY				
15	FICUS PUMILA CREEPING FIG				

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	REMARKS
1	COLORADO CONCRETE HARDSCAPE	INTEGRAL COLOR CONCRETE, DARK GRAY, DAVIS COLOR 860 WITH ANTI-SLIP SILICON, "WASHED" FINISH
2	CONCRETE HARDSCAPE	MEDIUM BROOM FINISH
3	LARGE STEEL PLANTER	LARGE STEEL PLANTER WITH CLEAR PLANK BENCH 10'-3" X 2'-8" UON ELEVATED PLANTERS WHERE INDICATED WITH ASTERISK 1'-10" X 2'-8" UON
4	SMALLER STEEL PLANTER	SMALL STEEL PLANTER
5	REPURPOSED CONCRETE WALL	RECYCLED CONCRETE FACE, 24" HIGH STACKED SEAT WALL
6	SOLAR PANEL STRUCTURE	CHALVANIZED FINISH
7	TRASH ENCLOSURE	STEEL PANELS & POSTS, VINE PLANTING ON PANELS
8	EXTERIOR LIGHTING	NO POLE LIGHTS ON SITE. WALL SCONCE LIGHTS, SOLAR STRUCTURE SPROUT LIGHTS AND NARROW SPOT LIGHT FOR TREES LOCATED IN PLANTERS AND PARKING ISLANDS FOR SOLAR PANEL STRUCTURE LIGHTING, SEE A.E.S. PLANS.
9	WALL BENCH	
10	REDWOOD PLANTER	3'-0" X VARIABLE WIDTH UNLESS OTHERWISE NOTED. VEGETABLE PLANTING BY TENANT.

SITE SUMMARY

DESCRIPTION	SQUARE FOOT	PERCENTAGE
TOTAL SITE AREA	101,536 S.F.	100%
TOTAL BUILDING FOOTPRINT	10,002 S.F.	10%
TOTAL PARKING LOT AREA	52,150 S.F.	51%
TOTAL LANDSCAPE AREA	5,925 S.F.	6%
TOTAL SIDEWALKS, CURBS & MISC	33,459 S.F.	33%



