



# Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 8/19/2020

DATE: August 4, 2020

File: AR 20-14

TO: Architectural Review and Historic Preservation Board

FROM: Dexter O'Connell, Associate Planner. 530-879-6810  
dexter.oconnell@chicoca.gov

RE: Architectural Review 20-14 (N+PH Office Building)  
Foundation Lane at Beacon Street, Meriam Park -- APN 002-180-179

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## 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 20-14 (N+PH Office Building), subject to the recommended conditions therein.

## BACKGROUND

The applicant proposes to construct a one-story, 8,360 square foot office building along Beacon Street between Foundation Lane and Bruce Road in Meriam Park (See **Attachment A**, Location Map). The site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram, zoned TND (Traditional Neighborhood Development), and designated TND "CORE" by the approved Regulating Plan.

The site plan (**Attachment B**) positions the building fronting Foundation Lane, with a formal pergola facing Bruce Road. Site improvements including new landscaping, outdoor seating area, trash enclosure, site lighting and fencing are proposed.

## TND REGULATIONS

The Traditional Neighborhood Development (TND) zone is designed for Meriam Park. The purpose of the TND zones is to create compact neighborhoods with defined neighborhood centers, encourage a mixture of residential and non-residential land uses, promote a mixture of housing types and create a pedestrian friendly environment. TND land use designations provide for the allocation of building types, street types, development and land use to the subzones. Designations are intended to accommodate a diverse mixture of building and housing types and land uses.

### Designation

The site is located within the CORE designation. The CORE designation is intended for the most urban conditions within the TND zone. It is intended to accommodate a mixture of land uses emphasizing ground-floor retail with offices and residential above and to provide for

lodging, restaurant, entertainment, and civic uses. Street frontages are pedestrian-oriented and defined by building facades at the back of the sidewalk, with off-street parking provided in structures or located away from street frontages, behind buildings and includes on-street parking as a component of the total parking program.

#### Building Type

The building type standards determine the allowed building disposition and massing, frontage design, primary pedestrian access, vehicle access, parking and services, and open space and landscaping design requirements for each of the building types allowed in the TND zone. The building type for the proposed project is Small Single-Story Shopfront, which is appropriate for the location.

#### Frontage Type

The proposal utilizes the Shopfront frontage type. This frontage type is conventional for the use and requires substantial glazing at the sidewalk level. Consistent with this frontage type, the proposed building is aligned close the property line at several points, with a building entrance at sidewalk grade and another consistent with the situation of the surrounding patio and pergola which provides the receptivity to and accessibility from human-scale pedestrian and cycle access.

#### Architecture

The proposed building would feature a modern architectural style, appropriate for the suburban character of the office use (see **Attachment D**, Exterior Elevations and **Attachment E**, Exterior Rendering). Exterior finishes for the building would be a variety of stone veneers and different colors of stucco, with minimal glazing (see **Attachment F**, Material and Color Sample Panel). The Japanese-inspired pergola on the east elevation would effectively delineate the rear entrance, and provide an inviting space for employees to take lunch and breaks. Substantial landscaping is also proposed to soften all sides of the structure.

Exterior lighting would be a trio of complimentary light fixtures mounted on a variety of locations on the structure. HVAC condenser units would be on the ground and well screened.

#### Landscaping

The landscape plan mostly calls for native shrubs and trees, which are intended to complement the existing aesthetics natural to Northern California (see **Attachment H**, Landscape Plan). Appropriate attention is given to areas surrounding outdoor amenities, including raised planter boxes featuring a variety of shrubs. Hoop-style bike racks would be located toward the northeasterly corner of the building, tree-shaded but not covered. New landscaping on the site would be a substantial undertaking, with numerous trees, shrubs, and ground cover plants being added on all sides, in part to provide shade, and in part for their ornamental qualities. The proposed landscaping meets all City requirements.

### **DISCUSSION**

The proposal is consistent with General Plan goals and policies. The proposed design promotes a degree of pedestrian and bicycle access by engaging the public sidewalk, providing safe bike parking, and situating parking toward the side and rear of the site, consistent with policies CD-3.2 and CD-3.3. The native, drought tolerant species selections

for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2).

The project is consistent with the City's adopted Design Guidelines (DGs). The building design offers continuity throughout all four elevations in both colors and materials, consistent with DGs 1.2.22 and 3.2.33. The project incorporates appropriate massing, fenestration, and materials (DG 2.2.11), and suits its location. The pergola contributes consistency to DG 3.1.32, incorporating defining elements that set off gathering areas for breaks.

The design is challenged by several DGs that encourage a pedestrian orientation, but further build-out of the area will likely ameliorate some of those concerns. Bicycle parking is located close to the main entrance (DG 2.1.32), though it would not be covered and protected from the elements as encouraged by DG 2.1.31. The scale and character of the project would not overwhelm the neighborhood (DG 1.2.13).

Additional consistency analysis with the City's Design Guidelines is provided in the applicant's project description, **Attachment B**.

## **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 H**, and referenced in the recommended conditions of approval.

Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information has become available which was not known and could not have been known at the time the EIR was completed.

### Architectural Review

According to 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 General Plan goals and policies, as discussed above. In particular, landscaping choices and situating parking to the side of the building are key to ensuring consistency with the General Plan and TND principles.

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 the City's adopted Design Guidelines (DGs) as discussed above. The building design offers continuity throughout all four elevations

in both colors and materials and incorporates appropriate massing, fenestration, and materials.

The design is challenged by several DGs that encourage a pedestrian orientation, but further build-out of the area will likely ameliorate some of those concerns. Bicycle parking is located close to the main entrance and the scale and character of the project would not overwhelm the neighborhood.

