



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 07/07/2021

DATE: June 25, 2021

File: AR 21-15

TO: Architectural Review and Historic Preservation Board

FROM: Tina Wilson, Associate Planner, 530-879-6807, tina.wilson@chicoca.gov
Community Development Department

RE: Architectural Review 21-15 (A1 Tank District) – Lot A1 Tank District, Meriam Park
Subdivision S 09-01, (APN 002-690-001 portion)

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 21-15 (Tank District), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct an approximately 8,505 square foot restaurant and retail building on lot A1 of the Meriam Park Subdivision Map (S 09-01). 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 (see **Attachment A**, Location Map).

The proposed project includes a new single-story restaurant and retail building and surrounding landscaping. Parking is provided in a previously approved shared parking field with trash enclosure (see **Attachment B**, Project Description, and **Attachment C**, Overall Site Plan).

TND REGULATIONS

The Traditional Neighborhood Development (TND) zone is designed to encourage positive design features of traditional neighborhoods. The purpose of the TND zones are 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 Building, designed for occupancy by retail, service, and/or office uses on the ground floor with an optional mezzanine. Consistent with this building type, the proposed building is situated on the site so that the front façade of the building is at the back of the sidewalk.

Frontage Type

The proposal utilizes the Shopfront frontage type. This frontage type is conventional for retail use and requires substantial glazing at the sidewalk level. Consistent with this frontage type, the proposed building is aligned close to the property line with the outdoor patio area and building entrance in close proximity to the sidewalk along Market Place.

Architecture

The 8,505-square-foot building would feature a rustic, industrial, and contemporary architectural style, characterized by utility and agricultural-related elements (see **Attachment D**, Exterior Elevations and **Attachment E**, Exterior Rendering). The rectangular shaped metal building would feature a prominent roof element, a gable roof style topped with a clerestory, establishing the building's presence along East 20th Street and Market Place. Exterior finishes for the building would be metal siding in a gray color ("Cardinal Gray" glazing, "Slate Gray") with metal roofing in gray ("Smoke Gray"). Exterior canopies would be finished with a powder coat of tiger drylac with an anodized effect in a dark bronze tone. The exterior trellis would be longboard dark fir. The north elevation would feature an outdoor seating area, located directly south of the silo, next to the access driveway from Market Place.

The silo would provide a focal point for the development and reinforce the theme of the Tank District. Staff recommends that the applicant and Board consider continuing this theme along the East 20th Street building frontage with an art installation or signage element (see recommended condition of approval no. 5).

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 F**, Landscape Plan). Appropriate attention is given to areas surrounding outdoor amenities, including planter beds featuring a variety of shrubs. Hoop-style bike racks would be located between the building and the parking area. Several new trees would be planted on site, including autumn gold maidenhair trees and bailey acacia.

DISCUSSION

The proposal is consistent with General Plan goals and policies that encourage architectural designs that exhibit timeless character and create a culturally relevant sense of place (CD-3.1 and CD-4.1.3). The proposed design promotes pedestrian and bicycle access by directly

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 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 interesting roofline creates a sense of focus, provides visual interest and enhances the overall aesthetics (DG 2.2.23, 1.2.22). 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 included 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.

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

The proposal is consistent with several General Plan goals and policies, including those that encourage architectural designs that create a culturally relevant sense of place, and promote pedestrian-oriented development (CD-3.1, CD-4.1.3, CD-3.2 and CD-3.3). Further, 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 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 project is consistent with Design Guidelines (DGs) that call for pedestrian-friendly design with the building located at the back of sidewalk and vehicle parking located to the side and rear of the site, consistent with DGs 1.1.14, 1.1.15, 2.1.25, 2.1.26 and 2.1.27. Building massing and scale are layered, and design elements such as metal awnings and glazed storefronts create a point of interest at building entrances. The proposed materials are rich and interesting, consistent with DGs 3.2.32 and 3.2.31.

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 CORE area and the overall vision of Meriam Park. Exterior equipment will be properly screened from view by shrubs and other landscaping. Vehicle parking is located interior to the site and future development will further block views of the parking area from the street.

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 proposal is consistent with the anticipated development in the CORE area and the overall vision of Meriam Park. As few buildings currently exist on the site, the structures will appear to dominate the surroundings, however, this effect will diminish over time with additional surrounding development. 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 both native and edible 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 21-15 (A1 Tank District). 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 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 new electric, telephone, and other wiring conduits for utilities shall be placed

underground in compliance with CMC 19.60.120.

5. The applicant shall consider an art installation or signage element along the East 20th Street building frontage to reinforce Meriam Park's Tank District theme.
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.
7. 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.
8. **MITIGATION AES-1 (Aesthetics)**: 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.
9. **MITIGATION AIR-1a (Air Quality)**: 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.
10. **MITIGATION AIR-1b (Air Quality)**: 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.
 11. **MITIGATION AIR-1c (Air Quality)**: 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.
 12. **MITIGATION AIR-1d (Air Quality)**: 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).
 13. **MITIGATION AIR-2 (Air Quality)**: The following measures would reduce diesel particulate matter and NO_x 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.
14. **MITIGATION BIO-8 (Biological Resources)**: 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.
15. **MITIGATION CUL-2a (Cultural Resources)**: 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.
16. **MITIGATION CUL-2b (Cultural Resources)**: 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.
17. **MITIGATION CUL-3 (Cultural Resources)**: 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.
18. **MITIGATION CUL-4 (Cultural Resources)**: 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.

19. **MITIGATION HYDRO-3 (Hydrology and Drainage)**: 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.
20. **MITIGATION UTIL-1b (Utilities)**: 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.

PUBLIC CONTACT

Public notice requirements are fulfilled by mailing a 10-day public hearing notice to all landowners and residents within 500 feet of the site, by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting. As of the date of this report, no comments have been received in response to the public notice.

