



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 05/06/20

DATE: April 28, 2020

File : AR 19-25

TO: Architectural Review and Historic Preservation Board

FROM: Kelly Murphy, Project Planner, (879-6535, kelly.murphy@chicoca.gov)
Community Development Department

RE: AR 19-25 (The Human Bean) – 2805 Esplanade, APN 006-350-029

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 19-25 (The Human Bean), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new drive-through coffee kiosk on a 0.77 acre site located at the northwest corner of West Lassen Avenue and Esplanade (see **Attachment A**, Aerial Location Map). The site is zoned CC-AOD-COS (Community Commercial with Airport Overflight Zone D and Corridor Opportunity Site overlays) and is designated Commercial Mixed Use on the City's General Plan Land Use Diagram. Pursuant to Chico Municipal Code (CMC) Section 19.44.020, a use permit application is required to authorize drive-through sales in the CC zoning district. The use permit associated with this project (UP 19-24) is scheduled for hearing at the upcoming Zoning Administrator meeting on May 12, 2020.

Existing Conditions

The site is currently developed with a vacant office building that would be demolished, an asphalt parking area and minimal landscaping. Two trees exist onsite, one Japanese maple and one crepe myrtle, both of which are proposed for removal. The site has access to Esplanade and West Lassen Avenue via two existing driveway access points. Currently, three of the four corner parcels at the intersection of Lassen Avenue and Esplanade have been activated with commercial land uses including the Rice Bowl restaurant on the northeast corner, CVS on the southeast corner and Chico Power Equipment on the southwest corner. As such, the project's location would be compatible with surrounding land uses and enhance the commercial services available at this junction.

Project Details

The proposed site plan includes a drive-through coffee kiosk building with drive-up ordering windows on either side, and a walk-up window in front (see **Attachment B**, Site Plan). Pedestrian and vehicle access would be taken primarily from Lassen Avenue. The existing driveway off Esplanade would be removed as part of required site improvements. However,

for the project to retain access to the Esplanade, an easement has been recorded for shared use of the existing driveway located on the adjacent property (Perkin's Glass). A total of six off-street vehicle parking spaces and a bicycle parking area would be provided central to the site. The proposed hours of operation are from 5:00AM to 8:00PM, daily.

Architectural Design

The proposed kiosk building would be a 450 sq. ft. prefabricated building having a finished height of approximately 18 feet, 2 inches. The architecture is modern commercial stucco, with parapet walls and tower elements (see Elevations, **Attachment C**). Decorative elements include structural projections, metal awnings and cultured stone. The main building color would be 'sandalwood beige' and a dark brown coffee color applied to the pilasters (see Colors and Materials, **Attachment D**). A commercial trash enclosure would be located interior to the site adjacent to the employee parking area and be screened from view by chain-link fencing with brown slats to complement the building color.

Four new LED parking lot lights are proposed on 18-foot light standards, one corresponding to each side of the building to provide security for the structure, drive aisles and parking lot. Exterior wall-mounted lighting would be a combination of wall sconces and small LED wall packs and directed downward towards the building and drive aisles. Locations and heights for the wall lights are shown on the color elevations, and parking lot light locations are shown on the site plan.

Of the two existing trees on the project site, one is dead and the other is ornamental and does not provide shade. One new parking lot shade tree would be planted. The project would utilize the existing grassy areas along the east and south parcel boundaries (designated as "existing landscape" on the site plan), and proposes to install crushed granite (light to medium brown) interspersed with drought-resistant plants, including lavender, marigold, primula, verbena and sedum.

The north and south faces of the building would have backlit wall-mounted signs featuring the business's name "The Human Bean" in the company's stylized font with white lettering and the trademarked logo of a steaming coffee cup (43.08 square feet each). The eastern face of the building would be outfitted with the same, slightly smaller sign (35.25 square feet). The south window approach would have two menu boards as shown on site plan, both attached to structure. The north window approach will have two boards, as shown on site plan; one attached adjacent to the window and one free-standing.

A 10-foot tall monument sign would be the main identifier of the business. Approximately 80 square feet of landscaping would be installed at the base of the monument sign including the use of drought tolerant varieties such as scarlet sage, purple wild sage and desert rose (adenium obesum).

DISCUSSION

The project site is located on an inactive corner of the intersection of West Lassen Avenue and Esplanade. The project's design would be compatible with surrounding land uses and enhance the commercial services available at this junction, consistent with General Plan goals and policies to promote compatible infill development (LU-2.4, 4.2, 4.4) and provide missing neighborhood elements to enhance existing neighborhoods (LU 3.1, 3.3). The use is

also consistent with the City's desire for intensification and revitalization of commercial uses along the Esplanade corridor. Therefore, staff recommends approval of the project.

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). Design Guideline consistency is further enhanced by locating the parking area interior to the site, providing bicycle parking and planting a parking lot shade tree (DGs 2.1.24, 2.1.26, 2.1.27, 2.1.28). Rich colors and accent materials such as cultured stone would be incorporated into the design and applied throughout all elevations of the proposed building, as called-for DGs 2.2.32 and 2.2.33.

