



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 2/2/2022

DATE: January 20, 2022

File : AR 21-12

TO: Architectural Review and Historic Preservation Board

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

RE: Hankins – Zanella Way & Benatar Way, APNs 002-200-010

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the 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 21-12 (Hankins), subject to the recommended conditions.

BACKGROUND

The project site is approximately 0.92 acre site located on the north eastern corner of Benatar Way and Zanella Way in the Skyway Industrial Park (**See Attachment A**, Location Map). The site is designated Commercial Services on the City of Chico General Plan Diagram and is zoned CS (Commercial Services). The site is currently vacant.

DISCUSSION

The applicant proposes to construct a new 13,328 square ft. commercial building with a parking field with 31 spaces and trash enclosure (see **Attachment B**, Project Description). The building is designed to support up to 5 suites and the building height will allow tenants to construct a mezzanine or 2nd floor for additional floor space. Therefore, the amount of proposed vehicle parking accounts for a possible 20 percent increase in interior floor area during tenant infills. The site is adjacent to a self-storage facility, professional services, printing services, auto parts sales and repair services.

The site plan situates the building behind a parking area along Benatar Way with customer entrances facing south, towards the parking lot. Warehouse access will be located on the rear of the building, facing the bay doors of the north adjacent property. A 6-foot tall wrought iron fence is proposed around the perimeter of the site, with gates at both driveways and pedestrian paths of travel from the street. There are two proposed driveway entrances, one from Zanella Way at the west end of the site and one from Benatar Way at the south end. A traffic pattern is created within the site allowing larger vehicles to enter through the Zanella entrance and out the Benatar exit. Behind the building, three spots are designated loading spaces. A total of 32 off-street vehicle parking spaces are provided, including three Clean Air/Vanpool spaces. Two inverted “U Racks” would be installed between the building and the parking lot to provide four bicycle parking spaces. (see **Attachment C**, Site Plan).

The proposed building would feature a clean modern appearance consisting of horizontal and vertical metal siding. To provide visual depth the design includes built-up columns, parapet wall, and gabled entry elements (see **Attachment D**, Elevations). Building materials will consist of metal siding, storefront windows, metal canopies, stucco, and standing seam metal roofing.

The building would be rectangular in shape and 32 feet in height at the gables. The building's exterior finish would be metal horizontal siding of "Old Town Gray" with rust colored ("Henna Shade") columns as accent. The parapet would be made of vertical dark metal siding ("Midnight Bronze") with store front windows outlined in a dark metal ("Dark Bronze Anodized Aluminum"). (see **Attachment E**, Colors and Materials)

Trees and landscaping will be added to the site to provide parking shading and ground cover buffering the parking lot and street (see **Attachment F**, Landscape Plan). A mixture of Saucer Magnolia, Chinese Pistache, Holly Oak, and Sawleaf Zelkova would be planted on site for a total of 17 trees. The trees would provide shade for the vehicle parking area, which is estimated to reach 57% at full tree maturity.

ANALYSIS

The proposed development is compatible with other commercial services uses in the area which mainly consist of high-ceiling, single-story metal and concrete buildings with roll up doors and small parking areas. The proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU-2.4 and LU-4) and encourage positive neighborhood contributions.

Design Guideline consistency is achieved through the building having similar massing and scale to other buildings in the neighborhood and storefront entrances and awnings provide pedestrian-level scale (DG 2.2.1.1 and 12). A pedestrian path of travel is provided from the city sidewalk to the building on site and rack for bicycle parking (DG 2.1.24). Materials used are consistent with other buildings in the vicinity while the added parapet, awning and built-out entry elements provide a modern appearance with depth and visual interest (DG 2.2.12, 32, and 33). The trash enclosure will be provided at the rear of the property, and the utilities, will be screened/hidden from view or painted to match the building (DG 2.1.36 and 2.2.28).

The proposed plan complies with all development standards for the CS zoning district set forth in CMC 19.44.030 including setbacks, site coverage, height limits, parking, and landscaping requirements.

Subject to the above standard conditions, staff recommends approval of the project.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects).

Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

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

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

The proposed use is consistent with the Commercial Services designation for the site, which accommodates the proposed uses of warehousing, retail, and accessory office use. The project's location would be compatible with surrounding land uses and enhances the commercial services available within this location, consistent with general Plan goal and policies to promote compatible infill development (LU-2.4, 4.2, and 4.4). No specific, area or neighborhood plans apply to the project.

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

The project promotes development that would occupy a vacant parcel that is compatible and consistent with the surrounding uses and buildings (DGs 1.211 and 1.2.13). The building has similar massing and scale to other buildings in the neighborhoods while providing storefront entrances and awnings to provide pedestrian-level scale (DG 2.1.36 & 2.2.28). There would be a path of pedestrian travel from the city sidewalk to the building on site and rack for bicycle parking (DG 2.1.24).

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, material selection and color pallet of the proposed structure are visually compatible with the surrounding industrial and commercial development. Vertical and horizontal metal siding adds to the modern appearance of the building while adding accent with columns of color. The design features a parapet, awning, and built-out entry elements to create depth and visual interest beyond a plain metal building. The trash area would be appropriately screened, and utilities hidden from view. The glass entrances and doors are outlined with a dark bronze aluminum metal as well as the parapet. Appropriate lighting features would accent the building with column lights and lights shielded towards the building. Exterior equipment will be utilities would be hidden from view or be painted to match the building.

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

The project's location would be compatible with the surrounding land uses and promote infill of the corridor. The building will not unnecessarily block views or dominate their surroundings.

