



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 08/01/18

DATE: July 16, 2018

File: AR 18-08

TO: Architectural Review and Historic Preservation Board

FROM: Kimber Gutierrez, Associate Planner, (530) 879-6810,
kimber.gutierrez@chicoca.gov

RE: Architectural Review 18-08 (Penney Building) – Lot B9 of Subdivision (S 09-01),
APN 002-180-190

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended 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 18-08 (Penney Building), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct an approximately 6,800 square-foot commercial office building on Lot B9 of Tentative Subdivision Map 09-01 in Meriam Park. Located on the southwest corner of Beacon Street and Carlisle Lane, the site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned TND (Traditional Mixed Use), and designated TND “CORE” by the approved Regulating Plan (see **Attachment A**, Location Map).

The proposed project includes a new, two-story multiple tenant office complex with surrounding landscaping and lighting (see Project Description and Design Guidelines Statement, **Attachment B** and Site Plan, **Attachment C**). The building would be situated towards the street corner with five-foot wide decorative concrete walkways providing accessible pathways from the building’s two main entrances (located at the east and west building elevations) to the parking area and to the sidewalk along Carlisle Lane.

The two-story building would be 30’ 6” in height consisting of two masses layered vertically: an ‘L’-shaped single-story layout on the first floor, and a cantilevered second story (see Building Exterior Elevations, **Attachment D**). The first and second floors would be distinguished as two separate elements using color, reveals, and wall offsets (see Renderings, **Attachment E**). The ground floor would feature warm gray-taupe smooth plaster with reveals, as well as consistently spaced storefront windows (see Color and Materials Board, **Attachment F**). The second floor would consist of storefront windows framed by dark-metal trim overlooking the street corner. The remaining exterior would have smooth light gray plaster and reveals. The second story windows would extend over the building’s main entrance facing Carlisle Lane creating a cantilevered architectural feature supported by exposed structural steel and a more prominent street presence (see Perspectives, **Attachment G**). The building’s roof lines would

vary with the first story featuring low slope roofs with parapet walls and the second story featuring a single slope roof with large eaves made of aluminum panels that resemble wood material.

Approximately 3,250 square-feet of landscaping is proposed along the perimeter of the office building. The landscape buffers would include various shrub and perennial arrangements, which would work in conjunction with ornamental trees including scarlet oaks, crape myrtles, eastern redbuds and Chinese pistache. Shade trees proposed in the new parking area are estimated to achieve 50 percent shading at maturity (see Landscape Plan, **Attachment H**). The proposed design does not include the removal of any existing trees. Utility boxes would be located in the parking area landscape island and would be screened from view by various shrubs.

Vehicle access to the office building is provided by three drive aisles serving the common parking field from Concord Avenue (west) Beacon Avenue (north) and Carlisle Lane (east). The site plan (**Attachment C**) shows six parking spaces associated with the proposed building and five spaces within the common parking field, meeting the minimum code requirement. Landscaping, shade calculations and trash enclosure locations for the common parking field have been previously approved by the Board (AR 17-03). A new inverted 'U' bike rack is proposed near the west building entrance that can support six bicycles (see Landscape Specifications, **Attachment I**).

Bollard lights are proposed throughout the pedestrian path of travel along the east elevation and the building entrance facing the parking area (see Lighting Specifications, **Attachment J**).

DISCUSSION

The project is consistent with several 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 predominantly drought tolerant species selected for the landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2).

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

The proposed development uses the "Office Building" TND building type, "Shopfront" frontage type. "Shopfront" is defined as, "the building facade is aligned close to the property line with the building entrance at sidewalk grade. This type is conventional for retail use. It requires a substantial glazing area at the sidewalk level, and an awning that may overlap the sidewalk." 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. Both the "Office Building" TND building type and "Shopfront"

frontage types are allowed within the CORE (see **Attachment K**, Office Building and **Attachment L**, Shopfront).

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

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

Architectural Review

According to the CMC Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

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

The proposal is consistent with several General Plan goals and policies, including those that encourage architectural designs that create a culturally relevant sense of place, and promote pedestrian-oriented development (CD-3.1, CD-4.1.3, CD-3.2 and CD-3.3). Further, the native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). The site is not located within the bounds of a Neighborhood Plan or area plan.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

The project is consistent with Design Guidelines (DGs) that call for pedestrian-friendly design with the building located at the back of public sidewalk and vehicle parking located to the side and rear of the site, consistent with DGs 1.1.14, 1.1.15, 2.1.25, 2.1.26 and 2.1.27. Building massing and scale are layered, and design elements create a point of interest at building entrances. The proposed materials are rich and interesting, consistent with DGs 3.2.32, 3.2.31, and 3.2.

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

The design, materials and colors of the proposed new building are anticipated to be visually compatible with future surrounding development in the CORE area of Meriam Park, and the natural materials selection will be compatible with the existing surrounding landscape and foothill backdrop. Exterior equipment will be properly screened from view by roof parapets. Vehicle parking located on the interior of 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. The height, massing, and placement of the proposed project would not block any existing views or dominate the existing surroundings.

5. *The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

The proposed landscaping will provide a variety of seasonal color, while minimizing irrigation demands. The proposed landscaping would provide visual relief around the proposed building, adequate shading of the parking area and screening of utilities.

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 18-08 (Penney Building). No building permits related to this approval shall receive final approval without authorization of Community Development Department Planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All proposed signage shall be reviewed under a separate permit and in compliance with CMC 19.74.
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. Comply with Meriam Park EIR mitigation measures, including, but not limited to: AES-1, AIR-1a, CUL-2a, etc.

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, notices were mailed out to all property owners and tenants within 500 feet of the project site, and a notice was placed on the project site. The meeting agenda was posted at least 10 days

prior to the Architectural Review and Historic Preservation Board meeting.

DISTRIBUTION

Internal (3)

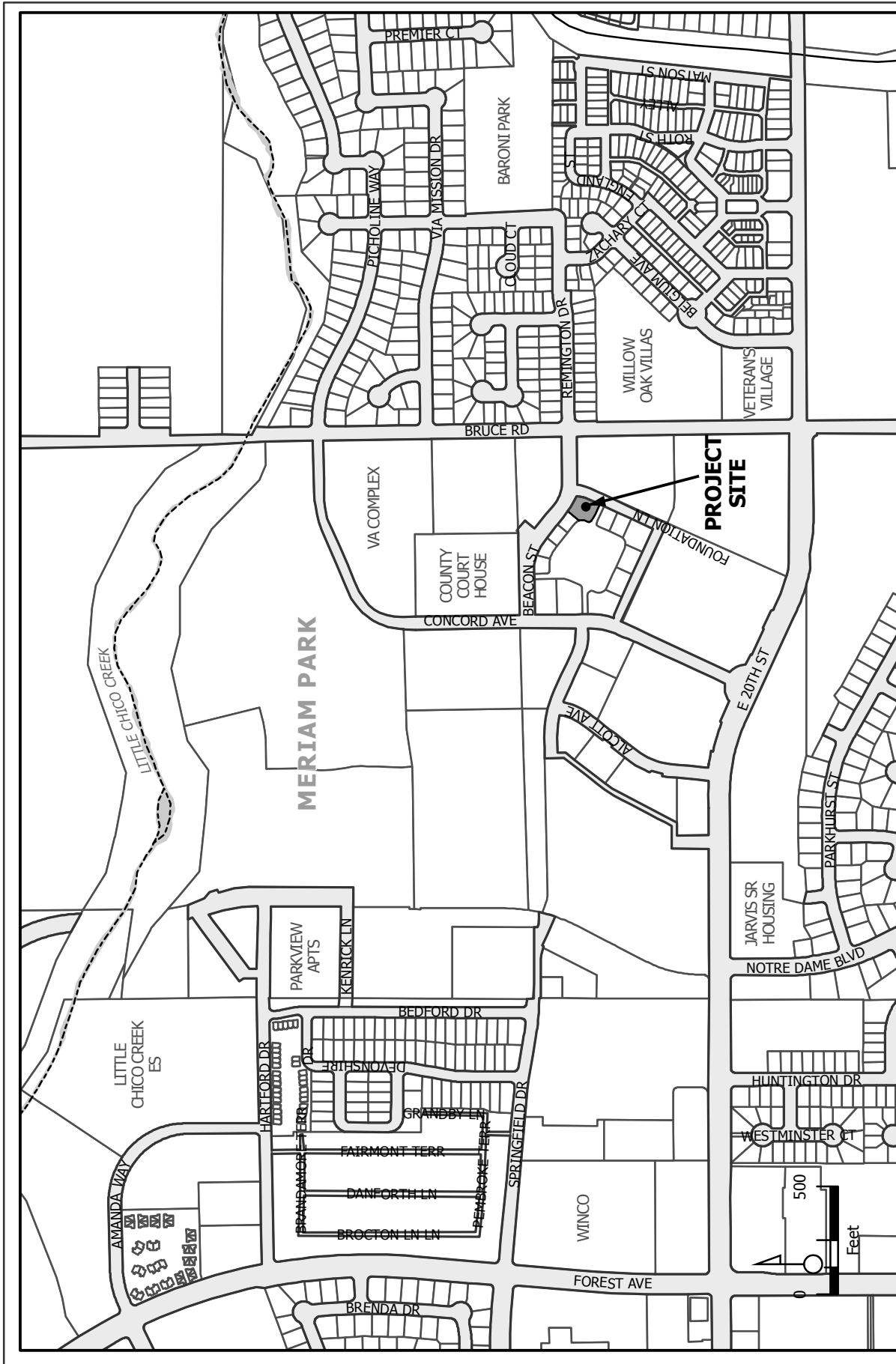
Mike Sawley, Senior Planner
Kimber Gutierrez, Associate Planner
File: AR 18-08