The proposed project complies with all the development standards for the CC zoning district set forth in CMC Section 19.44.030 including setbacks, site coverage, height limits and landscaping requirements.

The number of parking spaces required for cafe and restaurant uses is calculated at one space per every five seats or one space for each 94 square feet of customer floor area, whichever is greater (CMC Section 19.70.040). The project is a drive-through coffee service with no onsite dining area. A total of six off-street parking spaces would be provided to accommodate employees working inside the 495 square foot building, more than satisfying these requirements. One new shade tree would be planted in the parking area, satisfying the parking lot shade standards in CMC Sections 19.70.060 (Design and development standards for off-street parking). Tree size and species shall be verified by the Urban Forest Manager at building permit review (see Condition #5). Additionally, Condition #6 requires that temporary landscaping (hydro-seeding or similar) be installed in the unused area of the project site bordering the adjacent use.

Pursuant to CMC Section 19.76.070, all new drive through aisles shall provide sufficient stacking area for at least six vehicles, unless an interior traffic study modeling vehicular queuing is provided. The drive-through lane would provide stacking for approximately 10 vehicles in advance of the service windows and maneuvering areas consistent with the City's requirements. It is not anticipated that the proposed drive-through facility would generate vehicle queuing numbers that would result in the disruption of on-site circulation.

Subject to the above, and standard conditions, staff recommends approval of the project.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). Consistent with this exemption, the project consists of the construction of a new prefabricated commercial building less than 10,000 square feet in size, including drive-through food sales, not involving the use of significant amounts of hazardous substances, where all necessary public services are available, and the surrounding area is not environmentally sensitive.

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 proposed drive-through sales use is consistent with the Commercial Mixed-Use designation for the site, which accommodates a wide variety of retail uses, including those which are auto-oriented (such as drive-through uses). Currently, three of the four corner parcels at the intersection of Lassen Avenue and Esplanade have been activated with commercial land uses including the Rice Bowl restaurant on the northeast corner, CVS on the southeast corner and Chico Power Equipment on the southwest corner. As such, the project's location would be compatible with surrounding land uses and enhance the commercial services available at this junction, consistent with General Plan goals and policies to promote compatible infill development (LU-2.4, 4.2, 4.4) and provide missing neighborhood elements to enhance existing neighborhoods (LU 3.1, 3.3). No specific, area, or neighborhood plans apply to the project.

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 proposed use consists of coffee shop drive-through service. The proposed project is not only compatible with other surrounding commercial uses but would also provide a neighborhood-serving retail element benefitting the residential areas in the vicinity. 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).

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 proposed kiosk building would be a 450 sq. ft. prefabricated building having a finished height of approximately 18 feet, 2 inches. The architecture is modern commercial stucco, with parapet walls and tower elements. Decorative elements include structural projections, metal awnings and cultured stone. The main building color would be 'sandalwood beige' and a dark brown coffee color applied to the pilasters. These treatments would be applied throughout all elevations of the proposed building (DG 2.2.33). Overall, the design, materials and colors of the proposed new building are visually compatible with the surrounding commercial development. Exterior equipment will be properly screened from view by roof parapets, landscaping or by locating equipment inside the building.

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 project site is located on an inactive corner of the intersection of West Lassen Avenue and Esplanade. The project's location would be compatible with surrounding land uses and enhance the commercial services available at this junction and provide missing neighborhood elements to enhance existing neighborhoods. The use is also consistent with the City's desire for intensification and revitalization of commercial uses on busy corridors. The building will not unnecessarily block views or dominate its 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.*

Though minimal, the proposed landscaping will provide visual relief around the new building and parking area. One shade tree would be planted in the parking lot. Sustainable, drought-tolerant landscaping would be installed at the base of the proposed monument sign. As a condition of project approval, the applicant shall provide detailed landscaping plans compliant with AB 1881 water efficiency requirements. Landscape plans shall be subject to final review and approval by planning staff prior to building permit issuance.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 19-25 (The Human Bean). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The permittee is responsible for contacting these offices to verify the need for permits.
3. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. The applicant shall contact the Parks Division to determine if a tree removal permit is required for the project.
5. Size and species of the proposed parking lot shade tree shall be verified by the Urban Forest Manager prior to building permit issuance.
6. Temporary landscaping (hydro-seeding or similar) shall be installed in the unused area of the project site bordering the adjacent use.
7. Applicant shall provide detailed landscaping plans compliant with AB 1881 water efficiency requirements to be reviewed and approved by planning staff prior to

building permit issuance.

8. The existing driveway access to the Esplanade shall be removed and improved to meet the standards of the Public Works and Engineering Department.
9. The new trash enclosure shall be covered and constructed using solid, sight-obscuring materials.
10. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

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.