AUTUMN BLAZE MAPLE



TULIP TREE/FLOWER



PINK MUHLY



MADRONE



AMERICAN ARBORVITAE



BLUE ARROWS RUSH



DWARF MAIDEN GRASS



LITTLE OLLIE OLIVE



FEATHER REED GRASS



RED YUCCA



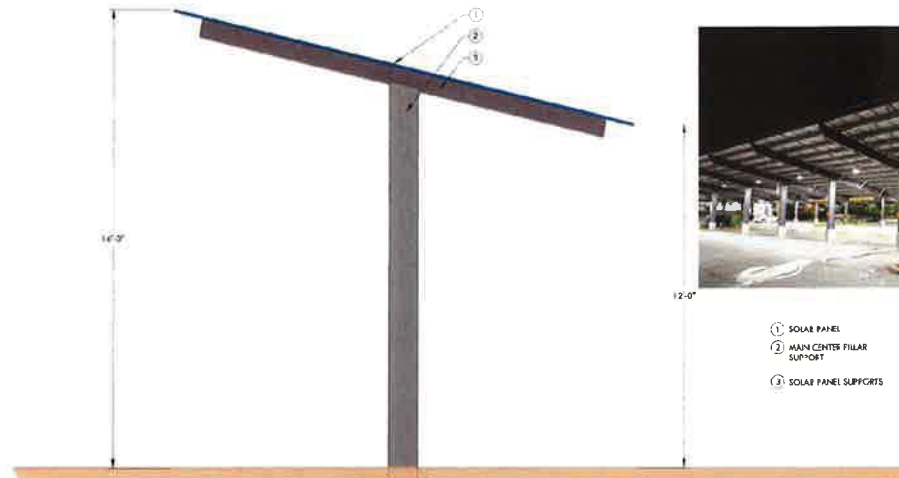
STAR JASMINE VINE



BLUE RUG JUNIPER



DECOMPOSED GRANITE



SOLAR PANEL SECTION



