



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 3/20/2019

DATE: February 11, 2019

File : AR 19-05

TO: Architectural Review and Historic Preservation Board

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

RE: Ginno Construction – 397 Convair Avenue, APN 047-560-026

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the 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 19-05 (Ginno Construction), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new building on a one-acre, partially developed site located at 397 Convair Avenue, on the southwest corner of Marauder Street and Convair Avenue (see **Attachment A**, Location Map and **Attachment B**, Architect's Project Description). The site is designated Manufacturing and Warehousing by the General Plan and zoned AM-AOC (Airport Manufacturing with Airport Overflight Zone C overlays).

The proposal includes the construction of a new 15,700 square foot building situated at the northeasterly corner of the site. The proposed building would be setback 10-feet from the side property line on Convair Avenue and 20-feet from the front property line on Marauder Street (see **Attachment C**, Site Plan). An existing metal storage building and outdoor storage area are located on the westerly portion of the site that would remain. A new parking area would be located at the center of the site, between the existing and proposed buildings. A total of 25 vehicles parking spaces are provided, which exceeds the 21 vehicle parking spaces typically required for office and warehouse uses of this size.

The proposed building would feature a modern industrial appearance with two distinct components (see **Attachment D**, Elevations and **Attachment E**, Rendering). The front (southerly) corner mass of the building would accommodate office space for Ginno Construction. This square mass would feature a flat roof with metal panel siding in dark gray ("Charcoal Gray"). The main entry would feature white aluminum storefronts and a dark brown ("Koko Brown") metal canopy structure that would wrap around the corner of the building. Adjacent to the front entry would be two sets of windows with white aluminum storefronts, encased with corrugated metal siding in dark gray. The rectangular rear mass of the building would accommodate vehicle storage space. This portion of the building would feature a low sloping roof with metal U-panel exterior walls in light gray ("Ash Gray") (see **Attachment F**, Color Board). The easterly elevation features four white aluminum storefront doors and brown

awnings to match the front entry. Between each window would be brown decorative columns with metal siding and downspouts in dark gray. The westerly (rear) elevation would feature five white overhead-coiling rollup doors and the south elevation would feature two additional rollup doors. The northerly elevation would feature dark gray metal panel siding with white storefront windows, matching the front entry of the building. The building's exterior would feature wall-mounted gooseneck light fixtures in dark gray.

The conceptual landscape plan calls for minimal live plant material and relies heavily on a mixture of groundcover and trees (see **Attachment C**, Site Plan for landscape details). Cobblestone waterways features would be located between the front of the building and the public right-of-way, which would also satisfy the City's Low Impact Development (LID) requirements. Bark groundcover would be used to cover all other open areas. Chico Municipal Code (CMC) 19.68.050 (*Landscape Standards*) specifies that bark can be allowed in limited areas, but that ground cover shall be of live plant material. To ensure that all remaining unused space receives live plant landscape treatment, a condition of approval (see Condition of Approval #3) is recommended that would require the final landscape plans (included with the building) to provide a detailed planting plan with legend for staff review. A total of eight autumn purple ash trees would line the property line along Marauder Street and Convair Avenue. Parking lot shade, which is estimated to reach 50-percent and full tree maturity, is provided by 11 Japanese zelkovia trees. A new trash enclosure would be located near the southerly property line, partially within the outdoor storage of the existing building. The enclosure would be CMU brick painted to match the proposed building, with a metal door and roofing (see **Attachment G**, Trash Enclosure).

DISCUSSION

The proposal would result in development of a long-vacant portion of a parcel in the Airport Industrial Park, visible from Cohasset Road. The proposed modern-industrial architecture is consistent with development in the airport vicinity and compliments the built environment. The proposal is consistent with several General Plan policies, particularly those that encourage airport compatibility (LU-7.1.1), support compatible development of the Airport Industrial Park (LU-7.2 and CIRC-6.1.1) and support the viability of Chico Municipal Airport (ED-1.7). Further General Plan consistency is with policies that encourage compatible infill development (LU-4.2, LU-4.4, and CD-5), encourage neighbor compatibility (LU-4.3) and encourage projects that provide positive contributions to the neighborhood (LU-4.4).

The project is consistent with Design Guidelines (DGs) for commercial and office uses. The building entry is a dominate feature, obvious from the street (DG 31.11 and 2.1.13) and the parking area is located behind the building, screened from street views (DG 3.1.24, 2.1.25 and 2.1.26). The project incorporates appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DGs 2.2.11 and 1.1.15), and the scale and character of the project would not overwhelm the neighborhood (DG 1.2.13).

The proposed plan meets all applicable setbacks, parking, and landscaping requirements, and would be a positive contribute to the development and viability of the Airport Industrial Park. Staff supports the proposal.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

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

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

The proposal is consistent with several General Plan policies, particularly those that encourage airport compatibility (LU-7.1.1), support development of the Airport Industrial Park (LU-7.2) and support the viability of Chico Municipal Airport (ED-1.7). Further General Plan consistency is with policies that encourage compatible infill development (LU-4.2, LU-4.4, and CD-5), encourage neighbor compatibility (LU-4.3) and encourage projects that provide positive contributions to the neighborhood (LU-4.4).

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) for commercial and office uses. The building entry is a dominate feature, obvious from the street (DG 31.11 and 2.1.13) and the parking area is located behind the building, screened from street views (DG 3.1.24, 2.1.25 and 2.1.26). The project incorporates appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DGs 2.2.11 and 1.1.15), and the scale and character of the project would not overwhelm the neighborhood (DG 1.2.13).

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 proposal would result in development of a long-vacant portion of a parcel in the Airport Industrial Park, visible from Cohasset Road. The proposed modern-industrial architecture is consistent with development in the airport vicinity and compliments the built environment. The site is appropriately lit and design elements have been incorporated into the project so ensure its compatibility with the character of the surrounding development. Exterior

equipment will be properly screened from view by utility rooms, roof parapets and landscaping.

4. *The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

The location and configuration of the proposed structure is compatible with the surrounding development and the Airport Industrial Park. The building will not unnecessarily block views or dominate its surroundings. The drive through lane will be adequately screened by new and existing landscaping.