DISTRIBUTION

Internal (3)

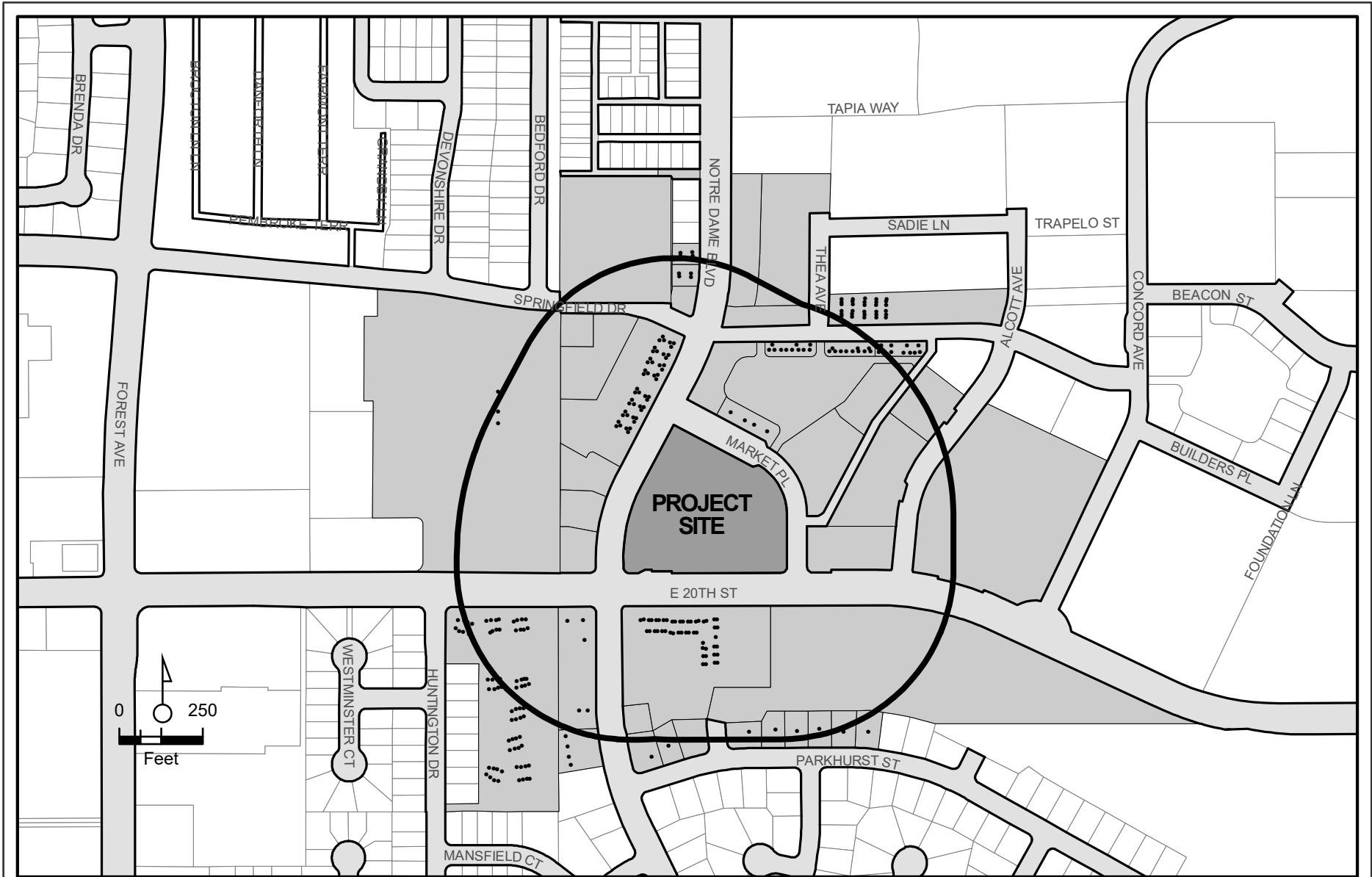
Mike Sawley, Principal Planner
Tina Wilson, Associate Planner
File: AR 21-15

External (2)

Gonzales Development Company, Attn: Brian Klinginsmith, 1811 Concord Avenue, Suite 200, Chico, CA 95928, Email: brian@gonzalesdevco.com
RGA, Attn: Kevin Easterling, 115 Meyers Street, Suite 110, Chico, CA 95928, Email: kevin@rgachico.com

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Overall Site Plan
- D. Exterior Elevations
- E. Exterior Renderings
- F. Landscape Plans



AR 21-15 (Tank District)
 1950 Market Pl
 APN 002-690-001-000

- Noticed Addresses
- Noticed Parcels



June 29, 2021

City of Chico Planning Department
P.O.Box 3420
Chico, Ca. 95927

RE: Restaurant and Retail Building
Lot A1 at Meriam Park
Chico CA 95928
002-690-001

Dear Plan Reviewer,

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

Building Program

The proposed new building will be a single-story single-tenant restaurant and retail building.

Proposed Architectural Elements

The design and use of exterior materials and colors for this building were selected to harmonize with the existing buildings in the surrounding Tank District. The combination of rustic, industrial, and contemporary design elements reinforce the authentic nature of the neighborhood in which this building is located. The exterior patio on the north side of the building serves to connect this building to that same neighborhood and draws the extents of the Tank District towards its southern boundary along East 20th Street.

Meriam Park is Chico's largest and most unique mixed-use development with over 120,000sf of retail, 400,000sf of office and civic space, 860 apartments and 450 homes. The proposed silo tower will identify a "Sense of Place" for easy wayfinding and recognition. The silo tower was chosen as a monument to compliment the "agritectural" styling of architecture and unique and eclectic combination of building types in the Tank

District, including the existing 120 year old barn as the retail community center. Meriam Park will be an important commercial hub in Chico, with its mix of living next to working next to commerce and business in a walkable sustainable environment over 233 acres. It is fitting to identify it with this tower monument for ease of identification and wayfinding.

Applicable City of Chico Design Guidelines Objectives

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

This building has been situated on site to ensure that it is accessible by doors along both the North and South side of the building. While there is a significant grade difference between the building pad and the adjacent public sidewalk to the south, an additional circulation path has been provided to ensure access to doors along East 20th Street for ancillary uses. With site circulation routes connecting to all adjacent properties, this building is positioned to be well connected to the rest of the existing walking network within Meriam Park.

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.

The shared parking lot for this building is located towards the interior of the block, with this building, and future buildings, located adjacent to public right-of-way towards the front of sites. Driveways adjacent to the building are screened by landscape planters, and site fencing.

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

This building utilizes a gable roof style topped with a clerestory to establish the building's presence along the street.

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

Bicycle parking is located on the west side of this building along the accessible site circulation route.

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

All electrical switchgear, gas meters, the electrical transformer, and dumpsters have been screened from public view by a decorative site fence on the West end of the building.

DG3.2.21-Design Concept

The composition of this building consists of a single-story mass aligned directly with the adjacent street. Large storefront windows provide a direct connection to the pedestrian circulation routes, and provide light and views between the interior and exterior of the building. The clerestory windows above provide light to the interior of the spaces. The patio on the North side of the building serves as an outdoor

dining and congregation space, connecting the building and its user group to the adjacent Tank District neighborhood and the social fabric of the District created by anchor buildings such as the adjacent Barn.

