



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 11/18/20

DATE: November 5, 2020

File: AR 20-16

TO: Architectural Review and Historic Preservation Board

FROM: Molly Marcussen, Associate Planner, (879-6808, molly.marcussen@chicoca.gov)
Community Development Department

RE: Sayegh Brothers (AR 20-16), APN 002-610-050

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 20-16 (Sayegh Brothers), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a single-story commercial building. The site is located on the west side of Bruce Road, approximately 300 feet south of East 8th Street/California Park Drive (see **Attachment A**, Location Map and **Attachment B**, Site Plan). The site is zoned CN (Neighborhood Commercial) and is designated Neighborhood Commercial Use by the General Plan.

DISCUSSION

The proposed building would be 4,245 square feet of tenant infill space intended for use as professional offices and/or community market (see **Attachment C**, Project Description). The site is currently undeveloped and sits adjacent to an existing commercial property containing a restaurant, café, and community market located at the corner of Bruce Rd & East 8th St.

The site plan situates the building along Bruce Road with the customer entrance facing east, towards the parking lot, separated from the public right-of-way by a covered walkway and landscaping. There is an existing driveway approach at the south end of the site, and the north end will connect through to the adjacent commercial property for shared access and circulation. A total of 17 vehicle parking spaces, including one Clean Air/Van pool space is provided on site, satisfying the minimum parking requirement for the proposed mix of uses. A "wave" style bike rack would be installed between the building and the public right-of-way. There is an existing bus turnout and covered bus stop located just south of the parcel.

No signage is being proposed under this submittal so condition #3 has been added that new all signage shall comply with CMC 19.74 (Signs).

The proposed elevations exhibit a Mediterranean architectural design incorporating elements

such as colonnade walkways, trellises, and tiled roofing (see **Attachment D**, Elevations). Other elements will be introduced such as a clock tower, stacked glazing complimenting the covered walkway, ceiling height, and a bold color scheme to provide strong curb appeal.

The building would be rectangular in shape and mostly approximately 20 feet in height, though the clocktower would reach 30 feet, 9 inches at the highest point. The southerly building elevation would feature a flat roof while the northerly elevation would feature a hip roof featuring a clock tower. The building's exterior finish would be both blue-grey ("Storm Cloud") and clay colored ("Cavern Clay") plaster with grey trim accent ("Palisade"). The tile roof would be dark bronze (see **Attachment E**, Colors and Materials). Sloped tile awnings are proposed over storefront entries. The trash enclosure would be located in the northwesterly corner of the site, and a condition of approval is recommended (see Condition of Approval #4) that the enclosure be painted to match the main building. White ("Aesthetic White") columns and trellises are proposed around the building exterior. Existing parking lot light poles would be retrofitted with LED fixtures to illuminate the customer parking area (see **Attachment B**, Site Plan).

Trees and landscaping will be added to the site to provide parking shading and buffering adjacent residential properties (see **Attachment B**, Landscape Plan). Plantings would be a mix of low to medium water demand, including trees, shrubs and groundcover. No trees are being removed from the site and a total of 17 new trees would be planted on site, including red maple, red crepe myrtle, and Chinese pistache. This variety of tree species would provide shade for the vehicle parking area, which is estimated to reach 70 percent at full tree maturity.

ANALYSIS

The proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU-5.1, LU-2.4 and LU-4) and encourage positive neighborhood contributions (LU-4.4). The materials and colors are compatible with existing commercial buildings located in the area. Using the existing access driveways is consistent with Policy CIRC-1.1 which calls for minimizing new driveways on larger streets. The proposed building would enhance the buffer for residents from the heavily travels Bruce Road.

Design Guideline consistency is achieved through varied building depth, articulated elevations, colonnaded covered walkways, enhanced landscaping, and minimizing views of parking areas from the public right-of-way (DG 1.2.13, 1.1.14, 2.1.25, 2.1.26 and 2.1.27). Covered walkways and storefront entries create a sense of focus so people may easily find the entrance (DG 2.2.23) and building materials reinforce a sense of permanence, history and place (DG 1.2.32). Roof-mounted HVAC systems shall be hidden from public view within parapet walls (DG 2.2.28) and safe and convenient bicycle and pedestrian connections are provided (DG 2.1.21). For additional DG consistency analysis, see the applicant's project description, **Attachment C**.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

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

Architectural Review

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

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

The proposed commercial building is a project in an existing commercial area, consistent with several General Plan policies that encourage compatible infill development (LU-4.2, LU-4.4, and CD-5), in that the materials and colors are compatible with existing commercial buildings located in the area. The site is not located within the bounds of a Neighborhood Plan or area plan.

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

The purpose and intent of CMC 19.18 (Site Design and Architectural Review) is to promote the general health, safety, welfare and economy of residents in the community through orderly harmonious development, enhancing the desirability of residence or investment in the City and to promote visual environments that are of high aesthetic quality and variety. Design Guideline consistency is achieved through enhanced landscaping and building placement, minimizing views of parking areas from the public right-of-way (DG 1.1.14, 2.1.25, 2.1.26 and 2.1.27). The proposed building is of a size and scale that does not overwhelm the surrounding neighborhood (DG 1.2.13), and covered storefront entries create a sense of focus so people may easily find the entrance (DG 2.2.23). Roof-mounted HVAC systems are hidden from public view within parapet walls (DG 2.2.28) and safe and convenient bicycle and pedestrian connections are provided (DG 2.1.21). Overall, the proposed project is consistent with the purpose and intent of CMC 19.18.

