



Architectural Review  
and Historic Preservation Board  
Agenda Report

Meeting Date 10/07/20

DATE: September 28, 2020

File : AR 20-17

TO: Architectural Review and Historic Preservation Board

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

RE: AR 20-17 (Restaurant with Drive Through) – 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 20-17 (Restaurant with Drive Through), subject to the recommended conditions.

### BACKGROUND

The applicant proposes to construct a new drive-through quick service restaurant on a 0.91 acre site located on the east side of Cohasset Road across from the North Valley Plaza, just south of the intersection at Cohasset Road and East Avenue (see **Attachment A**, Aerial Location Map). The site is zoned CR-AOD (Regional Commercial with Airport Overflight Zone D overlay) and is designated Regional Commercial 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 CR zoning district. The use permit associated with this project (UP 20-04) is scheduled for hearing at the upcoming Zoning Administrator meeting on October 13, 2020.

### Existing Conditions

The site is currently developed with a 6,800 square foot multi-tenant retail building which contains a restaurant (Peter Chu's Mandarin Cuisine) and video rental store (All the Best Video) that would be demolished, an asphalt parking area and minimal landscaping. The site has access to Cohasset Road via two existing driveway access points. Surrounding uses include a mix of commercial uses, including automotive services to the north, retail stores to the south, Spiteri's Catering directly east, and Panda Express on the west side of Cohasset Road.

### Project Details

The project proposes to construct a new 3,100 square foot quick service restaurant with a single drive through lane (see **Attachment B**, Site Plan). In addition, a 300 square foot patio would offer an outdoor seating and dining area. Pedestrian and vehicle access would be taken primarily from Cohasset Road. The southerly driveway access to Cohasset Road would be removed as part of required site improvements. The parking area would be well

landscaped and provide a total of 38 off-street vehicle parking spaces. Bicycle racks would be located at the front of the restaurant along the street frontage and bike lockers would be provided at the southeast corner of the restaurant building interior to the site. The proposed hours of operation are from 10:00AM to 11:00PM, daily.

### Architectural Design

The proposed restaurant building would have an area of 3,100 square foot and a finished height of approximately 25 feet. The architecture is a contemporary style, with parapet walls and tower elements (see Elevations, **Attachment C**). The design would incorporate layered forms and a variety of materials, including painted cement plaster accented with a warm-toned simulated wood veneer siding (see Colors and Materials, **Attachment D**). Steel trellis elements would be located above the storefront window systems to accent the facades and reinforce a pedestrian scale. The design proposes a neutral color scheme with accent colors and materials. The building massing would establish a visual hierarchy at the entry and incorporate a balance of layered forms on each elevation. To add visual interest, parapet lines would vary in height and change planes.

Project lighting would include one wall-mounted fixture and one parking lot pole light with a height of 24 feet. All site lighting would be shielded and directed downward. Locations and heights for the wall lights are shown on the color elevations, and the parking lot light location is shown on the site plan. A new CMU block commercial trash enclosure would be located interior to the site and would be painted to match the building color, with metal panel gates and a painted steel canopy cover (see **Attachment E**, Site Details).

The site currently has minimal landscaping which would be removed and replaced with an enhanced landscaping design. Parking lot shading is calculated to meet 54 percent and would be provided by several Chinese pistache and elm trees (see **Attachment F**, Landscaping Plan). Two other tree types, the fruitless olive and palo verde, would be planted around the perimeter of the parking area and along the drive through lane, while a variety of shrubs having very low to low water needs would be used at the front of the site along the street frontage.

## **DISCUSSION**

The project site is located in an area characterized by intense commercial retail and service uses. Cohasset Road is a well trafficked arterial road well equipped to accommodate drive through businesses and vehicle-oriented uses. The intersection of Cohasset Road and East Avenue is a prominent commercial hub serving the residential neighborhoods in the northeast area of town. 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). 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). The architectural design incorporates elements which provide varied building depths

and roof lines and clearly identifies the building entrance (DG 2.2.22, 2.2.23, 2.2.24, 2.2.25, 2.2.26, 2.2.31). The project would locate a majority of parking behind the new building, engaging the street frontage and shielding views of the parking area and vehicles in the drive through queue (DGs 1.1.14, 1.1.15, 2.1.26, 2.1.27). Design Guideline consistency is further achieved through the provision of pedestrian and bicycle amenities, a shaded outdoor patio area, and the planting of parking lot shade trees (DGs 2.1.24, 2.1.28, 2.1.32). Neutral base colors enhanced by warm accent colors and materials such as wood veneer 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 CR zoning district set forth in CMC Section 19.44.030 including setbacks, site coverage and height limits. 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 has a building area of 3,100 square feet with a 300 square foot patio area, requiring a minimum of 36 vehicle parking spaces. A total of 38 off-street parking spaces would be provided, which meets the parking standard. Pursuant to CMC Section 19.68.040, parcels in the CR zoning district have a minimum landscaping requirement of 5-percent the area of the site. The project proposes to landscape approximately 30-percent of the site, more than satisfying these requirements and providing an abundance of landscaped area that will vastly improve the site from its current condition.