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

The proposed landscaping will provide visual relief around the new parking area, and retaining the large existing trees will jump-start parking lot shading efforts. New landscaping along the street frontage will provide good “curb appeal” and fulfill the intended function of screening the parking area over time.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 19-05 (Ginno Construction). The approval documents for this project are date stamped Apr 18, 2017.
2. 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.
3. The final building plan landscape package shall provide a detailed planting plan with legend.

PUBLIC CONTACT

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

ATTACHMENTS

- A. Location Map
- B. Architect's Project Description
- C. Site Plan
- D. Elevations
- E. Rendering
- F. Colors and Materials
- G. Trash Enclosure

DISTRIBUTION

Mike Sawley, Senior Planner

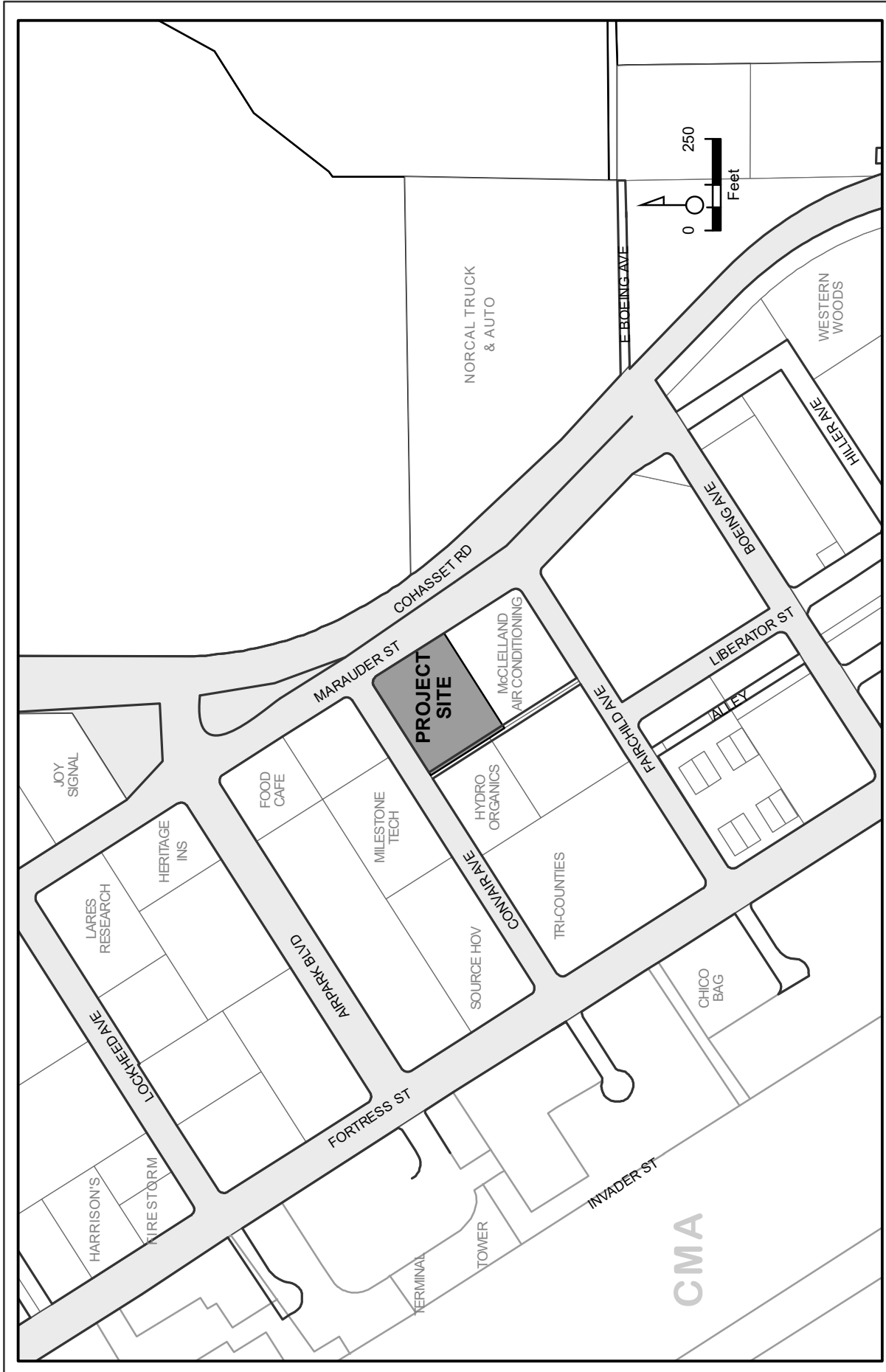
RGA, attn.: Matt Gallaway, 115 Meyers Street, suite 110, Chico, CA 95928

(matt@rgachico.com)

Ginno Construction, attn.: Bryan Ginno, 297 Convair Avenue, suite 2, Chico, CA 95973

(bryan@ginnoconstruction.net)

Files: AR 19-05



AR 19-05 (Ginno Construction)
397 Convar Avenue
APN 047-560-026-000

CMA



January 10, 2019

City of Chico Planning Department
P.O. Box 3420
Chico, Ca. 95928

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JAN 15 2019

CITY OF CHICO
PLANNING SERVICES

RE: ARHPB
Ginno Construction Office Building
397 Convair Avenue
Chico, CA 95973
APN: 047-560-026

Dear Reviewing Planner,

It is with pleasure that I take this opportunity to provide you the following overview of the new commercial building constructed at the Chico Airport Region at the corner of Marauder Street and Convair Avenue. Where appropriate, the following narrative references to the City of Chico Design Guidelines.

Brief History

This property currently is undeveloped. There is an undeveloped lot across Convair Avenue and several existing commercial buildings in the area.

Building Program

The proposed new building will have a construction office and warehouse space along with four rental office spaces fronting Marauder Street.

Proposed Architectural Elements

The design and use of the building materials and colors were selected to harmonize with the neighborhood and surroundings, most of which are industrial buildings and warehouses. The building finishes are following the design lines of a modern industrial look.

Applicable City of Chico Design Guidelines Objectives

DG 6.1.11-Orient building elevations with windows or primary building entrances to street views.

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Attachment B

The building has multiple primary entryways. One entry is located on the street side. The other entry is located directly from the parking lot and is visible from the street.

