



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 06/05/2024

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**GENERAL INFORMATION**

<i>Project</i>	AR 24-02 (Guardian Yards)
<i>Applicant:</i>	Guardian Yards 1 Chico, 18958 Louis Road, Grass Valley, CA 95945
<i>Property Owner:</i>	Hegan Lane Partnership, 4801 Feather River Blvd., Suite 29, Oroville, CA 95965
<i>Purpose:</i>	Architectural review for the modification of light pole height from 14 feet to 25 feet for a previously approved project
<i>Location:</i>	Between Aztec Drive and Hegan Lane, west of Huss Drive
<i>Assessor's Parcel Nos.:</i>	039-060-151 and 039-060-153
<i>Parcel Size:</i>	7.62 acres and 5.5 acres
<i>Existing Zoning:</i>	ML (Light Manufacturing)
<i>Existing Land Use:</i>	Under construction to establish site for individual construction yards where local contractors can store equipment and supplies in a secure fenced location
<i>General Plan Designation:</i>	MW (Manufacturing and Warehousing)
<i>Surrounding Land Uses:</i>	
<i>N</i>	Vacant
<i>S</i>	Agricultural and Industrial
<i>E</i>	Industrial
<i>W</i>	Agricultural and Industrial
<i>Environmental Review:</i>	The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures).



# Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 06/05/2024

DATE: May 28, 2024

File: AR 24-02

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 24-02 (Guardian Yards)  
APNs 039-060-151 and 039-060-153

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## 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 24-02 (Guardian Yards), subject to the recommended conditions therein.

## BACKGROUND

The applicant proposes to modify the light pole height from 14 feet to 25 feet for a previously approved project that would create a site for individual construction yards where local contractors can store equipment and supplies in a secure fenced location between Aztec Drive and Hegan Lane, west of Huss Drive (see **Attachment A**, Location Map). No other changes to the project are proposed. The site is designated Manufacturing and Warehousing (MW) on the City of Chico General Plan Land Use Diagram and zoned ML (Light Manufacturing).

On October 5, 2022, the Architectural Review and Historic Preservation Board (ARHPB) approved the design review (AR 22-14) for a project that would create a site for individual construction yards where local contractors can store equipment and supplies in a secure fenced location on 7.24 acres south of the terminus of Aztec Drive.

Subsequently, staff approved an expansion of the project (AR 23-01) on a contiguous 5.5-acre property north of Hegan Lane with the understanding that the applicant would comply with the ARHPB's conditions of approval for the previously approved project, AR 22-14.

### Lighting

Originally the applicant proposed light poles at 14 feet in height. City staff received a request from the applicant to modify the light pole height to 25 feet in height (see **Attachment B**, Letter RE: Modification Request, **Attachment C**, Site Plan (2 sheets), and **Attachment D**, Photometric Plan). Based on the attached Photometric Plan, it does not appear that there would be any significant light spillage impacts to neighboring properties.

## DISCUSSION

Based on the submitted modification request, Planning staff recommends the following change to original (italicized) Condition No. 11 for AR 22-14 (deletions noted by strike-through and additions noted by underlining below:

11. *Commercial outdoor lights shall be installed at the maximum safe distance from each other and mounted 14 25 feet or lower in height with shielding to focus light downwards. A photometric plan demonstrating compliance with this and other lighting conditions shall be provided and subject to approval by City staff prior to the issuance of a building permit.*

The previous required findings for approval remain the same and are included herein. In addition, with the exception of the requested change to Condition No. 11 for AR 22-14, the remaining original recommended conditions of approval would remain unchanged. The requested change to Condition No. 11 has been reflected in the recommended conditions of approval herein.

## **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 would only require minor site improvements to accommodate the new land use.

### 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 proposal is for the creation of individual construction yards on a site previously used for FEMA temporary housing. The property is designated Manufacturing and Warehousing on the City of Chico General Plan Land Use Diagram. The proposal is also consistent with General Plan goals and policies that retain, expand, and attract light industrial uses in the Southwest Industrial Region (ED-1.2.6). The proposal would provide a secure fenced location where local contractors can store equipment and supplies, thereby helping to increase the quality of life for local businesses and their employees (ED-1.5).

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 would use materials that are common for this type of development and is compatible with existing industrial development in the area, as called for by the purpose of Chapter 19.18 of the Chico Municipal Code.

The project would also comply with the requirements of the City of Chico's Design Guidelines for Industrial Project Types. The project's lighting would be energy-efficient

(DG 1.5.14) and prioritize downwash techniques, instead of up-lighting, to avoid light pollution into nighttime skies (DG 6.2.24).