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

Every elevation offers depth and interest with the use of vertically installed metal wall and roof panels. Metal canopies and awnings assist in adding shadowing and depth. Landscape screen walls and shade trellises along the patio provide articulation and interest.

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 use of trellises and site fencing on the patio provide well-defined entry points for the building. Additional entrances to the building are defined by overhead canopies, storefront window systems, and double doors.

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

This unique building features two roof elements: a single-story gable roof topped with a clerestory with windows.

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.

Utilities will be painted to match the building color and landscaping is proposed to be planted in front HVAC units, as well as landscape fencing screens, to block them from public view.

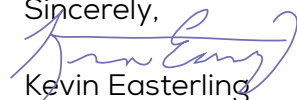
DG3.2.31 and 33–Include variations in the depth of surfaces or changes in surface materials to provide visual interest to walls. Express continuity through all elevations through complementary use of form, materials, color, and detailing.

Using two different metal building colors for the roofs and walls in addition to wall screens for landscaping, awnings, and canopy. There are repeated materials, colors and features on all elevations.

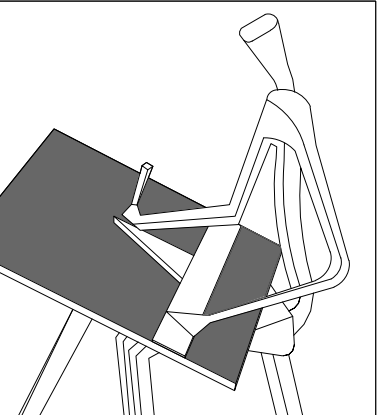
DG3.2.32–Select building colors and accent materials from a rich palette.

The palette selected is rich with tones selected primarily from the warm grey-beige ranges.

Sincerely,



Kevin Easterling
Russell, Gallaway, Associates inc.



r · g · a
architecture + engineering

RUSSELL
GALLAWAY
ASSOCIATES inc.

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PROJECT
**FARMERS
BREWING CO. -
MERIAM PARK**