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 15 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 15332 (Infill Development Projects). Consistent with this exemption, the project site is less than five acres, surrounded by urban uses and can be adequately served by all required utilities and public services. The proposal is consistent with the General Plan policies and regulations for the CR zoning district.

### 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). The project site is located in an area characterized by intense commercial retail and service uses. The intersection of Cohasset Road and East Avenue is a prominent commercial hub serving the residential neighborhoods in the northeast area of town. 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 new restaurant with a drive-through service lane. 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 numerous Design Guidelines including those that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11); provide varied building depths and roof lines and clearly identify the building entrance (DG 2.2.22, 2.2.23, 2.2.24, 2.2.25, 2.2.26, 2.2.31); shield views of the parking area and vehicles in the drive through queue (DGs 1.1.14, 1.1.15, 2.1.26, 2.1.27); and, provide pedestrian and bicycle amenities, a shaded outdoor patio area, and the planting of parking lot shade trees (DGs 2.1.24, 2.1.28, 2.1.32).

- 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 restaurant building would have an area of 3,100 square foot and a finished height of approximately 25 feet. The architecture is a contemporary style, with parapet walls and tower elements. Neutral base colors enhanced by warm accent colors and materials such as wood veneer would be incorporated into the design and applied throughout all elevations of the proposed building (DGs 2.2.32, 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.*

As previously stated, the project site is located in an area characterized by intense commercial retail and service uses. Cohasset Road is a well trafficked arterial road well equipped to accommodate drive through businesses and vehicle-oriented uses. The

project's location would be compatible with surrounding land uses and enhance the commercial services available at this junction. 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.*

The project proposes an abundance of landscaping that will provide visual relief around the new building and parking area, vastly improving the site from its current condition. Pursuant to CMC Section 19.68.040, parcels in the CR zoning district have a minimum landscaping requirement of 5-percent the area of the site. The project proposes to landscape approximately 30-percent of the site, more than satisfying these requirements. All landscaping is proposed to have very low to low water demands, compliant with AB 1881 water efficiency requirements. Several trees would be planted in the parking area and along the drive through lane, satisfying the parking lot shading requirements and enhancing the overall design.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 20-17 (Restaurant with Drive Through). 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. All project signage shall be reviewed and approved separately by Planning staff through an administrative sign permit.
5. Should additional parking lot lighting be necessary, the applicant may install bollard lighting along the perimeter of the site and adjacent to the drive through lane.
6. Tree species and variety shall be in accordance with the proposed landscaping plan. The applicant shall verify the substitution of any trees with the Urban Forest Manager.
7. 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
- E. Site Details
- F. Landscaping Plan

## **DISTRIBUTION:**

### Internal (2)

Mike Sawley, Senior Planner  
Kelly Murphy, Project Planner

### External (2)

Applicant – Brian Restaurant with Drive Through, 3320 Data Drive, Suite 200, Rancho Cordova, CA 95670