External (2)

Russell Gallaway Associates, Attn: Kevin Easterling, 115 Meyers Street, Chico, CA 95928
AGMA Family Partners I LP, 1490 Stone Point Drive, Suite 200, Roseville, CA 95661

ATTACHMENTS

- A. Location Map
- B. Project Description and Design Guidelines Statement
- C. Site Plan
- D. Building Exterior Elevations
- E. Renderings
- F. Color and Materials Board
- G. Perspectives
- H. Landscape Plan
- I. Landscape Specifications
- J. Lighting Specifications
- K. Office Building
- L. Shopfront
- M. Mitigation Measures



AR 18-08 (Penny Building)
Lot B9 Meriam Park
APN 002-180-190-000



RECEIVED

MAY 04 2018

CITY OF CHICO
PLANNING SERVICES

May 4, 2018

Plan Reviewer
City of Chico Planning Department
P.O.Box 3420
Chico, Ca. 95927

RE: Penney & Associates Lawyers
Lot B9 at Meriam Park
Chico CA 95928
002-180-190

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 at the southeast corner of Beacon Avenue and Carlisle Lane. The following narrative makes references to the City of Chico Design Guidelines.

Brief History

This property is currently undeveloped and is in the process of becoming part of a new walkable community development.

Building Program

The proposed new building will be a two-story multiple tenant office complex.

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 have modern design elements. The first was the court house. Then the foundation building. All building finishes are following the design lines of a clean, simple, modern look.

Applicable City of Chico Design Guidelines Objectives

DG1.1.13-Reinforce a pedestrian-friendly environment regarding building placement and orientation.

Building placement with two main entrances gives the best access to the building from the parking lot and from the sidewalk along Carlisle Lane.

t 530 342 0302
115 Meyers Street Suite 110
Chico, California 95928
www.rgachico.com

f 530 342 1882

Attachment B

DG1.1.14 & 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 drive way to the common parking area occurs at the south side of the office building. When everything is built out, the common parking will be hidden from view.

DG1.2.22-Utilize rooflines and exposed (pitched) roofs to add character and style to a building, reinforcing its sense of place.

This building utilizes a single slope roof with exposed soffits and low slope roofs with parapet walls to establish the building's presence on this prominent street corner.

DG1.2.34-Bicycle parking is located close to main entrances.

Bicycle parking is close to the main entrance on the common parking side of the building.

DG3.1.35-Screen and buffer trash enclosures, and utility services from public views.

Above Ground Transformer Boxes will have decorative painting.

DG3.2.21-Design Concept

The composition of this building consists of two masses layered vertically: an L-shaped single story element on the first floor, and an elevated second story element. These two portions of the building are distinguished as two separate elements using color, reveals, and wall offsets. By elevating the second story element and providing storefront glazing and signage, this building is situated to provide presence on the adjacent street corner.

DG3.2.22-Avoid unarticulated elevations and incorporated varied building depth and shadow.

Every elevation offers depth and interest with the use of glazing, plaster, recessed entry areas, and varied building massing and colors.

DG3.2.23-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.

Both the East and West entry are at wall recesses to help "define" the entry point.

DG3.2.25-Avoid continuous flat roofs with monotonous cornices or parapets.

This unique building features varied roof elements: two single-story low slope roofs with parapet walls punctuated by a two-story element with a single slope roof.

DG3.2.28-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.

Utilities will be painted to match the building color and there will be a tree planted in front of the utilities in the landscape planter.

DG3.2.31 and 33-Include variations in the depth of surfaces or changes in surface materials to provide visual interest to walls. Express continuity through all elevations through complementary use of form, materials, color, and detailing.

Using three different plaster colors, plaster reveals, pop outs around windows and simulated wood soffits at the roof level we have provided visually interesting walls.

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

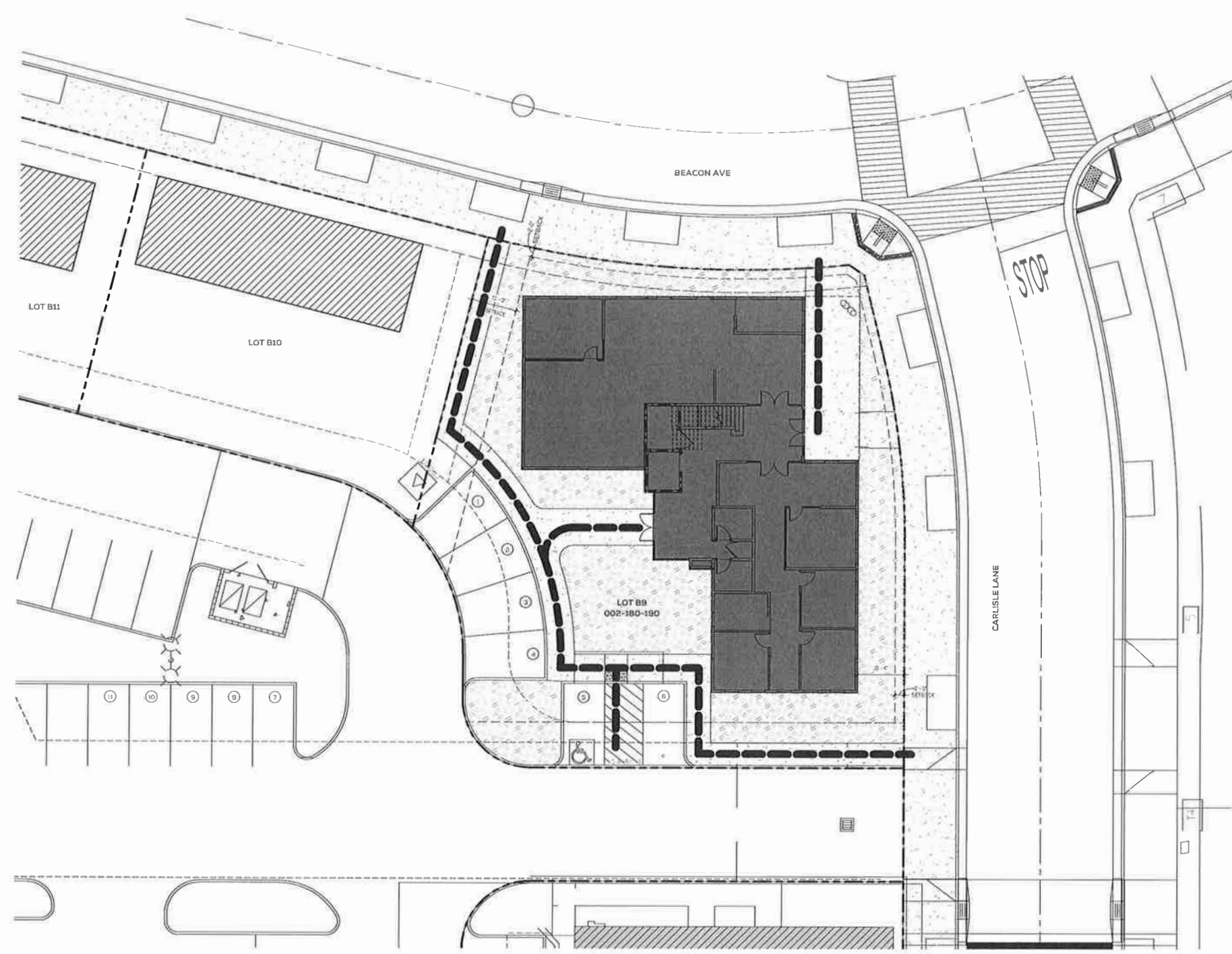
The pallet selected is rich from within intensities primarily from within the warm grey-taupe ranges.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Easterling', with a long horizontal flourish extending to the right.

Kevin Easterling

Russell, Gallaway, Associates inc.