OWNER
**TANK
DISTRICT, LLC**



PROJECT ADDRESS
**LOT A1
THE TANK DISTRICT
MERIAM PARK
CHICO, CA
95928**

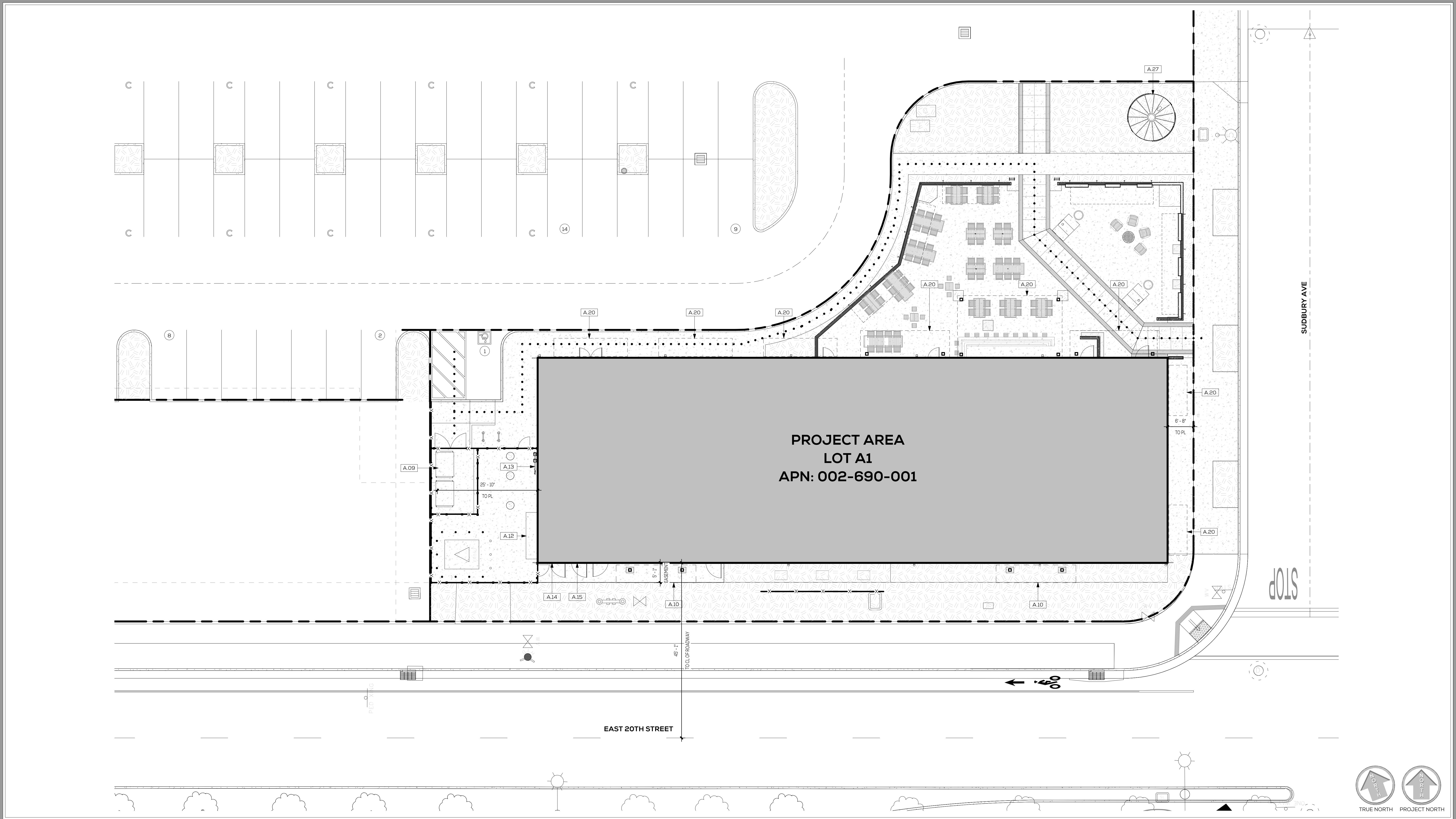
ASSESSORS PARCEL
NUMBER
002-690-001



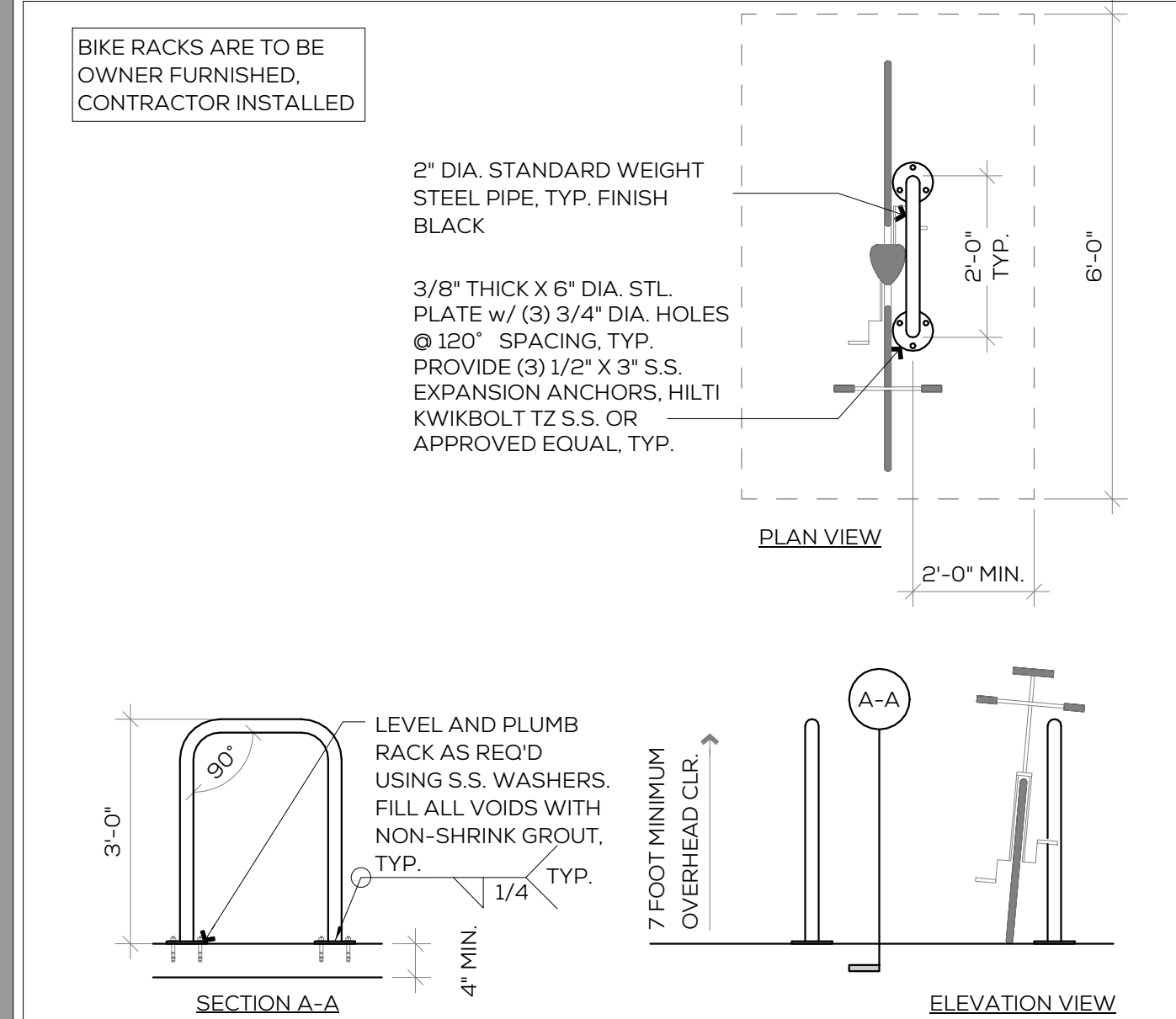
RG&A PROJECT #	21-301
PLAN CHECK #	-
DRAWN	SJM
CHECKED	KJE
ARB SUBMITTAL	2021.05.21
2ND ARB SUBMITTAL	2021.06.04

SITE PLAN

ARB1



RR - ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



QQ - BIKE RACKS
SCALE: 1/2" = 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 COMPLIANCE WITH CHICO MUNICIPAL CODE 19.60.120.

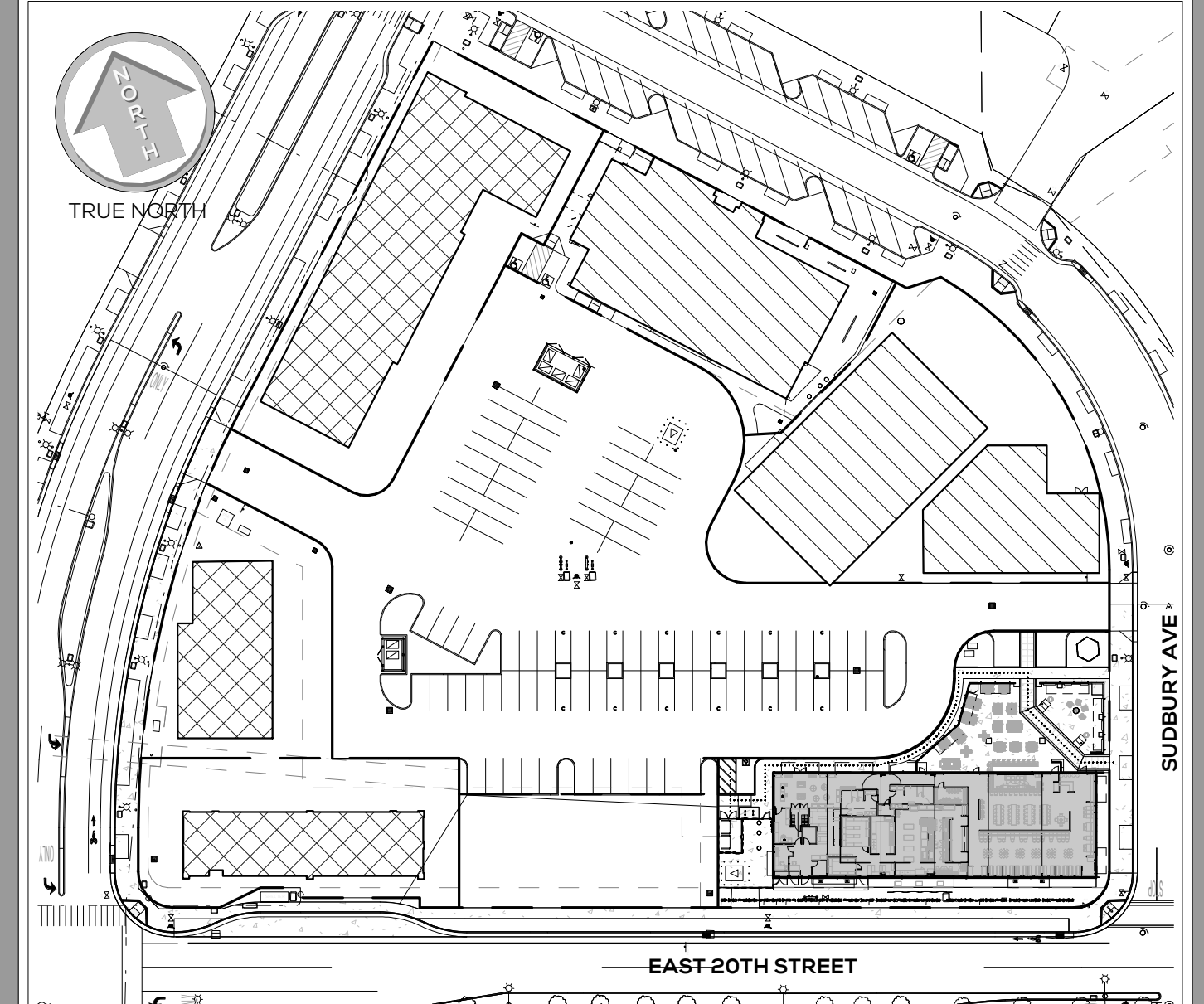
SITE CIRCULATION ROUTE NOTES:
SITE CIRCULATION ROUTE, AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/4" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (11B-403.5.3) AT LEAST 60" X 60" ARE LOCATED NOT MORE THAN 200' APART. THE GROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-307.2).

