



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 03/06/2024

DATE: February 20, 2024

File: AR 23-07

TO: Architectural Review and Historic Preservation Board

FROM: Madison Driscoll, Associate Planner, 530-879-6810, madison.driscoll@chicoca.gov

RE: Architectural Review 23-07 (New Smile Now)
3008 Cohasset Road; APN 015-070-010

RECOMMENDATION

Staff recommends Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report (**Attachment J**) and approve the proposed project as revised, 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 in **Attachment J** and approve Architectural Review 23-07 (New Smile Now), subject to the recommended conditions in the Agenda Report for the March 6, 2024 meeting.

PRIOR REVIEW

This project has been heard once before by the Architectural Review and Historic Preservation Board at its meeting on November 15, 2023. This staff report only contains a brief discussion regarding the project revisions that have been made since the meeting. Additional information on the project background, analysis, environmental review and required findings can be found in **Attachment J**, the agenda report for the meeting on November 15, 2023.

On November 15, 2023, the Board continued this item to a future meeting pending additional information and refinement to the design to provide the following:

- Detailed information on what services will be provided within the new building and how the site will operate to confirm the correct parking ratio is applied.
- An internal layout of the building that supports the information requested above.
- “Absorption of the brown wall” along Cohasset Road to include additional articulation and/or fenestration.
- Further screening for the HVAC units.

PROJECT REVISIONS

The applicant has submitted an internal layout (see **Attachment F**, Internal Layout) of the building and a letter describing the use (see **Attachment G**, Letter from Applicant). The building is proposed to be split into two separate suites, with the lower level focusing on

dental implants and surgeries while the upper level is an office use.

The applicant has also provided a new western elevation along Cohasset Road that includes the addition of a metal vertical-seam siding (see **Attachment C**, Revised Elevations). In addition, ground level perspective (see **Attachment H**, Perspective) drawings are included to demonstrate how HVAC units would be shielded from street view.

DISCUSSION

The applicant's revisions to the project addressed the design and parking concerns raised by the Board as described above.

Parking

Currently the site proposes 25 parking spaces. Per Chico Municipal Code (CMC) 19.70.040.H. Table 5-4, dental offices are required to be parked at 1 space for each 250 square feet of gross floor area and offices are required to be parked at 1 space for each 375 square feet of gross floor area. Based on the assumed rates and total square footage of each proposed suite, the project is under parked by two spaces.

The applicant proposes to meet parking requirements through a shared parking agreement with the St. Cyril and Methodius Orthodox Church located next door (see **Attachment I**, Parking Agreement). Per **Condition #8** a pedestrian pathway between the two properties would be required to support joint use of the church's parking area. To satisfy the conditions of a non-residential shared parking reduction (CMC 19.70.050.B.) an additional deed restriction will be required to be recorded before issuance of a Certificate of Occupancy for the building (**Condition #9**).

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 23-07 (New Smile Now). 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. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches of DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
 - e. All existing trees on the site are approved for removal.
7. 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.
8. A walking path through the shared fence between the office at 3008 Cohasset Road (APN 015-070-010) and church at 2956 Cohasset Road (APN 015-120-032) shall be installed prior to the issuance of a Certificate of Occupancy.
9. Prior to issuance of building permits, the permittee shall provide proof of a recorded parking agreement between 3008 Cohasset Road (APN 0015-120-032) and 2956 Cohasset Road (APN 015-070-010) demonstrating that the property at 3008 Cohasset Road is provided use of two off-street parking spaces from 2956 Cohasset Road, and provide a recorded copy to Planning Staff.

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 and by posting the agenda at least 10

days prior to the ARHPB meeting.

DISTRIBUTION

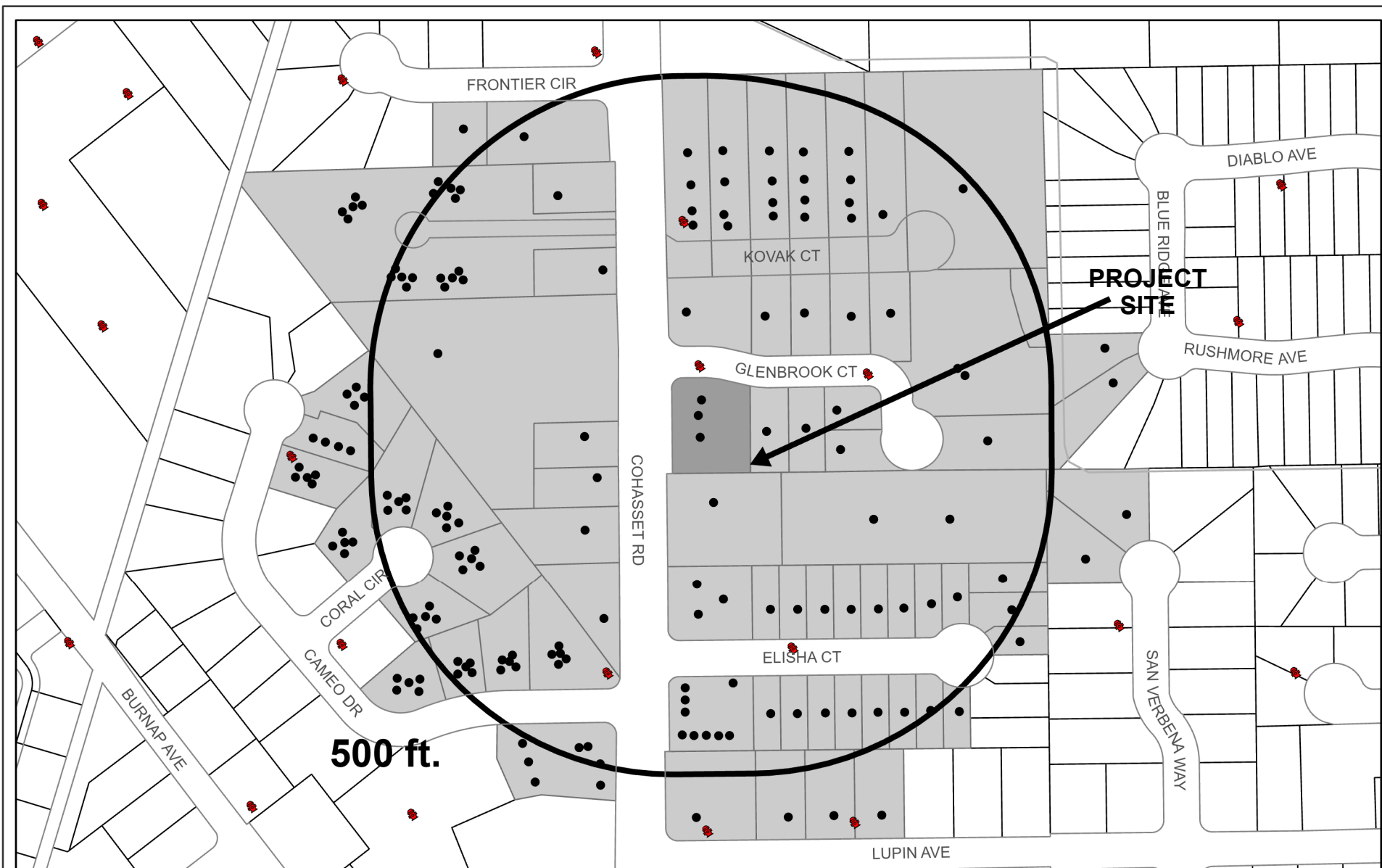
Mike Sawley, Principal Planner
Madison Driscoll, Associate Planner
File: AR 23-07

External (2)

Pat Conroy, Conroy Construction, via email: pat@conroyinc.com
Jamie Jenks, RGA, via email: jamie@rgachico.com

ATTACHMENTS

- A. Location Map
- B. Revised Site Plan
- C. Revised Elevations
- D. Photometric Plan
- E. Landscape Plan
- F. Internal Layout
- G. Letter from Applicant
- H. Perspectives
- I. Parking Agreement
- J. November 15, 2023 Staff Report (without attachments)






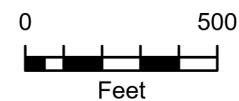
AR 23-07 (New Smile Now)

Southeast corner of Cohasset Road and Glenbrook Court

015-070-010

Date Saved: 11/1/2023 4:06 PM

-  Fire Hydrants
-  Noticed Address
-  Noticed Parcel



GENERAL NOTES
1. ACCESSIBLE SITE CIRCULATION ROUTE SHALL COMPLY WITH CIRCULATION ROUTE NOTES
2. COMPONENTS OF THIS SITE PLAN HAVE BEEN DEPICTED WITH THE USE OF AERIAL SITE IMAGERY AND NOT FIELD SURVEY DATA. REFER TO CIVIL DWGS FOR EXACT LOCATIONS AND PLACEMENTS.

SITE CIRCULATION ROUTE NOTES
ACCESSIBLE "PATH OF TRAVEL" (P.O.T.), 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. THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-307.2).

PASSING SPACES (11B-403.5.3) AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60" SHALL PROVIDED PASSING SPACES AT INTERVALS OF 200' MAXIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60" MIN. BY 60" MIN.; OR, AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE COMPLYING WITH SECTION 11B-304.3.2 WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48" MIN. BEYOND THE INTERSECTION.

- NEW CONCRETE
- LANDSCAPING - SEE LANDSCAPE PLANS
- ASPHALT PAVING - SEE CIVIL PLANS
- COBBLE - SEE CIVIL PLANS
- EXISTING BUILDING TO BE DEMOLISHED
- NEW BUILDING
- GRAVEL GROUNDCOVER - SEE CIVIL PLANS
- WATER FEATURE
- EXISTING SIDEWALK
- EXISTING CITY LANDSCAPING

- PARKING SPACE COUNT
- ACCESSIBLE PARKING SPACE, SEE CIVIL DWGS
- BICYCLE RACK, SEE DETAIL MM/A0.3 & LANDSCAPE PLANS PROVIDE (2) 2' x 6' PARKING SPACES
- FUTURE ELECTRICAL VEHICLE CHARGING STATION

- PROPERTY LINE
- ACCESSIBLE SITE CIRCULATION ROUTE
- FIRE LANE
- UTILITY EASEMENT
- ZONING SETBACK
- FENCE/PRIVACY SCREEN
- ADJACENT PROPERTY LINE
- CURB

VEHICLE PARKING REQUIRED
DENTAL OFFICES (4,662) @ 1:250 = 18 SPACES
OFFICES (3,718) @ 1:375 = 9 SPACES
TOTAL VEHICLE PARKING REQUIRED: 27 SPACES

VEHICLE PARKING PROVIDED
STANDARD PARKING SPACES 20 SPACES
COMPACT PARKING SPACES 3 SPACES
ACCESSIBLE PARKING SPACES 2 SPACES (1 VAN, 1 REGULAR) (CBC 11B-208.2)

TOTAL VEHICLE PARKING PROVIDED: 25 SPACES
2 ADDITIONAL PARKING SPACES ARE PROVIDED AT 2956 COHASSET ROAD THROUGH A RECIPROCAL PARKING AGREEMENT
TOTAL VEHICLE PARKING PROVIDED: 27 SPACES