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

As conditioned, the site full of individual construction yards would be visually compatible with surrounding development. The existing and proposed metal fencing and proposed landscaping would screen the outdoor land use from surrounding development. The exterior lighting would help to create a safe and secure location, but would also be shielded and focus light downward to avoid affecting neighboring properties. These design elements have been incorporated into the project to ensure its compatibility with the character and uses of adjacent development.

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 layout of the individual construction yards, screened by fencing and landscaping, would be compatible with the surrounding industrial land uses and the railroad west of the site. All metal containers would be less than 10 feet in height. Consequently, the proposed project would not 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 landscape design includes a variety of trees and shrubs to help screen certain portions of the site and will provide sufficient visual relief to create an attractive environment in an industrial setting.

## **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 22-14 (Guardian Yards). 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. The office use shall be clearly delineated on the building plans and the associated improvements (parking, landscaping, etc.) shall be consistent with all code requirements.

4. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
5. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
6. Provide the required fire hydrants in accordance with California Fire Code 507 and Appendix C, Section C102.1.
7. Provide appropriate Knox or other remote-activated emergency access for the project site, subject to the approval of the Fire Department.
8. All storm water runoff shall be collected onsite and conveyed to an existing drainage channel or drainage system. No overland flow to adjacent property is allowed.
9. The project shall comply with both the Erosion and Sediment Control Plan and Post Construction Standard Plan requirements per Chico Municipal Code Chapter 15.50.
10. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
11. Commercial outdoor lights shall be installed at the maximum safe distance from each other and mounted 25 feet or lower in height with shielding to focus light downwards. A photometric plan demonstrating compliance with this and other lighting conditions shall be provided and subject to approval by City staff prior to the issuance of a building permit.
12. All signage proposed for the project shall be reviewed administratively and approved under a separate permit.
13. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
14. 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.
15. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department at 530-879-6800. A professional archaeologist who

meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

## **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  
Tina Wilson, Associate Planner  
Files: AR 24-02, AR 23-01, AR 22-14

### **External (3)**

John Tomasello, Guardian Yards 1 Chico, email: [john@guardianyards.com](mailto:john@guardianyards.com)  
Nicole Ledford, NorthStar, email: [nledford@northstarae.com](mailto:nledford@northstarae.com)  
Hegan Lane Partnership, email: [stevens@hwy70.net](mailto:stevens@hwy70.net)

## **ATTACHMENTS**

- A. Location Map
- B. Letter RE: Modification Request
- C. Site Plan (2 sheets)
- D. Photometric Plan





Architecture  
Civil Engineering  
Planning  
Surveying

4/25/2024

Tina Wilson  
City of Chico Community Development Department  
411 Main Street  
Chico, CA 95927

RE: Site Design and Architectural Review 23-01 and 22-14 (Guardian Yards)

Dear Tina,

On behalf of our client Guardian Yards, we request the modification of condition of approval #11 in regard to outdoor lighting height. The lighting was originally approved for a 14-foot height, and we formally request a modification to a 25-foot height. Attached you will find a application, full photometric, and the updated plat including an exhibit noting the photometrics in relationship to existing roadways and development.

Please let us know if there are any concerns regarding this request to modify condition of approval #11.

