



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 11/16/2022

DATE: November 3, 2022

File: AR 22-11

TO: Architectural Review and Historic Preservation Board

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

RE: Panda Express Drive-Through; 2350 Forest Avenue, APN 002-230-028
Lowe's Home Improvement Center

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 22-11 (Panda Express), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a free-standing Panda Express Restaurant with drive-through in the existing parking lot of the Lowe's Home Improvement Warehouse store, located at 2350 Forest Avenue. The proposed restaurant with drive-through would be located on the northeast portion of the parcel east of the most eastern accessway along Forest Avenue into the existing parking lot for Lowe's, south of Forest Avenue (see **Attachment A**, Location Map). The site is designated Regional Commercial (RC) on the City's General Plan Land Use Diagram and zoned CR (Regional Commercial). The project site is within an existing overflow parking area that would be reconfigured between an existing point of ingress/egress to the Lowe's Home Improvement Warehouse shopping center parking lot and Notre Dame Boulevard.

The proposal includes a new 2,600 square foot building with a drive-through facility (see **Attachment B**, Project Description, **Attachment C**, Site Plan). On December 13, 2022, the Zoning Administrator will review the proposed use permit to allow the drive-through facility in the CR zoning district.

The drive-through window is located on the east side of the building and complies with all City standards, including enough room to queue at least six vehicles in the drive-through lane in advance of the drive-through window. As shown on the site plan (**Attachment C**), the drive-through lane has room for approximately 12 vehicles total. Proposed screening for the drive-through lane includes extensive existing and proposed landscape treatment along the

drive-through lanes easterly and northerly boundary. Landscaping treatment includes layers of trees, shrubs, and groundcover to reduce visibility of vehicles from adjacent streets.

The architecture fuses traditional Asian Architecture with post-modern design elements. It incorporates Panda Express's latest design concept named "Home Design." It includes natural colors, composite wood finishes, dark stone veneer, and a swooping metal roof element surrounding the perimeter of the building (see **Attachment D**, Color Elevations and **Attachment E**, Color and Material Board). The primary color palette is white ("Ice Cube") and black ("Iron Ore") with accents of red ("Panda Red") and composite wood finishes ("Vintagewood – Spruce")

The proposed project is within an existing parking area for the shopping center, but parking areas would be reconfigured, and shade trees and landscaping would be added. A total of 45 vehicle parking spaces provided on-site and bike racks would be provided on the west side of the building.

New landscaping would be provided within the project site and integrated into existing landscaping for the shopping center. The landscape plan indicates a total of 22-percent of the site area to be landscaped, exceeding the required 5-percent for the CR zoning district. A variety of shrubs, groundcover, and decorative trees would enhance the aesthetic appearance of the project along the Notre Dame Boulevard frontage (see **Attachment F**, Landscape Plan). Parking lot shade is estimated to reach 58-percent at tree maturity and includes several cork oak and sycamore trees. Due to poor soils in the area, staff recommends a condition of approval to enlarge the two six-foot diamond-shaped planters in the parking area in order to increase soil surface area around the proposed parking lot shade trees.

DISCUSSION

The proposal is consistent with several General Plan policies, including those that encourage compatible infill redevelopment and revitalization of existing commercial centers (LU-4.2, LU-4.4, CD-5 and ED-3), as the materials and colors are compatible with other existing commercial uses located at the Lowe's Home Improvement Warehouse shopping center. The single-story architectural design is consistent with surrounding commercial development and would continue the existing context-sensitive transition at the shopping center with smaller, individual buildings located toward the perimeter of the site and the larger buildings toward the center, consistent with CD-5.2. The project is also consistent with goals and policies to enhance Chico's long-term prosperity (ED-1) and ensure that regulations and permitting processes for the conduct of commerce do not unreasonably inhibit local business activity (ED-1.3). Using the existing access driveways associated with shopping center is consistent with policy CIRC-1.1 and Table CIRC-1, which calls for safely and efficiently accommodating traffic from new development and minimizing new driveways on larger streets.

The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design creates a sense of focus toward the main entrance through the use of a curved metal-awning feature consistent with DG 2.2.23. Design Guideline consistency is

further enhanced by the swooping metal roof element and composite wood finishes on the parapet, as called-for by DGs 2.2.25.

Overall, staff has not identified any major issues with the proposal and, subject to the above, and standard conditions, recommends approval of the project.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). Consistent with this exemption, the project consists of the construction of a new commercial pad building less than 10,000 square feet in size, including drive-through food sales, not involving the use of significant amounts of hazardous substances, where all necessary public services are available, and the surrounding area is not environmentally sensitive.

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 restaurant is a commercial development project in an existing shopping center. The project is consistent with several General Plan policies, including those that encourage compatible infill redevelopment and revitalization of existing commercial centers (LU-4.2, LU-4.4, CD-5 and ED-3) and those that call for minimizing driveways on larger streets (CIRC-1.1 and Table CIRC-1). Approval of the project is consistent with General Plan goals and policies to enhance Chico's long-term prosperity (ED-1) and ensure that regulations and permitting processes for the conduct of commerce do not unreasonably inhibit local business activity (ED-1.3).

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 orderly development and would increase desirability of investment at the Lowe's Home Improvement Warehouse shopping center by developing a building site at a prominent intersection, consistent with the stated purpose of CMC 19.18. The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design creates a sense of focus toward the main entrance through the use of a curved metal-awning feature consistent with DG 2.2.23. Design Guideline consistency is further enhanced by the swooping metal roof element and composite wood finishes on the parapet, as called-for by DGs 2.2.25.