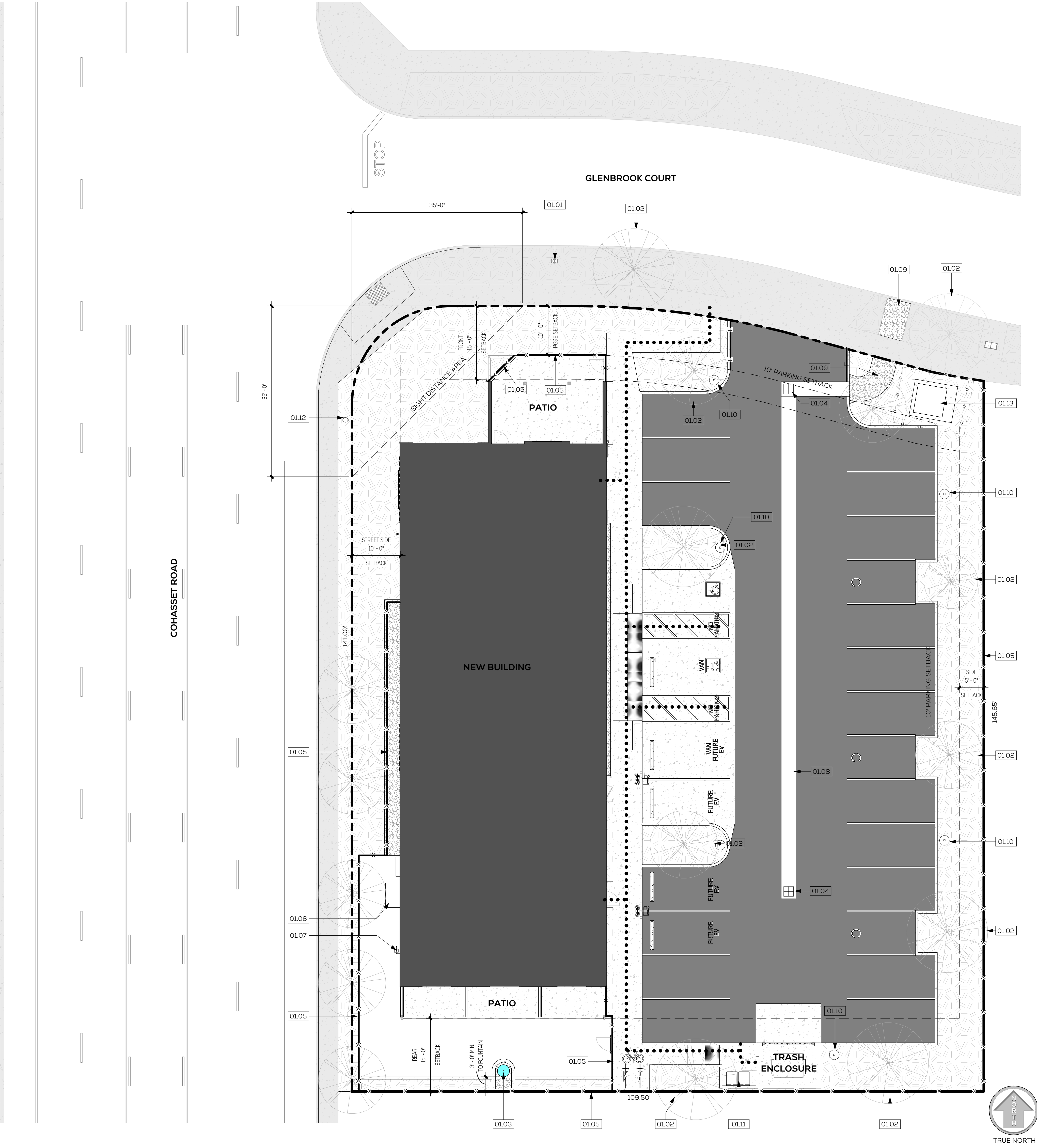
FUTURE ELECTRIC VEHICLE CHARGING SPACES 4 SPACES (CGBSC 5.106.5.3.1)

BIKE PARKING REQUIRED
10% OF VEHICLE SPACES - CITY OF CHICO 3 SPACES
5% OF VEHICLE SPACES - SHORT TERM 1 SPACE (CGBSC 5.106.4.1.1)
TENANT-OCCUPANT - LONG TERM NONE (CGBSC 5.106.4.1.2)
NINE EMPLOYEES TOTAL, NOT REQUIRED

BIKE PARKING PROVIDED
U-RACK PER SITE PLAN/LANDSCAPE PLAN 4 SPACES

SITE AREA COVERAGE
20,250 SITE AREA
4,662 BUILDING AREA
8,406 PARKING AREA
65% SITE BUILDING COVERAGE - 70% SITE COVERAGE MAX.
35% LANDSCAPE - 30% LANDSCAPE MIN.

KEYNOTES	
01.01	EXISTING FIRE HYDRANT
01.02	TREE, SEE LANDSCAPE PLANS
01.03	WATER FOUNTAIN, SEE LANDSCAPE PLANS
01.04	GRATE, SEE CIVIL PLANS
01.05	PRIVACY SCREEN/FENCE
01.06	ELECTRICAL METER LOCATED BEHIND SCREENING, SEE ELECTRICAL PLANS FOR METER
01.07	GAS METER, SEE PLUMBING PLANS
01.08	VALLEY GUTTER, SEE CIVIL PLANS
01.09	ROCK LINED SWALE, SEE CIVIL PLANS
01.10	EXTERIOR POLE LIGHT, SEE ELECTRICAL PLANS
01.11	RECYCLING BINS
01.12	NEW PG&E POWER POLE
01.13	NEW PG&E TRANSFORMER ON CONCRETE PAD, SEE ELECTRICAL PLANS



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



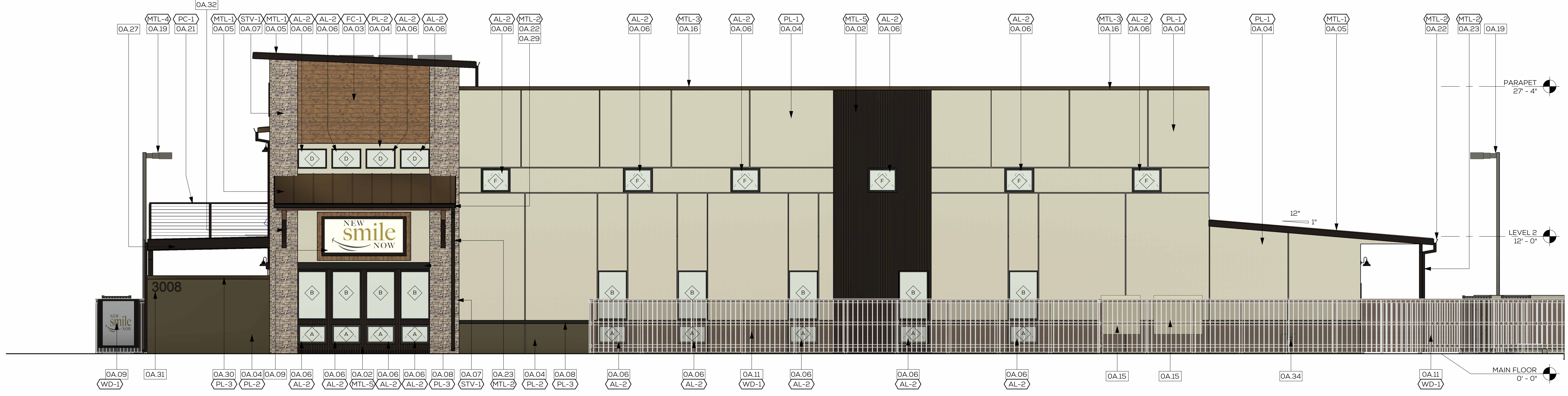
NEW SMILE NOW

SITE PLAN

DRAWING SCALE: 1" = 10'-0"

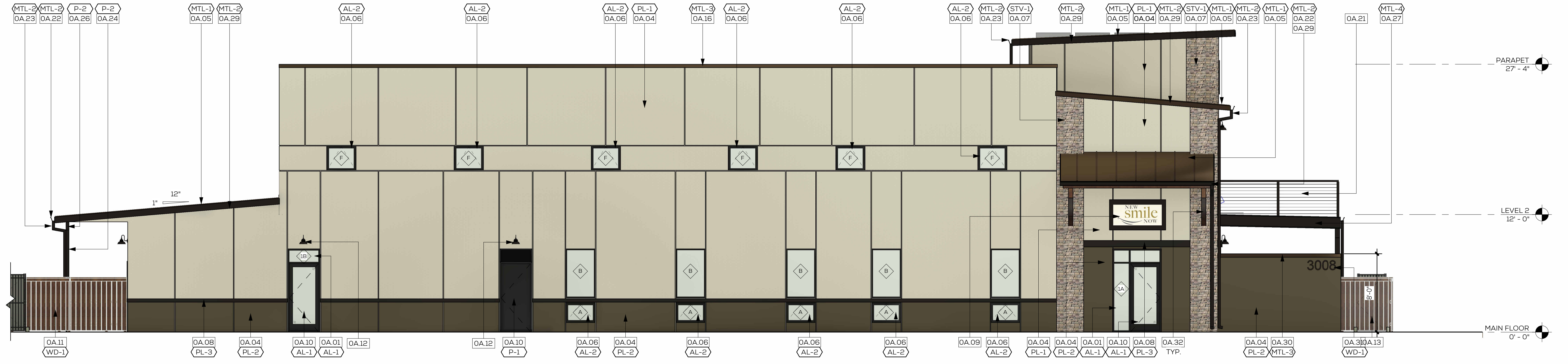
2/7/24

Attachment B



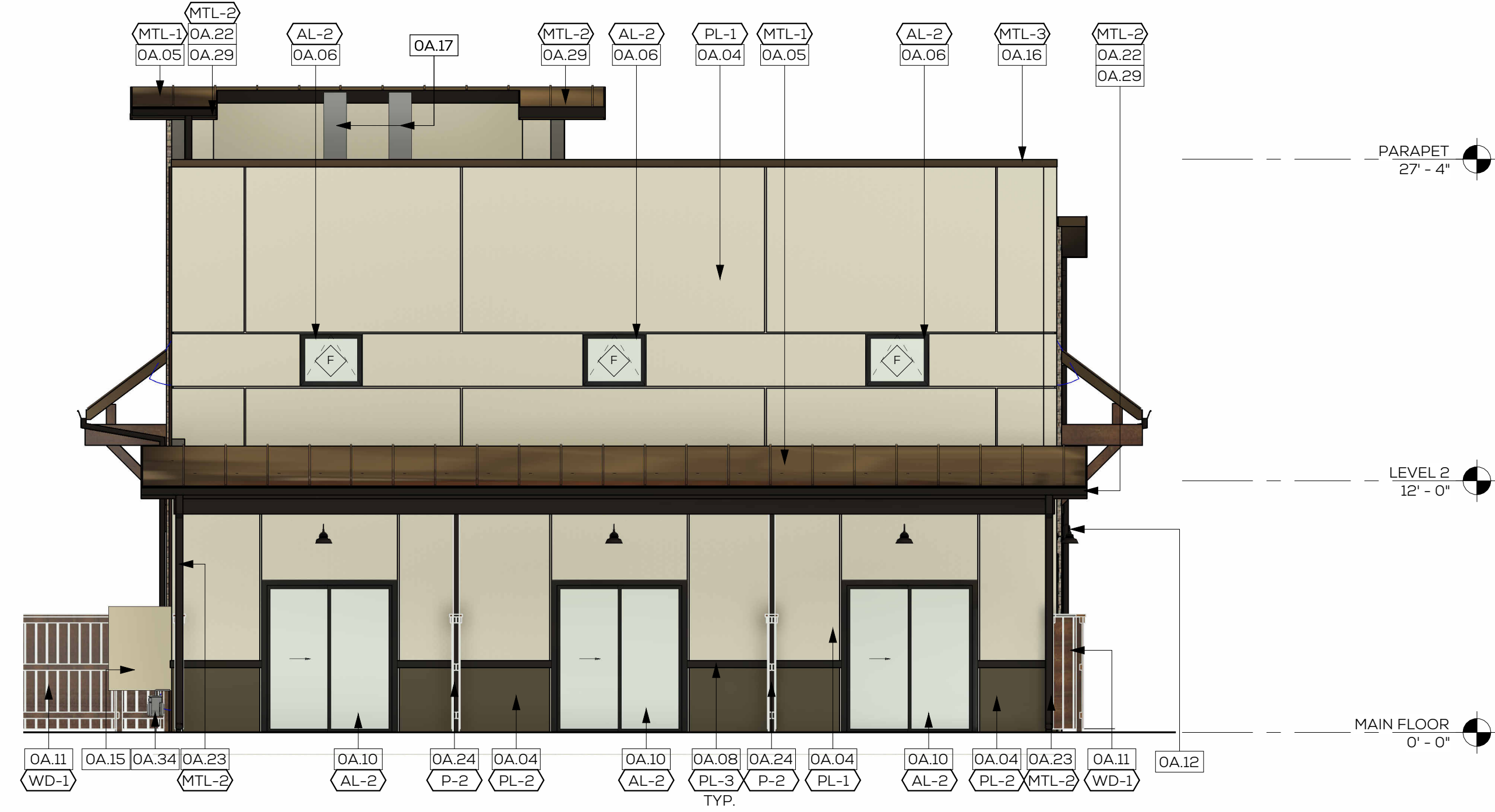
1 - WEST ELEVATION

SCALE: 3/16" = 1'-0"



