



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 10/06/2021

DATE: September 24, 2021

File: AR 21-21

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 21-21 (Tank District) – Lot 301 Tank District, Meriam Park
Subdivision S 09-01, (APN 002-690-019)

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 21-21 (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 301 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 with an access driveway along Alcott Avenue and includes a trash enclosure on the north side of the parking lot (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 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 and the building entrance is in close proximity to the sidewalk along Market Place. However, a parking area is also proposed between the east elevation of the building and Alcott Avenue that is located closer than 28 feet to East 20th Street. Consequently, the project is only mostly consistent with this aspect of the TND regulations. Conditions are recommended to require adequate buffering and proper screening of the parking area nearest East 20th Street.

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**, Renderings). 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, Market Place, and Alcott Avenue. Exterior finishes for the building would be metal panel siding in a taupe color ("Sandstone" glazing and "Techno Gray" hollow metal doors) with metal roofing in green ("Fern Green"). Exterior canopies would be finished with a powder coat of tiger drylac with an anodized effect in a dark bronze tone. The storefront would be finished in "Old Castle" with an anodized effect in a dark bronze tone. The exterior trellises would be longboard dark fir.

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 Market Place. Several new trees would be planted on site, including American elm, redbud, and olive trees.

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.

4. *The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

As conditioned, 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 native plant varieties that are carefully located to ensure visual relief and provide an attractive environment around the new building. Conditions would require that the parking area is adequately screened to ensure visual relief. Appropriate attention is given to areas surrounding outdoor amenities, including 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 21-21 (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. Eliminate the two parking spaces nearest East 20th Street to provide a minimum 20-foot landscaped setback between the parking area and the back of public sidewalk along East 20th. The parking area shall be screened by mounding up the

landscaped setback area to a minimum height of three feet above the parking lot surface, by installing a solid masonry wall at least three feet in height, or by installing a decorative metal picket fence with climbing vines planted along the base.

5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
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 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.
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)

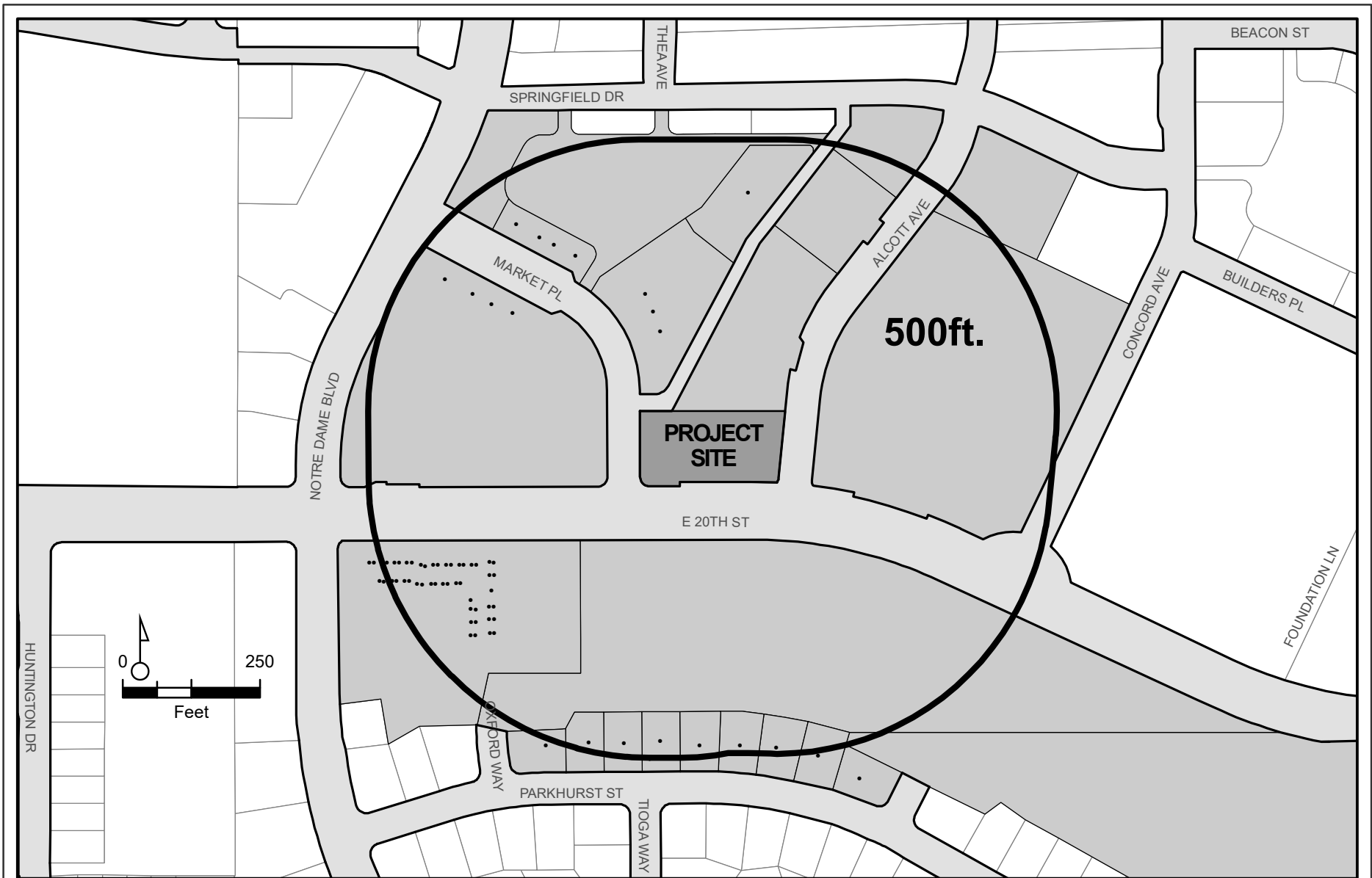
Mike Sawley, Principal Planner
Tina Wilson, Associate Planner
File: AR 21-21

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 (E1 and E2)
- F. Landscape Plan



AR 21-21 (Tank District)
 Lot 301 of Meriam Park, located near E 20th Street and Market Place
 APN 002-690-019-000

- Noticed Parcels
- Noticed Addresses





September 14, 2021

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

RE: Restaurant and Retail Building
Lot 301 at Meriam Park
Chico, CA 95928
002-690-019

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 "agritectureal" 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.