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 building are visually compatible with the surrounding commercial development, specifically regarding the articulated roof parapets/elements. Exterior equipment will be properly screened from view by roof parapets, landscaping or by locating equipment inside 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 location and configuration of the proposed structure is compatible with the surrounding shopping center and commercial uses within the project vicinity. The building will not unnecessarily block views or dominate its surroundings. The drive-through lane will be adequately screened by new and existing landscaping.

- 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 around the new building and reconfigured parking area, with specific attention paid to screening the drive-through aisle from public views along Notre Dame Boulevard.

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 22-11 (Panda Express). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All approved building plans and permits shall note that wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.

5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. No trees are proposed for removal as part of this project.
7. Enlarge the two 6-foot by 6-foot interior parking lot planters to be at least 8-foot by 16-foot, or otherwise double their size to increase soil surface area around parking lot shade trees.
8. 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 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)

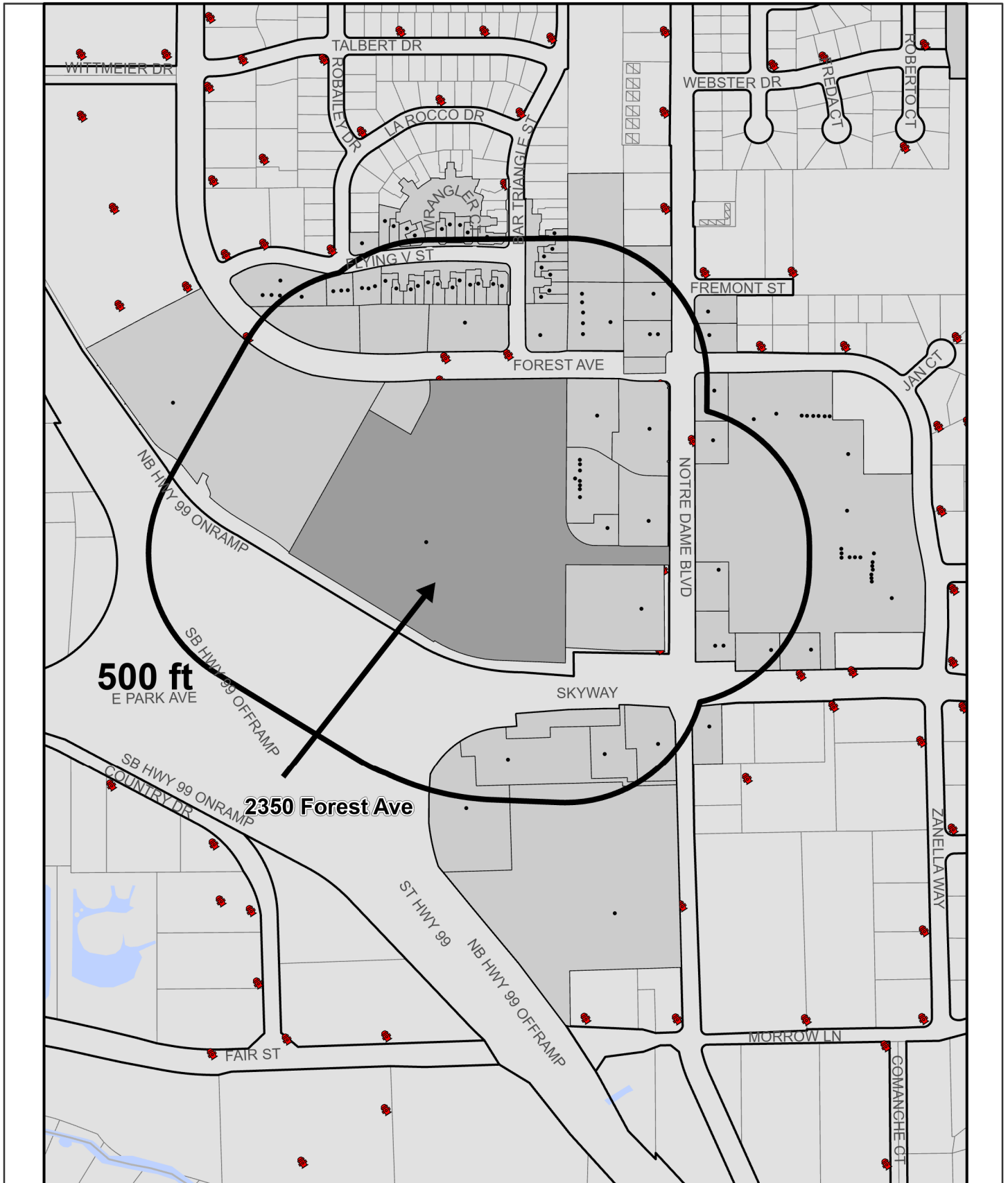
Mike Sawley, Principal Planner
Tina Wilson, Associate Planner
File: AR 22-11

External (4)

Gary Wang & Associates, Inc., Attention: Ruben Rodela, Senior Project Manager, 1000 Corporate Center Drive, Suite 550, Monterey Park, CA 91754, Email: ruben@garywang.com
Gary Wang & Associates, Inc., Attention: Gary Wang, Architect, 1000 Corporate Center Drive, Suite 550, Monterey Park, CA 91754, Email: gary@garywang.com
Lowe's Home Centers, Attention: Karen Condon, Construction Manager, 1000 Lowes Blvd, Mooresville, NC 28117, Email: karen.condon@lowes.com
Lowe's Home Centers, Attention: Richard Keller, Senior Real Estate Manager, 1000 Lowes Blvd, Mooresville, NC 28117, Email: richard.keller@lowes.com

ATTACHMENTS

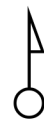
- A. Location Map
- B. Project Description
- C. Site Plan
- D. Color Elevations
- E. Color and Material Board
- F. Landscape Plan



AR 22-11 (Panda Express)
 2350 Forest Avenue
 APN 002-230-028:

Date Saved:

- Noticed Parcels
- Noticed Addresses





Gary Wang & Associates, Inc.