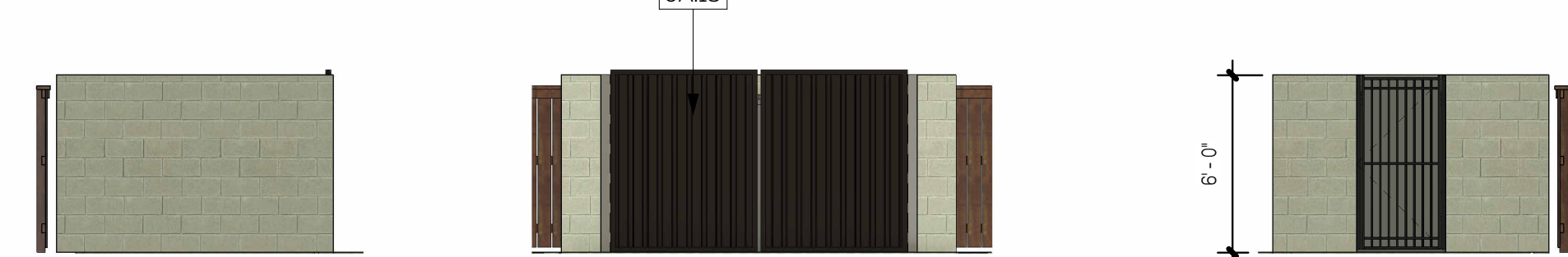
2 - EAST ELEVATION

SCALE: 3/16" = 1'-0"



3 - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



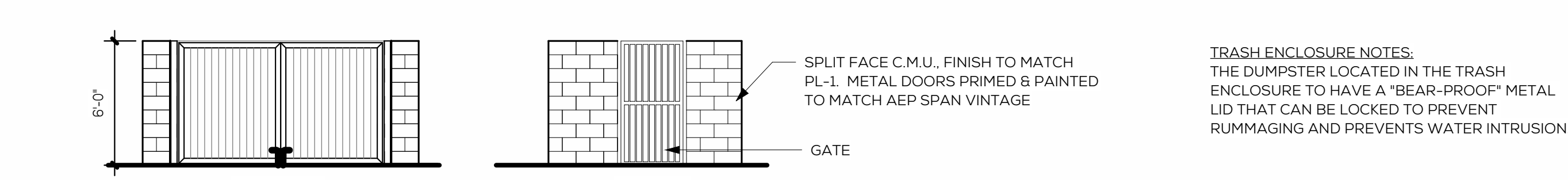
5 - TRASH ENCLOSURE ELEVATIONS

SCALE: 3/16" = 1'-0"



4 - NORTH ELEVATION

SCALE: 3/16" = 1'-0"

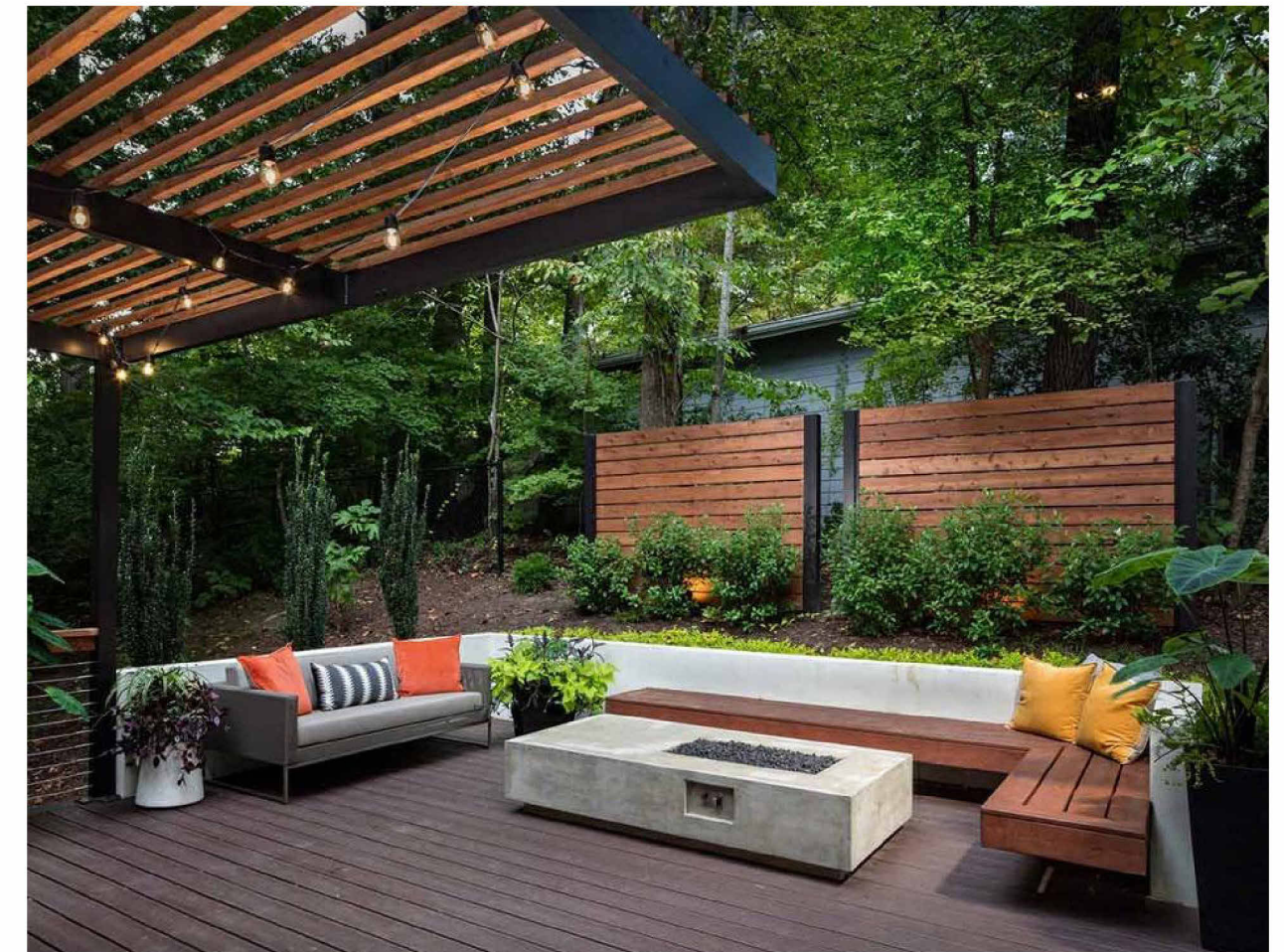


6 - TRASH ENCLOSURE NOTES & DETAILING

SCALE: 3/16" = 1'-0"

KEYNOTES	
0A.01	STOREFRONT WINDOW, SEE SCHEDULE
0A.02	VERTICAL METAL SIDING
0A.03	HORIZONTAL FIBER CEMENT SIDING
0A.04	PLASTER SYSTEM
0A.05	STANDING SEAM METAL ROOF
0A.06	WINDOW, SEE SCHEDULE
0A.07	STONE VENEER
0A.08	TRIM BOARD
0A.09	SIGN LOCATION
0A.10	DOOR PER SCHEDULE
0A.11	PRIVACY SCREENING/FENCE
0A.12	EXTERIOR LIGHT
0A.13	GATE
0A.14	FIREPLACE
0A.15	ELECTRICAL PANEL & MPOE LOCATED BEHIND FENCE. PAINT TO MATCH MAIN COLOR OF BUILDING.
0A.16	PARAPET CAP
0A.17	MECHANICAL ROOF TOP UNIT
0A.19	EXTERIOR POLE LIGHT, TBD
0A.21	CABLE RAILING
0A.22	GUTTER
0A.23	DOWNSPOUT
0A.24	SUPPORT COLUMN
0A.26	STRUCTURAL BEAM
0A.27	DECK TRIM
0A.28	SOFFIT
0A.29	FASCIA
0A.30	WALL CAP
0A.31	ADDRESS LOCATION
0A.32	HEAVY TIMBERS, STAIN TO MATCH FINISH ON FIBER CEMENT SIDING
0A.33	TILE SURROUND AT FIREPLACE
0A.34	GAS METER LOCATED BEHIND FENCE

FINISH DEFINITIONS:	
AL-1	STOREFRONT, BLACK ALUMINUM
AL-2	WINDOWS & SLIDING DOORS, MILGARD BLACK
FC-1	FIBER CEMENT, NICHHA - VINTAGE WOOD, CEDAR
MTL-1	STANDING SEAM METAL ROOF, AEP SPAN - DARK BRONZE
MTL-2	GUTTER/DOWNSPOUT/FASCIA, MATCH MTL-1
MTL-3	PARAPET CAP/WALL CAP, MATCH MTL-1
MTL-4	DECK TRIM/SOLEIL, MATCH MTL-1
MTL-5	VERTICAL METAL SIDING, AEP SPAN - VINTAGE
P-1	HOLLOW METAL DOORS, PRIME AND PAINT - SW 6990 CAVIAR
P-2	COLUMNS & BEAMS, PRIME AND PAINT - SW 7675 SEAL SKIN
PC-1	CABLE RAIL, POWDER COAT, DRYLAC, DARK BRONZE ANODIZED EFFECT
PL-1	EXTERIOR PLASTER SYSTEM, SMOOTH FINISH - OMEGAFLEX FINE ACRYLIC TOP COAT - INT COLOR, SW 7637 OYSTER WHITE
PL-2	EXTERIOR PLASTER SYSTEM, SMOOTH FINISH - OMEGAFLEX FINE ACRYLIC TOP COAT - INT COLOR, SW 7046 ANONYMOUS
PL-3	EXTERIOR PLASTER SYSTEM, SMOOTH FINISH - OMEGAFLEX FINE ACRYLIC TOP COAT - INT COLOR, SW 7048 URBANE BRONZE
PT-1	TILE, EMSER, HANGAR COLOR, ASH SATIN FINISH, 12X24
STV-1	STONE VENEER, CORONADO STONE, ECHO RIDGE - COUNTRY LEDGESTONE
WD-1	WOOD FENCE, SHERWIN WILLIAMS - WOODSCAPES, SEMI-TRANSPARENT POLYURETHANE - SW 3524 CHESTNUT



THESE ELECTRICAL DRAWINGS ARE A DESIGN BUILD SET OF DRAWINGS DESIGNED AND PRODUCED BY EGAN ELECTRIC FOR INSTALLATION SOLELY BY EGAN ELECTRIC. THESE DRAWINGS ARE NOT FOR REPRODUCTION AND USE BY ANY OTHER CONTRACTOR OR ENTITY AND ARE NOT TRANSFERABLE.