DG 6.1.12-Locate large parking areas to the rear or sides of sites to minimize public views from streets.

The parking areas are located to the rear and the side of the building which will provide a screen from the road.

DG 6.1.15-Orient service bays and loading docks to not directly face primary street frontages. Locate services bays, loading docks, and roll-up doors at the rear of structures, or along the sides if adequately screened from public views.

Service bays and loading docks are located at the back side of the building and are accessed by the alley.

DG 6.1.25-Ensure that all loading and unloading areas are not within public right-of-ways and do not conflict with other traffic areas on-site.

The loading/unloading areas are tucked away in the alley away from public right-of-ways.

DG 6.1.34-Locate bicycle parking close to entrances.

Bike parking is located adjacent to the entrances for safe keeping.

DG 6.1.43-Select landscape plantings that grow well in Chico's climate without extensive irrigation.

Site plan incorporates landscape with new trees and plants for Chico's climate.

DG 6.2.12-Design primary building entrances as focal points. Examples may include recesses in building masses, building entries that "pop-out", and storefronts utilizing deep roof overhangs.

The new building utilizes awnings for way-finding of the entries.

DG 6.2.14-Respect view corridors and natural vistas in the sale of industrial buildings.

The building orientation fronts the view of the eastern foothills.

DG 6.2.21-Utilize high quality finishes, details, or accents to add interest.

The exterior finishes are of modern decent utilizing various metal panels including flat horizontal panels and corrugated panels. Architectural



columns add to the shape and break up the wall of corrugated metal facing Marauder Street.

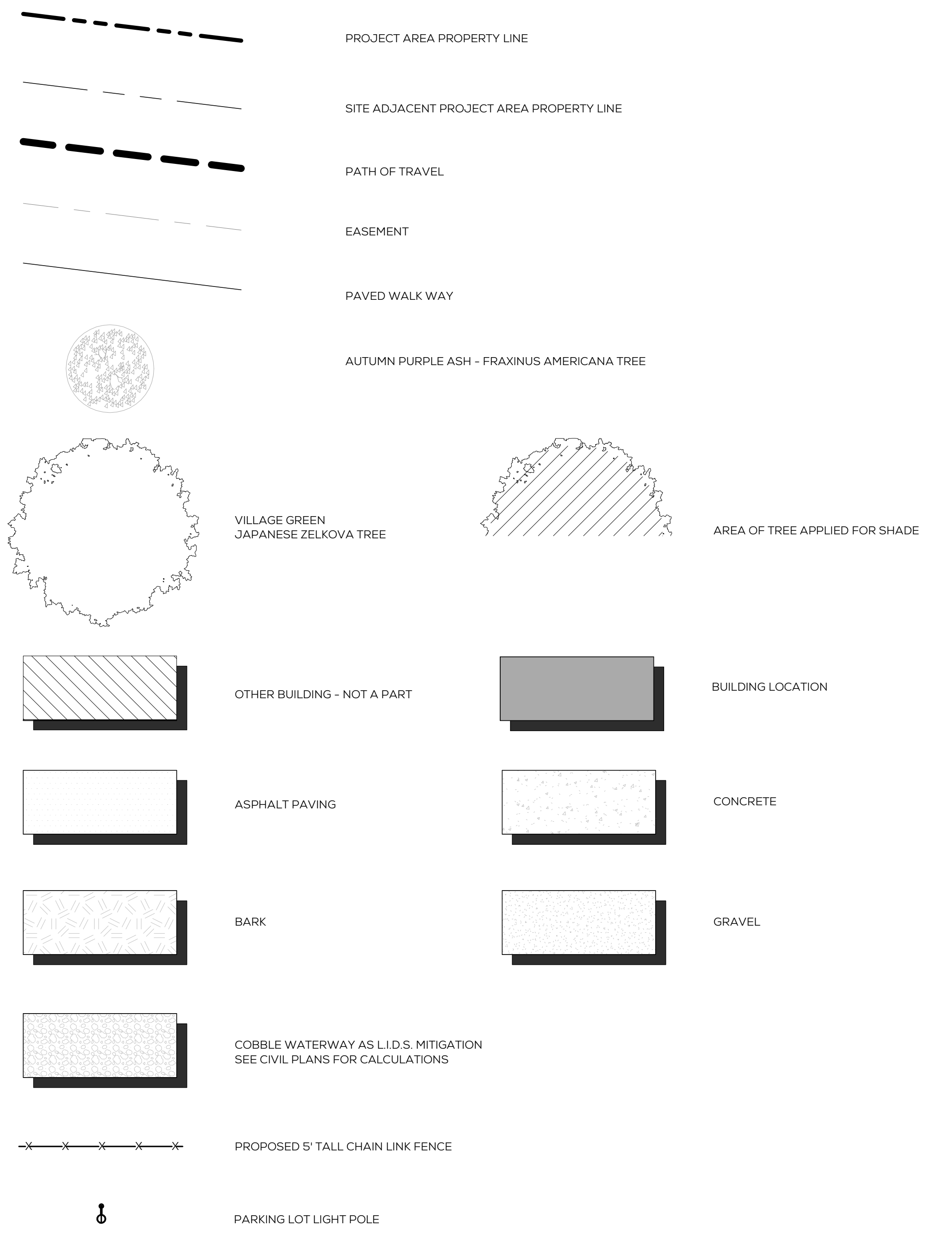
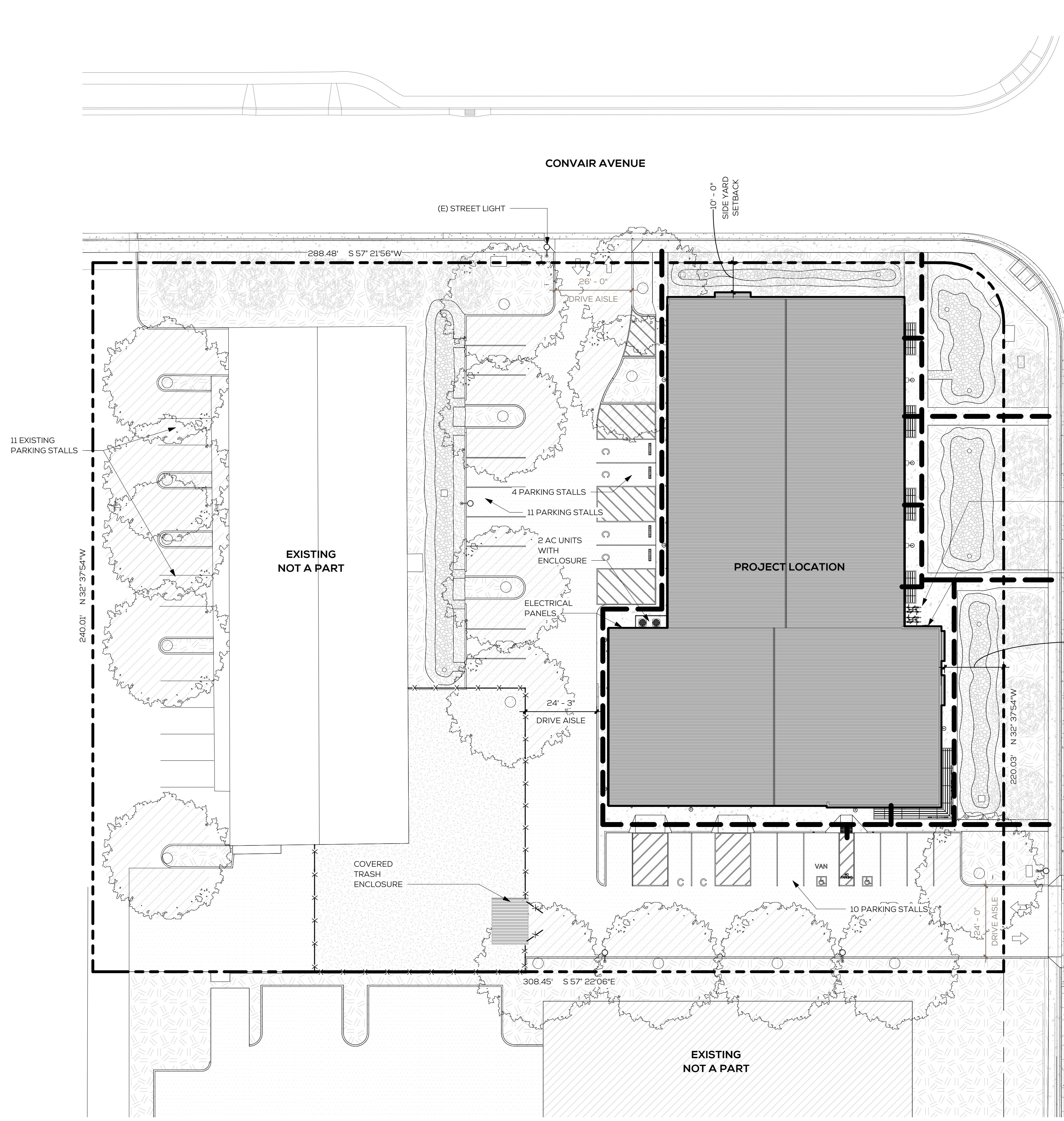
DG 6.2.22-Consider greater roof pitches that are observable from street views, or varied rooflines, to add interest.