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

The design, materials and colors of the proposed new buildings are anticipated to be visually compatible with future surrounding development in the area as the Meriam Park vision shifts from a more forward-thinking development to a more traditional suburban one. Exterior equipment will be properly screened from view by shrubs and other landscaping, and parking is located interior to the site. The pergola offers an inviting service entrance and outdoor gathering space.

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.*

As few buildings currently exist on the easterly side of Meriam Park, the structure might briefly appear to dominate its immediate surroundings, but it is small and well-located. The effect will diminish over time with additional surrounding development, as more buildings are added less impact will be felt from each individual one. The building would not unnecessarily block views from other existing structures.

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

The proposed landscaping will provide a variety of seasonal color, while minimizing irrigation demands. The proposed landscaping offers native plant varieties that are carefully located to ensure visual relief and provide an attractive environment around the new building. Appropriate attention is given to areas surrounding outdoor amenities, including raised planter boxes featuring a variety of shrubs.

#### **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 20-14 (N+PH Office Building). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works

Departments. The permittee is responsible for contacting these offices to verify the need for compliance.

3. 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, except when leaving them exposed is a meaningful design element. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. The applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program. These include, but are not limited to, AES-1, AIR-1a, AIR-1b, AIR-1c, AIR-1d, AIR-2, BIO-8, CUL-2a, CUL-2b, CUL-3, CUL-4. HYDRO-3, and UTIL-1b which are incorporated herein by reference.
6. 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**

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, a legal notice was published in the *Chico Enterprise Record* and a notice was posted on the project site at least 10 days prior to this ARHPB meeting. As of the date of this report no comments have been received in response to the public notice.

## **DISTRIBUTION**

### Internal (3)

Mike Sawley, Senior Planner  
Dexter O'Connell, Associate Planner  
File: AR 18-29

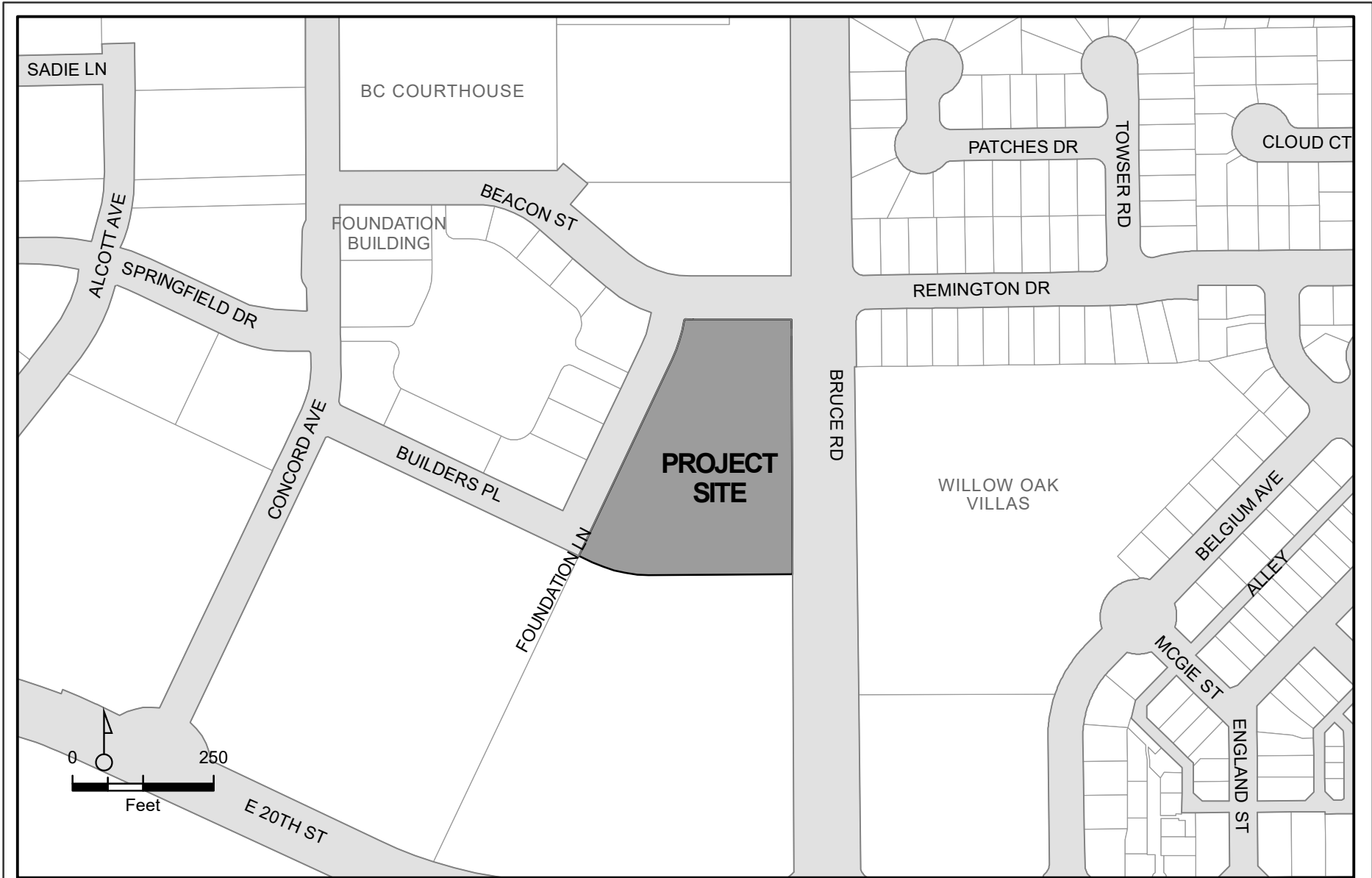
### External (2)

