Architectural Review
and Historic Preservation Board
Agenda Report Meeting Date 03/02/22

DATE: February 16, 2022

File: AR 21-26

TO: Architectural Review and Historic Preservation Board

FROM: Kelly Murphy, Planner, (879-6535, kelly.murphy@chicoca.gov)
Community Development Department

RE: Architectural Review 21-26 (SNBC Craft Beverage Warehouse) – 1085 E. 20th Street; APN 005-550-037.

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 21-26 (SNBC Craft Beverage Warehouse), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new 80,000 square foot industrial warehouse building for Sierra Nevada Brewery Company (SNBC). The project site is located south of an existing solar covered parking area and hop yard on the south side of East 20th Street (see **Attachment A**, Location Map and **Attachment B**, Site Plan). The site is designated Manufacturing and Warehousing on the City of Chico General Plan Land Use Diagram and zoned ML (Light Industrial). All properties adjacent to the project parcel are under SNBC ownership and consist of associated industrial and commercial land uses.

DISCUSSION

The project would be situated on a vacant 4.59-acre portion of the site previously used as outdoor space for special events. The proposed building would create additional storage space to meet the needs of the existing brewery operations and allow for new specialized production equipment which would provide capabilities not currently available in the main brewing facility (see **Attachment C**, Project Description).

The site plan situates the new warehouse facility directly east of the existing wastewater building and trash/recycling building. Main entrances are located on the south and west sides of the building. Vehicle access to the site would be from Sierra Nevada Court, extending around the facility to the roll up doors and loading docks located on the southern façade of the building.

ANALYSIS

The ML zoning district is applied to areas appropriate for light assembly and manufacturing, wholesaling, warehousing and distribution, agricultural and industrial processing within structures, and support commercial services. Beverage production, distribution and general

manufacturing uses are principally permitted land uses in the ML zoning district. The project would be consistent with land use, lot coverage, building height and setback requirements for the ML zoning district.

Architectural Review

The proposed architectural design reflects colors and materials showcased throughout the SNBC property. Building walls would be applied with neutral shades of tan and beige plaster (Kelly Moore "Shells" and "Pale Ale Tan") and accented by brown metal awning, dark blue ("Cool Tahoe Blue") roofing materials and dark bronze ("Old Castle") storefront glazing (see **Attachment D**, Elevations, and **Attachment E**, Colors and Materials).

Elevations would be broken up by landscaping details including evergreen vines espaliered to metal lattice panels and concrete seat-wall planters. Twenty-two new trees would be planted onsite, including 20 spruce and 2 cedar trees. A variety of shrubs with low to moderate water demands would further ornament the site (see **Attachment F**, **Landscaping Plan**).

The building would be rectangular in shape with a predominately flat roof, though articulation of a concrete panel on the front (north) elevation would help break up the parapet line. The building would have a peak height of 32 feet, well below the maximum building height of 57 feet in the ML zoning district. Exterior lighting would include wall-mounted downlighting, pathway lighting and LED pole lights (see **Attachment G**, Lighting Photometric).

The applicant provided a detailed breakdown of onsite parking supplies (see **Attachment H**, Parking Summary). The project does not necessitate additional parking spaces be added as the site provides a total number of parking spaces greater than what the Code requires.

The Manufacturing and Warehousing designation provides for the full range of manufacturing, agricultural and industrial processing, general service, and distribution uses. The proposal is consistent with General Plan policies including those that encourage compatible infill development (LU-2.4, LU-4 and CD-5). The materials and colors are compatible with existing buildings located on the SNBC property. Using the existing access driveways is consistent with Policy CIRC-1.1 which calls for minimizing new driveways on larger streets.

Design Guideline consistency is achieved by minimizing parking views, providing employee parking near building entrances and orienting service bays and loading docks at the rear of the building and away from primary street frontages (DG 6.1.12, 6.1.13, 6.1.15, 6.1.22, 6.1.23 and 6.1.25). The site provides an employee area north of the proposed building, consistent with DGs 6.1.31 and 6.1.32. Landscaping improvements including the planting of new trees and shrubs further enhance the site (DGs 6.1.41 and 6.1.42) and creeping vines on building walls soften views (DG 6.1.45). Additional DG consistency analysis is provided in the applicant's project description, **Attachment C**.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

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

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

Architectural Review

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

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

   The proposed warehouse building is a project in an existing industrial-commercial area. The project is consistent with several General Plan policies that encourage compatible infill development (LU-2.4, LU-4, and CD-5). 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.*

   Design Guideline consistency is achieved by minimizing parking views, providing employee parking near building entrances and orienting service bays and loading docks at the rear of the building and away from primary street frontages (DG 6.1.12, 6.1.13, 6.1.15, 6.1.22, 6.1.23 and 6.1.25). The site provides an employee area north of the proposed building, consistent with DGs 6.1.31 and 6.1.32. Landscaping improvements including the planting of new trees and shrubs further enhance the site (DGs 6.1.41 and 6.1.42) and creeping vines on building walls soften views (DG 6.1.45). Overall, the proposed project is consistent with the purpose and intent of CMC 19.18.

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

   The proposed architectural design reflects colors and materials showcased throughout the SNBC property. The project takes care to minimize views of parking areas and exterior lighting would be appropriately shielded and directed downward. The design is thoughtful for an industrial warehouse building, including landscaping features and decorative elements. Overall, the proposed project is consistent with the purpose and intent of CMC 19.18.

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

The proposed structure is compatible with the site in that it will be of similar size and design as other industrial and commercial buildings on the SNBC property. The building would be situated on an interior portion of an existing, larger parcel. Views from the street frontages would be minimal, as the project site would be shielded by other SNBC buildings and site features, such as the solar parking area and hop field. The building height is well below the maximum allowed for the ML zoning district and will not unnecessarily block views or dominate its surroundings.

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

   Elevations would be broken up by landscaping details including evergreen vines trained to metal lattice panels and concrete stucco planters. Twenty-two new trees would be planted onsite, including 20 spruce and 2 cedar trees. The proposed landscaping will provide visual relief around the new building and would further enhance the existing site.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 21-26 (SNBC Warehouse). No building permits related to this approval shall be finaled without authorization of Planning staff.

2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by planning staff prior to issuance of a certificate of occupancy.

3. All new signage shall be permitted through a separate sign permit in compliance with CMC 19.74 (Signs).

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, a legal notice was published in the *Chico Enterprise Record* and a notice was posted on the project site at least 10 days prior to this ARHPB meeting. As of the date of this report no comments have been received in response to the public notice.

