



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 09/01/2021

DATE: August 17, 2021

File: AR 21-16

TO: Architectural Review and Historic Preservation Board

FROM: Madison Driscoll, Assistant Planner, 530-879-6810, madison.driscoll@chicoca.gov  
Community Development Department

RE: Architectural Review 21-16 (C4 Thrive District) – Lot C4 Thrive District, Meriam Park  
Subdivision S 09-01, (APN 002-180-178)

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### RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

### Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 21-16 (Lot C4 Thrive District), subject to the recommended conditions therein.

### BACKGROUND

The applicant proposes to construct an approximately 6,910 square foot building on Lot C4 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 shopfront building and surrounding landscaping. Parking is provided in a 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 is to create compact neighborhoods with defined neighborhood centers, encourage a mixture of residential and non-residential land uses, promote a mixture of housing types and create a pedestrian friendly environment. TND land use designations provide for the allocation of building types, street types, development and land use to the subzones. Designations are intended to accommodate a diverse mixture of building and housing types and land uses.

### Designation

The site is located within the CORE designation. The CORE designation is intended for the most urban conditions within the TND zone. It is intended to accommodate a mixture of land uses

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

### Building Type

The building type standards determine the allowed building disposition and massing, frontage design, primary pedestrian access, vehicle access, parking and services, and open space and landscaping design requirements for each of the building types allowed in the TND zone. The building type for the proposed project is Small Single-Story Shopfront 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 small shopfront frontage type. This frontage type is conventional for retail use and requires substantial glazing at the sidewalk level. The proposed building is aligned close to the property line with access to the commercial suites taken from sidewalk grade near the parcel frontage on Beacon Street. The proposal is largely consistent with the small single-story shopfront frontage type.

### Architecture

The proposed 6,910-square-foot building would feature clean, simple, modern details to reinforce the contemporary nature of the surrounding neighborhood (see **Attachment D**, Exterior Elevations and **Attachment E**, Exterior Rendering). The building is composed of two single story masses of varied height, contrasted against each other. Each roofline makes use of a varied parapet heights, material and color changes, and canopy overhangs to add character and style. The overhangs parapets will be finished with metal sales in “Taupe” and Corten metal wall panel in “Western Reveal”. The building’s finishes on the North, West, and East exteriors will alternate between warm tones to draw from existing buildings in the Thrive District (“Anonymous” and “Urbane Bronze”). The South elevation will be additionally accented with Corten metal wall panel in “western reveal”. Windows follow a rhythmic pattern along each face along with some accompanied by metal canopies finished dark bronze.

### 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).. Hoop-style bike racks would be located between the building and the parking area. Several new trees would be planted on site, including red sunset maple, desert museum palo verde, and sawleaf zelkova. The parking shade requirement would also be met.

## **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). The proposed design promotes pedestrian and bicycle access by directly engaging the public sidewalk, providing safe bike parking, and situating parking toward the 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.

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental

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 General Plan goals and policies that encourage architectural designs that create a relevant sense of place, promote pedestrian-oriented development, and reinforce the distinct character of the neighborhood with design elements (CD-3.1, CD-4.1, CD-3.2, and CD-3.3). Proposed landscaping with native, drought tolerant species promotes water conservation and energy efficiency that is consistent with sustainability policies (SUS-4.2).

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 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. The architectural style and material choices are consistent with previously approved buildings in the CORE area. The building would not unnecessarily block views from other existing structures.

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

The proposed landscaping will provide a variety of seasonal color, while minimizing irrigation demands. The proposed landscaping offers native plant varieties that are carefully located to ensure visual relief and provide an attractive environment around the new building. Adjacent landscape planting will also provide additional screening.

#### **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 21-16 (C4 Thrive 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. If feasible, applicant shall add star jasmine trellis vines to the east side of the landscaping plan to compliment the trellis finish.
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, CUL-2a, CUL-2b, CUL-3, CUL-4, HYDRO-3, and UTIL-1b (see **Attachment G**, Mitigation Measures).

## **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)

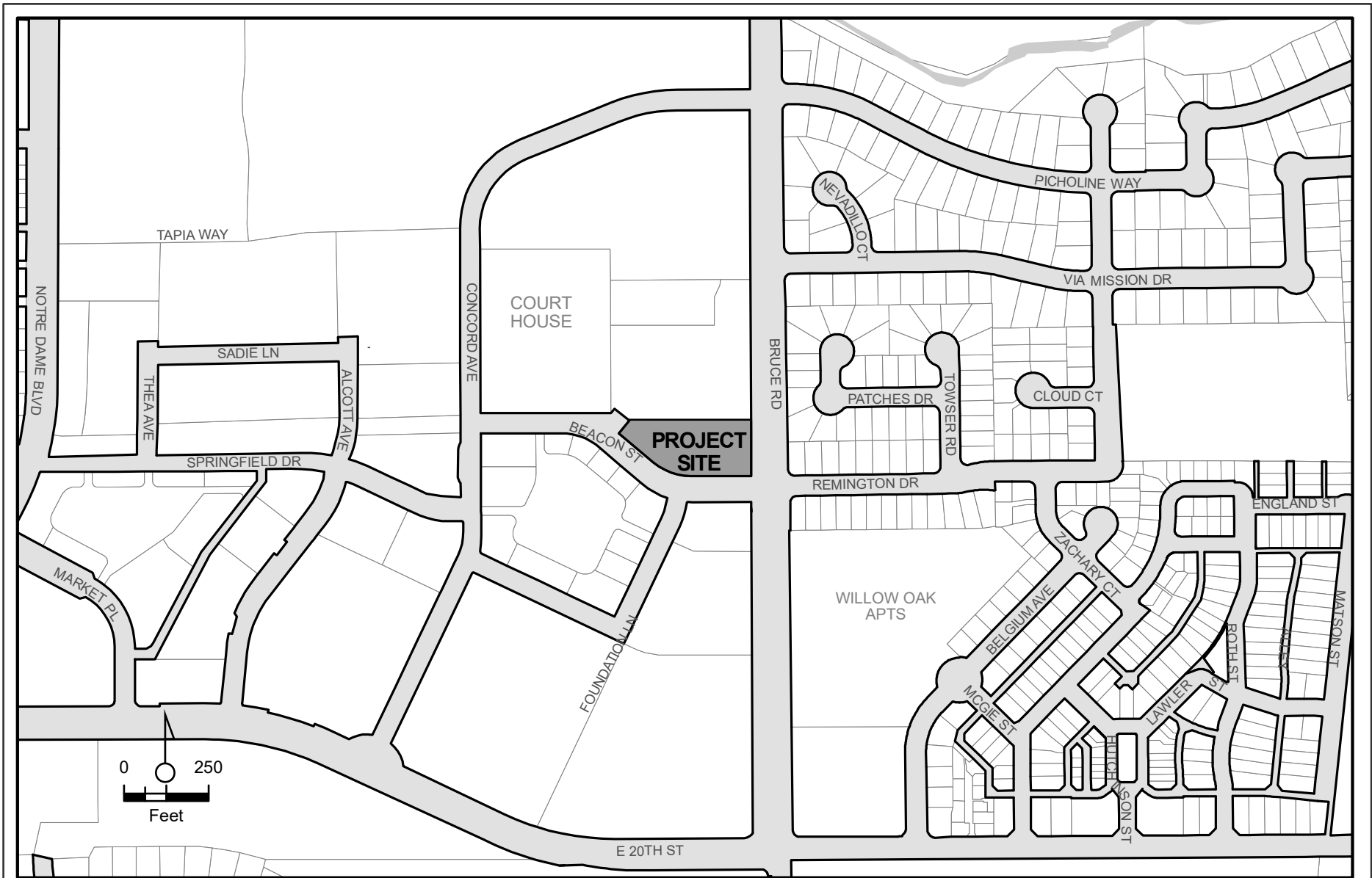
Mike Sawley, Principal Planner  
Madison Driscoll, Assistant Planner  
File: AR 21-16

### External (2)

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

## **ATTACHMENTS**

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



AR 21-16 (Lot C4 Thrive District - Meriam Park)  
 Beacon Street  
 APN: 002-180-178-000





May 21, 2021

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

RE: Office Building  
Lot C4 in The Thrive District  
Meriam Park  
Chico, CA 95928

Dear Reviewer,

It is with pleasure that I take this opportunity to provide you the following overview of the new commercial office building to be constructed at Meriam Park in the Thrive District. The following narrative makes references to the City of Chico Design Guidelines.