RGA, Attn: Kevin Easterling, 115 Meyers Street, Suite 110, Chico, CA 95926  
kevin@rgachico.com

Gonzales Development Company, 1811 Concord Ave. Suite 200, Chico, CA 95928  
brian@gonzalesdevco.com

**ATTACHMENTS**

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Exterior Elevations
- E. Exterior Renderings
- F. Colors and Material Sample Panel
- G. Landscape Plans
- H. Mitigation Measures



AR 20- 14 (N+PH Office Building)  
Foundation Lane at Beacon Street  
APN 002-180-179-000





July 31, 2020

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

RE: N+PH Office Building  
The Thrive District  
Meriam Park  
Chico, CA 95928  
APN 002-180-179

Dear Reviewer,

It is with pleasure that I take this opportunity to provide you the following overview of the new commercial office building constructed at Meriam Park in the Thrive District. 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 the new walkable community development, Meriam Park.

### **Building Program**

The proposed new building will be a single-story shop front office building.

### **Proposed Architectural Elements**

The design, building materials, and colors were selected to harmonize with buildings in the existing neighborhood. Most of which have modern design elements. All buildings make use of similar design styles characterized by a clean, simple, modern look.





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## Applicable City of Chico Design Guidelines Objectives

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

*Consistent with the small shopfront frontage type from Title 19, building placement provides that building façade is aligned close to the property line, and that all main entrances are located at sidewalk grade. The main entrance at the west end of the building is accessible by a set of stairs accessible from the public sidewalk, or a sloping sidewalk from the parking lot. Additional employee entrances and exits are provided around the building, all of which are connected by sidewalks to the public sidewalk or parking lot.*

**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.

*Views of the parking lot from Beacon Street are screened almost entirely by the building. Additional views from Bruce Road, and Foundation Lane are partially screened by the building, as well as landscape planting.*

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

*This building makes use of a number of variations in roofline to define the character of the building including several different parapet heights, a horizontal offset in the face of the parapet walls, material variation on taller parapet elements, and two tower elements with single-slope roofs on the east and west end of the building. A canopy overhang and signage on the east end of the building, and a larger, wrap-around canopy overhang on the west end of the building serve to further reinforce the character and style of the building.*

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

*Two bicycle racks are provided near the east side of the building, readily accessible from the sidewalk adjacent to the parking lot, as well as the adjacent bike path along Bruce Road.*

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

*The covered trash enclosure is located on the southeast side of the building and matches the rest of the existing trash enclosures in the Meriam Park Development. An electrical transformer is located in a planter away from the building and is screened by adjacent planting.*

**DG3.2.21**-Design Concept

*The composition of this building consists of a single-story mass aligned directly with the adjacent street, and anchored on the east and west ends by tower elements. Attention to detail, materials, and articulation of all facades of the building ensure that this prominent building located at the entrance of the Meriam Park*



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*development presents itself well from any angle and especially from all three streets that surround the project.*

**DG3.2.22**–Avoid unarticulated elevations and incorporate varied building depth and shadow.

*Every elevation offers depth and interest with the use of multiple materials and colors. The addition of canopy overhangs and two steel patio covers on the east end of the building assist in adding shadow and depth on all sides of the building. Pop out structures with parapets of varied height provide articulation of the roof line. Finally, the use of metal box eyebrows above windows along the north and south elevations accentuate the extensive glazing used throughout the building.*

**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.

*The primary entry on the west end of the building is identified by the larger wrap-around canopy overhang, monumental stairs, adjacent monument sign, and flag pole. Two vertical pilasters on either side of the primary building entrance accentuate the large storefront entrance, and spandrel glass storefront overhead of the entrance emphasize the verticality and presence of the entrance. Similar techniques are used on the east end of the building as well, although on a smaller scale. The presence of steel patio covers, landscape seat walls, and patio fencing on the east end of the building also partially obscure this secondary entrance, identifying it as a private entrance for employees.*

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

*Every façade of the building makes use of a variety of parapet heights, as well as variety in the depth of multiple pop-out wall elements.*

**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.

*Gas meters located on the east end of the building will be painted to match adjacent building plaster color. Electrical switchgear is located inside the building in a dedicated electrical room. An electrical transformer is located adjacent to the covered trash enclosure at the south east end of the site, and is screened by landscape planting. HVAC equipment will be located on the roof, completely screened from view by parapets.*



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**DG3.2.31 & 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.

*All building elevations make use of the same palette of plaster, cultured stone, stone veneer, wood-look aluminum soffits, and metal parapet caps and roofing. Variety in both parapet height and pop-out depth provide visual interest on all elevations. Continuity in detailing of these materials, as well as consistent datums established by control joints, window eyebrows, canopy heights, etc., ensures consistency on all facades.*