ATTACHMENTS

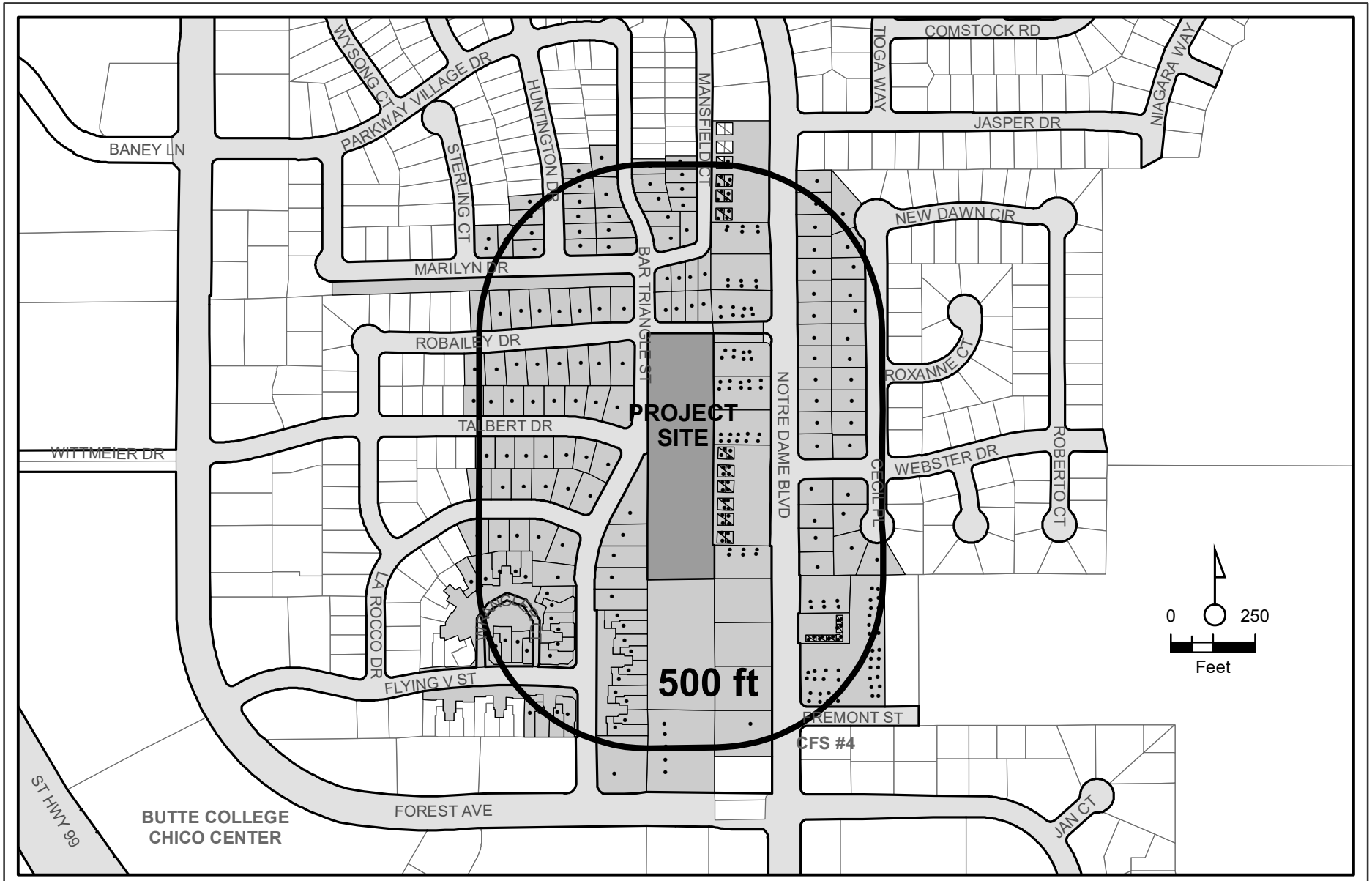
A. Location Map
B. Site Plan
C. Project Description
D. Elevations
E. Colors and Materials
F. Landscaping Plan
G. Photometric Plan
H. Parking Summary

DISTRIBUTION

Internal
Bruce Ambo, Principal Planner
Mike Sawley, Principal Planner
Kelly Murphy, Senior Planner

External
Russell Gallaway Associates, Inc., 115 Meyers Street, Suite 110, Chico, CA 95928, *Email:* matt@rgachico.com
Cascade Properties LLC., 901 Bruce Road, Suite 130, Chico, CA 95928, *Email*: john@sierranevada.com

File: AR 21-26 (SNBC Craft Beverage Warehouse)

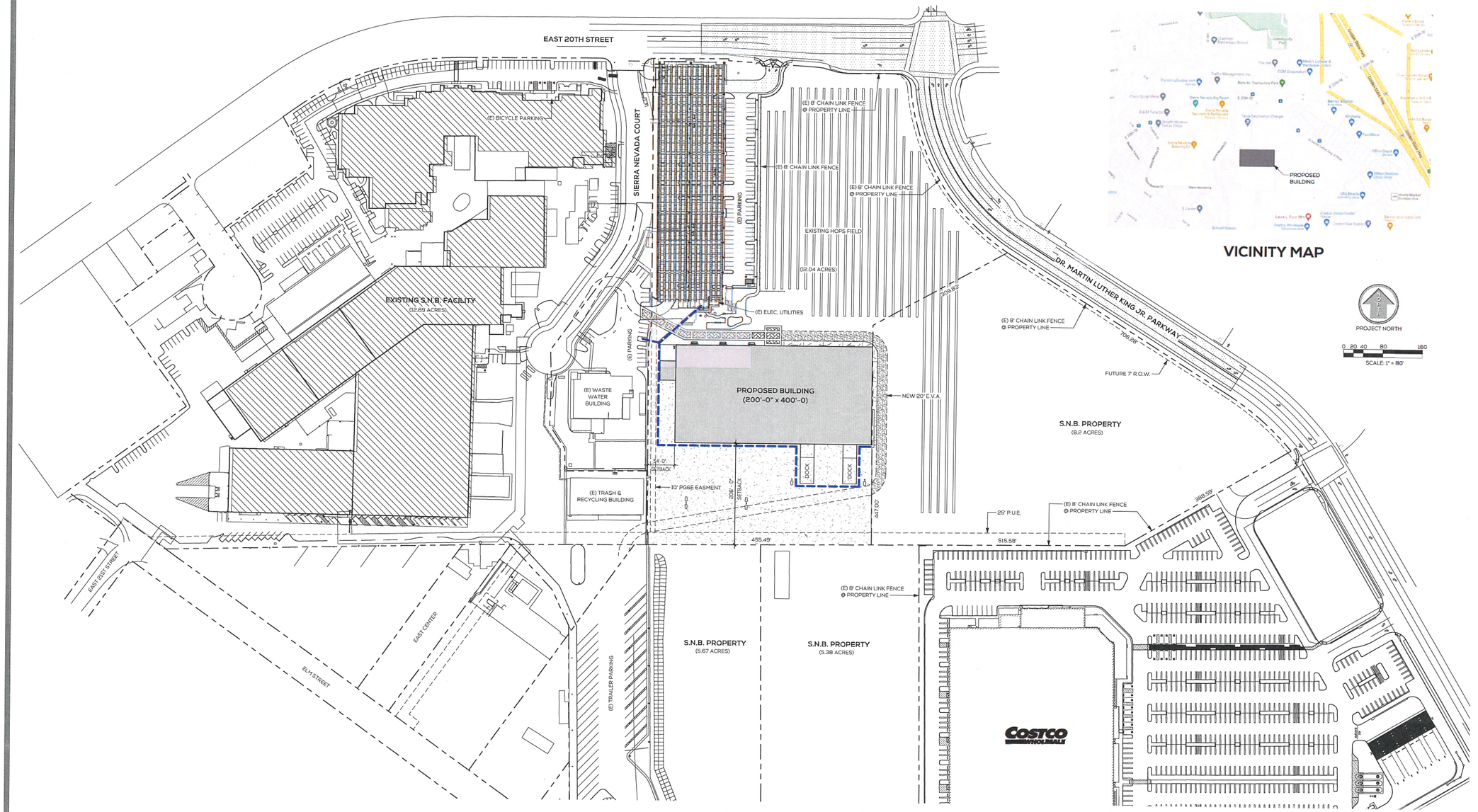


AR 21-25 (Chico Bar Triangle)
APN 002-190-025-000

Noticed Parcels

Noticed Addresses

Attachment A



VICINITY MAP

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. SITE CIRCULATION ROUTE 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).

GENERAL NOTES:

ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY WILL REQUIRE A CITY ISSUED ENCROACHMENT PERMIT.

REMOVE, REPLACE, RECONSTRUCT, AND/OR UPGRADE ANY DEFICIENT SIDEWALK ALONG THE FAIR STREET FRONTAGE TO ACHIEVE COMPLIANCE WITH CITY STANDARDS, CURRENT ADA, AND TITLE 24 ACCESSIBILITY REQUIREMENTS. CITY TO DETERMINE LIMITS OF REPLACEMENT AND/OR RECONSTRUCTION.

ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE CITY OF CHICO'S REQUIREMENT FOR CUT OFF. NO LIGHTING SHALL PROJECT ON TO NEIGHBORING PROPERTIES.

CITY RIGHT OF WAY IMPROVEMENTS TO BE MADE IN ACCORDANCE WITH CITY OF CHICO DEVELOPMENT ENGINEERING REQUIREMENTS. SAID IMPROVEMENTS SHALL INCLUDE PARKWAY STRIP, CURB AND GUTTER, AND SIDEWALK IN A CONFIGURATION AS PRESCRIBED BY CITY. SAID IMPROVEMENTS SHALL EXTEND FOR THE LENGTH OF FAIR STREET EQUAL TO THE PROJECT.

NOTE THAT A BOUNDARY LINE MODIFICATION WILL BE PERFORMED AS PART OF THIS PROJECT TO ALIGN THE SOUTHEASTERN PROPERTY LINE WITH THE C.U.P. 'PROJECT LIMITS'.