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

The design, materials and colors of the proposed new building are visually compatible with the surrounding area, specifically the Mediterranean architectural design that the adjacent commercial lot exhibits. The design appropriately includes pedestrian-friendly

features and decorative elements on active elevations and omits these features on inactive rear and side elevations. Overall, the proposed project is consistent with the purpose and intent of CMC 19.18.

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 proposed structure is compatible with the site in that it will fully occupy a vacant site located on an existing commercial corridor. 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 proposed landscaping will provide visual relief around the new building and would provide much-needed landscape improvements to the site.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 20-16 (Sayegh Brothers). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by planning staff prior to issuance of a certificate of occupancy.
3. All new signage shall be permitted through a separate sign permit in compliance with CMC 19.74 (Signs).
4. The existing trash enclosure shall be painted to match the main structure.

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.

ATTACHMENTS

- A. Location Map
- B. Site and Landscaping Plan
- C. Project Description

- D. Elevations
- E. Colors and Materials

DISTRIBUTION

Bruce Ambo, Principal Planner

Mike Sawley, Senior Planner

Molly Marcussen Associate Planner

Gary Hawkins, Architect, gary@ghachico.com

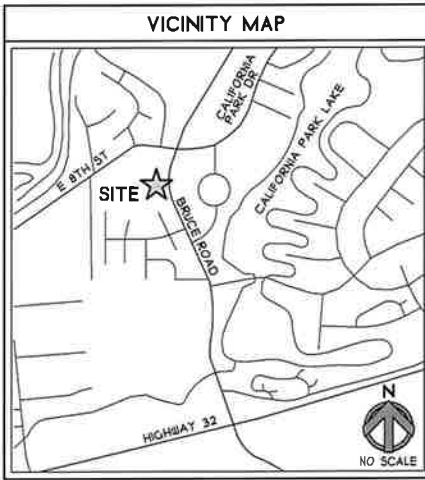
Files: AR 20-16 (Sayegh Brothers)



AR 20-16 (Sayegh Bros)
 APN 002-610-050-000



SITE COVERAGE		
DESCRIPTION	AREA	COVERAGE %
APN: 002-610-050		0.53 ACRES
PAVING	9,402 SF	41%
LANDSCAPING	1,534 SF	33%
STRUCTURES (BLDG + TRASH)	4,340 SF	19%
PEDESTRIAN WALKS	1,495 SF	1%
TOTAL	22,993 SF	100%



CODE ANALYSIS	
CODE:	20R CBC
OCCUPANCY:	M OR B
USE:	MARKET OR OFFICES
CONSTRUCTION TYPE:	V-B NON SPRINKLERED
ZONING:	CN - NEIGHBORHOOD COMMERCIAL ABUTS R-1 ZONE
GENERAL PLAN:	NC - NEIGHBORHOOD COMMERCIAL
BUILDING AREA:	4,204 SF
HEIGHT:	3'-5" (35'-0" MAX PER DISTRICT)
SETBACKS:	FRONT: SAME AS R DISTRICT (IS) SIDES: NONE REAR: 20 FT (ABUTS R DISTRICT)

PARKING ANALYSIS	
REQUIRED:	
OFFICE USE:	4,204 S.F. / 316 S.F. = 12 SPACES
MARKET USE (MOST RESTRICTIVE):	4,204 S.F. / 250 S.F. = 17 SPACES
PROPOSED:	
1 VAN ACCESSIBLE	
1 CLEAN AIR/EV (FUTURE EV CHARGING VAN ACCESS.)	
8 STANDARD	
2 PARALLEL	
5 COMPACT	
17 SPACES TOTAL	
DESIGNATED CLEAN AIR	
CGBSC 5.104.5.2	

TTL PARKING	NUMBER REQ'D
0-1	0
10-25	1
24-50	3

PARKING LOT = 17 STALLS
MARK 1 STALL(S) AS:

CLEAN AIR/
VANPOOL/EV

FUTURE ELECTRIC VEHICLE CHARGING
CGBSC 5.104.5.3

TTL PARKING	NUMBER REQ'D
0-1	0
10-25	1
24-50	2

PROVIDE RACEWAY TO FACILITATE INSTALLATION OF FUTURE EV CHARGING STATION AT THE DESIGNATED CLEAN AIR PARKING STALL.

EV CHARGING STATION SHALL BE VAN ACCESSIBLE PER CBC 1B-228.3

BICYCLE PARKING

10% MIN. VEHICLE PARKING = 2 SPACES MIN.
PROVIDE 'WAVE' STYLE RACK, PARKS 5 BIKES.

Revisions:

Plot Date: 10/14/2020



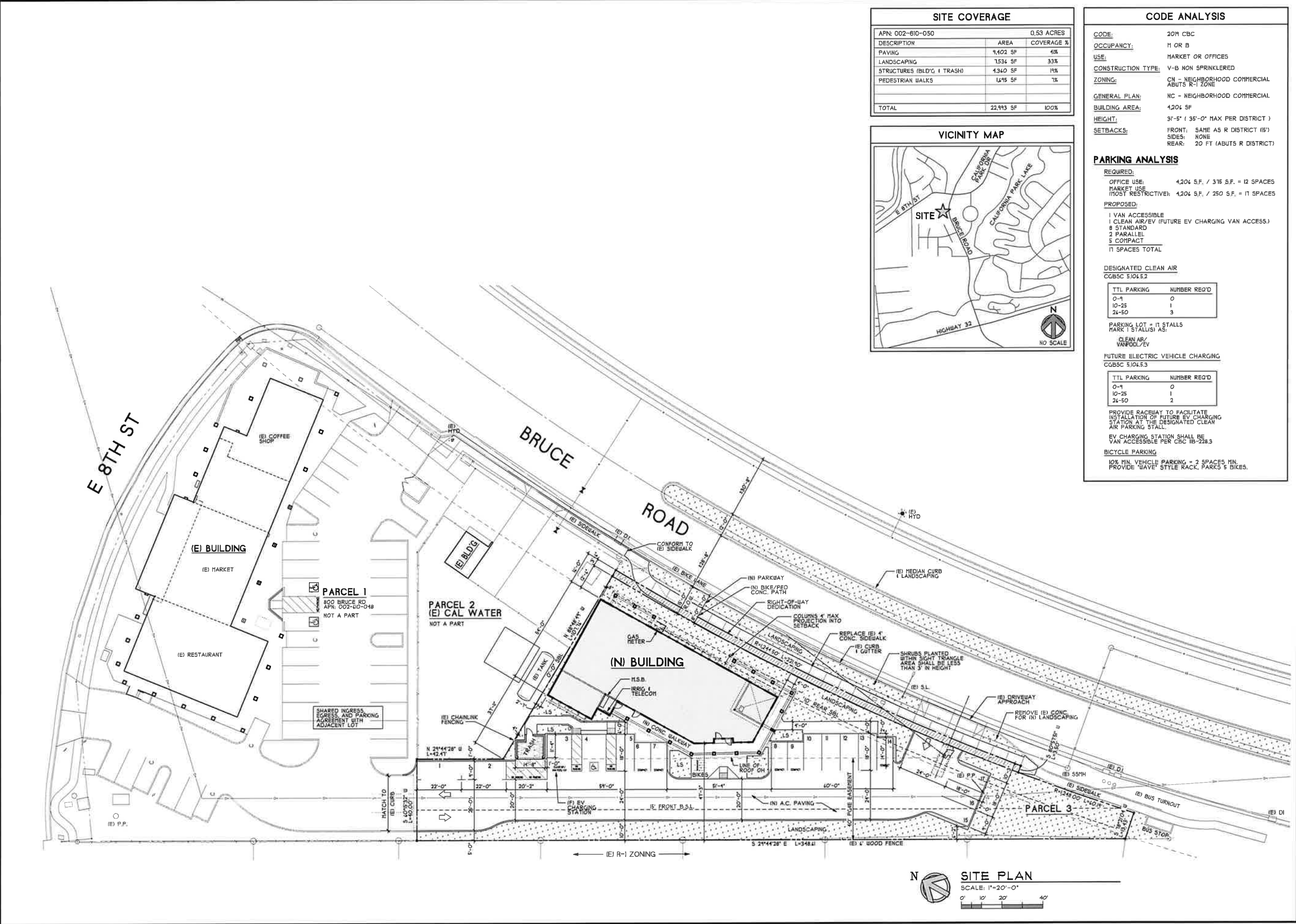
NEW COMMERCIAL BUILDING FOR:
JEFF SAYEGH
130 BRUCE ROAD, CHICO CA.

APN: 002-610-050

Date: 10-2020
Drawn: GC
Job No: 20-017






SHEET NAME:
OVERALL SITE PLAN

SHEET NUMBER:
AS1.1
of:



SITE PLAN
SCALE: 1"=20'-0"
0' 10' 20' 40'

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	ACER RUBRUM 'FRANKSRED' TM	RED SUNSET RED MAPLE	15 GAL	3	
	LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE CORAL PINK	15 GAL	13	
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	4	
	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE	15 GAL	4	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	SHRUB & GROUND COVER	PLANTING AREA	---	---	8,383 SF

WATER USE CALCULATIONS

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
P.O. BOX 8328
CHICO, CA 95927-8328

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET _r)	Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	ETAF	Project Type	Non-Residential	ETAF x Area	Estimated Total Water Use (ETWU)	
51.7	1 TREE-L	0.3	Drip	0.81	0.37	128	47	1520	
	2 TREE-M	0.5	Drip	0.81	0.62	320	198	6332	
	3 SHRUB - L	0.3	Drip	0.81	0.37	6758	2503	80230	
	4 SHRUB - M	0.5	Drip	0.81	0.62	1854	1144	36684	
Totals							9060	3892	124765
							ETWU Total	124765	
							Maximum Allowed Water Allowance (MAWA)	130684	

ETAF Calculations:
Regular Landscape Areas
Total ETAF x Area 3892
Total Area 9060
Average ETAF 0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