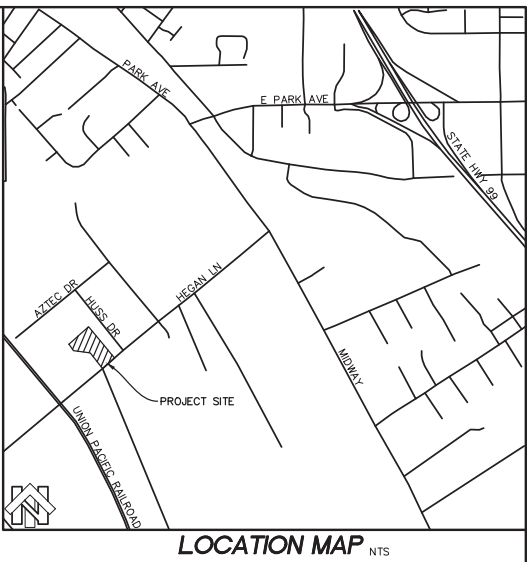
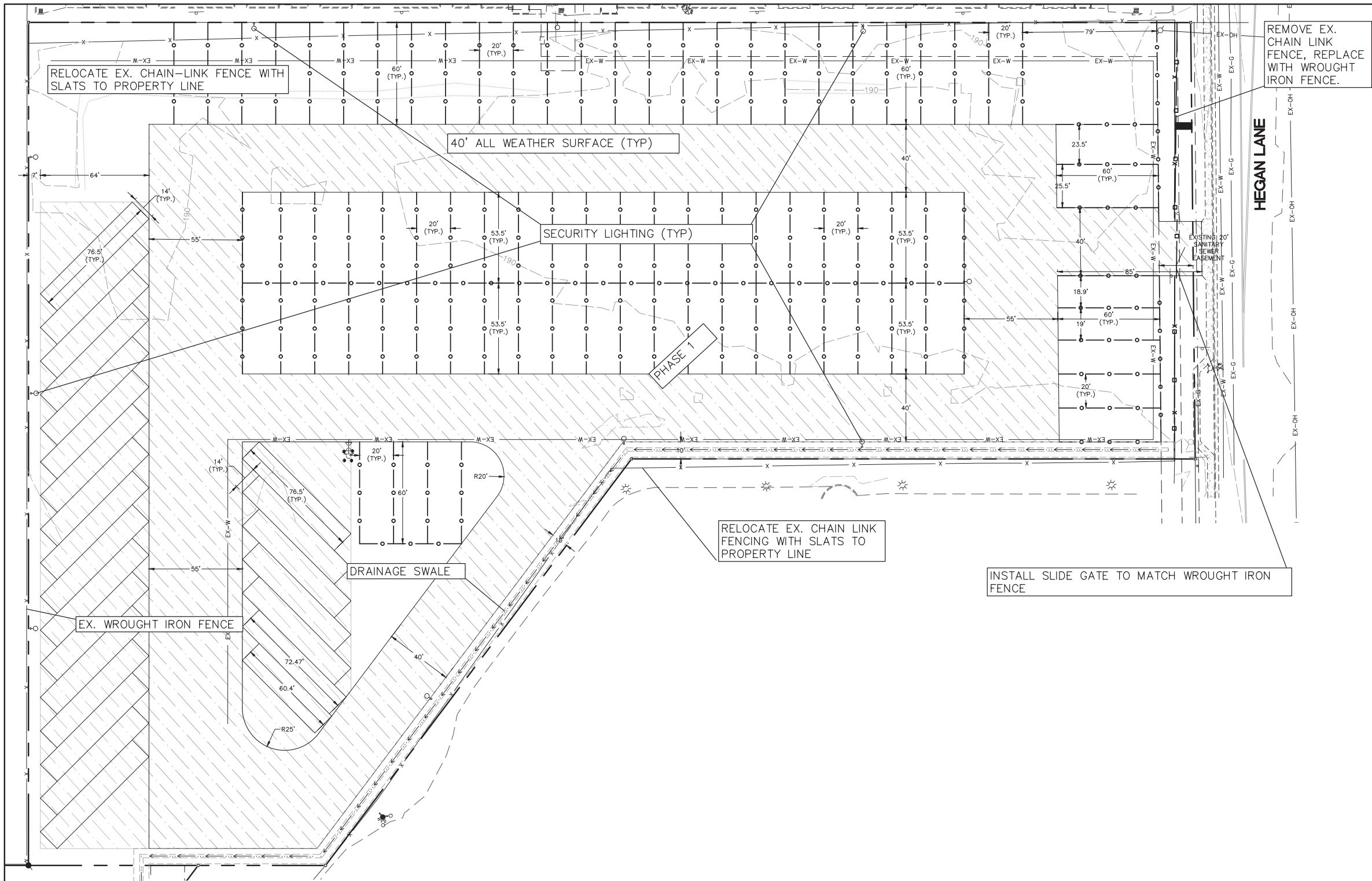
Sincerely,

NORTHSTAR



Nicole Ledford  
Senior Engineer





**LEGEND**

	EXISTING WATER VALVE
	EXISTING STORM DRAIN INLET
	EXISTING STREET LIGHT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING SIGN
	EXISTING ROAD CENTERLINE
	EXISTING WROUGHT IRON FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING CONCRETE CURB
	PROPOSED ALL WEATHER SURFACE (A/S)
	PROPOSED DRAINAGE DITCH
	PROPOSED WROUGHT IRON FENCE (C/S)
	PROPOSED 6' HIGH CHAIN LINK FENCE
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	PROPOSED SECURITY LIGHT (BY OTHERS)
	PROPOSED SIGN (BY OTHERS)