- ① SOLAR PANEL
- ② MAIN CENTER PILLAR SUPPORT
- ③ SOLAR PANEL SUPPORTS



UTILITY AREA LIGHT



SOLAR PANEL LIGHT



MAKER SPACE
AREA WALL LIGHT

RECEIVED

MAY 31 2017

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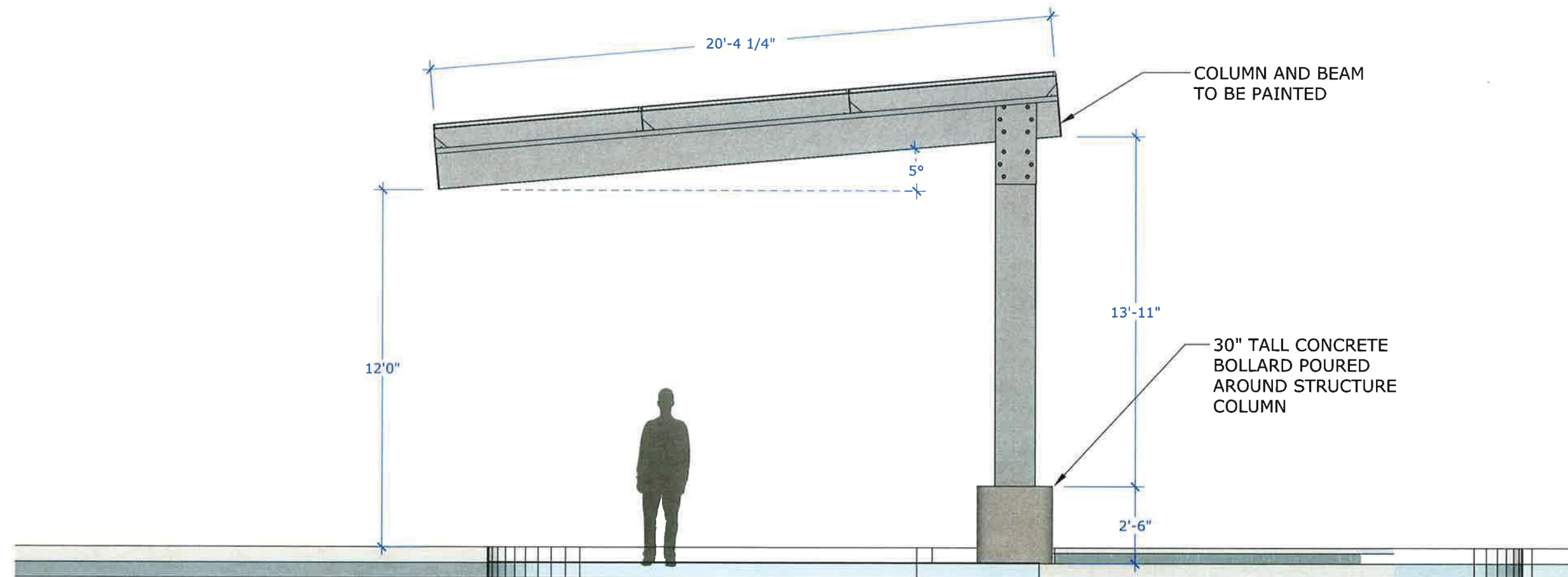
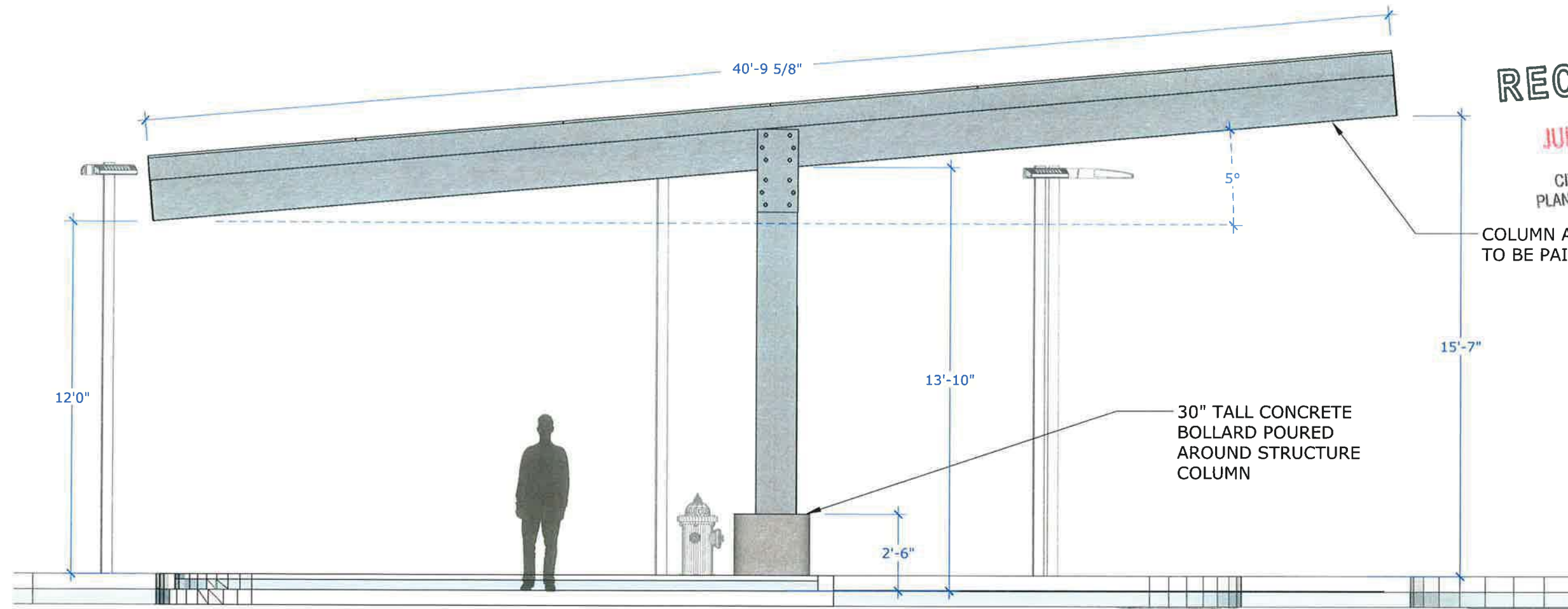