### **Brief History**

The C4 lot is currently undeveloped and is in the process of becoming part of the new walkable community development, Meriam Park.

### **Building Program**

The proposed new building will be a small single-story shopfront 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 Thrive District. The clean, simple modern details reinforce the contemporary nature of the neighborhood in which this building is located.

### **Applicable City of Chico Design Guidelines Objectives**

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

*Consistent with the small shopfront frontage type from Title 19, building placement provides that the building's façade is aligned close to the property line, and that all*

*main entrances are located on the adjacent sidewalk. Pedestrian access from adjacent sidewalks is accommodated by entries visible directly from the public way. Specifically, this building allows for the possibility of two separate tenant entrances along Beacon Street. These entrances are identified by banks of windows and overhead canopies that signify the entrances and orient them towards the sidewalk.*

**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 common parking area for this lot is located to the rear of the site, with driveway access to the South of the building. The landscaping and presence of the Courthouse building, as well as the proposed landscaping from the C4 lot will provide screening from views along Beacon Street.*

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

*Each building makes use of varied parapet heights, material and color changes, and canopy overhangs to add character and style to the buildings.*

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

*In addition to bicycle parking located throughout the Meriam Park development, bicycle parking is provided adjacent to staff entrances to the building.*

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

*A covered trash enclosure is provided on the north side of the building in the common parking area. Its design and placement is consistent with the rest of the existing trash enclosures in the Meriam Park Development.*

**DG3.2.21**—Design Concept

*The composition of each building consists of two single-story masses of varied height, contrasted against each other. Material and color variances of these masses accentuate this contrast, which is punctuated by the rhythmic pattern of windows along each face. Primary entries to the building are identified by storefront windows and canopy overhangs aligned directly with the adjacent sidewalk.*

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

*All facades make use of varied parapet heights, and changes in material and color to provide variance in building depth and shadow. The irregular and varied nature of the building footprints provide additional articulation of the buildings.*



**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.

*Canopy overhangs on the building assist with wayfinding which is further defined by material variation at the building entrance. Clusters of windows at each entrance are the final component of the wayfinding strategy for the building.*

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

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

*Continuous parapet lines are interrupted and accentuated by height variances, material contrasts, and color changes between the short and tall single-story masses of the building. Canopy overhangs on the building accentuate and provide additional contrast and articulation of the building facades. Planting screens adjacent to each building also provide a variation in shadow and visual interest.*

**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.

*Electrical switchgear and gas meters are located away from primary views, situated on the northeast corner of the building, and will be painted to match the adjacent building material/color. Adjacent landscape planting will provide additional screening. HVAC equipment is located on rooftops, behind parapets, completely hidden from street views.*

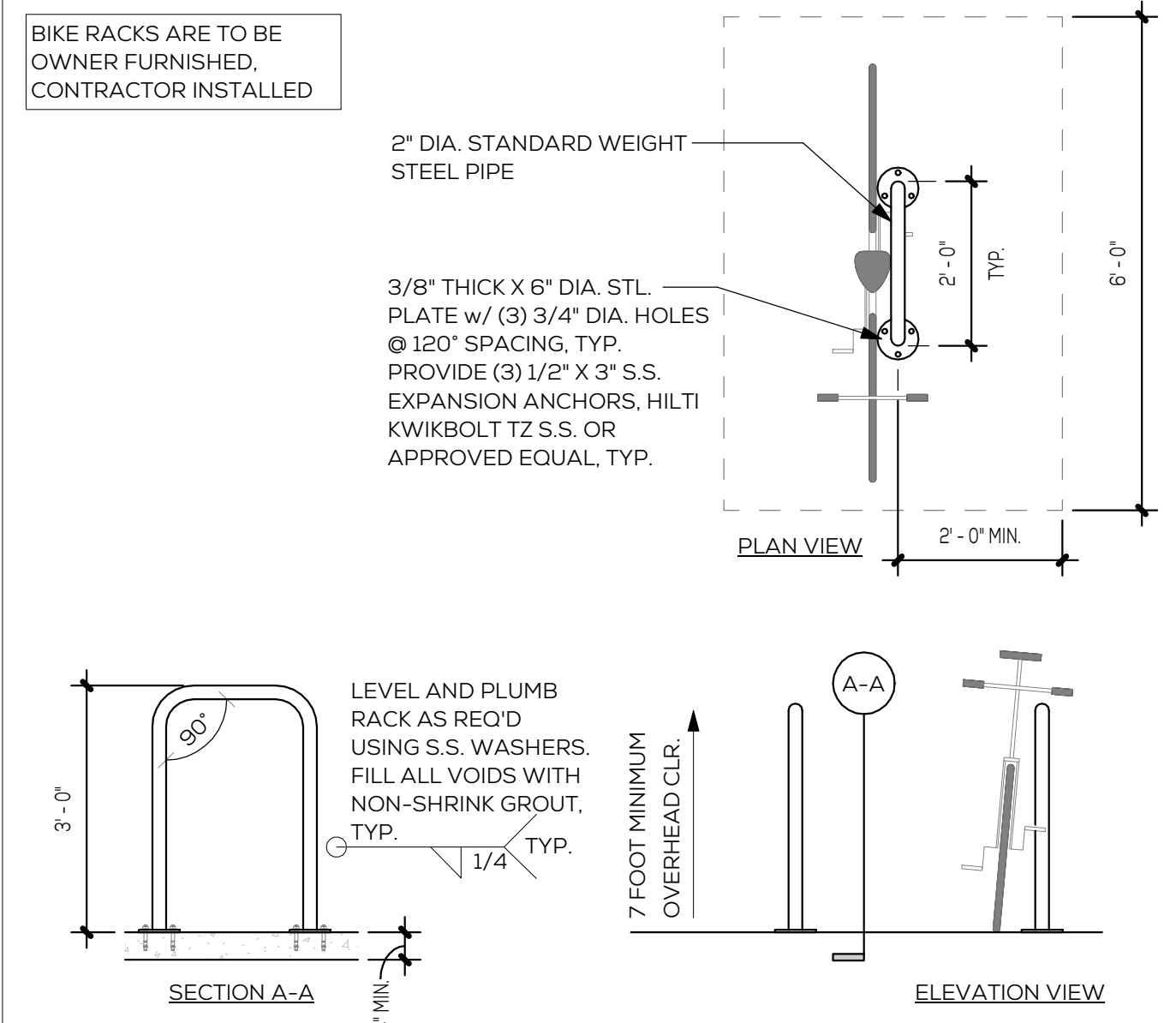
**DG3.2.32-** Select building colors and accent materials from a rich palette.

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

Sincerely,

A handwritten signature in blue ink that reads 'Kevin Easterling'.

Kevin Easterling  
Project Architect  
Russell, Gallaway, Associates Inc.