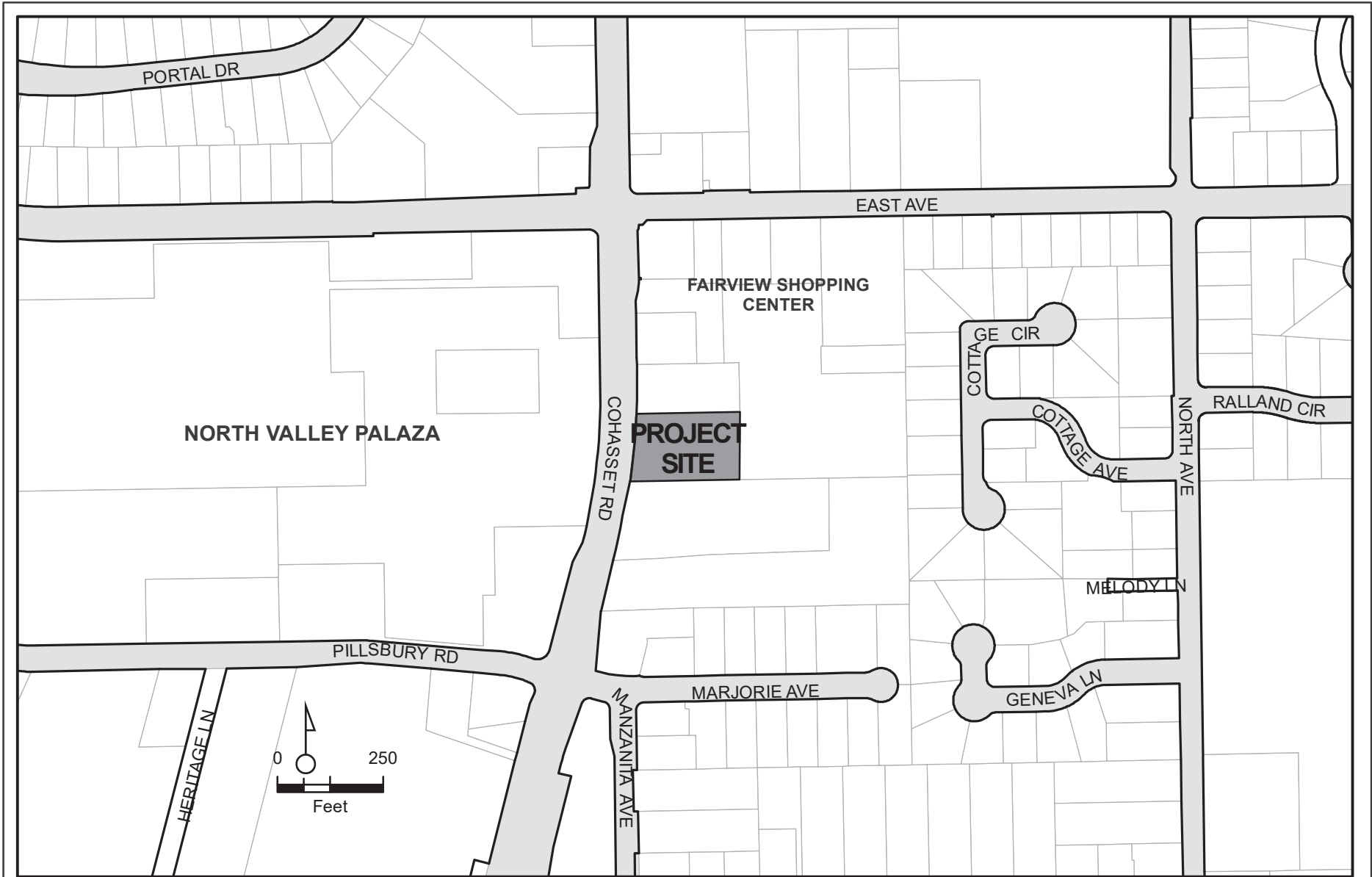
email: [brianw@pwcarchitects.com](mailto:brianw@pwcarchitects.com)

Property owner – LRG Investors, LLC., 477 9th Avenue, Suite 100, San Mateo, CA 94402

email: [scutter@lockehouse.com](mailto:scutter@lockehouse.com)

Files: AR 20-17 (Restaurant with Drive Through)