PARKING REQUIRED		
6 834 SF @ 116 SPACES / 1000 SF		11 SPACES (CHCO MC 18 88 030)
BICYCLE PARKING (20%)		3 SPACES (CHCO MC 18 88 070)
VEHICLE PARKING PROVIDED		
FULL SIZE STALL	(1/3 + 4 SPACES ALLOWABLE)	9 SPACES (CHCO MC 18 70 060)
COMPACT STALL		1 SPACE
TOTAL SPACES PROVIDED		11 SPACES
BICYCLE PARKING PROVIDED		
BICYCLE RACK		3 SPACES
TRD ZONING SUMMARY		
ZONING	TRD-CORE	(CHCO MC 18 88)
BUILDING TYPE	OFFICE BUILDING	(CHCO MC 18 88 300)
FRONTAGE TYPE	SHOPFRONT	(CHCO MC 18 88 040)
SETBACKS	FRONT	ZERO TO BACK OF WALK
	SIDE	5 FT MIN
	REAR	5 FT MIN
BUILDING HEIGHT	2-3 STORIES	(CHCO MC 18 88 300)
	25 FT MAX	(CHCO MC 18 88 300)
PARKING	29 FT MIN BEHIND BACK OF WALK	(CHCO MC 18 88 300)
PLANTING INFRASTRUCTURE WALKWAYS	SEE LANDSCAPE DRAWINGS	
	SEE CIVIL DRAWINGS	
	SHALL BE ACCESSIBLE - SEE PATH OF TRAVEL REQUIREMENTS	
BUILDING AREA	6 834 SF	
LOT AREA	0 25 AC (10 880 SF)	
FAR	0 82	

- ACCESSIBLE PATH OF TRAVEL
- PROPERTY LINE
- FIRE LANE
- UTILITY EASEMENT
- ROAD BOUNDARY
- EXISTING BUILDING OUTLINE
- PAVED WALKWAY
- PROPOSED BUILDING
- EXISTING BUILDING - NOT A PART
- FUTURE BUILDINGS - NOT A PART
- LANDSCAPE AREAS - SEE LANDSCAPE DRAWINGS
- CONCRETE

PATH OF TRAVEL NOTES
 "PATH OF TRAVEL" (P.O.T.) AS INDICATED IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELLED AT 1:2 MAXIMUM SLOPE EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (18"-40" x 5'3") AT LEAST 60" x 80" ARE LOCATED NOT MORE THAN 200' APART. THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 60" MINIMUM (18"-30" x 4") AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 67" AND LESS THAN 80" (18"-30" x 2).



RUSSELL GALLOWAY ASSOCIATES inc.
 115 MEYERS STREET
 SUITE 110
 CHICO, CA 95928
 530 342 0302
 www.rgachico.com

PROJECT
PENNEY & ASSOCIATES LAWYERS BUILDING
 PROJECT ADDRESS
LOT B9 THE THRIVE MERIAM PARK CHICO, CA 95928

ASSESSORS PARCEL NUMBER
002-180-190



RGA PROJECT #	17-463
PLAN CHECK #	
DRAWN	CR
CHECKED	KJE
STATUS DATE	05/03/18

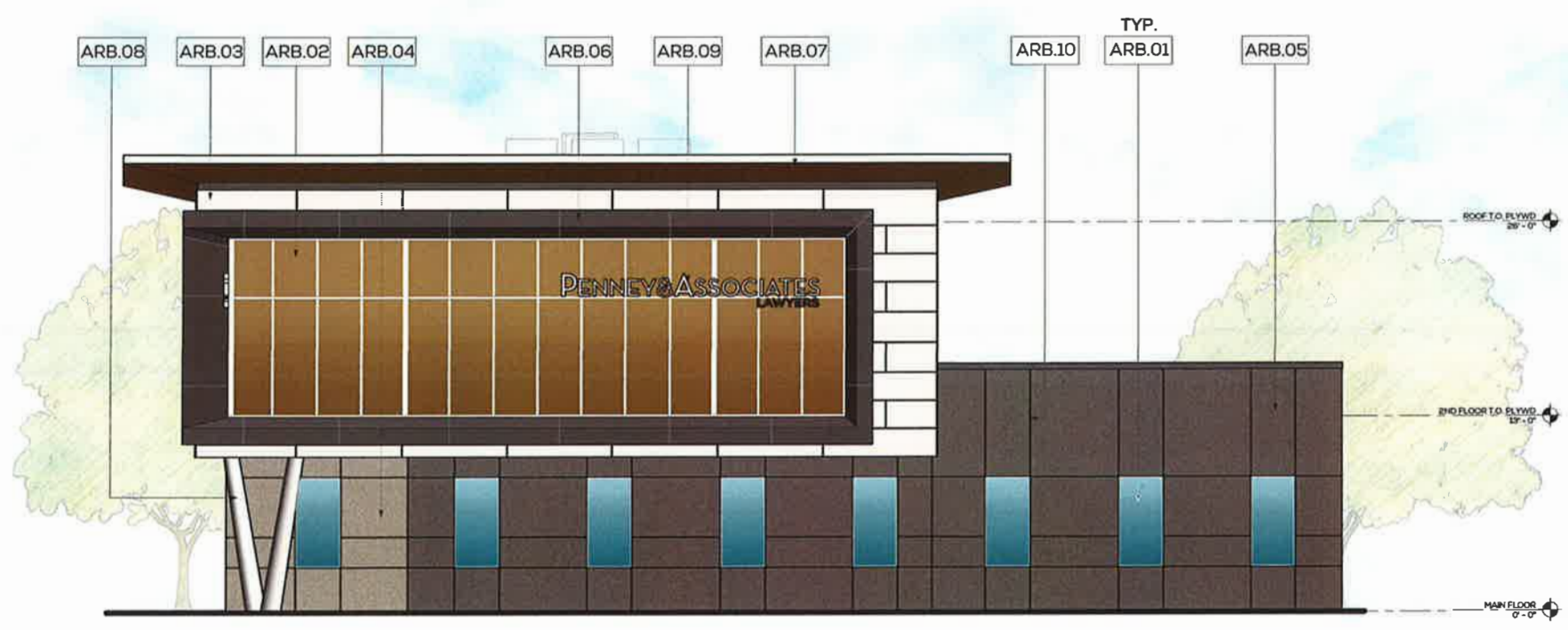
SITE PLAN
ARB 1

FF - ARCHITECTURAL SITE PLAN
 SCALE: 1" = 10'-0"

AA - SITE LEGEND
 SCALE: NONE

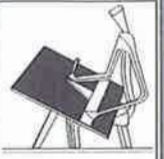


GG - EAST ELEVATION
SCALE: 1/4" = 1'-0"



EE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ARB 01	FIXED WINDOW, MILGARD STYLE LINE COLOR: STANDARD WHITE GLAZING: DUAL PANE, LOW-E, MILGARD SUNCOAT MAX
ARB 02	STOREFRONT WINDOW, COLOR: COLONIAL WHITE, GLAZING: DUAL PANE, SOLARBRONZE LOW-E
ARB 03	PLASTER SYSTEM, OMEGAFLEX SMOOTH, COLOR: SW 7637
ARB 04	PLASTER SYSTEM, OMEGAFLEX SMOOTH, COLOR: SW 9171
ARB 05	PLASTER SYSTEM, OMEGAFLEX SMOOTH, COLOR: SW 7047
ARB 06	BRAKE-METAL SURROUND, COLOR: AEP SPAN COOL WEATHERED COPPER
ARB 07	ALUMINUM SOFFIT PANELS, LONGBOARD 6" COLOR: DARK FIR
ARB 08	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL, PAINTED WITH HIGH PERFORMANCE COATING, COLOR: SW 7637
ARB 09	BUILDING SIGNAGE, CONCEPTUAL ONLY AND IS TO BE DEFERRED, TOTAL SIGN AREA: 58.5 SF
ARB 10	PLASTER CONTROL JOINT



r · g · a
architecture + engineering

RUSSELL
GALLOWAY
ASSOCIATES Inc.

