Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 5/1/2019

DATE: April 15, 2019

File: AR 19-08

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Associate Planner, (879-6807, shannon.costa@chicoca.gov)
Community Development Department

RE: Architectural Review 19-08 (Tank District Mixed Use A16-21) Lots A16-21, Block H2, Meriam Park Subdivision S 09-01, (APNs 002-690-004, -005, -006, -007, -008, and -009)

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve of the project, subject to 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 19-08 (Tank District Lots A16-21), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct three new mixed-use buildings on lots A16-A21 of the Meriam Park Tentative Subdivision Map (S 09-01). The site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned TND (Traditional Neighborhood Development). The site has two TND designations; the two buildings positioned to the easterly side of the site (Building 1 and Building 2) are designated “CORE” and the westerly building (Building 3) is designated “Neighborhood Center” (NC) by the approved Regulating Plan (see **Attachment A,** Location Map)

The proposed project includes three new, two-story buildings. The first floor of each building would contain one residential unit and five commercial suites. The second floor of each building would contain eight residential units. New landscaping, lighting and bicycle parking is proposed (**Attachment B**, Project Description, and **Attachment C**, Overall Site Plan).

TND REGULATIONS

The Traditional Neighborhood Development (TND) zone is designed to encourage positive design features of traditional neighborhoods. The purpose of the TND zones are to create compact neighborhoods with defined neighborhood centers, encourage a mixture of residential and non-residential land uses, promote a mixture of housing types and create a pedestrian friendly environment. TND land use designations provide for the allocation of building types, street types, development and land uses to the subzones. Designations are intended to accommodate a diverse mixture of building and housing types and land uses.

Designation

The NC designation is intended to provide for civic and public assembly uses, small-scale

commercial and mixed-use buildings, together with courtyard housing and other residential buildings at higher densities. This designation is intended to accommodate a variety of activities and services within easy walking distance from homes, including daily convenience shopping and personal service needs, and to provide opportunities for public gathering. Building heights may be a maximum of three stories.

The CORE designation is intended for the most urban conditions within the TND zone. It is intended to accommodate a mixture of land uses emphasizing ground-floor retail with offices and residential above and to provide for lodging, restaurant, entertainment, and civic uses. Street frontages are pedestrian-oriented and defined by building facades at the back of the sidewalk, with off-street parking provided in structures or located away from street frontages, behind buildings and includes on-street parking as a component of the total parking program. The proposed project is consistent with both the NC and CORE designations in that it provides retail uses on the first floor, with residential uses above. The project site represents a buffer or transitional zone within Meriam Park between the Dwell District (north) and Tank District (south).

Building Type

The building type standards determine the allowed building disposition and massing, frontage design, primary pedestrian access, vehicle access, parking and services, and open space and landscaping design requirements for each of the building types allowed in the TND zone. The building type for the project is Small Mixed-Use Building. Small Mixed-Use buildings should be in groups of three to six buildings, and the main entry should be directly from the street. Consistent with this building type, the proposed project includes ground-floor retail and office space, with upper floors used for dwelling units. The front façade of the building is placed at the back of the sidewalk and the buildings are two-stories in height.

Frontage Type

The frontage type for the proposed project is Shopfront. This frontage type has the building facade is aligned close to the property line with the building entrance at sidewalk grade. This type is conventional for retail use. It requires a substantial glazing area at the sidewalk level, and an awning that may overlap the sidewalk. The proposed buildings are aligned close to the sidewalk, with access to the commercial suites taken from sidewalk grade. Access to the second-story residential units is provided by a staircase, accessed from the sidewalk. The proposal is consistent with the Shopfront frontage type.

Architecture

The three identical buildings would embody a modern interpretation of the Art Deco architectural style (see **Attachment D**, Exterior Elevations and **Attachment E**, Rendering). The three buildings are rectangular and generally 30-feet tall. One end of each building would include feature a four-foot parapet wall, providing screening for roof-mounted HVAC systems. The exterior of the buildings would be a smooth, white plaster ("White Flour") with light green accents ("Agate Green"). The building would feature tile accents, which lend to the Art Deco theme, including a diamond-print tile ribbon around the parapet wall and tile and plaster trim details throughout the building.

Access to the second-story residential units would be provided by an exterior staircase extending to the second-story rear of the building. The staircase would have black metal railings with cable guard rails. Residential entries would be within alcoves and would feature

hollow metal doors. Each residential unit would include a rear window with black window system and a front, multi-pane window with a hanging planter box. The second-story corner residential unit would feature a larger window system with a metal Juliet balcony.