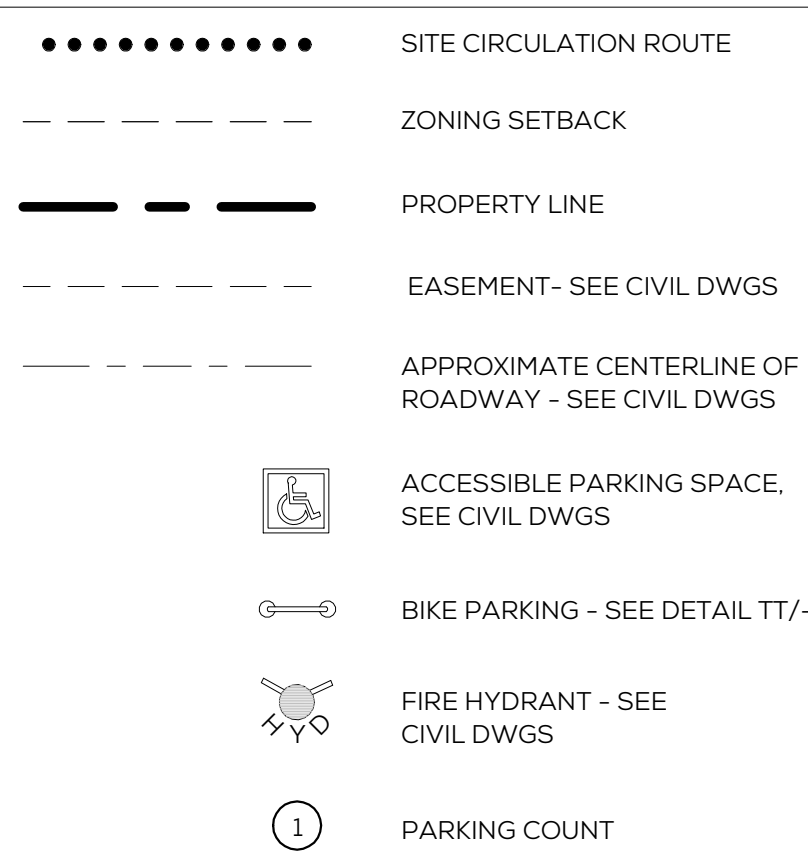
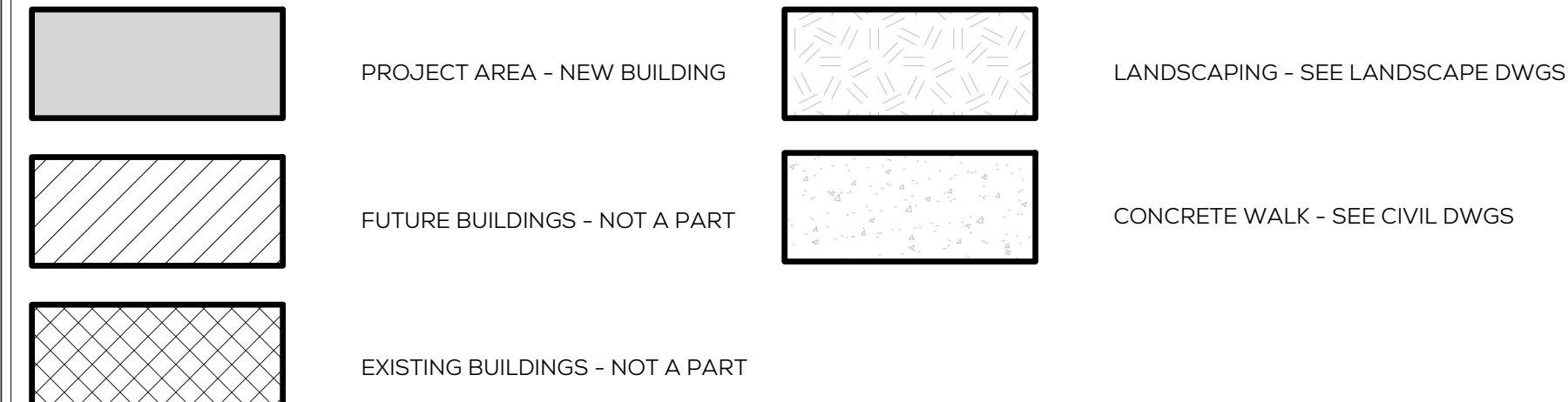


**TT - BIKE RACKS**  
SCALE: 1/2" = 1'-0"

**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 1/2" 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 (18'-03.5.3) AT LEAST 60" X 60" ARE LOCATED NOT MORE THAN 200' APART. THE CROSS-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)



**PARKING REQUIRED**

6,910 SF @ 1.6 SPACE / 1,000 SF GROSS 12 SPACES (CHICO MC TABLE 6-36)

BICYCLE PARKING (20% OF VEHICLE) 3 SPACES (CHICO MC 19.BB.070)

**VEHICLE PARKING PROVIDED**

FULL SIZE STALL 9 SPACES

COMPACT STALLS 0 SPACES

ACCESSIBLE STALLS 1 SPACES

TOTAL SPACES PROVIDED 10 SPACES

**BICYCLE PARKING PROVIDED**

BICYCLE RACK 2 RACKS (4 SPACES)

**TND ZONING SUMMARY**

ZONING TND-CORE (CHICO MC 19.80)

BUILDING TYPE SMALL SINGLE STORY SHOPFRONT (CHICO MC 19.86.220)

FRONTAGE TYPE SHOPFRONT (CHICO MC 19.84.040)

SETBACKS FRONT ZERO TO BACK OF WALK (CHICO MC 19.86.220)

SIDE 5 FT MIN (CHICO MC 19.86.220)

REAR 5 FT MIN (CHICO MC 19.86.220)

BUILDING HEIGHT 1 STORY (CHICO MC 19.86.220)

PARKING 35 FT MAX 28 FT MIN BEHIND BACK OF WALK (CHICO MC 19.86.220)