- PROPOSED ACCESSIBLE SITE CIRCULATION ROUTE
- PROJECT AREA PROPERTY LINE
- EXISTING FENCE TO REMAIN
- SITE WALL
- ROAD BOUNDARY
- PAVED WALK WAY
- BIKE RACKS - SEE DETAIL
- (1) PARKING COUNT
- A ACCESSIBLE PARKING STALL
- C COMPACT STALL
- SITE LIGHTS - SEE ELECTRICAL
- FIRE HYDRANT - SEE CIVIL DWGS

- PROPOSED BUILDING
- EXISTING CONCRETE
- EXISTING BUILDING - NOT A PART
- NEW CONCRETE
- NEW LANDSCAPING - SEE LANDSCAPE DRAWINGS
- NEW DECORATIVE PAVERS
- NEW GRAVEL

SITE COVERAGE CALCULATIONS:

PAVED PARKING AREA:	39,004 SF	(35%)
SHADED PORTION OF PARKING:	21,989 SF	(56.3% OF PARKING, 50% REQUIRED)
FRONT-OF-HOUSE LANDSCAPING:	9,882 SF	(8.6%)
FRONT-OF-HOUSE HARDSCAPE:	8,405 SF	(7.6%)
GARDEN AREA	5,769 SF	(5.2%)
REAR PATIOS/GARDENS	10,828 SF	(9.7%)
TOTAL IMPROVED LANDSCAPE/HARDSCAPE =	34,748 SF	(31.2% SITE TOTAL, 15% REQUIRED)
FIRE ACCESS/EASEMENT	13, 140 SF	(11.8%)
MISC. (DRIVE AISLES, TRASH ENCLOSURES, ETC)	+/- 4,600 SF	(4.1%)

NOTES:

1. FOR COMPLETE LISTING OF USES AND REQUIRED PARKING - SEE SHEET ARB 3.
2. THERE IS NO SIGNAGE PROPOSED FOR THIS BUILDING.
3. ALL TRASH IS HANDLED IN THE EXISTING TRASH/RECYCLING BUILDING. NO NEW TRASH ENCLOSURES ARE REQUIRED.
4. THIS IS A NON-CONDITIONED BUILDING. NO ROOF TOP HVAC UNITS ARE PROPOSED.

AA - SITE LEGEND
SCALE : NONE

r · g · a
architecture + engineering
RUSSELL GALLAWAY ASSOCIATES inc.
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PROJECT
CRAFT BEVERAGE CENTER

PROJECT ADDRESS
1075 E. 20TH STREET CHICO, CA 95928

ASSESSORS PARCEL NUMBER
005-550-037

RGA PROJECT #	21-001
PLAN CHECK #	
DRAWN	SANNAR
CHECKED	MG
STATUS DATE	2021.12.02

SITE PLAN

ARB 2

Attachment B

r · g · a
architecture + engineering

November 1, 2021

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

RE: New Warehouse Shell
Coordinated by Sierra Nevada
Unaddressed Property east of 1075 East 20th Street
Chico, CA 95928
APN 005-550-023

Dear Reviewer,

It is with pleasure that I take this opportunity to provide you the following overview of the construction taking place the vacant property east of the brewery for the construction of a new warehouse. The following narrative makes references to the City of Chico Design Guidelines.

Brief History
This property is located South of Sierra Nevada Brewery's solar covered parking lot, taproom, and The Hop Yard. Currently the site does not contain any permanent structures. Although this new facility will utilize some of the infrastructure and utilities from the main brewery, it will be a freestanding building with a separate (yet to be assigned) address.

Building Program
Final programing on the space is still being refined. It is clear that the brewery is in need of storage space. The roll-up doors on the southern façade of the building will allow for trucks to directly interface with the building. This new building will allow for a wide range of specialized production equipment providing capabilities not currently available in the main brewing facility.

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Attachment C

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Proposed Architectural Elements

The building is built from the existing Sierra Nevada style showcased in the surrounding buildings. These elements include the use of the "Pale Ale" and "Shells" paints from Kelly-Moore for color. Additionally, the tall windows with accompanying window trim take inspiration from the original brewhouse located at the main facility. Currently, when looking west at the Sierra Nevada site when driving down Martin Luther King Jr. Parkway, one can see the infrastructure behind the main Sierra Nevada taproom with only the hop field to screen views of the infrastructure. This new building will provide additional screening in this direction and ensure that more finished building and landscape will be the objects of attention. The building is situated with the main entrances to the south and west, but these are non-public entrances. It is intended to provide building interest in the form of windows to the north. Articulation of concrete panel height on the north is intended to break the parapet line. The cast-in reveal elements that wrap around the building horizontally break up those concrete walls and add depth and variance to the façade. In concrete panels where the arched windows occur, the parapet is brought up higher than surrounding panels, adding to this variance and undulation.

Applicable City of Chico Design Guidelines Objectives, property is zoned ML and is utilizing the "Industrial Project Types":

DG 6.1.11 *- Orient building elevations with windows or primary building entrances to street views.*

As mentioned previously, the project will not offer an entrance to the public. Building location and orientation has been positioned to maximize site flow within the existing facility. While the project will be visible from Dr. Martin Luther King Parkway, it will be approximately 330' feet from the closest public view from that drive.

DG 6.1.12 *– Locate large parking areas to the rear or sides of sites to minimize public views from streets.*

The facility already possesses enough parking for this additional warehouse. No additional vehicle parking is proposed. New truck docs will be located on the south side of the new building with limited views from MLK Parkway.

DG 6.1.13 *– Locate primary parking areas for employees or customers close to related building entrances.*

Small alteration will be made to the water purification parking areas to allow accessible parking stalls to be as close to the entry as possible.

DG 6.1.14 *– Locate exterior storage, assembly, or other work areas to the rear of buildings and away from street frontages.*

As mentioned previously, truck docks will be located on the south side of the building to screen them as much as possible from public views.

***DG 6.1.15** – Orient service bays and loading docks to not directly face primary street frontages.*

This building features loading docks and slide up doors exclusively on the south side of the building. This is perpendicular to the private service road to the west of the warehouse. This situates the warehouse separate from the primary street frontages surrounding the larger site.

***DG 6.1.16** – Locate ancillary industrial equipment (such as pressure tanks, compactors, dust vacuums, duct work, etc.) to the rear or sides of buildings.*

The tanks attached to the exterior of the building are located on the western side façade of the building. This means the tanks are nearly invisible from the northern public side and not visible at all from the street to the east.

***DG 6.1.21** – Provide the minimum area of paved access ways that is necessary for the safe maneuverability of loading and delivery vehicles.*

Paving is limited to the south and west sides of the building. Some pervious paving is proposed on the north of the facility to allow for "special event access" from a common drop off area.

***DG 6.1.22** – Locate service bays, loading docks, and roll-up doors at the rear of structures, or along the sides if adequately screened from public views.*

This building features service bays, loading docks, and slide up doors on the south and west sides of the building. These sides are not easily visible from the road to the public entrance to the north. The warehouse blocks the northern view and the hop field to the east blocks the view from the street.

***DG 6.1.23** – Ensure that loading areas are adequately screened from public views.*

The loading areas to the south are not only screened by the warehouse to the north, but also the hop field to the east. Additionally, the warehouse is over 300' from the street with the hop field obscuring the view further.

***DG 6.1.25** – Ensure that all loading and unloading areas are not within public rights-of-ways and do not conflict with other traffic areas on-site.*

The new street that connects the warehouse to the larger Sierra Nevada lot is a private service road for the Sierra Nevada facility, Sierra Nevada Court. From there the trucks can eventually access public rights-of-ways. The new road ensures that current traffic areas will not be heavily impacted by loading and unloading zones.

***DG 6.1.26** – When feasible, provide cross-access to adjacent non-residential properties for convenience, safety, and efficient circulation of motor vehicles.*

The building attaches to the private road Sierra Nevada Ct., which allows for circulation throughout the non-residential properties all around the site and the adjacent commercial properties as it eventually connects to Silver Dollar Way. The building does not inhibit the residential areas or public road in any way.