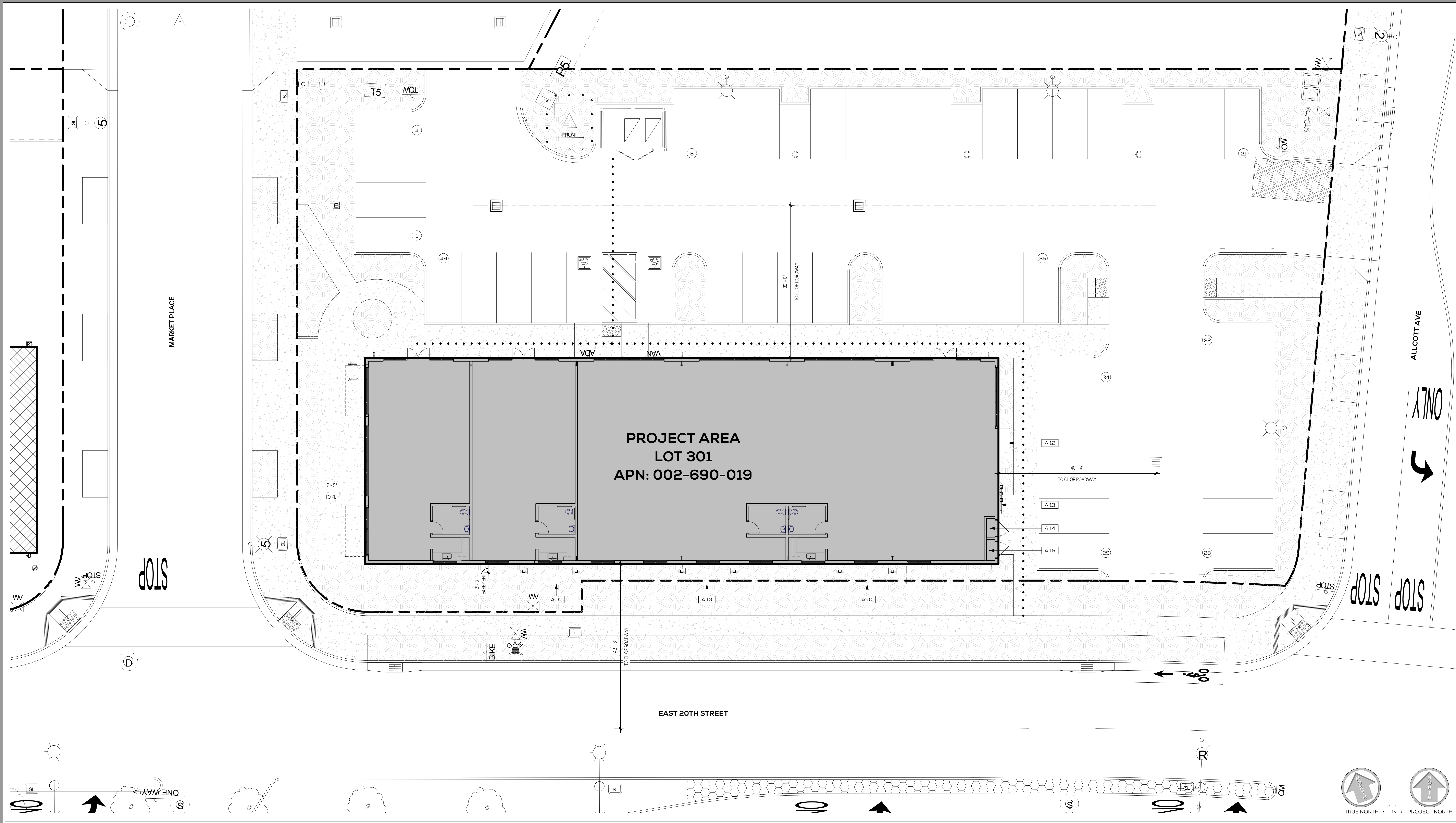
Using two different metal building colors for the roofs and walls in addition to wall screens for landscaping, awnings, and canopy. There are repeated materials, colors and features on all elevations.