Revision:	Date:	By:
<div>△</div>	07/05/2023	

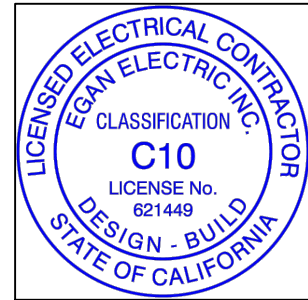


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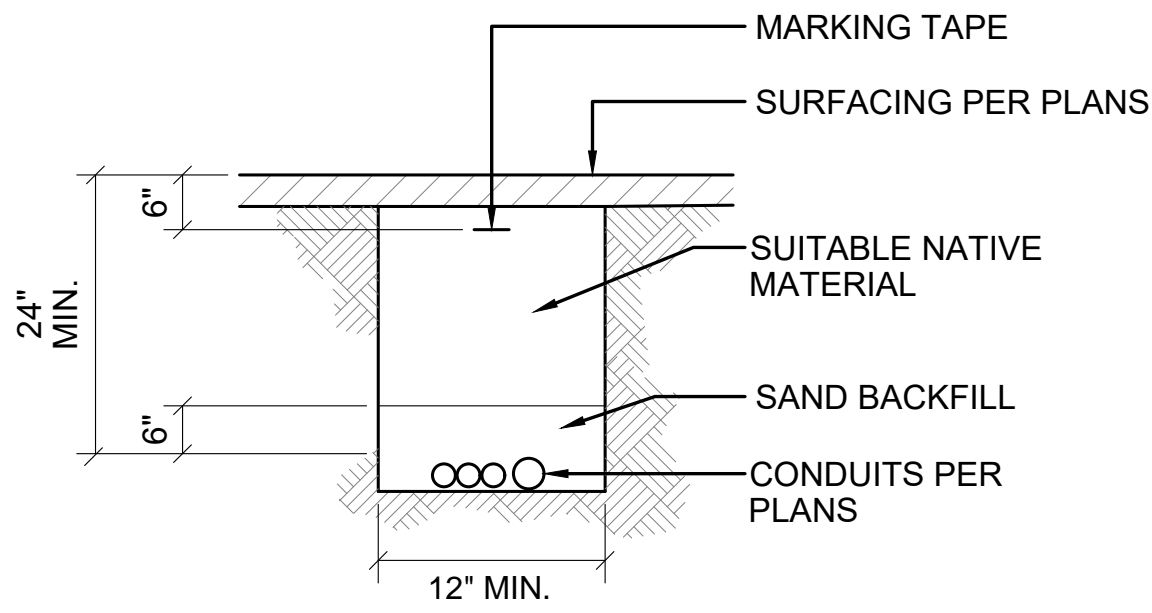
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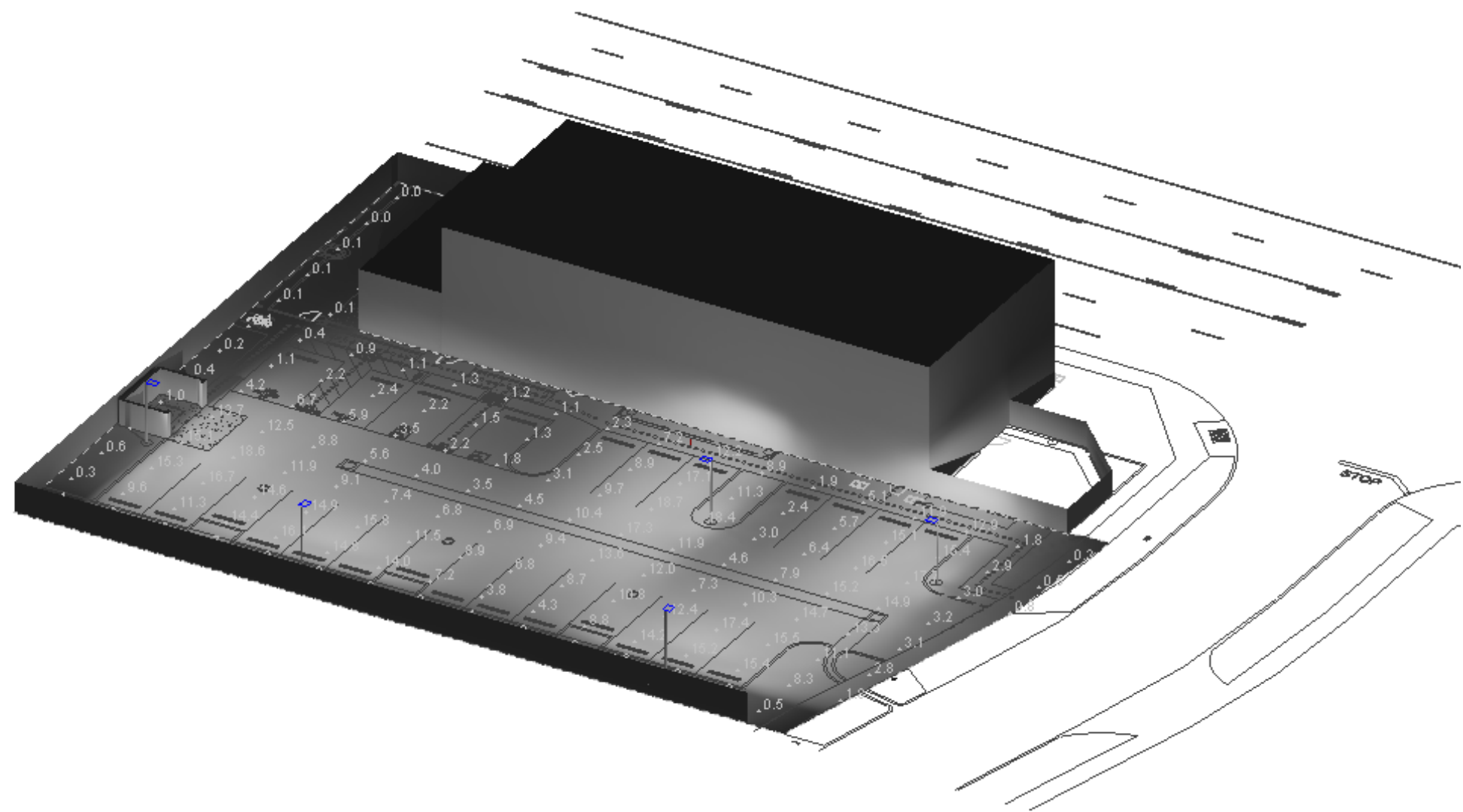
Philip Egan
4/29/2023



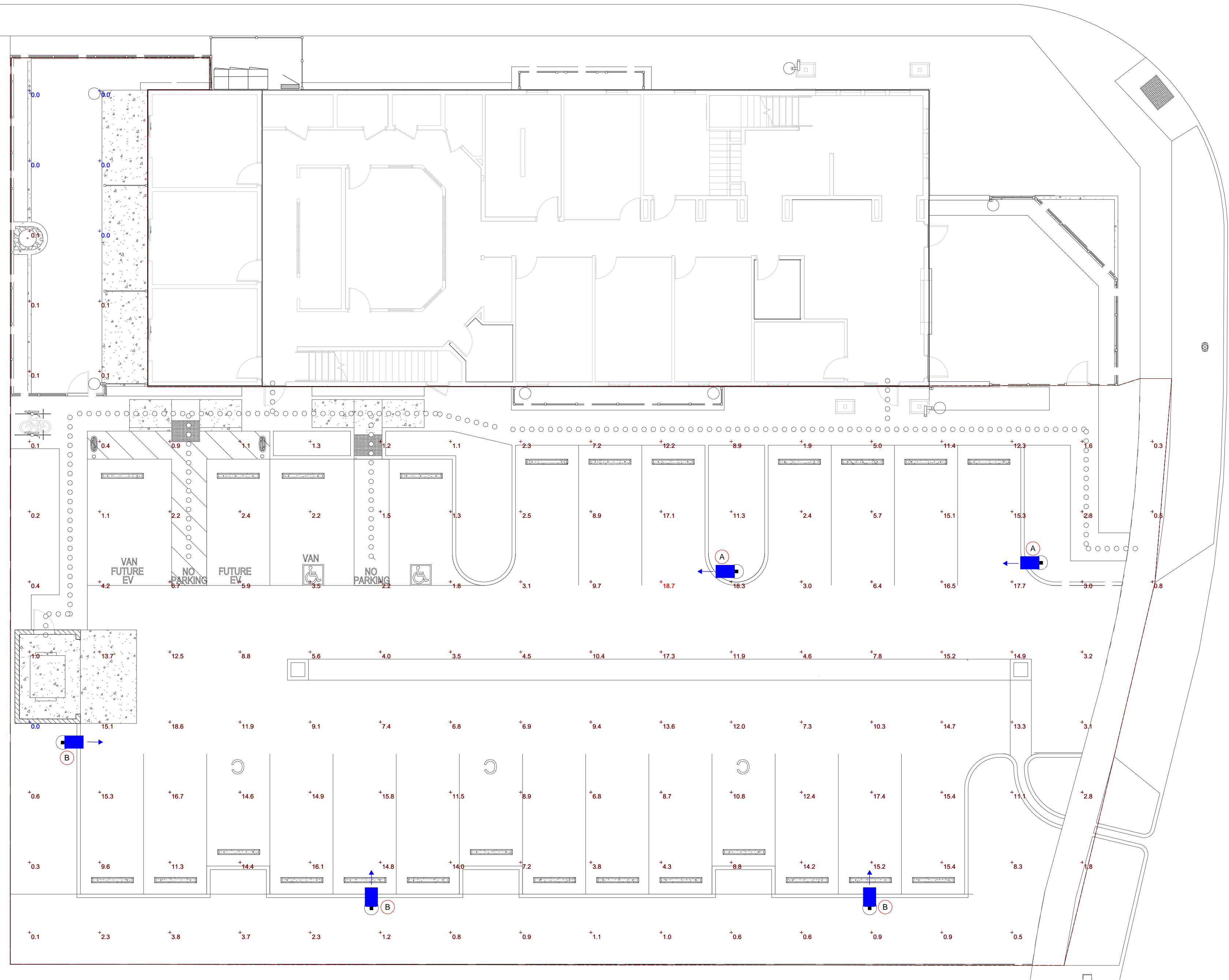
ELECTRICAL TRENCH DETAIL
Scale = None

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number	Lamp	LLF	Input	Polar Plot
<div></div>	A		2	Lithonia Lighting	DSX2 LED P3 40K 80CRI 17M MVOLT SPA PIR EGSR DBLXD	D-Series Size 2 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 2 Medium External Glare Shield and Motion Sensor.	1	22258	1	219.4011	<div>Max: 20219cd</div>
<div></div>	B		3	Lithonia Lighting	DSX2 LED P3 40K 80CRI BLCA MVOLT SPA PIR EGSR DBLXD	D-Series Size 2 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control External Glare Shield and Motion Sensor.	1	18664	1	219.4	<div>Max: 17871cd</div>