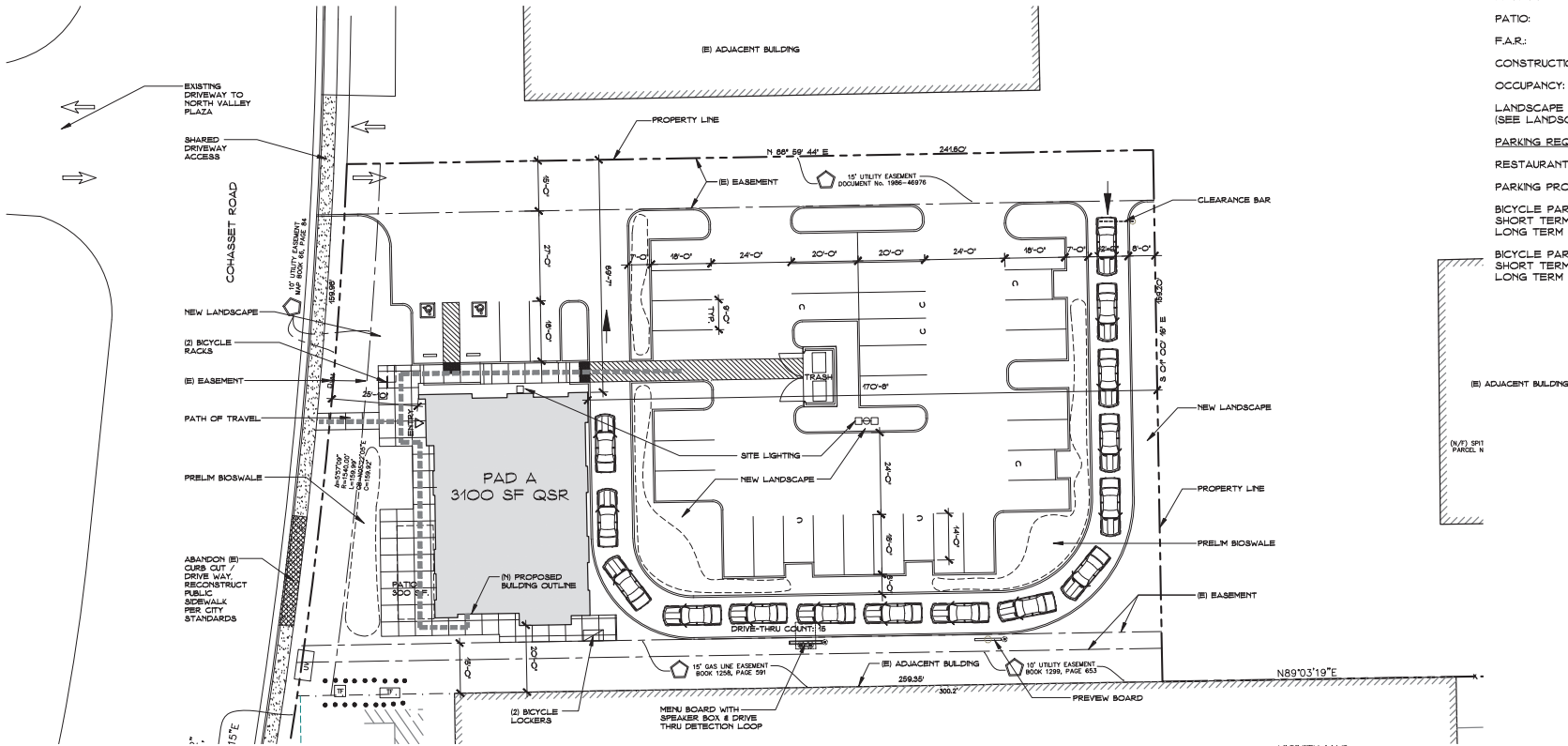


AR 20-17 (Restaurant)  
2422 Cohasset Road  
APN 015-310-076-000



SHEET INDEX	
A1	SITE PLAN
A1.1	SITE DETAILS
A2	FLOOR PLAN
A3	ELEVATIONS
E1.0	PHOTOMETRIC
LA	LANDSCAPE PLAN

SITE SUMMARY	
APN:	015-310-076
ADDRESS:	2422 COHASSET RD.
ZONING:	CR - (REGIONAL COMMERCIAL)
SITE AREA:	.91 AC (39,816 S.F.)
PROPOSED BUILDING AREA:	3,100 S.F.
PATIO:	300 S.F.
F.A.R.:	7.8%
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	A-2
LANDSCAPE AREA PROVIDED: (SEE LANDSCAPE PLAN)	30.7% (12,166 S.F.)
<b>PARKING REQUIRED</b>	
RESTAURANT 1/94:	36 STALLS
PARKING PROVIDED:	38 STALLS
<b>BICYCLE PARKING REQUIRED:</b>	
SHORT TERM	2
LONG TERM	2
<b>BICYCLE PARKING PROVIDED:</b>	
SHORT TERM	2
LONG TERM	2



Proposed Site Plan

SCALE: 1/16" = 1'-0"



Cohasset Road - Retail Pad  
2422 Cohasset Rd, Chico, CA 95926

**PERKINS, WILLIAMS & COTTERILL**  
**ARCHITECTS**  
3328 Data Drive, Suite 200 • Rancho Cordova, California 95670  
T (916) 881-1400 F (916) 881-1408 || pwcarch@perkwilco.com