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

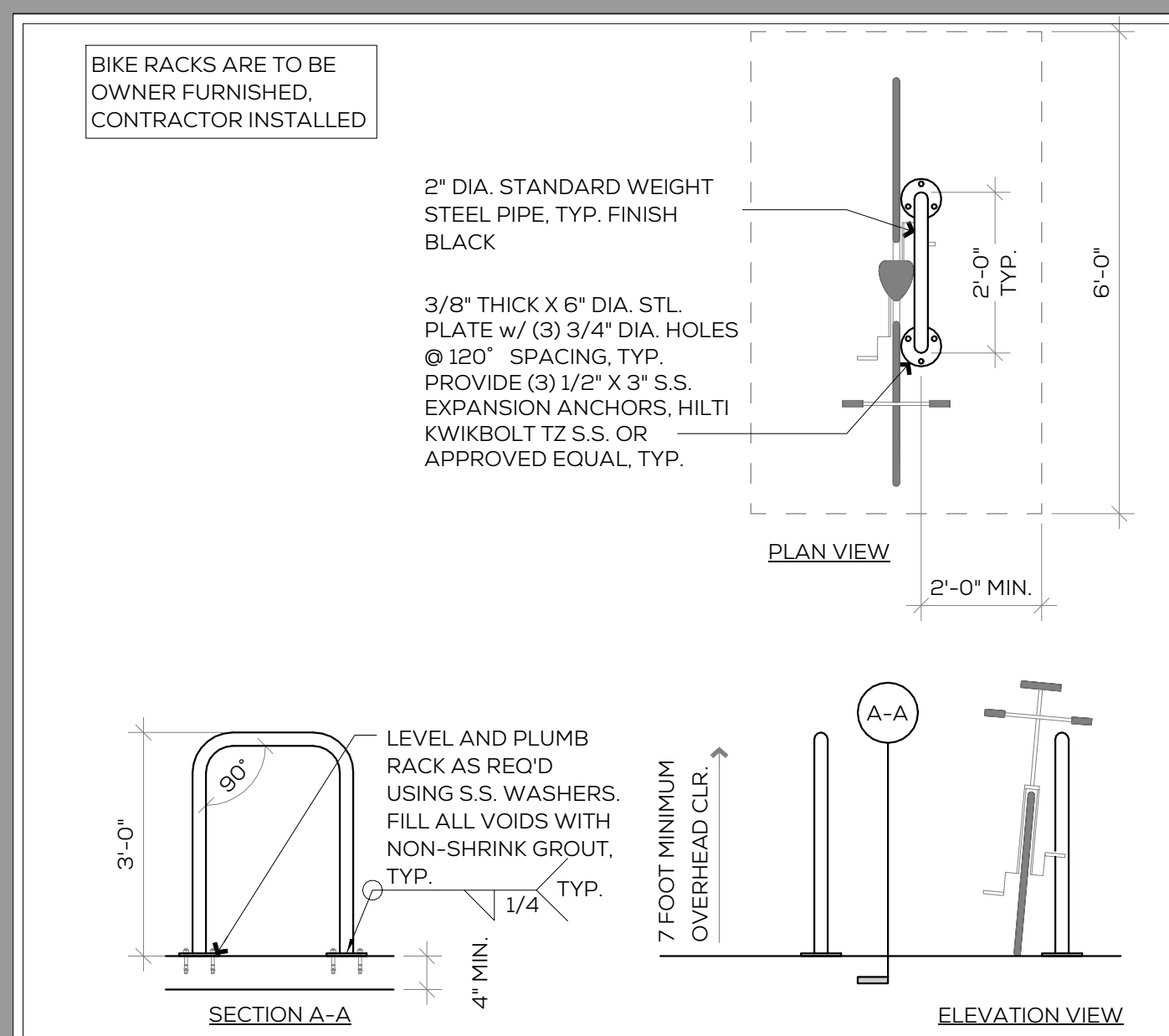
The palette selected is rich with tones selected primarily from the warm grey-beige ranges.

Sincerely,

Kevin Easterling
Russell, Gallaway, Associates inc.



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 19.60.150

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 (11B-403.5.3) 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).

KEYNOTES	
A.10	TRELLIS - SEE EXTERIOR ELEVATIONS
A.12	ELECTRICAL SWITCHGEAR
A.13	GAS METERS - SEE CIVIL DWGS
A.14	WIPER CLOSET - SEE CIVIL DWGS
A.15	FIRE SPRINKLER RISER CLOSET

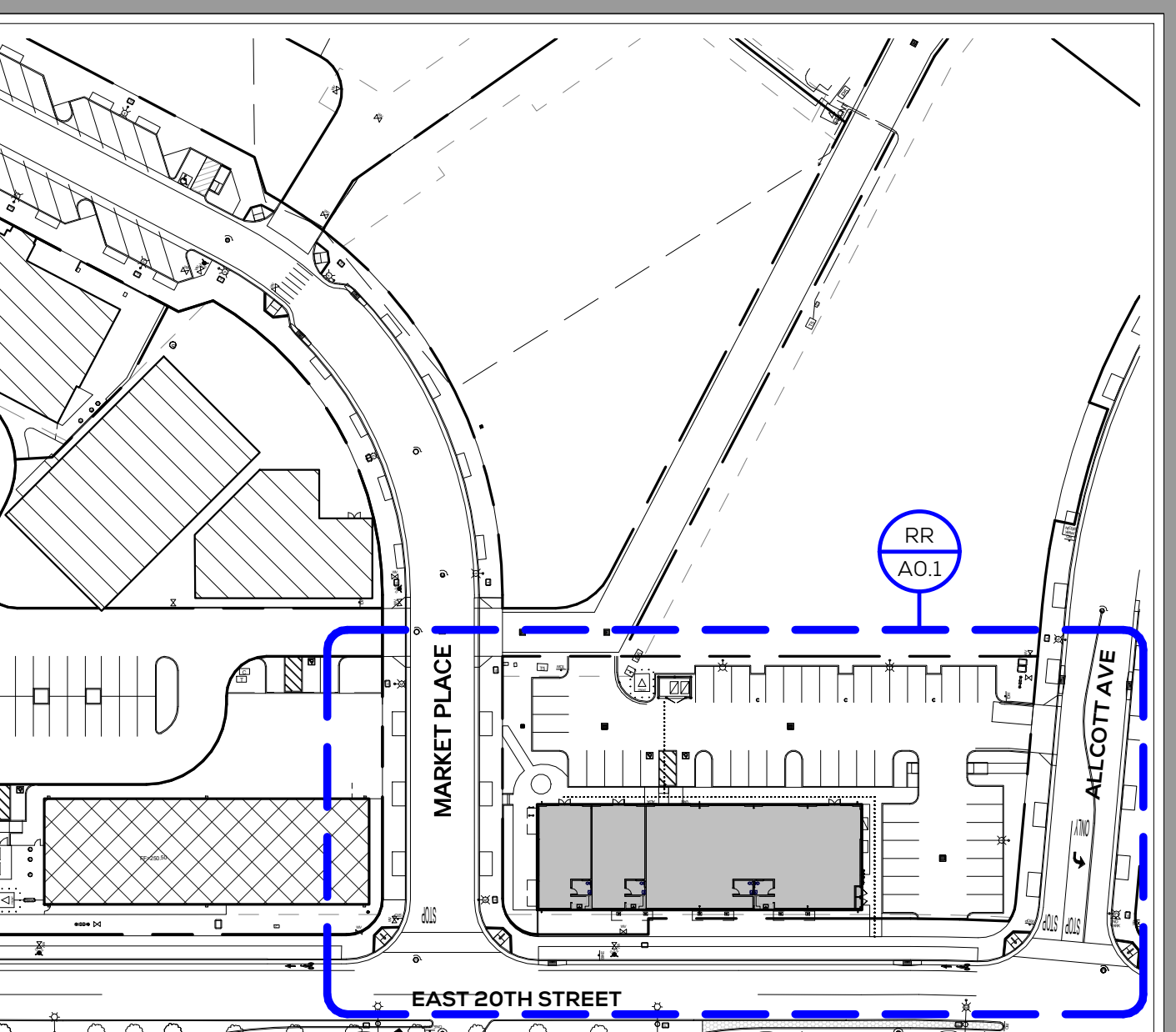
PARKING REQUIRED	
8,505 SF @ 1.6 SPACES / 1,000 SF	14 SPACES (CHICO MC 19.88.030)
BICYCLE PARKING (20%)	3 SPACES (CHICO MC 19.88.070)