ELECTRICAL SITE LIGHTING LUMINAIRE SCHEDULE

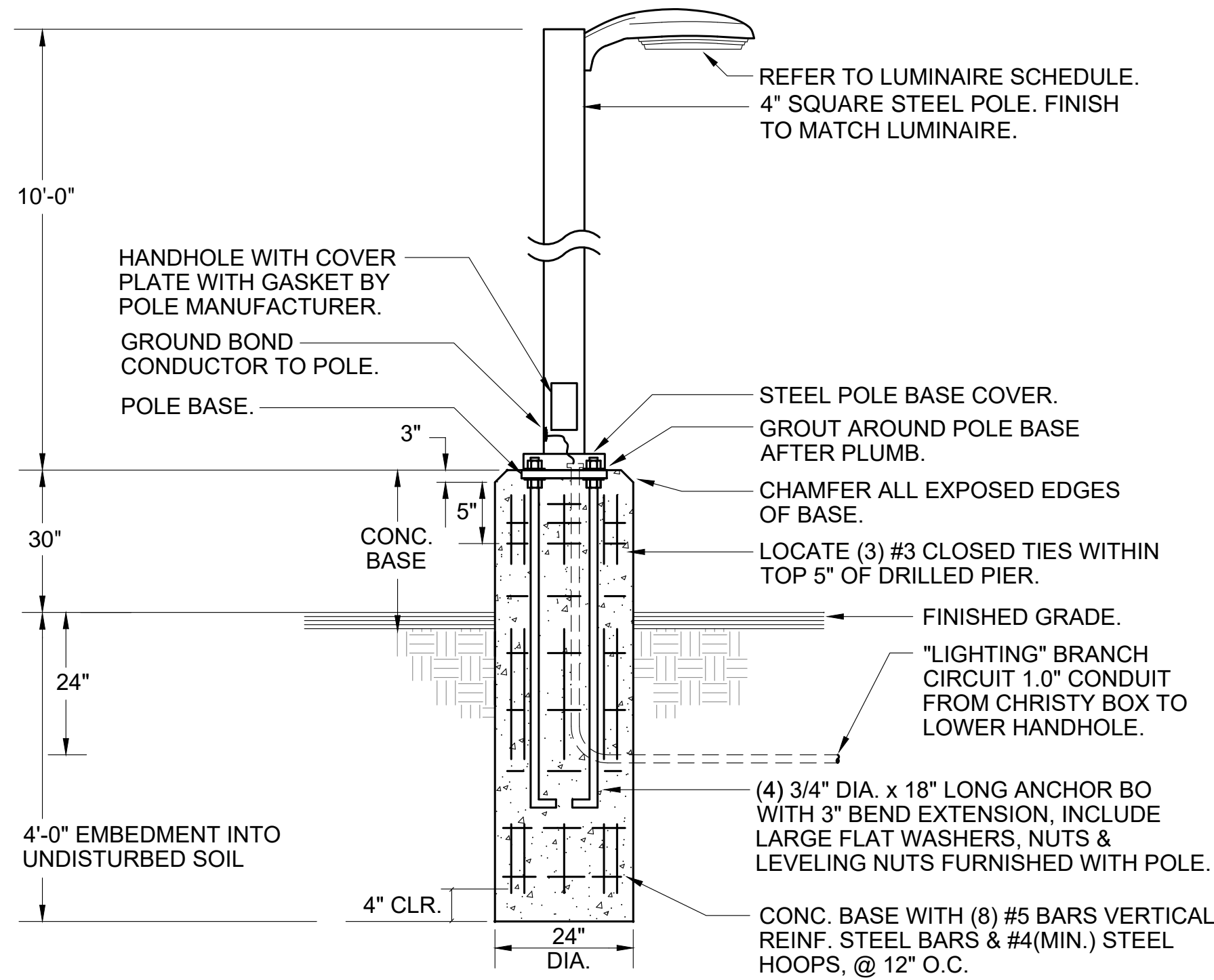


LIGHTING PHOTOMETRICS - PERSPECTIVE PLAN
Scale = None



Plan View
Scale - 1" = 10ft

SITE LIGHTING AND PHOTOMETRICS
Scale 1" = 10'-0"

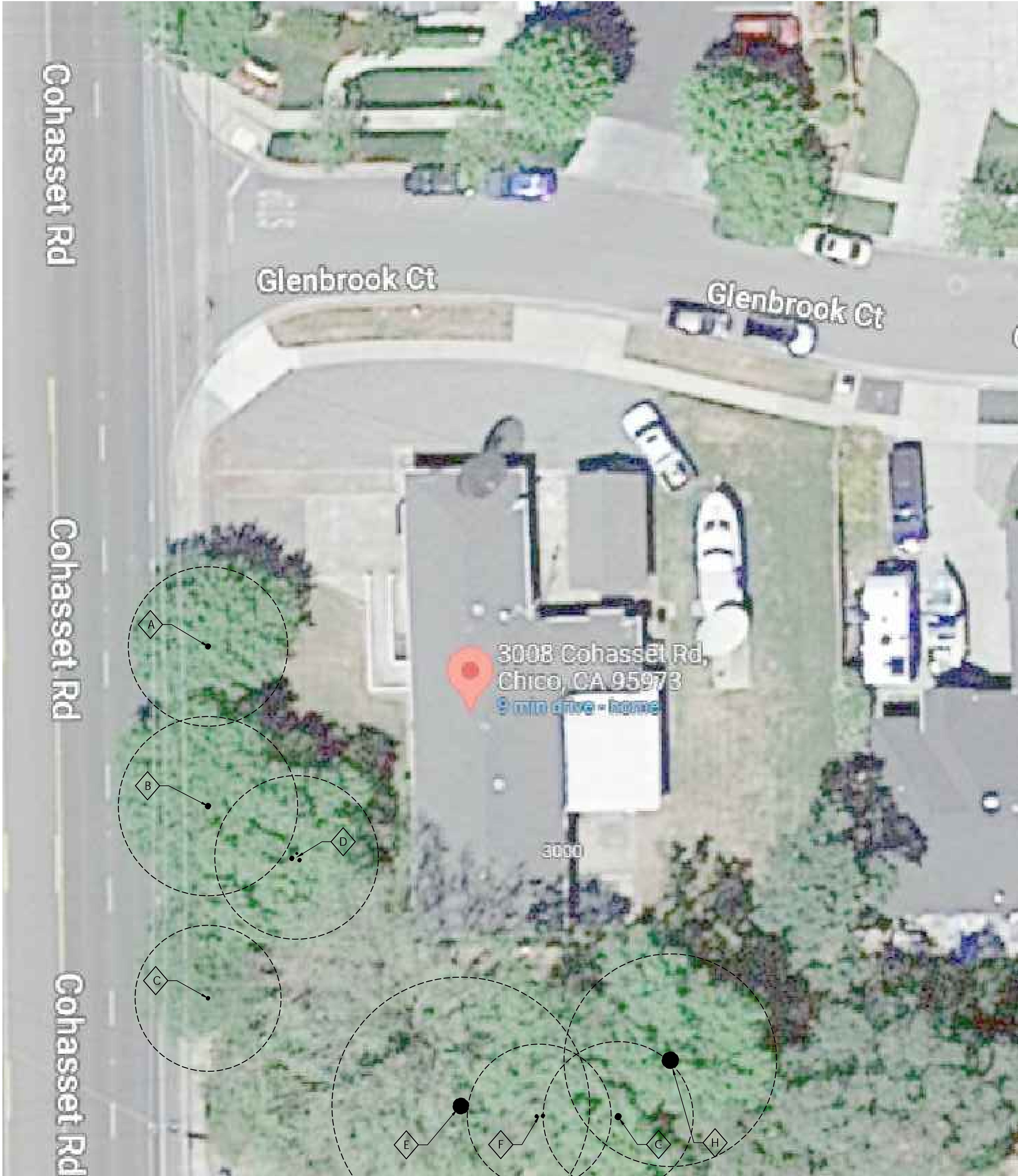


LIGHT POLE BASE DETAIL
Scale = None

SITE LIGHTING /
PHOTOMETRICS

Date:	4/17/2023
Reviewed:	
Drawn:	
Job:	KREMER DENTAL, 2023
Sheet:	

E3.3



TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
A	CHINESE PISTACHE	13"	REMOVE		CITY OF CHICO STREET TREES. MITIGATION TO BE DETERMINED BY THE CITY OF CHICO URBAN FORESTER. DBH FOR THESE TREES IS NOT INCLUDED IN THESE CALCULATIONS DETERMINING TOTAL DBH OF TREES TO BE REMOVED.
B	CHINESE PISTACHE	14"	REMOVE		
C	CHINESE PISTACHE	9"	REMOVE		
D	MODESTO ASH	11", 9", 5"	REMOVE	YES	78 INCH AGGREGATE CIRCUMFERENCE
E	MODESTO ASH	40"	REMOVE	YES	
F	CAMPHOR	9", 8"	REMOVE	YES	56 INCH AGGREGATE CIRCUMFERENCE
G	CHINESE PISTACHE	8"	REMOVE	NC	LESS THAN 18" DBH
H	MODESTO ASH	42"	REMOVE	YES	
TOTAL DBH OF QUALIFYING TREES REMOVED		124"	21 REPLACEMENT TREES OR IN-LIEU FEES AMOUNTING TO \$12,978 (\$618/ 6" DBH TO BE REMOVED)		

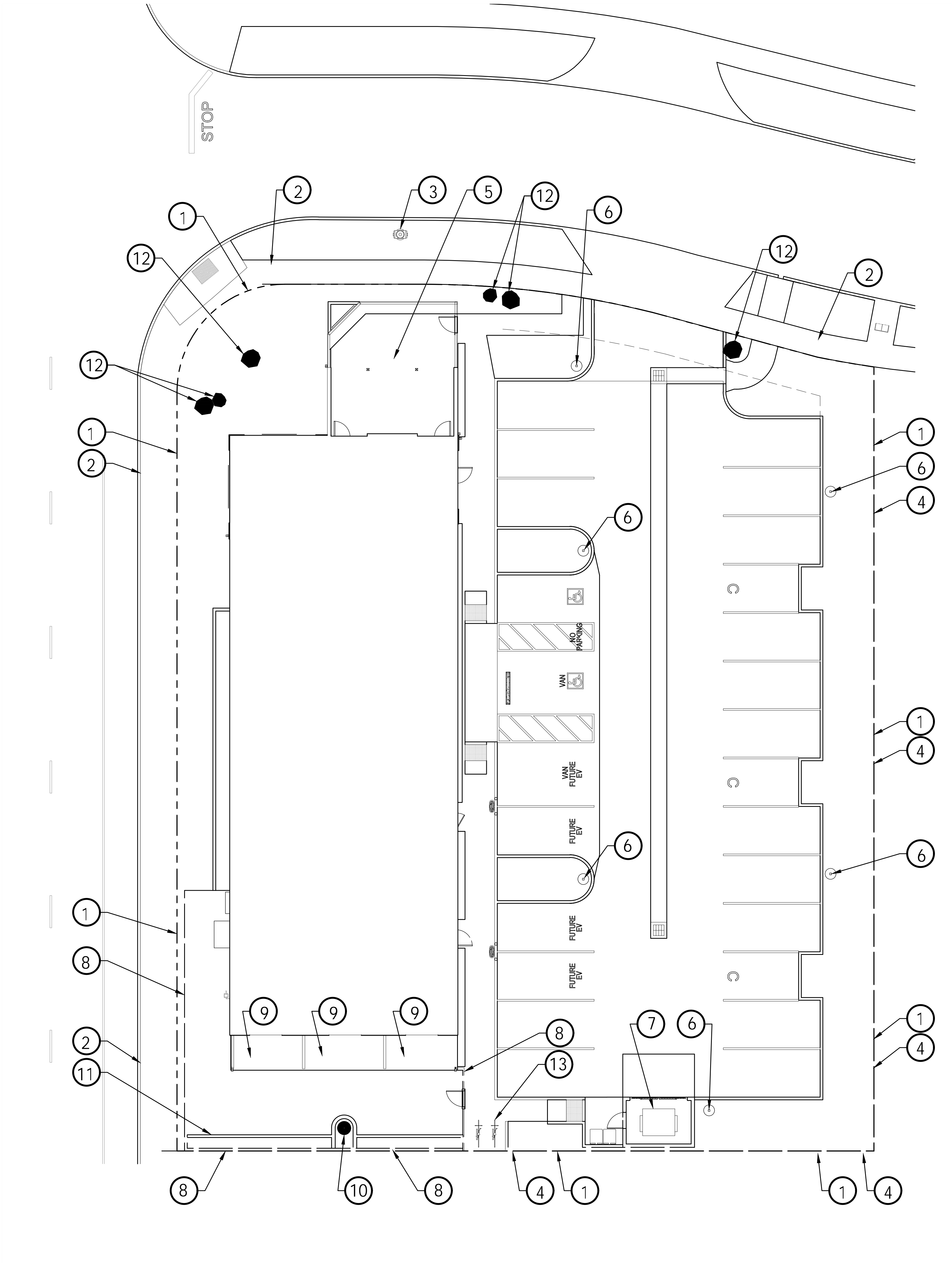
TREE REMOVAL NOTES

1. THIS TREE REMOVAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH CMC 16.66.
2. PLEASE NOTE REMOVAL OF STREET TREES WILL TRIGGER MITIGATION UNDER CMC 14.40 STREET TREE LAW.
3. PLEASE CONTACT URBAN FOREST MANAGER RICHARD.BAMLET@CHICOCA.GOV FOR TREE REMOVAL PERMIT AND WITH ANY QUESTIONS.