PLANTING SEE LANDSCAPE DRAWINGS

INFRASTRUCTURE SEE CIVIL DRAWINGS

WALKWAYS SHALL BE ACCESSIBLE - SEE SITE CIRCULATION ROUTE NOTES

**GENERAL NOTES**

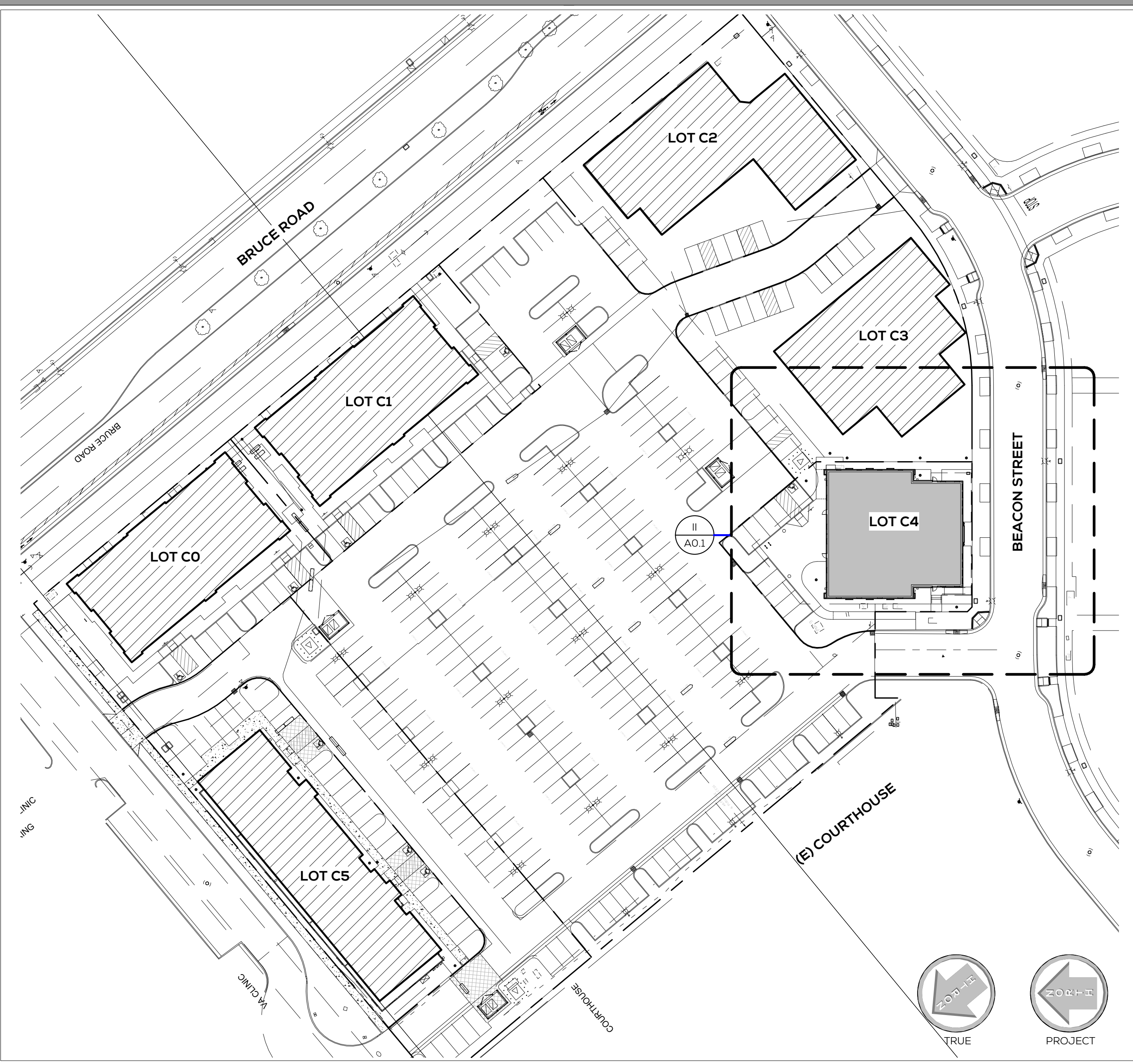
1. SEE LANDSCAPE DRAWINGS FOR FENCING, PLANTING, TREE MITIGATION, AND SHADE ANALYSIS

2. ACCESSIBLE SITE CIRCULATION ROUTE SHALL COMPLY WITH CIRCULATION ROUTE NOTES

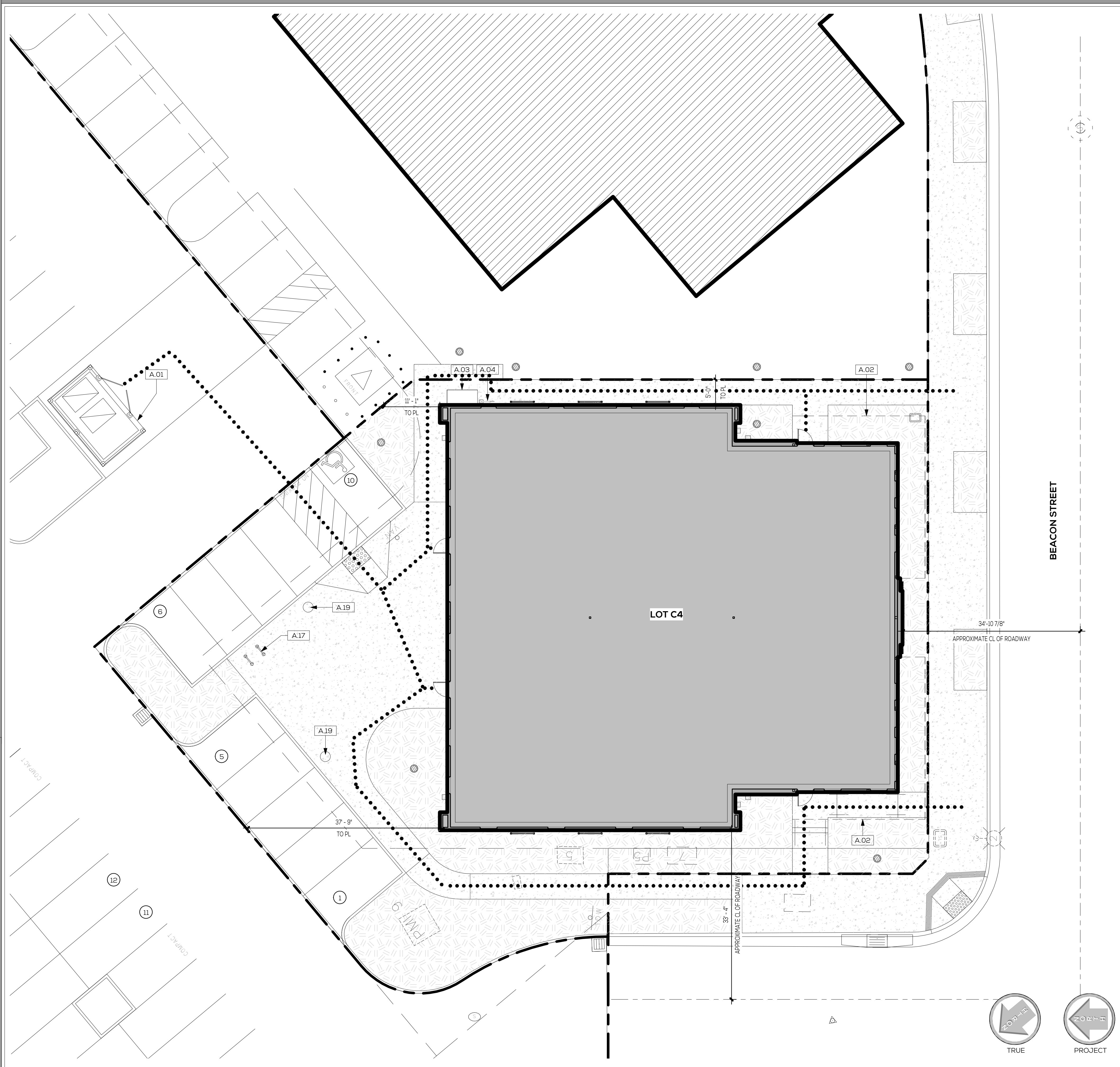
KEYNOTES

A.01	COVERED TRASH ENCLOSURE - SEE CIVIL DWGS
A.02	LINE OF CANOPY OVERHEAD
A.03	ELECTRICAL SWITCHGEAR - SEE CIVIL DWGS
A.04	GAS METERS - SEE CIVIL DWGS
A.17	BIKE PARKING - SEE TT/ARB1
A.19	PARKING LOT LIGHT 6 12" SQUARE STEEL POLE - SEE ELECTRICAL DWGS AND DETAIL MM ON ARB1