Member of American Institute of Architects
1000 Corporate Center Drive
Suite 550
Monterey Park, CA 91754
Tel: (626) 288-6898
Fax: (626) 768-7101

January 18, 2022

City of Chico
Planning Division
411 Main Street
P.O. Box 3420
Chico, CA 95927-3420

Panda Express
Intersection of Forest Ave. & Hwy 99 (Lowe's)
Chico, CA 95928

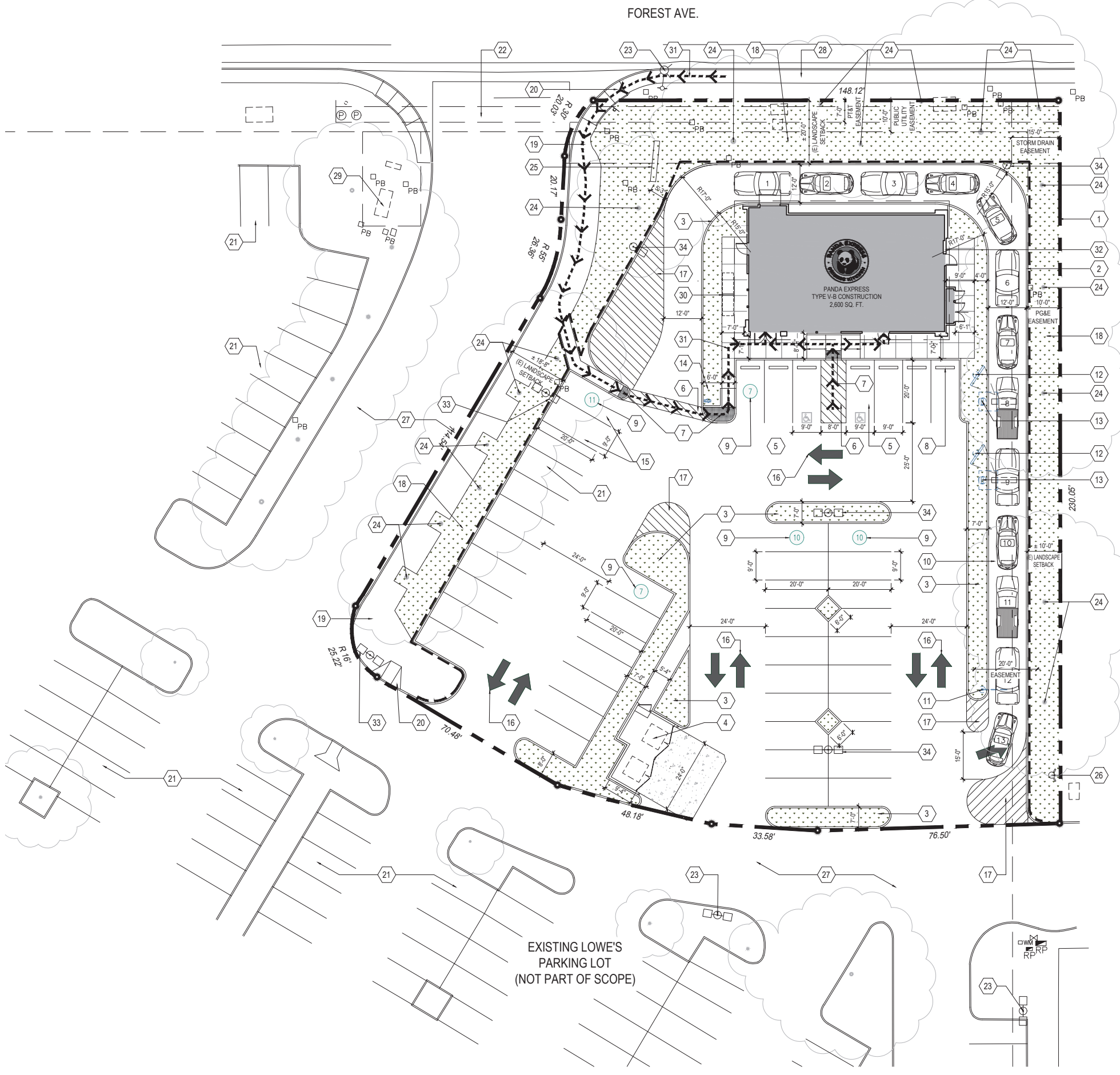
The proposed project is a new 2,600 square feet, one story Panda Express restaurant building with a drive-thru feature and 45 off-street parking spaces. The proposed project is located south of Forest Avenue, east of Highway 99, and west of Notre Dame Blvd. It is directly west of the existing Surf Thru Express Car Wash.