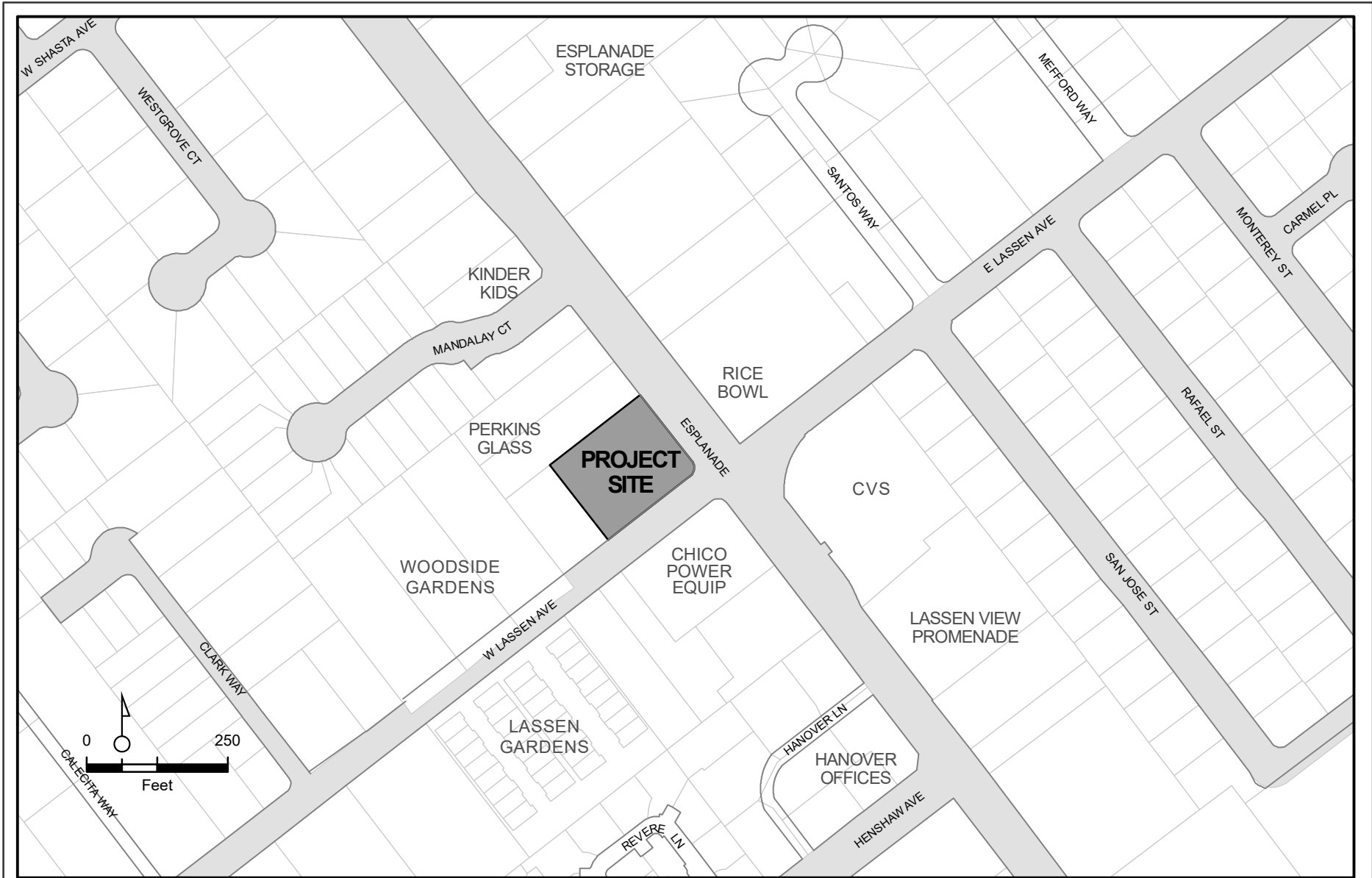
ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Building Elevations
- D. Colors and Materials Sheet

DISTRIBUTION (3)