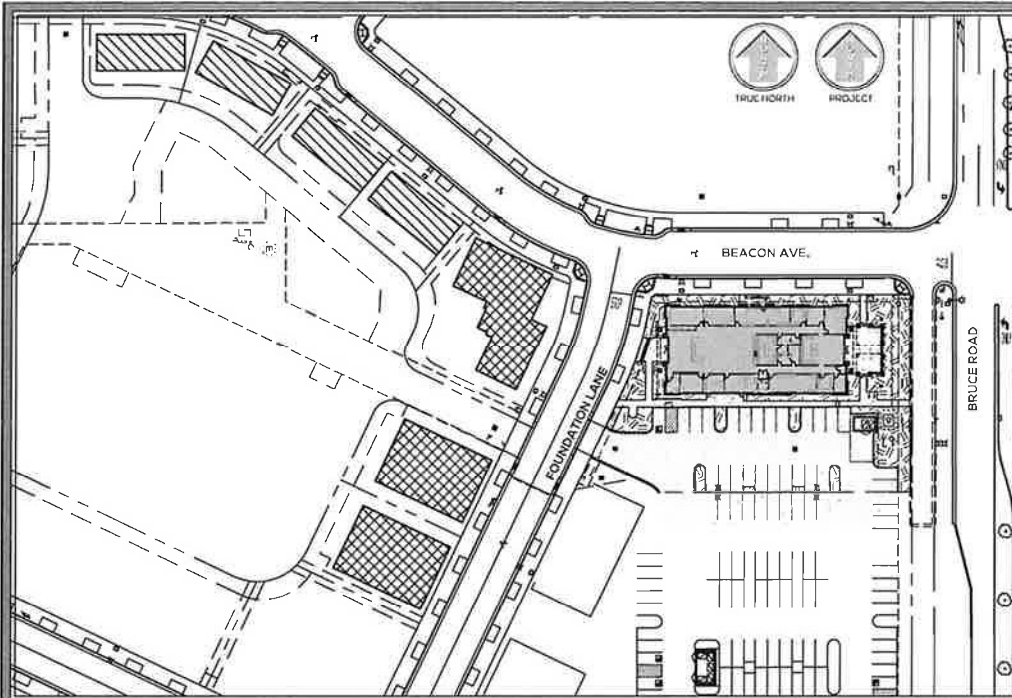
**DG3.2.32-**Select building colors and accent materials from a rich palette.

*The color palette for these buildings is based on tones selected primarily from warm and rich colors. These colors were selected specifically for these buildings drawing from color schemes from existing buildings in the Tank District in the Meriam Park Development.*

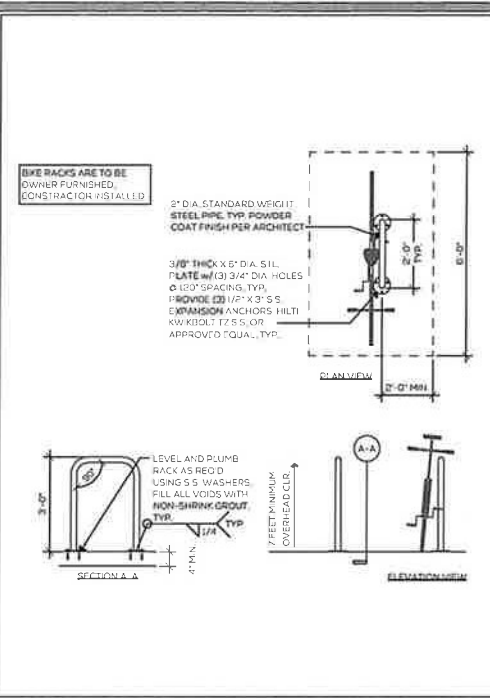
Sincerely,

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

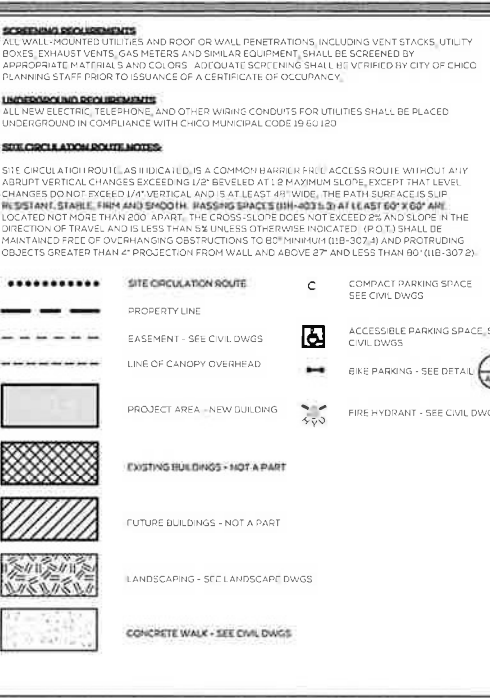
Kevin Easterling  
Project Architect  
Russell, Gallaway, Associates Inc.



SS - OVERALL SITE PLAN  
SCALE: 1" = 50'-0"



KK - BIKE RACKS  
SCALE: 1/2" = 1'-0"



GG - SITE LEGEND  
SCALE: 3/32" = 1'-0"

**SCREENING REQUIREMENTS**  
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 CITY OF CHICO PLANNING STAFF PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**UNDERGROUND REQUIREMENTS**  
ALL NEW ELECTRIC, TELEPHONE, AND OTHER WIRING CONDUITS FOR UTILITIES SHALL BE PLACED UNDERGROUND IN CONFORMANCE WITH CHICO MUNICIPAL CODE 19.64.180.

**BIKE RACKS ARE TO BE OWNER FURNISHED, CONSTRUCTION INSTALLED.**

2" DIA. STANDARD WEIGHT STEEL PIPE, TYP. POWDER COAT FINISH PER ARCHITECT.

3/16" THICK X 1/2" DIA. SILL PLATE WITH 3/4" DIA. HOLES @ 12" SPACING, TYP. PROVIDE 1/2" X 3/8" S.S. EXPANSION ANCHORS (MILTI KWIKLOK) T.Y.S.S. OR APPROVED EQUAL, TYP.

LEVEL AND PLUMB RACK AS REQ'D USING 5/8" WASHERS. FILL ALL VOIDS WITH NON-SHRINK GROUT, TYP.