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

The proposed landscaping will provide visual relief round the parking area and a variety of new trees will be a key contributor to the project. The trees selected will provide not only needed shade to the project but provide an attractive environment with water use patterns within the City's requirements.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 21-12 (Hankins). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The permittee is responsible for contacting these offices to verify the need for permits.
3. All 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. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Color Elevations
- E. Colors and Materials
- F. Landscaping Plan

DISTRIBUTION

Mike Sawley, Principle Planner

Madison Driscoll, Assistant Planner

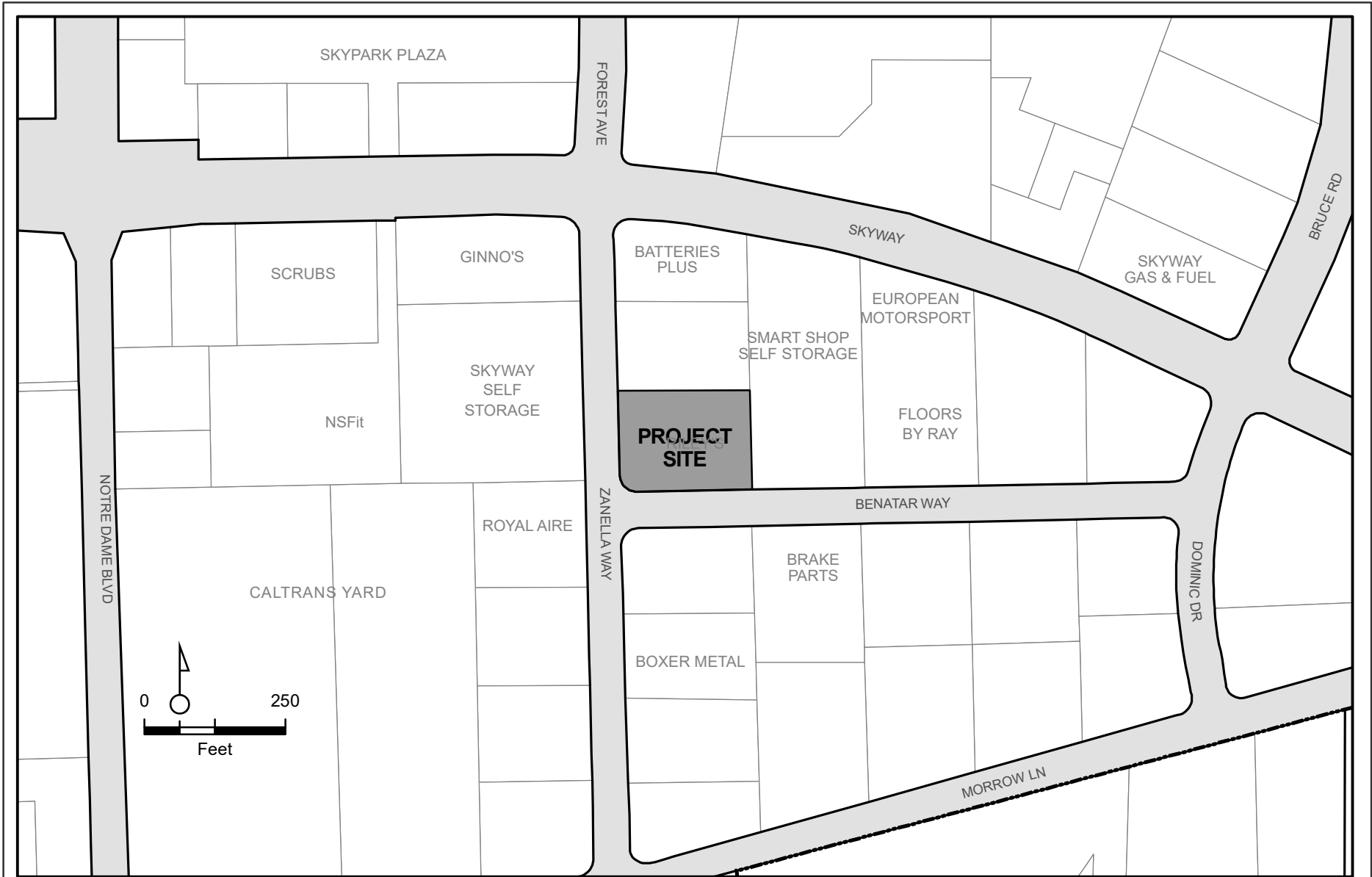
Gary Hawkins Architect, 3045 Ceres Avenue, Ste. 135, Chico, CA 95973

info@ghachico.com

Brannan Hankins, 1205 Stanley Avenue, Chico, CA 95928

brannan@hankingsgroupinc.com

File: AR 21-12



AR 21-12 (Hankins)
 Benatar Way and Zanella Way
 APN 002-200-010-000





**GARY HAWKINS
ARCHITECT**

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Chico, CA 95973

(530) 892-2700
info@ghachico.com

May 10th, 2021

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

RE: New Commercial Shell Building for:
Brannan Hankins
Corner of Zanella Way and Benatar Way
Chico, CA 95928
APN: 002-200-010

We are pleased to present a design concept for construction of a new commercial building at the corner of Zanella Way and Benatar Way. It is our intent that the design is consistent with the City of Chico Design Guidelines. The existing property is an undeveloped flat lot with no trees, landscaping or other discernible features. The site is located in the City of Chico CS Services Commercial district. The neighborhood consists of a variety of commercial uses such as self-storage, professional services, printing services, auto parts sales and repair services.

The proposed shell building will be a manufactured metal building of approximately 13,328 square feet, designed to allow for subletting into 5 suites. The building height will allow for tenants to construct a 2nd floor for additional floor space. Parking lot is designed to allow for a 20% increase in floor area for a total of 15,994 total square feet, with an estimated use of 50% warehouse, 25% retail, and 25% offices. The public entrances and parking lot will be located on the Benatar Way frontage. Warehouse access will be located on the rear side of the building, facing the bay doors of the adjacent property. Building materials will consist of horizontal and vertical metal siding, storefront windows, metal canopies, stucco, and standing seam metal roofing. Built-up columns, parapet wall and gabled entry elements provide a clean modern appearance and added visual depth.

This project will incorporate the following design elements:

- Provide pedestrian path of travel from the city sidewalk to all buildings on site and rack for bicycle parking. DG 2.1.24
- Parking areas will be screened with landscaping. DG 2.1.25
- Trees and landscaping will be added to the site providing parking shading and buffering from the street. DG 2.1.28

- Trash enclosure will be provided at the rear corner of the property, and utilities will be screened/hidden from view or painted to match building. DG 2.1.36 & 2.2.28
- Building has similar massing and scale to other buildings in neighborhood and storefront entrances and awnings provide pedestrian-level scale. DG 2.2.11 & 12
- Materials used are consistent with other buildings in the vicinity while added the parapet, awning and built-out entry elements provide a modern appearance with depth and visual interest beyond the plain metal buildings common in the neighborhood. DG 2.2.31, 32, 33

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

Sincerely,

A handwritten signature in black ink that reads "Gary Hawkins". The signature is written in a cursive, flowing style.