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

www.rgachico.com

PROJECT
**PENNEY &
ASSOCIATES
BUILDING**

PROJECT ADDRESS
**LOT B9
THE THRIVE
MERIAM PARK
CHICO, CA
95928**

ASSESSORS PARCEL
NUMBER
002-180-190

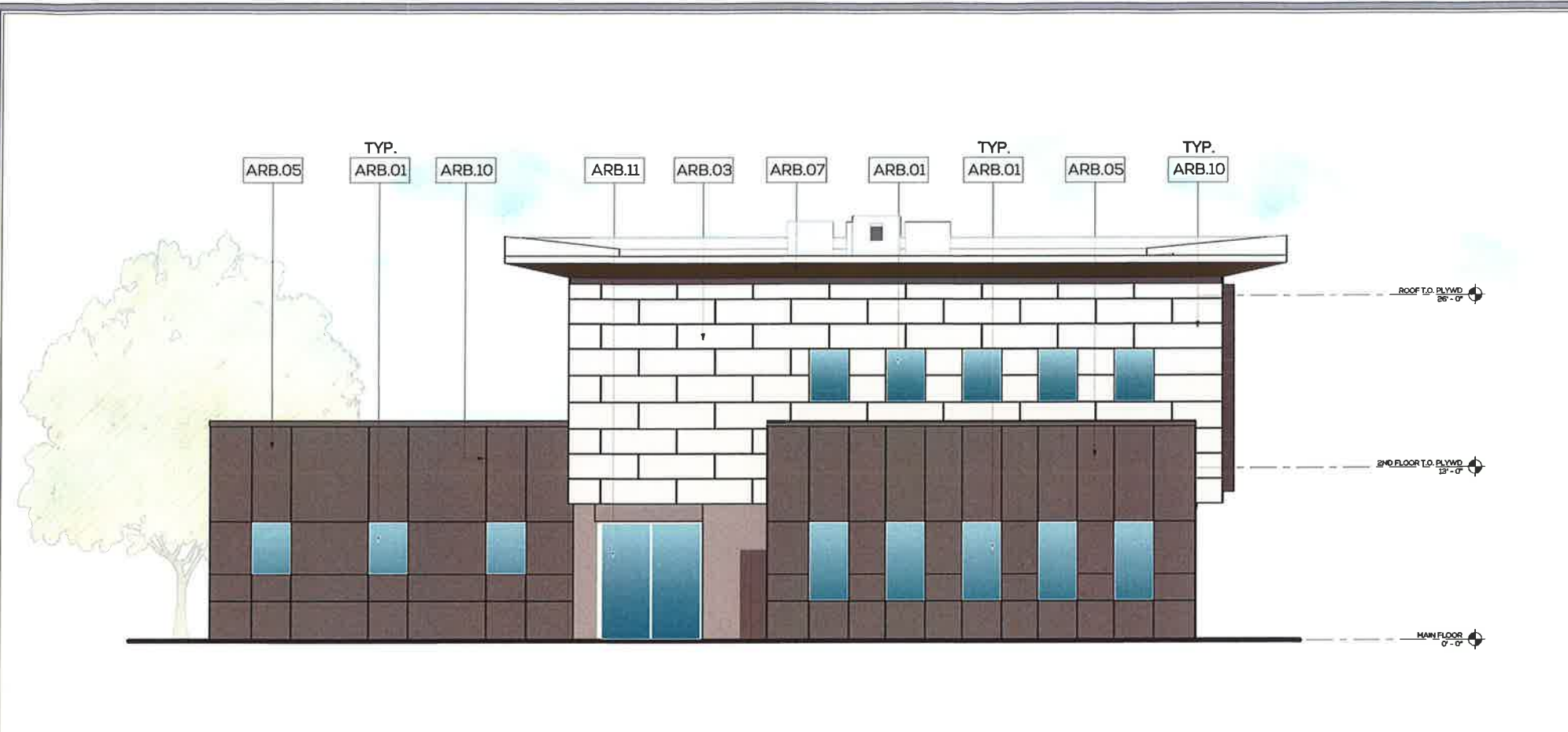


RGA PROJECT #	17-463
PLAN CHECK #	
DRAWN	
CHECKED	
STATUS DATE	05/08/18

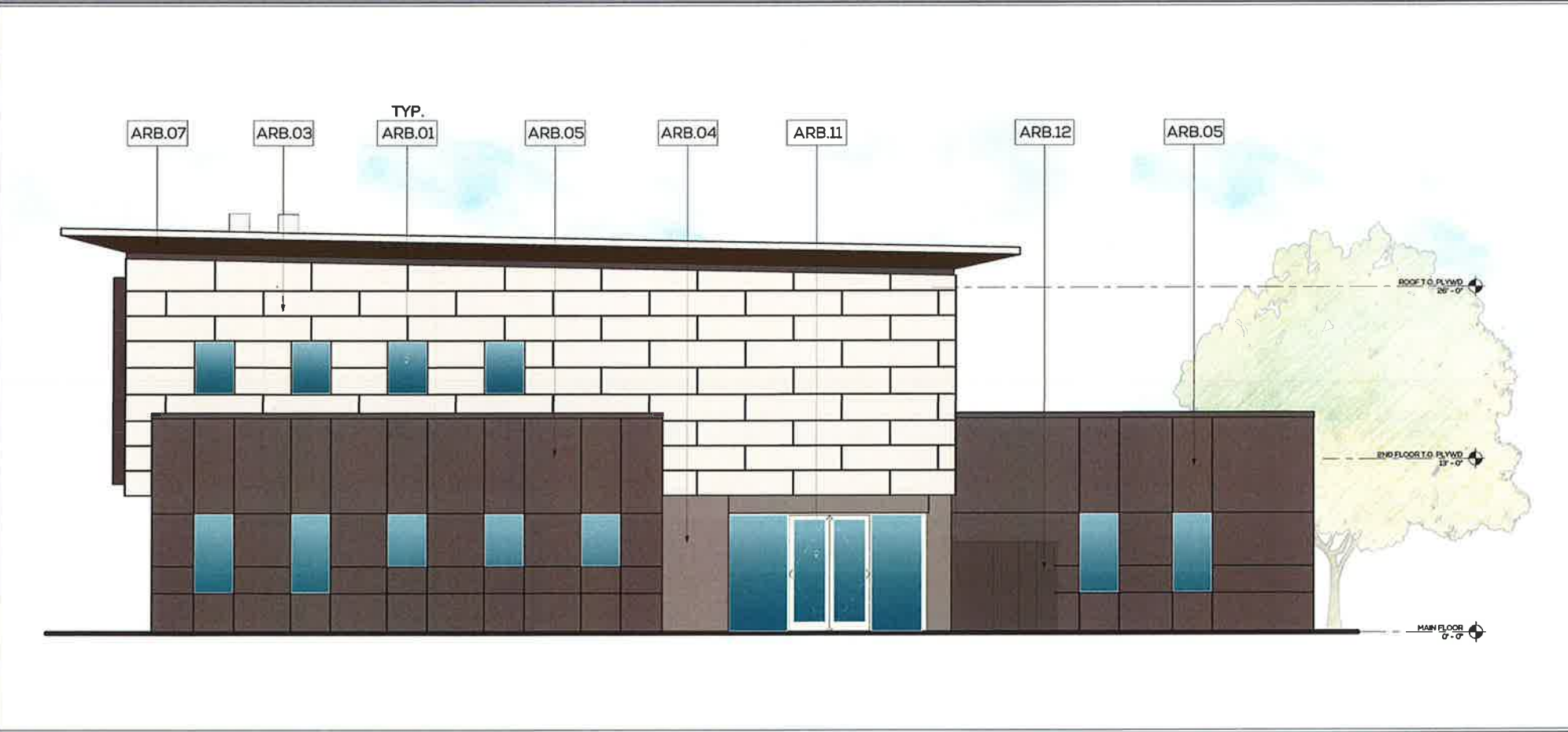
ARB
ELEVATIONS

ARB 2

KEYNOTES
SCALE: NONE



GG - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EE - WEST ELEVATION
SCALE: 1/4" = 1'-0"

ARB 01	FIXED WINDOW, MILGARD STYLE LINE COLOR, STANDARD WHITE, GLAZING: DUAL PANE, LOW-E, MILGARD SUNCOAT MAX
ARB 03	PLASTER SYSTEM, OMEGAFLEX SMOOTH, COLOR: SW 7637
ARB 04	PLASTER SYSTEM, OMEGAFLEX SMOOTH, COLOR: SW 9171
ARB 05	PLASTER SYSTEM, OMEGAFLEX SMOOTH, COLOR: SW 7047
ARB 07	ALUMINUM SOFFIT PANELS, LONGBOARD 6" COLOR: DARK FIR
ARB 10	PLASTER CONTROL JOINT
ARB 11	STOREFRONT WINDOW, COLOR: COLONIAL WHITE, GLAZING: DUAL PANE, LOW-E
ARB 12	ELECTRICAL SWITCHGEAR, PAINTED TO MATCH ADJACENT PLASTER SYSTEM, COLOR: SW 7047 SEE LANDSCAPE FOR SCREENING



r · g · a
architecture + engineering

RUSSELL GALLAWAY ASSOCIATES inc.