***DG 6.1.27** – Include safe and convenient bicycle/pedestrian connections to surrounding residential and commercial. Retrofit existing industrial developments with such design features where feasible.*

The shaded parking located to the North of the site includes bike parking and E.V. charging stations. The Hop Yard also has a pedestrian trail that leads right up to the new warehouse's Northern façade from the street.

***DG 6.1.28** – Incorporate design features that promote use of alternative modes of transportation including pedestrian, bicycle, and public transportation.*

The pedestrian trail that leads from the street to the Hop Yard and warehouse is a groomed gravel trail. The trail not only encourages pedestrian movement through views of the hop field, but also by the change in material and scale of the path as you move from the concrete sidewalk to the gravel path.

***DG 6.1.29** – Minimize the visual impact of vehicles by locating parking areas to the rear or side of commercial developments, rather than along the street frontages. Avoid elevation parking area grade.*

The existing solar parking lot is screened by landscaping and metal decorations. The parking is at ground level.

***DG 6.1.30** – Screen parking areas from street views.*

The existing parking lot Is being utilized and the landscaping and hop field help to screen it from street views.

***DG 6.1.31** – Define employee or customer gathering areas with architectural elements such as special surface textures, seating, landscaping, art, water features, or lighting.*

There is an employee area defined north of the proposed building and south of the solar parking lot. The area is separated from the parking lots with landscape and screening.

***DG 6.1.32** – Provide covered or shaded areas for employees or customers for uses such as work breaks, lunches, events, and meetings.*

See response for DG 6.1.31.

***DG 6.1.33** – Provide secure covered bicycle parking with compatible architectural design in all industrial developments.*

***DG 6.1.34** – Locate bicycle parking close to main entrances.*

Employee bicycle parking is handled at numerous existing locations.

***DG 6.1.41** – Incorporate existing distinctive and / or mature trees and vegetation in landscape design.*

The building's site is currently bare, only consisting of natural groundcover. However, the building is situated to take advantage of the hop field to the east. The tall, arched windows look out towards the landscape of the hop field.

***DG 6.1.42** – Enhance existing trees and vegetation with new landscaping, giving priority to shade trees in parking areas.*

New trees are being added in order to adequately shade the southern parking lot. Additionally, the northern façade is getting new trees so that the openings of the building are well shaded.

***DG 6.1.43** – Select landscape plantings that grow well in Chico's climate without extensive irrigation.*

This is standard on all of BFLA's plans and specs.

***DG 6.1.44** – Maintain opportunities for safety and surveillance with appropriate landscape design.*

The existing hop field landscape adequately screens the entrance of the building for safety regarding surveillance from outside of the site.

***DG 6.1.45** – Utilize creeping vines or tall shrubs placed close to screen walls to soften views and dissuade graffiti vandalism.*

The building is going to incorporate Green Walls as exist on other locations along the 20th Street Elevations. See exterior elevations and rendering.

***DG 6.1.48** – If visible from public views, place ground-mounted public utility equipment underground whenever determined to be feasible based on consideration of soil type, groundwater levels, maintenance access, and existing underground utilities for infrastructure.*

The building will take advantage of the current underground infrastructure in place for the Sierra Nevada facilities.

***DG 6.1.49** – When not feasible to underground or architecturally incorporate, screen and buffer utility equipment from public views. Screening involves a structure that blocks views, while buffering involves softening the visual impact by use of landscaping and / or greater setbacks.*

Any above ground facilities are screened from public view by the hop field and the warehouse's mass.

***DG 6.1.50** – - Incorporate design features that foster a sense of security through features that may include:*

- *Landscaping, parking lot access, and pedestrian circulation improvements that facilitate surveillance from the street and from neighboring structures;*
- *Limited roof access;*
- *Visible and well-lit building names and street numbers for easy identification.*

This building takes advantage of an already public and lit parking lot to the north, giving it more security. The southern parking lot is situated in between two other buildings on the site.

***DG 6.2.11** – Provide architectural function and interest through use of undulation in building masses.*

The façade shifts where glazing and openings appear in the building. Where this moment occurs, the concrete panels increase in height, giving the building a more dynamic façade.

***DG 6.2.12** – Design primary building entrances as focal pins. Examples may include recesses in building mases, building entries that "pop-out", and storefronts utilizing deep roof overhangs.*

As stated previously this is an 'accessory building to the main facility on 20th Street. Entrances will be minimized to avoid confusion.

***DG 6.2.13** – Incorporate a human scale and form for building masses near primary entrances, street frontages, or where industrial projects transition to non-industrial uses such as residential or smaller scale commercial projects.*

The human scale will be a little less important based upon the nature of this building. There will be planters and seat walls along the north side to assist with pedestrian circulation, but no entries are desired.

***DG 6.2.14** – Respect view corridors and natural vistas in the scale of industrial buildings.*

The building screens only the view of the backs of other Sierra Nevada buildings on site, replacing the view of infrastructure with an aesthetically pleasing warehouse.

***DG 6.2.15** – Consider use of appropriate massing, fenestration, articulation, materials, and buffering to provide a pedestrian-level scale along facades or building areas that face public or pedestrian areas.*

Massing breaks and pedestrian level articulation will be addressed with landscape features.

***DG 6.2.21 –(Design Concept, Style and Details)** Utilize high quality finishes, details, or accents to add interest.*

The finishes on this building are the same high-quality finishes and paints on the other Sierra Nevada buildings on site. However, used in different places on unique elements in order to be recognizable, but new.

***DG 6.2.22** – Consider greater roof pitches that are observable from street view, or varied rooflines, to ad interest.*

The change in concrete panel height on the facades creates a varied roofline which gives the building more character and variety.

***DG 6.2.23** – utilize lighting as a design element that enhances building architecture and not as "attention getting" promotion. Limit illumination of buildings to a downwash or to not spill above the roof line.*

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All lighting will be building mounted full cut off fixtures consistent with the rest of the facility.

***DG 6.2.24** – Prioritize downwash techniques, rather than uplighting, to avoid light pollution into night skies.*

See previous response in DG 6.2.23.

***DG 6.2.31 – (Bldg Materials and Colors)** Utilize high quality material finishes, details, or accents to add interest.*

The same high-quality finishes already used on the other Sierra Nevada buildings on site will be used for his warehouse. The reveals going vertically and horizontally on the building add depth and shadow. Not only that, but the blue trim on the tops of some concrete panels and over the tops of windows adds interest to the building.

***DG 6.2.32** – Provide interest through material textures that add shadowing, or combination of contrasting materials such as metal combined with masonry.*

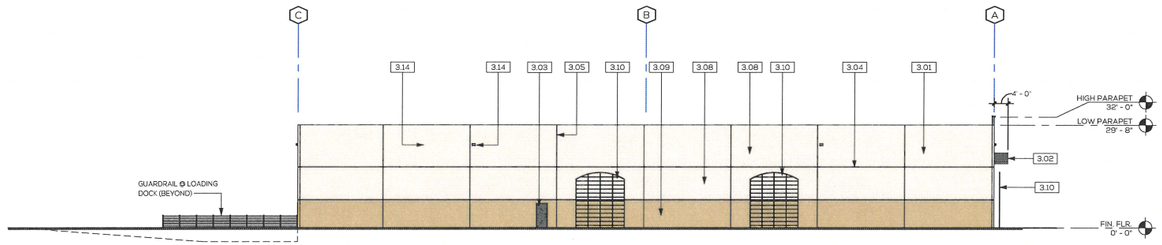
The reveals on the side of the building that go both vertically and horizontally add depth and shadow to the building, breaking up the façade.

***DG 6.2.33** – Select pre-manufactured colors of loading bays and roll-up doors that are coordinated with the exterior color of the primary structures.*

All colors are coordinated and are depicted on the color board provided.

