



# Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 12/7/2022

DATE: November 14, 2022

File: AR 22-20

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 22-20 (Thomas); Ceres Avenue, APN 015-030-032

## 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 22-20 (Thomas), subject to the recommended conditions.

## BACKGROUND

The proposed project site is located on a 0.56 acre parcel on the corner of E Eaton Road and Ceres Avenue within an existing business park (see **Attachment A**, Location Map). The site is designated Office Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned OR-AOB1 (Office Residential with Airport Overflight Zone B1 overlay). Currently, the site is vacant of any buildings but does have an existing parking lot that takes access from Ceres Avenue.

The applicant proposes to construct a new 6,027 square foot office building that would be just over 20 feet in height. The proposed site would include the existing parking lot with 16 spaces and a new trash enclosure (see **Attachment B**, Site Plan). A partially developed professional office plaza surrounds the site. The building is designed to support two office suites. Additionally, two bicycle parking spaces are provided meeting the required minimum stated in Chico Municipal Code (CMC) 19.70.040.

The proposed site plan would place the building along the street at the southeast corner of Ceres Avenue and E Eaton Road while the parking lot would be located towards the rear and side of the site. This positioning of the building encourages pedestrian circulation from other buildings within the plaza while also minimizing the view of the parking lot from the public right of way. The main entrance features a 1,270 ft covered entry porch with recessed lighting to illuminate the entrance along the front elevation (see **Attachment C**, Elevations). Proposed colors of light grey stucco ('Sto Crop') and darker grey trim ('Thunderous') will match and reflect existing buildings within the plaza (see **Attachment D**, Colors and Materials).

The conceptual landscape plan would expand and enhance the existing landscaping within the plaza in an integrated manner (see **Attachment E**, Landscape Plan). A variety of trees are proposed such as Japanese Maple, Dogwood, Tupelo, Red Push Pistache, and Sawleaf

Zelkova. Landscaping requirement would be met with the addition of the 11 trees, shrubs, and groundcover. Parking lot shade requirement is estimated to reach 50.3% at full tree maturity. A new covered trash enclosure would be located in the parking area.

## **DISCUSSION**

The proposal would result in infill development of a partially complete business park. The traditional architecture style is consistent with the surrounding buildings and area. The proposal is consistent with several General Plan policies including compatible infill development (LU-4.2, LU-4.4, and CD-5), encourage neighborhood compatibility (LU-4.3) and encourage projects that provide positive contributions to the neighborhood (LU-4.4)

The project is consistent with Design Guidelines (DGs) for commercial and office uses. The proposed building has massing, scale, colors, and arched ways similar to other structures within the vicinity (DG 1.2.22). The building will feature multi-faceted pitched roofs, giving the structure a greater sense of style and character (DG 1.2.22). The northwest side of the building will include a large, covered entryway with recessed lighting to create a sense of focus towards the doorway entrances (DGs 1.5.11 and 3.2.23). To minimize the view from the public right of way, the existing parking lot is located at the rear and side of the building (DG 1.1.14). The trash enclosure and utilities would be adequately screened from view (DGs 2.1.36 and 2.2.28).

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

## **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 Office Residential designation for the site which accommodates professional and business offices. The proposal is consistent with several

General Plan policies, particularly those that encourage compatible infill development (LU-4.2), LC-4.4, and CD-5) and encourage neighborhood compatibility (LU-4.3). There are no applicable specific plans.

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

The project is consistent with the City's adopted Design Guidelines (DGs) for commercial and office uses. The design features multi-faceted pitched roofs, giving the structure a greater sense of the character (DG 1.2.22). A large, covered entry porch would hang over the entrances to the building and have recessed lighting installed to illuminate the area (DG 1.3.68). The existing parking lot is located within the rear and side of the building to minimize its view from the public right of way (DG 1.1.14). Proposed landscaping provides adequate shade and enhances existing landscaping in an integrated manner (DG 2.1.28).