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

www.rgachico.com

PROJECT
PENNEY & ASSOCIATES BUILDING

PROJECT ADDRESS
**LOT B9
THE THRIVE
MERIAM PARK
CHICO, CA
95928**

ASSESSORS PARCEL NUMBER
002-180-190



RGA PROJECT #	17-463
PLAN CHECK #	
DRAWN	
CHECKED	
STATUS DATE	05/03/18

ARB ELEVATIONS

ARB 3

KEYNOTES
SCALE: NONE



r · g · a
architecture + engineering

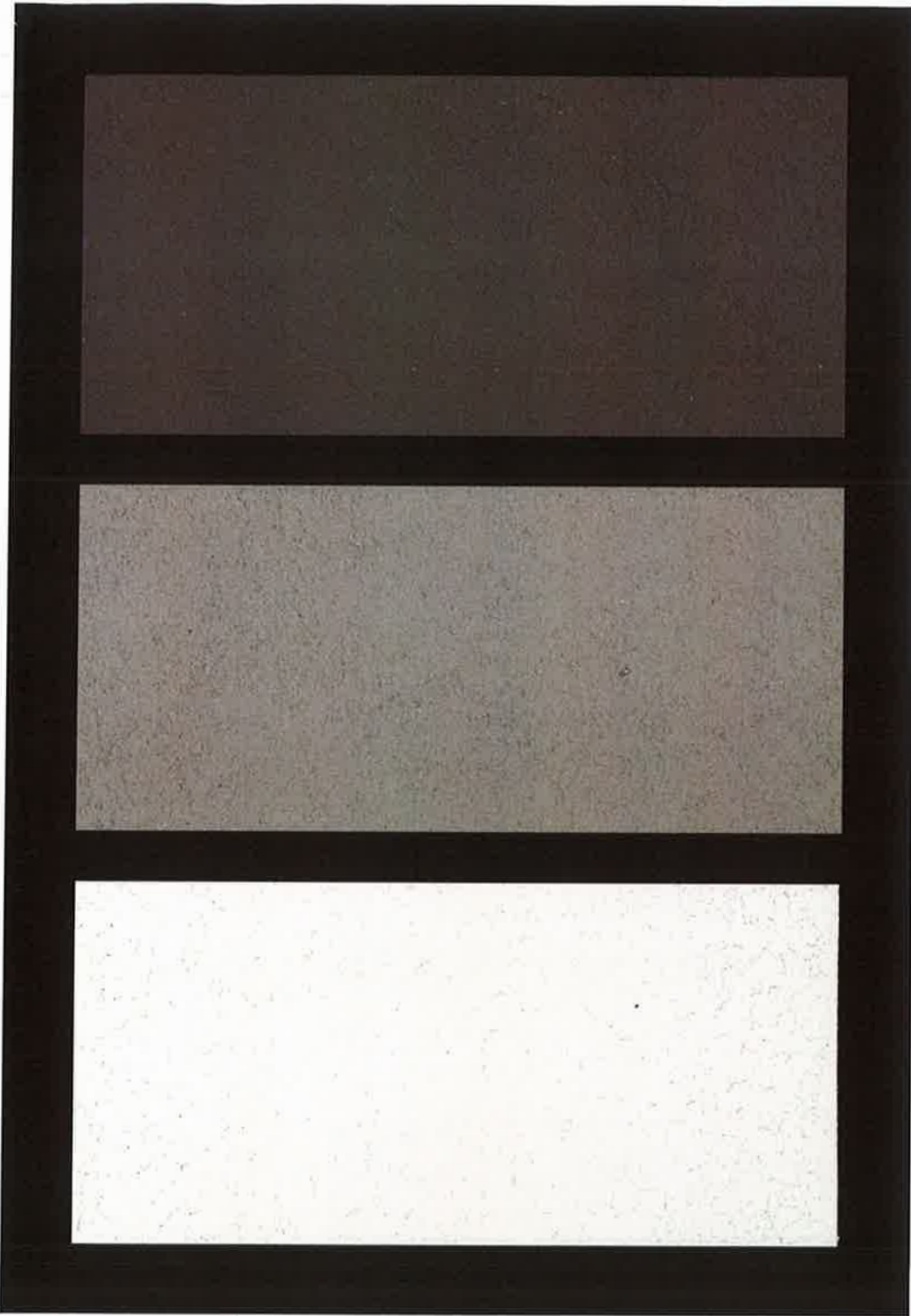
PENNEY & ASSOCIATES LAWYERS BUILDING

ARB 5

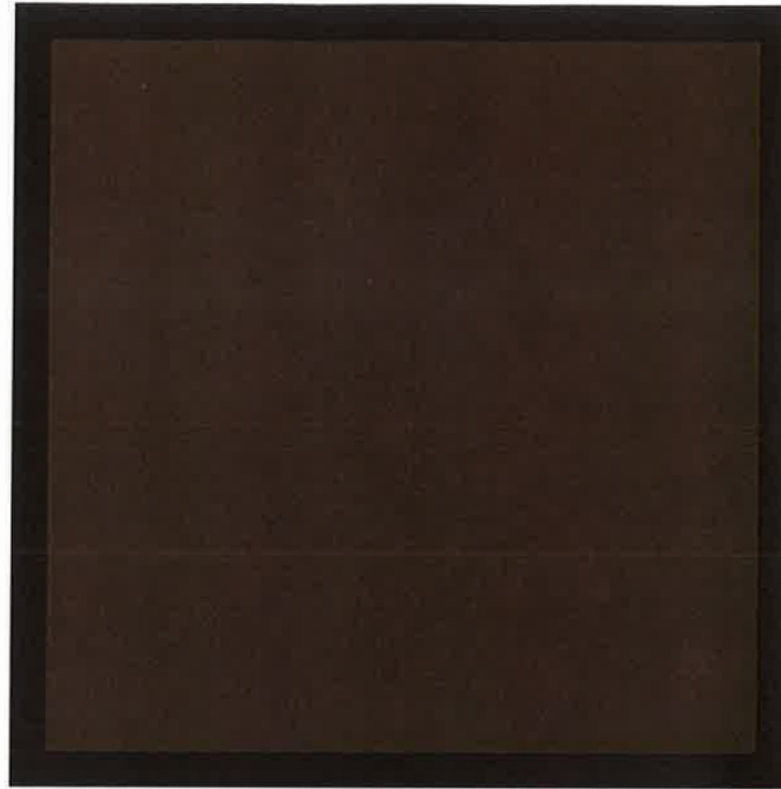
05.03.2018

Attachment E

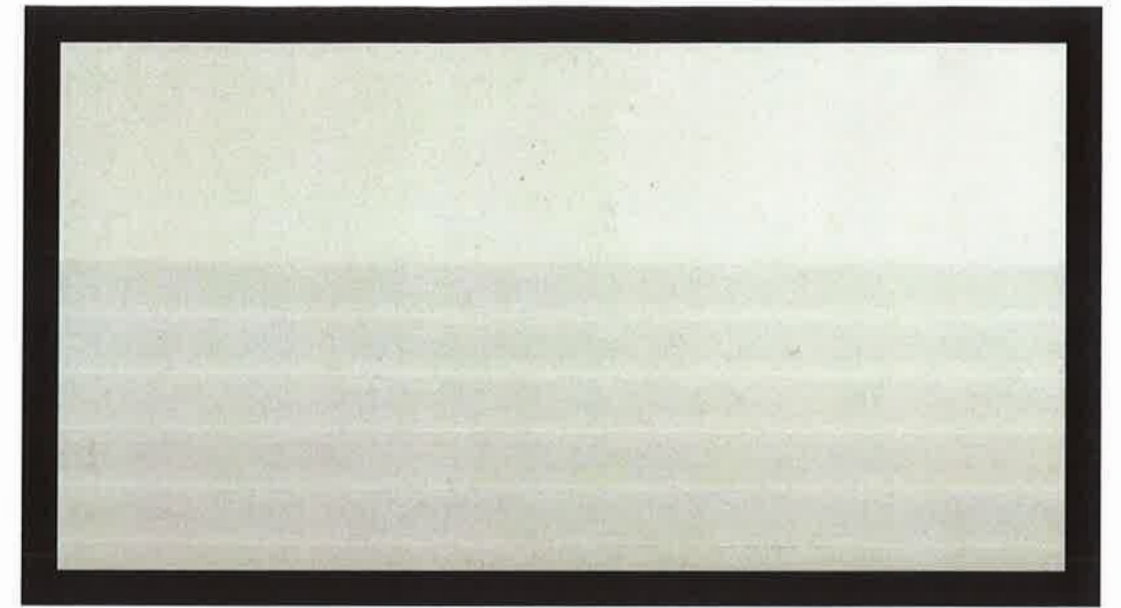




PLASTER COLORS



GLAZING

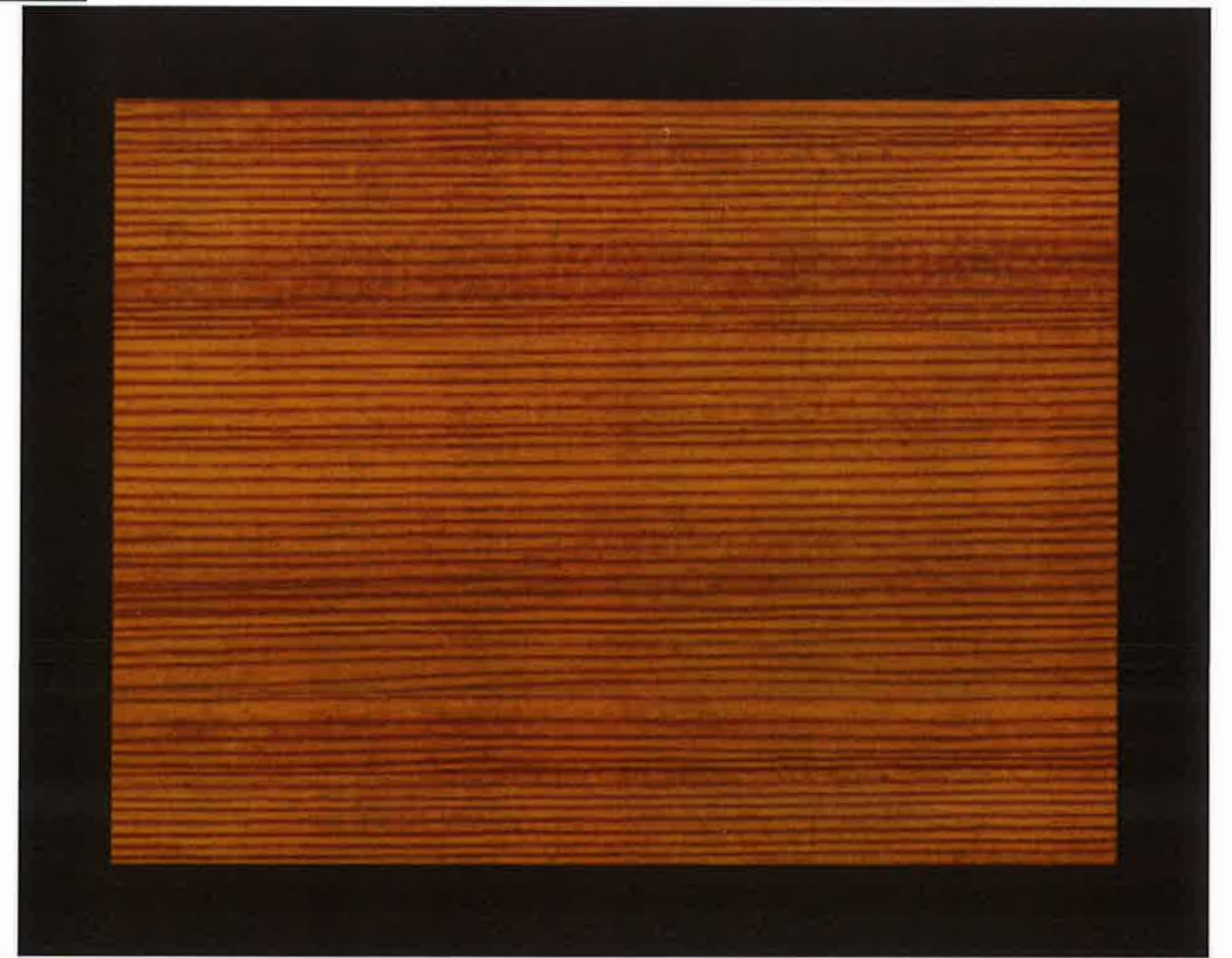


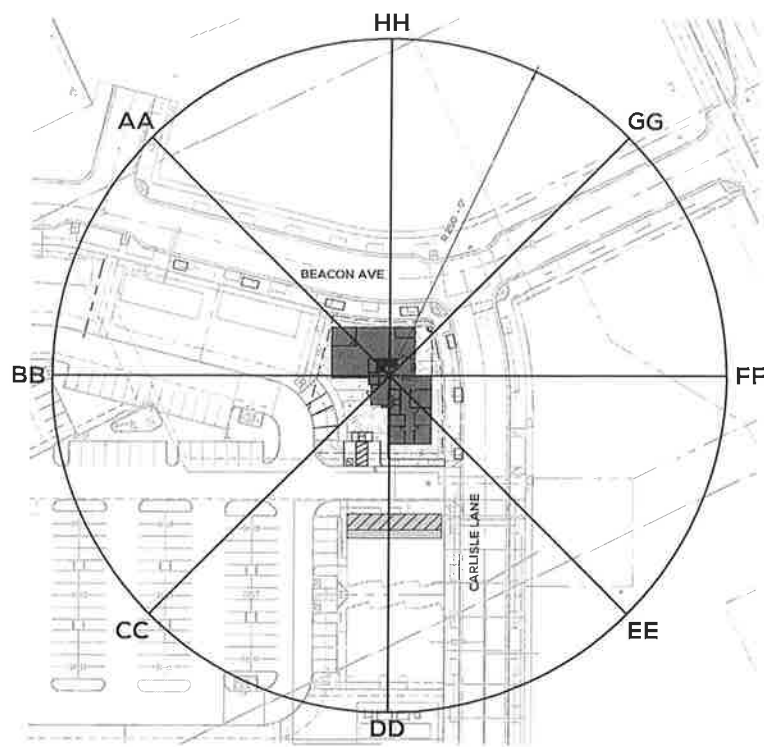
STOREFRONT

ALUMINUM SOFFIT PANELS

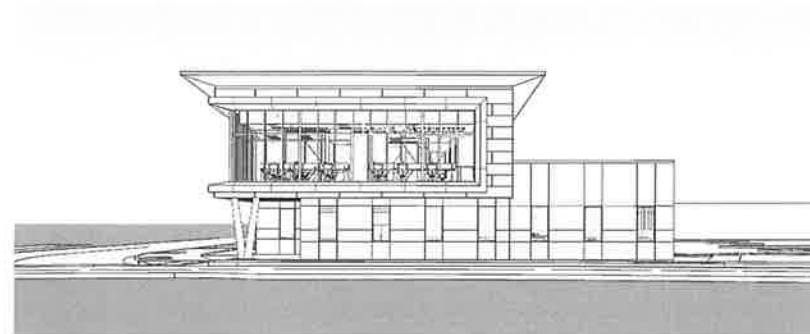


BREAKMETAL

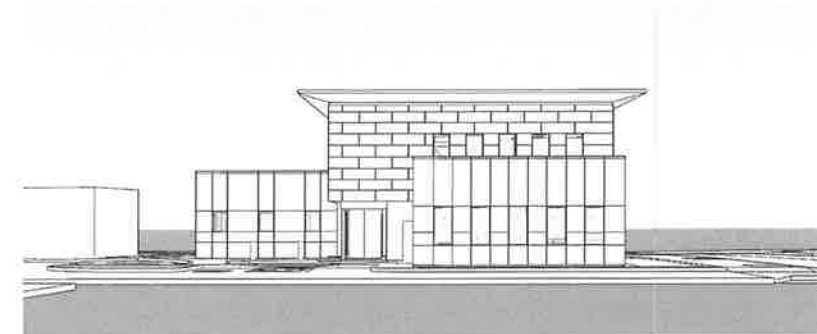




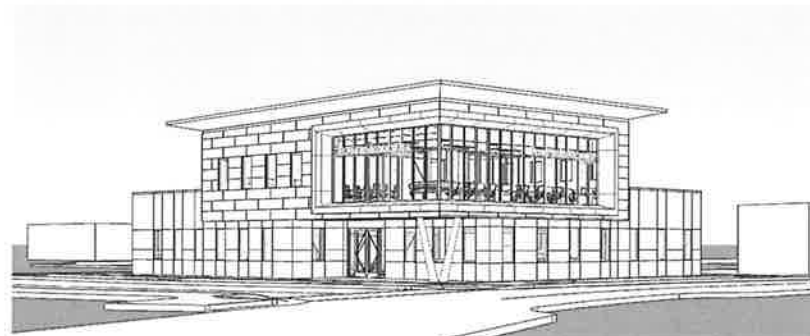
II - OVERALL LINE OF SIGHT PERSPECTIVE PLAN



HH - NORTH PERSPECTIVE



DD - SOUTH PERSPECTIVE



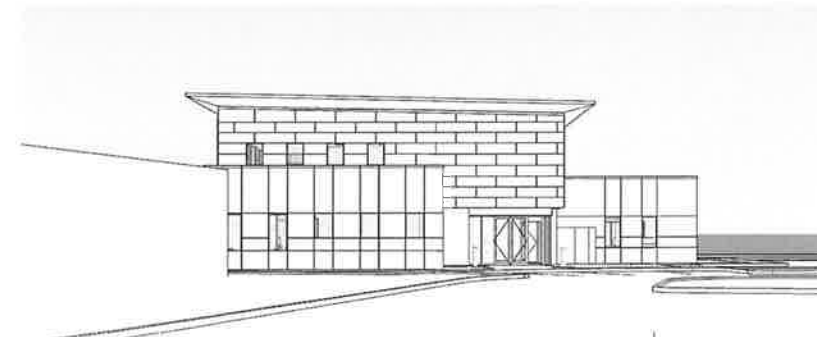
GG - NORTHEAST PERSPECTIVE