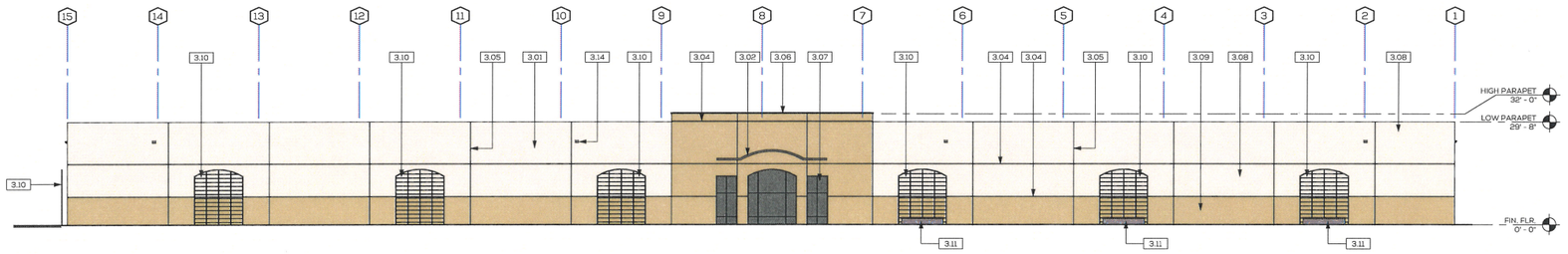
Sincerely,

Matt Gallaway; AIA, LEED AP
Russell, Gallaway, Associates Inc.



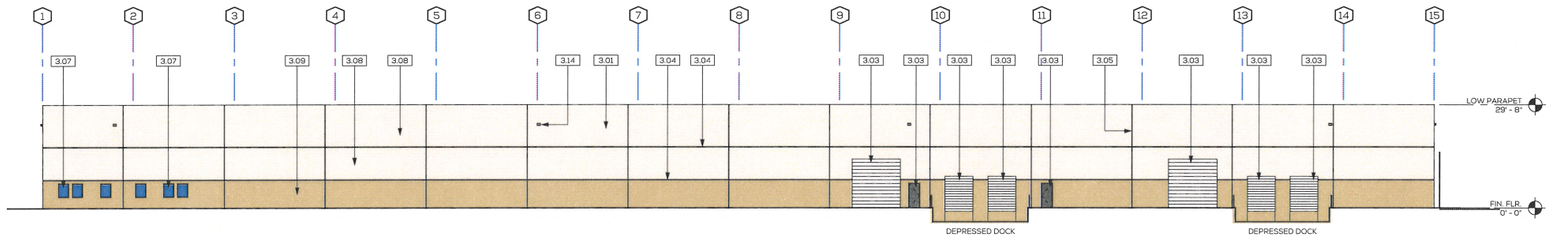
HH - EAST ELEVATION

SCALE : 1/16" = 1'-0"



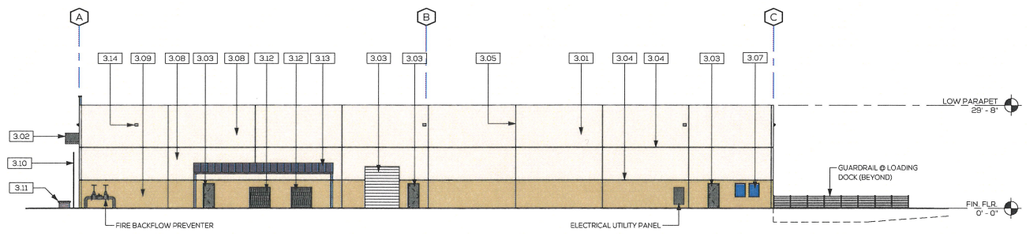
GG - NORTH ELEVATION

SCALE : 1/16" = 1'-0"



FF - SOUTH ELEVATION

SCALE : 1/16" = 1'-0"



EE - WEST ELEVATION

SCALE : 1/16" = 1'-0"

KEYNOTES	
3.01	CONCRETE TILT-UP PANEL
3.02	PRE-FABRICATED METAL AWNING - COLOR: DARK BRONZE
3.03	DOOR - SEE SCHEDULE
3.04	CAST IN REVEAL PER DETAIL JJ/A7.1
3.05	PANEL JOINT
3.06	CONC. PARAPET CAP PER DETAIL LL/A7.1
3.07	WINDOW - SEE SCHEDULE
3.08	COLOR: "SHELLS" BY KELLY-MOORE
3.09	COLOR: "PALE ALE TAN" BY KELLY-MOORE
3.10	METAL LATTICE PANEL PER DETAIL UU/A0.3
3.11	BENCH PLANTER PER LANDSCAPING
3.12	LOUVER PER WINDOW SCHEDULE
3.13	STANDING SEAM METAL ROOF - COLOR: BLUE TO MATCH (E) FACILITY
3.14	WALL PACK L.E.D. LIGHTING PER ELECTRICAL

EXTERIOR ELEVATION GENERAL NOTES

ALL ROOF VENT STACKS AND ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF SURFACES.

SEE PLAN FOR HORIZONTAL BUILDING DIMENSIONS.

CONTROL JOINT LAYOUT AS INDICATED ON THESE DRAWINGS.
JOINTS TO OCCUR IN LINE WITH ARCHITECTURAL ELEMENTS UNLESS INDICATED OTHERWISE WITH NOTE OR DIMENSION

DOOR - SEE SCHEDULE
SWING DOOR LINES POINT TO HINGE

STOREFRONT - SEE SCHEDULE
SHADE INDICATES GLAZING PANEL

AA - NOTES & LEGEND

SCALE : NONE

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PROJECT
CRAFT BEVERAGE CENTER

PROJECT ADDRESS
1075 E. 20TH STREET CHICO, CA 95928

ASSESSORS PARCEL NUMBER
005-550-037

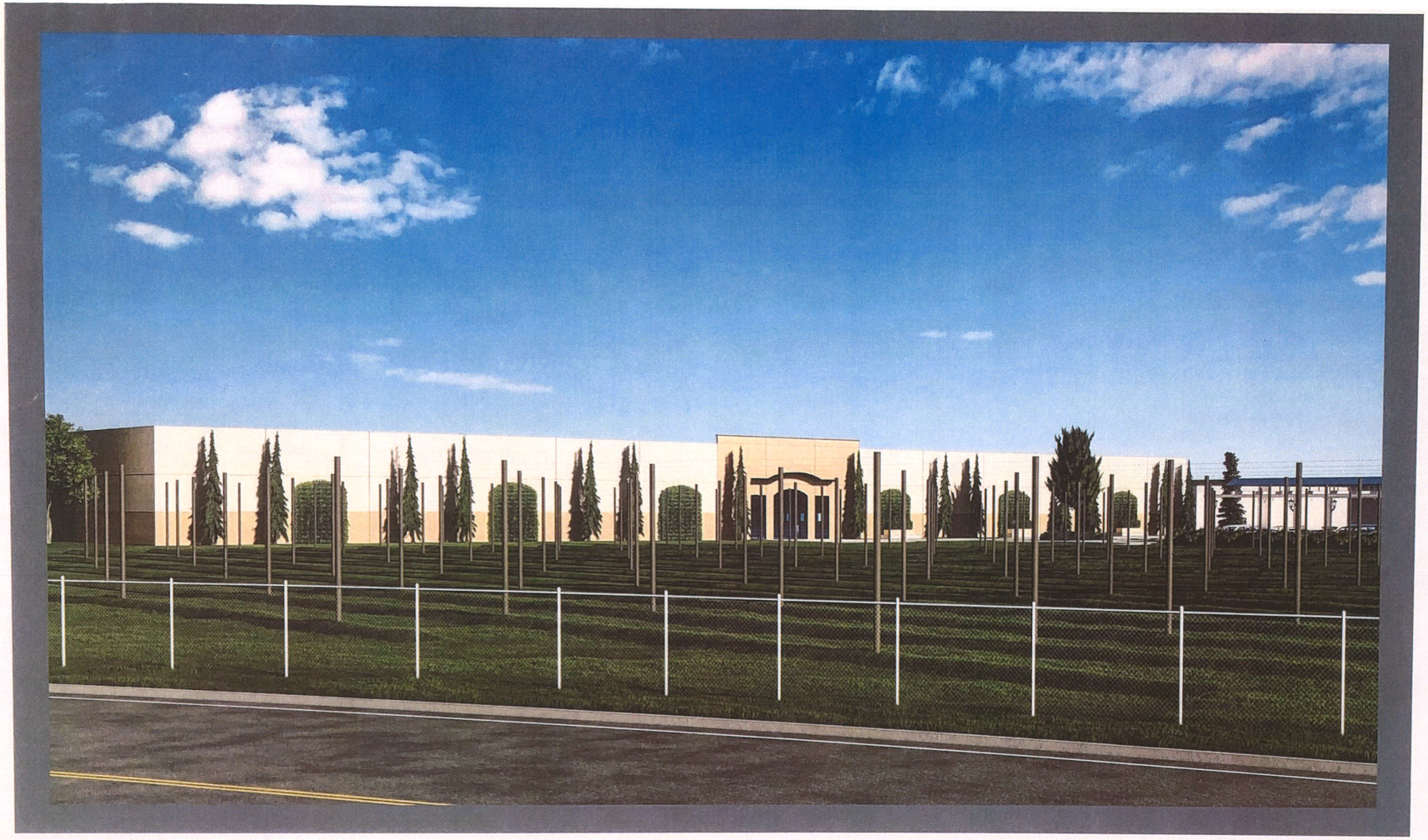
REGISTERED ARCHITECT
STATE OF CALIFORNIA
Matt Gallaway
RENEWAL 08/31/2023