Gary Hawkins
Gary Hawkins Architect

ZANELLA WAY

BENATAR WAY

PROPOSED BUILDING

CODE ANALYSIS

CODE:
 2019 CBC 2019 CMC
 2019 CFC 2019 CFC
 2019 CEC 2019 CA ENERGY CODE
 CITY OF CHICO MUNICIPAL CODE

SITE DATA:
 SITE AREA: 0.91 ACRES, 39,851 S.F.
 ZONING: CS SERVICES COMMERCIAL
 LAND USE: CS COMMERCIAL SERVICES
 SETBACKS: NONE

BUILDING DATA:
 CONSTRUCTION: VB, FIRE SPRINKLERS
 USE: VACANT SHELL
 STORIES: 2 (FUTURE 2nd FLOOR PART OF T.I.)
 BUILDING AREA: 13,328 SF
 BUILDING HEIGHT: 32'-0"

PARKING:
 BUILDING AREA = 13,328 SF + 20% (2,464 SF)
 ALLOWANCE FOR FUTURE 2nd FLR = 15,994 SF

ASSUME 50% WAREHOUSE, 25% RETAIL, 25% OFFICE

USE	AREA	FACTOR	SPACES
WAREHOUSE	1,998 SF	1/1,815 SF	5
RETAIL	3,998 SF	1/250 SF	16
OFFICE	3,998 SF	1/315 SF	11
TOTAL			32

PROVIDED PARKING:
 32 PARKING STALLS:
 1 VAN ACCESSIBLE
 1 AUTO ACCESSIBLE
 1 CLEAN AIR/VANPOOL/EV VAN ACCESSIBLE
 2 CLEAN AIR/VANPOOL/EV
 18 STANDARD
 9 COMPACT

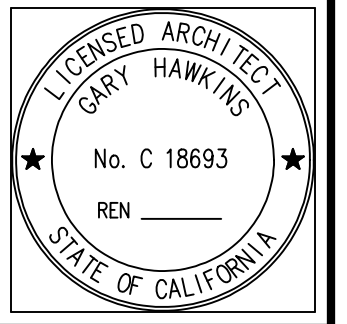
BICYCLE PARKING:
 (2) INVERTED U RACKS, PARKS 4 BIKES

COVERAGE:

USE	AREA	%
BUILDING (INC. OVERHANGS)	14,331 SF	35.9
TRASH ENCLOSURE	193 SF	0.5
VEHICLE HARDSCAPE	19,399 SF	48.1
PEDESTRIAN HARDSCAPE	1,510 SF	3.8
LANDSCAPING	4,424 SF	11.1
TOTAL	39,851 SF	100

Revisions:
 Plot Date: 5/10/2021

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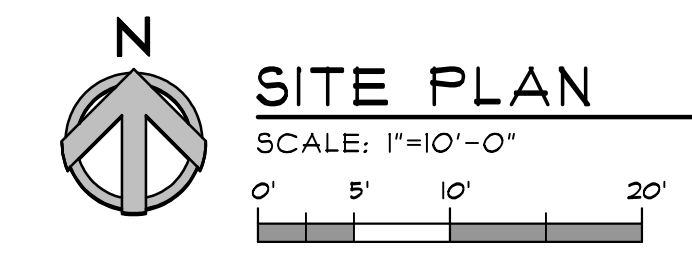