The project will occupy the northeast portion of an existing parcel (APN: 002-230-028-000). The project is proposing a Minor Land Division for the creation of a new parcel approximately 42,074 square feet (0.96 acres). The site is zoned C-R (Regional Commercial District) and the proposed restaurant is allowed. The project is applying for a Conditional Use Permit to allow the proposed drive-thru feature. The project will consist of a single phase during construction.

Panda Express is a fast food restaurant chain that serves American Chinese cuisine. Panda Express offers a variety of food such as Orange Chicken, Beijing Beef, Mandarin Chicken, and Walnut Shrimp. Combination meals are served with fried rice, steamed rice, chow mein, and/or mixed steamed vegetables. The intended hours of operation for this restaurant would be Sunday through Saturday from 10:00 A.M. to 10:00 P.M. The restaurant is projecting to have three employees per shift.

The proposed new restaurant will incorporate Panda Express' latest design concept named Home Design. This innovative design boasts of natural colors, composite wood finishes, dark stone veneer, and a swooping metal roof element surrounding the perimeter of the building. The sharp contrast of the black stone to the white EIFS material displayed in the body of the building is inspired by the colors of a Panda Bear. The Panda Bear is the main identity factor for Panda Express and these colors further brand the identity of the restaurant. Minor extrusions in building form and lighting elements create a more intriguing and varied sense of style. The swooping roof element fuses traditional Asian Architecture with post-modern design elements to further build on the identity of Panda Express.

This project would greatly benefit the surrounding community. It would potentially generate more vehicular and foot traffic to the area. Increased traffic would not only benefit the restaurant, but also the neighboring business such as McDonald's, Lowe's, Teriyaki House and others within the area.



SITE INFORMATION	
LOT AREA	42,074 SQ. FT. (0.96 ACRES)
BUILDING SIZE	2,600 SQ. FT.
NEW LANDSCAPE AREA	2,346 SQ. FT.
EXISTING LANDSCAPE AREA	6,987 SQ. FT.
LOT COVERAGE (FLOOR AREA RATIO)	2600 / 42074 = 6.18%
PROPERTY ZONE / CLASSIFICATION	CR (REGIONAL COMMERCIAL DISTRICT)
ADJACENT ZONING DISTRICTS	NORTH: CC (COMMUNITY COMMERCIAL) SOUTH, EAST, & WEST: CR (REGIONAL COMMERCIAL)
PROPERTY TYPE / UNIQUE CHARACTERISTICS	1 NEW CONSTRUCTION: FREESTANDING BUILDING WITH DRIVE-THRU
APN #	002-230-028-000

PARKING REQUIREMENTS:			
	SQ. FT.	PARKING RATIO	PARKING PROVIDED
PANDA EXPRESS	2,600 SQ. FT.	1/5 SEATS OR 1/84 SQ. FT. CUSTOMER AREA WHICHEVER IS GREATER	12
ADA		1 FOR EVERY 25 STALLS	2
TOTAL			14

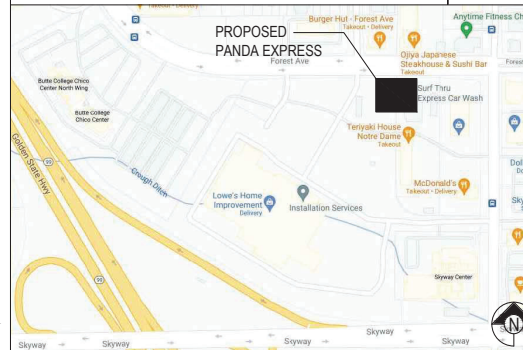
PROJECT INFO D
Scale= NTS A-100

DEVELOPER MICHAEL CADELL, PROJECT MANAGER PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CA 91770 T: 626 799 9898 F: 626 372 8288	APPLICANT RUBEN RODELA, PROJECT MANAGER GARY WANG, AIA GARY WANG & ASSOCIATES, INC. 1000 CORPORATE CENTER DR., SUITE #550, MONTEREY PARK, CA 91754 T: 626 288 6898 F: 626 768 7101
PROPERTY OWNER LOWE'S COMPANIES, INC. RICHARD KELLER SR. REAL ESTATE MANAGER 1000 LOWE'S BLVD. MOORESVILLE, NC 28117 T: 216.538.7128	

TEAM DIRECTORY C
Scale= NTS A-100

- | | |
|--|--|
| 1 PROPOSED PARCEL LINE | 21 EXISTING PARKING - NOT PART OF SCOPE |
| 2 PROPOSED LIMIT OF CONSTRUCTION / SCOPE OF WORK | 22 EXISTING DRIVEWAY ENTRANCE / EXIT |
| 3 LANDSCAPE AREA | 23 EXISTING LIGHT POLE |
| 4 TRASH ENCLOSURE | 24 EXISTING TREE TO REMAIN AND PROTECT IN PLACE |
| 5 DESIGNATED ACCESSIBLE PARKING SPACE | 25 EXISTING LOWE'S MONUMENT SIGN |
| 6 ACCESSIBLE STRIPED PATH OF TRAVEL | 26 EXISTING FIRE HYDRANT |
| 7 ACCESSIBLE CURB RAMP | 27 EXISTING DRIVE AISLE |
| 8 WHEEL STOP | 28 EXISTING RIGHT OF WAY |
| 9 NUMBER OF STALLS | 29 EXISTING TRANSFORMER |
| 10 DRIVE-THRU LANE | 30 BICYCLE RACK / 5 BIKES DUMOR - MODEL # 125-20 |
| 11 CLEARANCE BAR | 31 PATH OF TRAVEL |
| 12 DRIVE-THRU MENU BOARD (2) | 32 ELECTRICAL CABINET |
| 13 DRIVE-THRU SPEAKER BOX (2) | 33 EXISTING LIGHT POLE, UPDATE FIXTURE TO L.E.D. |
| 14 THANK YOU / DO NOT ENTER SIGN | 34 NEW PROPOSED LIGHT POLE, SEE PHOTOMETRIC SITE PLAN. |
| 15 DRIVE-THRU WAITING PARKING (2) | |
| 16 DIRECTIONAL ARROW | |
| 17 STRIPING | |
| 18 EXISTING LANDSCAPE AREA (NOT PART OF SCOPE) | |
| 19 EXISTING SIDEWALK | |
| 20 EXISTING ACCESSIBLE CURB RAMP | |