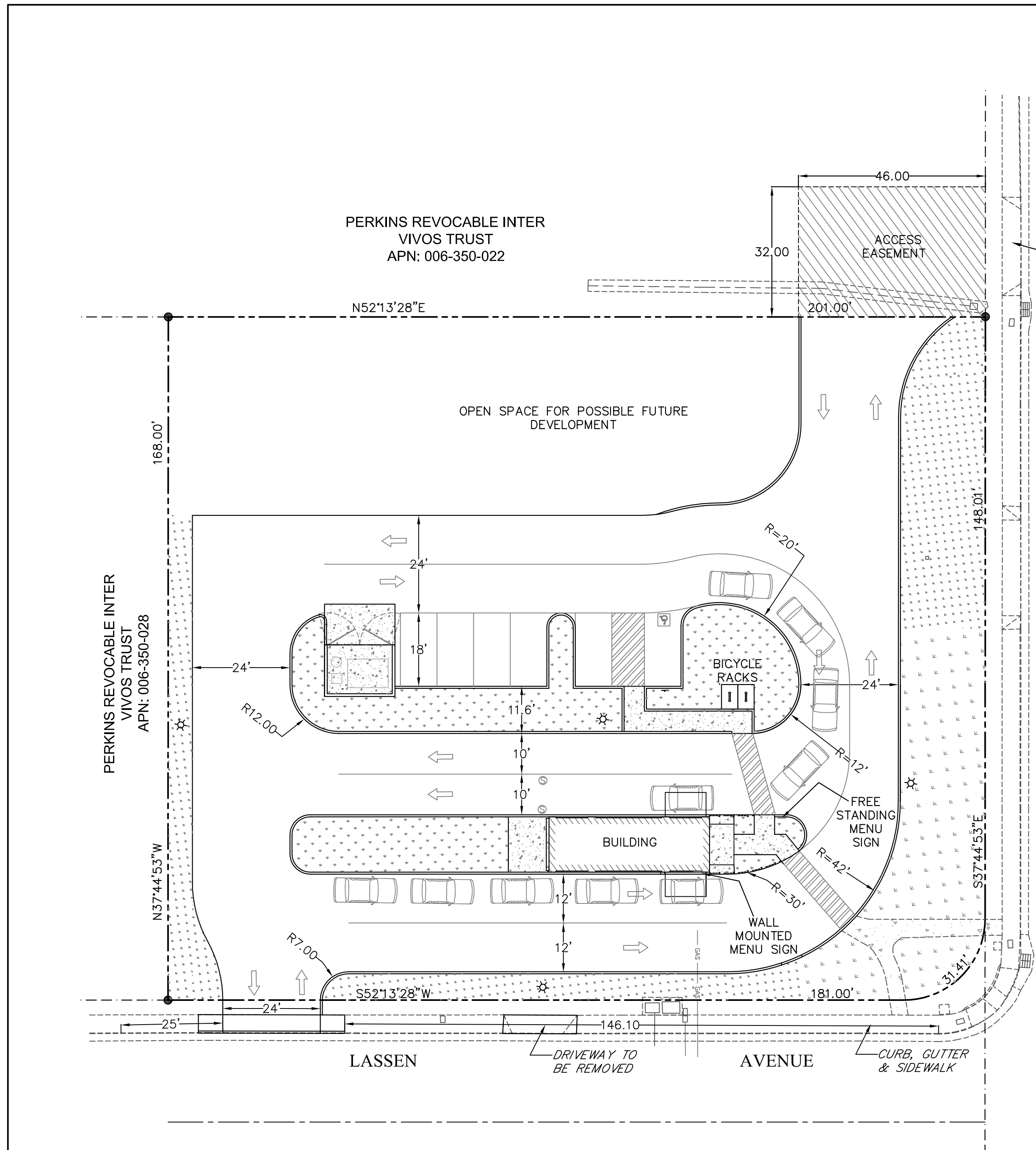
Mike Sawley, Senior Planner
Edward Booth, 2558 White Avenue, Chico, CA 95973
John Nock, 1060 Mildred Avenue, Chico, CA 95926

Files: AR 19-25 (The Human Bean)