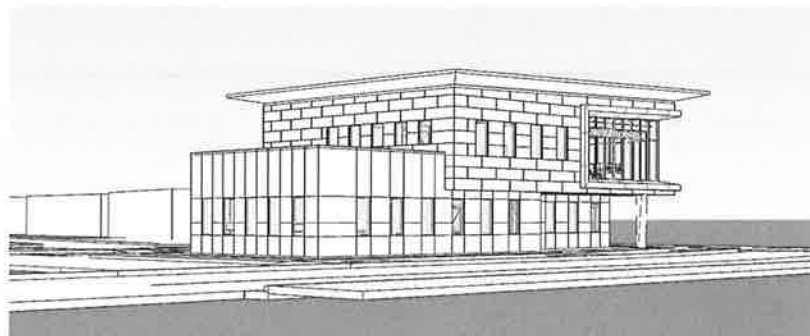
CC - SOUTHWEST PERSPECTIVE



FF - EAST PERSPECTIVE



BB - WEST PERSPECTIVE



EE - SOUTHEAST PERSPECTIVE



AA - NORTHWEST PERSPECTIVE



r · g · a
architecture + engineering

**RUSSELL
GALLOWAY
ASSOCIATES inc.**

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

www.rgachico.com

PROJECT
**PENNEY &
ASSOCIATES
LAWYERS
BUILDING**

PROJECT ADDRESS
LOT B9
THE THRIVE
MERIAM PARK
CHICO, CA
95928

ASSESSOR'S PARCEL
NUMBER
002-180-190



RGA PROJECT # 17-4E3

PLAN CHECK #

DRAWN

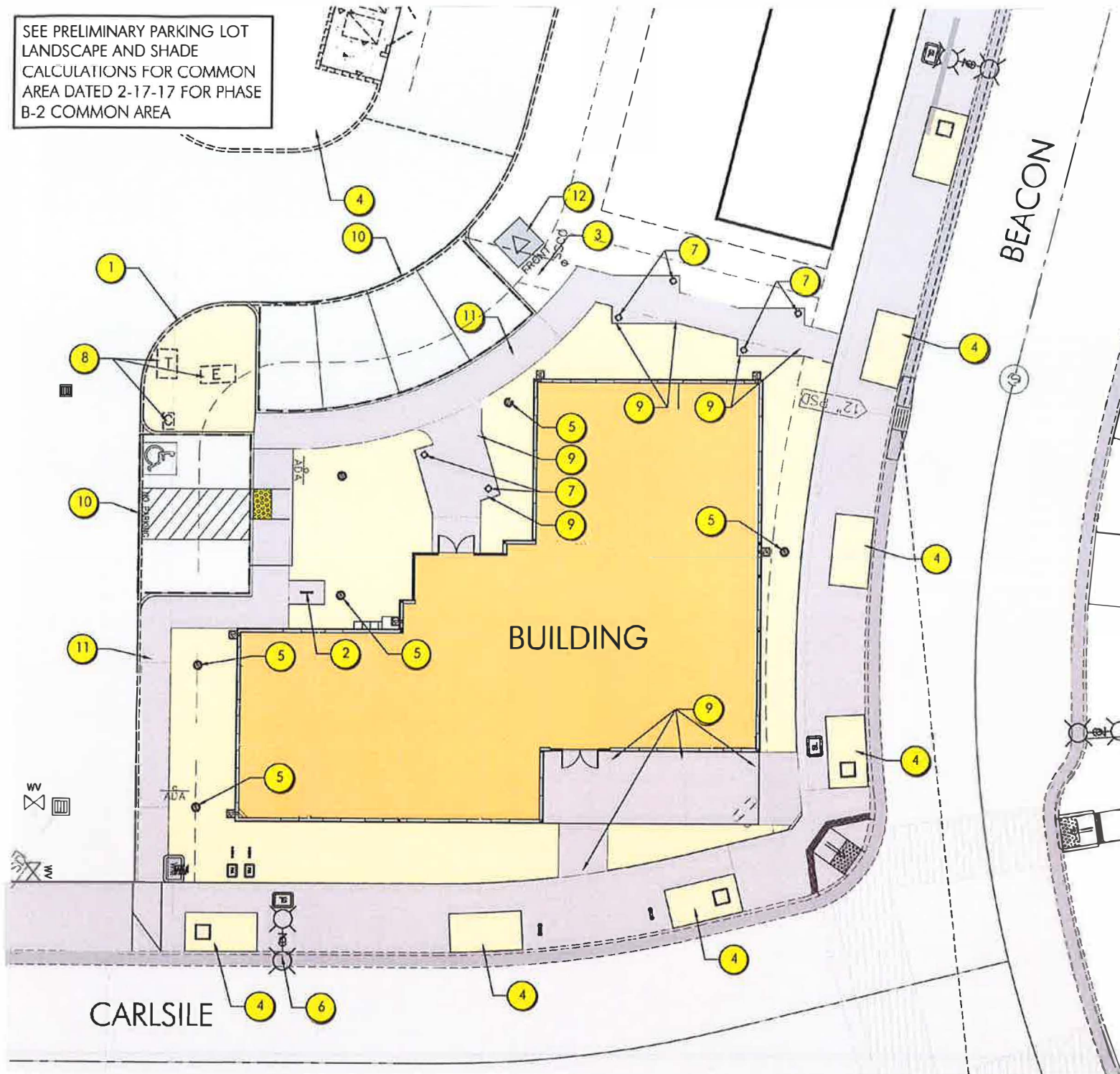
CHECKED

STATUS DATE 05/03/18

Line of Sight
Perspectives

ARB 4

SEE PRELIMINARY PARKING LOT LANDSCAPE AND SHADE CALCULATIONS FOR COMMON AREA DATED 2-17-17 FOR PHASE B-2 COMMON AREA



PLANLEGEND

SYMBOL	DESCRIPTION
1	LIMIT OF WORK
2	BICYCLE RACK. SEE SHEET L-0.3.
3	TOP DRESSING. 3" MINIMUM LAYER 1"- 1-1/2" WALK-ON FIR BARK MULCH AT ALL LANDSCAPED AREAS.
4	EXISTING OFF-SITE LANDSCAPE. TO REMAIN.
5	DRAIN. BY OTHERS.
6	EXISTING STREET LIGHT. TO REMAIN.