RE-PUROSED CONCRETE SEATWALLS



MERIAM PARK - MAKER 1&2 PLANT, LIGHTING AND HARDSCAPE PHOTO BOARD





REVISION

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JUL 14 2017

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COLUMN AND BEAM
TO BE PAINTED

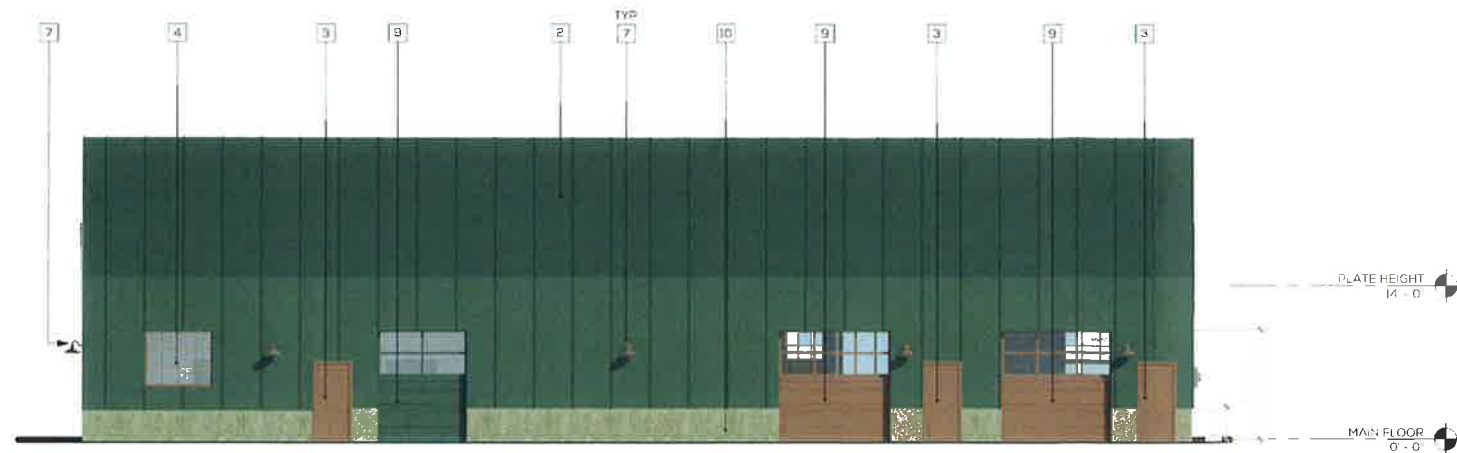
13620 HWY 99
CHICO, CA 95973
PHONE#: (530) 345-6980
FAX#: (530) 892-2360
design@solarenergyforlife.com



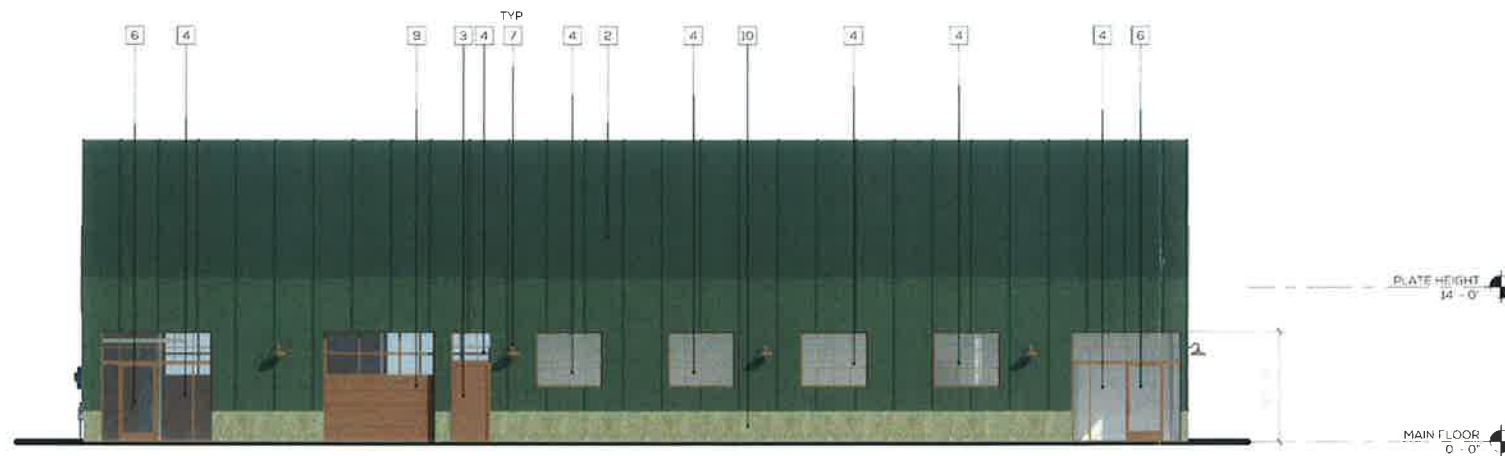
MERIAM PARK
CHICO, CA

SCALE
DATE MODIFIED 07/03/2017
DATE CREATED 10/09/2014
DESIGNER: E. TRITTEN
CONSULTANT: R. HAWKINS
SHEET

PV-2.3
SIDE
VIEW



LL - SOUTH ELEVATION
SCALE 1/8" = 1'-0"



