



DATE: September 8, 2020

TO: Planning Commission

FROM: Dexter O’Connell, Associate Planner, dexter.oconnell@chicoca.gov
Kelly Murphy, Planner, Kelly.murphy@chicoca.gov

RE: Planned Development Permit 20-02 and Use Permit 20-06 (Mountain Vista Plaza)
Northeast Corner of Eaton Road and Floral Avenue -- APN 016-360-116

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|------------------------------|
| Files: PDP 20-02 UP 20-06 |
|------------------------------|

SUMMARY

The applicant requests approval for a three-building neighborhood commercial complex totaling approximately 20,650 square feet as part of a previously-approved planned development (PDP 01-12) on an undeveloped 1.98 acre site at the northeast corner of Eaton Road and Floral Avenue.

The Architectural Review and Historic Preservation Board (ARHPB) has reviewed the site design and architecture and recommends approval of the Planned Development Permit. Planning Commission approval of the project via the Planned Development Permit process is required pursuant to the previously-approved Planned Development Permit 01-12 (Mountain Vista). Staff recommends approval of the project, subject to conditions. No major issues have been identified.

Recommendation:

Planning staff recommends adoption of Resolution No. 20-13 (**Attachment A**), approving the project, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 20-13, approving the Mountain Vista Plaza Planned Development Permit (PDP 20-02) and Master Use Permit (UP 20-06), subject to the attached conditions.

BACKGROUND

The applicant proposes to construct a three-building strip mall plaza of one-story buildings in a triangular arrangement around a central parking area. The site is on the northeast corner of Eaton Road and Floral Avenue (See **Attachment B**, Location Map). The site is designated Neighborhood Commercial on the City’s General Plan Land Use Diagram and is zoned CN (Neighborhood Commercial) with the Airport Overflight Traffic Pattern and the Planned Development (-AOC, -PD) overlays. The -PD overlay was applied to the site in 2007 in conjunction with City Council approval of the Mountain Vista Subdivision (S/PDP 01-12), and requires approval of a Planned Development Permit prior to initial development of the neighborhood commercial center.

The proposed project is consistent with the approved plan for Modification 17-03 of Planned

Development Permit 01-12, (see **Attachment G**, Zoning Plan for Modification 17-03 of PDP 01-12). The original approval for this area, PDP 01-12, was for a vast residential subdivision with a neighborhood commercial component (featuring the NC zoning on this parcel) and other associated improvements.

The site plan illustrates the layout and orientation of the buildings, as well as the location of the trash enclosure, site amenities and parking (see **Attachment E**, Site Plan). The plaza has a courtyard style, oriented around the central parking area, with the proposed building at Eaton and Floral also addressing surrounding development.

Architectural Design

Architecture for the three buildings has a modern style with engaging elements like stonework detailing and quasi-Japanese accents (see **Attachment I**, Colored Elevations). The structures would be painted in an engaging variety of complementary bright colors and pastels that would create a neighborhood feel. Exterior finishes would be in a variety of high-quality materials, and doors and windows would appropriately match each structure. Somewhat unusually, the developer has proposed security screening on rear windows, but tasteful decoration and proposed conditions would make those sides of the structures engaging as well. Roof lines would be varied and interesting, with distinguishing elements differing on each building. All units would share the parking area and a large covered trash enclosure.

Parking

The project includes a total of 101 off-street parking spaces, and requests a 10% reduction in required parking in the event the space is leased entirely as retail (with no office) via the Planned Development Permit (see **Attachment J**, Applicant's PDP Narrative). The requirement if leased as predicted initially by the applicant is 99 spaces, and 101 are provided. Ten bicycle spaces are required, and six are proposed, so Condition #8 would require the installation of four additional spaces diagonally across the property from the proposed bike parking in order to fulfill all bicycle parking requirements.

The proposed off-street parking area would be well-lit and appropriately shaded. Mechanical units are proposed in rooftop wells. A trash enclosure, covered as required, is proposed adjacent to the parking area along the Floral Avenue frontage, and would be sided to look like an outbuilding.

The landscape plans call for a variety of species with moderate water demands (see **Attachment C**, Landscape Plan). A mixture of trees, shrubs, and perennials is proposed in the limited landscape area. Parking lot shade is estimated to reach 51 percent at full tree maturity. As of staff's site visit of July 21, 2020 no trees exist on the private property portion of the site.

Drive-Through Use

The applicant has requested a drive-through to facilitate a coffee shop business. Pursuant to the Conditions of Approval of PDP 01-12 as modified in 2017 (**Attachment D**), a use permit is required for all uses within this property. Alternatively, the Conditions of Approval allow for a Master Use Permit that effectively sets forth parameters of the proposed uses and size of individual suites. The applicant's specified uses, aside from the drive-through, do not generally require Use Permits. The proposed Master Use Permit outlines that there will be up to three

restaurant uses including the drive-through coffee café, while the rest of the space will allow for a mixture of retail, office, and other commercial uses.

DISCUSSION

The proposal would result in the development of an empty parcel with an attractive and neighborhood-oriented use that supplements nearby commercial core areas. The proposal is consistent with several General Plan policies, importantly those that encourage compatible infill development and neighborhood compatibility (LU-4.2, LU-4.3, LU-4.4, and CD-5).

The auto plaza orientation of the proposed project elevates the simple strip mall of the California building boom years and gives meaningful sense of place to the corner. Design Guideline (DG) 1.2.32 requires proposals to “use building materials that reinforce a sense of... place,” and the proposed structure would be in coherent synergy with the area. Placemaking (CD 4.1.3) in this neighborhood is driven by a singular vision of the residential developer, and this coherent commercial addition strengthens design continuity.

The project is broadly consistent with the City’s adopted Design Guidelines. The building design is characterized by an aesthetically pleasing variety of elements and achieves a unified identity through use of a rich palette and complementary design accents which avoid frivolous ornamentation (DG 2.2.32) but provide enough coherence to make the plaza feel meaningfully related. While there is individual variation and differentiation, elevations of the individual structures share both colors and materials, consistent with DGs 1.2.22 and 3.2.33. The project incorporates appropriate massing, fenestration, and materials (DG 2.2.11), and has an engaging roof design (DG 2.2.25). The scale and character of the project would not overwhelm the neighborhood (DG 1.2.13).

The design encourages visitors to walk through the parking area to enter the building, resulting in partial consistency with DGs 2.1.21 and 2.1.22. Bicycle parking would not be covered and protected from the elements as encouraged by DG 2.1.31, but as conditioned (Condition #8), would be of an adequate quantity.

The proposed structure is adjacent to residential structures of one and two stories. The character of the proposed building is compatible with that of the adjacent buildings. The proposed structure is also near a large swath of open land.

The proposed drive-through use would not typically be allowed for a coffee shop in the Neighborhood Commercial zoning district. However, Chico Municipal Code (CMC) Section 19.28.020.B states that “a planned development permit may modify, where demonstrated by an applicant to be necessary and justifiable, all applicable development standards contained within these Regulations, with the exception of density and/or intensity provisions as may be set forth by the General Plan.” Furthermore, CMC Section 19.28.010.F states that the purpose of a Planned Development Permit is to “promote development in the community which, while deviating from normal development standards, has been demonstrated to be of greater quality or community benefit than might occur with a conventional development proposal.” A drive-through coffee shop at this location is a reasonable modification of the use and development standards.

In the Neighborhood Commercial zoning district, drive-through uses are allowed with a Use

Permit for pharmacies and for financial institutions. Modification of the development standards for the allowable uses in the area to accommodate a drive-through for a cafe or coffee shop is allowable if the Planning Commission finds that the use is consistent with the General Plan and is “necessary and justifiable.” Because the applicant has proposed a coherent neighborhood-serving center, modifying the design standards to accommodate a drive-through coffee shop is both necessary and justifiable to effectively serve surrounding residents with a variety of different options for making use of the plaza, particularly in morning hours. Further, the developer explained the drive-thru coffee shop was added to the project only after receiving requests for it during the project design phase. The Master Use Permit will address potential changes to the use through Condition #10, which requires a modification of the Planned Development Permit to increase the intensity or meaningfully change the type of drive-through use.

The Master Use Permit authorizes the drive-through use, and Condition #9 outlines that there will be at least two restaurant uses, while the rest of the space will allow for a mixture of retail trade and office-type uses. Condition #9 would also require uses other than Retail, Restaurant, and Office-type uses to be approved by City Planning Staff for substitution.

City Staff supports the requested ten percent parking reduction as this is a neighborhood-serving center designed to be walkable to the adjacent residential areas. Further, conditions of approval from Modification 17-03 of PDP 01-12 state that “reductions in required parking for the neighborhood commercial uses may be approved through the planned development permit process.”

The landscape plans call for a variety of species with low-to-moderate water demands (see **Attachment H**), with a large number and good variety of trees and other plants. As conditioned, the proposed plan meets all of the City’s objective design and development standards including applicable setback, parking (as modified by the PDP), and landscaping requirements, and will also facilitate orderly development and circulation in the area.

Prior Review

On September 16, 2020, the Architectural Review and Historic Preservation Board (ARHPB) reviewed the proposal and voted unanimously to approve site design and architectural review, and to recommend approval of Planned Development Permit 20-02 with conditions as noted therein.

ENVIRONMENTAL REVIEW

The proposal is within the scope of an Environmental Impact Report (SCH# 2003042068) that was certified by the City Council on July 17, 2007. No new significant environmental effects or increases to previously identified environmental effects due to the implementation of the Project have been identified, and none of the mitigation measures or project alternatives contained within the certified EIR have been found to be infeasible or considerably different due to the implementation of the proposed project. Specifically, bringing neighborhood-serving uses closer to an existing neighborhood is likely to have a net-negative impact on Vehicle Miles Travelled as users either change trip modes or make shorter trips to the nearby center rather than driving further to accomplish their necessary trips. Therefore, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, no further environmental review is required.

REQUIRED FINDINGS FOR APPROVAL

Master Use Permit Findings

- A. *The proposed use is allowed within the subject zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

This use permit has been processed in accordance with the requirements of Chapter 19.24 and the proposed uses are consistent with the uses envisioned in the Neighborhood Commercial zone district except as modified by the Planned Development Permit. The Master Use Permit is consistent with the conditions of PDP 01-12.