Proposed Site Plan

Project: 2422 COHASSET RD - RETAIL PAD

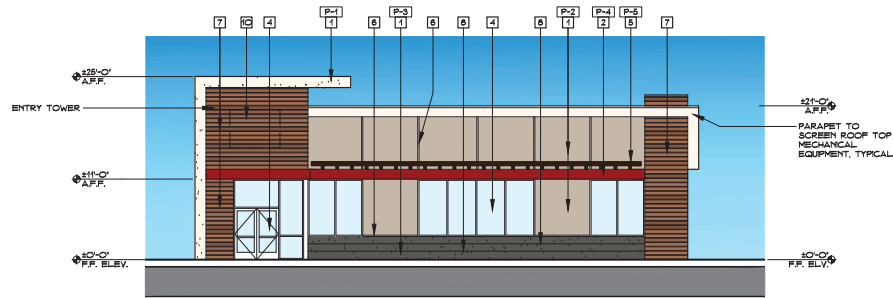
Job No. 20-315 Date: 8-6-2020

Scale: 1/16" = 1'-0"

A1

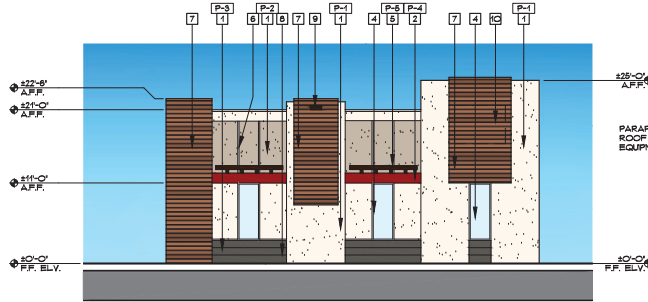
Attachment B





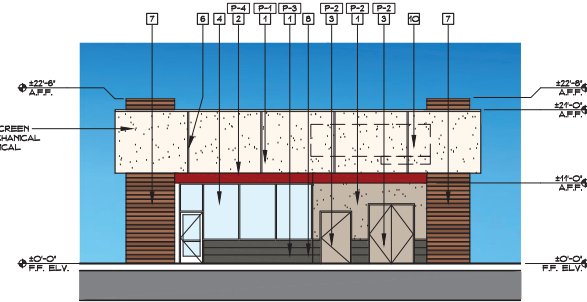
West Elevation

SCALE: 1/8" = 1'-0"



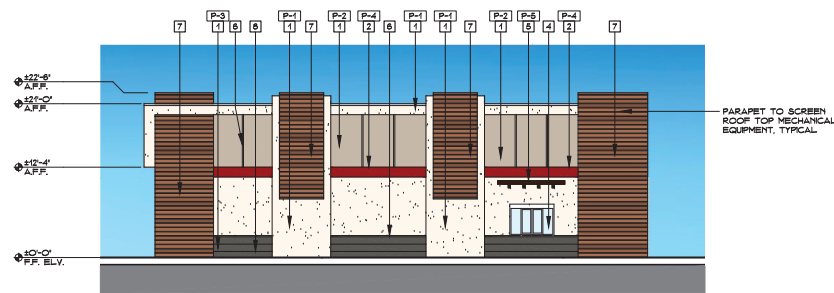
North Elevation

SCALE: 1/8" = 1'-0"



South Elevation

SCALE: 1/8" = 1'-0"



East Elevation

SCALE: 1/8" = 1'-0"

KEYNOTES

- 1 PAINTED CEMENT PLASTER SYSTEM - LIGHTSAND FINISH
- 2 ARCHITECTURAL FOAM TRIM
- 3 HOLLOW METAL MAN DOOR - PAINTED
- 4 CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM W/ CLEAR INSULATED GLAZING - SOLAR BAN TO OR APPROVED EQUAL
- 5 PAINTED STEEL TRELLIS
- 6 2" ALUMINUM REVEAL
- 7 SIMULATED WOOD VENEER - REYSSTA COLOR: 2/3 BURMA, 1/3 DARK BURMA
- 8 STANDARD CEMENT PLASTER CONTROL JOINT
- 9 WALL MOUNTED LIGHT FIXTURE - MH X20'
- 10 FUTURE TENANT SIGNAGE LOCATION - UNDER A SEPARATE PERMIT

PAIN

- P-1 GLEDDEN #A0160 'PELICAN'
- P-2 GLEDDEN #A1783 'CHINCHILLA WHITE'
- P-3 GLEDDEN #A1700 'MIDNITE HOUR'
- P-4 GLEDDEN #A0286 'MOCHA TREAT'
- P-5 GLEDDEN #A0420 'COCOA MOUSSE'

**PERKINS, WILLIAMS & COTTERILL**  
**ARCHITECTS**  
 3838 Data Drive, Suite 300 - San Jose, California 95130  
 T (408) 885-1400 F (408) 885-1406 E [perwill@perwillarch.com](mailto:perwill@perwillarch.com)