NEW SMILE NOW

TREE REMOVAL PLAN

(PAGE 1 OF 4)



PLAN LEGEND

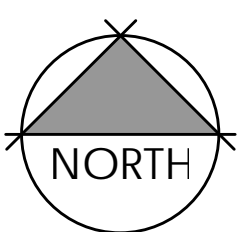
SYMBOL	DESCRIPTION
①	PROPERTY LINE
②	EXISTING CITY SIDEWALK
③	EXISTING FIRE HYDRANT (TO REMAIN)
④	6 FOOT HIGH WOOD FENCE WITH CAP (STEP DOWN TO 3' AS REQUIRED TO COMPLY WITH CMC 19.60.060).
⑤	PATIC
⑥	AREA LIGHT. LED 'SHOEBOX' STYLE. 12' HEIGHT WITH GLARE CUT-OFF SHIELDS AS REQUIRED TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES. SEE PRELIMINARY DESIGN DEVELOPMENT SHEET
⑦	TRASH ENCLOSURE (PER ARCHITECT)
⑧	6 FOOT HIGH MASONRY WALL (TO COMPLY WITH CMC 19.60.060).
⑨	WOODEN DECKING
⑩	SURGERY ROOM POINT OF INTEREST. SEE PRELIMINARY DESIGN DEVELOPMENT SHEET. (PRIVATE GARDEN AREA. NOT ACCESSIBLE TO PUBLIC)
⑪	RAISED MASONRY PLANTER. 3 FOOT HEIGHT.
⑫	30"- 36" DIAMETER MOSS AND LICHEN COVERED FIELDSTONE BOULDERS
⑬	BICYCLE RACKS (4 BIKE CAPACITY). SEE PRELIMINARY DESIGN DEVELOPMENT SHEET

NEW SMILE NOW

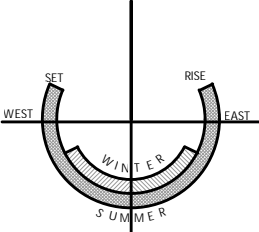
PRELIMINARY SITE PLAN

(PAGE 2 OF 4)

PREPARED FOR:
RUSSELL GALLAWAY ASSOCIATES
115 MEYERS STREET, ST #110
CHICO, CALIFORNIA 95928

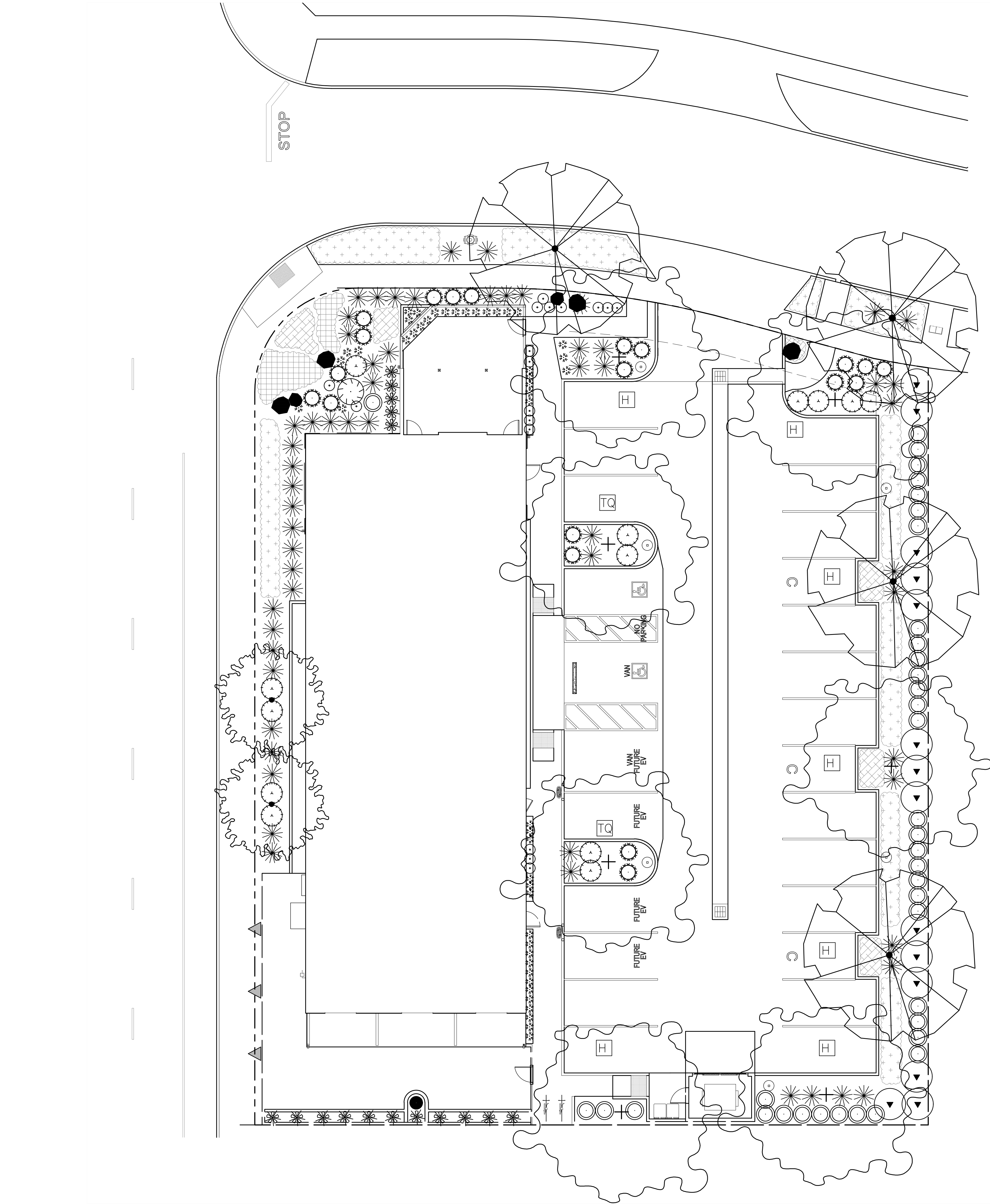


0 10 20
SCALE: 1" = 10'-0"



SOLAR INFLUENCE

BFLA PROJECT NUMBER: 2335
RGA PROJECT NUMBER: 22-700
DATE: 10-13-2023
PREPARED BY:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130
www.BFLAdesign.com www.facebook.com/BFLAdesign



SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			7,444 SF	
35 FOOT DIAMETER TREES				
Q	240 SF	C	C	C
H	481 SF	7	3,367 SF	45%
TQ	721 SF	2	1,442 SF	19%
F	962 SF	C	C	C
20 FOOT DIAMETER TREES				
Q	78 SF	C	C	C
H	157 SF	C	C	C
TQ	235 SF	C	C	C
F	314 SF	C	C	C
TOTAL SHADE AREA PROVIDED			4,809 SF	64%

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	7,444 SF	
PARKING LOT LANDSCAPE	381 SF	5%

SEE PRELIMINARY DESIGN
DEVELOPMENT SHEET
(SHEET 4 OF 4) FOR
PLANT IMAGES

PLANT LIST

SYMBOL	LATIN NAME/ COMMON NAME	SIZE	QUANTITY
TREES			
	CELTIS SINENSIS CHINESE HACKBERRY	15 GAL	4
	ZELKOVA SERRATA 'SCHMIDTLOW' WIRELESS ZELKOVA	15 GAL	7
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	15 GAL	2
SHRUBS AND GRASSES			
	PENNISETUM ALOPECUROIDES 'HAEMELN' FOUNTAIN GRASS	1 GAL	47
	NANDINA NANA PURPUREA DWARF HEAVENLY BAMBOO	1 GAL	17
	BERBERIS THUNBERGII 'CRIMSON PYGMY' (ATROPURPUREA NANA) CRIMSON PYGMY DWARF JAPANESE BARBERRY	1 GAL	20
	PHYLLOSTACHYS AUREA FISHPOLE BAMBOO	1 GAL	16
	NANDINA DOMESTICA 'COMPACTA' COMPACT HEAVENLY BAMBOO	5 GAL	37
	PINUS MUGO VAR. PUMILIC DWARF MUGO PINE	5 GAL	13
	DIETES IRIDOIDES AFRICAN IRIS	5 GAL	60
	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL	14
	PICEA PUNGENS 'GLAUCA PROSTRATA' PROSTRATE COLORADO BLUE SPRUCE	5 GAL	1
VINES			
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	1 GAL	3
GROUND COVER			
	VERBENA PERUVIANA PERUVIAN VERBENA	1 GAL	183 SF
	ARCTOSTAPHYLOS UVA URSI KINNICK KINNICK	1 GAL	953 SF
	JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC SHORE JUNIPER	1 GAL	129 SF

NEW SMILE NOW

PRELIMINARY SITE PLAN

(PAGE 3 OF 4)

MODERN BICYCLE RACK



5/8" LAVA ROCK TOP DRESSING
(MIXED COLORS)



AREA LIGHT



CELTIS SINENSIS
CHINESE HACKBERRY



ZELKOVA SERRATA
'SCHMIDTLOW'
WIRELESS ZELKOVA



MAGNOLIA GRANDIFLORA 'LITTLE GEM'
LITTLE GEM MAGNOLIA



PENNISETUM ALOPECUROIDES 'HADELN'
FOUNTAIN GRASS



NANDINA NANA PURPUREA
DWARF HEAVENLY BAMBOO



BERBERIS THUNBERGII 'CRIMSON PYGMY'
(ATROPURPUREA NANA)
CRIMSON PYGMY DWARF JAPANESE BARBERRY



PHYLLOSTACHYS AUREA
FISHPOLE BAMBOO



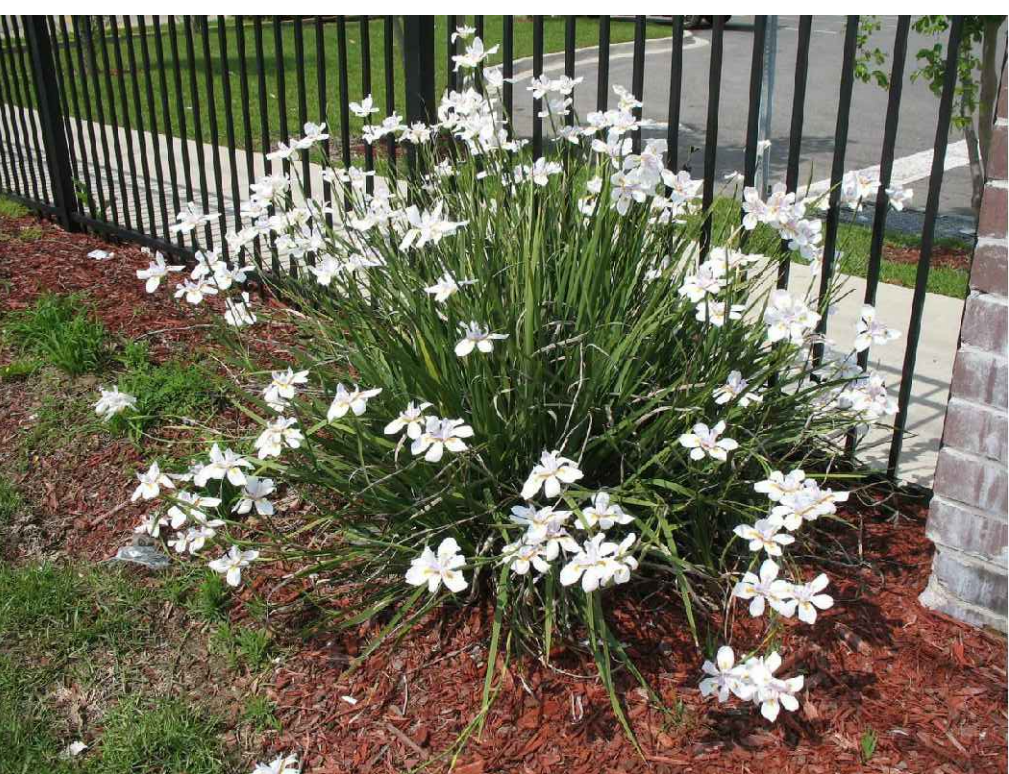
NANDINA DOMESTICA
HEAVENLY BAMBOO



PINUS MUGO VAR. PUMILIC
DWARF MUGO PINE



DIETES IRIDOIDES
AFRICAN IRIS



MAHONIA AQUIFOLIUM
OREGON GRAPE



PICEA PUNGENS 'GLAUCA PROSTRATA'
PROSTRATE COLORADO BLUE SPRUCE



VERBENA PERUVIANA
PERUVIAN VERBENA



ARCTOSTAPHYLOS UVA URSI
KINNICK KINNICK



JUNIPERUS CONFERTA 'BLUE PACIFIC'
BLUE PACIFIC SHORE JUNIPER



PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY



NEW SMILE NOW

PRELIMINARY SITE PLAN

(PAGE 4 OF 4)