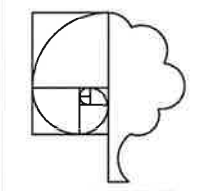
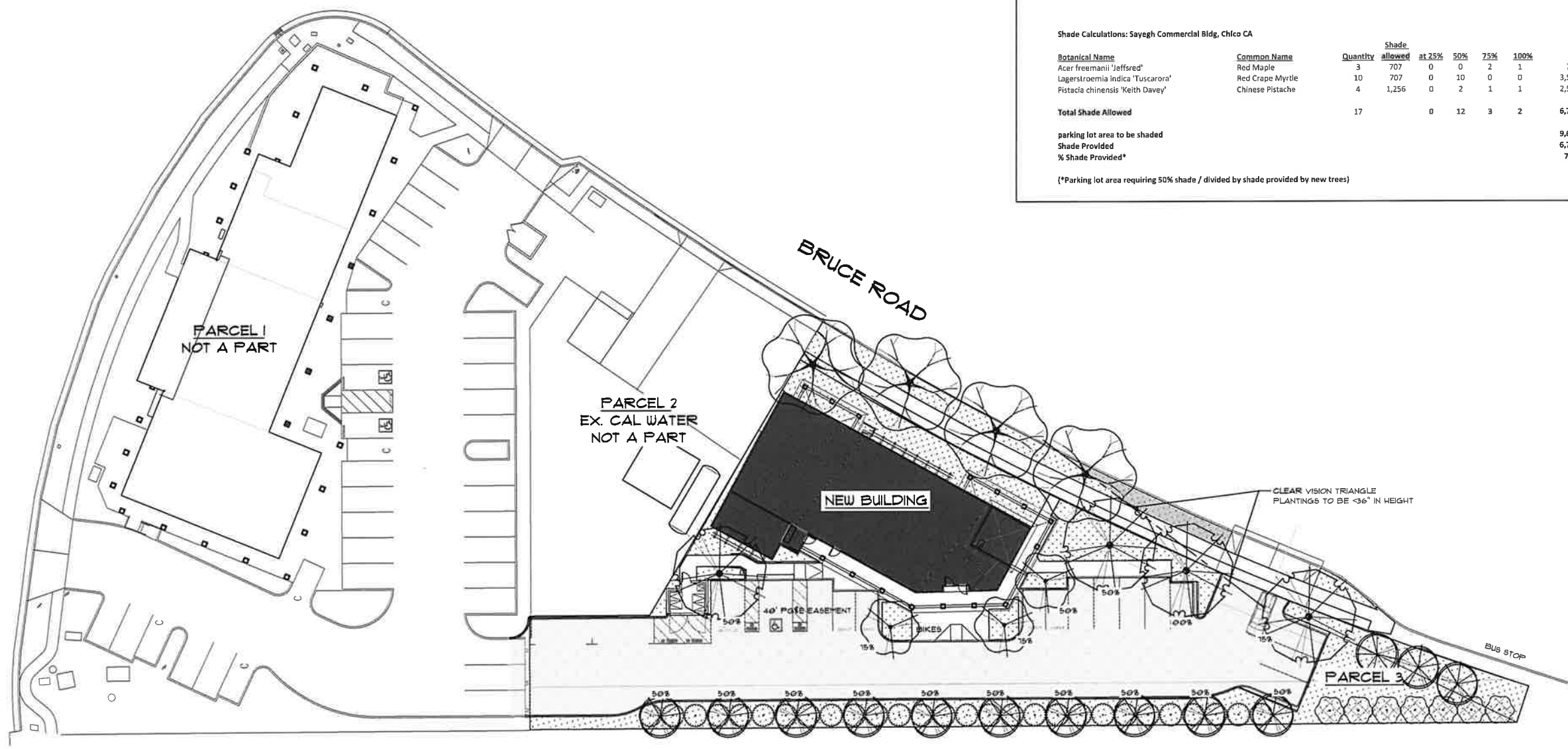
All Landscape Areas
Total ETAF x Area 3892
Total Area 9060
Average ETAF 0.43

SHADE CALCULATION

Shade Calculations: Sayegh Commercial Bldg, Chico CA

Botanical Name	Common Name	Quantity	Shade allowed	at 25%	50%	75%	100%	Total
Acer freemanii 'Jeffred'	Red Maple	3	707	0	0	2	1	707.00
Lagerstroemia indica 'Tuscarora'	Red Crape Myrtle	10	707	0	10	0	0	3,535.00
Pistacia chinensis 'Keith Davey'	Chinese Pistache	4	1,256	0	2	1	1	2,512.00
Total Shade Allowed		17	0	12	3	2		6,754.00
parking lot area to be shaded								9,613.00
Shade Provided								6,754.00
% Shade Provided*								70.26%

(*Parking lot area requiring 50% shade / divided by shade provided by new trees)



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(530)892-8897 fax (530)892-9588
thphelps@tphglobal.net

NEW COMMERCIAL BUILDING APN: 002-610-050
JEFF SAYEGH
BRUCE ROAD
CHICO, CALIFORNIA

This drawing is the property of Thomas H. Phelps Landscape Architecture. It is to be used only for the project and site for which it was prepared. It is not to be used for any other project or site without the written consent of Thomas H. Phelps Landscape Architecture.

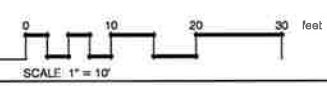
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LANDSCAPE PLAN