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

The project site is located on an inactive corner of the intersection of Floral Avenue and Eaton Road. The proposed project would provide a neighborhood-serving retail, office, and restaurant element benefitting the residential areas in the vicinity pursuant to the requirements of PDP 01-12. No impacts to the health, safety, or welfare of neighborhood residents have been identified.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

Development of the project would result in the creation of a neighborhood-serving center that would enhance the property and improvements in the neighborhood, and significantly improve the general welfare of the residents nearby. There is adequate vehicle stacking for the proposed drive-through use. Existing regulations require that any public improvements damaged during the course of construction be repaired or reconstructed by the applicant. No other impacts to property or improvements have been identified. All drive-through improvements will be constructed to City standards, which are intended to promote the health, safety, and general welfare of the public.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The project's location would be compatible with surrounding land uses and enhance the commercial services available at this junction, consistent with General Plan goals and policies to promote compatible infill development (LU-2.4, 4.2, 4.4) and provide missing neighborhood elements to enhance existing neighborhoods (LU 3.1, 3.3). No specific, area, or neighborhood plans apply to the project except the previously-mentioned PDP 01-12. The proposed improvements implement the overall vision and specific zoning of the PDP 01-12 by placing key retail and other commercial uses at this strategic nodal intersection, helping to turn a subdivision of houses into a neighborhood.

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

In PDP 01-12, this parcel was envisioned as a Neighborhood-serving Commercial center. The new structure, landscaping, and site improvements are consistent with that and subject to architectural review, and have been found consistent with the City's adopted Design Guidelines Manual and the Objective Design and Development Standards. While surrounding uses are primarily residential, this is consistent due to its neighborhood-serving character. The dearth of retail uses in the area make this proposed use a long-awaited benefit to the neighborhood.

Planned Development Permit Findings (CMC Section 19.28.060)

Following a public hearing, the Planning Commission may approve or conditionally approve a planned development permit only after making all of the following findings:

1. *The proposed development is allowed within the zoning district and generally complies with all of the applicable provisions of City of Chico Title 19 regulations with modifications as specifically approved, and applicable project design guidelines.*

The Project is consistent with the Master Plan and generally consistent with all applicable General Plan Land Use Development Standards, Title 19 Land Use Regulations, and the City Design Guidelines Manual, as modified by PDP 01-12 and PDP Modification 17-03. Project design as conditioned includes massing and architectural characteristics that relate to the neighborhood and the natural environment, establishing a sense of place and creating a meaningful neighborhood center appropriate to the zone district.

2. *The proposed development would be harmonious and compatible with existing and future developments within the zoning district and general area, as well as with the land uses presently on the subject property.*

The Project will be harmonious and compatible with existing and planned developments within the Master Plan and surrounding area, and consistent with previous PDPs. As Conditioned, the exterior treatments of the Project complement the surrounding natural environment by incorporating earth toned colors and stone veneers in their design. Trash and utility areas would be screened by architecturally integrated walls and planted vines and shrubs.

3. *The proposed entitlement is consistent with the General Plan.*

The Proposed PDP and Master Use Permit are consistent with the previously approved PDP 01-12 and its Modification 17-03. Those PDPs were found to be consistent with the General Plan, and in addition to being consistent with those, this proposal is consistent with General Plan goals and policies including those which encourage green development practices like neighborhood-serving commercial (SUS-4.3, LU-2.3) and compatible infill development (CD-5.1) and neighborhood-serving centers (LU-3.2).

4. *The site is physically suitable for the type and density and/or intensity of use being proposed.*

The site is physically suitable for the Project in that it is adjacent to approved residential uses which are in need of a local commercial node to support their residents. Further, necessary utilities are available to serve the Project, and the intensity of use is appropriate for a neighborhood-serving site. The proposed structures are compatible with the site in that they provide functional and adequate setbacks, with the amenities that neighbors will desire for a high quality of life.

5. *There are adequate provisions for public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety.*

The existing streets provide adequate public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the project would not be detrimental to public health and safety, in that the City's sanitary sewer system has adequate capacity to serve the project; domestic water will be provided by California Water Service Company; and storm water facilities will be constructed in accordance with adopted City standards.

6. *The design, location, size and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The design, location, size, and operating characteristics of the project will comply with the PDP and with all City zoning, building, and public improvement standards, with specific modifications considered and approved herein. Therefore, the project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

7. *The proposed development is consistent with the purpose of Chico Municipal Code Section 19.28.010.*

The project is consistent with the purpose of Chico Municipal Code Chapter 19.28 (*Planned Development*) in that it:

- offers a high-quality neighborhood-serving commercial design,
- is consistent with the General Plan and design guidelines as outlined above, and
- includes open space consistent with the City's Requirements as an integral part of the overall project design.

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 also placed in the *Chico Enterprise Record*. As of the date of this report, no correspondence has been received in response to the public notice.

DISTRIBUTION:

PC Distribution
Files: PDP 20-02
UP 20-06

External

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Pete Giampoli. pete@epikhomes.com

Ryan S. Galbraith. ryan@rgachico.com

Jason Bisho. jason@bfladesign.com

ATTACHMENTS:

- A. Planning Commission Resolution No. 20-13
Exhibit I -- Conditions of Approval
- B. Location Map
- C. ARHPB Staff Report
- D. Conditions of Approval of Modification 17-03 of PDP 01-12
- E. Site Plan
- F. Renderings
- G. Zoning Plan for Modification 17-03 of PDP 01-12
- H. Landscape Plan
- I. Colored Architectural Elevations
- J. Applicant's PDP Narrative

1 **RESOLUTION NO. 20-13**

2 **RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHICO**
3 **CONDITIONALLY APPROVING PLANNED DEVELOPMENT PERMIT 20-02**
4 **AND MASTER USE PERMIT 20-06 (Mountain Vista Plaza)**

5 WHEREAS, a Planned Development Permit application to construct a three-building
6 neighborhood commercial complex as part of a previously-approved planned development (PDP
7 01-12) on an undeveloped 1.98 acre site at the northeast corner of Eaton Road and Floral Avenue,
8 identified as Assessor’s Parcel No. 016-360-116 and a Master Use Permit related to the same (the
9 “Project”) were submitted in accordance with the requirements of the Chico Municipal Code; and

10 WHEREAS, the Architectural Review and Historical Preservation Board considered the
11 Project, received comments and recommended the Planning Commission approve Planned
12 Development Permit 20-02 at a noticed public hearing on September 16, 2020; and

13 WHEREAS, the Planning Commission considered the Project, staff report,
14 recommendation from the Architectural Review and Historic Preservation Board, and comments
15 submitted at a noticed public hearing held on September 17, 2020; and

16 WHEREAS, the Project is within the scope of an Environmental Impact Report (SCH#
17 2003042068) that was certified by the City Council on July 17, 2007 and pursuant to California
18 Environmental Quality Act (CEQA) Guidelines section 15162, no subsequent environmental
19 review is required because no new significant environmental effects or increases to previously
20 identified environmental effects due to the implementation of the Project have been identified, and
21 there is no new information not previously available at the time of certification of the EIR showing
22 either: (1) that mitigation measures or alternatives previously found not feasible and not adopted
23 then would in fact be feasible and would substantially reduce one or more significant effects of
24 the project; or (2) mitigation measures or alternatives considered different from those analyzed
25 under the EIR would substantially reduce one or more significant impacts on the environment, but
26 the project proponents decline to adopt the mitigation measure or alternative;

27 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF
28 THE CITY OF CHICO AS FOLLOWS:

1 1. With regard to the Use Permit, the Planning Commission finds that:

2 A. This use permit has been processed in accordance with the requirements of Chapter 19.24
3 and the proposed uses are consistent with the uses envisioned in the Neighborhood
4 Commercial zone district except as modified by the Planned Development Permit. The
5 Master Use Permit is consistent with the conditions of PDP 01-12.

6 B. The proposed use would not be detrimental to the health, safety, or welfare of persons
7 residing or working in the neighborhood as the proposed commercial use is consistent
8 with the existing surrounding residential uses. The project site is located on an inactive
9 corner of the intersection of Floral Avenue and Eaton Road. The proposed project would
10 provide a neighborhood-serving retail, office, and restaurant element benefitting the
11 residential areas in the vicinity pursuant to the requirements of PDP 01-12. No impacts
12 to the health, safety, or welfare of neighborhood residents have been identified.

13 C. The proposed use would not be detrimental and/or injurious to property and
14 improvements in the neighborhood of the proposed use, as well as the general welfare of
15 the City. Development of the project would result in the creation of a neighborhood-
16 serving center that would enhance the property and improvements in the neighborhood,
17 and significantly improve the general welfare of the residents nearby. There is adequate
18 vehicle stacking for the proposed drive-through use, eliminating the potential for
19 spillover of vehicles onto public streets. No other impacts to property or improvements
20 have been identified. All drive-through improvements will be constructed to City
21 standards, which are intended to promote the health, safety, and general welfare of the
22 public.

23 D. The proposed project is consistent with the policies, standards, and land use designations
24 established by the General Plan and specifically those that promote compatible infill
25 development (LU-2.4, 4.2, 4.4) and provide missing neighborhood elements to enhance
26 existing neighborhoods (LU 3.1, 3.3).

1 E. The proposed Neighborhood Commercial use will be consistent and compatible with
2 existing adjacent commercial and nearby residential uses. The design, location, size, and
3 operating characteristics of the proposed use are compatible with the existing and likely
4 future land uses in the vicinity.

5 2. With regard to the Planned Development Permit, the Planning Commission finds that:

6 A. The Project as conditioned herein is consistent with all applicable General Plan Land Use
7 Development Standards, Title 19 Land Use Regulations, and the City Design Guidelines
8 Manual, as well as the conditions of PDP 01-12 and PDP Modification 17-03.