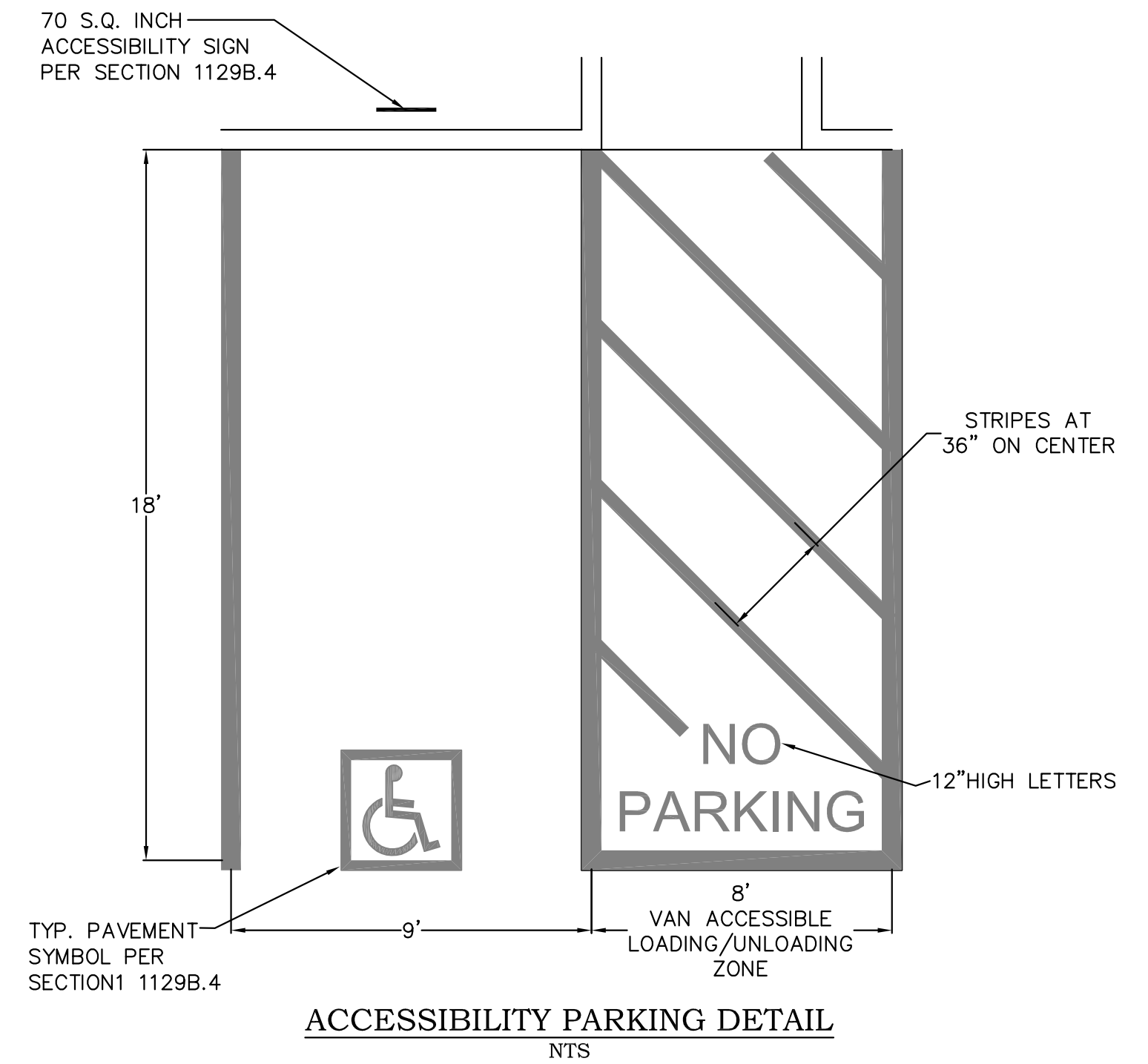
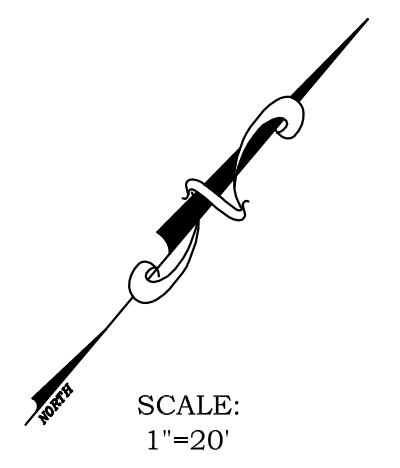
AR 19-25 (The Human Bean)
 2805 Esplanade
 APN 006-350-029-000





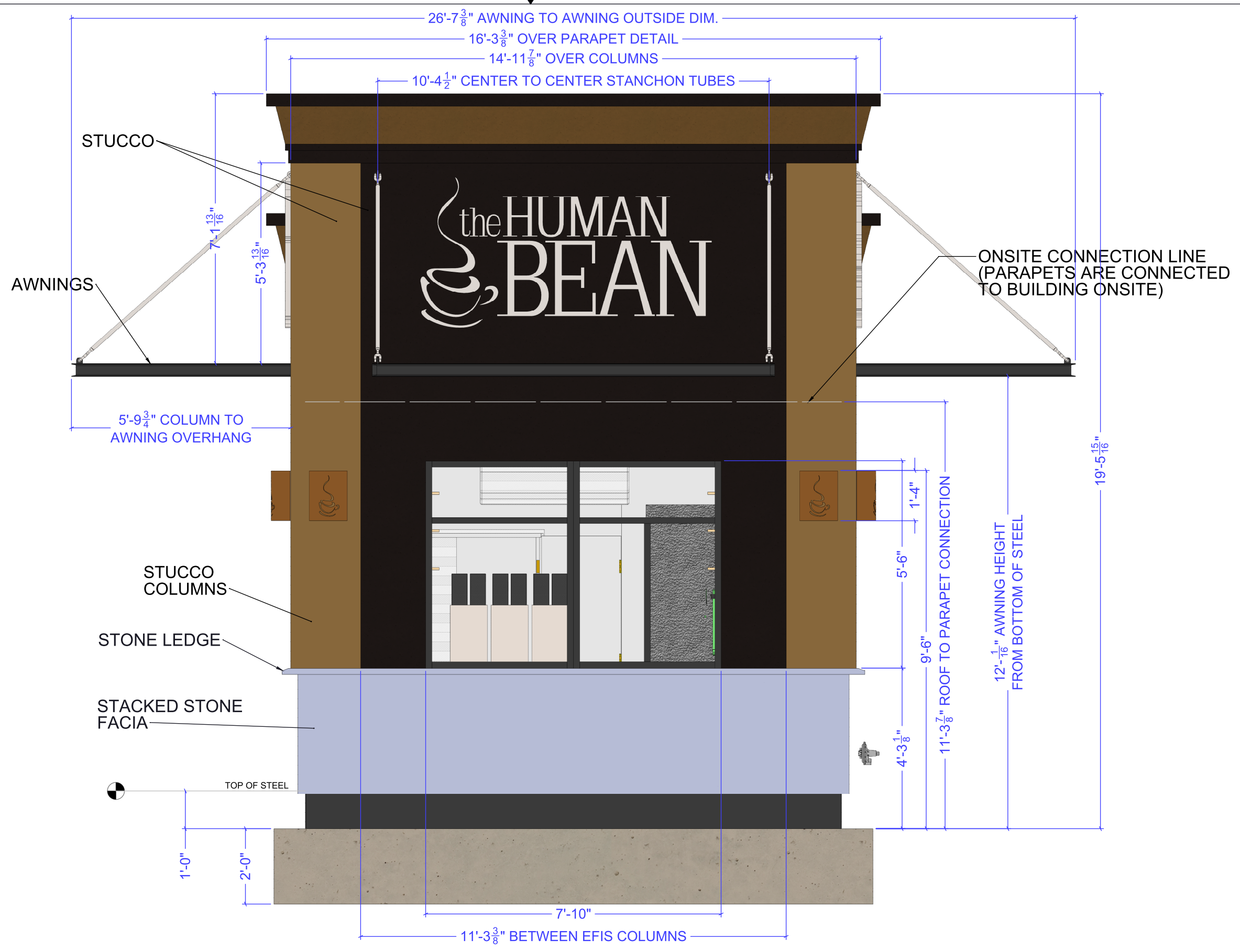
LEGEND:

BOUNDARY	---
ADJACENT BOUNDARY	- - - -
CONCRETE	▨
PROPOSED LANDSCAPE	▤
EXISTING LANDSCAPE	▥
PARKING LOT LIGHT	☆
PROPOSED EASEMENT	▧



SITE PLAN
HUMAN BEAN
 2805 ESPLANADE
 CHICO, CA 95973
 APN: 006-350-029
 MARCH 19, 2020

JOB NAME / DWG. FILE NAME / REV# / LAST PLOT DATE / SHEET OF SHEETS: CORP PLANS, Drive Thru Building.SLDDRW, 00, 7/2/2019, 27 of 43



ROLL FROM THIS END, FACE UP

ROLL FROM THIS END, FACE UP

Drawing Scale: 0.375:12	SEED TO CUP COFFEE SOLUTIONS 15' X 40' PREFABRICATED BUILDING FRONT ELEVATION
Plot Scale: 1:1	


Seed To Cup Coffee Solutions
 Leading The Drive Thru Revolution

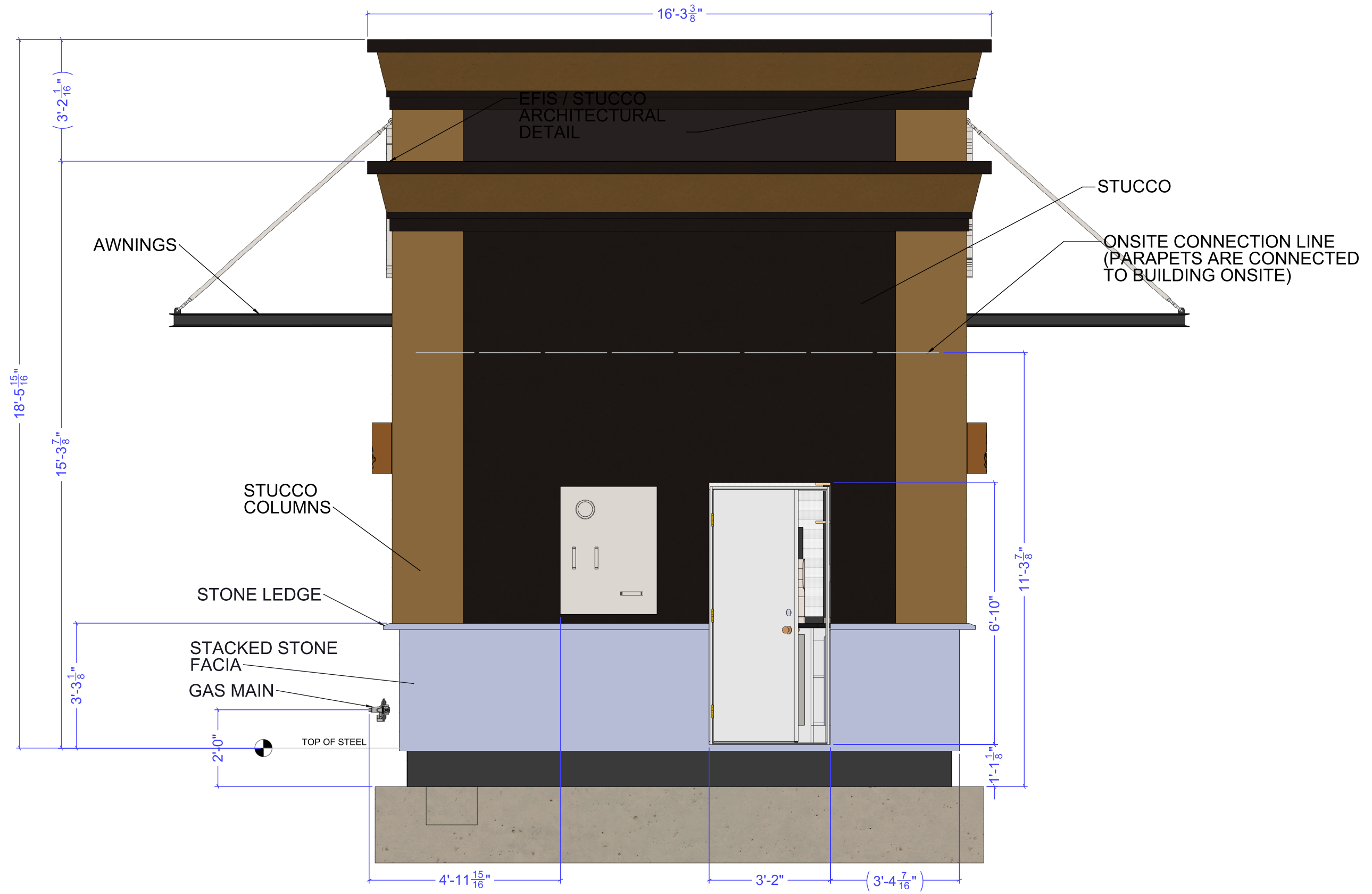