7 FEET MINIMUM OVERHEAD CLR.

**MINIMUM REQUIRED**

8,360 SF @ 1 B SPACE / 1,000 SF GROSS	14 SPACES (CHICO MC TABLE 9-39)
BICYCLE PARKING (80% OF VEHICLE)	3 SPACES (CHICO MC TAB. E 19.08.070)

**VEHICLE PARKING PROVIDED**

FULL SIZE STALL	22 SPACES
COMPACT STALLS	2 SPACES
ACCESSIBLE STALLS	1 SPACE
TOTAL SPACES PROVIDED	25 SPACES

**BICYCLE PARKING PROVIDED**

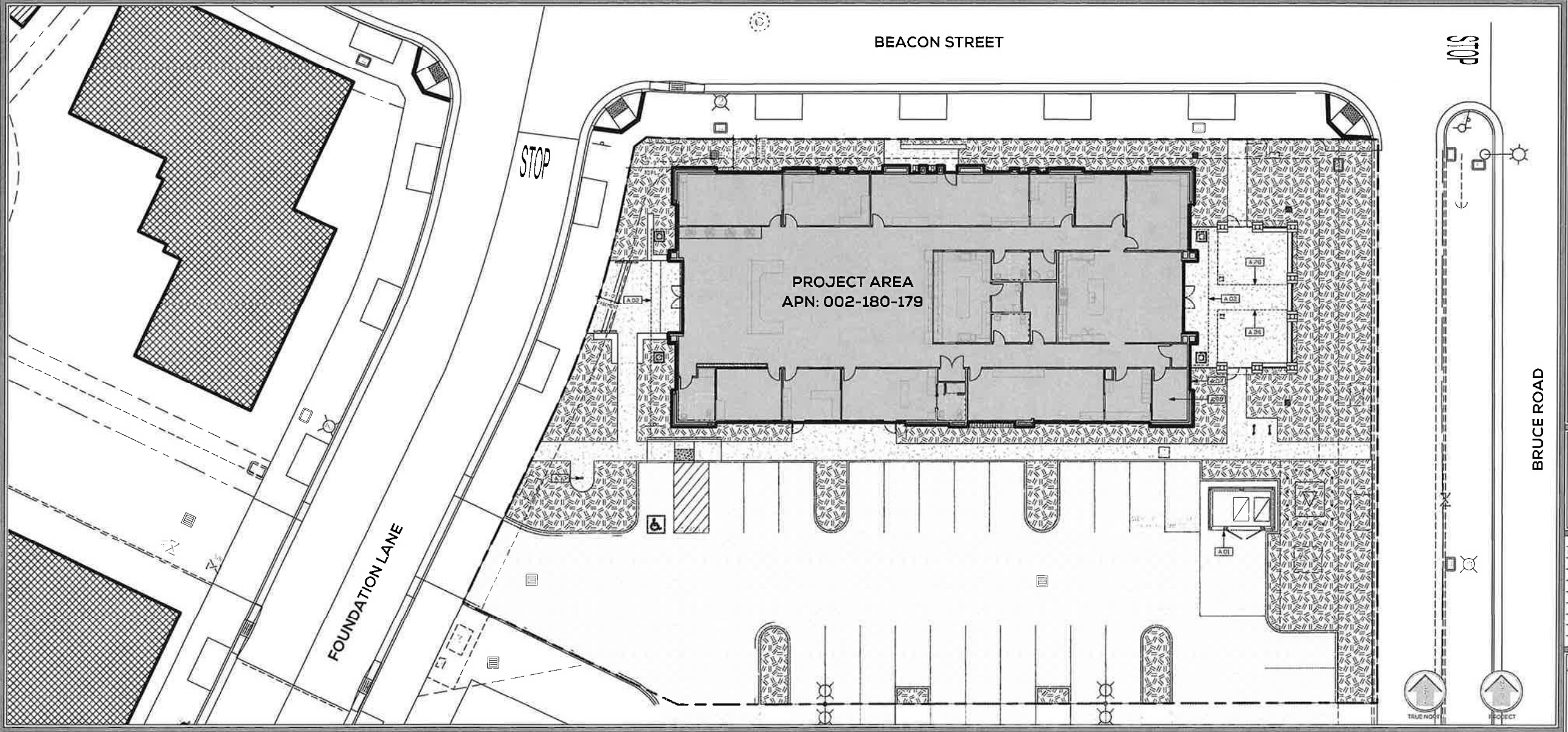
BICYCLE RACK	4 SPACES
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**ZONING SUMMARY**

ZONING	TND-CORE	(CHICO MC 19.60)
BUILDING TYPE	SMALL SINGLE STORY SHOPFRONT	(CHICO MC 19.66.200)
FRONTAGE TYPE	SHOPFRONT	(CHICO MC 19.84.040)
SETBACKS	FRONT	(CHICO MC 19.85.200)
	SIDE	(CHICO MC 19.85.200)
	REAR	(CHICO MC 19.86.200)
BUILDING HEIGHT	1 STORY	(CHICO MC 19.66.200)
PARKING	35 FT MAX	(CHICO MC 19.66.200)
	80 FT MIN BEHIND BACK OF WALK	(CHICO MC 19.66.200)
PLANTING	SEE LANDSCAPE DRAWINGS	
INFRASTRUCTURE WALKWAYS	SEE CIVIL DRAWINGS	
	SHALL BE ACCESSIBLE - SEE SITE CIRCULATION ROUTE NOTES	

**TABLE**

A.01	COVERED TRASH ENCLOSURE
A.02	LINE OF CANOPY OVERHEAD
A.03	ELECTRICAL ROOM
A.04	GAS METER
A.05	LINE OF TRUSS OVERHEAD
A.06	FLAG POLE - 20'-0" HEIGHT



QQ - ENLARGED SITE PLAN  
SCALE: 3/32" = 1'-0"

**r.g.a.**  
architecture + engineering

**RUSSELL GALLAWAY ASSOCIATES inc.**

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PROJECT  
**N+PH OFFICE**

OWNER

**N+PH**

ASSISTORS PARCEL NUMBER  
002-180-179

**MERIAM PARK CHICO CALIF. COMMUNITY**

RCA PROJECT #	20-127
PLAN CHECK #	
DRAWN	SJM
CHECKED	KJE
DATE SUBMITTED	5/20/2010

**ARCHITECTURAL SITE PLAN**

**ARB1**



r.g.a  
architecture + engineering

RUSSELL  
GALLAWAY  
ASSOCIATES inc.