Elevations

Project: 2422 COHASSET RD - RETAIL PAD  
 Job No. 20-315 Date: 8-6-2020  
 Scale: AS NOTED

Cohasset Road - Retail Pad  
 2422 Cohasset Rd, Chico, CA 95926

# Cohasset Retail Pad

2422 Cohasset Road

Chico, California

## PAINT

Glidden A0160  
'Pelican'

P1

Glidden A1783  
'Chinchilla White'

P2

Glidden A1700  
'Midnite Hour'

P3

Glidden A0298  
'Mocha Treat'

P4

Glidden A0420  
'Cocoa Mousse'

P5



Vitro  
Solarban 70

Clear Anodized  
Storefront

Resysta RCL-C08  
'Burma'

Resysta RCL-C09  
'Dark Burma'

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LANDSCAPE FORMS PATIO TRASH CAN SCARBOROUGH SERIES, SILVER METALLIC POWDER COATED CONCRETE ANCHOR MOUNT

### Waste Container

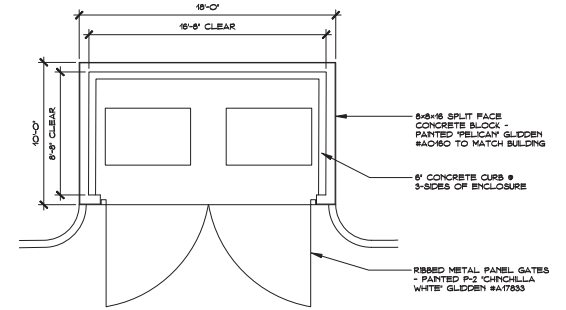
N.T.S.



MADRAN BKE RACK - ORION 2 BIKE RACK GALV. FINISH, CAST IN PLACE OR CONCRETE ANCHOR MOUNT

### Bike Rack

N.T.S.



### Trash Enclosure Plan

1/8" = 1'-0"



model: CS104-HB  
material: Miami  
finish: Aluminum  
seating: 14  
table size: 1.12' x 5.8"  
height: 33.5"  
width: 22.25"  
depth: 22"  
seat height: 17.75"  
net weight: 12.8 lbs.

features: Weather resistant  
Powder coated 10054 silver  
Vivo FOLD FL Dark Brown  
Stack Bumpers  
Nylon glides  
size: 14  
color: Miami  
special order: CHAIRS ONLY

ACS Stone Tops with Chiseled Edge. Color Cappuccino



Nonporous, burn resistant, stain resistant Faux Granite Table Top with a 1" wood core fully enclosed in ACS Stone resin based finish. Easy to maintain and repair.

Bases:

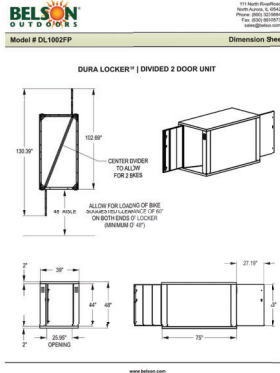


17 ga. Textured cast iron base base with heavy duty adjustable plastic glides (4) each standard height - 20"  
Color: Black - 22 weight - 22 lbs and 22" x 22" with standard spider 18 lbs.

Stainless steel bases used for ACS Tops (2 per Table Top)

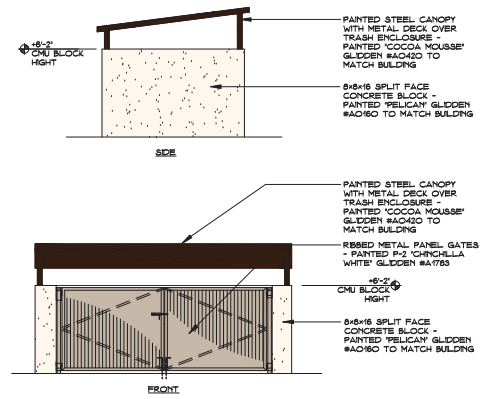
### Site Furniture

N.T.S.



### Bike Locker

N.T.S.