NEW COMMERCIAL BUILDING FOR:
BRANNAN HANKINS
 ZANELLA WAY & BENATAR WAY

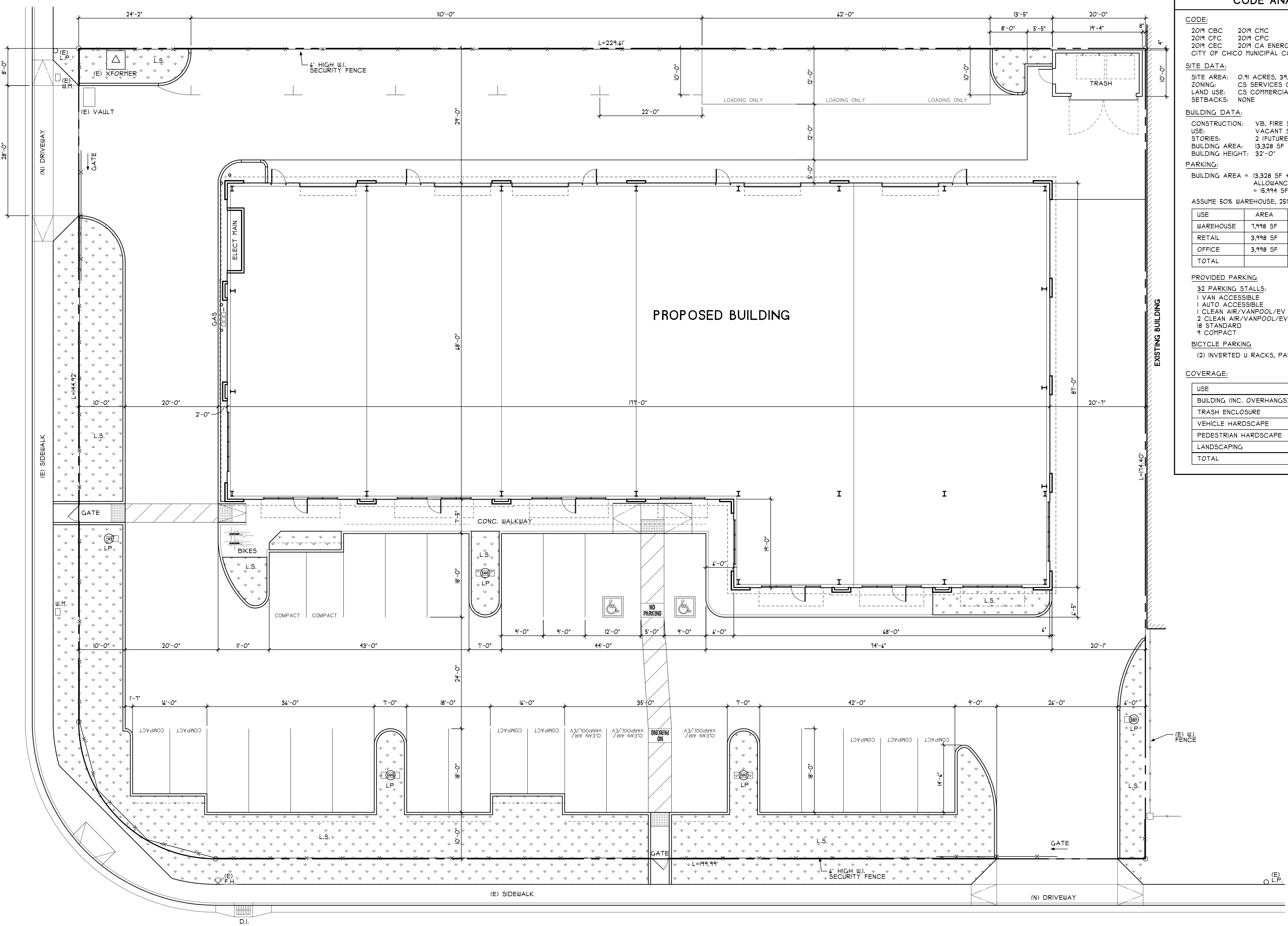
Date: 5-2021
 Drawn: GC
 Job No: 20-075

SHEET NAME:
 SITE PLAN

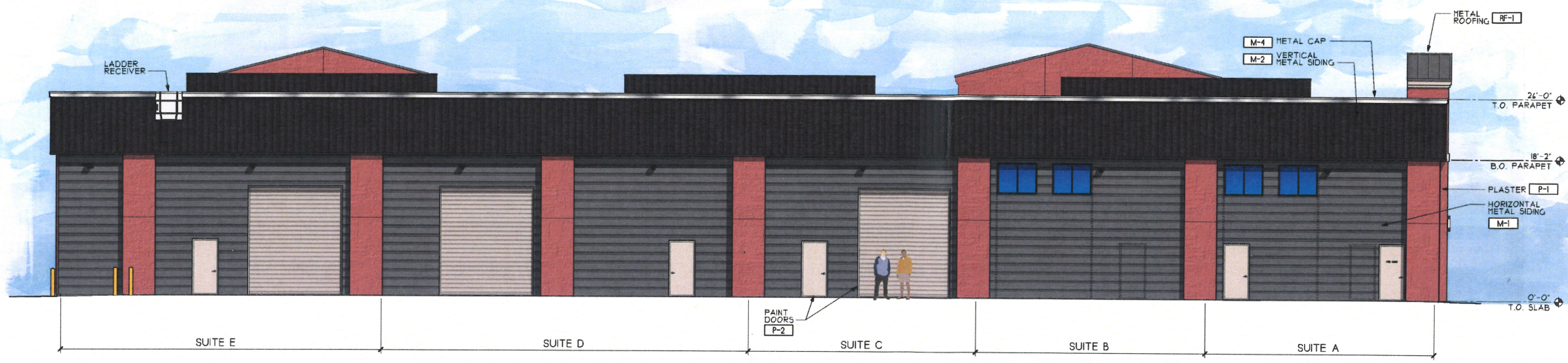
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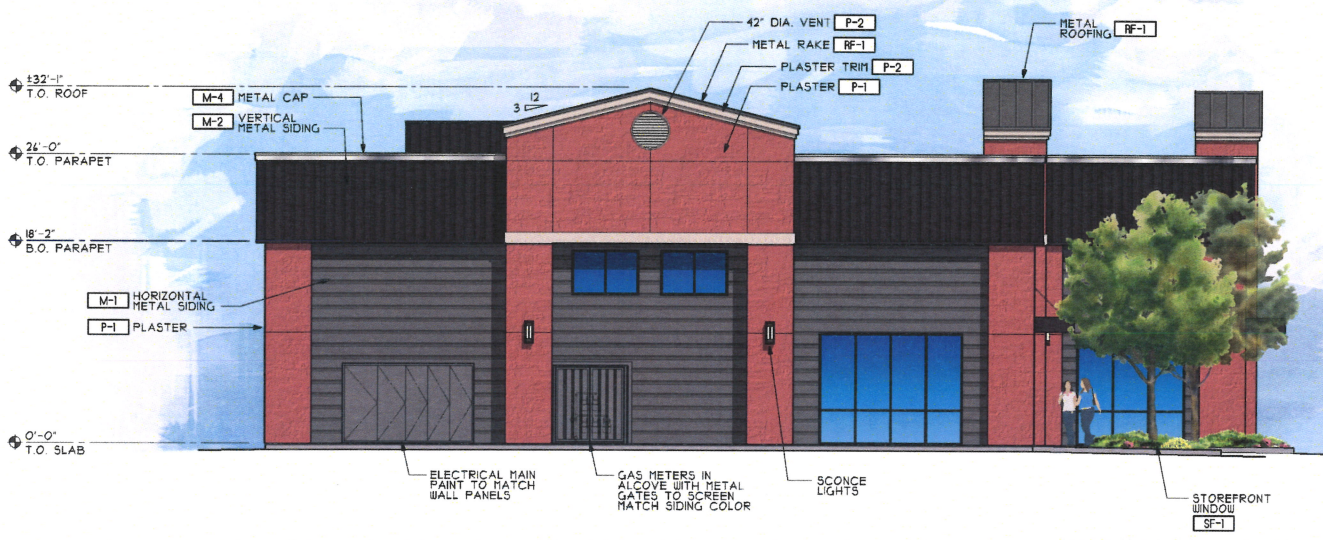
SITE PLAN
 SCALE: 1"=10'-0"