VEHICLE PARKING PROVIDED	
FULL SIZE STALLS	44 SPACES
COMPACT STALLS	3
ACCESSIBLE STALLS	2 SPACES
TOTAL SPACES PROVIDED	49 SPACES

BICYCLE PARKING PROVIDED	
BICYCLE RACK	3 SPACES

TND ZONING SUMMARY	
ZONING	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)
FRONT SETBACKS	ZERO TO BACK OF WALK (CHICO MC 19.86.300)
SIDE SETBACKS	NONE REQUIRED (CHICO MC 19.86.300)
REAR SETBACKS	5 FT MIN (CHICO MC 19.86.300)
BUILDING HEIGHT	1 STORIES (CHICO MC 19.86.300)
PARKING	35 FT MAX (CHICO MC 19.86.300)
PLANTING	28 FT MIN BEHIND BACK OF WALK (CHICO MC 19.86.300)
INFRASTRUCTURE WALKWAYS	SEE LANDSCAPE DRAWINGS
	SEE CIVIL DRAWINGS
	SHALL BE ACCESSIBLE - SEE SITE CIRCULATION ROUTE NOTES

MM - SITE NOTES & LEGEND
SCALE: NONE



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

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RUSSELL GALLAWAY ASSOCIATES inc.

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

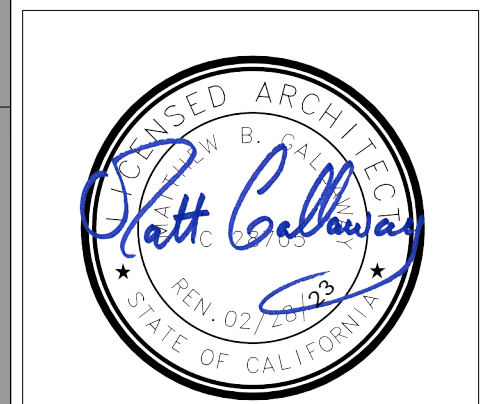
www.rgachico.com

PROJECT
MP LOT 301

OWNER
TANK DISTRICT, LLC

PROJECT ADDRESS
**LOT 301
THE TANK DISTRICT
MERIAM PARK
CHICO, CA
95928**

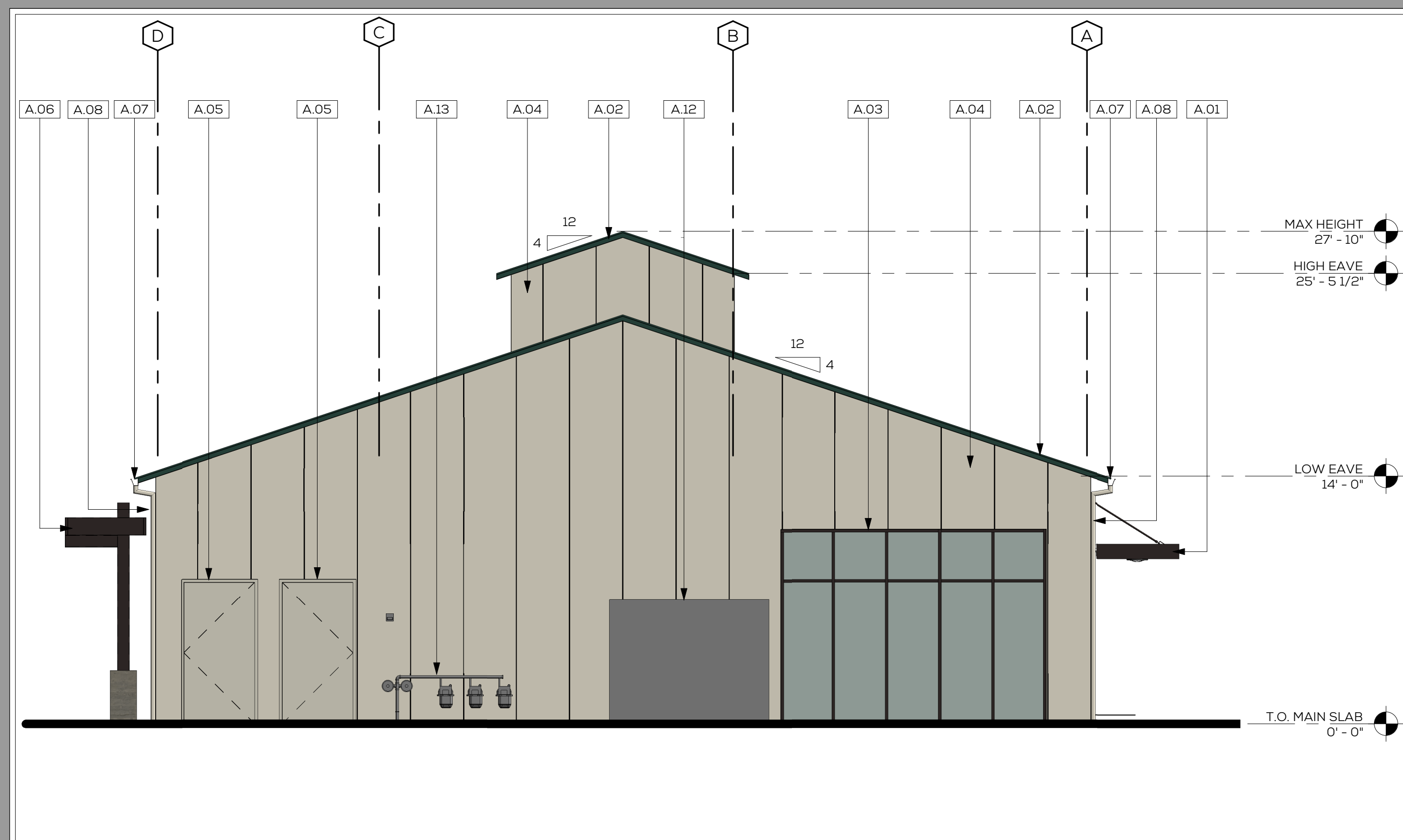
ASSESSOR'S PARCEL NUMBER
002-690-019



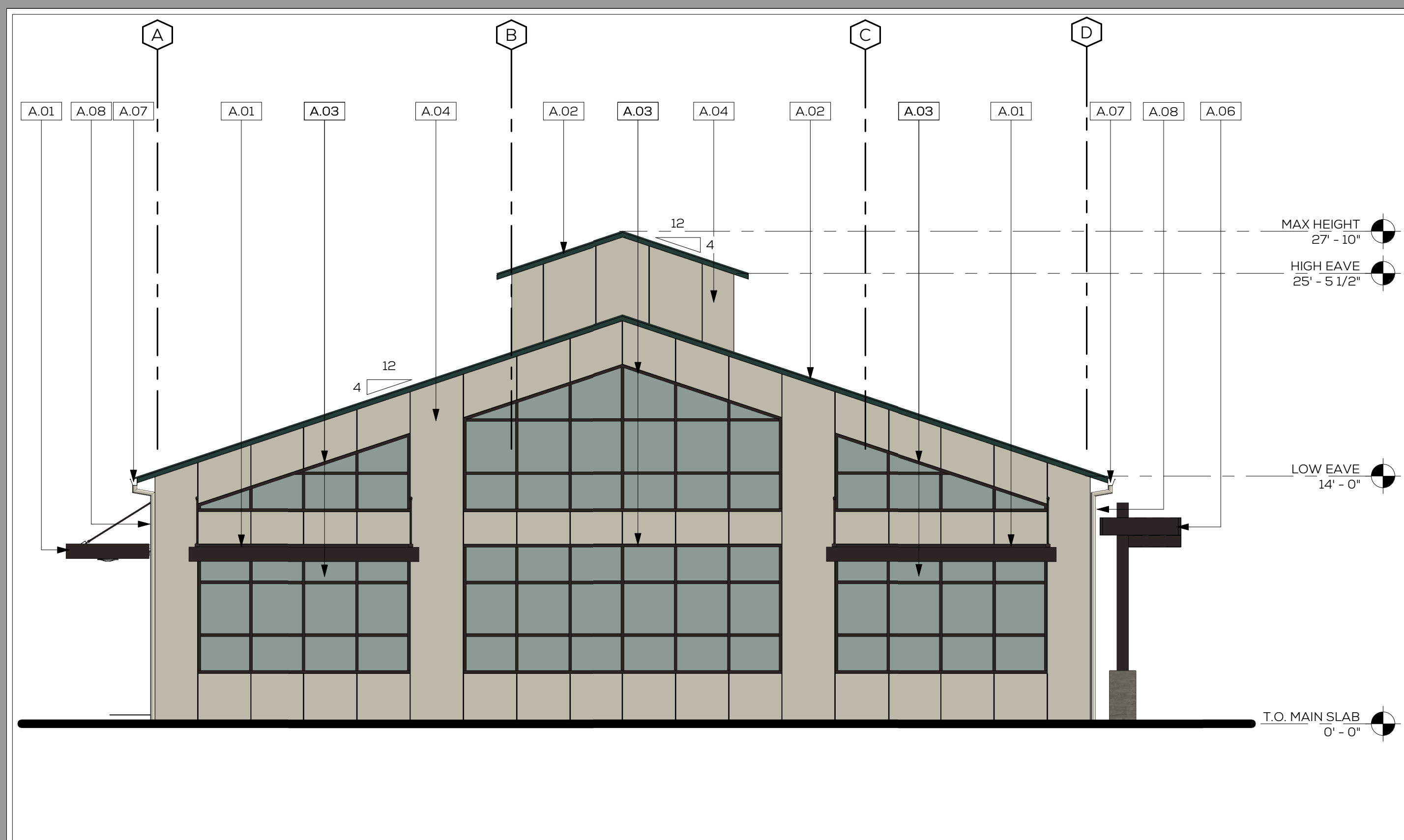
RG&A PROJECT #	21-301
PLAN CHECK #	-
DRAWN	SJM
CHECKED	KJE
METAL BUILDING	2021.04.01
ARB SUBMITTAL	2021.09.14