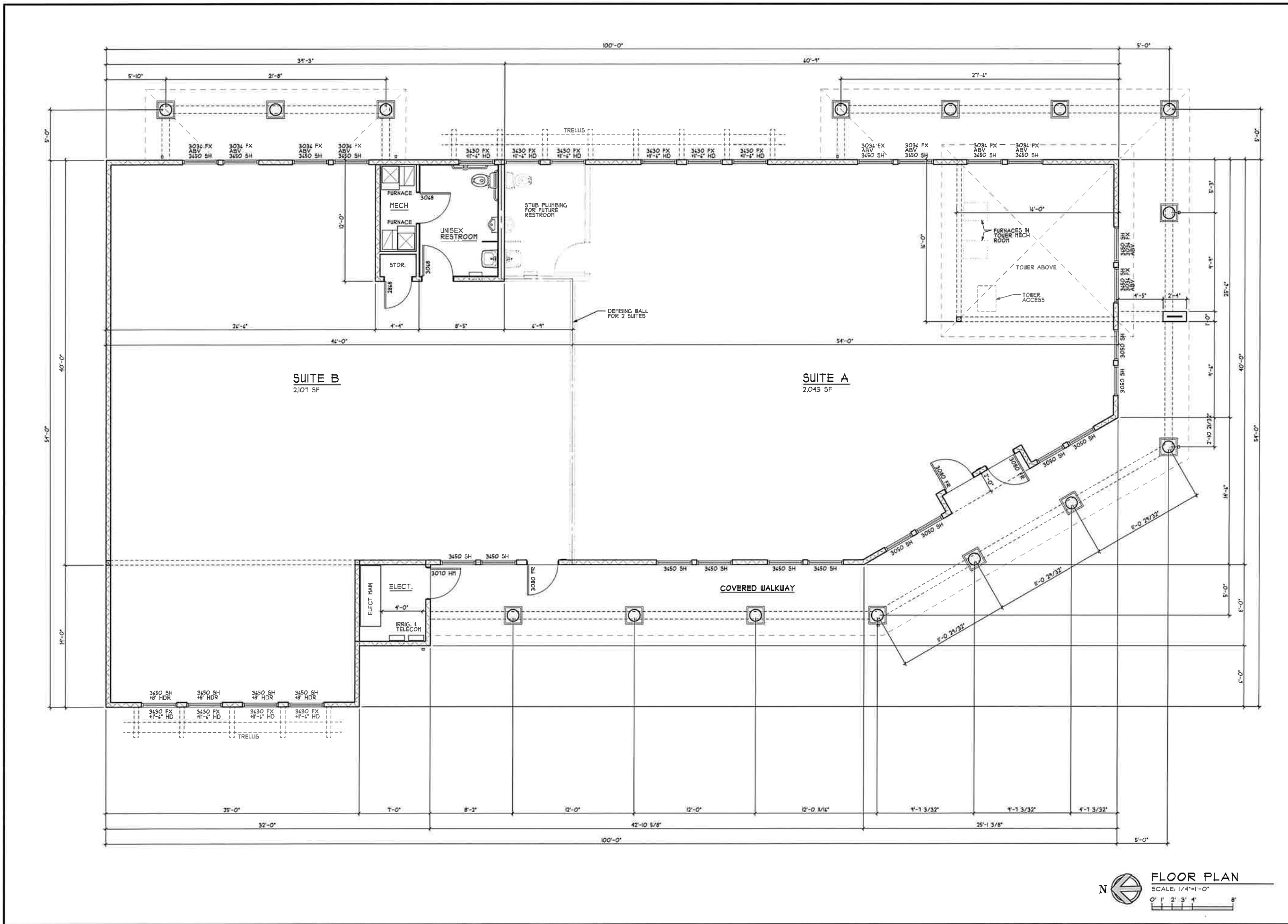


No.	Date	Revision
▲		
▲		
▲		

Project Wp: THP
Drawn By: THP
Scale: 1"=10'
Date: 15 OCT 2020
File Name: 20-034 of 1 sheets

LANDSCAPE PLAN





Revisions:
 Plot Date: 9/24/2020

GJH
GARY HAWKINS ARCHITECT
 (510) 862-2700
 gary@gha.com
 3045 Corona Ave., Ste 135
 Chico, CA 95926



NEW COMMERCIAL BUILDING FOR:
JEFF SAYEGH
 130 BRUCE ROAD, CHICO CA.
 APN: 002-610-050

Date: 9-2020
 Drawn: GC
 Job No: 20-01T
 SHEET NAME:
 FLOOR PLAN

SHEET NUMBER:
A1.1
 of:

FLOOR PLAN
 SCALE: 1/4"=1'-0"
 0' 1' 2' 3' 4' 8'



**GARY HAWKINS
ARCHITECT**

3045 Ceres Avenue, Suite 135
Chico, CA 95973

(530) 892-2700
info@ghachico.com

July 6th, 2020

Architectural Review and Historic Preservation Board
City of Chico Planning Department
411 Main Street
Chico, CA 95928

RE: New Commercial Building for:
Jeff Sayegh
730 Bruce Rd
Chico, CA 95928
APN: 002-610-050

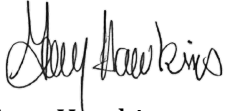
We are pleased to present a design concept for construction of a new commercial building on Bruce Road near the E 8th St intersection. It is our intent that the design is consistent with the City of Chico Design Guidelines. The proposed single-story building will have approximately 4,245 square feet of tenant infill space intended for use as professional offices or a community market. The site is currently undeveloped and sits adjacent to an existing commercial property hosting a restaurant, cafe, and market located at the corner of Bruce Rd & E 8th St. The new building will carryover the Mediterranean style of the adjacent property incorporating elements such as the colonnaded covered walk, trellises, and tiled roofing to unify the two sites. New elements will be introduced such as a clock tower, stacked glazing complimenting the covered walkway ceiling height, and a bold color scheme to provide strong curb appeal.