9 B. The Project will be harmonious and compatible with existing and planned developments
10 within the Master Plan and surrounding area. Elements of the Project coordinate the
11 design with the character and uses of adjacent development. As conditioned, the exterior
12 treatments of the Project complement the surrounding natural environment by
13 incorporating earth toned colors and stone veneers in their design.

14 C. The Proposed PDP and Master Use Permit are consistent with the previously approved
15 PDP 01-12 and its Modification 17-03, and therefore are consistent with the General Plan.
16 Further, this proposal is consistent with General Plan goals and policies including those
17 which encourage green development practices like neighborhood-serving commercial
18 (SUS-4.3, LU-2.3) and compatible infill development (CD-5.1) and neighborhood-
19 serving centers (LU-3.2).

20 D. The site is physically suitable for the Project in that it is adjacent to approved residential
21 uses and necessary utilities are available to serve the Project. The proposed structures are
22 compatible with the site in that they provide functional and adequate setbacks, with the
23 amenities that neighbors will desire for a high quality of life. The dearth of retail uses in
24 the area make this proposed use a long-awaited benefit to the neighborhood.

25 E. The existing streets provide adequate public and emergency vehicle access, sanitation,
26 water, and public utilities and services to ensure that the project would not be detrimental
27 to public health and safety, in that the City's sanitary sewer system has adequate capacity
28 to serve the project; domestic water will be provided by California Water Service

1 Company; and storm water facilities will be constructed in accordance with adopted City
2 standards.

3 F. The design, location, size, and operating characteristics of the Project will comply with
4 all City zoning, building, and public improvement standards, with specific modifications
5 considered and approved herein and by the previously-approved Master Plan and,
6 therefore, the Project would not be detrimental to the public interest, health, safety,
7 convenience, or welfare of the City. Modifying the City's design standards to
8 accommodate a drive-through coffee shop is both necessary and justifiable to effectively
9 serve surrounding residents with a variety of different options for making use of the
10 proposed plaza, particularly in morning hours. Condition #10 requires a modification of
11 the Planned Development Permit to increase the intensity or meaningfully change the type
12 of drive-through use, in order to ensure continued compliance with the City's standards.

13 G. The Project site is consistent with the purpose of Chico Municipal Code Chapter 19.28
14 (Planned Development) in that it offers a high-quality neighborhood-serving commercial
15 design, is consistent with the General Plan and Design Guidelines as outlined above, and
16 includes open space and recreation space as an integral part of the overall project design.

17 3. Based on all of the above, the Planning Commission hereby approves Planned Development
18 Permit 20-02 and subordinate Use Permit 20-06 for the Project, subject to the conditions set
19 forth in Exhibit I, attached hereto.

20 4. The Planning Commission hereby specifies that the materials and documents which constitute
21 the record of proceedings upon which its decision is based are located at and under the
22 custody of the City of Chico Community Development Department.

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THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
Commission of the City of Chico held on September 17, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DISQUALIFIED:

ATTEST:

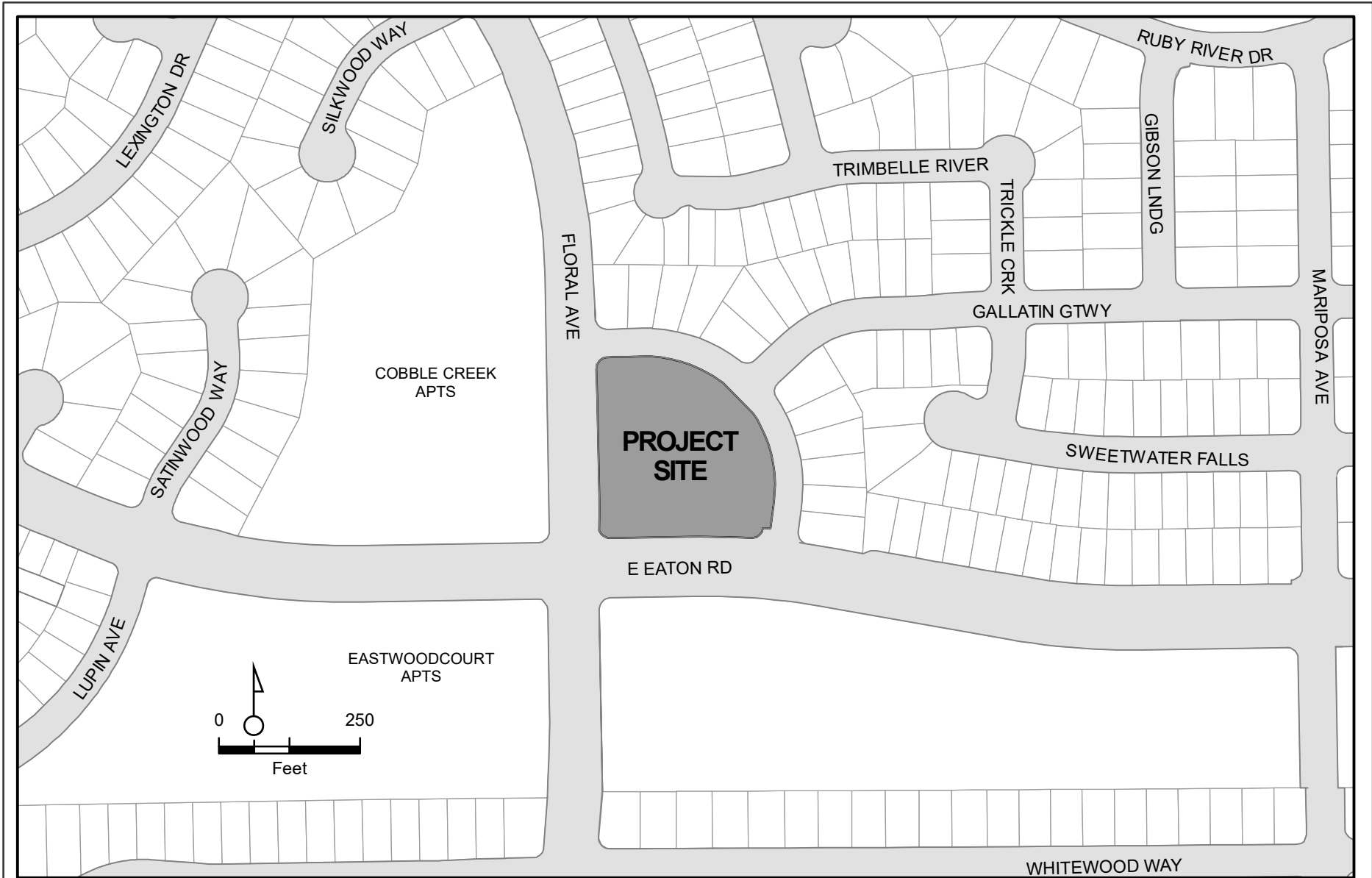
APPROVED AS TO FORM:

Bruce Ambo
Planning Commission Secretary

Andrew Jared
City Attorney

EXHIBIT "I" CONDITIONS OF APPROVAL
Mountain Vista Plaza Planned Development Permit (PDP 20-02)
and Master Use Permit 20-06

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with PDP 20-02 and UP 20-06 (Mountain Vista Plaza).
2. 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.
3. All painting shall be done as shown and field-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 North elevation of Building B and the East elevation of Building C shall be decorated along their full length with high-quality and inviting accent materials stylistically compatible with those found on the South or West elevations of Building B and of Building C respectively.
6. Prior to issuance of a Certificate of Occupancy, applicant shall install at applicant's expense all sidewalks and traffic safety measures and devices required by the City of Chico Director of Public Works.
7. Applicant's build-out of the interior of the structures and subsequent leasing shall be consistent with the plans and parking analysis approved.
8. Prior to issuance of a Certificate of Occupancy, applicant shall install at applicant's expense at least four bike parking spaces in an appropriate location diagonally across the property from the proposed bike parking shown on the plans.
9. Retail Trade, Restaurant, and Office-type uses including Medical Office are permitted by this Master Use Permit, including a maximum of one drive-through café and up to two additional restaurant uses. Uses other than Retail Trade, Restaurant, and Office-type must be approved by City Planning Staff in order to be substituted for any of those types of uses prior to commencement of any business.
10. The drive-through use shall be a coffee shop or other similar use like a smoothie shop or tea cafe, and shall not be substituted for a full service restaurant without approval of a modification of this Planned Development Permit.
11. Mitigation measures approved with Environmental Impact Report (SCH# 2003042068) certified by the City Council on July 17, 2007 are adopted in full and incorporated by reference.
12. 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.



PD 20-02 (Mountain Vista Plaza)
 Northeast Corner of Eaton Road and Floral Avenue
 APN 016-360-116-000





Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 9/16/20

DATE: September 8, 2020

File: PDP 20-02

TO: Architectural Review and Historic Preservation Board

FROM: Dexter O'Connell, Associate Planner, dexter.oconnell@chicoca.gov
Kelly Murphy, Planner, Kelly.murphy@chicoca.gov

RE: Planned Development Permit 20-02 (Mountain Vista Plaza) –
Northeast Corner of Eaton Road and Floral Avenue, APN 016-360-116

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend that the Planning Commission approve the proposed project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend that the Planning Commission approve PDP 20-02 (Mountain Vista Plaza), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct a three-building strip mall plaza of one-story buildings in a triangular arrangement around a central parking area. The site is on the northeast corner of Eaton Road and Floral Avenue (See **Attachment A**, Location Map). The site is designated Neighborhood Commercial on the City's General Plan Land Use Diagram and is zoned CN (Neighborhood Commercial) with the Airport Overflight Traffic Pattern and the Planned Development (-AOC, -PD) overlays. The proposed project is consistent with the approved plan for Modification 17-03 of Planned Development Permit 01-12, (see **Attachment G**, Area Plan for Modification 17-03 of PDP 01-12) which designated the subject parcel "Neighborhood Commercial" for the purposes of the Planned Development Permit.

The site plan illustrates the layout and orientation of the buildings, as well as the location of the trash enclosure, site amenities and parking (see **Attachment B**, Floor Plan and Site Plan). The plaza has a courtyard style, oriented around the central parking area, with the proposed building at Eaton and Floral also addressing the outside world.