ARCHITECTURAL SITE PLAN

ARB1



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

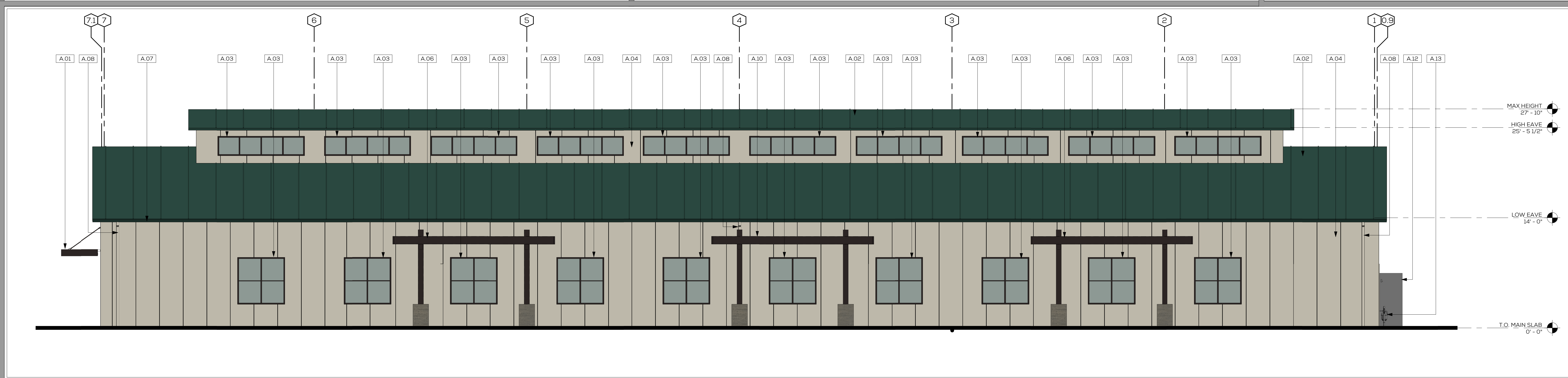


LL - WEST ELEVATION
SCALE: 3/16" = 1'-0"

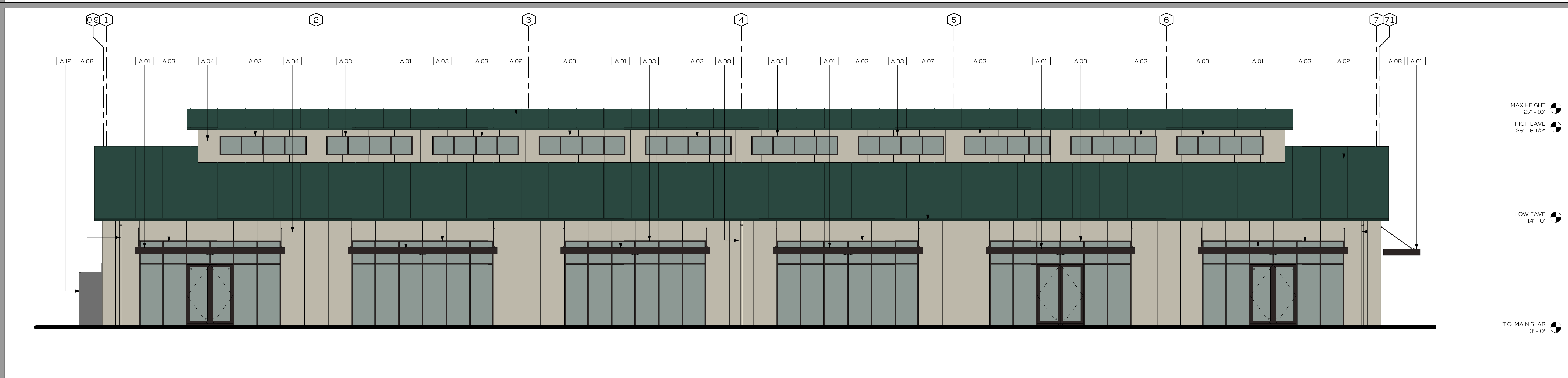
KEYNOTES	
A.01	METAL CANOPY, FINISH PC-1
A.02	INSULATED STANDING SEAM METAL ROOF, COLOR MTL-1
A.03	ALUMINUM STOREFRONT WINDOW AND/OR DOOR SYSTEM, FINISH AL-1 AND GL-1
A.04	INSULATED METAL WALL PANELS, COLOR MTL-3
A.05	HOLLOW METAL DOOR, PRIME AND PAINT P-1
A.06	TRELLIS, METAL COLUMNS, COLOR PC-1 AND WOOD BEAMS, FINISH WD-1
A.07	GUTTER, COLOR TO MATCH MTL-1
A.08	DOWNSPOUT, FINISH MTL-2
A.10	TRELLIS - SEE EXTERIOR ELEVATIONS
A.12	ELECTRICAL SWITCHGEAR
A.13	GAS METERS - SEE CIVIL DWGS

FINISH ABBREVIATIONS:	
AL-1	STOREFRONT, DARK BRONZE ANODIZED ALUMINUM
GL-1	EXTERIOR GLAZING, CARDINAL GRAY O/ L0E2-366(#3)
MTL-1	EXTERIOR METAL ROOF, METL SPAN SR2 COLOR: FERN GREEN
MTL-2	EXTERIOR METAL, METL SPAN COLOR: SANDSTONE
MTL-3	EXTERIOR INSULATED METAL PANELS, METL SPAN FLAT FL40 COLOR: SANDSTONE
MTL-4	INTERIOR FACE OF INSULATED METAL PANELS, METL SPAN FLAT - COLOR: PER ARCHITECT. VERIFY PRIOR TO ORDERING OR FABRICATION.
P-1	EXTERIOR HOLLOW METAL DOORS, PRIME AND PAINT - COLOR TO MATCH MTL-3
P-2	INTERIOR HOLLOW METAL DOORS, PRIME AND PAINT - COLOR PER ARCHITECT
P-3	EXTERIOR EXPOSED STEEL, PRIME AND PAINT - COLOR PER ARCHITECT
P-4	INTERIOR GYP. CEILING, PRIME AND PAINT - COLOR PER ARCHITECT
PC-1	EXTERIOR CANOPIES, POWDER COAT, TIGER DRYLAC, ANODIZED EFFECT DARK BRONZE, 61/68001
WD-1	EXTERIOR TRELLIS, LONGBOARD DARK FIR