KK - NORTH ELEVATION
SCALE 1/8" = 1'-0"

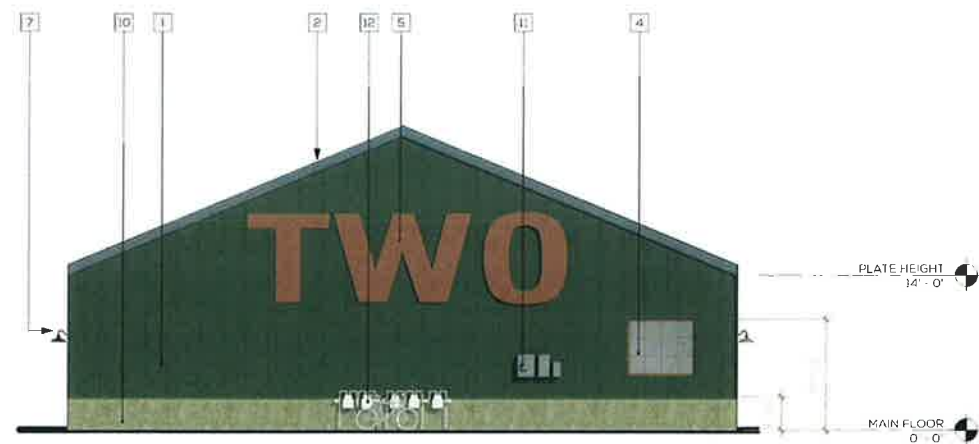
- 1 ACP SPAN VERTICAL MINI-V BEAM SIDING - COLOR ACP SPAN COOL FOREST GREEN
- 2 STANDING SEAM METAL ROOF - COLOR ACP SPAN COOL FOREST GREEN
- 3 HOLLOW METAL DOOR - COLOR MATCH ACP SPAN COOL WEATHERED COPPER
- 4 ALUMINUM STOREFRONT W/ 1" INSULATED GLASS - STOREFRONT COLOR MATCH ACP SPAN COOL WEATHERED COPPER
- 5 WALL ART - COLOR MATCH ACP SPAN COOL WEATHERED COPPER
- 6 STOREFRONT DOOR - COLOR MATCH ACP SPAN COOL WEATHERED COPPER
- 7 WALL MOUNTED GOOSENECK LIGHT FIXTURE
- 8 BREAK METAL FASCIA - COLOR ACP SPAN COOL WEATHERED COPPER
- 9 SECTIONAL DOOR WITH TOP WINDOWS - COLOR MATCH ACP SPAN COOL WEATHERED COPPER
- 10 DECORATIVE CONCRETE WAINSCOT
- 11 ELECTRIC PANEL
- 12 GAS METER