KEYNOTES	
A.09	COVERED TRASH ENCLOSURE - SEE CIVIL DWGS
A.10	TRELLIS - SEE EXTERIOR ELEVATIONS
A.12	ELECTRICAL SWITCHGEAR
A.13	GAS METERS - SEE CIVIL DWGS
A.14	MPOE CLOSET - SEE CIVIL DWGS
A.15	FIRE SPRINKLER RISER CLOSET
A.20	LINE OF CANOPY OVERHEAD - SEE EXTERIOR ELEVATIONS
A.27	GRAIN SILO, MAX HEIGHT 32'-0"

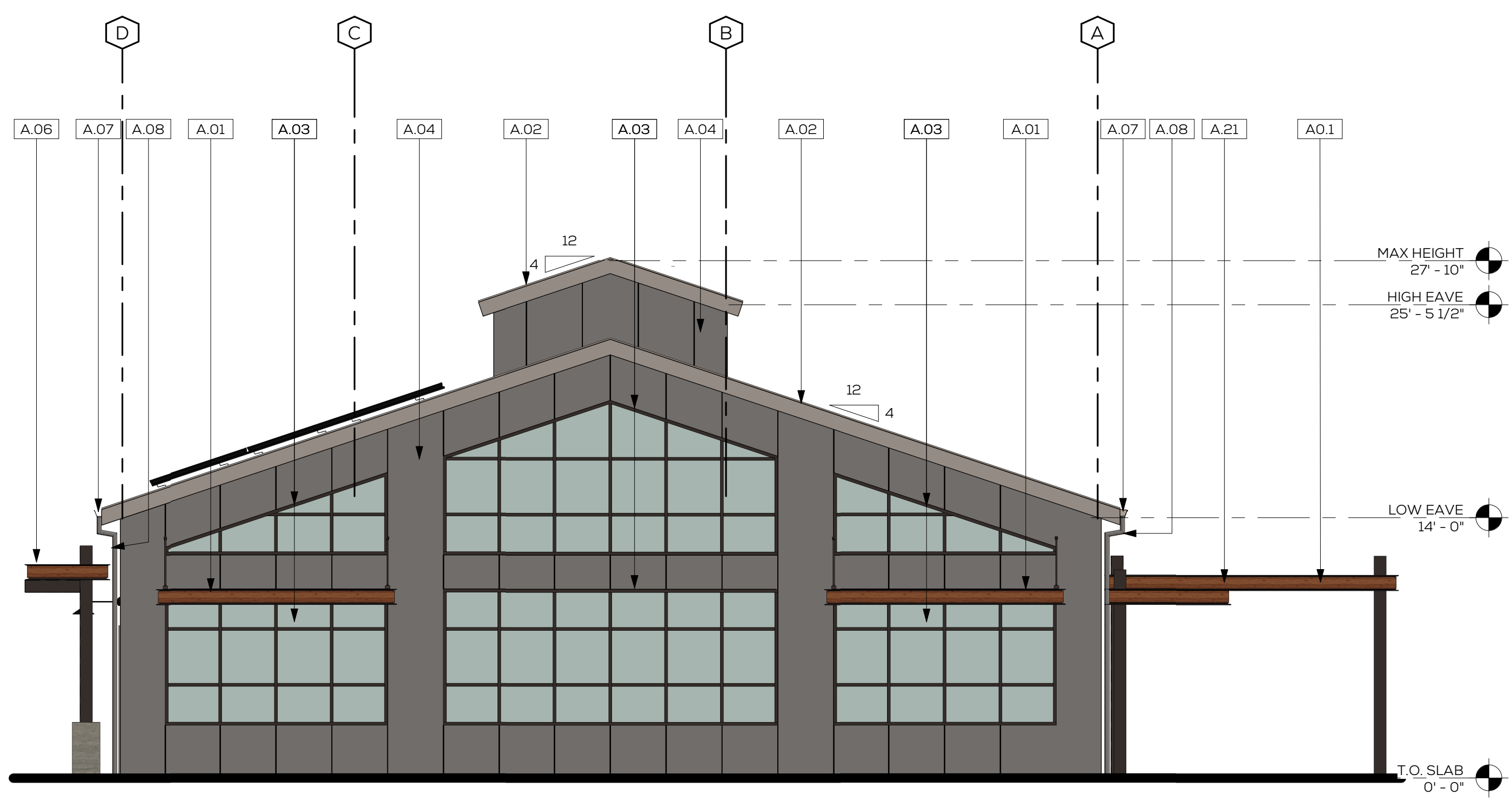
MM - SITE NOTES & LEGEND
SCALE: NONE

1	PARKING COUNT
♿	ACCESSIBLE PARKING SPACE
C	COMPACT PARKING - SEE CIVIL DWGS
⊕	BIKE PARKING - SEE DETAIL QQ/-
⋯	SITE CIRCULATION ROUTE
---	PROPERTY LINE
- - -	EASEMENT - SEE CIVIL DWGS
---	FENCE - SEE CIVIL DWGS
■	PROJECT AREA
▨	EXISTING BUILDINGS - NOT A PART
▩	FUTURE BUILDINGS - NOT A PART
▨	CONCRETE WALK - SEE CIVIL DWGS
▩	LANDSCAPE - SEE LANDSCAPE DWGS