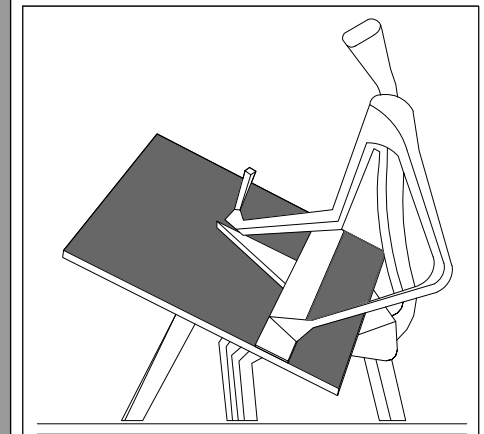
DD - FINISH ABBREVIATIONS
SCALE: NONE



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



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



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RGACHICO PROJECT #	21-301
PLAN CHECK #	-
DRAWN	SJM
CHECKED	KJE
METAL BUILDING	2021.04.01
ARB SUBMITTAL	2021.09.14

EXTERIOR ELEVATIONS

ARB2



SEE COLOR BOARD FOR
SAMPLES OF COLORS

GONZALES
DEVELOPMENT
C O M P A N Y

A301 - TANK DISTRICT
MERIAM PARK

2021.08.03
Attachment E1



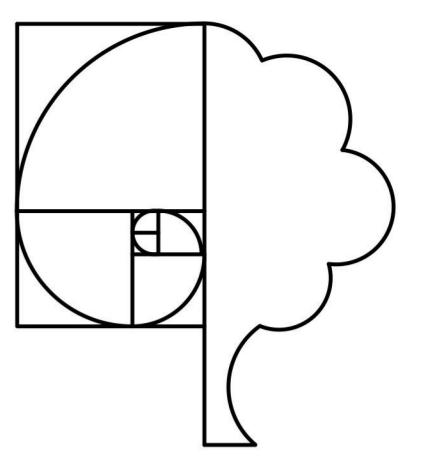
SEE COLOR BOARD FOR
SAMPLES OF COLORS

GONZALES
DEVELOPMENT
C O M P A N Y

A301 - TANK DISTRICT

MERIAM PARK

2021.08.03
Attachment E2



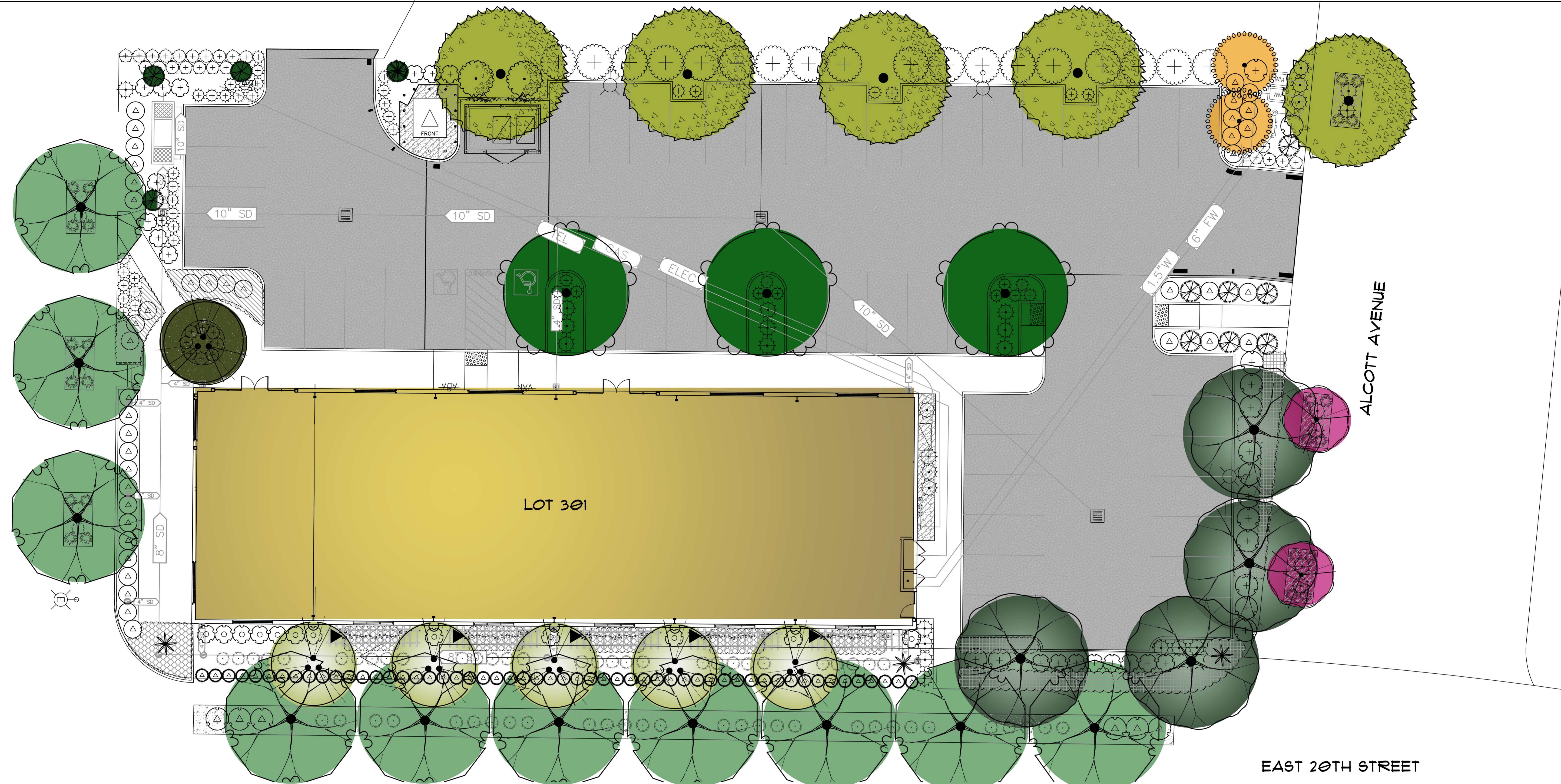
THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE

California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
(530)892-8897 fax (530)892-9588
thpelps@sbqglobal.net
THPLARCH.com

MERIAM PARK - LOT 301
GONZALES DEVELOPMENT CO.