EXTERIOR ELEVATION GENERAL NOTES

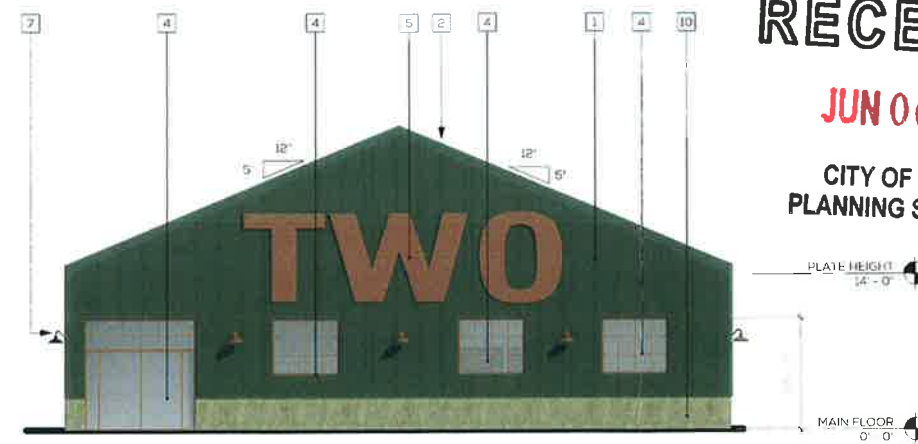
SEE PLAN FOR HORIZONTAL BUILDING DIMENSIONS

- DOOR - SEE SCHEDULE
SWING DOOR LINES POINT TO HINGE
- STOREFRONT - SEE SCHEDULE
SHADE INDICATES GLAZING PANEL

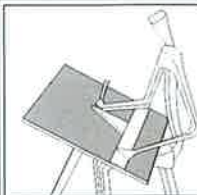
BB - EXTERIOR ELEVATION NOTES & LEGEND
SCALE NONE



JJ - EAST ELEVATION
SCALE 1/8" = 1'-0"



DD - WEST ELEVATION
SCALE 1/8" = 1'-0"



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RUSSELL
GALLOWAY
ASSOCIATES inc.

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

www.rgachico.com

PROJECT
MAKER 2

OWNER
**DAN
GONZALES**

PROJECT ADDRESS
**MERIAM PARK
CHICO, CA.
95924**

ASSESSORS PARCEL
NUMBER
002-018-166



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RGA PROJECT #	17-421
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CHECKED	GALLOWAY
ARB SUBMITTAL	2017 05 31
BLDG SUBMITTAL	2017 06 X

EXTERIOR
ELEVATIONS

ARB6



II - SOUTH ELEVATION
SCALE 1/4" = 1'-0"



GG - EAST ELEVATION
SCALE 1/4" = 1'-0"

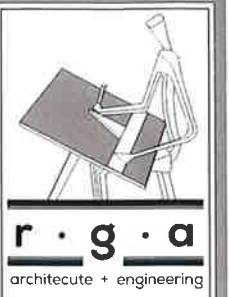
- 1 AEP SPAN VERTICAL MINI-V-BEAM SIDING - COLOR MATCH SW7076 CYBERSPACE
- 2 STANDING SEAM METAL ROOF - COLOR MATCH SW7075 WEB GRAY
- 3 BUILDING ART
- 4 BLACK ALUMINUM STOREFRONT W/ 1" INSULATED GLASS
- 5 AEP SPAN HORIZONTAL BOX RIB SIDING - COLOR MATCH SW7075 WEB GRAY
- 6 BLACK STOREFRONT DOOR
- 7 ALUMINUM GUTTER - COLOR MATCH SW7075 WEB GRAY
- 8 CANOPY - COLOR MATCH SW7076 CYBERSPACE
- 9 GLASS PANEL SECTIONAL DOOR - COLOR MATCH SW7075 WEB GRAY
- 10 EQUIPMENT PLATFORM WITH GUARDRAIL/SCREENING
- 11 LOUVER - COLOR MATCH SW7076 CYBERSPACE
- 12 BREAK METAL FASCIA - COLOR MATCH SW7075 WEB GRAY
- 13 PARAPET CAP - COLOR MATCH SW7075 WEB GRAY
- 14 ROOF DRAIN OVERFLOW
- 15 ACCENT TRIM - COLOR MATCH SW7075 WEB GRAY
- 16 WALL MOUNTED GOOSENECK LIGHT FIXTURE
- 17 DOWNSPOUT
- 18 ELECTRICAL PANEL
- 19 GABLE END VENT
- 20 PARAPET
- 21 GAS METERS

EXTERIOR ELEVATION GENERAL NOTES
SEE PLAN FOR HORIZONTAL BUILDING DIMENSIONS

DOOR - SEE SCHEDULE
SWING DOOR LINES POINT TO HINGE

STOREFRONT - SEE SCHEDULE
SHADE INDICATES GLAZING PANEL

AA - EXTERIOR ELEVATION NOTES & LEGEND
SCALE NONE



RUSSELL,
GALLAWAY
ASSOCIATES Inc.