- 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 building are visually compatible with the surrounding uses and compliment further infill of the business plaza. The main entrance is defined by a large overhang porch. Lighting would be integrated into the entry porch area to illuminate the entrance while existing parking lot lights are located along the walkway to the entrance. Exterior equipment would be hidden from view with additional screening 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 location and configuration of the structure is compatible with the surrounding development, continuing the infill of a professional office plaza. Many aspects of the existing buildings on the site include colors and arched ways and will be matched in the new building. The building 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.*

The proposed landscaping will provide visual relief and adequate shading in the parking areas. The variety of tree species and ground cover will provide an attractive landscape with naturally green ambiance to the proposed 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 22-20 (Thomas). No building permits related to this approval shall be finaled 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. Prior to issuance of a Certificate of Occupancy, record in deeds a declaration that states: "An Avigation Easement is recorded above the parcels for the Chico Municipal Airport and acknowledges any and all existing or potential airport operational impacts."
5. Prior to issuance of a Certificate of Occupancy, record in deeds a declaration that states: "The project parcels are in proximity of the Chico Municipal Airport and are subject to aircraft overflight."
6. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

## **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. Site Plan
- C. Elevations
- D. Colors and Materials
- E. Landscaping Plan

## **DISTRIBUTION**

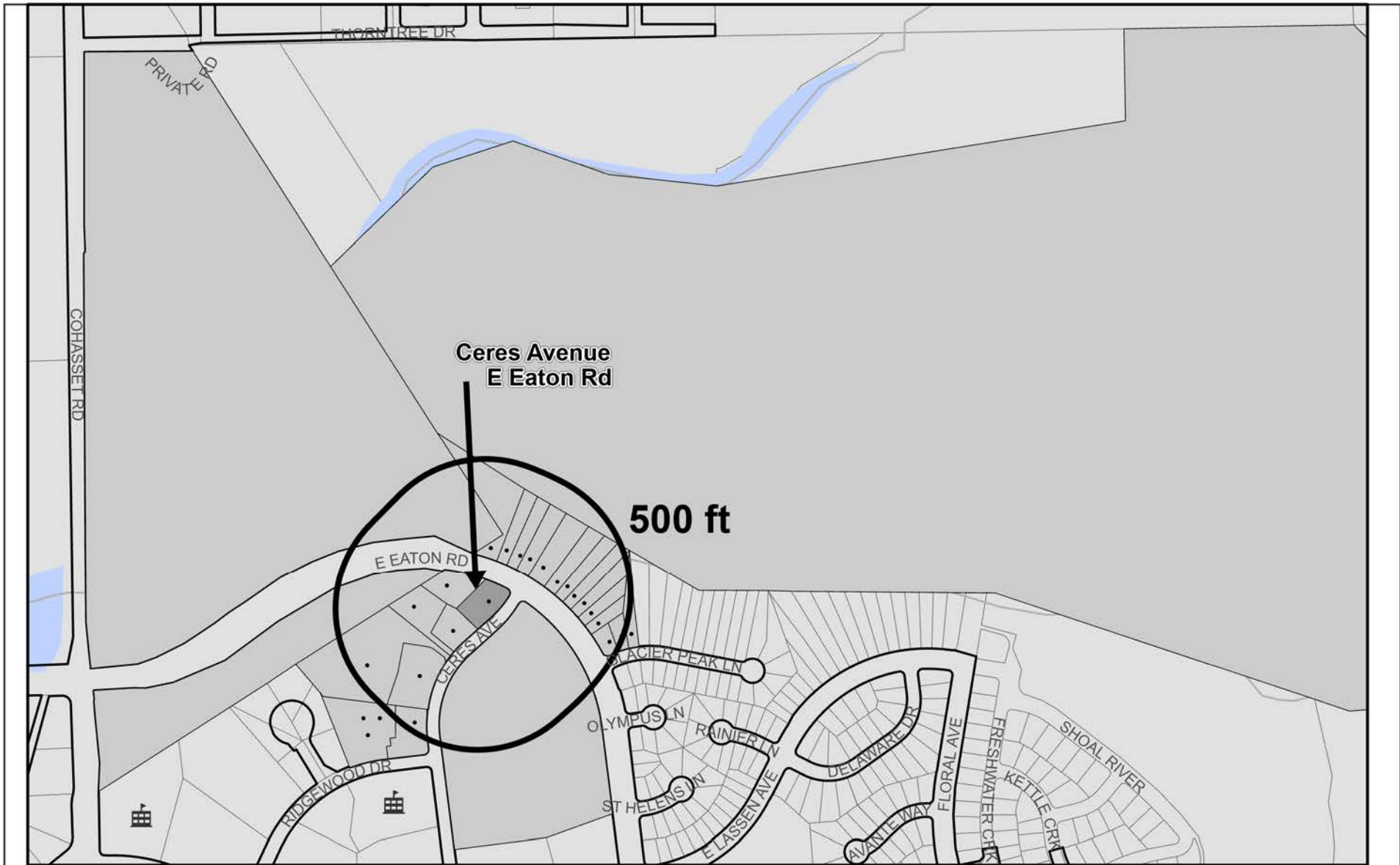
Internal

Mike Sawley, Principal Planner  
Madison Driscoll, Assistant Planner  
File: AR 22-20

External

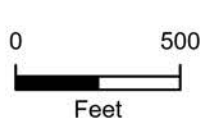
Gary Hawkins Architect, 3045 Ceres Avenue, Ste. 135, Chico, CA 95973, Email:  
[info@ghachico.com](mailto:info@ghachico.com)

Kevin Thomas, 15 Big Dog Court, Durham, CA 95938, Email: [kevin@thomascopas.com](mailto:kevin@thomascopas.com)