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PROJECT  
N+PH OFFICE

OWNER



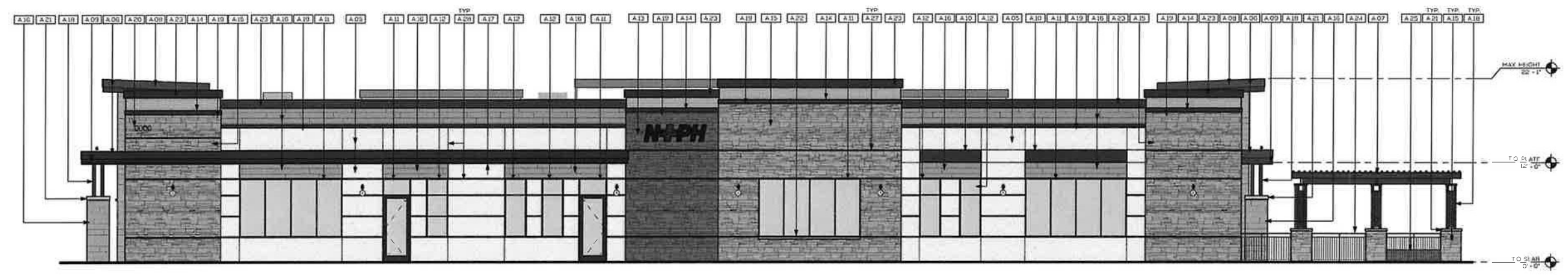
ASSESSOR'S PARCEL  
NUMBER  
002-180-179



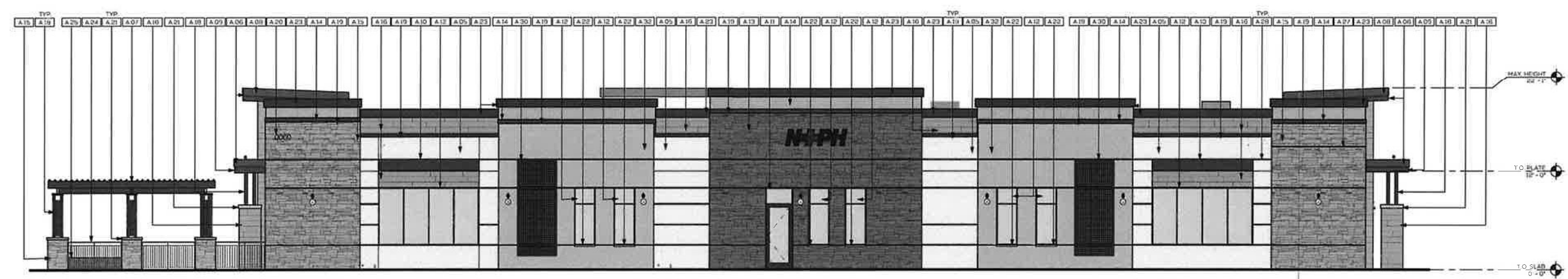
RGA PROJECT # 20-427  
PLAN CHECK #  
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CHECKED 43E  
ARB SUB-MITTEL 10/30/07/CR