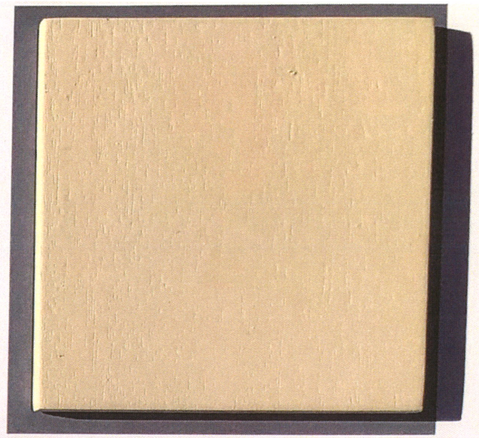
RGA PROJECT #	21-001
PLAN CHECK #	
DRAWN	SANNAR
CHECKED	MG
STATUS DATE	2021.12.02

EXTERIOR ELEVATIONS

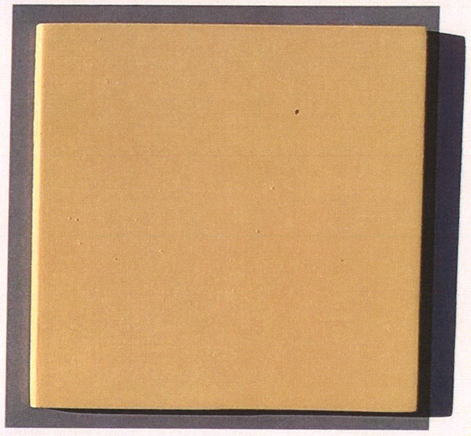
ARB 6

Attachment D

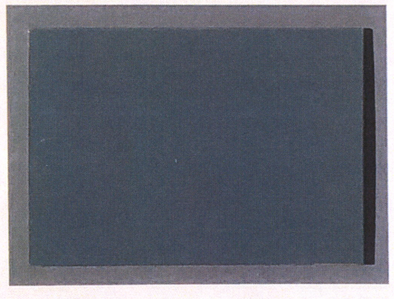




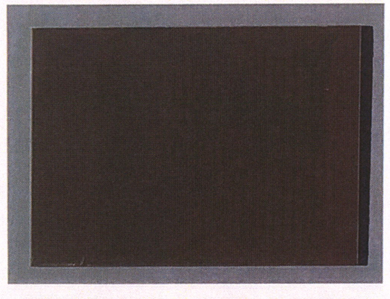
PLASTER
SHELLS, KELLY MOORE, #03-1881



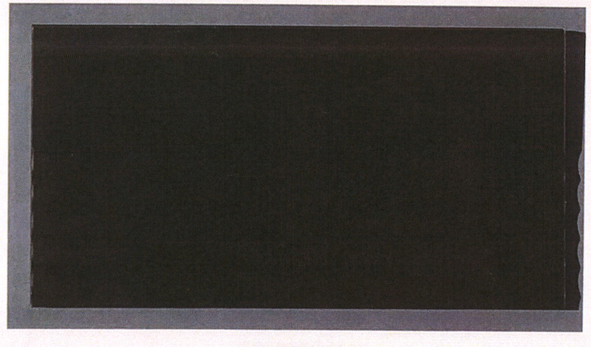
PLASTER / ROLL-UP DOORS / METAL LATTICE
PALE ALE TAN, KELLY MOORE, #03-1937



STANDING SEAM ROOF @ WEST ELEVATION
AEP SPAN, COOL TAHOE BLUE



METAL AWNING @ NORTH ELEVATION
AEP SPAN, MIDNIGHT BRONZE



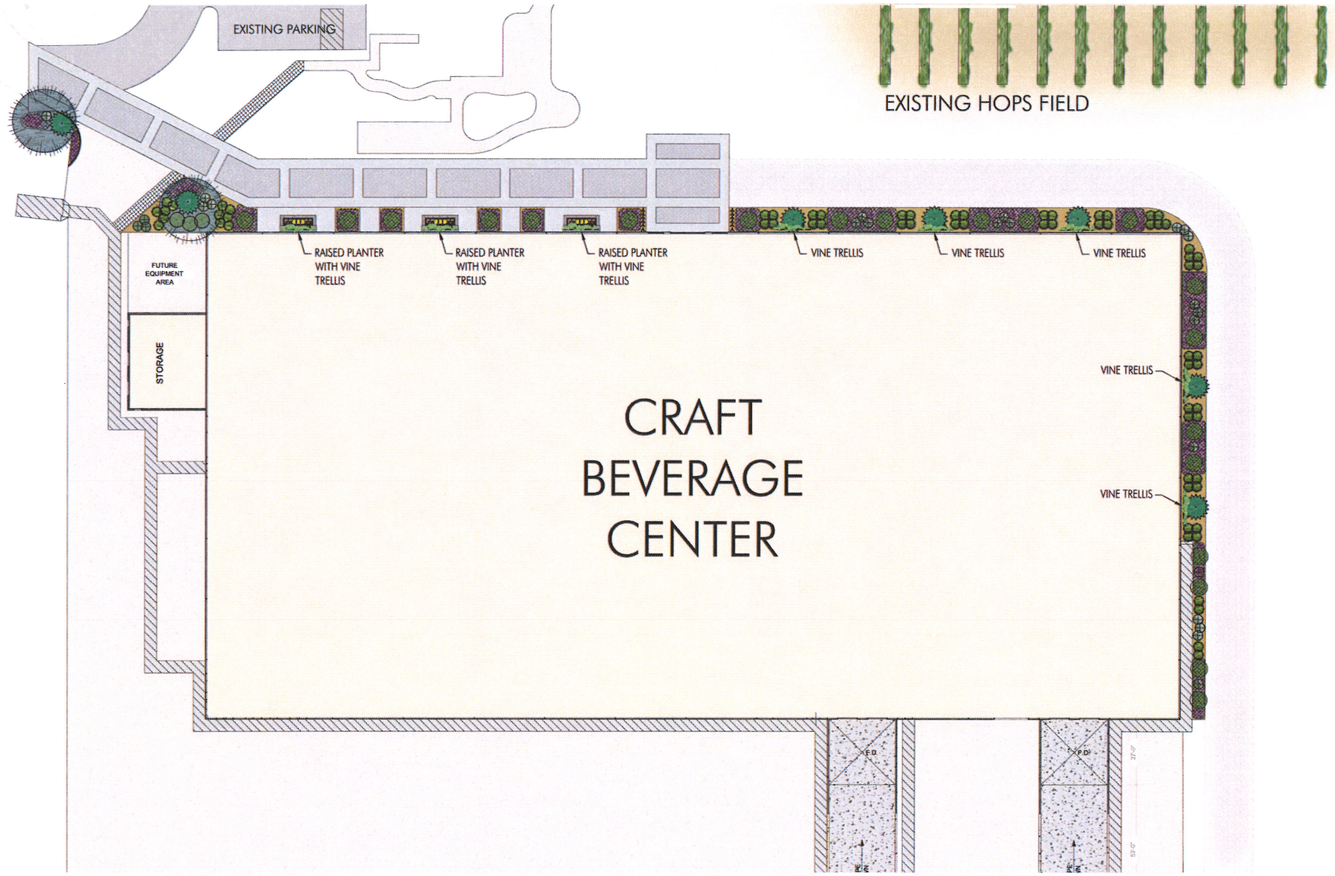
STOREFRONT
OLD CASTLE, ANODIZED DARK BRONZE

CREEPING FIG

r·g·a

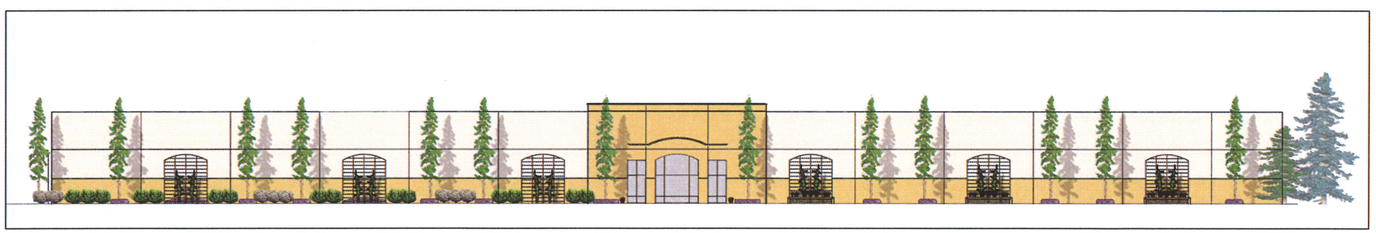
SNBC WAREHOUSE

EXTERIOR MATERIALS & FINISHES

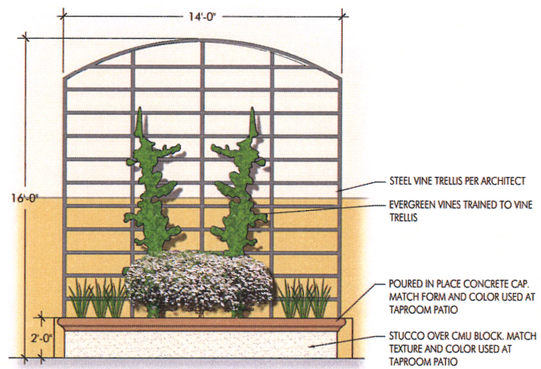


PLANT LIST

SYMBOL	BOTANICAL NAME/COMMON NAME	CONTAINER SIZE	QTY	REMARKS
TREES				
	PICEA GLAUCA 'PENDULA' WEEPING WHITE SPRUCE	20" BOX	20	
	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	15 GAL.	2	
SHRUBS				
	PINUS MUGO 'MOPS' MOPS MUGO PINE	5 GAL.	66	
	CEDRUS DEODARA 'PROSTRATE BEAUTY' PROSTRATE DEODAR CEDAR	5 GAL.	7	
	PICEA PUNGENS 'GLOBOSA' COLORADO SPRUCE	2' X 2'	3	
	SPIRAEA JAPONICA 'SHIROBANA' JAPANESE SPIRAEA	5 GAL.	25	
	NANDINA DOMESTICA 'NANA PURPUREA COMPACT HEAVENLY BAMBOO	1 GAL.	9	
	HEMEROCALLIS HYBRID EVERGREEN DAYLILY	1 GAL.	30	
GROUNDCOVER				
	TEUCRIUM COSSONII MAJORICUM GERMANDER	1 GAL.	278	PLANT @ 30" O.C.
VINES				
	CLYTOSTOMA CALLISTEGIOIDES PURPLE TRUMPET VINE	1 GAL.	16	



NORTH ELEVATION
N.T.S.



RAISED PLANTERS
N.T.S.

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CHECKED	MG
STATUS DATE	2021.12.02

LANDSCAPE PLAN

ARB 7

Attachment F

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metalic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH – Extra durable-standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

Catalog Number

Notes

Type

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

Buy American

LIGHT POLE

D-Series Size 1
LED Area Luminaire

Buy American

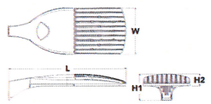
Catalog Number

Notes

Type

Specifications

EPA:	1.01 ft² (0.09m²)
Length:	33" (838mm)
Width:	13" (330mm)
Height H1:	7-1/2" (191mm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2kg)