Architecture for the three buildings has a modern style with engaging elements like stonework detailing and quasi-Japanese accents (see **Attachment D**, Colored Elevations). The structures would be painted in an engaging variety of complimentary bright colors and pastels that would create a neighborhood feel. Exterior finishes would be in a variety of high-quality materials, and doors and windows would appropriately match each structure. Somewhat unusually, the developer has proposed security screening on rear windows, but tasteful decoration and proposed conditions would make those sides of the structures engaging as well. Roof lines would be varied and interesting, with distinguishing elements differing on each building. All units would share the parking area and a large covered trash enclosure.

The project includes a total of 101 off-street parking spaces, which represents a reduction addressed by the Planned Development Permit. Ten bicycle spaces are required, and six are proposed, so Condition #8 would require the installation of four additional spaces diagonally across the property from the proposed bike parking in order to fulfill requirements.

The proposed off-street parking area would be well-lit and appropriately shaded. Mechanical units are proposed in rooftop wells. A trash enclosure, covered as required, is proposed adjacent to the parking area along the Floral Avenue frontage, and would be sided to look like an outbuilding.

The landscape plans call for a variety of species with moderate water demands (see **Attachment C**, Landscape Plan). A mixture of trees, shrubs, and perennials is proposed in the limited landscape area. Parking lot shade is estimated to reach 51 percent at full tree maturity. As of staff's site visit of July 21, 2020 no trees exist on the private property portion of the site.

DISCUSSION

The proposal would result in the development of an empty parcel with an attractive and neighborhood-oriented use that supplements nearby commercial core areas. The proposal is consistent with several General Plan policies, importantly those that encourage compatible infill development and neighborhood compatibility (LU-4.2, LU-4.3, LU-4.4, and CD-5).

The auto plaza orientation of the proposed project elevates the simple strip mall of the California building boom years and gives meaningful sense of place to the corner. Design Guideline (DG) 1.2.32 requires proposals to "use building materials that reinforce a sense of... place," and the proposed structure would be in coherent synergy with the area. Placemaking (CD 4.1.3) in this neighborhood is driven by a singular vision of the residential developer, and this coherent commercial addition from them adds to that. The drive-through is consistent with that.

The project is broadly consistent with the City's adopted Design Guidelines. The building design is characterized by an aesthetically pleasing variety of elements and achieves a unified identity through use of a rich palette and complementary design accents which avoid frivolous ornamentation (DG 2.2.32) but provide enough coherence to make the plaza feel meaningfully related. While there is individual variation and differentiation, elevations of the individual structures share both colors and materials, consistent with DGs 1.2.22 and 3.2.33. The project incorporates appropriate massing, fenestration, and materials (DG 2.2.11), and has an engaging roof design (DG 2.2.25). The scale and character of the project would not overwhelm the neighborhood (DG 1.2.13).

The design encourages visitors to walk through the parking area to enter the buildings, resulting in partial consistency with DGs 2.1.21 and 2.1.22. Bicycle parking would not be covered and protected from the elements as encouraged by DG 2.1.31, but it would, as conditioned, be of an adequate quantity.

The proposed structure is adjacent to residential structures of one and two stories. The character of the proposed building is compatible with that of the adjacent buildings. The proposed structure is also near a large swath of open land.

As conditioned, the proposed plan meets all of the City's objective design and development standards including applicable setback, parking, and landscaping requirements, except as modified by the proposed PDP. It will also facilitate orderly development and circulation in the area.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). This exemption applies to infill projects which: are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not create any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

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 goals and policies that encourage compatible infill development (LU-1, LU-4, and CD-5). As a small plaza close to residences, despite the large amount of parking it also represents meaningful steps towards directing growth into complete neighborhoods with a land use mix and distribution intended to reduce vehicle miles travelled and support walking and biking (LU-3.1). The project includes new landscaping with low to moderate water needs, consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). The proposed project is also consistent with the Planned Development Permit (PDP 01-12) governing the area.

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 proposed structures are of a high quality of design, in character with the neighborhood, and consistent with all design-related objective standards of the Chico Municipal Code. As discussed above, it is also consistent with City of Chico Design Guidelines despite some minor deviations. The Board should feel free to add conditions to rectify those, but Staff believes the deviations are minor and additional conditions are not explicitly recommended.

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 surrounding neighborhood consists almost exclusively of fairly new residential stock which is primarily but not exclusively single-family. The project would be meaningfully different from those structures in type, but not in character, as elements have been both well-selected and strongly conditioned to ensure a high quality of design that is colorful and visually compatible with surrounding development, much of which is in similar colorful pastel tones.

Design elements have been checked carefully to ensure compatibility. Proposed signage will be reviewed administratively as applied for, and exterior lighting is appropriate as conditioned. Equipment screening and refuse screening are consistent with best practices of other new strip center developments in the City of Chico, and the orientation along Floral Avenue is not inappropriate when the location of likely foot traffic (from the northeast) is considered.

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.*

Physically, the buildings are similar in size to their adjacent neighbors, and while elements are taller, they will block no meaningful views. In terms of height and mass, they will not dominate their surroundings from a distance. The proposed North Valley Plaza will meet the standards of quality of its residential neighbors.

These aspects of the project are in conformance with their surroundings and do not in any meaningful way alter the character of the area, instead they would complement it.

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.*

Landscape design includes a fair number of trees and bushes. The trees, shrubs, and other plantings are located throughout the development, but primarily around the parking area, which is the portion of the development most in need of visual relief. Landscape choices compliment the proposed structure and enhance the visual environment of an already-attractive development. Parking lot shading is adequate if unspectacular, and the actual species chosen will be varied, interesting, and resistant to Dutch Elm Disease.

Planned Development Permit Findings (CMC Section 19.28.060)

Following a public hearing, the Planning Commission may approve or conditionally approve a planned development permit only after making all of the following findings:

1. *The proposed development is allowed within the zoning district and generally complies with all of the applicable provisions of City of Chico Title 19 regulations with modifications as specifically approved, and applicable project design guidelines.*

The Project is consistent with the Master Plan and generally consistent with all applicable General Plan Land Use Development Standards, Title 19 Land Use Regulations, and the

City Design Guidelines Manual, as modified by PDP 01-12 and PDP Modification 17-03. Project design as conditioned includes massing and architectural characteristics that relate to the neighborhood and the natural environment, establishing a sense of place and creating a meaningful neighborhood center appropriate to the zone district.

2. *The proposed development would be harmonious and compatible with existing and future developments within the zoning district and general area, as well as with the land uses presently on the subject property.*

The Project will be harmonious and compatible with existing and planned developments within the Master Plan and surrounding area, and consistent with previous PDPs. As Conditioned, the exterior treatments of the Project complement the surrounding natural environment by incorporating earth toned colors and stone veneers in their design. Trash and utility areas would be screened by architecturally integrated walls and planted vines and shrubs.

3. *The proposed entitlement is consistent with the General Plan.*

The Proposed PDP is consistent with the previously approved PDP 01-12 and its Modification 17-03, and therefore are consistent with the General Plan.

4. *The site is physically suitable for the type and density and/or intensity of use being proposed.*

The site is physically suitable for the Project in that it is adjacent to approved residential uses and necessary utilities are available to serve the Project. The proposed structures are compatible with the site in that they provide functional and adequate setbacks, with the amenities that neighbors will desire for a high quality of life.

5. *There are adequate provisions for public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety.*

The existing streets provide adequate public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the project would not be detrimental to public health and safety, in that the City's sanitary sewer system has adequate capacity to serve the project; domestic water will be provided by California Water Service Company; and storm water facilities will be constructed in accordance with adopted City standards.

6. *The design, location, size and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The design, location, size, and operating characteristics of the project will comply with the PDP and with all City zoning, building, and public improvement standards, with specific modifications considered and approved herein. Therefore, the project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

7. *The proposed development is consistent with the purpose of Chico Municipal Code Section 19.28.010.*

The project is consistent with the purpose of Chico Municipal Code Chapter 19.28 (*Planned Development*) in that it:

- offers a high-quality neighborhood-serving commercial design,
- is consistent with the General Plan and design guidelines as outlined above, and
- includes open space consistent with the City's Requirements as an integral part of the overall project design.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with PDP 20-02 (Mountain Vista Plaza).
2. 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.
3. All painting shall be done as shown and field-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 North elevation of Building B and the East elevation of Building C shall be decorated along their full length with high-quality and inviting accent materials stylistically compatible with those found on the South or West elevations of Building B and of Building C respectively.
6. Prior to issuance of a Certificate of Occupancy, applicant shall install at applicant's expense all sidewalks and traffic safety measures and devices required by the City of Chico Director of Public Works.
7. Applicant's build-out of the interior of the structures and subsequent leasing shall be consistent with the plans and parking analysis approved.
8. Prior to issuance of a Certificate of Occupancy, applicant shall install at applicant's expense at least four bike parking spaces in an appropriate location diagonally across the property from the proposed bike parking shown on the plans.
9. 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

Ten days prior to the meeting date, a notice was published in the Chico Enterprise Record, notices were mailed out to all property owners and tenants within 500 feet of the project site, and a notice was placed on the project site. The meeting agenda was posted at the project site at least 10 days prior to the Architectural Review and Historic Preservation Board meeting.

ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Landscape Plan
- D. Colored Elevations
- E. Renderings
- F. Colors and Materials
- G. Area Plan for Modification 17-03 of PDP 01-12

DISTRIBUTION

File: PDP 20-02 (Mountain Vista Plaza)

Chris Giampoli. 901 Bruce Road #100 Chico, CA 95928. chris@epikhomes.com

Pete Giampoli. pete@epikhomes.com

Ryan S. Galbraith. ryan@rgachico.com

Jason Bisho. jason@bfladesign.com

**EXHIBIT "I" MODIFIED CONDITIONS OF APPROVAL
Mountain Vista Planned Development Permit (PDP 01-12)**

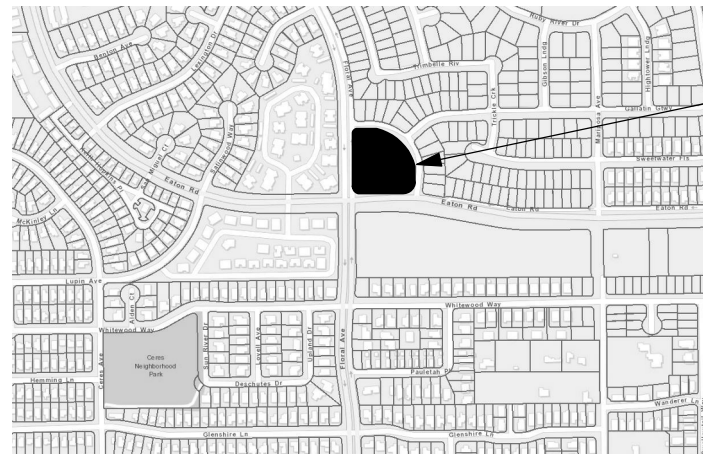
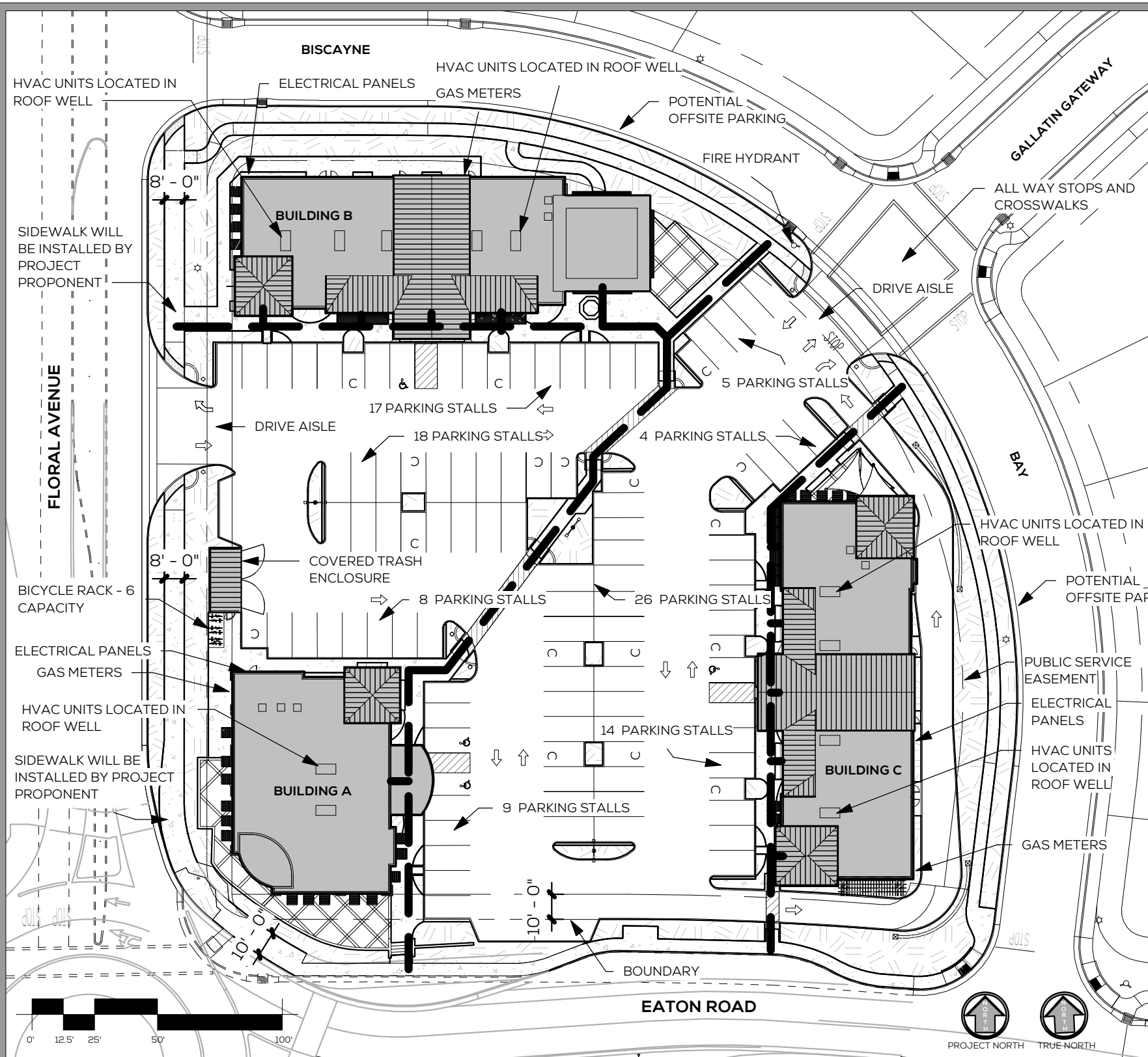
(Revisions to the original 2007 conditions are incorporated herein and were approved by the Planning Commission on 05/04/17)

Planned Development Permit 01-12

1. A minimum of 133 multi-family residential units shall be developed on Lot 215 within the R3-PD zoning district.
2. A Planned Development Permit shall be required for Lots 214, and 215 where a -PD Planned Development overlay zoning district is applied.
3. A use permit approval shall be required for all uses within the CN-PD zoning district (Lot 214 of the Mountain Vista Tentative Subdivision Map). A single Master Use Permit may be approved that effectively sets forth parameters of neighborhood commercial uses and the sizes of business suites (such as for anchor tenants).
4. Architectural review and approval shall be required by the Architectural Review Board for all subsequent commercial and multi-family residential uses.
5. This Planned Development Permit authorizes construction of single-family residences on individual lots to be created in the same general locations where Lots 212 and 213 are shown on the approved tentative map, in substantial accord with the "Proposed Revisions to VTSM Lots 212, 213 and 214 and Road P" date-stamped Mar 24, 2017 by Planning Services.
6. Architectural buffers between residential development and the adjacent neighborhood commercial development that ensure privacy for residents, including attenuation from noise and glare impacts, shall be ensured through all architectural review approvals.
7. Views from Floral Avenue and Eaton Road to all parking areas associated with the neighborhood commercial development on Lot 214 of the of the Mountain Vista Vesting Tentative Subdivision Map shall be minimized and effectively screened by predominantly placing commercial buildings close to street frontages and the parking areas towards the sides or interior of the commercial parcel. Parking areas may also be effectively screened by a combination of low, architectural walls and landscaping.
8. Reductions in required parking for the neighborhood commercial uses may be approved through the planned development permit process.
9. The final development plan of all planned development permits for the commercial parcel and multi-family residential parcels (Lots 214 and 215) shall be approved by the Planning Commission.
10. A master use permit for the commercial parcel (Lot 214) shall be approved by the Planning Commission.
11. Pursuant to a Cooperative Agreement entered into between the City Redevelopment Agency (RDA) and the applicant in May 1999, 1.5 acres of land in the R3-PD Medium-High Density Residential-Planned Development overlay zoning district (Lot 215 of the Mountain Vista

Exhibit "I" Conditions of Approval for Mountain Vista Vesting Tentative Subdivision Map and
Planned Development Permit (S/PDP 01-12)
Page 2 of 2

Subdivision or Lot 199 of the Sycamore Glen Subdivision) shall be reserved for affordable housing, and the developer shall commit to negotiate with the City RDA for additional land for an affordable housing project, prior to the approval of a planned development permit. The 1.5 acres of land reserved for affordable housing shall be contiguous land to be optioned and purchased subject to negotiations with the City RDA.



NE EATON &
FLORAL AVE
CHICO, CA 95973



2 VICINITY MAP
NO SCALE

- PUBLIC SERVICE EASEMENT
- BOUNDARY
- PATH OF TRAVEL
- PAVED WALK WAY
- EXISTING EATON AND FLORAL INTERSECTION CONCRETE AND STRIPING
- FUTURE ROUNDABOUT
- STAMPED CONCRETE
- BUILDING LOCATION
- LANDSCAPING
- CONCRETE WALKWAY
- AREA LIGHT
- COMPACT PARKING SPACE
SEE CIVIL DWGS
- ACCESSIBLE PARKING SPACE, SEE CIVIL DWGS
- BIKE PARKING, SEE LANDSCAPING
- BOLLARD LIGHT, SEE LANDSCAPING
- (E) STREET LIGHT

3 SITE LEGEND
NO SCALE

1 SITE PLAN
1" = 50'-0"

APN:.....016-360-116
ZONING:.....R2 WITH PD OVERLAY
TOTAL LOT AREA:.....86,249 S.F.
PARCEL SIZE:.....1.98 ACRES

TOTAL BUILDING AREA:
BLDG 'A'.....5,300 S.F.
PATIO.....1,581 S.F.
BLDG 'B'.....7,640 S.F.
PATIO.....1,326 S.F.
BLDG 'C'.....7,710 S.F.
PATIO.....458 S.F.

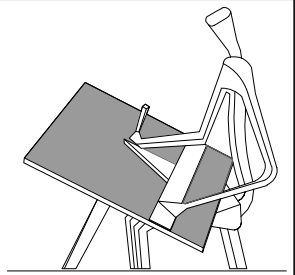
NEW PARKING REQUIRED:
BLDG A: 5300 S.F.
ASSUME 50% DINING = 2650/15= 177 SEATS/5= 35.33
BLDG B: 7640 S.F. (MIXED)
FOOD (1:5).....2870.....1435/15 = 95.6 SEATS/5 = 19.1
OFFICE (1:375).....2835 = 7.56
RETAIL (1:250).....1638 = 6.55

BLDG C: 7710 S.F. (MIXED)
FOOD (1:5).....1736.....57.8 SEATS/5 = 11.57
RETAIL (1:250).....2959 = 11.8
OFFICE (1:375).....2736 = 7.29

PARKING LOT PAVING.....38,530 S.F.
PARKING LOT LANDSCAPE.....2,038 S.F.