PREPARED FOR

RUSSELL GALLAWAY ASSOCIATES
115 MEYERS STREET, ST #110
CHICO, CALIFORNIA 95928

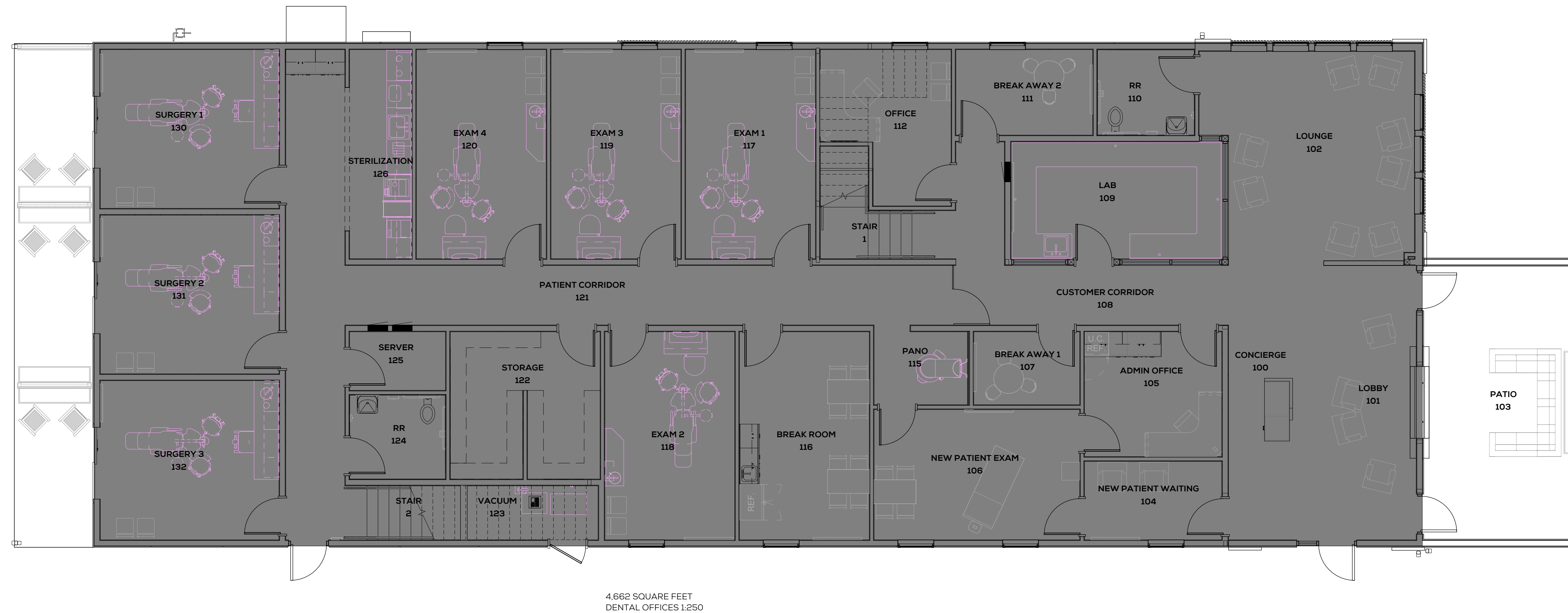
PREPARED BY



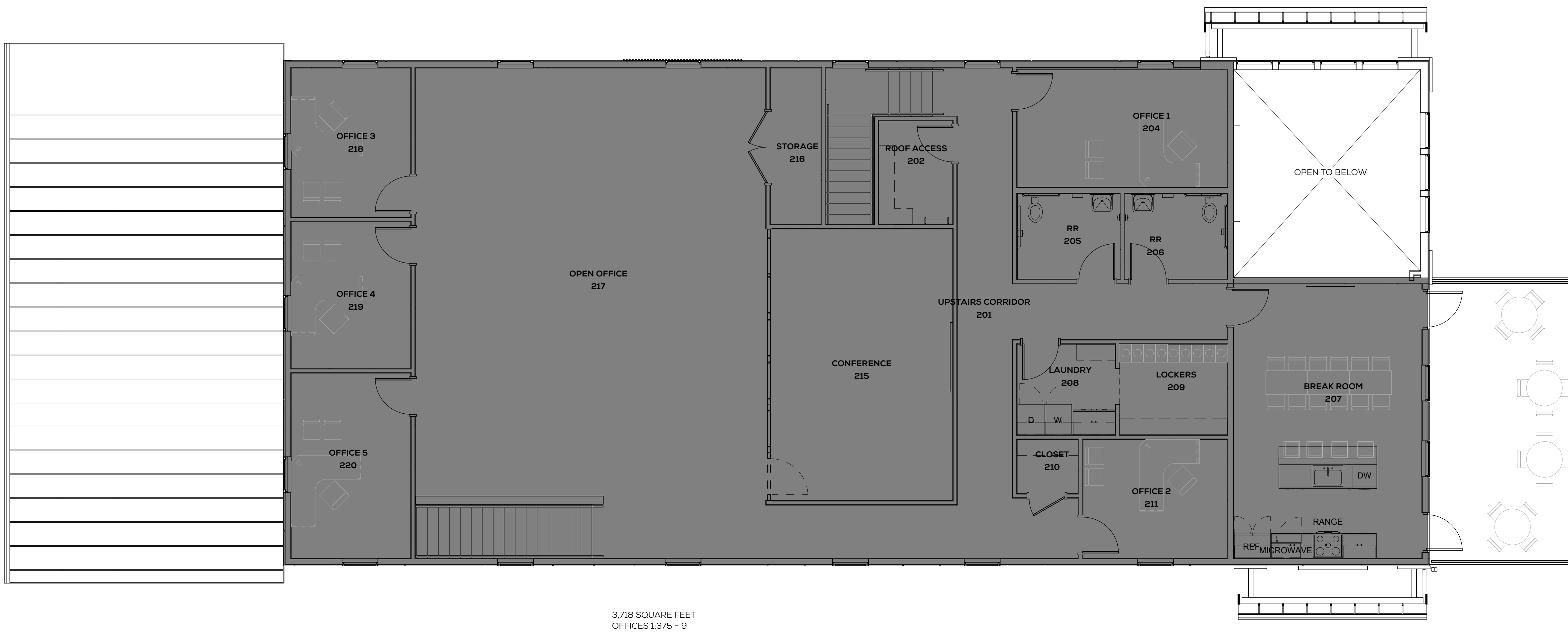
BRIAN FIRTH LANDSCAPE ARCHITECT, INC
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130
www.BFLAdesign.com

BFLA PROJECT NUMBER: 233E
RGA PROJECT NUMBER: 22-70C
DATE: 10-13-2023

www.facebook.com/BFLAdesign
Attachment E



1 - LEVEL 1 FLOOR PLAN
SCALE : 3/16" = 1'-0"



2 - LEVEL 2 FLOOR PLAN
SCALE : 3/16" = 1'-0"



Jamie Jenks
Project Manager – Russell, Gallaway Associates, Inc.
February 7, 2024

City of Chico Architectural Review & Historic Preservation Board
411 Main Street
Chico, CA 95928

Dear Members of the Board,

I trust this letter finds you well. In response to the request from the Architectural Review and Historic Preservation Board, I am providing additional details concerning the services offered by New Smile Now and the associated considerations for patient trip generation and parking.

The decision to acquire the property at 3008 Cohasset Road was driven by the aspiration to expand dental implant services and incorporate additional overflow parking for Kremer Dental. Our new project has been meticulously designed to address parking concerns and provide additional options for the existing employees next door. The main floor of the building is earmarked for a dental implant office, while the upstairs will serve as dedicated office administrative space.

We acknowledge the concerns raised by the residents of Glenbrook Court regarding street parking. Various attempts have been made to explore alternatives, including investigating a parking agreement across Cohasset Road. However, safety concerns on this busy thoroughfare prompted a reconsideration, as the risks to employees deemed unacceptable by the owner. Despite engaging with the city to discuss the possibility of a crosswalk installation, the absence of a stoplight at the location presented challenges.

The most viable solution, therefore, was to acquire the property at 3008 Cohasset Road, providing an opportunity to expand dental implant services and offer additional off-street parking for both Kremer Dental and New Smile Now. The owner has

endeavored to accommodate the concerns of the neighbors, going as far as to evict a tenant to enhance the community's comfort at personal expense.

The parking ratio has been determined for two suites. The building has been determined as a suite on the main floor and a suite on the upper floor. The main floor suite has been considered as dental offices. The upper floor suite has been determined as offices. The parking layout is short by two parking spaces; therefore a reciprocal parking agreement is being made to utilize parking from 2956 Cohasset Road. There is easy access between the two sites with the public sidewalk and there is no need to cross a busy road.

The staff for the main floor of the building consists of one dentist/surgeon, two dental assistants, one dental lab technician, one front office personnel from Kremer Dental. Additionally, one office manager will be added to the crew. The upper floor employees will accommodate a chief financial officer, a chief operating officer, and a chief marketing officer. This brings the total of employees to nine. At maximum capacity, patient visits would include five patients along with any accompanying guests, resulting in a total of 14 individuals, including employees and patient guests. Our parking lot currently includes 25 parking spaces, leaving an additional 11 spaces as open parking.

It is important to note that New Smile Now patient visits vary in duration, ranging from a brief fifteen-minute pre-operation visit to an extensive six-hour surgery visit. Patients undergoing surgery are not permitted to drive themselves and are typically dropped off and picked up.