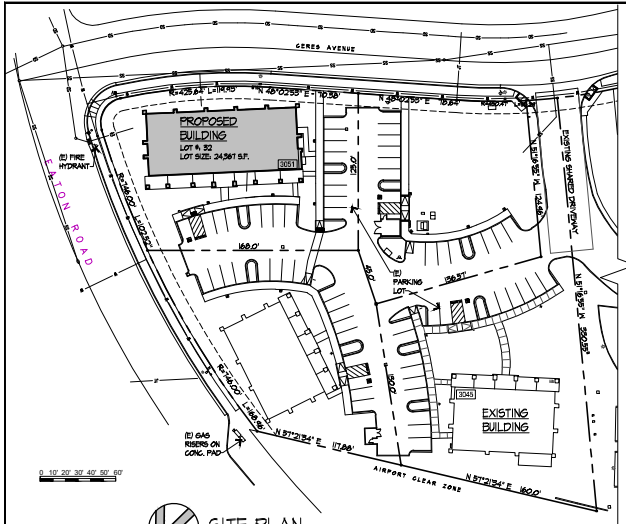


AR 20-22 (Thomas)  
 Ceres Avenue  
 APN 015-030-032

- Noticed Parcels
- Noticed Addresses



Date Saved: 11/14/2022



**SITE PLAN**  
SCALE: 1" = 40'-0"

**SITE COVERAGE SUMMARY**

**BUILDING COVERAGE**

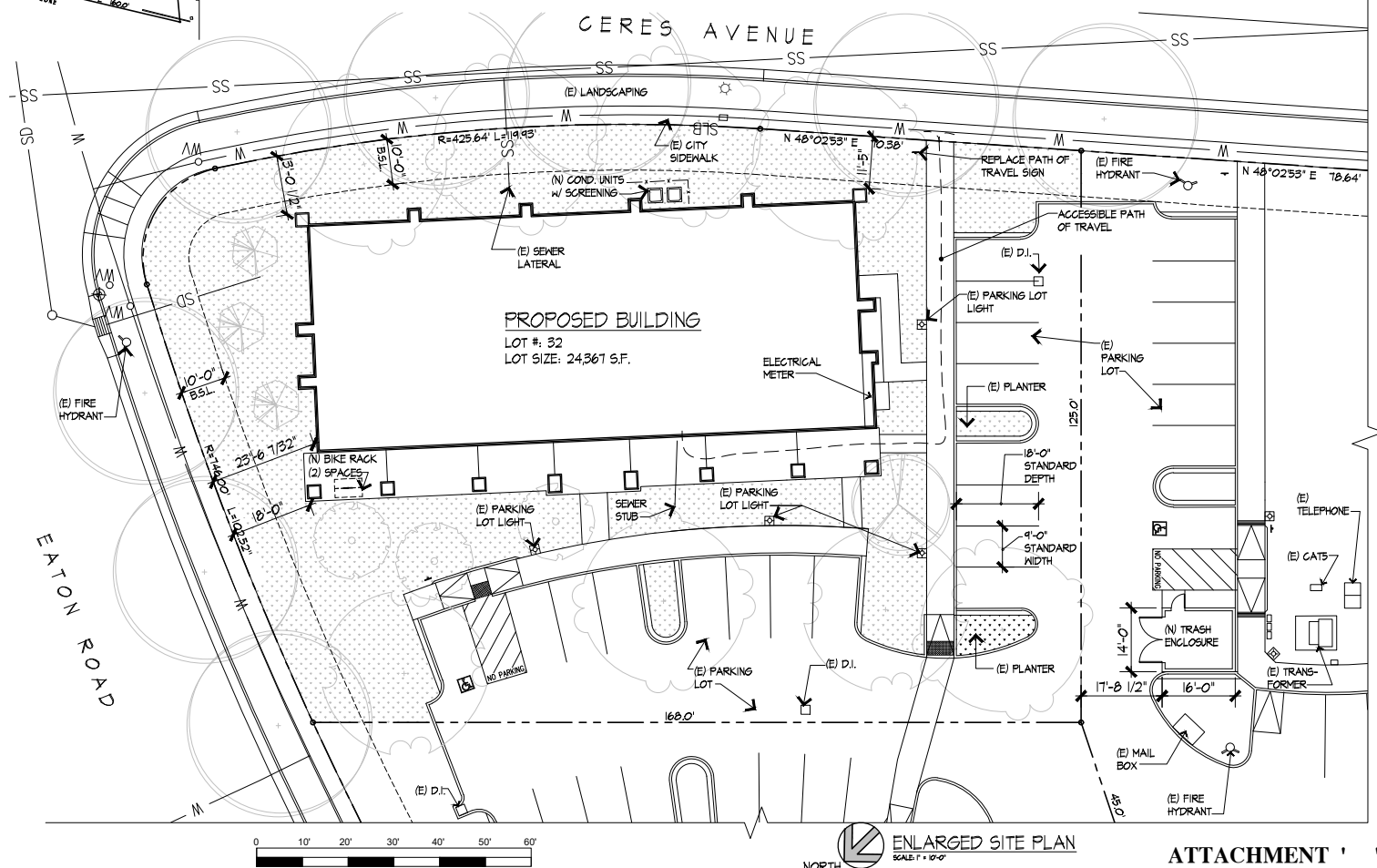
LOT AREA: 24,361 S.F.  
 BUILDING AREA: 6,021 S.F.  
 LOT COVERAGE: 24.7%

**PARKING ANALYSIS**

6,021 S.F. (1 SPACE PER 375 S.F. OF OFFICE GROSS FLR AREA) 16 SPACES  
 TOTAL PROVIDED 16 SPACES  
 BICYCLE PARKING PROVIDED: 2 SPACES

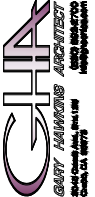
**LANDSCAPE COVERAGE**

LOT AREA: 24,361 S.F.  
 LANDSCAPE AREA: 11,105 S.F.  
 LOT COVERAGE: 45.6%  
 LOT COVERAGE REQUIRED: 30%



**ENLARGED SITE PLAN**  
SCALE: 1" = 20'-0"

NO.	DATE	REVISIONS
1	05/22/2024	CAS



APN: 015-050-052

COMMERCIAL BUILDING  
 FOR: KEVIN THOMAS  
 AT: 3051 CERES AVE, CHICO CA 95973

Date: 6/10/2024  
 Drawn: CAS  
 Job No.: 23-04



ATTACHMENT ' ' 1

Attachment B

EXTERIOR FINISH SCHEDULE		
MARK	DESCRIPTION	SAMPLE
PL-1	PLASTER STO CORP 825-501 STOUT X MEDIUM COLOR: 4282 LRV: 34	
RF-1	ARCH COMPOSITION ROOFING FASCO PARAMOUNT ADVANTAGE PEUTER GRAY	
P-1	TRIM PAINT SHERWIN-WILLIAMS SW 4201 THUNDEROUS	

Revisors

Plot Date: 8/29/2022

**ARB4**  
**GARY HAWKINS ARCHITECT**  
 (831) 882-2700  
 gary@gharch.com  
 3045 Ceres Ave., Ste. 135  
 Chico, CA 95973