Architectural wall elements have been designed to conceal low pitched roofs and maintain modern 'box' style architectural elements.

Thank you for your thoughtful consideration.

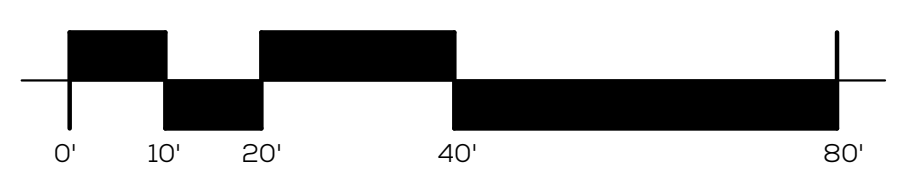
Sincerely,

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

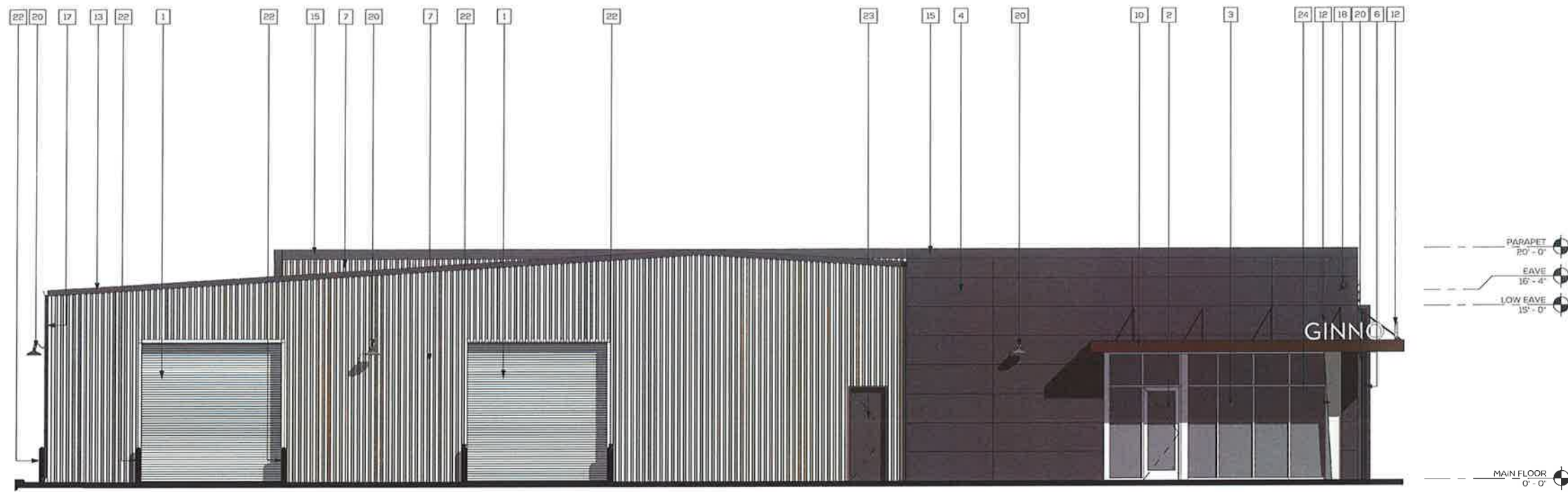


APN:	047-560-026
ZONING:	AM AIRPORT MANUFACTURING
TOTAL LOT AREA:	74,052 S.F.
TOTAL BUILDING AREA:	
EXISTING	10,572 S.F.
NEW	15,685 S.F.
	26,257 (35%)
ON SITE LANDSCAPING:	11,243 S.F. (15%)
STREETWAY LANDSCAPING:	3,640 S.F.
TOTAL LANDSCAPE AREA:	14,883 S.F.
TOTAL ON SITE PARKING AREA:	22,513 S.F. (30%)
TOTAL SHADED AREA (AT MATURITY)	11,992 S.F. (53% OF PARKING)
NEW PARKING REQUIRED:	
OFFICE PARKING - 3,928 S.F. @ 1 SPACE PER 375 = 10.47 (11 SPACES REQ'D)	
WAREHOUSE PARKING - 11,752 S.F. @ 1 SPACE PER 1,250 = 9.40 (10 SPACES REQ'D)	
21 TOTAL SPACES REQUIRED, 25 SPACES PROVIDED	
10% BICYCLE PARKING REQUIRES - 2.1 (3) SPACES PROVIDED	
FOR ADDITIONAL SITE INFORMATION, INCLUDING ACCESSIBILITY & RELATED DETAILS, SEE CIVIL DRAWINGS	

BB - OVERALL SITE PLAN
SCALE: 1" = 20'-0"



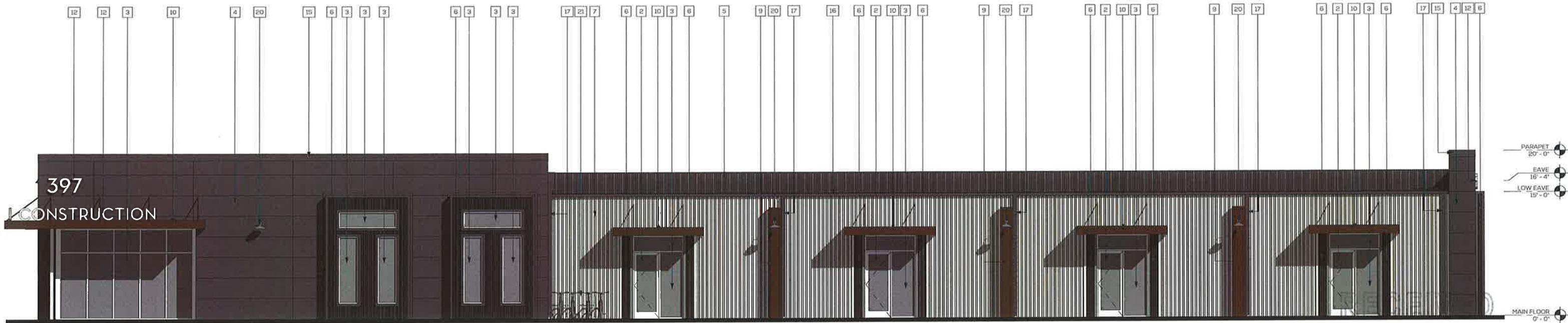
AA - ARB SITE LEGEND
SCALE: NONE



AA - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

- 1 OVERHEAD COILING ROLLUP DOOR
- 2 ALUMINUM STOREFRONT DOOR, COLOR: WHITE
- 3 ALUMINUM STOREFRONT W/ 1" INSULATED GLASS, COLOR: WHITE
- 4 METL SPAN CF ARCHITECTURAL HORIZONTAL WALL PANEL, COLOR: CHARCOAL GRAY
- 5 MBCI RETRO-R PANEL ROOF, COLOR: CHARCOAL GRAY
- 6 MBCI PBC PANEL SIDING, COLOR: CHARCOAL GRAY
- 7 MBCI PBU PANEL SIDING, COLOR: ASH GRAY
- 9 MBCI FLAT PANEL METAL COLUMN, COLOR: KOKO BROWN
- 10 METAL CANOPY, COLOR: KOKO BROWN
- 12 SIGNAGE UNDER SEPERATE PERMIT
- 13 FASCIA, COLOR TO MATCH CHARCOAL GRAY
- 14 GAS METER
- 15 PARAPET CAP, COLOR: METALLIC CHARCOAL GRAY
- 16 GUTTER - COLOR: CHARCOAL GRAY
- 17 SCUPPER & DOWNSPOUT - COLOR TO MATCH CHARCOAL GRAY
- 18 EMERGENCY ROOF OVERFLOW SPOUT - COLOR TO MATCH CHARCOAL GRAY
- 19 ELECTRICAL METERS
- 20 EXTERIOR LIGHT
- 21 BICYCLE PARKING
- 22 BOLLARD
- 23 METAL SLAB DOOR, COLOR: CHARCOAL GRAY
- 24 EXPOSED TAPERED METAL COLUMN, COLOR: ASH GRAY
- 25 AC UNITS WITH ENCLOSURE - MBCI PANEL SIDING, COLOR: CHARCOAL GRAY