KEY NOTES B
Scale= NTS A-100



SITE PLAN 1
Scale= 1/16" = 1'-0" A-100

VICINITY MAP A
Scale= NTS A-100



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

NO.	DESCRIPTION	DATE
1ST	PRE-APP. SUBMITTAL	07-16-21
2ND	DRB SUBMITTAL	01-18-22

DRAWN BY: - RR / PT

PANDA PROJECT #: S8-22-D8621

ARCH PROJECT #: 21-048



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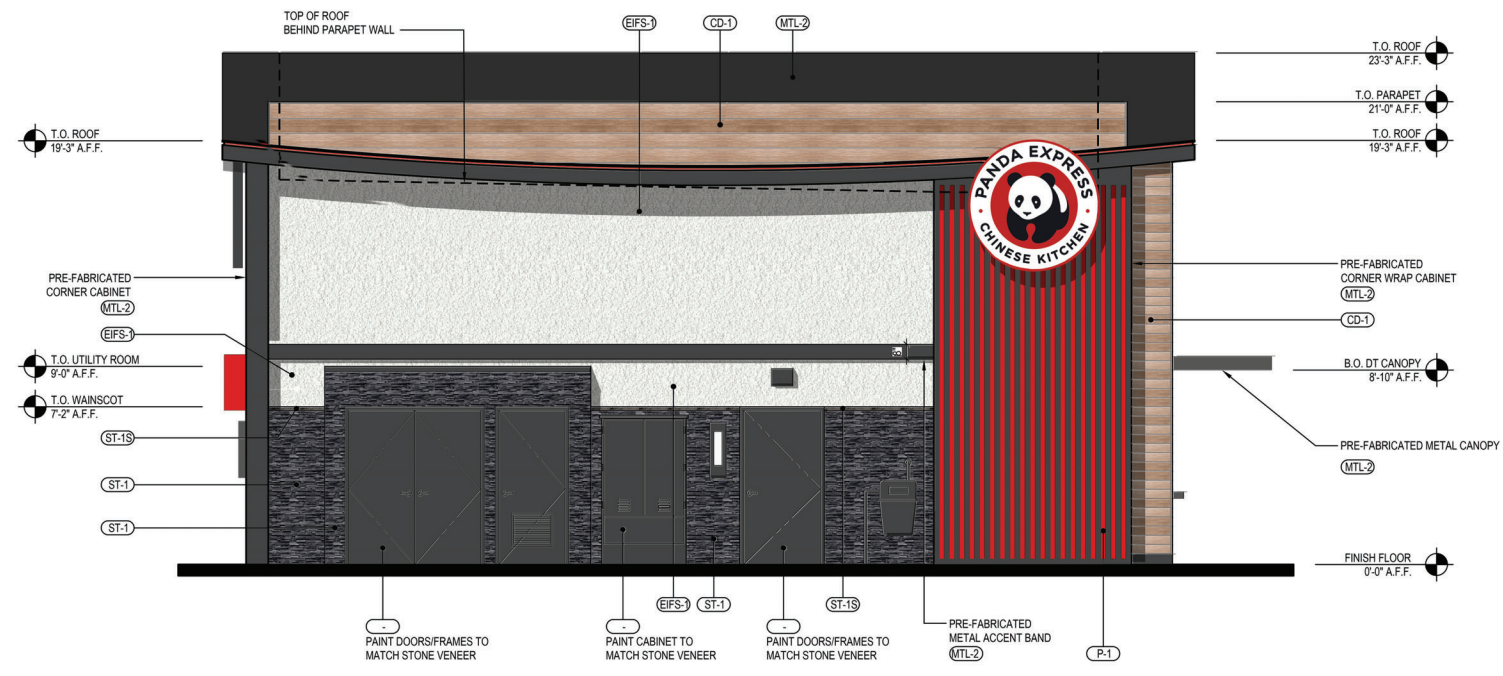
PANDA EXPRESS
(LOWE'S PARKING LOT)
FOREST AVE & HWY 99
CHICO, CA 95928