### Trash Enclosure Elevations

1/4" = 1'-0"



104" F. O. C. TENSION MARKET UMBRELLA  
CONSTRUCTION: 100% POLYESTER CANOPY WITH 100% POLYESTER LINER  
FRAME: 100% ALUMINUM  
CLEARANCE FROM GROUND: 70"  
WEIGHT: 25 LBS  
DIMENSIONS: 104" F. O. C. X 70" H X 20" DIA  
COVER FABRIC: 100% POLYESTER WITH 100% POLYESTER LINER  
MATERIAL: 100% POLYESTER  
WOOD FINISH: NATURAL OIL/OUTDOOR POLYURETHANE  
104" F. O. C. TENSION MARKET UMBRELLA  
CONSTRUCTION: 100% POLYESTER CANOPY WITH 100% POLYESTER LINER  
FRAME: 100% ALUMINUM  
CLEARANCE FROM GROUND: 70"  
WEIGHT: 25 LBS  
DIMENSIONS: 104" F. O. C. X 70" H X 20" DIA  
COVER FABRIC: 100% POLYESTER WITH 100% POLYESTER LINER  
MATERIAL: 100% POLYESTER  
WOOD FINISH: NATURAL OIL/OUTDOOR POLYURETHANE

### Patio Umbrella

N.T.S.

Cohasset Road – Retail Pad  
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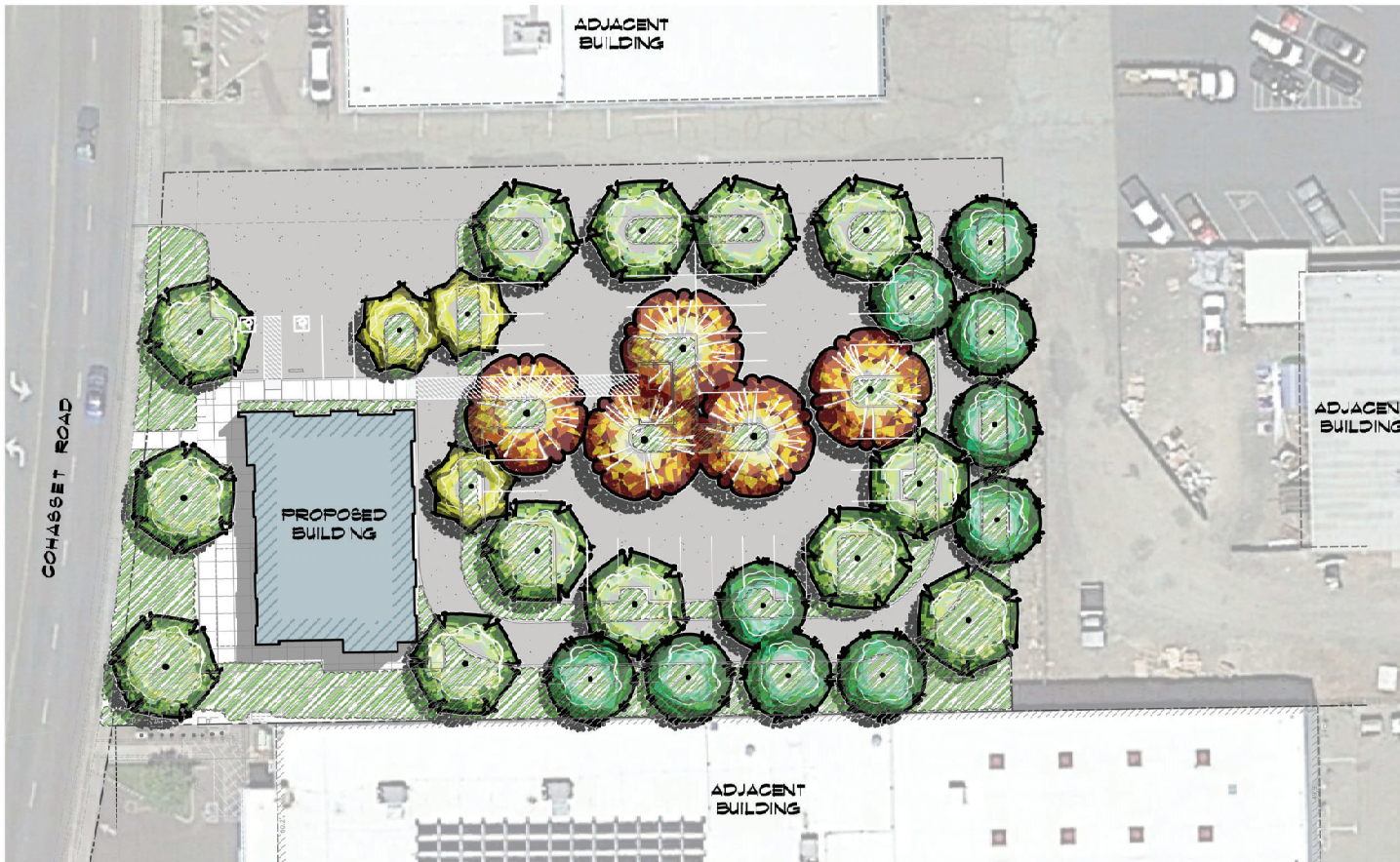
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### Site Details