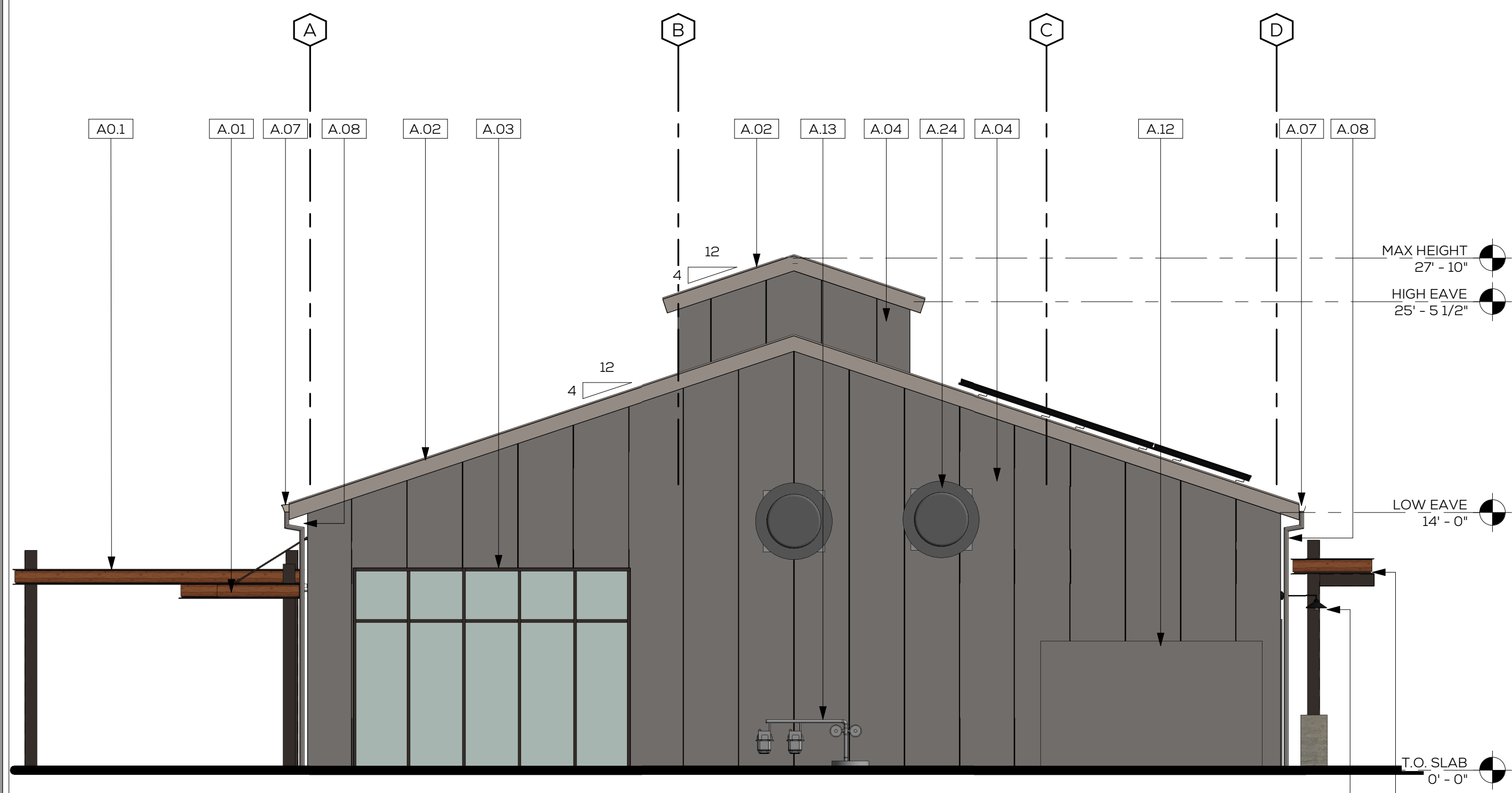
PARKING REQUIRED			
8,505 SF @ 1.6 SPACES /1,000 SF	14 SPACES	(CHICO MC 19.88.030)	
BICYCLE PARKING (20%)	3 SPACES	(CHICO MC 19.88.070)	
VEHICLE PARKING PROVIDED			
FULL SIZE STALL	14 SPACES		
ACCESSIBLE STALLS			
TOTAL SPACES PROVIDED	14 SPACES		
BICYCLE PARKING PROVIDED			
BICYCLE RACK	3 SPACES		
TND ZONING SUMMARY			
ZONING TYPE	TND-CORE	(CHICO MC 19.80)	
BUILDING TYPE	SMALL SINGLE STORY SHOPFRONT	(CHICO MC 19.86.300)	
FRONTAGE TYPE	SHOPFRONT	(CHICO MC 19.84.040)	
SETBACKS	FRONT ZERO TO BACK OF WALK	(CHICO MC 19.86.300)	
	SIDE NONE REQUIRED	(CHICO MC 19.86.300)	
	REAR 5 FT MIN	(CHICO MC 19.86.300)	
BUILDING HEIGHT	1 STORIES	(CHICO MC 19.86.300)	
PARKING	35 FT MAX		
	28 FT MIN BEHIND BACK OF WALK	(CHICO MC 19.86.300)	
PLANTING	SEE LANDSCAPE DRAWINGS		
INFRASTRUCTURE	SEE CIVIL DRAWINGS		
WALKWAYS	SHALL BE ACCESSIBLE - SEE SITE CIRCULATION ROUTE NOTES		



AA - OVERALL SITE PLAN
SCALE: 1" = 80'-0"