This project will incorporate the following design elements:

- Provide pedestrian path of travel from the city sidewalk to the proposed building and bicycle parking facility. DG 2.1.24
- Bike parking will be provided near the main building entrance. DG 3.1.34
- Parking areas will be located behind the building and screened with landscaping. New driveway approach will be constructed at the South end of the site, and the North end will connect through to the adjacent commercial property for shared access and circulation. DG 3.1.24-25
- Trees and landscaping will be added to the site providing parking shading and buffering adjacent residential properties. DG 2.1.28
- Building is single-story construction and similar scale and massing to the adjacent commercial property and single-family residences. DG 3.2.11-12
- A screened trash enclosure will be added, and utilities will be screened/hidden from view. DG 3.1.35

It is our hope that this new development will provide an enhancement to the existing neighborhood and community.

Sincerely,

A handwritten signature in black ink that reads "Gary Hawkins". The signature is written in a cursive style with a large, stylized initial "G".

Gary Hawkins
Gary Hawkins Architect

Revisions:

Plot Date: 9/24/2020

4

GARY HAWKINS ARCHITECT
 (530) 892-2700
 gary@gharchitect.com
 3045 Ceres Ave, Ste. 135
 Chico, CA 95973

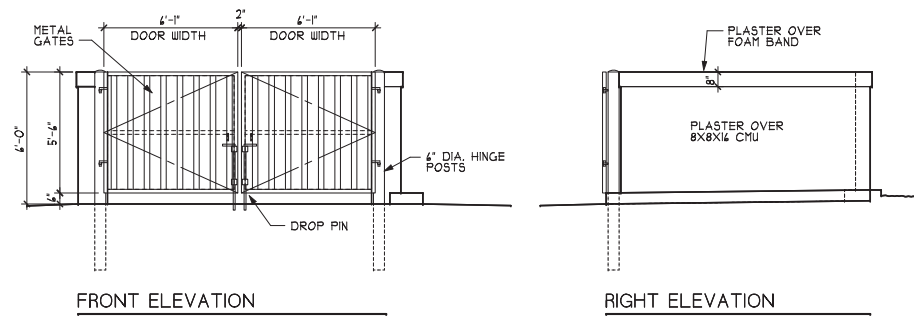
LICENSED ARCHITECT
 GARY HAWKINS
 No. C 18693
 REN
 STATE OF CALIFORNIA

NEW COMMERCIAL BUILDING FOR:
JEFF SAYEGH
 730 BRUCE ROAD, CHICO CA.

APN: 002-610-050

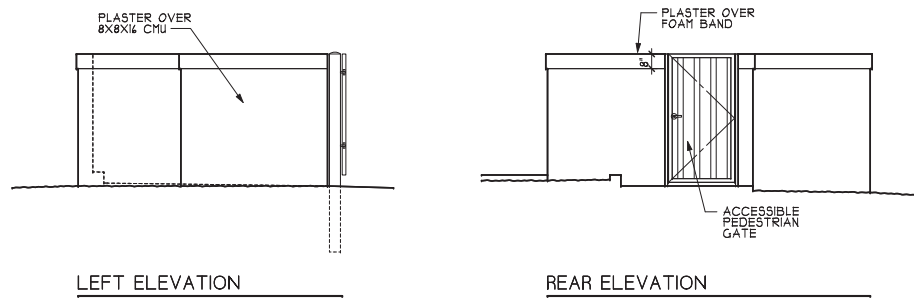
Date: 9-2020
 Drawn: GC
 Job No: 20-011
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 EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.1
 of:



FRONT ELEVATION

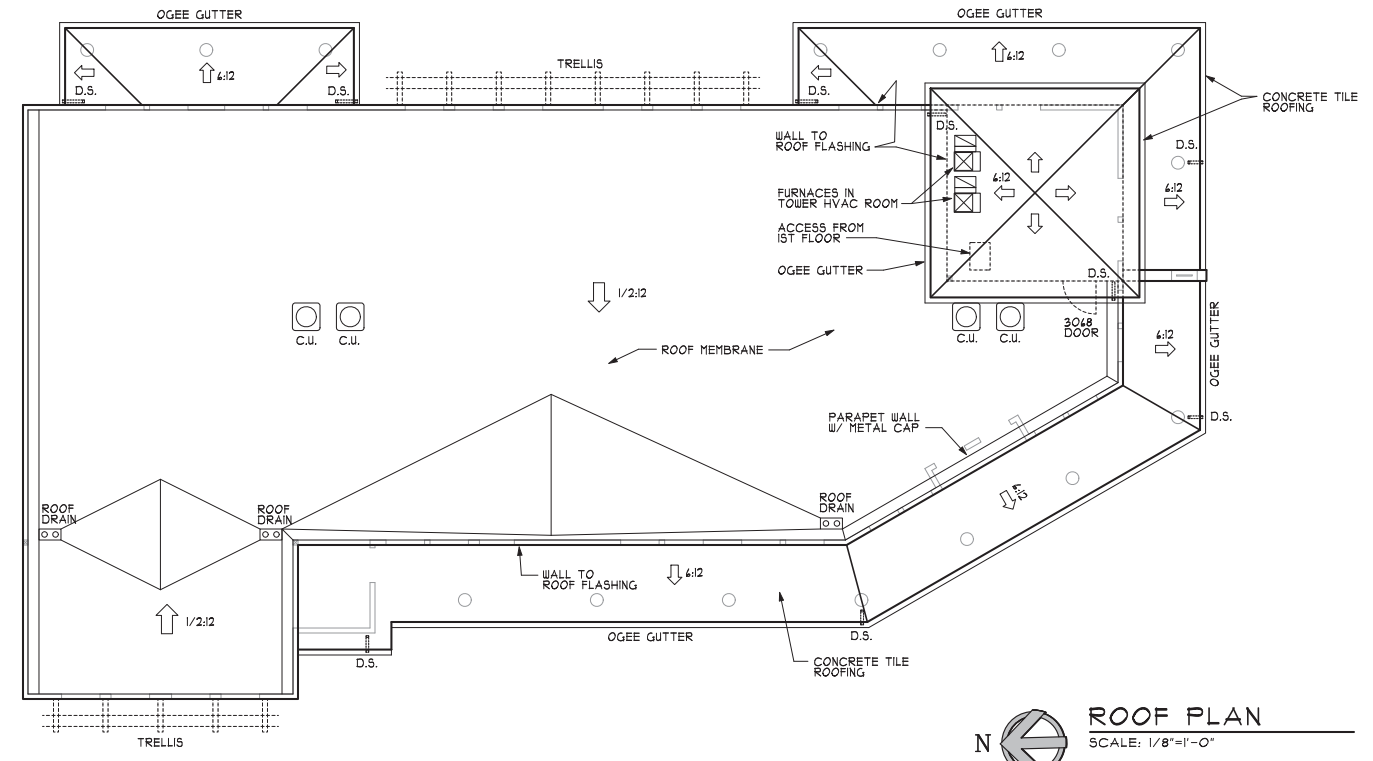
RIGHT ELEVATION



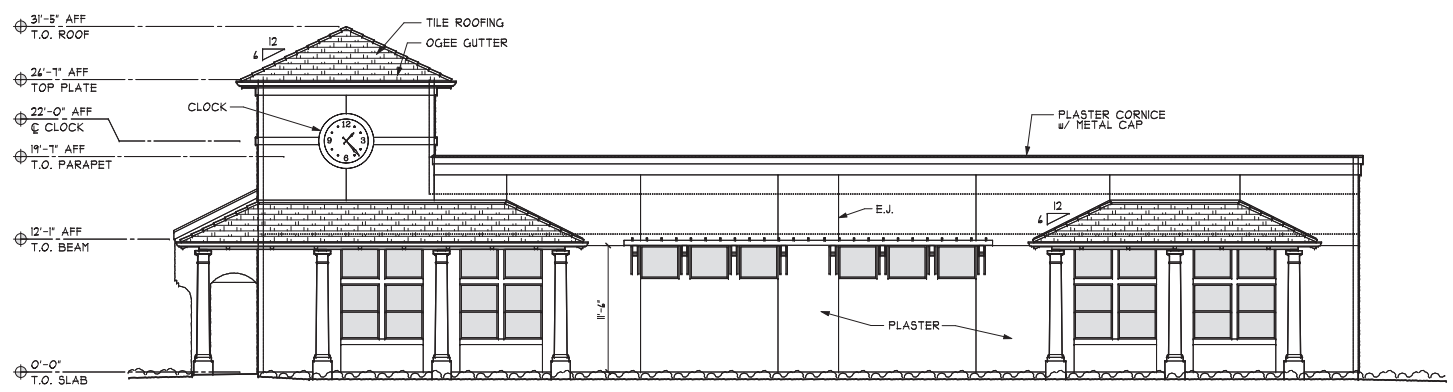
LEFT ELEVATION

REAR ELEVATION

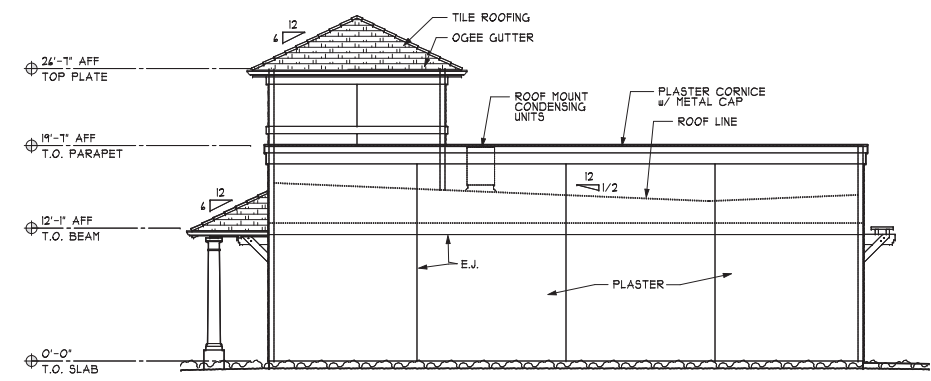
TRASH ENCLOSURE
 SCALE: 1/4"=1'-0"



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



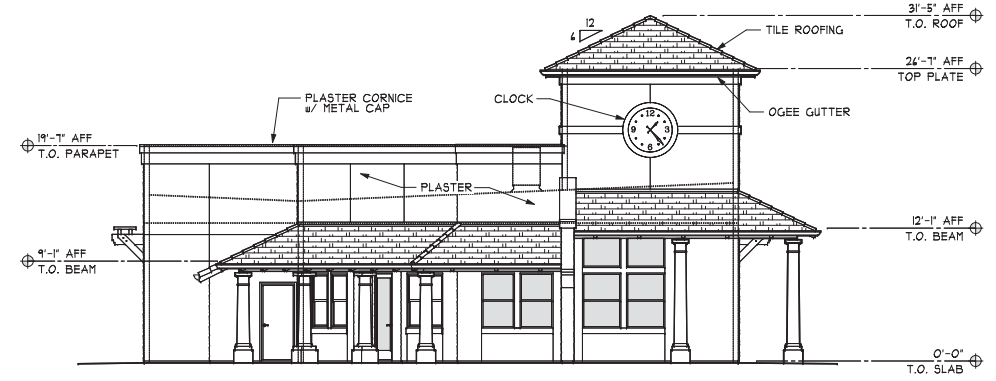
REAR ELEVATION - BRUCE RD
 SCALE: 1/8"=1'-0"