EXTERIOR ELEVATIONS KEYNOTES VIEWPORT
SCALE: NONE

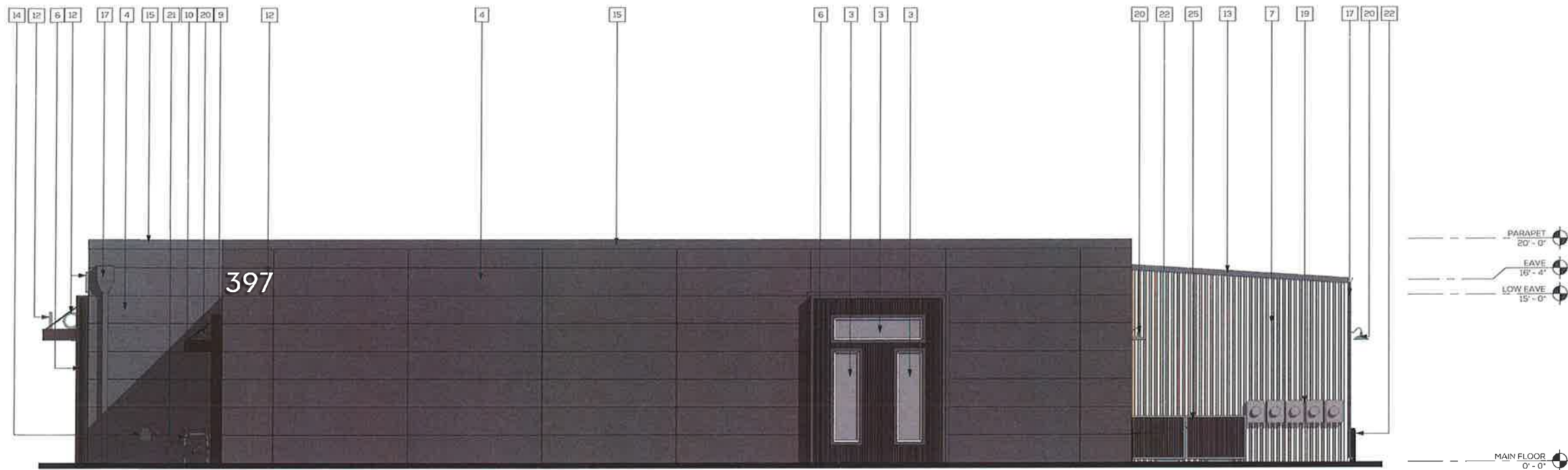


BB - EAST ELEVATION
SCALE: 3/16" = 1'-0"

JAN 15 2019

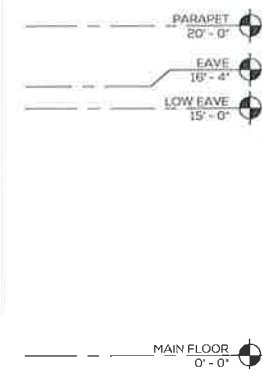
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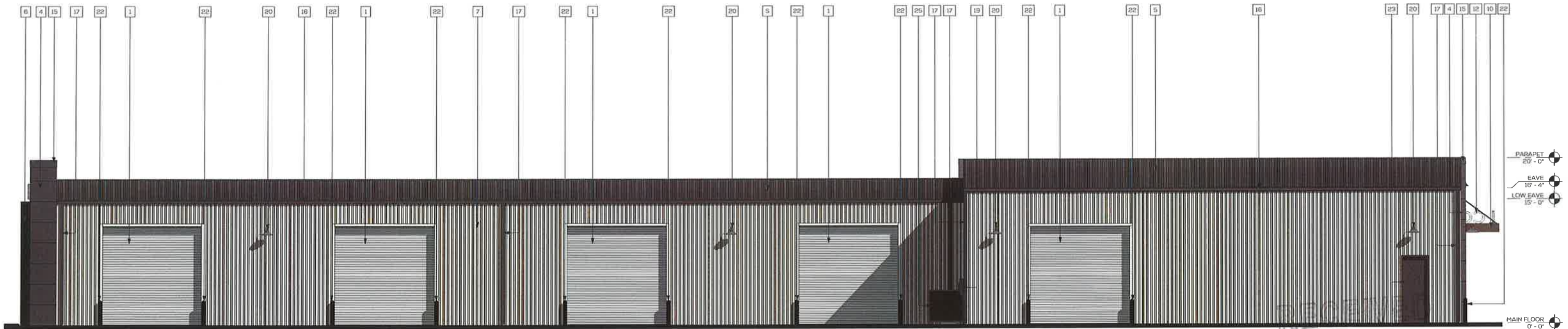


CC - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

- 1 OVERHEAD COILING ROLLUP DOOR
- 2 ALUMINUM STOREFRONT DOOR, COLOR: WHITE
- 3 ALUMINUM STOREFRONT W/ 1" INSULATED GLASS, COLOR: WHITE
- 4 METL SPAN CF ARCHITECTURAL HORIZONTAL WALL PANEL, COLOR: CHARCOAL GRAY
- 5 MBCI RETRO-R PANEL ROOF, COLOR: CHARCOAL GRAY
- 6 MBCI PBC PANEL SIDING, COLOR: CHARCOAL GRAY
- 7 MBCI PBU PANEL SIDING, COLOR: ASH GRAY
- 9 MBCI FLAT PANEL METAL COLUMN, COLOR: KOKO BROWN
- 10 METAL CANOPY, COLOR: KOKO BROWN
- 12 SIGNAGE UNDER SEPERATE PERMIT
- 13 FASCIA, COLOR TO MATCH CHARCOAL GRAY
- 14 GAS METER
- 15 PARAPET CAP, COLOR: METALLIC CHARCOAL GRAY
- 16 GUTTER - COLOR: CHARCOAL GRAY
- 17 SCUPPER & DOWNSPOUT - COLOR TO MATCH CHARCOAL GRAY
- 18 EMERGENCY ROOF OVERFLOW SPOUT - COLOR TO MATCH CHARCOAL GRAY
- 19 ELECTRICAL METERS
- 20 EXTERIOR LIGHT
- 21 BICYCLE PARKING
- 22 BOLLARD
- 23 METAL SLAB DOOR, COLOR: CHARCOAL GRAY
- 24 EXPOSED TAPERED METAL COLUMN, COLOR: ASH GRAY
- 25 AC UNITS WITH ENCLOSURE - MBCI PANEL SIDING, COLOR: CHARCOAL GRAY



EXTERIOR ELEVATIONS KEYNOTES VIEWPORT
SCALE: NONE



DD - WEST ELEVATION
SCALE: 3/16" = 1'-0"