TT - EAST ELEVATION
SCALE: NONE



LL - WEST ELEVATION
SCALE: NONE

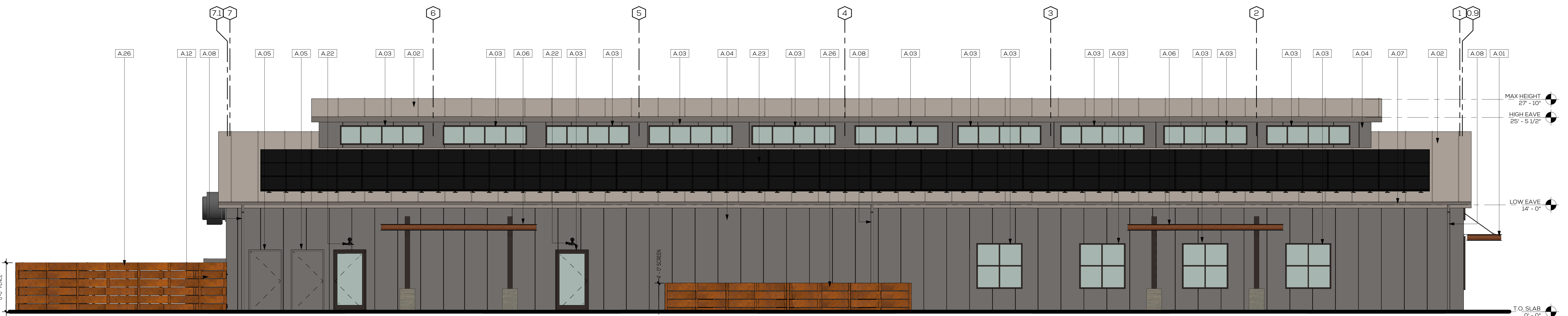
KEYNOTES

A.01	METAL CANOPY, FINISH WD-1 & PC-1
A.02	INSULATED STANDING SEAM METAL ROOF, FINISH MTL-1
A.03	ALUMINUM STOREFRONT WINDOW AND/OR DOOR SYSTEM, FINISH AL-1 AND GL-1
A.04	INSULATED METAL WALL PANELS, FINISH MTL-3
A.05	HOLLOW METAL DOOR, PRIME AND PAINT P-1
A.06	TRELLIS, METAL COLUMNS, FINISH PC-1 AND WOOD BEAMS, FINISH WD-1
A.07	GUTTER, FINISH TO MATCH MTL-1
A.08	DOWNSPOUT, FINISH MTL-2
A.12	ELECTRICAL SWITCHGEAR
A.13	GAS METERS - SEE CIVIL DWGS
A.17	SECTIONAL DOOR, PRIME AND PAINT TO MATCH AL-1
A.21	CUSTOM CANOPY, FINISH PC-1 & WD-1
A.22	LIGHT FIXTURE
A.23	SOLAR PANELS
A.24	MECHANICAL EXHAUST FAN
A.26	LANDSCAPE SCREENING FENCE

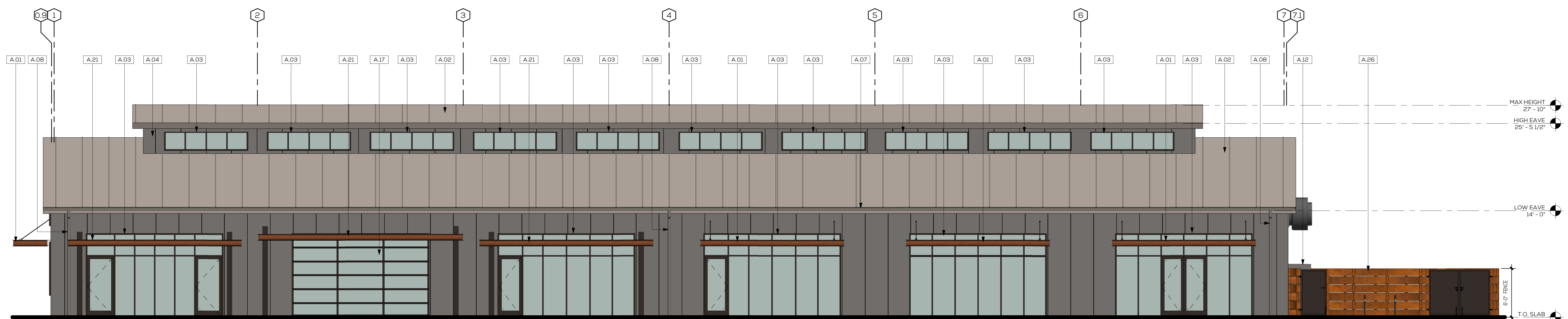
FINISH ABBREVIATIONS:

AL-1	STOREFRONT, DARK BRONZE ANODIZED ALUMINUM
GL-1	EXTERIOR GLAZING, CARDINAL GRAY O/LoE2-366(#3)
MTL-1	EXTERIOR METAL ROOF, METL SPAN SR2 COLOR: SMOKE GRAY
MTL-2	EXTERIOR METAL, METL SPAN COLOR: SLATE GRAY
MTL-3	EXTERIOR INSULATED METAL PANELS, METL SPAN FLAT FL40 COLOR: SLATE GRAY
MTL-4	INTERIOR FACE OF INSULATED METAL PANELS, METL SPAN FLAT COLOR: PER ARCHITECT, VERIFY PRIOR TO ORDERING OR FABRICATION.
MTL-5	EXTERIOR SITE FENCE/SCREEN, WOVEN WEATHERING STEEL, CORTEN OR APPROVED EQUAL
P-1	EXTERIOR HOLLOW METAL DOORS, PRIME AND PAINT TO MATCH MTL-3
PC-1	EXTERIOR CANOPIES, POWDER COAT: TIGER DRYLAC, ANODIZED EFFECT DARK BRONZE, 6J/68001
WD-1	EXTERIOR TRELLIS, LONGBOARD DARK FIR

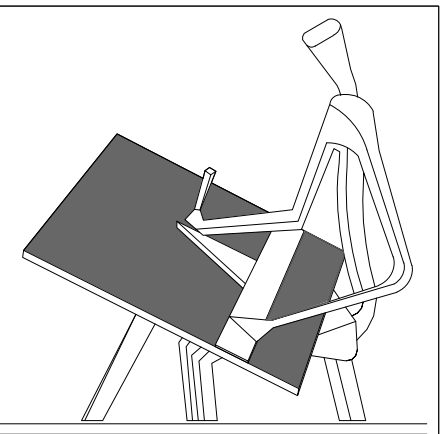
DD - FINISH ABBREVIATIONS
SCALE: 1/4" = 1'-0"



RR - SOUTH ELEVATION
SCALE: NONE



QQ - NORTH ELEVATION
SCALE: NONE



r · g · a
architecture + engineering

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PROJECT
FARMERS BREWING CO. - MERIAM PARK