27

836 MASON WAY
MEDFORD, OREGON 97501
1-800-460-3934

REV	DATE	BY	APPROVAL	REVISION NOTES	PROJECT REVIEW
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ROLL FROM THIS END, FACE UP

ROLL FROM THIS END, FACE UP

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Drawing Scale: 0.375:12
 Plot Scale: 1:1
SEED TO CUP COFFEE SOLUTIONS
 15' X 40' PREFABRICATED BUILDING
 REAR ELEVATION

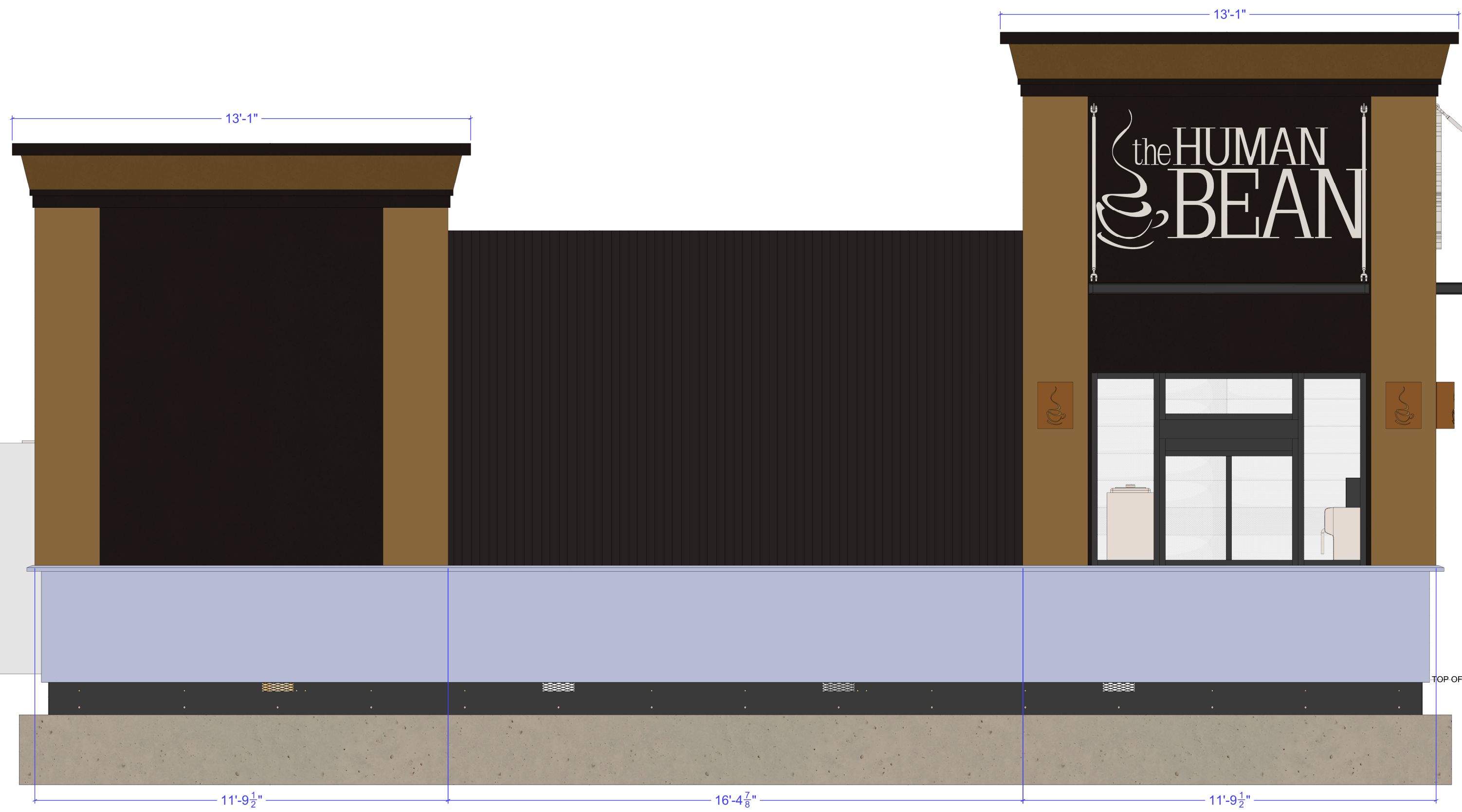
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Drawing Scale: 0.375:12
 Plot Scale: 1:1
SEED TO CUP COFFEE SOLUTIONS
 15' X 40' PREFABRICATED BUILDING
 LEFT SIDE ELEVATION