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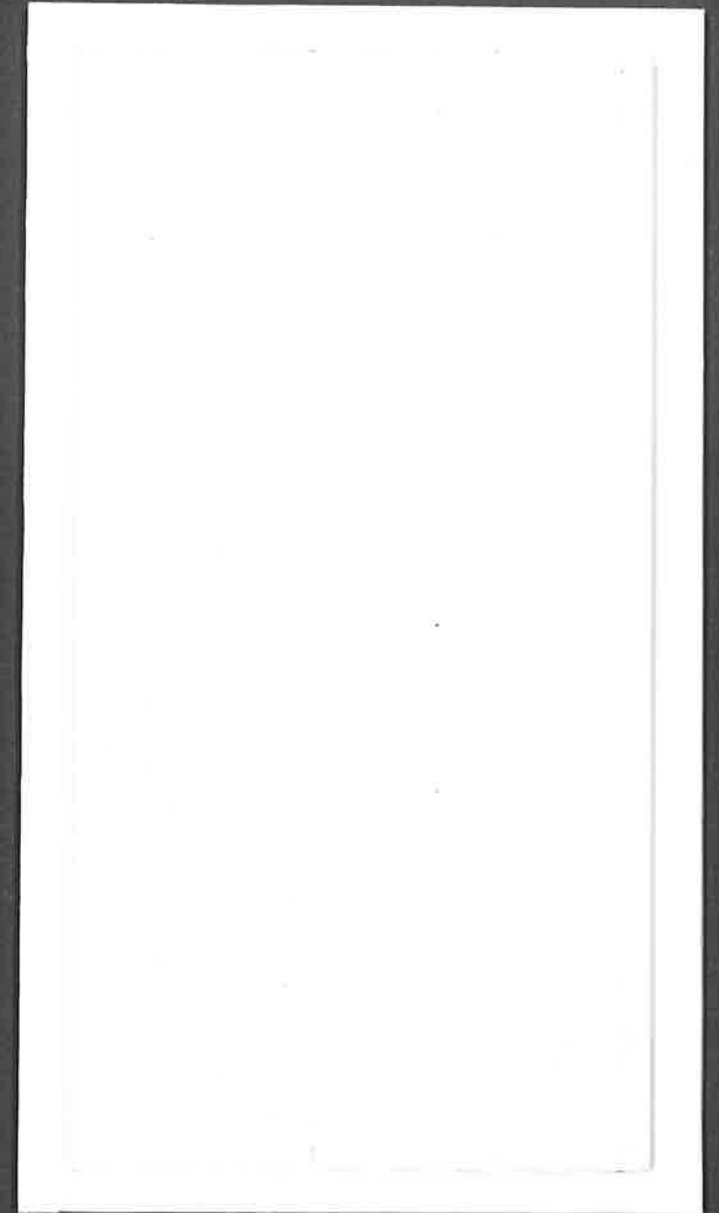