OWNER
TANK DISTRICT, LLC

TENANT



PROJECT ADDRESS
**LOT A1
THE TANK DISTRICT
MERIAM PARK
CHICO, CA
95928**

ASSESSORS PARCEL NUMBER
002-690-001



RG PROJECT #	21-301
PLAN CHECK #	-
DRAWN	SJM
CHECKED	KJE
ARB SUBMITTAL	2021.05.21
2ND ARB SUBMITTAL	2021.06.04

EXTERIOR ELEVATIONS

ARB2



A1 BUILDING - FARMERS BREWING

MERIAM PARK



2021.06.04

Attachment E



A1 BUILDING - FARMERS BREWING

MERIAM PARK



2021.06.04

Attachment E



A1 BUILDING - FARMERS BREWING

MERIAM PARK



2021.06.04

Attachment E



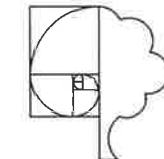
A1 BUILDING - FARMERS BREWING

MERIAM PARK



2021.06.04

Attachment E



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * H&LA-16112

P.O. BOX 110129
Riverside, MO 63117
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CELL: 314-366-1206

FARMERS BREWING COMPANY
TANK DISTRICT - MERIAM PARK
GONZALES DEVELOPMENT COMPANY
CHICO, CALIFORNIA

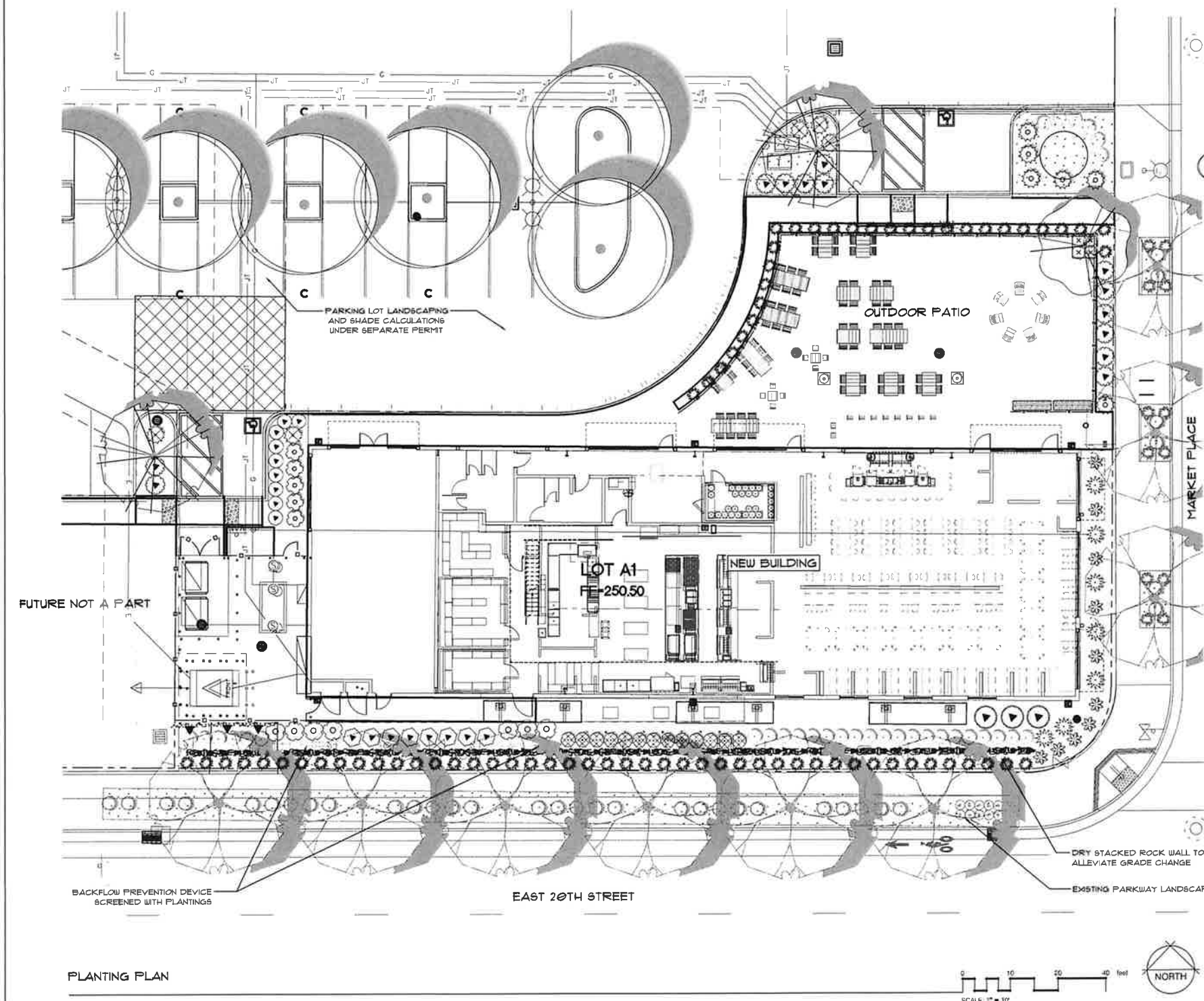
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Sheet Title
LANDSCAPE PLAN



No.	Date	Revision
Δ		
Δ		
Δ		
Δ		

Project: TDP
Drawn By: TDP
Scale: 1"=10'
Date: 21 MAY 2021
File Name: _____ sheets



TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	ACACIA BAILEYANA	BAILEY ACACIA	24"	
	EXISTING TREE		***	
	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD MADEIRA TREE	24"	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	EURYOPS PECTINATUS 'MUNCHKIN'	DWARF EURYOPS	5 GAL	
	ILEX CRENATA 'SKY FENCE'	SKY FENCE JAPANESE HOLLY	15 GAL	
	MAHONIA REPENS	CREeping MAHONIA	1 GAL	
	MYRTUS COMMIS 'COMPACTA'	DWARF MYRTLE	5 GAL	
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL	
	TEUCRIUM X LIGUSTRIS PROSTRATUM	GERMANDER	1 GAL	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	
	DIETES VEGETA	AFRICAN IRIS	1 GAL	
	SALVIA GREGGII 'RED'	AUTUMN SAGE	1 GAL	
	YUCCA FLAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	5 GAL	
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA RUD-RA	5 GAL	
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	5 GAL	
	FESTUCA IDAHOENSIS 'SEKIYOU BLUE'	SEKIYOU BLUE FESCUE	1 GAL	
	PSALBERGIA CAPILLARIS 'PINK CLOUD'	PINK HULY	1 GAL	
	PSALBERGIA ARGENS	DEER GRASS	5 GAL	
VINE/PALEER	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	TRACHELOPERMUM JASMINOIDES	STAR JASMINE TRELLIS	15 GAL	
SEEDS/COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	HERB GARDEN SEASONAL		1 GAL	24" O.C.
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	DECOMPOSED GRANITE	4" DEPTH	***	

PLANTING PLAN