NEW COMMERCIAL BUILDING FOR:  
**KEVIN THOMAS**  
 3051 CERES AVE, CHICO, CA 95973

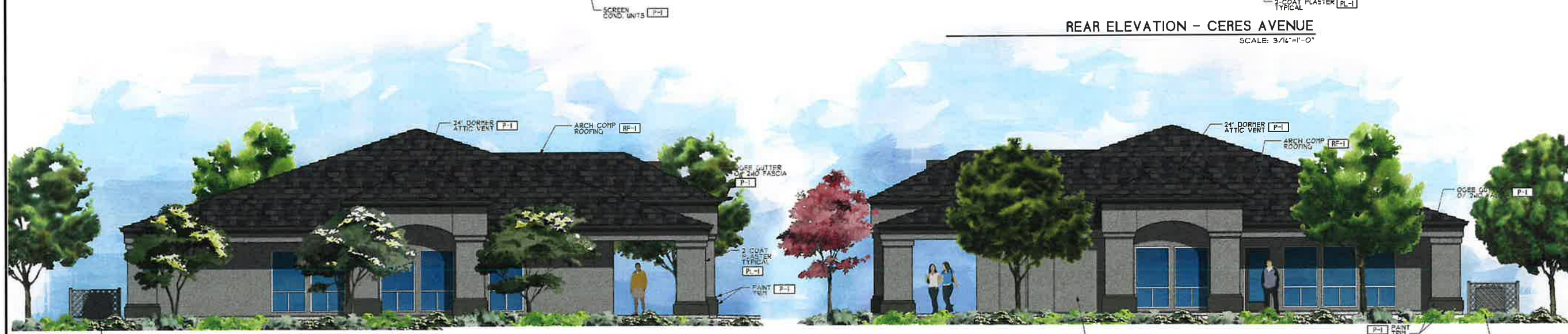
APN: 015-030-032

Date: 8-2022  
 Drawn: GC  
 Job No: 22-041  
 SHEET NAME:  
 COLOR ELEVATIONS

SHEET NUMBER  
**ARB4**  
 of



**REAR ELEVATION - CERES AVENUE**  
 SCALE: 3/16"=1'-0"



**LEFT ELEVATION - EATON ROAD**  
 SCALE: 3/16"=1'-0"

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



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



REVISIONS	
NO.	DATE



AFN: 015-030-032

COMMERCIAL BUILDING  
 For: KEVIN THOMAS  
 At: 3051 CERES AVE, CHICO CA 95473

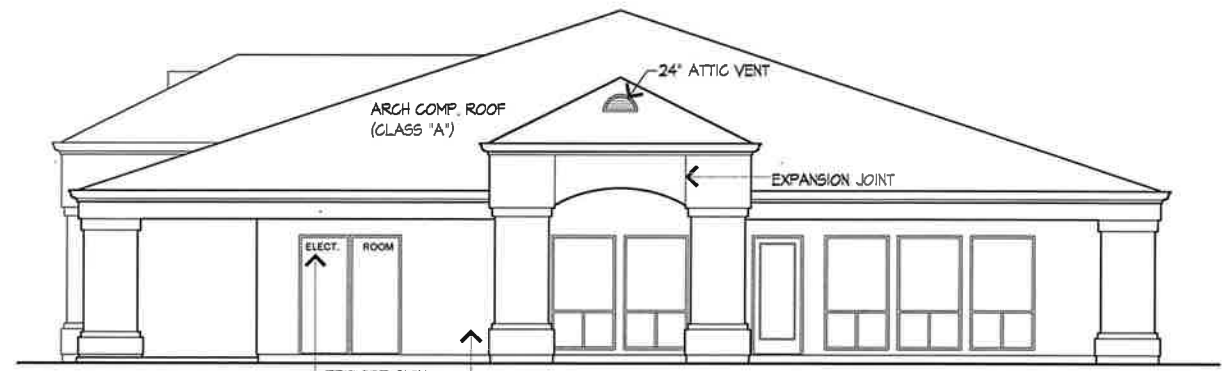
Date: 6/10/2023  
 Drawn: G46  
 Job No: 22-041