YARD LIGHT

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT[1,2] XVOLT (277V-480V)[1,2,3] 120[1] 208[1] 240[1] 277[1] 347[1,4] 480[1,4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[5] WBA Wall bracket[5] SPUMBA Square pole universal mounting adaptor[5,6] RPUMBA Round pole universal mounting adaptor[5,6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[5,7]

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[7,8] PIRHN Network, high/low motion/ambient sensor[7,8] PER NEMA twist-lock receptacle only (controls ordered separately)[7,9] PER5 Five-pin receptacle only (controls ordered separately)[7,9] PER7 Seven-pin receptacle only (controls ordered separately)[7,9,10] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[7] DS Dual switching[7,9,11,12] PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[7,13] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[7,13] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7,13] PIRH1FC3V Hi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7,13] FAO Field adjustable output[7,11]	**Shipped installed** HS House-side shield[2] SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1] L90 Left rotated optics[5] R90 Right rotated optics[5] HA 50°C ambient operation[1] BAA Buy American Act Compliant **Shipped separately** BS Bird spikes[14] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

D-Series Size 1
LED Area Luminaire

Buy American

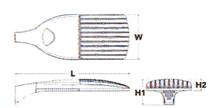
Catalog Number

Notes

Type

Specifications

EPA:	1.01 ft² (0.09m²)
Length:	33" (838mm)
Width:	13" (330mm)
Height H1:	7-1/2" (191mm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2kg)



WALL PACK LIGHT

Introduction

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The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

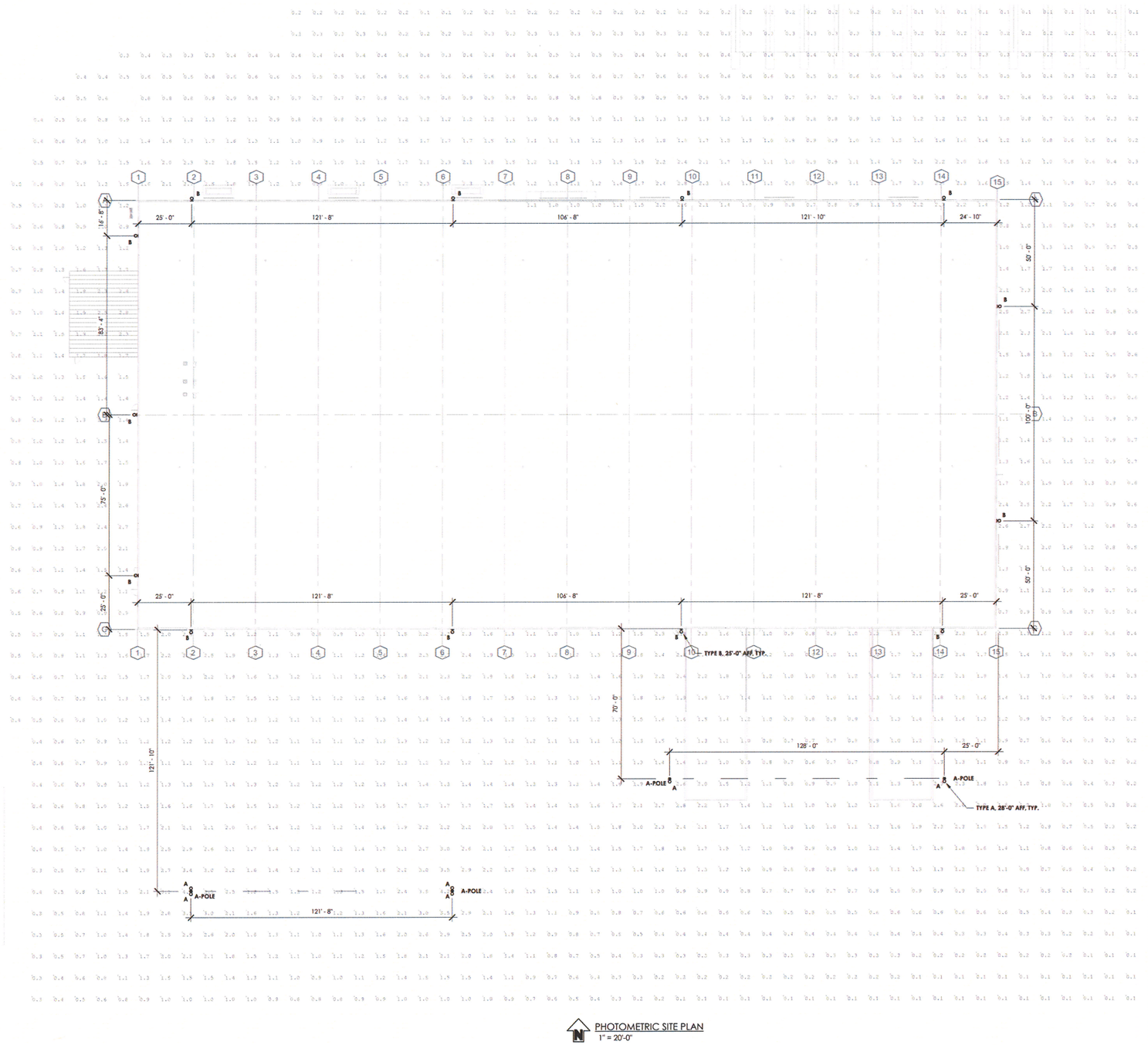
Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT[1,2] XVOLT (277V-480V)[1,2,3] 120[1] 208[1] 240[1] 277[1] 347[1,4] 480[1,4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[5] WBA Wall bracket[5] SPUMBA Square pole universal mounting adaptor[5,6] RPUMBA Round pole universal mounting adaptor[5,6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[5,7]