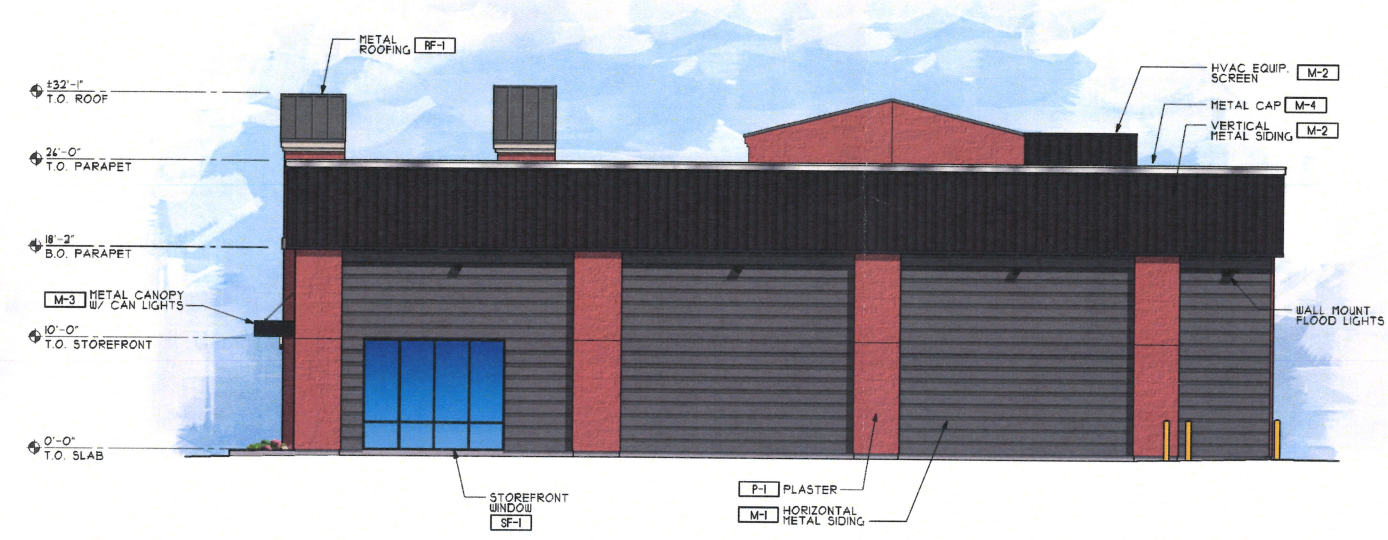
EXTERIOR FINISH SCHEDULE		
MARK	DESCRIPTION	SAMPLE
M-1	HORIZONTAL METAL SIDING AEP SPAN FLEX SERIES 1/2"X20-12 OLD TOWN GRAY	
M-2	VERTICAL METAL SIDING AEP SPAN BOX RIB WALL PANEL MIDNIGHT BRONZE	
M-3	METAL CANOPY MIDNIGHT BRONZE	
M-4	METAL PARAPET CAP CLEAR ANODIZED ALUMINUM	
RF-1	METAL ROOFING AEP SPAN DESIGN SPAN HP 18" COVERAGE OLD TOWN GRAY	
P-1	PLASTER PAINT SHERWIN-WILLIAMS SW 4324 HENNA SHADE	
P-2	ACCENT COLOR SHERWIN-WILLIAMS SW 4071 POPULAR GRAY	
SF-1	STOREFRONT FRAME DARK ANODIZED BRONZE	



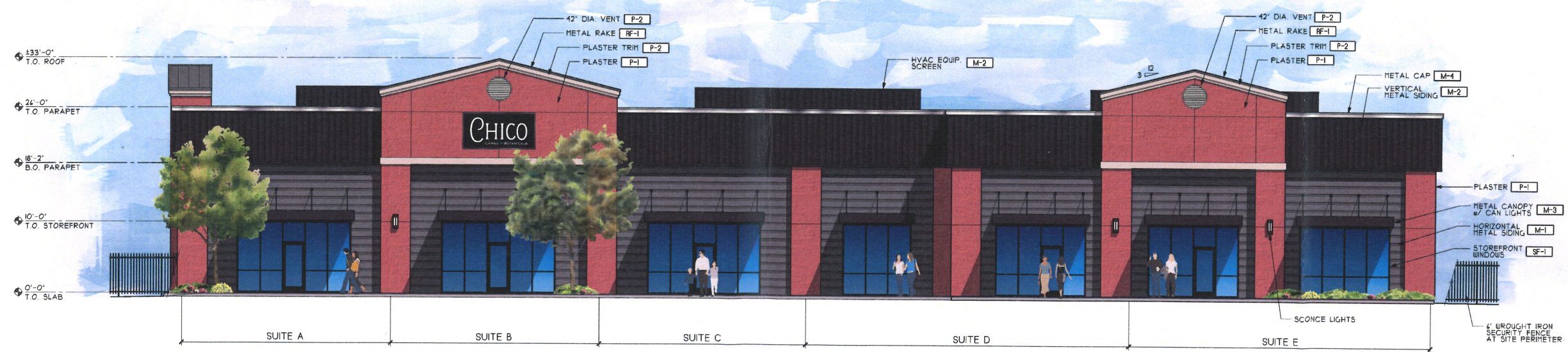
REAR ELEVATION
 SCALE: 1/8"=1'-0"