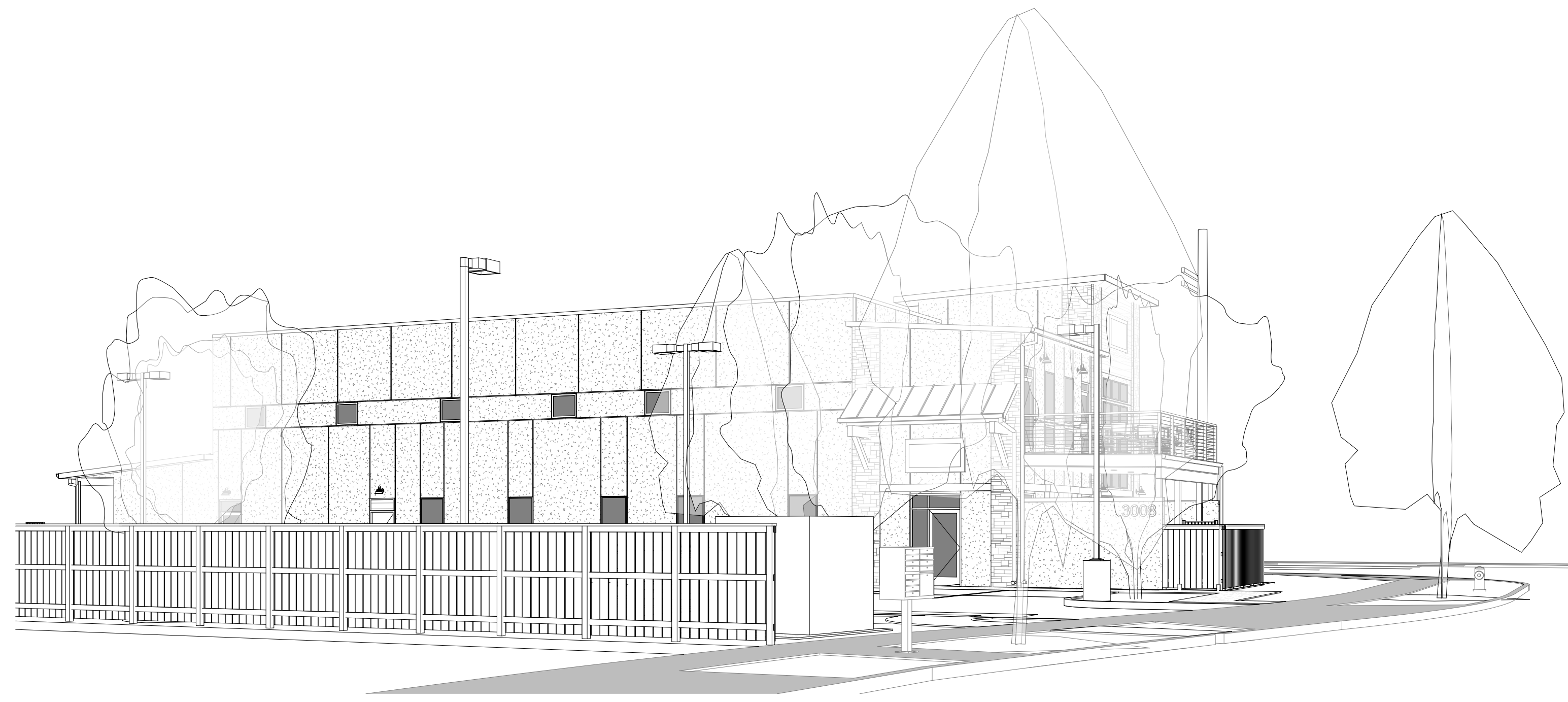
Acknowledging the valid concerns of the Glenbrook Court residents, it is crucial to recognize the narrowness of the road is not within the control of the Kremers. Glenbrook Court is approximately 24' wide. This is the same width that is required for the drive aisle to access the new parking lot.

I appreciate your thoughtful consideration of these matters. If there are any further questions or if additional information is required, please do not hesitate to contact me.

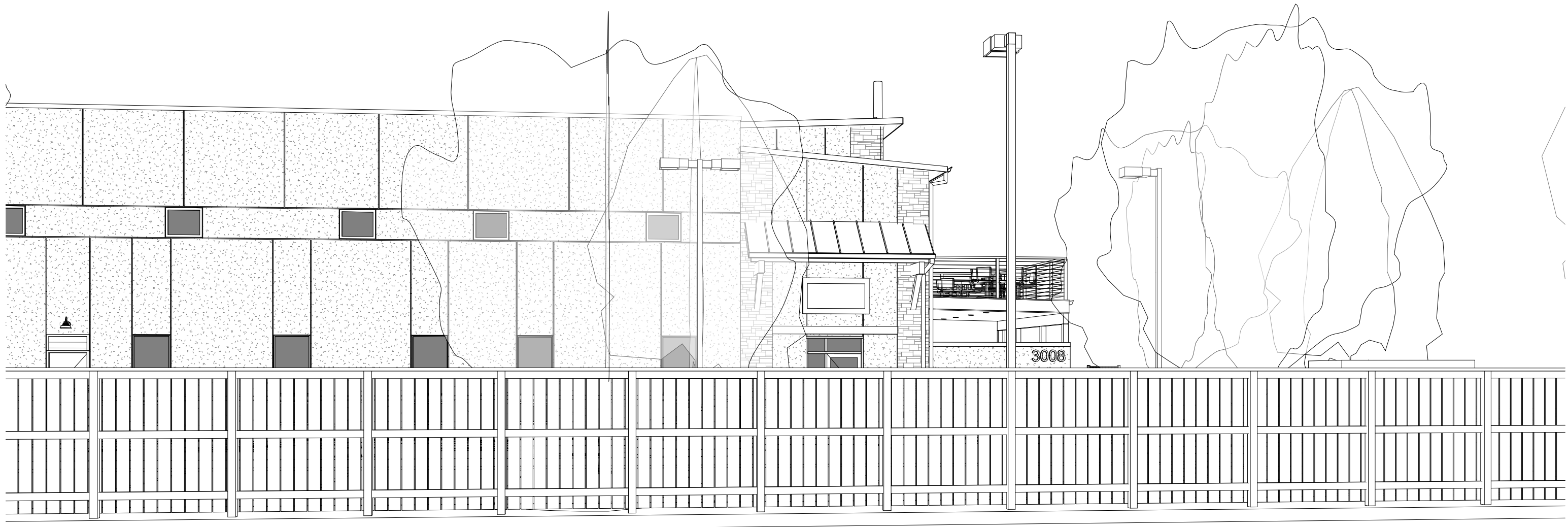
Thank you for your time and attention.

Sincerely,

Jamie Jenks
115 Meyers Street, Suite 110
Chico, CA 95928
(530) 342-0302
jamie@rgachico.com



1 - HVAC - VIEW FROM GLENBROOK



2 - HVAC - VIEW FROM GLENBROOK NEIGHBOR



3 - HVAC - VIEW FROM 2981 COHASSET



4 - HVAC - VIEW FROM 3007 COHASSET



5 - VIEW FROM COHASSET & GLENBROOK INTERSECTION

Reciprocal Parking Agreement

Between:

Saints Cyril & Methodius Orthodox Church
2956 Cohasset Road
Chico, CA 95973

New Smile Now
3008 Cohasset Road
Chico, CA 95973

Date:

February 6, 2024

Parking Spaces:

To make parking more convenient for everyone, we agree to share parking spaces between our companies.

Saints Cyril & Methodius Orthodox Church will provide parking spaces for New Smile Now at 2956 Cohasset Road to be utilized Monday through Friday during business hours.

New Smile Now will provide parking spaces for Saints Cyril & Methodius Orthodox Church during service hours.

Guidelines:

The exact guidelines of this agreement will be formally documented and recorded as required by the City of Chico.

Signatures:



Father Ian Shipley
Saints Cyril & Methodius Orthodox Church



Kevin Kremer
New Smile Now



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 11/15/2023

GENERAL INFORMATION

<i>Project</i>	AR 23-07 (New Smile Now)
<i>Applicant:</i>	Pat Conroy, Conroy Construction, 1350 E. 9 th Street, Suite 100, Chico, CA 95928
<i>Property Owner:</i>	Kevin Kremer, 140 Independence Circle, Chico, 95973
<i>Purpose:</i>	Architectural review for a new dental office building.
<i>Location:</i>	Southeast corner of Cohasset Rd. and Glenbrook Ct.
<i>Assessor's Parcel No.:</i>	015-070-010
<i>Parcel Size:</i>	20,473 square feet (sf) or 0.47 acres
<i>Existing Zoning:</i>	OR-AOB2 (Office Residential with Airport Overflight Zone B2)
<i>Existing Land Use:</i>	Office
<i>General Plan Designation:</i>	OMU (Office Mixed Use)
<i>Surrounding Land Uses:</i>	
<i>N</i>	Dental Office
<i>S</i>	Church
<i>E</i>	Residential
<i>W</i>	Residential
<i>Environmental Review:</i>	Categorically exempt pursuant to California Environmental Review Quality Act (CEQA) Section 15332 (Infill Projects)



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 11/15/2023

DATE: October 31, 2023

File: AR 23-07

TO: Architectural Review and Historic Preservation Board

FROM: Madison Driscoll, Associate Planner, 530-879-6810, madison.driscoll@chicoca.gov

RE: Architectural Review 23-07 (New Smile Now)
3008 Cohasset Road; APN 015-070-010

RECOMMENDATION

Staff recommends Board approval of the design review application by the following motion:

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 23-07 (New Smile Now), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct a two-story building on the east side of Cohasset Road with a 4,662 square foot building footprint (see **Attachment A**, Location Map). The proposed building would be a dental office with a mixture of exam rooms, surgery rooms, and administrative offices. The existing building will be demolished to make room for the proposed redevelopment. The proposed building will be accompanied by a parking lot with 25 vehicle parking spaces and a trash enclosure (see **Attachment B**, Site Plan). The building would be situated along the western site boundary, between the parking area and Cohasset Road.

DISCUSSION

The design is focused on creating a transition from the commercial buildings along Cohasset to the residential homes of Glenbrook Court. The new building would be situated parallel to Cohasset Road with a combination of shed and flat roofs, creating a strong street-facing façade on the corner (see **Attachment C**, Elevations). The bottom story of the building features a dark brown wainscot that wraps around the structure, visually breaking up the large wall mass. Dark metal siding is also used along the north and east elevations to break up the mass of building. Parking would be placed behind the building, shielding it from the view along Cohasset.

The 25-space vehicle parking area slightly exceeds parking requirements of CMC Section 19.70.040. A wooden fence would be placed along the eastern boundary of the site to separate commercial from residential use. Lighting would be screened and shielded downward with light poles not exceeding 12.5 feet in height (see **Attachment D**, Photometric Plan).

Landscaping would utilize a variety of trees including Chinese hackberry, wireless zelkova, and little gem magnolias (see **Attachment E**, Landscape Plan). The applicant does propose removing a total of eight trees; any tree removal must comply with Chico Municipal Code (CMC) Section 16.66 and **Condition #6**. The building would also provide two outdoor patios towards the northern and southern portion of the site. An outdoor balcony is also part of the

building design, with the balcony facing Glenbrook Court away from the view of private residential yards.

REQUIRED FINDINGS FOR APPROVAL

Architectural Review

According to 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 project is consistent with General Plan policies that encourage compatible infill development that complements the neighborhood (LU-4.2, CD-5.1), revitalization of existing commercial centers (ED-3), and context sensitive design (CD-5.3). The two-story architecture design is consistent with surrounding development, placing taller buildings along the commercial corridor along Cohasset Road while preserving the residential feel along Glenbrook Court (CD-5.2). The site is not located within the bounds of a Neighborhood Plan or area plan.

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

The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.211). Main entrances are easily identifiable with use of accented heavy timber formed shed roofs (DG 3.2.23). Shed roofs and awnings are utilized to offset the boxy nature of the building (DG 1.2.22). Parking views are minimized through placing the building towards the front of the site (DG 3.1.35).

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 materials, design, and color palette of the proposed building are all visually compatible to the surrounding commercial buildings. Utility boxes and HVAC units are screened using varying roof pitches and fencing. The project takes care to minimize views of the parking area and exterior lighting would be appropriately shielded and directed downward.

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 surrounding sites and structures in that it will be of similar design and size to other commercial buildings along Cohasset Road. The

building will not unnecessarily block views or dominate its surroundings. Building along Cohasset Road will provide a buffer for traffic noise to residential properties to the East.

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 landscape includes a variety of trees and shrubs along the street frontages and parking lot. Shrubs and trees are in accurate locations provide visual relief around the new building and enhance the existing site. Outdoor patios are provided for patients and staff with complimentary landscaping. Planting would also minimize irrigation demands through drought tolerant plants while also providing adequate shade over the parking lot.

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 23-07 (New Smile Now). 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. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches of DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.

- c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
 - e. All existing trees on the site are approved for removal.
7. 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 and by posting the agenda at least 10 days prior to the ARHPB meeting.

DISTRIBUTION

Mike Sawley, Principal Planner
Madison Driscoll, Associate Planner
File: AR 23-07

External (2)

Pat Conroy, Conroy Construction, via email: pat@conroyinc.com
Jamie Jenks, RGA, via email: jamie@rgachico.com

ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Elevations
- D. Photometric Plan
- E. Landscape Plan