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[7,8] PIRHN Network, high/low motion/ambient sensor[7,8] PER NEMA twist-lock receptacle only (controls ordered separately)[7,9] PER5 Five-pin receptacle only (controls ordered separately)[7,9] PER7 Seven-pin receptacle only (controls ordered separately)[7,9,10] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[7] DS Dual switching[7,9,11,12] PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[7,13] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[7,13] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7,13] PIRH1FC3V Hi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7,13] FAO Field adjustable output[7,11]	**Shipped installed** HS House-side shield[2] SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1] L90 Left rotated optics[5] R90 Right rotated optics[5] HA 50°C ambient operation[1] BAA Buy American Act Compliant **Shipped separately** BS Bird spikes[14] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



PHOTOMETRIC SITE PLAN
1" = 20'-0"

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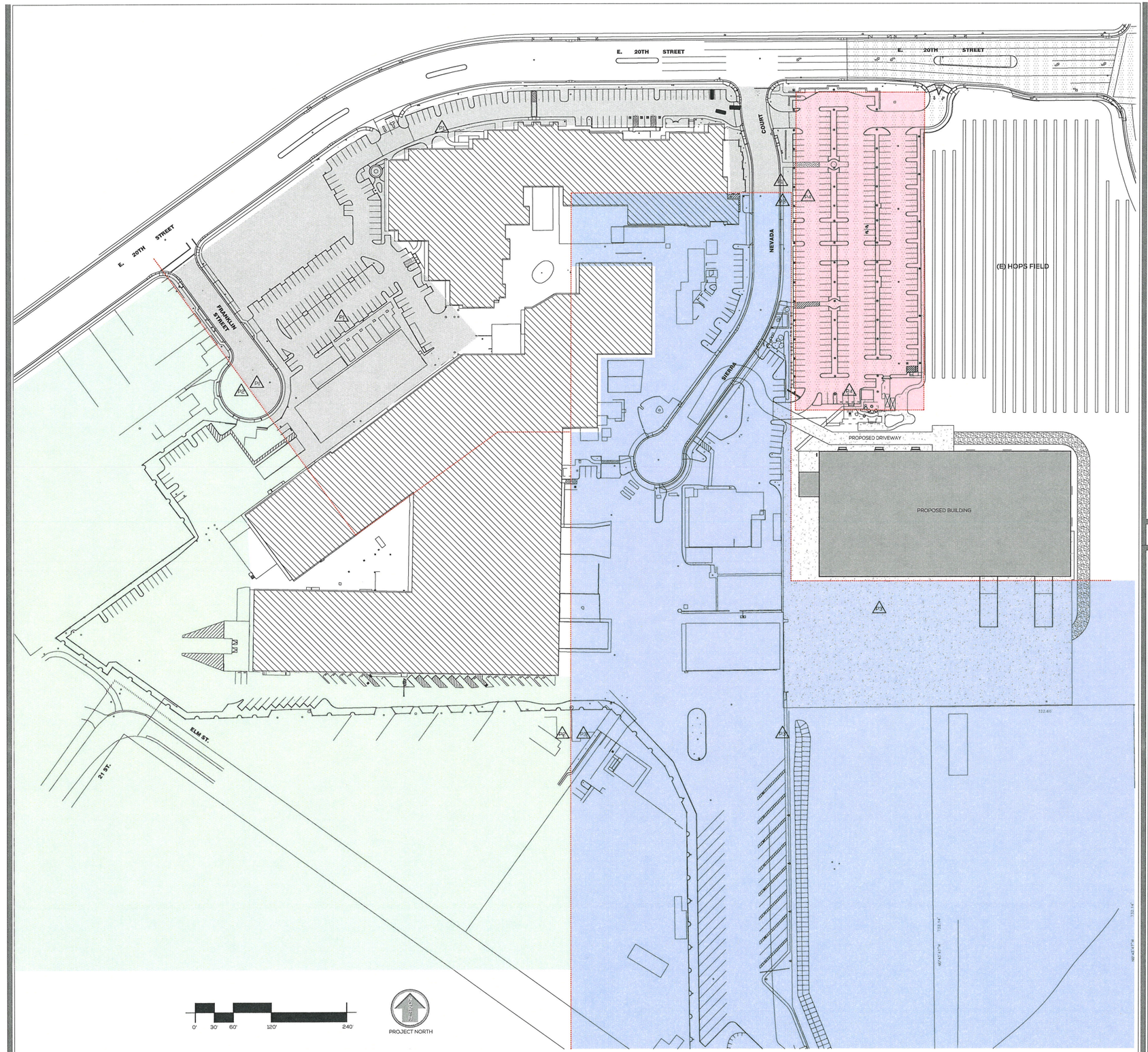
CHECKED	MG
STATUS DATE	2021.12.02

LIGHTING PHOTOMETRIC

ARB 4

Attachment G



CC – PARKING PLAN
SCALE : 1" = 60'-0"

PARKING SUMMARY & CALCULATIONS

ZONE 1 - PARKING REQUIRED =228.11

STANDARD STALLS	=139.00
ACCESSIBLE STALLS	=6.00
COMPACT STALLS	=58.00

TOTAL ZONE 1 SPACES PROVIDED: 195
58/195 = 0.29 ‹ 1/3 OK

ZONE 2 - PARKING REQUIRED =79.18

STANDARD STALLS	=44.00
ACCESSIBLE STALLS	=0.00
COMPACT STALLS	=6.00

TOTAL ZONE 2 SPACES PROVIDED: 50

ZONE 3 - PARKING REQUIRED =65.88 + 56.00

STANDARD STALLS	=36.00
ACCESSIBLE STALLS	=1.00
COMPACT STALLS	=1.00

TOTAL ZONE 3 SPACES PROVIDED: 38

ALL ALTERATIONS TO ZONE 3: NO CHANGED PROPOSED TO USE-ONLY ADDED PARKING SPACES ARE PROVIDED

ZONE 4 - PARKING REQUIRED = N/A OVERFLOW

STANDARD STALLS	=199.00
ACCESSIBLE STALLS	=2.00
COMPACT STALLS	=33.00

TOTAL ZONE 1 SPACES PROVIDED: 234

TOTAL PARKING PROVIDED =

STANDARD STALLS	=	399
ACCESSIBLE STALLS	=	10
COMPACT	=	98

TOTAL PARKING SPACES PROVIDED: 507

STALLS REQUIRED = 429.16: TOTAL STALLS PROVIDED = 507

ACCESSIBLE STALLS 10 PROVIDED: 9 REQUIRED
PER TABLE 11B-208.2 401 TO 500 9 TOTAL

BB - PARKING SUMMARY & CALC.
SCALE : NONE

BICYCLE PARKING (10% OF CAR)
BICYCLE PARKING IS HANDLED AT NUMEROUS EXISTING LOCATIONS

PROPOSED PROJECT LOCATION

(E) ENCLOSED SNBC BUILDING

PROPERTY LINE

PARKING ZONES

AA – PARKING LEGEND
SCALE : NONE

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PARKING PLAN

ARB 3

Attachment H