**TT - SITE LEGEND**  
SCALE: NONE



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



**II - SITE PLAN**  
SCALE: 1" = 10'-0"



**EXTERIOR WALL-MOUNTED LIGHT FIXTURE**  
LITHONIA #DSXW11 DC 700 30K T3M MVOLT PIRIFG 3V DDBXD



**EXTERIOR LED PARKING LOT LUMINAIRE**  
LEOTEK #AR18 - 10M2-MV-NW3-DB-530-MSLT  
POLE #SSS 12 4C DM19 DDBXD

**MM - EXTERIOR LIGHT FIXTURES**  
SCALE: NONE

**r · g · a**  
architecture + engineering

**RUSSELL GALLAWAY ASSOCIATES inc.**

115 MEYERS STREET  
SUITE 110  
CHICO, CA 95928  
530 342 0302

www.rgachico.com

PROJECT  
**MASTER PLAN  
MP OFFICE  
6910**

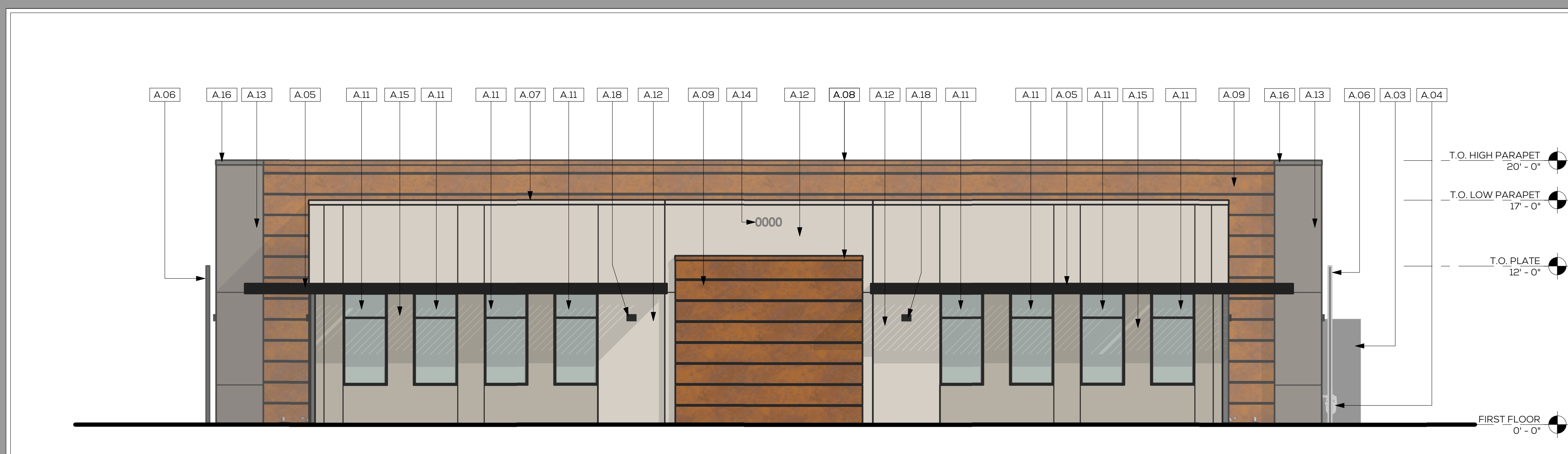
OWNER  
**GONZALES  
DEVELOPMENT CO.**



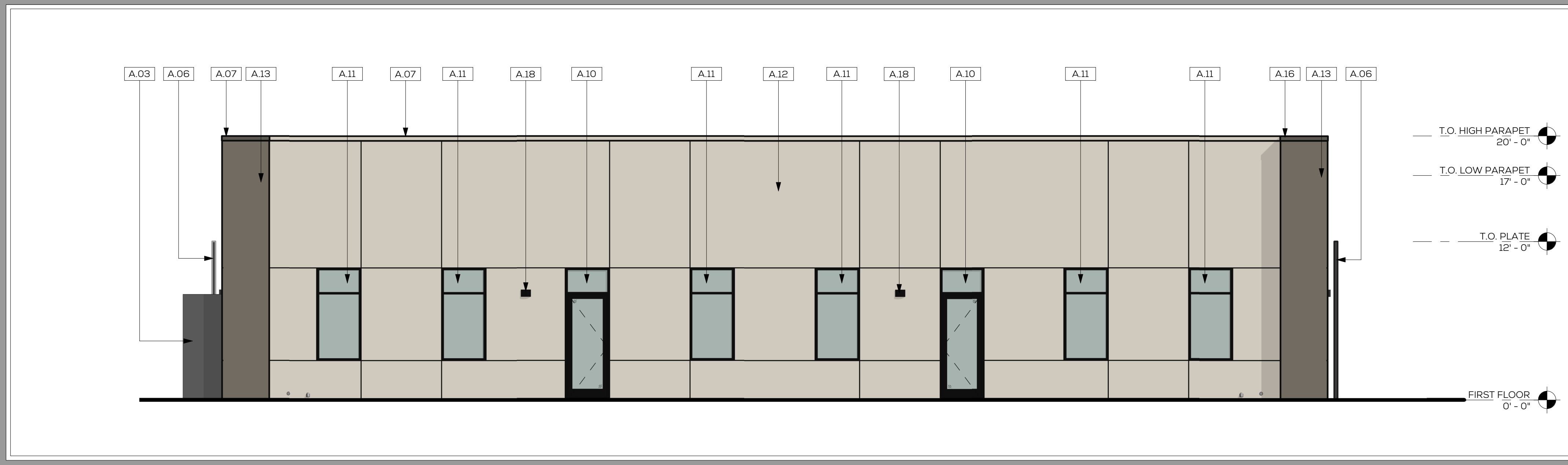
RGa PROJECT #	20-304
PLAN CHECK #	
DRAWN	SJM
CHECKED	KJE
TRUSS PACKAGE	2021.03.31
ARB SUBMITTAL	2021.05.21
1ST SUBMITTAL	2021.05.24
2ND SUBMITTAL	2021.07.26