A-100

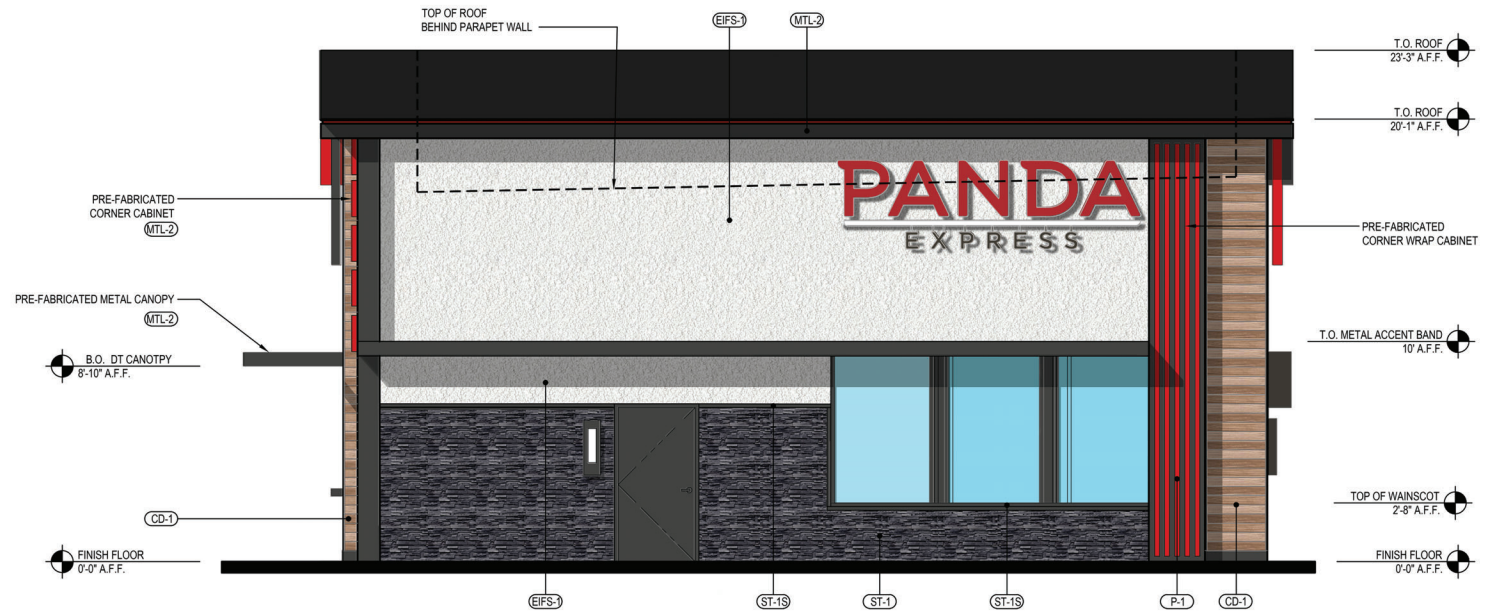
SITE PLAN
ARCHITECTURAL

Attachment C

-  SIDING (CD-1)
MANUFACTURE: NICHHA
PRODUCT: VINTAGE WOOD SERIES
COLOR: SPRUCE
-  EIFS (EFS-1)
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE SYSTEM
COLOR: ICE CUBE
FINISH: FINE
-  SILL (ST-1S)
MANUFACTURE: CORONADO STONE PRODUCTS
PRODUCT: CHISELED STONE SILL
COLOR: CHARCOAL
FINISH: NATURAL
-  STONE VENEER (ST-1)
MANUFACTURE: ENVIRONMENTAL STONEWORKS
PRODUCT: PROSTACK LITE
COLOR: BLACK
FINISH: NATURAL
-  METAL CAP (MTL-1)
MANUFACTURE: EXCEPTIONAL METALS
PRODUCT: CAP FLASHING
COLOR: IRON ORE
FINISH: SMOOTH
-  METAL (MTL-2)
MANUFACTURE: ALLEN INDUSTRIES
COLOR: DARK BRONZE
FINISH: SATIN
-  PAINT (P-1)
MANUFACTURE: ALLEN INDUSTRIES
COLOR: PANDA RED
FINISH: SATIN