SCALE  
1"=30' 24x36  
1"=60' 11x17

SITE PLAN



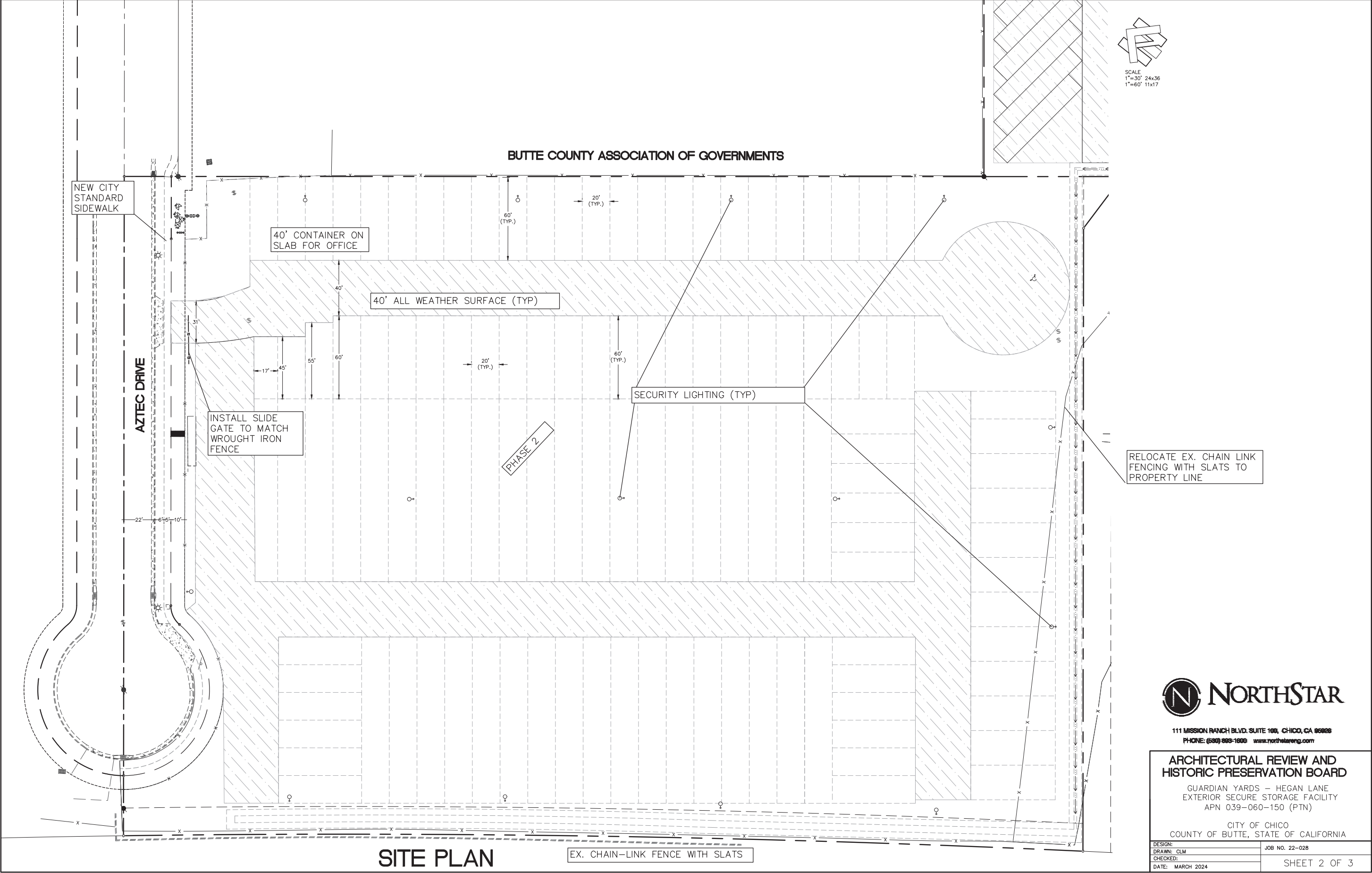
111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
PHONE: (530) 893-1600 www.northstareng.com

ARCHITECTURAL REVIEW AND  
HISTORIC PRESERVATION BOARD

GUARDIAN YARDS - HEGAN LANE  
EXTERIOR SECURE STORAGE FACILITY  
APN 039-060-150 (PTN)

CITY OF CHICO  
COUNTY OF BUTTE, STATE OF CALIFORNIA

DESIGN:	JOB NO. 22-028
DRAWN: CLM	
CHECKED:	
DATE: MARCH 2024	SHEET 1 OF 3



SCALE  
1"=30' 24x36  
1"=60' 11x17



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
PHONE: (530) 893-1600 www.northstareng.com

**ARCHITECTURAL REVIEW AND  
HISTORIC PRESERVATION BOARD**

GUARDIAN YARDS - HEGAN LANE  
EXTERIOR SECURE STORAGE FACILITY  
APN 039-060-150 (PTN)

CITY OF CHICO  
COUNTY OF BUTTE, STATE OF CALIFORNIA

DESIGN:  
DRAWN: CLM  
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DATE: MARCH 2024

JOB NO. 22-028

SHEET 2 OF 3