**SITE PLAN**

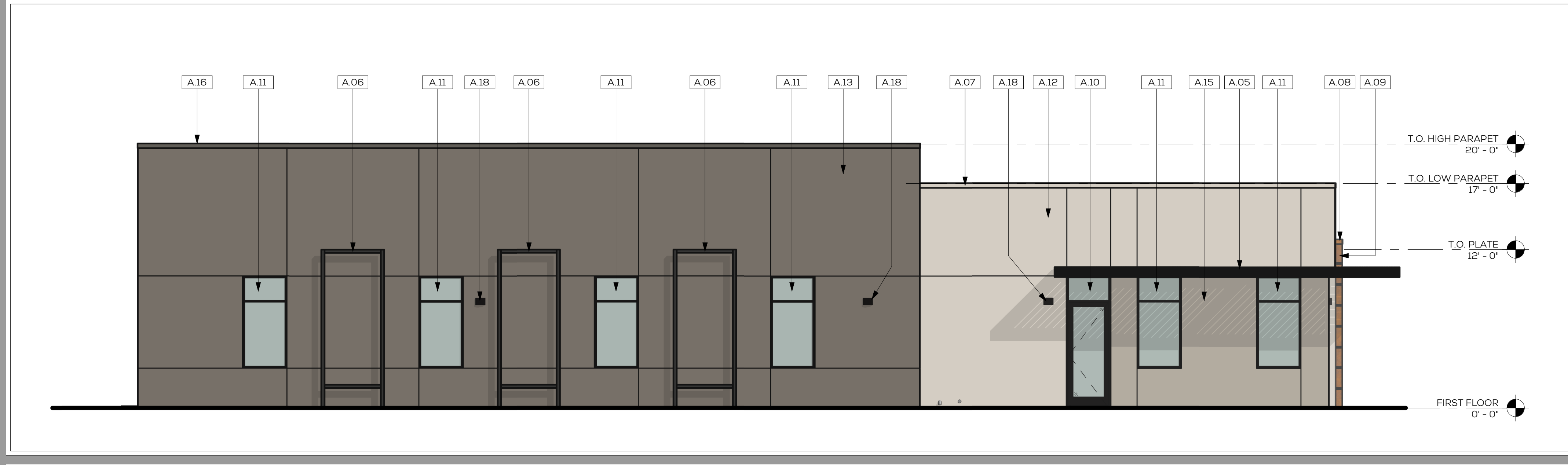
**ARB1**



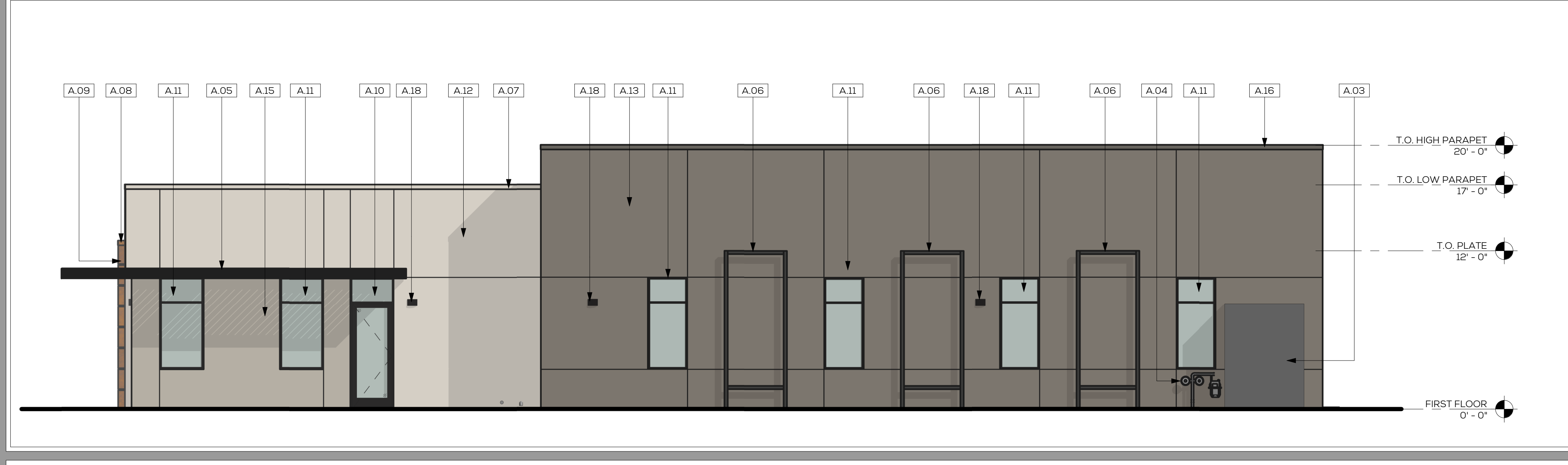
**PP - SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



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



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



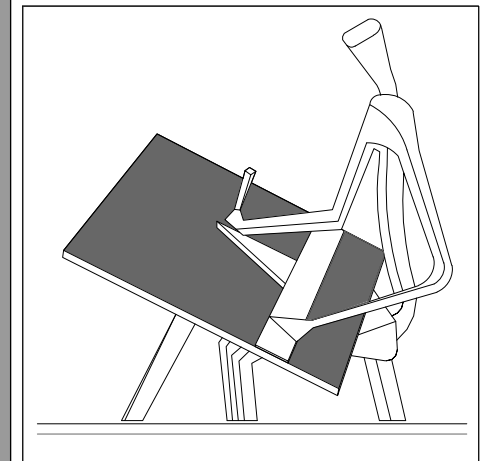
**MM - EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

- AL-1 STOREFRONT, DARK BRONZE ANODIZED ALUMINUM
- AL-2 EXTERIOR NAIL-ON WINDOWS, MILGARD BRONZE ANODIZED ALUMINUM
- GL-1 EXTERIOR GLAZING, CARDINAL GRAY O/ L6E2-366(#3)
- MTL-1 PARAPET CAP, PREFINISHED METAL - METAL SALES - COLOR: TAUPE
- MTL-2 CORTEL, 22 GA. CORTEN METAL WALL PANEL - 19" REVEAL, WESTERN REVEAL, 1.0 BY WESTERN STATES METAL ROOFING OR APPROVED EQUAL.
- MTL-3 PARAPET CAP, 22 GA. CORTEN BRASS METAL A 606-4
- MTL-4 PARAPET CAP, PREFINISHED METAL - METAL SALES - COLOR: WEATHERED COPPER
- PC-1 CANOPY & TRELLIS, POWDER COAT: TIGER DRYLAC, ANODIZED EFFECT DARK BRONZE, 61/6801
- PL-1 EXTERIOR PLASTER, SMOOTH FINISH, OMEGA FLEX FINE ACRYLIC TOP COAT W/ INTEGRAL COLOR: SW 7048 ANONYMOUS
- PL-2 EXTERIOR PLASTER, SMOOTH FINISH, OMEGA FLEX FINE ACRYLIC TOP COAT W/ INTEGRAL COLOR: SW 7048 URBANE BRONZE
- PL-3 EXTERIOR PLASTER, SMOOTH FINISH, OMEGA FLEX FINE ACRYLIC TOP COAT W/ INTEGRAL COLOR: SW 7504 KEYSTONE GRAY
- WD-1 WOOD, LONGBOARD - COLOR: LIGHT NATIONAL WALNUT

KEYNOTES

A.03	ELECTRICAL SWITCHGEAR - SEE CIVIL DWGS
A.04	GAS METERS - SEE CIVIL DWGS
A.05	METAL CANOPY, FINISH PC-1 WITH 1X6 INFILL, FINISH WD-1
A.06	TRELLIS, FINISH PC-1
A.07	METAL PARAPET CAP, FINISH MTL-1
A.08	METAL PARAPET CAP, FINISH MTL-3
A.09	METAL SIDING, FINISH MTL-2
A.10	STOREFRONT DOOR AND WINDOW SYSTEM, FINISH AL-1 AND GL-1
A.11	ALUMINUM NAIL ON WINDOW, FINISH AL-2 AND GL-1
A.12	EXTERIOR PLASTER SYSTEM, FINISH PL-1
A.13	EXTERIOR PLASTER SYSTEM, FINISH PL-2
A.14	ADDRESS SIGNAGE - FINISH AL-1
A.15	EXTERIOR PLASTER SYSTEM, FINISH PL-3
A.16	METAL PARAPET CAP, FINISH MTL-4
A.18	WALL-MOUNTED LIGHT FIXTURES - SEE ELECTRICAL DWGS AND DETAIL MM ON ARB1

**AA - KEYNOTES & FINISH LEGEND**  
SCALE: NONE



**r · g · a**  
architecture + engineering

**RUSSELL GALLOWAY ASSOCIATES inc.**

115 MEYERS STREET  
SUITE 110  
CHICO, CA 95928  
530 342 0302

www.rgachico.com

PROJECT  
**MASTER PLAN  
MP OFFICE  
6910**

OWNER  
**GONZALES  
DEVELOPMENT CO.**



RG PROJECT #	20-304
PLAN CHECK #	
DRAWN	SJM
CHECKED	KJE
TRUSS PACKAGE	2021.03.31
ARB SUBMITTAL	2021.05.21
1ST SUBMITTAL	2021.05.24
2ND SUBMITTAL	2021.07.26