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



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

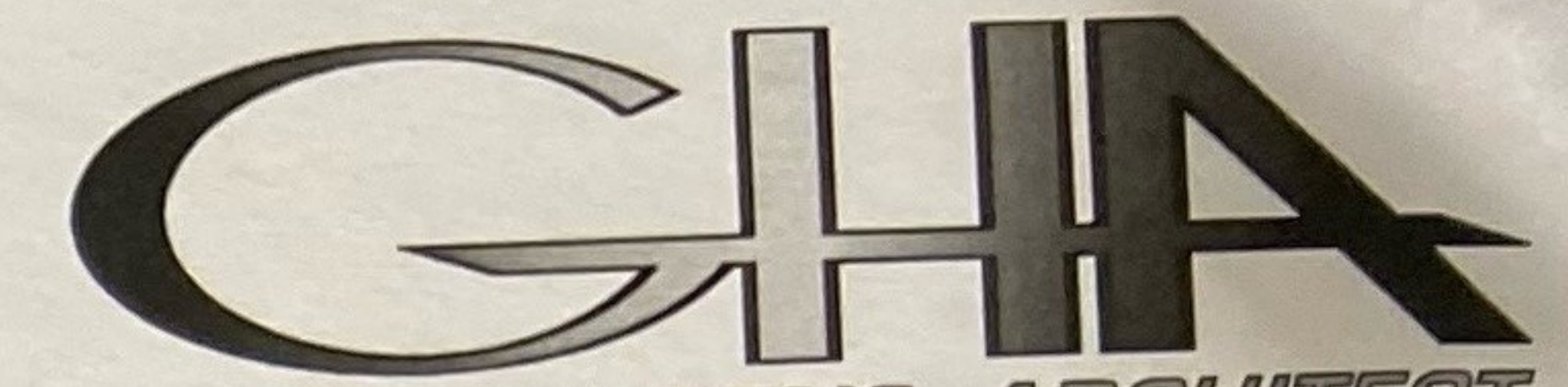


FRONT ELEVATION - BENATAR WAY
 SCALE: 1/8"=1'-0"

HANKINS COMMERCIAL SHELL BUILDING

ZANELLA WAY & BENATAR WAY, CHICO, CA

APN: 002-200-010



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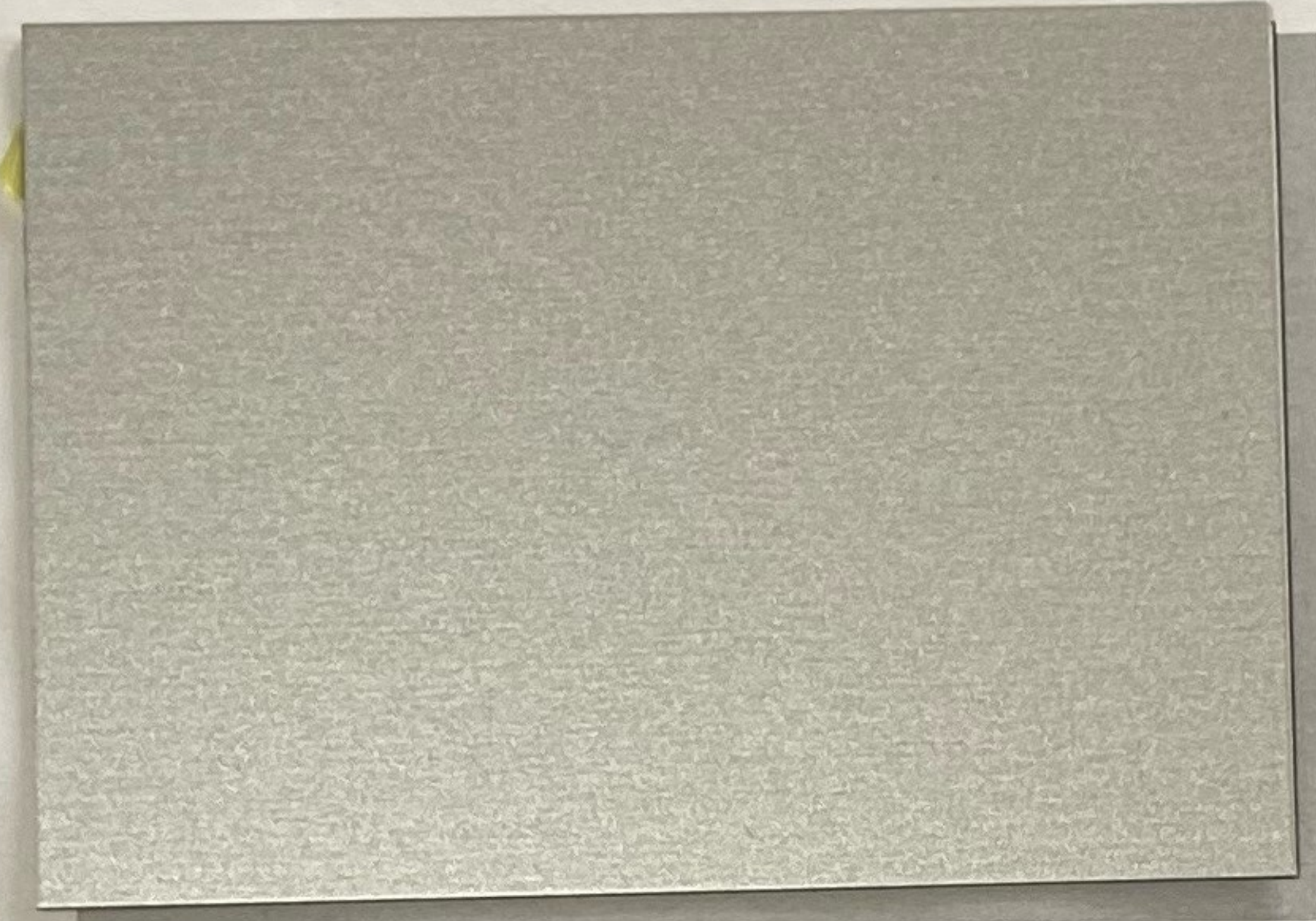
COLORS AND MATERIALS