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29
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the HUMAN BEAN

EFIS FOAM DETAIL COVERED BY STUCCO TOPCOATING

AWNINGS (CLIPPED BY VIEW)



ROLL FROM THIS END, FACE UP

ROLL FROM THIS END, FACE UP

Drawing Scale: 0.375:12
Plot Scale: 1:1
SEED TO CUP COFFEE SOLUTIONS
15' X 40' PREFABRICATED BUILDING
RIGHT SIDE ELEVATION
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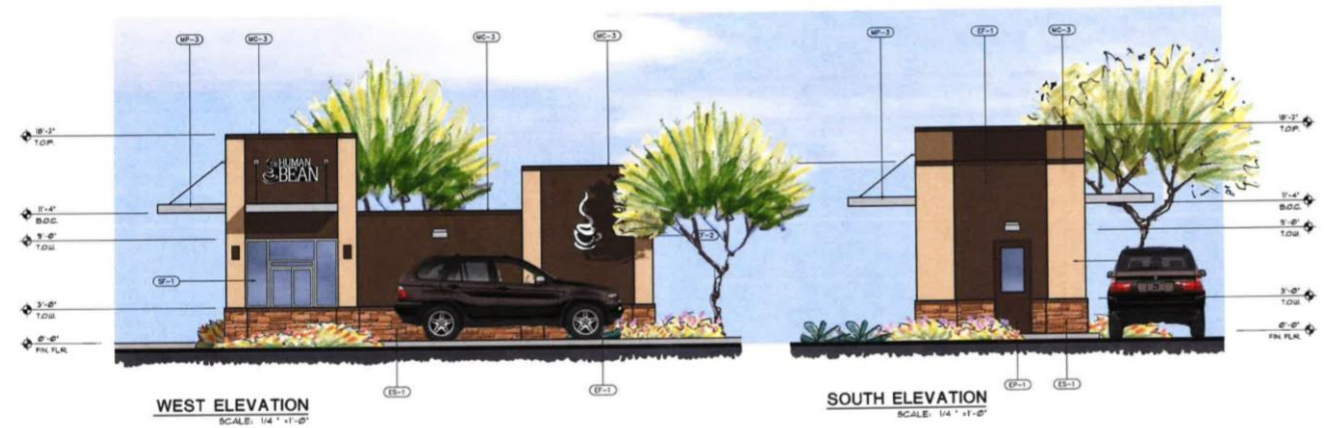
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				PROJECT REVIEW

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COLORS & MATERIALS SHEET



Stone Accent
El Dorado
Warm Springs Ledge Panel



Awning / Flashing
Custom-Bilt Metals
Color: Musket SR-30.2



Soffit
Custom-Bilt Metals
Color: Sand Beige SR-56.3



Main Body
Sherwin Williams Custom Color
MC-29065 Custom Manual Match

CAC COLORANT	0Z	32	64	128
WI-WHITE	-	5	-	1
BI-BLACK	-	46	-	1
N1 RAW UMBER	-	8	1	-
R2-MAROON	-	5	-	1
QUART		ULTRADEEP		
A11T00214		640325775		



Columns
Sherwin Williams Custom Color
MC-36940 Human Bean Brown

CCE*COLORANT	0Z	32	64	128
WI-WHITE	-	38	1	1
BI-BLACK	-	8	1	-
R2-MAROON	-	5	-	-
T3-DEEP GOLD	-	11	-	-
QUART			DEEP	
K42W00053			640413373	



HB Custom Stucco Color
Omega Stucco - Swirl Med.
B-20.5
C-29
I-Y-39



Bumper Guard / Hand Rails
Metalatex Semi-Gloss Latex Coating
Sherwin Williams Color:
(B425 Series) Safety Red



Optional Main Body Color
Non-Logo Surface
Sherwin Williams
Color: SW 6106 Kilim Beige



Optional - Columns
Sherwin Williams
Color: SW 7521 Dormer Brown



Optional - Metal Powder Coat
TIGAR Drylac Powder Coatings
Color: RAL 8019