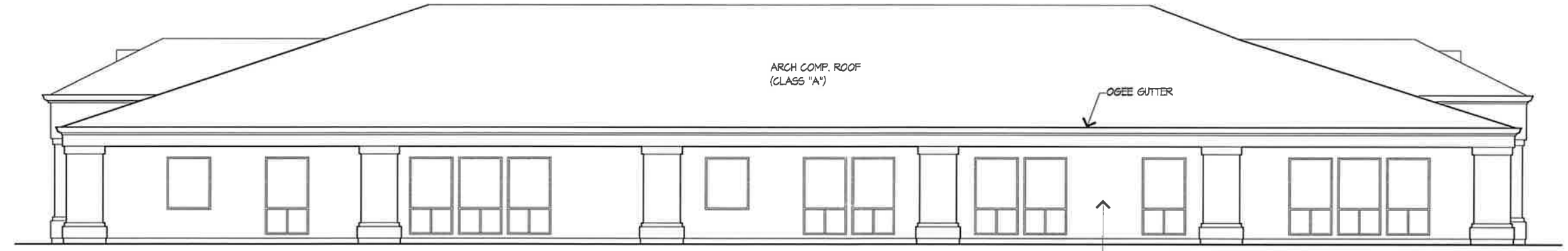
Attachment C



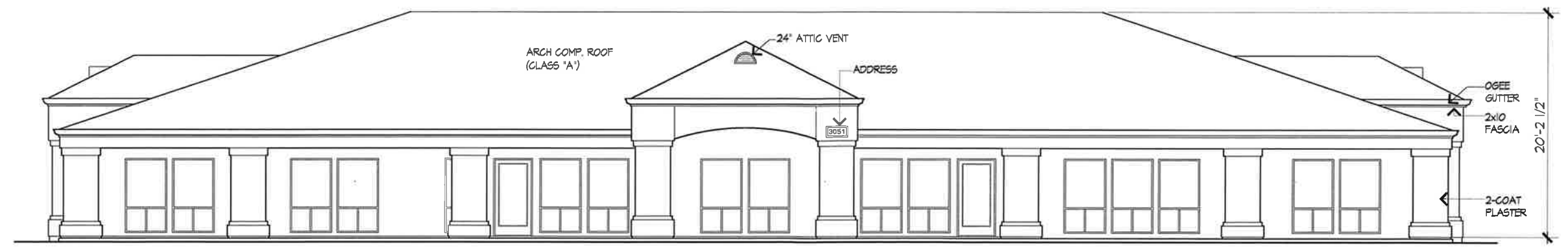
**NORTHEAST ELEVATION**  
 SCALE 1/4" = 1'-0"



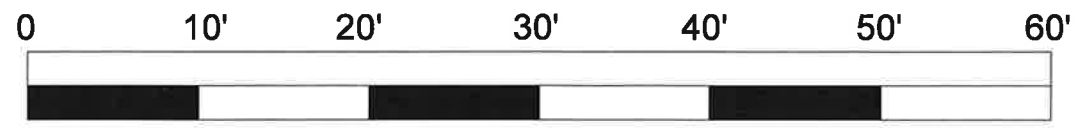
**SOUTHWEST ELEVATION**  
 SCALE 1/4" = 1'-0"



**SOUTHEAST ELEVATION**  
 SCALE 1/4" = 1'-0"



**NORTHWEST ELEVATION**  
 SCALE 1/4" = 1'-0"



**ATTACHMENT**

\\hfd\gkation\hfd\CAD\AutoCAD\2023\23-041 Kevin Thomas (Office)\RHP\23-041 - Thomas ARHPB.dwg, 10/22/2023 1:08:53 PM

# COMMERCIAL BUILDING

FOR:

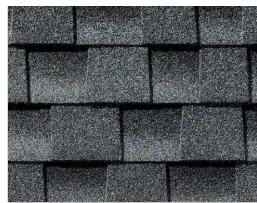
KEVIN THOMAS



ACCENT & ROOF FASCIA -  
'SHERWIN WILLIAMS'  
THUNDEROUS (SW 6201)



STUCCO  
'STO CORP'  
STOLIT X MEDIUM  
COLOR: 16282 (36)