Project: 2422 COHASSET RD - RETAIL PAD  
Job No. 20-315 Date: 8-6-2020  
Scale: AS NOTED

A11





**PLANT LIST & LEGEND**

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE
	Olea EUROPA MAJESTIC BEAUTY/FRUITLESS OLIVE	15 GALLON
	PARKINSONIA X. DESERT MUSEUM/PAID YERB	15 GALLON
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON
	MULUS WILSONIANA PROSPECTOR/PROSPECTOR ELM	15 GALLON
	SHRUB 4 GROUND COVER AREA:	
	BULBINE FRUTESCENS/YELLOW/CAPE BASIL	1 GALLON
	CHONDROPLETUM VICTORIAN/PAW. CAPE BUSH	5 GALLON
	CALLISTACHYX LITTLE JOHN/PAW. BOTTLE BRUSH	5 GALLON
	COTONBASTER D. LOWBAST/PROSTRATE COTONBASTER	1 GALLON
	CAREX CALIFORNICA/SAN GRAY SEDGE	1 GALLON
	DITTES BICOLOR	1 GALLON
	DIANELLA REVOLUTA LITTLE REA/BLACK FLAG LILY	1 GALLON
	HESPERALOE X. BRACE LIGHTS/HYBRID RED YUCCA	2 GALLON
	JUNIPERUS C. SAN JOSE/SAN JOSE JUNIPER	1 GALLON
	LOWMANIA LONGIFOLIA BREEZE/PAW. PLAT RUSH	1 GALLON
	LANTANA MONTIVIDENSIS/LANTANA	5 GALLON
	MERULUM D. DWARF RED/PEBBLE RED OLIVANDER	5 GALLON
	NANCIINA DOMESTICA GOLF STREAM/PAW. HEAVENLY BAMBOO	5 GALLON
	ROSA CALIFORNICA/WILD ROSE	5 GALLON
	SALVIA ARCOPHYLLA HOT LIPS/MULWIN SAGE	5 GALLON
	TUCHELM CHAVARDES/DWARF GERMANDER	1 GALLON
	TULBAG-HA VIDUACES/SOCIETY GARLIC	1 GALLON
	VERBINA PERUVIANA HOMESTEAD FURFLE/WHYRD VERBENA	1 GALLON

NOTE: ALL PROPOSED PLANTS ARE LISTED AS "LOW OR VERY LOW" IN THE STATE'S NUCOLS. V DATABASE.

*Preliminary Landscape Plan*

SCALE 1/8" = 1'-0"



**PARKING LOT SHADE CALCULATIONS:**

TREE TYPE	AREA		QUANTITY				SUBTOTAL	TOTAL
	FULL	PART	FULL	3/4	1/2	1/4		
25' DIA TREES	OLEA EUROPA	490 S.F.	0	3	0	0	176 S.F.	2818 S.F.
	PARKINSONIA X.	490 S.F.	0	3	0	0	1103 S.F.	
	25' TOTAL						2869 S.F.	
30' DIA TREES	MULUS WILSONIANA	704 S.F.	0	3	6	3	3737 S.F.	3707 S.F.
	30' TOTAL						3707 S.F.	
	25' DIA TREES	PISTACIA CHINENSIS	762 S.F.	0	3	2	0	
25' TOTAL						2227 S.F.		
PARKING AREA:							11765 S.F.	
SHADE REQUIRED:	50%						5882 S.F.	
SHADE PROVIDED:	9.4%						568 S.F.	

**LANDSCAPE AREA CALCULATION:**

TOTAL SITE AREA:	28,818 S.F.
LANDSCAPE AREA REQUIRED (OR ZONE 8%):	1,860 S.F.
LANDSCAPE AREA PROVIDED (30.7%):	12,568 S.F.

*Proposed Site Plan*  
2422 Cohasset Rd, Chico, CA 95926



**PERKINS, WILLIAMS & COTTERILL ARCHITECTS**  
3328 Date Drive, Suite 200 • Rancho Cordova, California 95670  
T (916) 851-1400 F (916) 851-1403 E pwarch@perkinswill.com

*Landscape Plan*

Project: 2422 COHASSET RD  
Job No. 20-315 (40005) Date: 8-8-2020  
Scale: 1/16" = 1'-0"

LA