4 SITE CALCULATIONS
NO SCALE

TOTAL: 99.2 SPACES REQUIRED
101 PROVIDED



r · g · a
architecture + engineering

RUSSELL GALLAWAY ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

PROJECT NAME
MOUNTAIN VISTA PLAZA

OWNER
GREENLINE PRESERVATION PARTNERSHIP

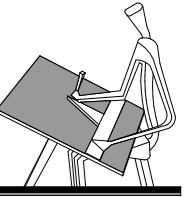
PROJECT ADDRESS
**EATON RD & FLORAL AVE
CHICO, CA 95973**

ASSESSORS PARCEL NUMBER
016-360-116

| | |
|---------------|--------------|
| DRAWING SCALE | As indicated |
| RGA PROJECT # | 16-453 |
| DRAWN | RG |
| CHECKED | MBG |
| DATE | 2020.08.06 |

SITE PLAN

PE.1



r · g · a
architecture + engineering

RUSSELL
GALLOWAY
ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

PROJECT
**MOUNTAIN
VISTA PLAZA**

OWNER
**CHRIS
GIAMPAOLI**

PROJECT ADDRESS
**FLORAL AVE
& EATON RD
CHICO, CA
95973**

ASSESSORS PARCEL
NUMBER

016-360-116



| | |
|-----------------|------------|
| RGA PROJECT # | 16-453 |
| PLAN CHECK # | - |
| DRAWN | RSQ |
| CHECKED | MBG |
| ARB SUBMITTAL | 2020.06.02 |
| ARB RESUBMITTAL | 2020.07.14 |

COVER SHEET

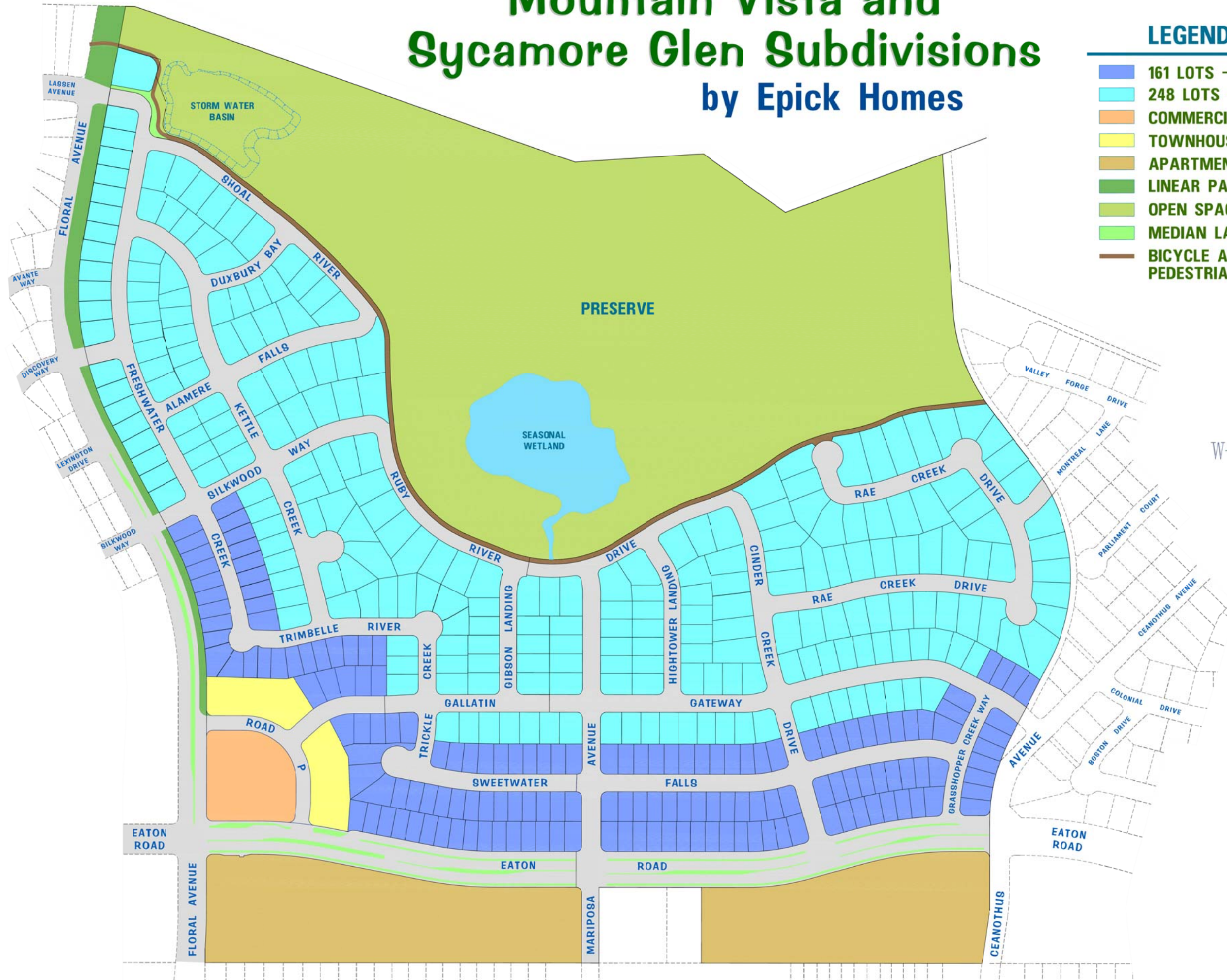
ARB1

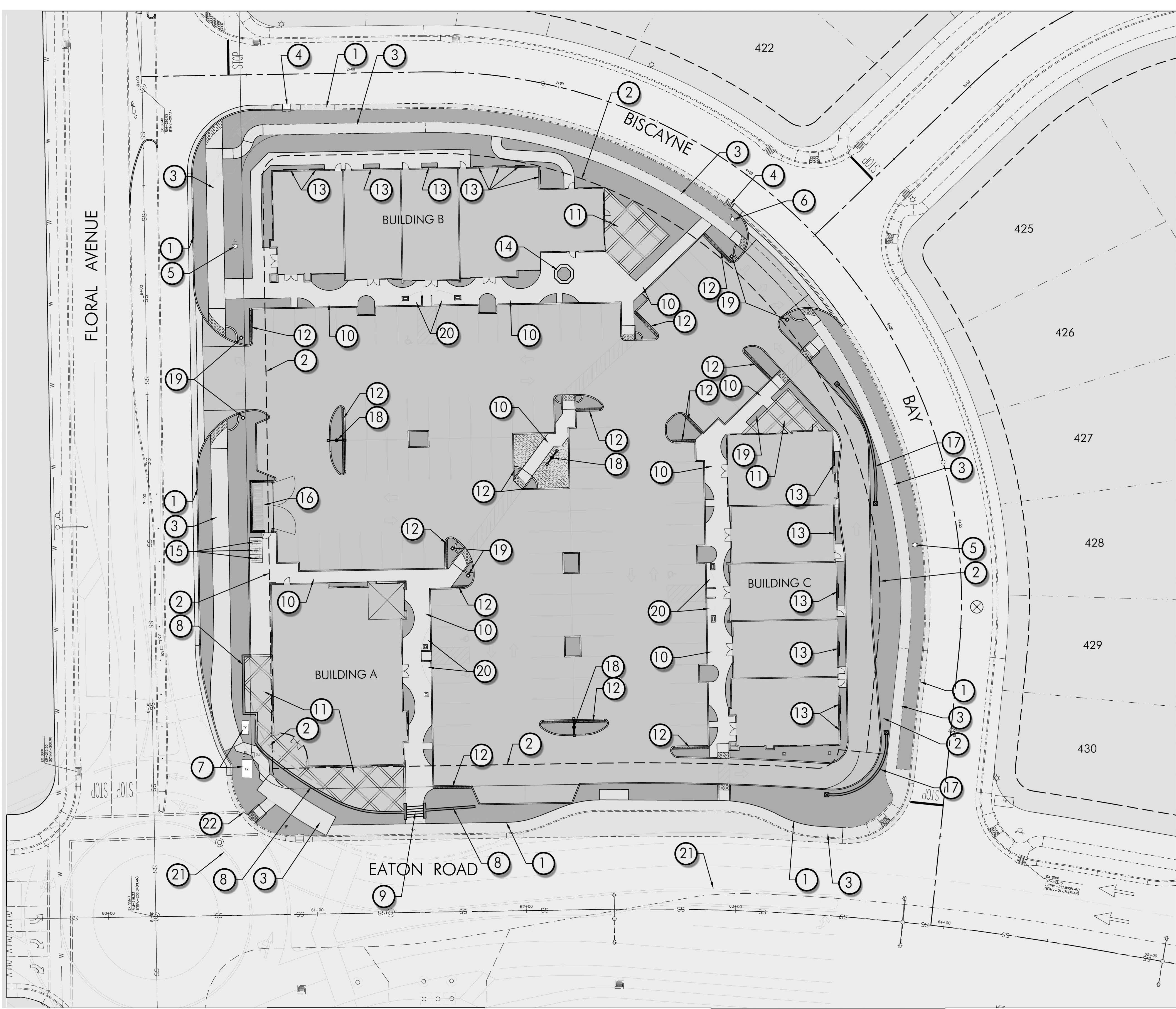
Mountain Vista and Sycamore Glen Subdivisions

by Epick Homes

LEGEND

- 161 LOTS – SFR (MDR)
- 248 LOTS – SFR (LDR)
- COMMERCIAL (NC)
- TOWNHOUSES (MDR)
- APARTMENTS (HDR)
- LINEAR PARK
- OPEN SPACE
- MEDIAN LANDSCAPE
- BICYCLE AND PEDESTRIAN PATH