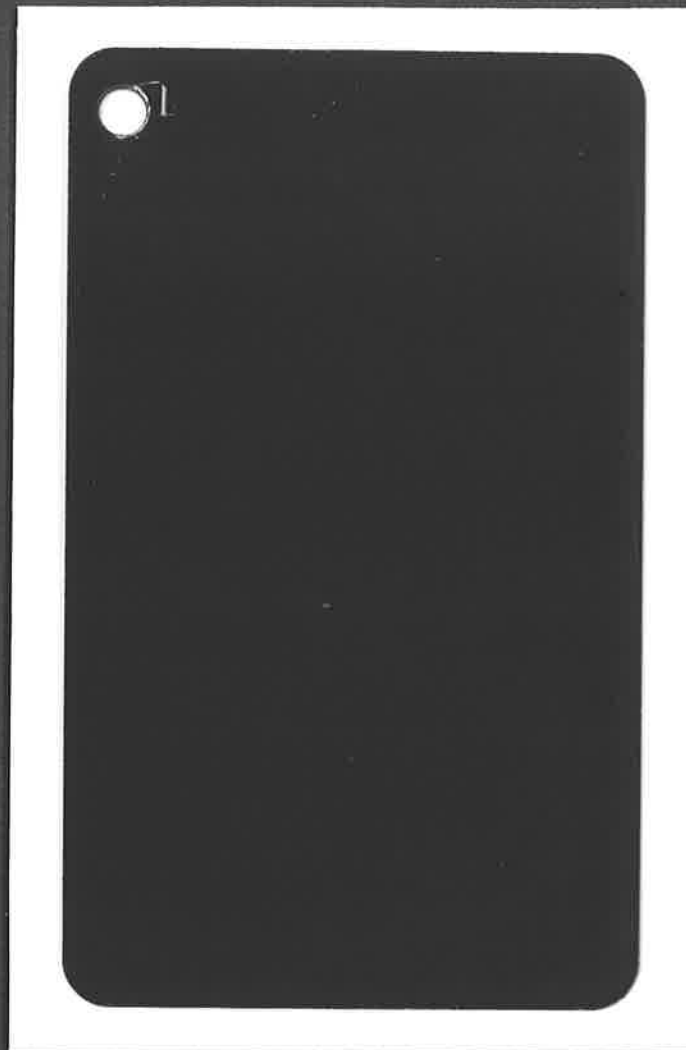
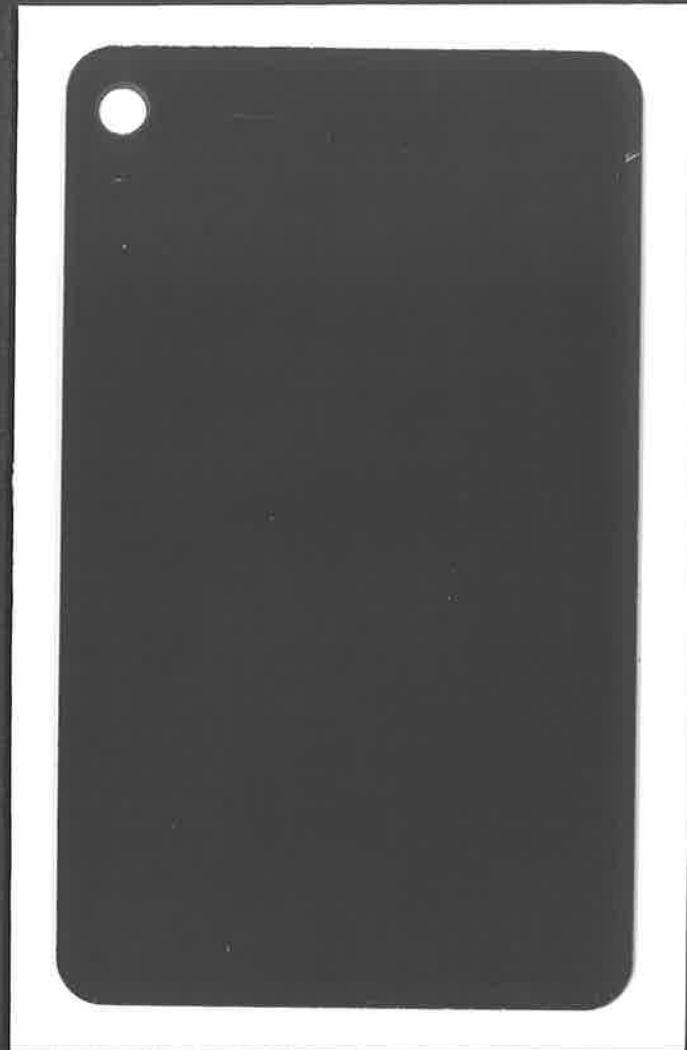
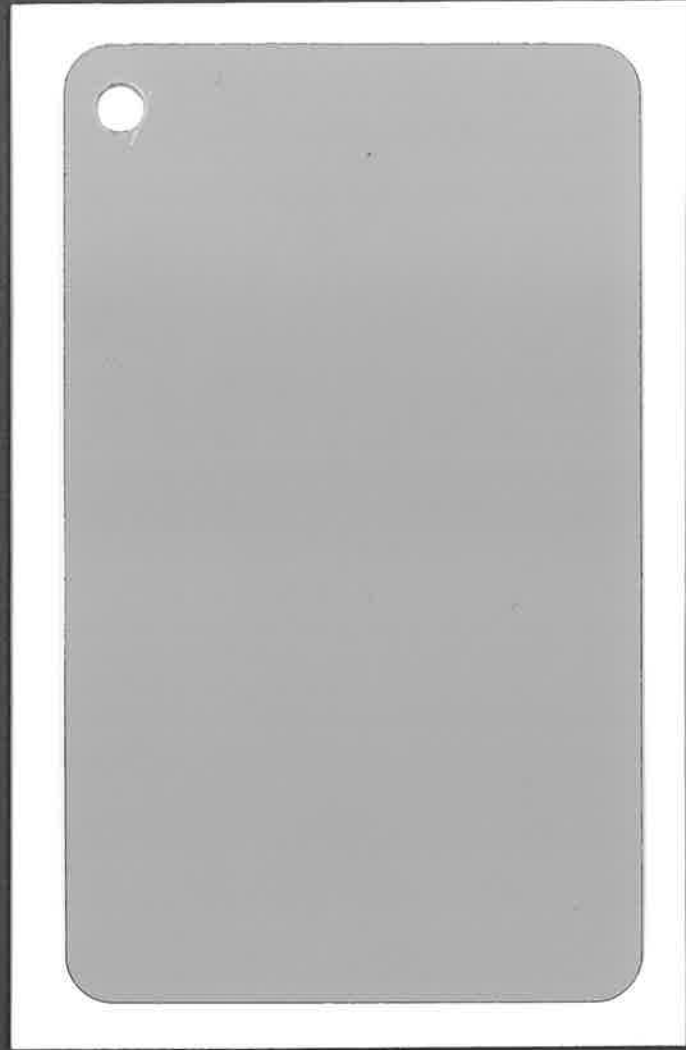