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PROJECT
MAKER 1

OWNER
DAN GONZALES

PROJECT ADDRESS
**MERIAM PARK
CHICO, CA.
95924**

ASSESSORS PARCEL
NUMBER
002-018-166



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**CITY OF CHICO
PLANNING SERVICES**

RGA PROJECT #	17-407
PLAN CHECK #	17-XXX
DRAWN	JRJ
CHECKED	RGA
ARB SUBMITTAL	2017 05 31
BLDG SUBMITTAL	2017 06 X

**EXTERIOR
ELEVATIONS**

ARB4
Attachment H



II - NORTH ELEVATION
SCALE 1/4" = 1'-0"



GG - WEST ELEVATION
SCALE 1/4" = 1'-0"

- 1 AEP SPAN VERTICAL MINI-V-BEAM SIDING - COLOR MATCH SW7076 CYBERSPACE
- 2 STANDING SEAM METAL ROOF - COLOR MATCH SW7075 WEB GRAY
- 3 BUILDING ART
- 4 BLACK ALUMINUM STOREFRONT W/ 1" INSULATED GLASS
- 5 AEP SPAN HORIZONTAL BOX RIB SIDING - COLOR MATCH SW7075 WEB GRAY
- 6 BLACK STOREFRONT DOOR
- 7 ALUMINUM GUTTER - COLOR MATCH SW7075 WEB GRAY
- 8 CANOPY - COLOR MATCH SW7076 CYBERSPACE
- 9 GLASS PANEL SECTIONAL DOOR - COLOR MATCH SW7075 WEB GRAY
- 10 EQUIPMENT PLATFORM WITH GUARDRAIL/SCREENING
- 11 LOUVER - COLOR MATCH SW7076 CYBERSPACE
- 12 BREAK METAL FASCIA - COLOR MATCH SW7075 WEB GRAY
- 13 PARAPET CAP - COLOR MATCH SW7075 WEB GRAY
- 14 ROOF DRAIN OVERFLOW
- 15 ACCENT TRIM - COLOR MATCH SW7075 WEB GRAY
- 16 WALL MOUNTED GOOSENECK LIGHT FIXTURE
- 17 DOWNSPOUT
- 18 ELECTRICAL PANEL
- 19 GABLE END VENT
- 20 PARAPET
- 21 GAS METERS

EXTERIOR ELEVATION GENERAL NOTES

SEE PLAN FOR HORIZONTAL BUILDING DIMENSIONS

DOOR - SEE SCHEDULE
SWING DOOR LINES POINT TO HINGE

STOREFRONT - SEE SCHEDULE
SHADE INDICATES GLAZING PANEL

AA - EXTERIOR ELEVATION NOTES & LEGEND
SCALE NONE



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PROJECT
MAKER 1

OWNER
**DAN
GONZALES**

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95924**

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**CITY OF CHICO
PLANNING SERVICES**



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PLAN CHECK #	17-XXX
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**EXTERIOR
ELEVATIONS**