7	BOLLARD LIGHTING. SEE SHEET L-0.3.
8	UTILITY BOXES
9	DECORATIVE CONCRETE BANDS. SEE SHEET L-0.3.
10	PARKING LOT AREA ASSOCIATED WITH PENNY LAW OFFICES (FOR USE IN LANDSCAPE AND SHADE CALCULATIONS)
11	CONCRETE WALKWAY
12	ABOVE-GROUND TRANSFORMER BOX. TO BE PAINTED ARTISTICALLY (ART PER OWNER). SEE SHEET L-0.3.
13	WATER METERS
14	EXISTING FIRE HYDRANT

LANDSCAPE IRRIGATION NOTE

ALL LANDSCAPED AREA (3,248 SF) IS HYDROZONED AS MEDIUM WATER USE AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM. USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS, IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 64,105 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 80,772 GALLONS PER YEAR.

PENNEY & ASSOCIATES LAWYERS BUILDING

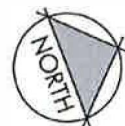
SHEET L-0.1

PRELIMINARY LANDSCAPE SITE PLAN

BFLA PROJECT NUMBER: 2051
APRIL 30, 2018

PREPARED FOR:

MERIAM PARK
GONZALES DEVELOPMENT COMPANY
CHICO, CALIFORNIA



0 10 20
SCALE: 1" = 10'-0"



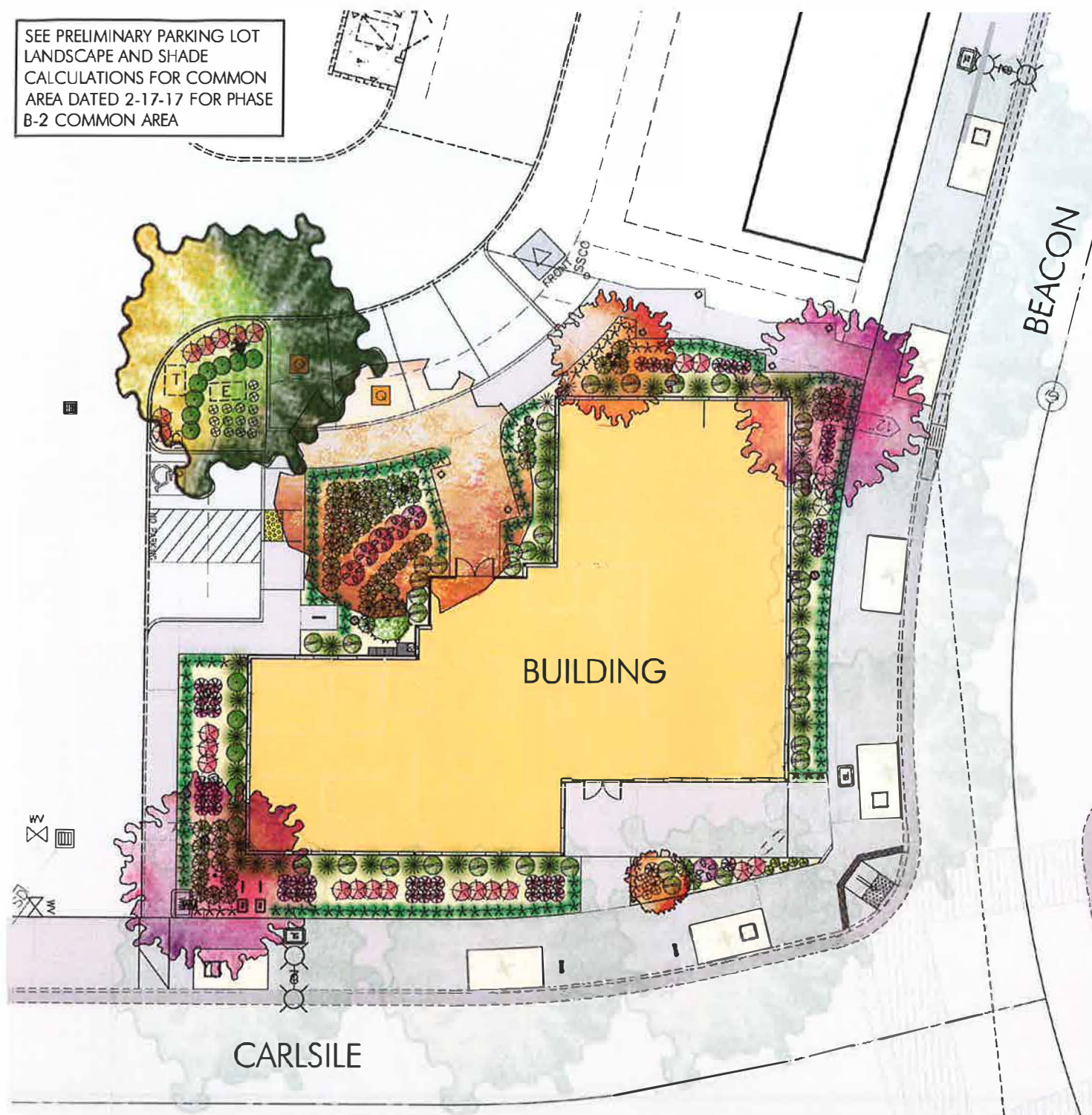
PREPARED BY:

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

ARB 7

ATTACHMENT H

SEE PRELIMINARY PARKING LOT LANDSCAPE AND SHADE CALCULATIONS FOR COMMON AREA DATED 2-17-17 FOR PHASE B-2 COMMON AREA



TREE LIST

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
TREES			
	QUERCUS COCCINEA SCARLET OAK	15 GAL	1
	PISTACHIA CHINENSIS CHINESE PISTACHE	15 GAL	1
	LAGERSTROEMIA INDICA 'TUSCARORA' TUSCARORA CRAPE MYRTLE	15 GAL	1
	CERCIS CANADIENSIS EASTER REDBUD	15 GAL	2

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	1,250 SF	
PARKING LOT LANDSCAPE	440 SF	3%

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACKUP AREA			1,250 SF	
SHADE AREA PROVIDED				
40' DIAMETER DRIPLINE (SCARLET OAK)				
	1,256 SF	0	0	0
	942 SF	0	0	0
	628 SF	2	1,256 SF	50%
	314 SF	0	0	0
TOTAL SHADE AREA PROVIDED			1,256 SF	50%

PARKING LOT LANDSCAPE AND SHADE CALCULATIONS DEPICTED ARE CALCULATED FOR THE PARKING ASSOCIATED WITH THIS BUILDING ONLY. FOR ADDITIONAL INFORMATION, REGARDING SHARED PARKING AREA, SEE CALCULATIONS FOR THE COMMON AREA DATED 2-17-17.

SHRUB LIST

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
SHRUBS			
	LOROPETALUM CHINENSE 'JAZZ HANDS' COMPACT RAZZLEBERRI	5 GAL	6
	FESTUCA 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE	LINERS	168
	RHAPHIOLEPIS INDICA 'ENCHANTRESS' ENCHANTRESS INDIAN HAWTHORN	5 GAL	42
	AGAPANTHUS AFRICANUS LILY OF THE NILE	1 GAL	57
	ALOE STRIATA CORAL ALOE	1 GAL	44
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	1 GAL	36
	ACHILLEA 'MOONBEAM' MOONBEAM YARROW	1 GAL	24
	LAVANDULA STOECHAS 'OTTO QUAST' OTTO QUAST SPANISH LAVENDER	1 GAL	25
	ORIGANUM VULGARE ITALIAN OREGANO	1 GAL	13
	CERCIS OCCIDENTALIS WESTERN REDBUD	5 GAL	1
	ACER PALMATUM 'FIREGLOW' JAPANESE MAPLE (PALMATE, RED LEAFED, 10' X 8' TEN YEAR SIZE)	5 GAL	1

ALL LANDSCAPED AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF 1"-1-1/2" WALK-ON BARK MULCH.

THIS SITE IS LOCATED IN A REGION KNOWN TO HAVE COMPACTED SOIL. SITE SOILS ARE OF POOR TO AVERAGE QUALITY. SOIL AT LANDSCAPED AREAS SHALL BE DE-COMPACTED AND STANDARD SOIL AMENDMENTS WILL BE APPLIED PER THE RECOMMENDATIONS OF AN ANALYTICAL LABORATORY.

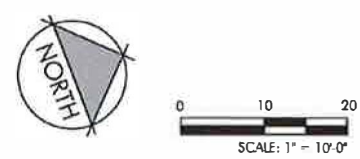
PENNEY & ASSOCIATES LAWYERS BUILDING

SHEET L-0.2

PRELIMINARY LANDSCAPE PLANTING PLAN

BFLA PROJECT NUMBER: 2051
APRIL 30, 2018

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
www.BFLAdesign.com www.facebook.com/BFLAdesign

ARB 8

ATTACHMENT H

BICYCLE RACK



DECORATIVE CONCRETE BANDS



ABOVE-GROUND TRANSFORMER BOX



BOLLARD LIGHTING



PENNEY & ASSOCIATES LAWYERS BUILDING

SHEET L-0.3

PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT

BFLA PROJECT NUMBER: 2051
APRIL 30, 2018

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
www.BFLAdesign.com www.facebook.com/BFLAdesign

ARB 9

ATTACHMENT I



LED bollard with architectural quality and strength at an affordable price point. Square post and head. Available in 12, 18 and 24 Watt versions that provide 90, 180, 270 and 360 degree lighting patterns.

Color: Bronze

Weight: 21.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.26A
208V:	0.18A
240V:	0.15A
277V:	0.14A
Input Watts:	30W
Efficiency:	79%

LED Info

Watts:	24W
Color Temp:	4000K
Color Accuracy:	85 CRI
L70 Lifespan:	100000
Lumens:	1,045
Efficacy:	35 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

LEDs:

6W multi-chip, long-life LEDs

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011

Electrical

Driver:

Two Drivers, Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV Surge Protection, 100-240VAC 0.3 - 0, 15 A, 277VAC 0.03 A.

THD:

10.8% at 120V

Construction

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°F/-40°C

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

Housing:

Die-cast aluminum with extruded aluminum bollard shaft

Lens:

Clear, vandal-resistant polycarbonate

Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

Reflector:

Specular polycarbonate

Gaskets:

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

Gaskets:

High-temperature silicone gaskets seal out moisture

Anchor Bolt:

Anchor Bolt Dimension is available .

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

Patents:

The design of BLED is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

19.86.300 Office Building

A. A building designed for occupancy by office uses on all floors. An office building shall be placed on a site as set forth in Table 6-29

Table 6-29

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: 5 feet minimum on each side.	C	
Rear setback: 5 feet minimum from the alley.	D	
Building Size and Massing.		
Building height: Buildings shall be two or three-stories.	E	
Parking.		
On-site parking spaces shall be located a minimum of 28 feet behind the back of the sidewalk.	F	

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

C. The main entrance to the ground floor shall be directly from the street.

D. On-site parking shall be accessed from an alley and may be in an underground garage or surface or tuck-under parking, or a combination of any of the above.

(Ord. 2358 §22)

19.84.030 Frontage types allowed by TND designation.

Table 6-3 identifies the frontage types allowed on properties with specific TND designations. (Ord. 2358 §22)

Table 6-3 Frontage Types Allowed by TND Designation

Frontage Type	Frontage type Allowed by TND Designation Key: P = Frontage allowed				
	NE	NG	NC	CORE	SD (1)
Common Yard	P	P	—	—	
Porch and Fence	P	P	P	—	
Dooryard or Light Court	—	P	P	—	
Forecourt	—	P	P	—	
Stoop	—	P	P	—	
Shopfront	—	—	P	P	
Gallery	—	—	P	P	
Arcade	—	—	P	P	

(1) Frontage types for properties with the SD designation shall be determined by the applicable regulating plan.

19.84.040 Frontage type description.

A. **Common Yard.** The building façade is set back substantially from the front property line. The resulting front yard is unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from higher speed thoroughfares.

B. **Porch and Fence.** The building façade is set back from the front property line with an attached porch that may encroach into the setback. A fence at the property line defines the private space of the yard. Each porch shall be a minimum of eight feet deep.

C. **Dooryard or Light Court.** The building façade is set back from the front property line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and protects the private yard from public encroachment. In more urban zones, the terrace may be suitable for conversion to outdoor café space.

D. **Forecourt.** A portion of the building façade is close to the front property line and the central portion is set back. Large trees within a forecourt may overhang the sidewalk.

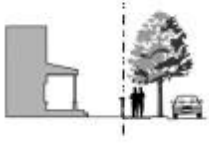
E. **Stoop.** The building façade is close to the front property line with the first story elevated above the sidewalk. The entrance is usually an exterior stair and landing.

F. **Shopfront.** The building facade is aligned close to the property line with the building entrance at sidewalk grade. This type is conventional for retail use. It requires a substantial glazing area at the sidewalk level, and an awning that may overlap the sidewalk.

G. **Gallery.** The building facade is aligned close to the property line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within two feet of the face of the curb.

H. **Arcade.** The building facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk

level remains at the property line. The arcade shall be no less than 12 feet wide and may overlap the entire width of the sidewalk to within two feet of the face of the curb.



Frontages which place occupied space over the sidewalk such as balconies, galleries, arcades or conditioned bays, shall be placed over private walks for which a grant of easement for public access has been required.

(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.