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architecture + engineering

GINNO CONSTRUCTION

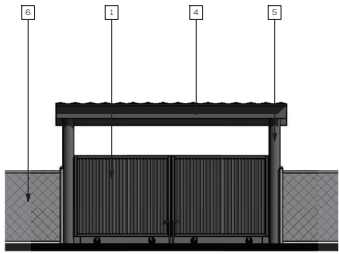
Attachment E 2019.01.14



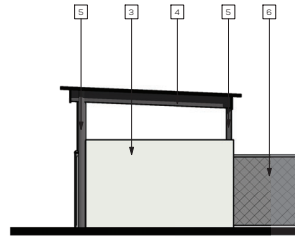
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GINNO CONSTRUCTION

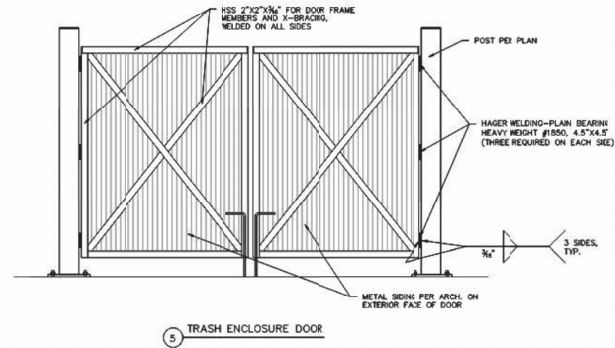
TRASH ENCLOSURE



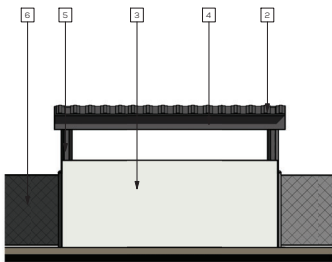
EE - ARB5 - EAST ELEVATION TRASH
SCALE: 1/4"=1'-0"



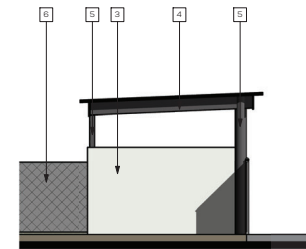
FF - ARB5 - NORTH ELEVATION TRASH
SCALE: 1/4"=1'-0"



5 TRASH ENCLOSURE DOOR



GG - ARB5 - WEST ELEVATION TRASH
SCALE: 1/4"=1'-0"



HH - ARB5 - SOUTH ELEVATION TRASH
SCALE: 1/4"=1'-0"

- 1 MBCI PBC PANEL SIDING, COLOR CHARCOAL GRAY
- 2 MBCI RETRO-R PANEL ROOF, COLOR CHARCOAL GRAY
- 3 CMU - COLOR TO MATCH ASH GRAY
- 4 FASCIA, COLOR TO MATCH CHARCOAL GRAY
- 5 STRUCTURAL COLUMN, COLOR TO MATCH CHARCOAL GRAY
- 6 CHAIN LINK FENCE

EXTERIOR TRASH ENCLOSURE ELEVATIONS KEYNOTES
SCALE: NONE



WALL LIGHTS