**EXTERIOR ELEVATIONS**

**ARB2**



# C4 BUILDING

MERIAM PARK



# C4 BUILDING

MERIAM PARK

**SOL PREPARATION AND AMENDING**

- A. AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOLS REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOL THAT STATES WHAT SOL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS TO A DEPTH OF EIGHT (8) INCHES.
- B. BROADCAST THE FOLLOWING SOL AMENDMENTS. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA.
  - 1. NITROGEN STABILIZED AND IRON FORTIFIED COMPOST PER SOL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES
  - 2. PELLETTIZED FERTILIZER (2'-0" @) 10 LBS, OR AS PER SOL ANALYSIS RECOMMENDATIONS
  - 3. SOL SULFUR PER SOL ANALYSIS RECOMMENDATIONS
  - 4. CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOL.
  - 5. DE-ROCK AREA TO BE PLANTED. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.
- C. INSTALL LEAD BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS. MANUFACTURED OF POLYPROPYLENE 20 MIL THICKNESS AND 24 OUNCES PER SQUARE YARD. DENSITY PRO-9, OR EQUAL. SECURE FABRIC SEGMENTS TO SOL WITH 6"x6" STEEL U-SHAPE PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.
- D. INSTALL 3" DEPTH FIR BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM THE WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.
- E. TREES PLANTED WITHIN TEN (5'-0") FEET OF A STREET, SIDEWALK, PAVED TRAIL, OR BALCONY SHALL BE A DEEP-ROOTED SPECIES OR SHALL BE SEPARATED FROM HARDSCAPES BY A ROOT BARRIER TO PREVENT PHYSICAL DAMAGE TO PUBLIC IMPROVEMENTS.
- F. A CERTIFICATE OF COMPLETION SHALL BE OBTAINED FROM THE CITY AND THE PROJECT APPLICANT SHALL FILL OUT THE CERTIFICATE TO THE SATISFACTION OF THE CITY UPON COMPLETION OF THE LANDSCAPE PROJECT.
- G. THE INSTALLING LANDSCAPE CONTRACTOR SHALL MAINTAIN THE NEW LANDSCAPE AREAS FOR A (90) NINETY DAY PERIOD.
- H. FINISH GRADING SHALL BE DONE FOLLOWING THE CIVIL ENGINEER RIM ELEVATIONS FOR DRAINS. REFER TO THE CIVIL ENGINEERING PLANS. ALL FINISH GRADING SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND TOWARDS DRAIN LOCATIONS AS INDICATED ON THE CIVIL PLANS. IF ANY DISCREPANCIES ARE PRESENT, CONTACT THE PROJECT SUPERINTENDENT OR LANDSCAPE ARCHITECT.

**INSPECTION SCHEDULE**

- 1. THE LANDSCAPE ARCHITECT SHALL ACCOMPLISH THE FOLLOWING INSPECTIONS IN CONJUNCTION WITH THE PROJECT COORDINATOR AND THE LANDSCAPE CONTRACTOR CALL AT LEAST 48 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
- 2. FREE LANDSCAPE CONSTRUCTION MEETING WITH LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND CONSTRUCTION SITE SUPERVISOR.
- 3. LANDSCAPE ARCHITECT INSPECTION
  - 3.1 IRRIGATION SYSTEM LAYOUT AND COVERAGE INSPECTION, INCLUDING IRRIGATION MAINLINE AND LATERAL PRESSURE CHECK LAYOUT INSPECTION OR DEVIATION FROM
  - 3.2 IRRIGATION SYSTEM AS PER PLANS
  - 3.3 INSTALLATION INSPECTION OF MAIN LINES
  - 3.4 INSTALLATION INSPECTION OF LATERALS AND NON-PRESSURE SYSTEM TRENCHES
- 4. LANDSCAPE ARCHITECT INSPECTION
  - 4.1 PLANT INSPECTION AND SOL PREPARATION INSPECTION, INCLUDING
  - 4.2 REVIEW/APPROVE AMENDMENTS
  - 4.3 ENSURE CORRECT SOL PREPARATION
  - 4.4 VERIFY FINISH GRADE
  - 4.5 PLANT MATERIAL QUALITY
  - 4.6 LAYOUT IN CONFORMANCE WITH PROJECT PLANS/SPECIFICATION
- 5. LANDSCAPE ARCHITECT INSPECTION
  - 5.1 FINAL LANDSCAPE IMPROVEMENTS COMPLETION OR MAINTENANCE PERIOD WITH LETTER OF APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL PUNCH LIST ITEMS FROM PREVIOUS INSPECTION MUST BE COMPLETE. RESIDENT'S JOB PROGRESS PAYMENTS MUST INCLUDE APPROVED INSPECTION REPORTS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AGENT.

**OBSERVATION AND ACCEPTANCE**

- A. AFTER ALL PLANTS HAVE BEEN INSTALLED, THE OWNER'S REPRESENTATIVE WILL MAKE A PRELIMINARY OBSERVATION.

- 1. UPON PRELIMINARY OBSERVATION AND APPROVAL OF THE WORK, A THREE HUNDRED AND SIXTY (360) DAY CALENDAR DAY WARRANTY PERIOD WILL BEGIN.
- 2. THE WARRANTY WILL PROVIDE LANDSCAPING, DRAINAGE, SPRINKLER SYSTEM, AND PLANT MATERIAL AND LABOR FOR ONE YEAR FROM DATE OF INSTALLATION. ANY PLANT THAT FAILS TO SURVIVE ONE YEAR FROM PLANTING WILL BE REPLACED ONE THE FREE OF CHARGE PROVIDED THE PLANTS HAVE BEEN PROPERLY CARED FOR BY THE OWNER.
- B. IF ANY PLANTS OR WORK ARE NOT APPROVED, IMMEDIATE REPLACEMENT AND/OR REPAIR WILL BE MADE.
- 1. PLANT BASINS SHALL BE REPAIRED. ALL PLANTINGS GIVEN A FINAL WATERING AND THE JOB CLEARED OF ALL WEEDS AND DEBRIS AND PRESENTED IN A NEAT AND ORDERLY FASHION.
- 2. THE WORK, EXCLUSIVE OF THE REPLACEMENT OF PLANT MATERIALS, SHALL BE ACCEPTED BY THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE NINETY (90) DAY MAINTENANCE PERIOD AND UPON WRITTEN APPROVAL OF THE WORK BY THE OWNER'S REPRESENTATIVE.
- 3. CLEAN PAVED AREA BY SWEEPING AND/OR WASHING. REMOVE ANY DEBRIS OR STAINS CAUSED BY WORK OF THIS SECTION.
- 4. REMOVE CONSTRUCTION EQUIPMENT, EXCESS MATERIALS, TOOLS, DEBRIS, AND RUBBISH.
- 5. REPAIR ANY EXISTING PROPERTY DAMAGED OR ALTERED DUE TO WORK OF THE LANDSCAPE PLANTING.
- B. FINAL OBSERVATION WILL BE MADE AT THE END OF THE THREE HUNDRED AND SIXTY (360) DAY CALENDAR DAY WARRANTY PERIOD. SUBMIT WRITTEN NOTICE REQUESTING THIS OBSERVATION AT LEAST ONE WEEK IN ADVANCE.

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL		1	
	CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24"	MULTI-STEM	3	
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	15 GAL		3	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
	BERBERIS THUNBERGI 'GRIMSON PYGMY'	GRIMSON PYGMY BARBERRY	5 GAL		6	
	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL		10	
	MAHONIA REPENS	CREeping MAHONIA	1 GAL		5	
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL		8	
	FINUS MUGO MUGO	DWARF MUGO PINE	5 GAL		1	
	PITTOSPORUM TOBIRA 'VAREGATA'	VAREGATED MOCK ORANGE	5 GAL		5	
	RHAPHOLEPIS INDOCA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL		23	
	ROSA X 'FLOWER CARPET RED'	ROSE	2 GAL		18	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
	DIETES VEGETA	AFRICAN IRIS	1 GAL		1	
	SALVIA GREGGII 'RED'	AUTUMN SAGE	5 GAL		3	
	TULBAGHA VIOLACEA 'SILVER LACE'	SILVER LACE SOCIETY GARLIC	1 GAL		22	
	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	5 GAL		9	
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL		3	
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
	AGAVE PARRYI	PARRY'S AGAVE	5 GAL		11	
VINES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
	TRACHELOSPERMUM JASMINODES	STAR JASMINE TRELLIS	5 GAL		3	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL		36" O.C.	428 SF
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	1/4 CRUSHED ROCK SONOMA GOLD OR EQUAL	2" DEPTH OVER LANDSCAPE FABRIC	2" DEPTH			1,208 SF
	1/4" BLACK CHIP CRUSHED ROCK	2" DEPTH OVER LANDSCAPE FABRIC	2" DEPTH			143 SF