OLD TOWN GRAY

HORIZONTAL METAL SIDING
AEP SPAN FLEX SERIES 1.2FX20-12

METAL ROOFING
AEP SPAN DESIGN SPAN HP 18" COVERAGE



CLEAR ANODIZED ALUMINUM

PARAPET CAPS



HENNA SHADE

FACADE BODY
PLASTER, PAINT
SHERWIN-WILLIAMS SW 6326



MIDNIGHT BRONZE

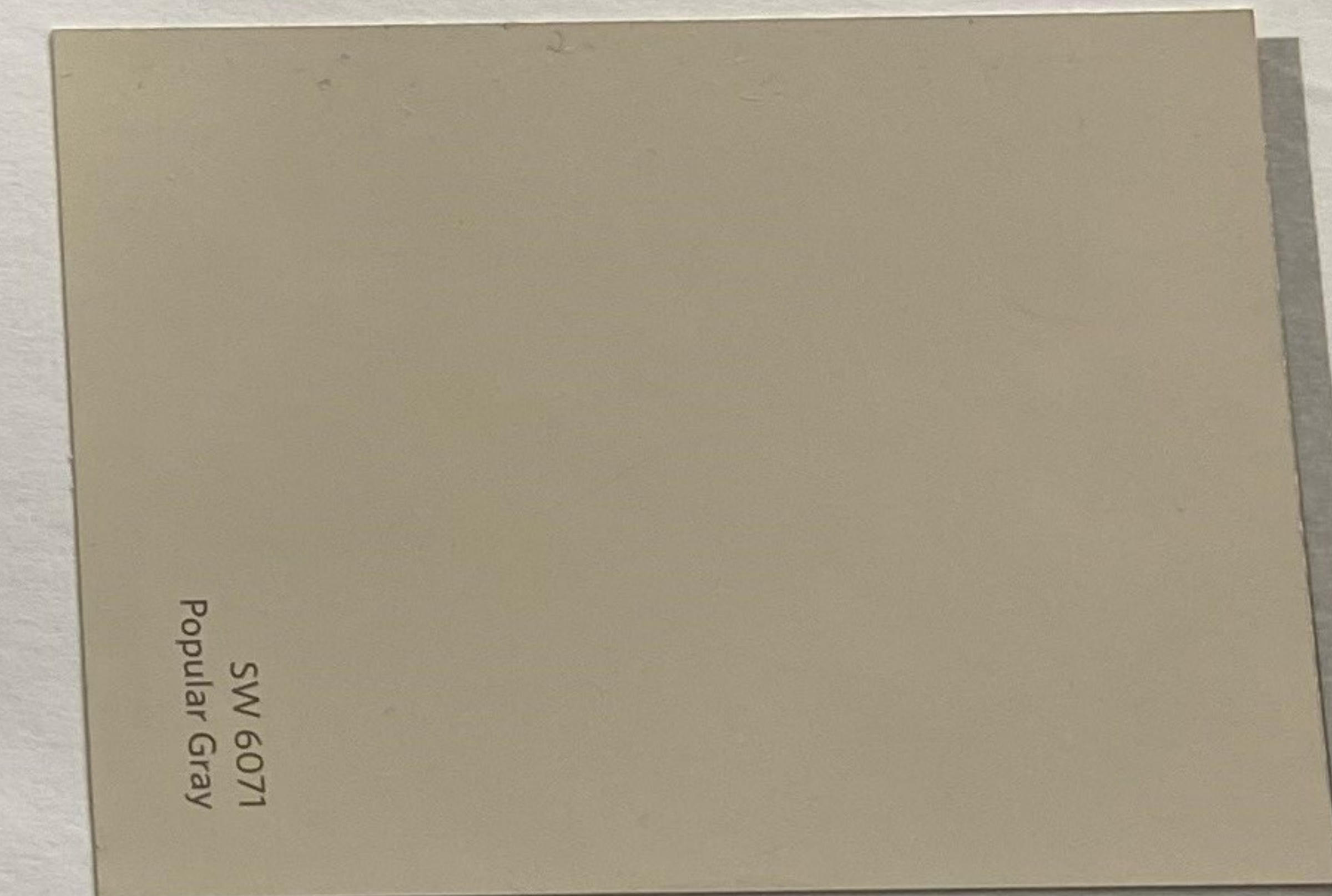
VERTICAL METAL SIDING
AEP SPAN BOX RIB WALL PANEL

CANOPIES
AEP SPAN FLASHING/TRIM



DARK BRONZE ANODIZED ALUMINUM


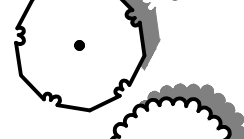
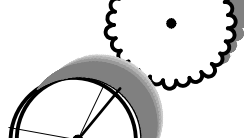
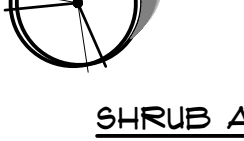

STOREFRONT FRAMES
LIGHT FIXTURES



POPULAR GRAY

FACADE TRIM
PLASTER, PAINT
SHERWIN-WILLIAMS SW 6071

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	15 GAL	6	
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	2	
	QUERCUS ILEX	HOLLY OAK	15 GAL	6	
	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN SAWLEAF ZELKOVA	15 GAL	4	
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	SHRUB & GROUND COVER	PLANTING AREA	---		4,463 SF

SHADE CALCULATIONS

Shade Calculations for Hankins Commercial

Botanical Name	Common Name	Quantity	Shade allowed	at 25%	at 50%	at 75%	at 100%	Total
Magnolia soulangiana	Saucer Magnolia	5	314	0	5	0	0	785.00
Pistacia chinensis 'Keith Davey'	Chinese Pistache	2	1,256	0	1	1	0	628.00
Quercus ilex	Holly Oak	6	1,256	0	4	2	0	4,396.00
Zelkova serrata	Sawleaf Zelkova	4	1256	0	0	0	4	5,024.00
Total Shade Allowed		17		0	10	3	4	10,833.00

parking lot area	18,933.00
paved area requiring 50% shade	18,933.00
50% shade required	9,466.50
% Shade Provided	57%