EXTERIOR  
ELEVATIONS

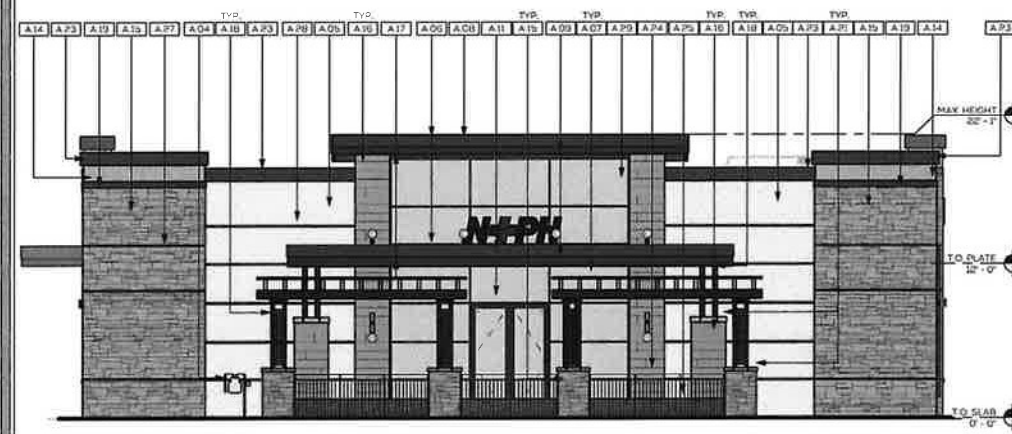
ARB2



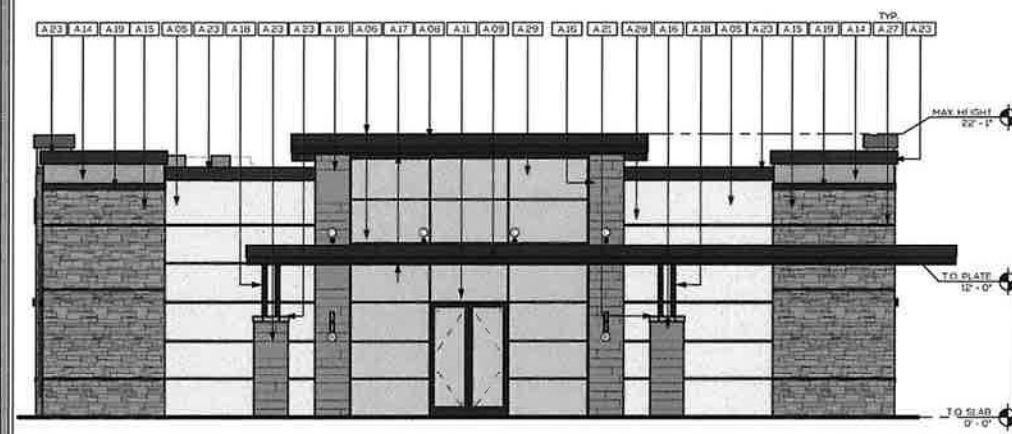
TT - WEST ELEVATION  
SCALE: 3/16" = 1'-0"



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



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



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

KEYNOTE	FINISH
A04	GAS METER
A05	EXTERIOR PLASTER SYSTEM, COLOR PL-1
A06	METAL FASCIA, COLOR MTL-2
A07	TRELLIS, FINISH PC-1
A08	METAL ROOF FINISH MTL-3
A09	METAL SUB-FASCIA, FINISH MTL-1
A10	METAL BOX TRIM, PRE-FINISHED BRASS METAL, FINISH MTL-3
A11	ALUMINUM STOREFRONT WINDOW AND/OR DOOR SYSTEM, FINISH AL-1 AND GL-1
A12	ALUMINUM WINDOW, FINISH AL-1 & GL-1
A13	STONE VENEER, FINISH STN-1
A14	STONE VENEER, FINISH STN-2
A15	STONE VENEER, FINISH STN-3
A16	STONE VENEER, FINISH STN-4
A17	WOOD SOFFIT, FINISH WD-1
A18	STEEL COLUMNS, COLOR PC-1
A19	METAL TRIM, FINISH MTL-3
A20	ADDRESS SIGNAGE, FINISH AL-1
A21	STONE CAPS, FINISH STN-2
A22	WINDOW SILL, FINISH STN-3
A23	METAL PARAPET CAP, FINISH MTL-3
A24	FINISH, COLOR PC-2
A25	PLASTER WALL, FINISH STN-1
A27	CHANNEL REVEALS, PRIME AND PAINT TO MATCH ADJACENT STONE
A28	1" PLASTER CHANNEL REVEALS, PRIME AND PAINT TO MATCH ADJACENT PLASTER
A29	ALUMINUM STOREFRONT WINDOW, FINISH AL-1 AND GL-2
A30	WALL-MOUNTED TRELLIS, COLOR PC-2
A32	EXTERIOR PLASTER SYSTEM, COLOR PL-2

KEYNOTE	FINISH
AL-1	WARRANTY AND ADDRESS, DARK BRONZE ANODIZED
GL-1	EXTERIOR ALUMINUM CRISTAL GRAY 407 SLINGARD SUPER NEUTRAL GR
GL-2	EXTERIOR ALUMINUM SPANDREL GLASS TO MATCH GL-1
MTL-1	EXTERIOR METAL TRIM, AT P-SHAI COOL, WEATHERED COPPER
MTL-2	EXTERIOR METAL TRIM, CAPRIUM BRASS, AT P-SHAI MEDIUM BRONZE
PC-1	EXTERIOR CONCRETE, POLYMER BRUSH, POWDER COAT TO MATCH MTL-1
PC-2	EXTERIOR CONCRETE, POLYMER BRUSH, POWDER COAT TO MATCH MTL-2
PL-1	EXTERIOR PLASTER, SMOOTH FINISH, OMEGA FLEX FINE ACRYLIC TOP COAT w/ INTEGRAL COLOR SW 7037 OYSTER WHITE
PL-2	EXTERIOR PLASTER, SMOOTH FINISH, OMEGA FLEX FINE ACRYLIC TOP COAT w/ INTEGRAL COLOR SW 7043 PUSSYWILLOW
STN-1	EXTERIOR STONE, EL DORADO STONE - PROFIT MODERA - COLOR INTAGLIO
STN-2	EXTERIOR STONE, EL DORADO STONE - PROFIT MODERA - COLOR VELLUM
STN-3	EXTERIOR STONE, EL DORADO STONE - PROFIT MODERA - COLOR VELLUM
STN-4	EXTERIOR STONE, EL DORADO STONE - PROFIT MODERA - COLOR VELLUM
WD-1	EXTERIOR WOOD, COLOR HICKORY
Ø	INDICATES LIGHT FIXTURE TAG - SEE SHEET ARD3

AA - KEYNOTES & FINISH LEGEND  
SCALE: 1/8" = 1'-0"

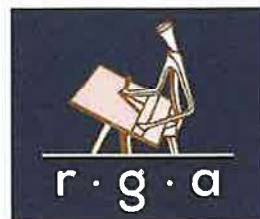


DRAWING SCALE:

# MERIAM PARK - N+PH OFFICE

EXTERIOR RENDERING

2020.07.02



DRAWING SCALE:

# MERIAM PARK - N+PH OFFICE

EXTERIOR RENDERING

2020.07.02



DRAWING SCALE:

# MERIAM PARK - N+PH OFFICE

EXTERIOR RENDERING

2020.07.02



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**PLANTING LEGEND**  
SCALE: 1" = 10'0"