EAST ELEVATION 2
Scale= 1/4" = 1'-0" A-200



WEST ELEVATION 1
Scale= 1/4" = 1'-0" A-200



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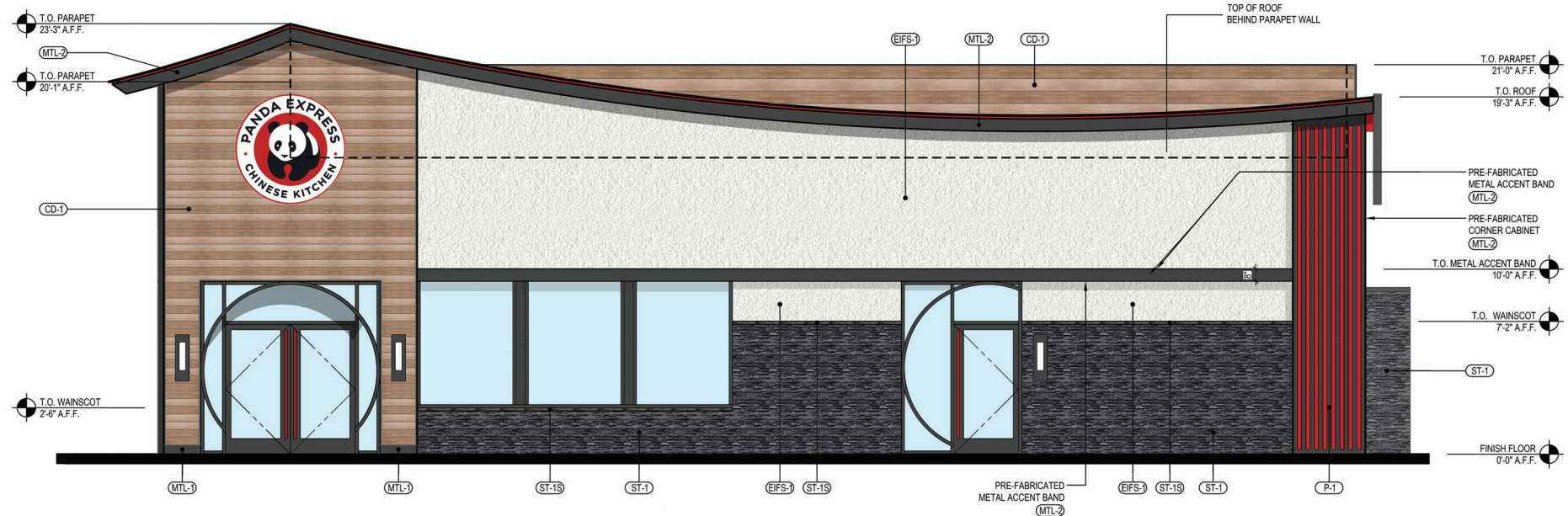
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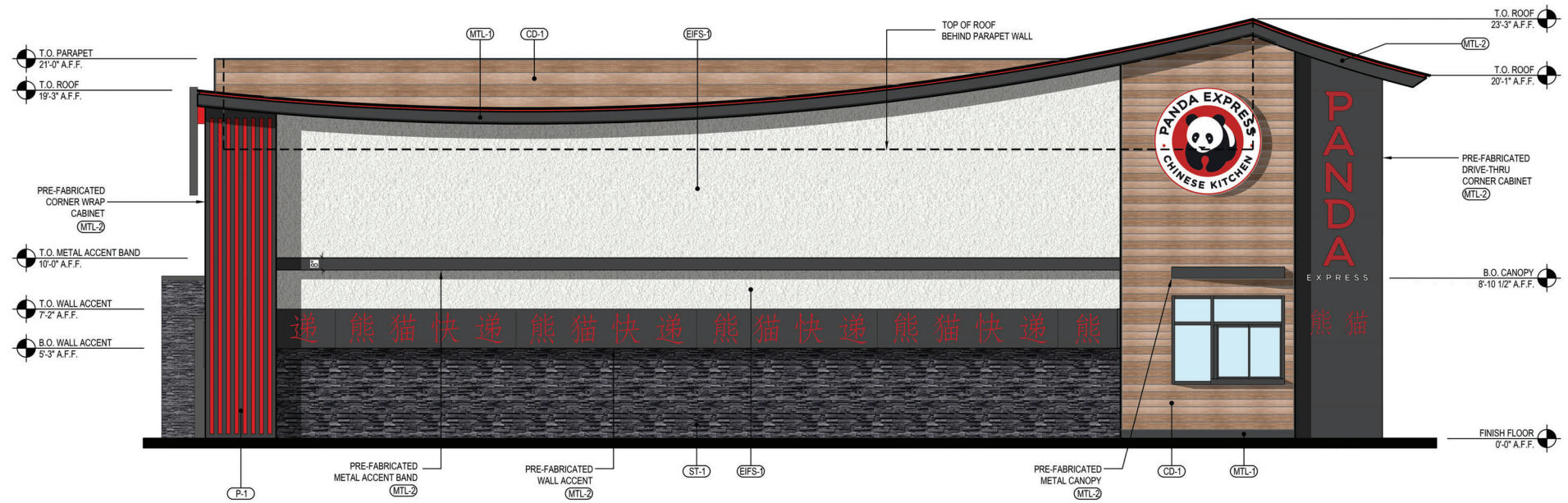
A-200

EXTERIOR ELEVATIONS

-  SIDING (CD-1)
MANUFACTURE: NICHIIA
PRODUCT: VINTAGE WOOD SERIES
COLOR: SPRUCE
-  EIFS (EFS-1)
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE SYSTEM
COLOR: ICE CUBE
FINISH: FINE
-  SILL (ST-1S)
MANUFACTURE: CORONADO STONE PRODUCTS
PRODUCT: CHISELED STONE SILL
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MANUFACTURE: EXCEPTIONAL METALS
PRODUCT: CAP FLASHING
COLOR: IRON ORE
FINISH: SMOOTH
-  METAL (MTL-2)
MANUFACTURE: ALLEN INDUSTRIES
COLOR: DARK BRONZE
FINISH: SATIN
-  PAINT (P-1)
MANUFACTURE: ALLEN INDUSTRIES
COLOR: PANDA RED
FINISH: SATIN