WATER USE CALCULATIONS

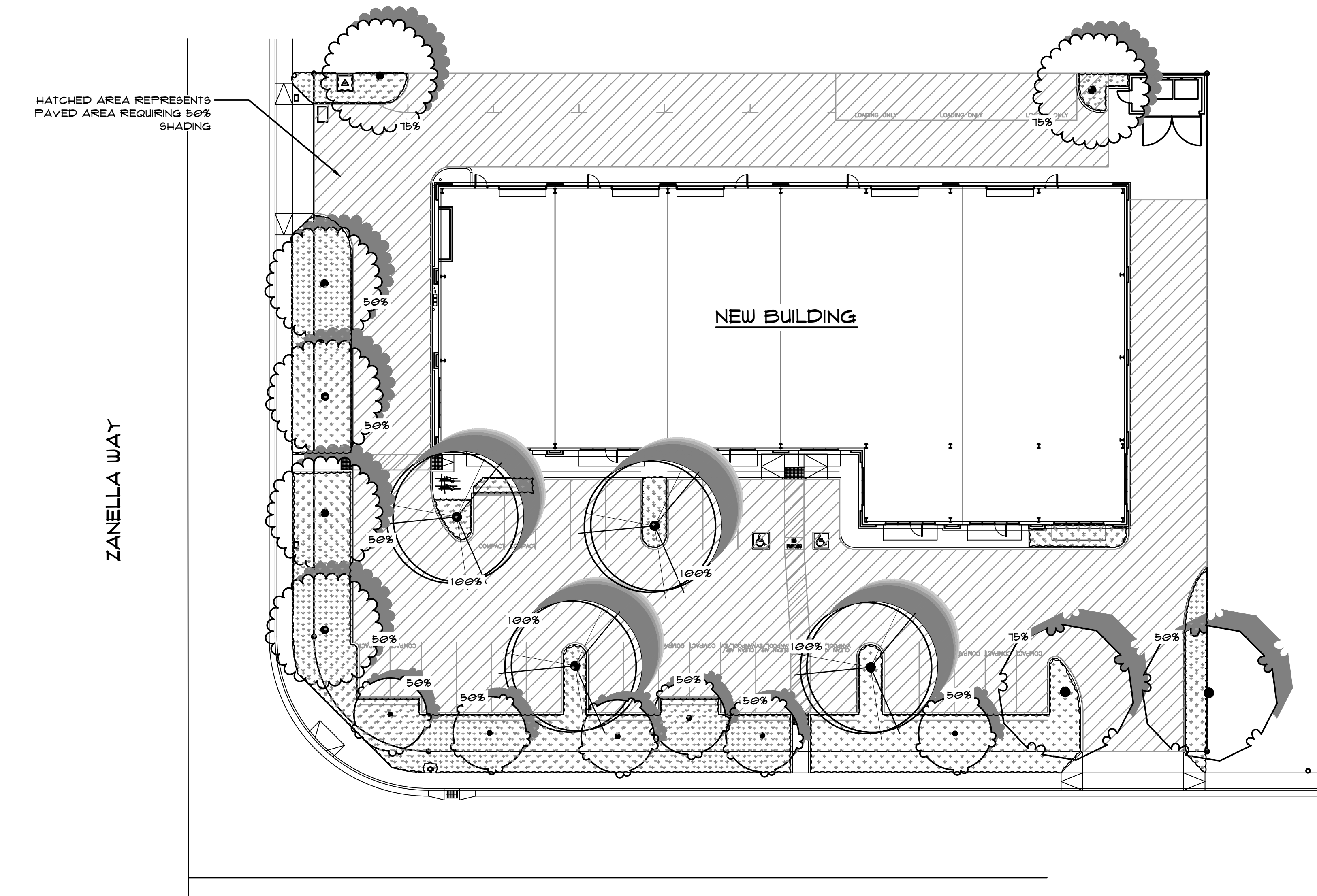
THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
P.O. BOX 8328
CHICO, CA 95927-8328

California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET _r)	51.7		Project Type	Non-Residential		
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas						
1 TREE-L	0.3	Drip	0.81	0.37	800	296
2 TREE-M	0.5	Drip	0.81	0.62	1000	617
3 SHRUB -L	0.3	Drip	0.81	0.37	4463	1653
Totals					6263	2567
					ETWU Total	82268
					Maximum Allowed Water Allowance (MAWA)^e	90339

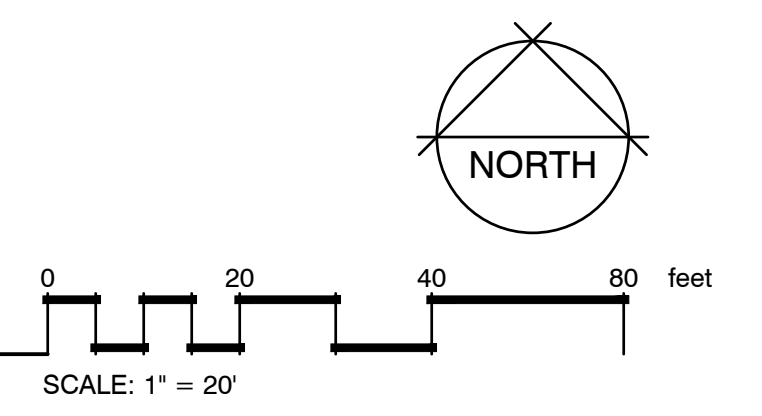
ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	2567
Total Area	6263
Average ETAF	0.41

All Landscape Areas	
Total ETAF x Area	2567
Total Area	6263
Average ETAF	0.41

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



LANDSCAPE PLAN



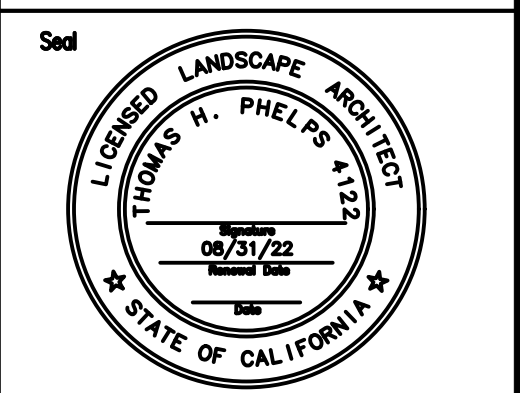
THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112

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HANKINS COMMERCIAL PROJECT
LANDSCAPE MASTER PLAN
BENATAR WAY AT ZANELLA WAY
CHICO, CALIFORNIA

These drawings are preliminary in nature and are the property of Thomas H. Phelps Landscape Architecture. All designs and other information on the drawings are for use on the specified project and shall not be used otherwise without the express written permission of Thomas H. Phelps Landscape Architecture.

Sheet Title
LANDSCAPE PLAN



No.	Date	Revision
▲		
▲		
▲		
▲		

Project Mgr: THP Sheet No.:
Drawn By: THP
Scale: 1"=20'
Date: 06 MAY 2021
File Name: 21-02B of _____ sheets