- CAMELLIA SABANGUA "WHITE DOVES" CAMELLIA
- LOROPETALUM CHINENSIS "RED DIAMOND" PURPLE FRINGE FLOWER
- NANDINA DOMESTICA "GULF STREAM" HEAVENLY BAMBOO
- NERIUM OLEANDER "PETITE PINK" OLEANDER
- PHORNIUM TENAX "RUBRUM" PURPLE FLAX
- ASPARAGUS DENSIFLORUS "MEYERII" ASPARAGUS FERN
- JUNIPERUS HORIZONTALIS "WILTONII" BLUE CARPET JUNIPER
- CAMPIDIS TANGIABUANA "MADAME GALEN" ORANGE TRUMPET VINE
- QUERCUS CANADENSIS "FOREST FANSY" ASTERIX REDBUD
- QUERCUS RUBRA SCARLET OAK
- LASESTROCHIA INDICA "TUSCARORA" CREPE MYRTLE
- PISTACIA CHINENSIS CHINESE PISTACHE

**KEYED NOTES**  
SCALE: N/A

- ① EXISTING TREE AND LANDSCAPE PLANTER
- ② FUTURE PARKING LOT
- ③ TRASH ENCLOSURE
- ④ STAIRS
- ⑤ RAMP
- ⑥ COLORED AND SCORED CONCRETE
- ⑦ BIKE PARKING
- ⑧ TRANSFORMER
- ⑨ UTILITY VAULTS
- ⑩ COVERED PATIO SPACE WITH FENCING
- ⑪ OUTLINE OF PATIO COVER
- ⑫ FLAGPOLE
- ⑬ MONUMENT SIGN

**WATER USE**  
SCALE: N/A

MAXIMUM APPLIED WATER ALLOWANCE  
 $MAWA = (E_{to} - E_{pp}) / (0.62) [(0.45 \times LA) + (1.0 - 0.45) \times SLA]$   
 where:  
 MAWA = MAXIMUM APPLIED WATER ALLOWANCE  
 E<sub>to</sub> = REFERENCE EVAPOTRANSPIRATION 51.10  
 E<sub>pp</sub> = EFFECTIVE PRECIPITATION 25% OF ANNUAL RAINFALL 7.00  
 C<sub>62</sub> = CONVERSION FACTOR TO GALLONS PER SQUARE FOOT 0.62  
 C<sub>1</sub> = ET ADJUSTMENT FACTOR 0.45  
 LA = LANDSCAPE AREA INCLUDES SPECIAL LANDSCAPE AREA 6,785  
 C<sub>3</sub> = ADDITIONAL ADJUSTMENT FACTOR FOR SLA 0.3  
 SLA = SPECIAL LANDSCAPE AREA 0

MAWA = 84,806 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE  
 $ETWU = (E_{to} - E_{pp}) / (0.62) [(PF \times HA) / IE] + SLA$   
 where:  
 ETWU = ESTIMATED TOTAL WATER USE  
 E<sub>to</sub> = REFERENCE EVAPOTRANSPIRATION 51.10  
 E<sub>pp</sub> = EFFECTIVE PRECIPITATION 7.00  
 PF = PLANT FACTOR 2.513  
 HA = HYDROZONE AREA 6,785  
 SLA = SPECIAL LANDSCAPE AREA 0  
 C<sub>62</sub> = CONVERSION FACTOR TO GALLONS PER SQUARE FOOT 0.62  
 IE = IRRIGATION EFFICIENCY 0.81

ETWU = 69,634 GALLONS PER YEAR

HYDROZONE	WATER USE TYPE	PLANT FACTOR	AREA	PF X AREA/IE
1	LOW	3	6,785	2,513
2	MEDIUM	4	0	0
3	HIGH	7.5	0	0
4	TOTALS		6,785	2,513



**LIGHTING LEGEND**  
SCALE: N/A

**SYMBOL DESCRIPTION**

- BOLLARD STYLE PATH LIGHT
- UPLIGHT IN CONCRETE
- DOWN LIGHT IN PATIO COVER
- ▶ UPLIGHT IN LANDSCAPE

**PARKING LOT SHADING**  
SCALE: N/A

SPECIES	% SHADE	QTY.	SHADE AREA	TOTALS
CHINESE PISTACHE	100%	4	462 SF	1,848 SF
CHINESE PISTACHE	75%	1	122 SF	91 SF
CHINESE PISTACHE	50%	2	481 SF	240 SF
GRAPE MYRTLE	50%	2	88 SF	176 SF

TOTAL SHADE AREA 5708 SF  
 PARKING AREA 10460 SF  
 PARKING LOT SHADE 5708 SF = 55% PARKING LOT SHADE  
 PARKING LOT AREA 10460 SF

**LIGHT FIXTURE CUT SHEETS**  
SCALE: N/A

**C-Series LED**

KICHLER

**Uplight in Concrete**

KICHLER

**Down Light in Patio Cover**

KICHLER

**Bollard Style Path Light**

KICHLER

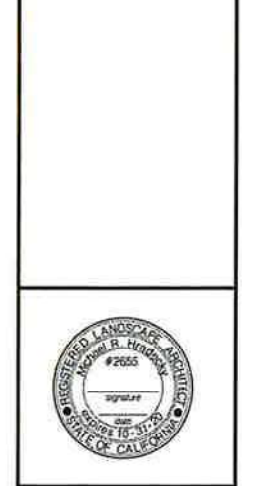
REVISIONS	DATE

All drawings and written material appearing herein constitute the original and unpublished work of the Landscape Architect and the same may not be duplicated, used, or disclosed without the written consent of the Landscape Architect.

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 (530) 624-6738 cell

**N+PH MERIAM PARK**

**CONCEPTUAL LANDSCAPE PLAN**



DATE	NOTED
MRH	6/11/20
MRH	

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**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.