CHICO, CALIFORNIA

MARKET PLACE



SOIL PREPARATION AND AMENDING

A. AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL 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.

B. BROADCAST THE FOLLOWING SOIL AMENDMENTS. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA.

1. NITROGEN STABILIZED AND IRON FORTIFIED COMPOST PER SOIL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES
2. FELLETTIZED FERTILIZER (21-0-0) 10LBS, OR AS PER SOIL ANALYSIS RECOMMENDATIONS
3. SOIL SULFUR PER SOIL ANALYSIS RECOMMENDATIONS
4. CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL
5. DE-ROCK AREA TO BE PLANTED: ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.

C. INSTALL WEED BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS, MANUFACTURED OF POLYPROPYLENE, 20 MIL THICKNESS, AND 2.6 OUNCES PER SQUARE YARD. DEWITT PRO-5, OR EQUAL. SECURE FABRIC SEGMENTS, TO SOIL WITH 6"X1"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 FINE, 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 WALKWAY 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.

Shade Calculations for Meriam Park Lot 301

Botanical Name	Common Name	Quantity	Shade allowed				Total
			at 25%	at 50%	at 75%	at 100%	
Quercus ilex*	Holly Oak	4	1,256	1	3	0	2,158.00
Ulmus x 'Frontier'	Frontier Elm	4	1,256	0	4	0	2,512.00
Zelkova serrata 'Village Green'	Japanese Zelkova	3	1,256	0	0	3	3,768.00
Total Shade Allowed		11	1	7	0	3	8,478.00
parking lot area to be shaded							16,508.00
50% shade required							8,254.00
% Shade Provided							51.36%

15% shade from evergreen tree species required
2,198 sf provided / 8,254 sf shade required = 26.7% (* indicates evergreen tree species)

PLANT SCHEDULE

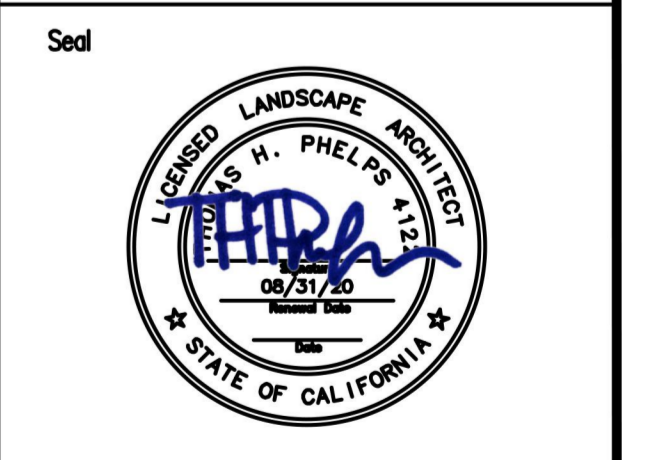
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER PALMATUM 'EVER RED'	EVER RED JAPANESE MAPLE	5 GAL	6
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	15
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	18
	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	2
	EURYOPIS PECTINATUS 'MUNCHKIN'	DWARF EURYOPS	5 GAL	12
	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL	18
	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	1 GAL	54
	ROSA X 'FLOWER CARPET WHITE'	WHITE CARPET ROSE	2 GAL	41
	TEUCRIUM X LUCIDRYS PROSTRATUM	GERMANDER	1 GAL	30
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	DIETES VEGETA	AFRICAN IRIS	1 GAL	30
	PHORMIUM TENAX 'PINK STRIPE'	NEW ZEALAND FLAX	5 GAL	4
	TULBAGHIA VIOLACEA 'SILVER LACE'	SILVER LACE SOCIETY GARLIC	1 GAL	41
VINES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	WISTERIA SINENSIS 'PURPLE'	PURPLE CHINESE WISTERIA	5 GAL	5
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	24
	MUHLENBERGIA RIGIDA 'NASHVILLE' TM	PURPLE MUHLY	1 GAL	65
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PARTHENOCISSUS TRICUSPIDATA 'VETCHI'	BOSTON IVY	5 GAL	2

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	15 GAL		2
	CUPRESSUS SEMPERVIRENS 'STRICTA'	COLUMNAR ITALIAN CYPRESS	24"		11
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24"		2
	OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	24"	MULTI-STEM	5
	OLEA EUROPAEA 'TBD'	SWAN HILL OLIVE	---	TRANSPLANT	1
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"		4
	QUERCUS ILEX	HOLLY OAK	15 GAL		5
	ULMUS X 'FRONTIER'	AMERICAN ELM	15 GAL		10
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	15 GAL		3
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS COYOTE BRUSH	1 GAL	36" O.C.	14
	COREOPSIS AURIGULATA 'NANA'	MAYSVILLE DAISY	1 GAL	24" O.C.	60
	LANTANA MONTEVIDENSIS 'PURPLE'	TRAILING LANTANA	1 GAL	36" O.C.	56
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	1/4 BLACK CHIP CRUSHED ROCK		2" DEPTH OVER LANDSCAPE FABRIC		480 SF
	DECOMPOSED GRANITE		4" DEPTH		1,661 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

Sheet Title
PLANTING PLAN



No.	Date	Revision
▲		
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Project Mgr.: THP
Drawn By: THP
Scale: 1"=10'
Date: 04 AUG 2021
File Name: of sheets
Attachment F