Vehicle parking is provided by a previously approved shared parking field located to the rear of the project site. Access to the parking field is provided by several entries onto Springfield Drive, Marketplace and Notre Dame Boulevard. A total of 42 vehicles parking spaces would be dedicated to meet the project's parking needs and satisfy the parking requirements pursuant to CMC 19.88.070. Two new bicycles parking spaces would be provided between the buildings. Existing trash enclosures are located within the shared parking field, located immediately south of the proposed project.

Landscaping

The landscape plan mostly calls for native shrubs and trees, which are intended to complement the existing aesthetics natural to Northern California (see **Attachment F**, Landscape Plan). Shrubs and trees towards the front entry of the buildings would be of low water demand, such as manzanita and olive shrubs. A variety of grass, perennials and succulents is proposed around the base of each building.

DISCUSSION

The proposed architecture is consistent with the overall theme of Meriam Park. The projects location on the northerly boundary of the Tank District offers a logical transition from existing and future commercial uses, including the previously approved Maker Building, to the future residential uses located immediately north of the project site in the Dwell District. The site is served by both commercial services and shared parking amenities, as well as a future park located at the corner of Springfield Drive and Concord Avenue.

The proposal is consistent with General Plan goals and policies that encourage architectural designs that exhibit timeless character and create a culturally relevant sense of place (CD-3.1 and CD-4.1.3). The proposed design promotes pedestrian and bicycle access by directly engaging the public sidewalk, providing safe bike parking, and situating parking toward the side and rear of the site, consistent with policies CD-3.2 and CD-3.3. The native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2).

The project is consistent with Design Guidelines (DGs) that call for strengthening the neighborhood's identify with design elements and fostering surveillance of the street and surrounding buildings through building placement and façade design (2.1.11 and 2.1.12). Juliet balconies and Art Deco theme tile accents create variations in the depth of surface and surface materials, consistent with DG 2.2.31 and the architectural theme is carried out through all buildings (DG 2.2.33). Additional consistency analysis with the City's Design Guidelines is provided in the applicant's project description, **Attachment B**.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam

Park Master Plan, which was certified by the City Council on June 19, 2007. The EIR included several mitigation measures that apply to the proposed development, which are provided as **Attachment G**, and referenced in the recommended conditions of approval.

Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information has become available which was not known and could not have been known at the time the EIR was completed.

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

   The proposal is consistent with several General Plan goals and policies, including those that encourage architectural designs that create a culturally relevant sense of place, and promote pedestrian-oriented development (CD-3.1, CD-4.1.3, CD-3.2 and CD-3.3). Further, the native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). 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 (DGs) that call for strengthening the neighborhood's identify with design elements and fostering surveillance of the street and surrounding buildings through building placement and façade design (2.1.11 and 2.1.12). Juliet balconies and Art Deco theme tile accents create variations in the depth of surface and surface materials, consistent with DG 2.2.31 and the architectural theme is carried out through all buildings (DG 2.2.33).

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 buildings are anticipated to be visually compatible with future surrounding development in the Neighborhood Center and CORE designation for Meriam Park. Exterior equipment will be properly screened from view by a parapet wall.

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 proposal is consistent with the anticipated development in the Neighborhood Center and CORE designations of Meriam Park. The proposal is consistent with the previously approved Maker building and the A24 Retail building. The building would not

unnecessarily block views from other existing structures.

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 a variety of seasonal color, while minimizing irrigation demands. The proposed landscaping offers native plant varieties that are carefully located to ensure visual relief and provide an attractive environment around the new building.

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 19-08 (Tank District Mixed Use A16-21). 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 wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. The applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program. These include, but are not limited to AES-1, AIR-1a, AIR-1b, AIR-1c, AIR-1d, AIR-2, BIO-8, CUL-2a, CUL-2b, CUL-3, CUL-4. HYDRO-3, and UTIL-1b which are incorporated herein by reference.

PUBLIC CONTACT

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

DISTRIBUTION

Internal
Mike Sawley, Senior Planner
Shannon Costa, Associate Planner
File: AR 19-08

External
RGA, Attn.: Kevin Easterling, email: kevin@rgachico.com
Dan Gonzales, P.O. Box 6744, Chico, CA 95927

ATTACHMENTS

A. Location Map
B. Project Description
C. Overall Site Plan
D. Exterior Elevations
E. Rendering
F. Landscape Plan
G. Mitigation Measures

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