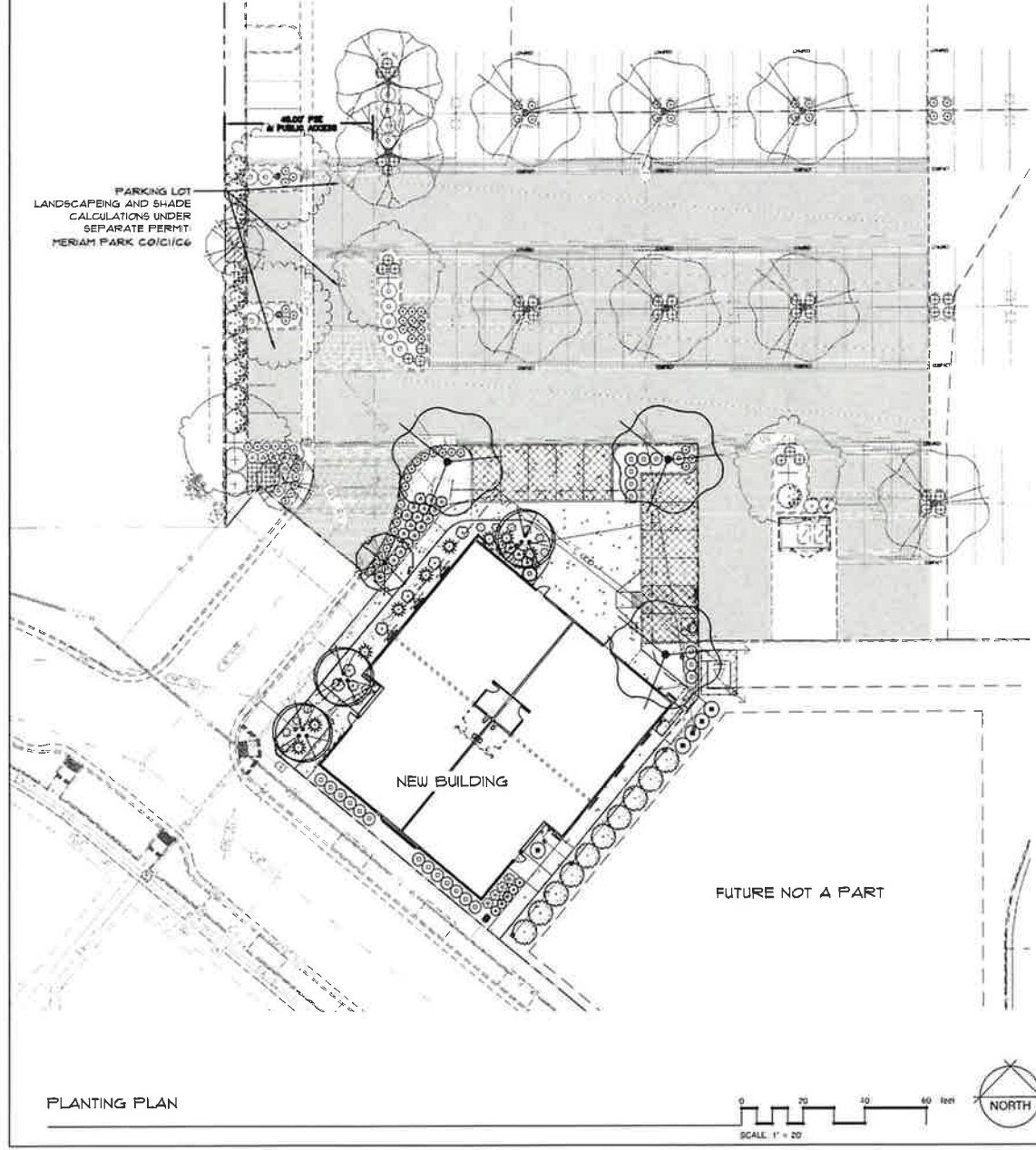
CONTRACTOR TO VERIFY ALL QUANTITIES FROM PLAN. PLANT LEGEND IS FOR REFERENCE ONLY.  
 NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND ARCH.  
 WUCOLS IV SPECIES EVALUATION LIST, V. 2014  
 WUCOLS REGION 2 CENTRAL VALLEY SUNSET ZONE 8-9

SHADE CALCULATIONS ARE FROM THE PREVIOUSLY APPROVED PLANS FOR C0 / C1-C6 PARKING LOT

**SHADE CALCULATIONS**

Shade Calculations for Meriam Park Lot C0/C1/C6

Botanical Name	Common Name	Quantity	Shade				Total	
			allowed	at 25%	at 50%	at 75%		at 100%
Pistacia chinensis 'Keith Davey'	Chinese Pistache	11	1,250	1	0	1	9	12,500.00
Quercus suber*	Valley Oak	5	1,256	0	1	0	4	5,652.00
Quercus lobata	Valley Oak	2	1,256	0	2	0	0	1,256.00
Ulmus parvifolia 'True Green**	Evergreen Chinese Elm	8	1,256	1	0	1	6	8,792.00
Zelkova serrata 'Village Green'	Japanese Zelkova	23	1,256	0	5	0	18	25,748.00
<b>Total Shade Allowed</b>		<b>49</b>		<b>2</b>	<b>8</b>	<b>2</b>	<b>37</b>	<b>53,948.00</b>
parking lot area to be shaded							87,025.00	
50% shade required							43,512.50	
% Shade Provided							61.99%	
15% shade from evergreen tree species required								
14,444 sf provided = 16.6% (* indicates evergreen tree species)								



1404AS 1 'HEL'S  
 LANDSCAPE ARCHITECTURE  
 IDLA, INC  
 California Landscape Architect #4122  
 IG #LA 16771 \* H #LA 16112

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**C4 COMMERCIAL**  
**GONZALES DEVELOPMENT GROUP**  
 MERIAM PARK  
 CHICO, CALIFORNIA

Sheet Title  
**PLANTING PLAN**

Scale

No. \_\_\_\_\_ Date \_\_\_\_\_ Revision \_\_\_\_\_

Project Mgr.: THP Sheet No. \_\_\_\_\_  
 Drawn By: THP  
 Scale: 1" = 20'  
 Date: 11 MAY 2021  
 File Name: \_\_\_\_\_ sheets

**Mitigation Measures Applicable to  
Site Design and Architectural Review Projects**  
From the Meriam Park Environmental Impact Report  
and Mitigation Monitoring Program

1. **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.
  
2. **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.

3. **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.
4. **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.
5. **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).
6. **MITIGATION AIR-2 (Air Quality)**: The following measures would reduce diesel particulate matter and NOx emissions from construction equipment, and represent a level of reasonable control that would reduce these emissions to a less-than-significant level.
  1. Prior to commencement of any grading or construction, a NOx reduction plan shall be prepared and submitted for approval by the City and BCAQMD demonstrating that heavy-duty (> 50 horsepower) off-road vehicles to be used during construction, including owned, leased and subcontracted vehicles, will achieve a project-wide fleet-average NOx reduction equivalent to or exceeding the most recent CARB fleet average at the time of construction. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.
  2. The NOx reduction plan shall include a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated on a monthly basis throughout the duration of the grading portion of construction.
  3. Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The Meriam Park project shall ensure that emissions from all construction diesel powered equipment used on the Meriam Park site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately.
  4. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors).



5. Diesel equipment standing idle for more than two minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site and away from residences.
6. Properly tune and maintain equipment for low emissions.
7. **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.
8. **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.
9. **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.
10. **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.
11. **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.

12. **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.