SOUTH ELEVATION 2
Scale= 1/4" = 1'-0" A-201



NORTH ELEVATION 1
Scale= 1/4" = 1'-0" A-201



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A-201

EXTERIOR ELEVATIONS

PANDA EXPRESS

MATERIAL BOARD – EXTERIOR FINISHES



PROTOTYPE RENDERING



NICHIHA
VINTAGEWOOD – SPRUCE



EIFS
SW 6252 – ICE CUBE



ENVIRONMENTAL STONERWORKS
BLACK PROSTACK LITE



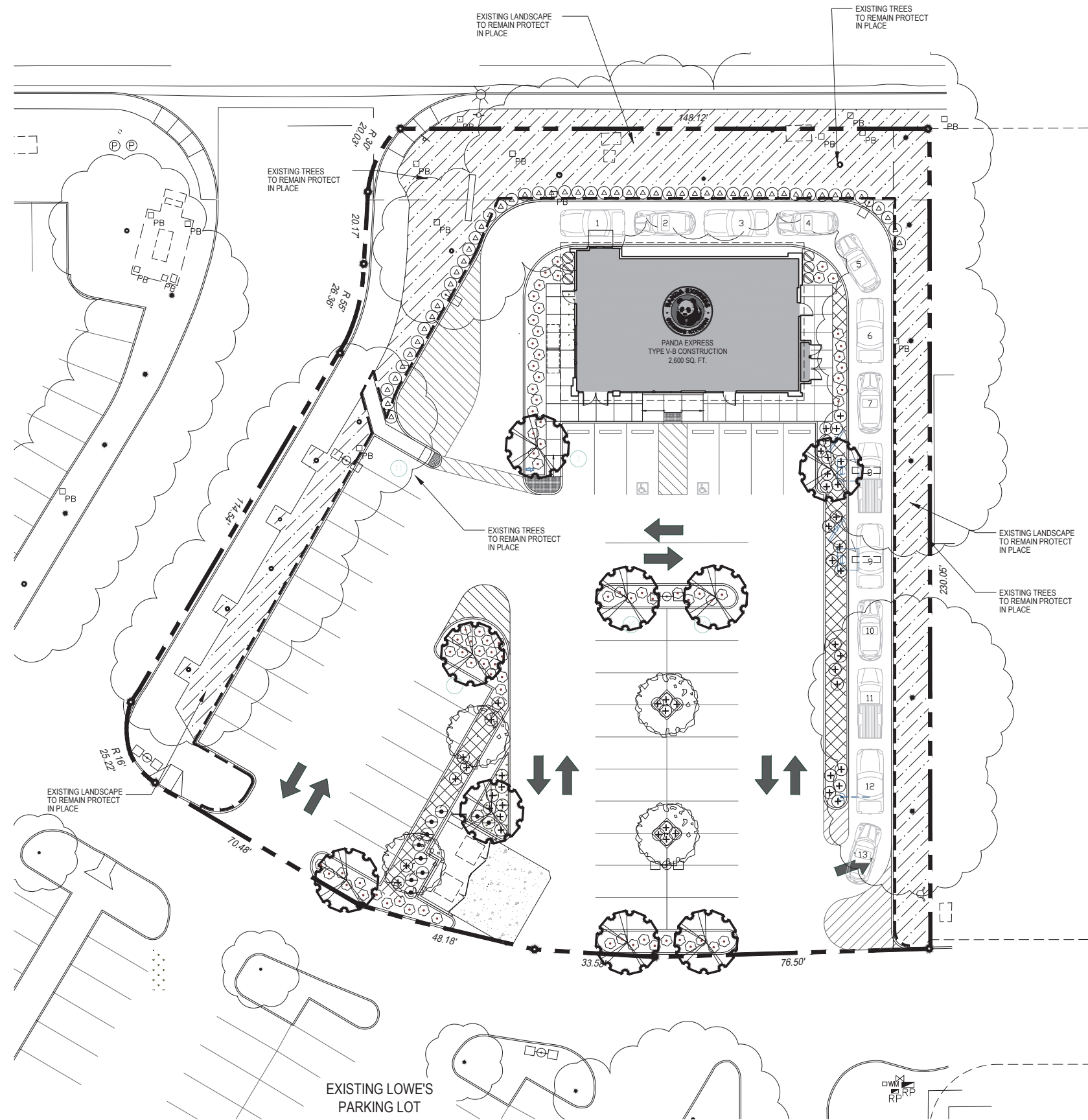
EXCEPTIONAL METALS
SW 7069 – IRON ORE



PAINT
PANDA RED



CORONADO STONE PRODUCTS
CHISELED STONE SILL - CHARCOAL



PLANT LEGEND

SYMBOL BOTANICAL NAME / COMMON NAME / SIZE

TREES

QUERCUS SUBER - CORK OAK TREE
24" BOX

PLATANUS SPECIES - SYCAMORE
SPECIE TO MATCH THOSE
EXISTING AT SHOPPING CENTER

EXISTING TREES WITH SHADE CANOPY SHOWN ON SURVEY

SHRUBS

RAPHIOLEPSIS INDICA - ELEANOR TABER
5 GALLON WUCOLS RATING LOW

BUXUS VAR. JAPONICA 'WINTER GEM' - BOXWOOD
5 GALLON WUCOLS RATING LOW

NANDINA DOMESTICA - 'GULF STREAM' HEAVENLY BAMBOO
5 GALLON WUCOLS RATING LOW

JUNIPERUS X. P 'ARMSTRONGII' - ARMSTRONG JUNIPER
5 GAL. WUCOLS RATING LOW

HEMEROCALLIS SPECIES 'DOUBLE YELLOW' - DAY LILY
5 GALLON WUCOLS RATING LOW

GROUND COVER

TRACHEOLOSPERMUM JASMINOIDES - STAR JASMINE
1 GALLON
TRIANGULAR SPACING
18" O.C.

EXISTING LANDSCAPE TO REMAIN - PROTECT IN PLACE

GENERAL GROUND COVER NOTE:
PROVIDE 3" LAYER OF RIVER ROCK MULCH AS
TOP DRESSING FOR ALL NEW PLANTER AREAS



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(LOWE'S PARKING LOT)
FOREST AVE & HWY 99
CHICO, CA 95928

PL-1

PRELIMINARY LANDSCAPE
PLAN

LANDSCAPE PLAN PREPARED BY:

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PRELIMINARY LANDSCAPE PLAN 1

Scale= 1/16" = 1'-0" PL-1