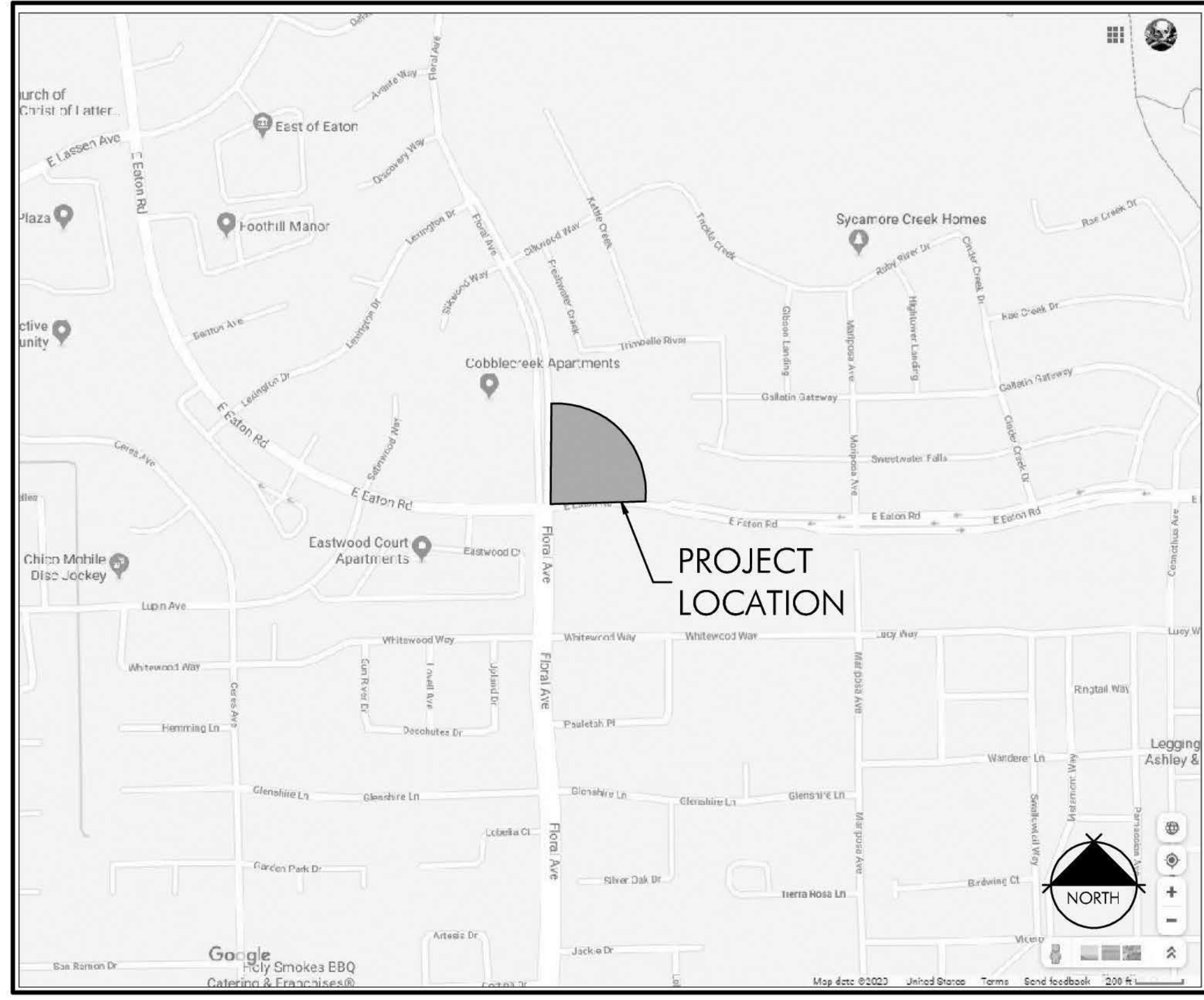




PLAN LEGEND

| SYMBOL | DESCRIPTION |
|--------|--|
| 1 | LIMIT OF LANDSCAPE WORK |
| 2 | P.U.E. LINE. SHOWN FOR REFERENCE ONLY. |
| 3 | CITY SIDEWALK. SHOWN FOR REFERENCE ONLY. |
| 4 | DRAIN INLET. SHOWN FOR REFERENCE ONLY. |
| 5 | STREET LIGHT. SHOWN FOR REFERENCE ONLY. |
| 6 | FIRE HYDRANT. SHOWN FOR REFERENCE ONLY. |
| 7 | UTILITY VAULT. SHOWN FOR REFERENCE ONLY. |
| 8 | BRICK RETAINING WALL. SEE SHEET L-0.3. |
| 9 | STAIRS |
| 10 | INTERIOR CONCRETE WALKWAYS |
| 11 | PATIO/ SEATING AREA |
| 12 | STAMPED CONCRETE STEP STRIP |
| 13 | VINE SUPPORT TRELLIS. SEE SHEET L-0.3. |
| 14 | RAISED PLANTER |
| 15 | BIKE PARKING. RACKS REQUIRING 2 POINTS OF CONTACT. 6 BIKES TOTAL CAPACITY. POWDER COAT BLACK. SEE SHEET L-0.3. |
| 16 | TRASH ENCLOSURE. PER ARCHITECT. |
| 17 | SCREEN WALL. 3 FOOT MAX. HEIGHT. BRICK TO MATCH BUILDING STYLE AND COLOR. SEE SHEET L-0.3. |
| 18 | AREA LIGHT. 12 FOOT HIGH LED 'SHOEBOX' STYLE LIGHT WITH GLARE CUTOFFS. SEE SHEET L-0.3. |
| 19 | BOLLARD LIGHT. SEE SHEET L-0.3. |
| 20 | DECORATIVE HARDSCAPE |
| 21 | FUTURE IMPROVEMENTS |
| 22 | INTERIM CONDITION |

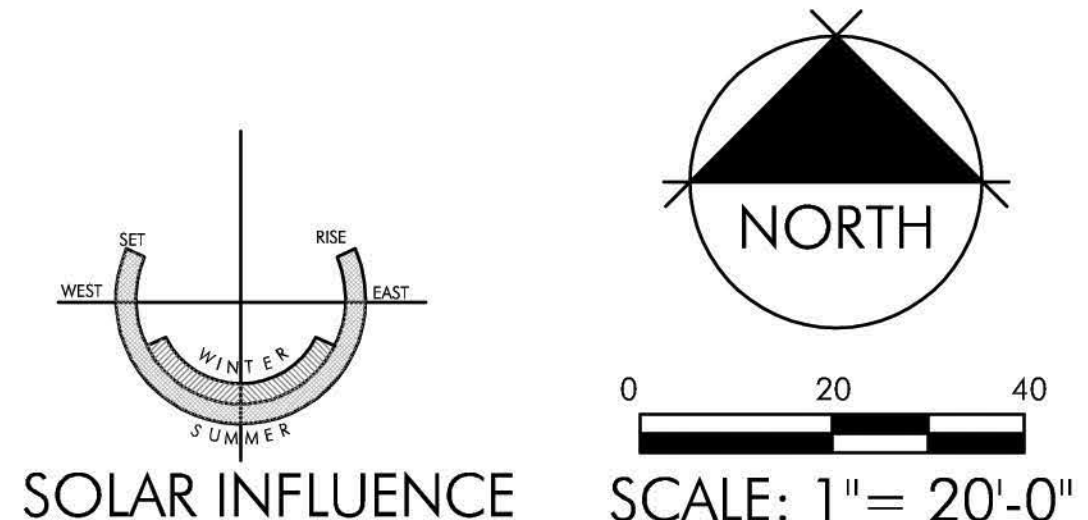
VICINITY MAP



MOUNTAIN VISTA PLAZA

PRELIMINARY LANDSCAPE SITE PLAN

Prepared for:
EPICK HOMES, INC.
 901 BRUCE ROAD, SUITE 100
 CHICO, CA 95928



SEE SHEET L-0.2 FOR PRELIMINARY LANDSCAPE PLANTING PLAN, SHEET L-0.3 FOR PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT AND CALCULATIONS, AND SHEET L-0.4 FOR PRELIMINARY LANDSCAPE PLANTING DESIGN DEVELOPMENT

DATE: JUNE 8, 2020
 PROJECT NUMBER: 2150
 DRAWN: JBB

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



TREE LIST

| SYMBOL | LATIN NAME/ COMMON NAME | SPREAD | CONTAINER SIZE |
|--------|---|---------|------------------------|
| TREES | | | |
| | ULMUS PARVIFOLIA 'DRAKE' DRAKE EVERGREEN ELM | 45' | 15 GALLON STD. FORM |
| | GINGKO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINGKO | 35' | 15 GALLON STD. FORM |
| | PISTACHIA CHINENSIS 'KEITH DAVIES' SEEDLESS CHINESE PISTACHE | 40' | 15 GALLON STD. FORM |
| | ULMUS DAVIDIANA VAR. JAPONICA 'MORTON' ACCOLADE™ ELM | 45' | 15 GALLON STD. FORM |
| | FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH | 35'-40' | 15 GALLON STD. FORM |
| | CORNUS FLORIDA X CORNUS KOUSA 'AURORA' AURORA DOGWOOD | 30' | 15 GALLON STD. FORM |
| | ACER PALMATUM 'FIREGLOW' FIREGLOW JAPANESE MAPLE | 15' | 24" BOX STD. FORM |