COMPOSITION SHINGLE  
ROOFING - PEWTER GRAY

**MUELO WATER USE CALCULATIONS**

Job Name: Thomas Commercial

Date: 08/15/22

California Water Efficient Landscape Worksheet									
Reference Evapotranspiration (ET <sub>a</sub> )					Project Type				
S1.7					Non-Residential				
Rain Fall (Inches)					0				
Usable Rain Fall (Inches)					0				
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>	% Landscape Area	
<b>Zone# Regular Landscape Areas</b>									
1 SHRUB - LOW	0.2	Drip	0.81	0.25	5,535	1367	43807	60.14%	
2 SHRUB - MED	0.4	Drip	0.81	0.49	2,969	1466	46997	32.26%	
3 TREE-MED	0.4	Bubblers	0.81	0.49	700	346	11080	7.61%	
<b>Totals</b>					9204	3179	101884	100.00%	
<b>Special Landscape Areas</b>									
<b>Totals</b>					0	0	0		
<b>ETWU Total</b>					101884				
<b>Maximum Allowed Water Allowance (MAWA)</b>					132761				

ETAF Calculations		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.		ETWU GALLONS	
Regular Landscape Areas				101884	
Total ETAF x Area	3179			MAWA GALLONS 132761	
Total Area	9204			% ETWU OF MAWA 0.77	
Average ETAF	0.28			PASS: YES	
<b>All Landscape Areas</b>					
Total ETAF x Area	3179				
Total Area	9204				
Average ETAF	0.28				

**PARKING AREA SHADE CALCULATION**

Shade Calculations: 3051 Ceres Ave. Chico CA

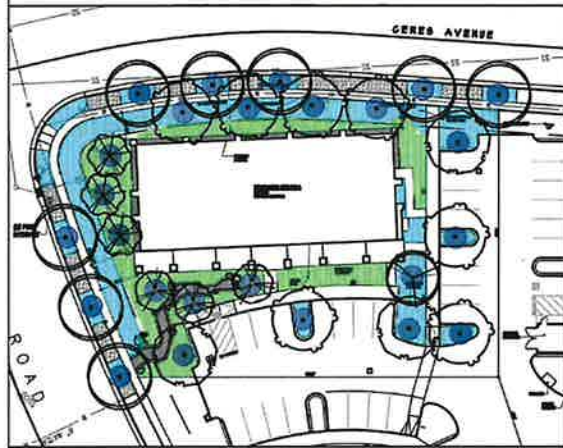
Botanical Name	Common Name	Quantity	Shade allowed	Shade at				Total
				25%	50%	75%	100%	
Pistacia X RED PUSH'	Chinese Pistache	4	1,256	3	0	1	0	942.00
Zelkova serrata 'Village Green'	Japanese Zelkova	3	707	1	0	0	2	1,590.75
<b>Total Shade Allowed</b>			<b>7</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>2,532.75</b>
parking lot area to be shaded						5,032.00		
% Shade Provided*						50.33%		

(\*Parking lot area requiring 50% shade / divided by shade provided by new trees)

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	ACER PALMATUM	JAPANESE MAPLE	24"	MULTI-STEM	3
	CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	15 GAL		3
	NYSSA SYLVATICA	TUPELO	15 GAL		1
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	24"		3
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	15 GAL		1
	SHRUB & GROUND COVER	PLANTING AREA	8,991 SF		

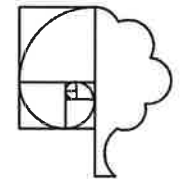
**IRRIGATION HYDRO-ZONE SCHEMATIC PLAN**



- LOW WATER USE HYDRO ZONE** 5,535 SF
- MED WATER USE HYDRO ZONE** 2,969 SF
- MED WATER USE - TREE**



**LANDSCAPE PLAN**



THOMAS H. PHELPS  
LANDSCAPE ARCHITECTURE  
IDLA, INC.  
California Landscape Architect #4122  
ID #LA-16771 \* H #LA-16112  
AZ #76633  
  
P.O. BOX 170129  
Boise, Idaho 83717  
thp@tdlinc.net  
(208) 906-1300

**COMMERCIAL BUILDING**  
**KEVIN THOMAS**  
**3051 CERES AVE**  
CHICO, CALIFORNIA

These drawings are preliminary and subject to change without notice. The user of these drawings shall be responsible for verifying all dimensions and conditions on the ground. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Sheet Title  
**LANDSCAPE PLAN**



No.  Date  Revision

Project No: THP  
Drawn By: THP  
Scale: 1"=10'  
Date: 08.15.2022  
File Name: 20-040 of sheets