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



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



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

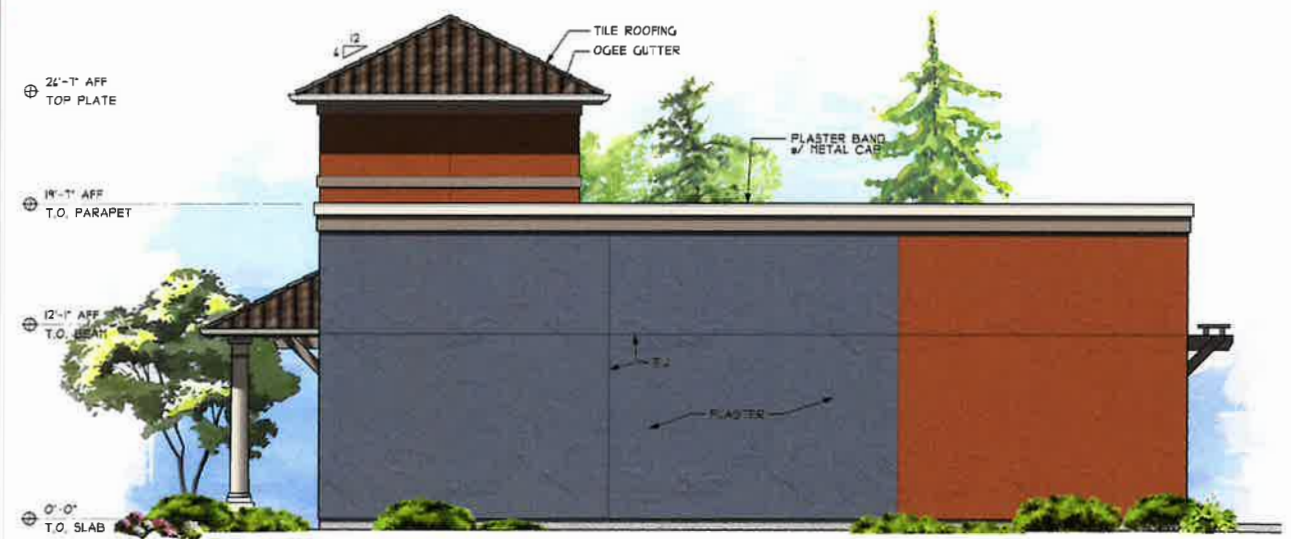


REAR ELEVATION - BRUCE RD
SCALE: 3/16"=1'-0"

COLOR SCHEDULE	
	BODY COLOR 1 SW 6249 STORY CLOUD
	BODY COLOR 2 SW 1101 CAVERN CLAY
	ACCENT COLOR 1 SW 1035 AESTHETIC WHITE
	ACCENT COLOR 2 SW 1435 PAUSADE
	ROOFING SCRAL ROOFING VILLA 900 CONCRETE ROOF TILE SEP A

Revisions
Plot Date: 1/23/2020

GH4
GARY HANNINS ARCHITECT
3045 Ceres Ave., Ste 135
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gary@gh4arch.com



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



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



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

NEW COMMERCIAL BUILDING FOR:
JEFF SAYEGH
130 BRUCE ROAD, CHICO CA.

Date: 1-2020
Drawn: GC
Job No: 20-011
SHEET NAME:
COLOR ELEVATIONS

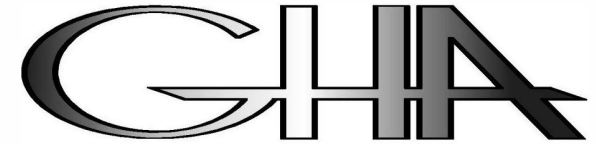
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A2.2

JEFF SAYEGH

BRUCE ROAD, CHICO CA

APN: 002-610-050

COLORS AND MATERIALS



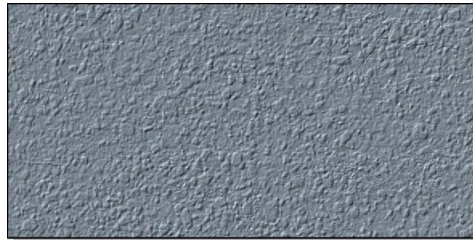
GARY HAWKINS ARCHITECT

3045 Ceres Ave., Ste.135

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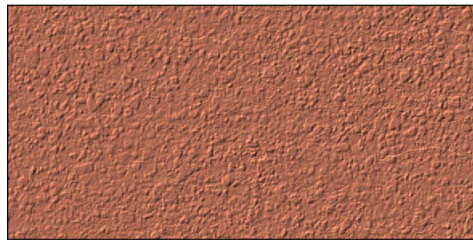
EXTERIOR PLASTER
SW 6249 STORM CLOUD



TRIM ACCENT
SW 7635 PALISADE



ROOFING
BORAL ROOFING
VILLA 900 CONCRETE ROOF TILE
SEPIA - IVICS3370



EXTERIOR PLASTER
SW 7701 CAVERN CLAY



COLUMNS, GUTTERS, TRIM
SW 7035 AESTHETIC WHITE