ARB5
Attachment H



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MAKERS BUILDINGS

ARB COVER

Attachment I 05/31/17

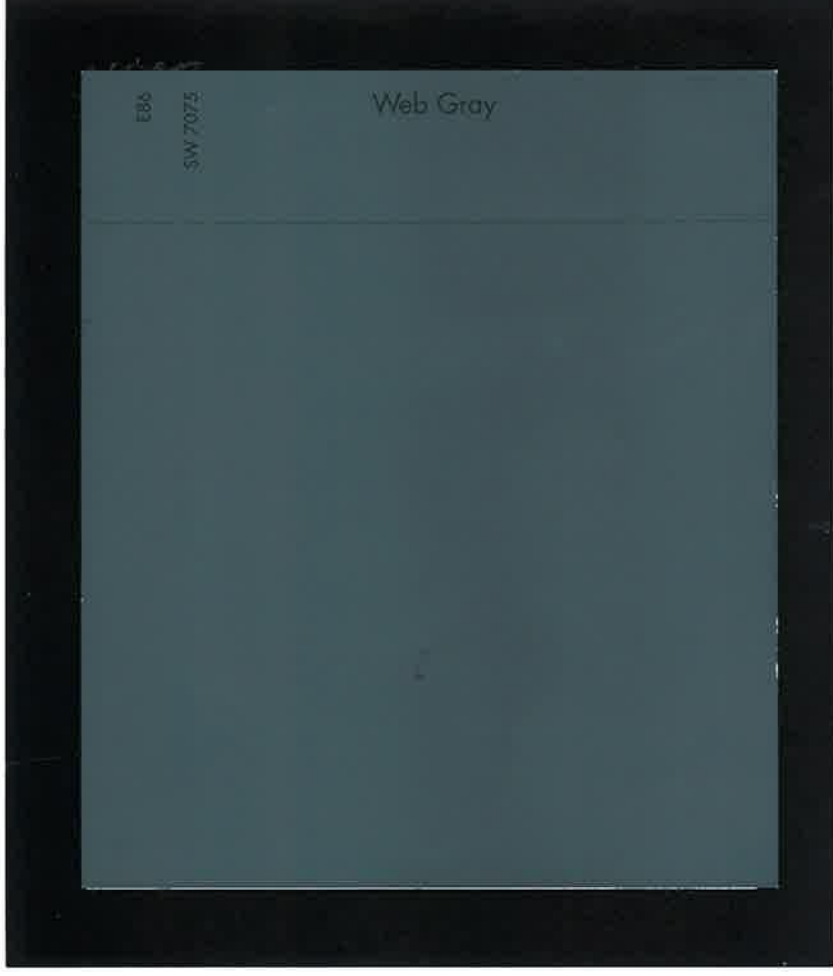
MARK 1, 8, 11

CUSTOM SHAPES FROM
COLORED METAL COIL
STOCK: COLOR TO
MATCH SW 7076
"CYBERSPACE"



MARKS 2, 5, 7, 9, 12, 14, 15

CUSTOM SHAPE FROM
COLORED METAL COIL
STOCK: COLOR TO
MATCH SW 7075 "WEB
GRAY"



MARK 3

METAL STORE FRONT AND
WINDOW FRAMES.
POWDER COATED BLACK AS
MANUFACTURED BY OLD
CASTLE OR EQUAL.





MARK 1, 2, 8

CUSTOM SHAPES FROM
 COLORED AEP SPAN
 METAL COIL STOCK.
 COLOR "COOL FOREST
 GREEN"



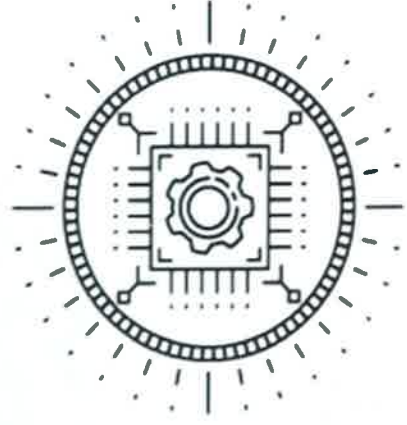
**MARKS 3, 4,
 5, 6, 9**

METAL DOORS,
 STOREFRONT AND WINDOW
 FRAMES. COLOR TO MATCH
 AEP SPAN "COOL
 WEATHERED COPPER"



MARK 10

DECORATIVE CONCRETE
 WAINSCOT



**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.

ATTACHMENT K

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.