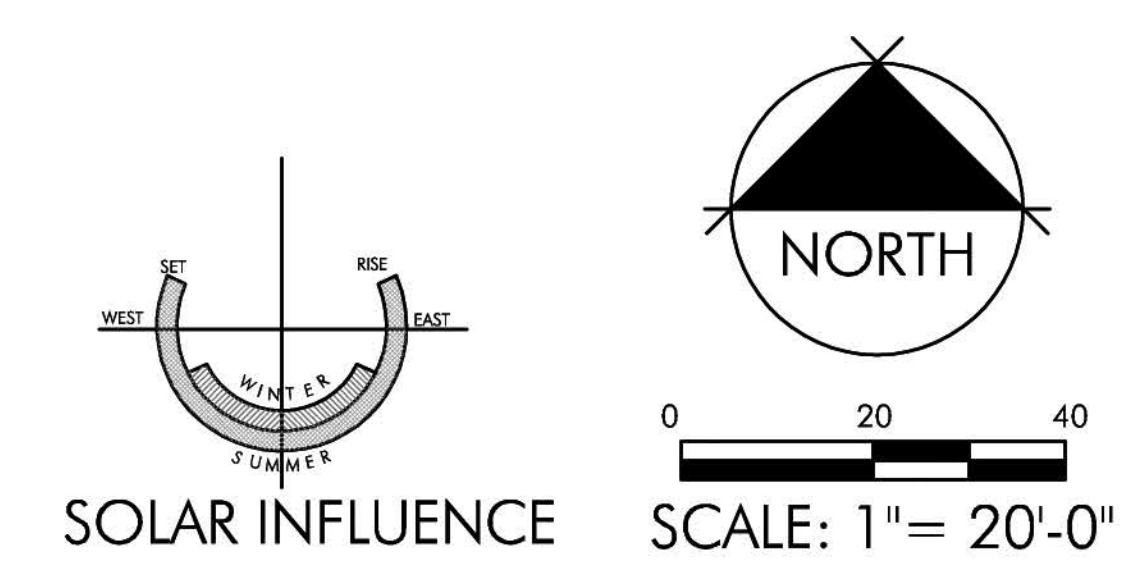
SHRUB LIST

| SYMBOL | LATIN NAME/ COMMON NAME | SPREAD | CONTAINER SIZE |
|-------------|--|----------------------------------|-------------------|
| SHRUBS | | | |
| | HIBISCUS SYRIACUS 'MINERVA' MINERVA ROSE OF SHARON | 6'+ | 5 GAL |
| | ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE ABELIA | 3'+ | 5 GAL |
| | LOROPETALUM CHINENSIS 'CHIAN NIAN HONG' EVER RED FRINGE FLOWER | 6' | 5 GAL |
| | ROSA NOATRUM (RED) RED CARPET ROSE | 3' | 5 GAL |
| | DIANELLA REVOLUTA 'COOLVISTA' COOLVISTA DIANELLA | 3' | 5 GAL |
| | NANDINA DOMESTICA HEAVENLY BAMBOO | 4' | 5 GAL |
| | LOMANDRA HYSTRIX 'KATIE BELLES' KATIE BELLES LOMANDRA | 3' | 5 GAL |
| | CALLISTEMON 'LITTLE JOHN' LITTLE JOHN DWARF BOTTLEBRUSH | 4' | 5 GAL |
| | NANDINA DOMESTICA 'HARBOR DWARF' HARBOR DWARF NANDINA | 2'-3' | 5 GAL |
| | AGAPANTHUS AFRICANUS LILY OF THE NILE | 3' | 5 GAL |
| | DIANELLA CAERULEA 'LITTLE BECCA' LITTLE BECCA FLAX LILY | 18" | 1 GAL |
| GROUNDCOVER | | SPACING | |
| | TRACHELOSPERMUM ASIATICUM ASIATIC JASMINE | 4' OC | 1 GAL |
| | JUNIPERUS 'BAR HARBOR' BAR HARBOR JUNIPER | 4' OC | 1 GAL |
| | SEASONAL ANNUAL COLOR (ANNUAL COLOR BEDS TO BE TOP DRESSED WITH A 3" MINIMUM LAYER OF 0-1/4" MULCH) | 12' OC | FLATS |
| | DRAWRF TURF TYPE TALL FESCUE TURF | PER AREA | SOD |
| VINES | | REMARKS | |
| | CLYTOSTOMA CALLISTEGIOIDES PURPLE TRUMPET VINE | TRAIN TO VINE SUPPORT TRELLIS | 1 GAL |
| | PARTHENOCISSUS TRICUSPIDATA BOSTON IVY | TRAIN TO TRASH ENCLOSURE WALL | 1 GAL |

MOUNTAIN VISTA PLAZA

PRELIMINARY LANDSCAPE PLANTING PLAN

Prepared for:
EPICK HOMES, INC.
 901 BRUCE ROAD, SUITE 100
 CHICO, CA 95928



SEE SHEET L-0.1 FOR PRELIMINARY
 LANDSCAPE SITE PLAN, SHEET L-0.3 FOR
 PRELIMINARY LANDSCAPE DESIGN
 DEVELOPMENT AND CALCULATIONS, AND
 SHEET L-0.4 FOR LANDSCAPE PLANTING
 DESIGN DEVELOPMENT

SHEET L-0.2

DATE: JUNE 8, 2020
 PROJECT NUMBER: 2150
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 Prepared by:
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 PHONE: (530) 899-1130 www.BFLAdesign.com

AREA LIGHT

RECOMMENDED POLES & ARMS

ANTIQUE STREET LAMPS

EML25

PENDANT WALL BRACKET SERIES PHILADELPHIA SERIES CAST ALUMINUM POST URBAN ALUMINUM POLE SERIES URBAN STEEL POLE SERIES

For detailed product specifications for Pole and Arm/Wall Mount visit the Antique Street Lamps website.

EML25 LED

Antique Street Lamps™ | 1323 Columbus Road | Granville, OH 43021 | Phone: 1-800-415-8899 | www.antiquestreetlamps.com
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VOLTAGE

SELECT YOUR OPTIONS FROM

- MVOLT MVOLT
- 120 120V
- 208 208V
- 240 240V
- 277 277V
- 347 347V
- 480 480V

DISTRIBUTION

House Side Street Side

R2 Type II Distributes light evenly ahead of luminaire location with significant lateral spread.

R3 Type III Provides light further ahead of the luminaire than a Type II pattern but maintains a significant lateral spread.

R4 Type IV Sharp Cut-off Distributes light straight exclusively forward with an emphasis on eliminating light trespass and spill light behind the pole.

R5 Type V Provides improved uniformity with a variance of the Type IV distribution with a slightly square pattern compared to the regular Type V.

SELECT YOUR OPTIONS FROM

- R2 Type II
- R3 Type III
- R4 Type IV
- R5 Type V

OPTIONS

SELECT YOUR OPTIONS FROM (Fuse Not Included)

- SF Single Fuse
- DF Double Fuse
- SPD Surge Protection Device

FINISH

The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process which consists of drying, powder application and curing. Before coating the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

For a complete listing of colors, visit: www.acuitybrandslighting.com/architecturalcolors

Notes:
*Contact factory for CM option.

Date is considered accurate as of the revision date shown. Antique Street Lamps reserves the right to modify specifications without notice.

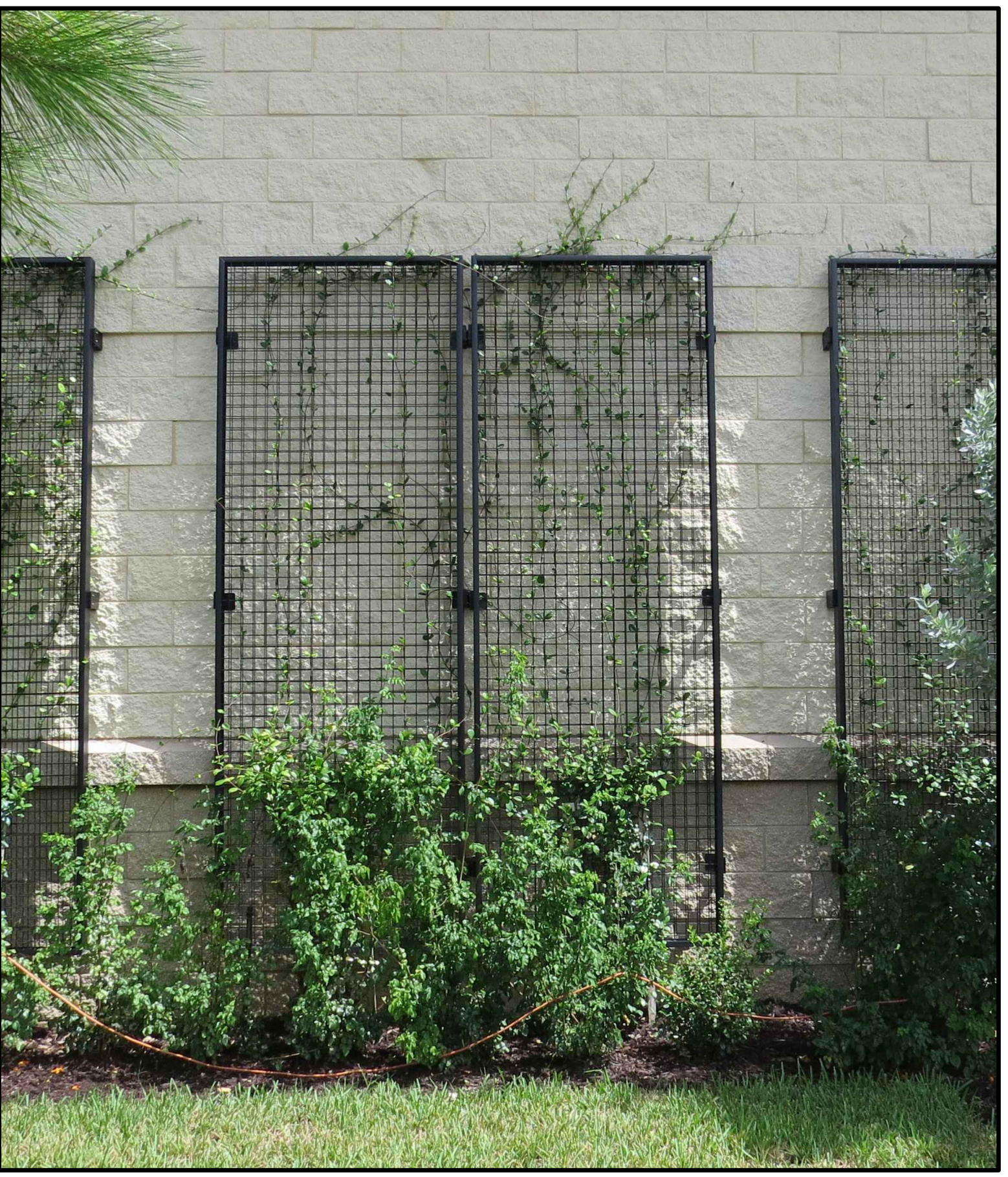
SELECT YOUR OPTIONS FROM

- DBL Black
- DDB Dark Bronze
- DNA Natural Aluminum
- DWH White
- CS Custom Select (RAL colors)
- CM Custom Match
- ANBK ASL Black
- ANDB ASL Dark Bronze
- ANDG ASL Dark Green
- ANVG ASL Verde Green

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VINE SUPPORT TRELLIS



BRICK SCREEN/ RETAINING WALL WITH PILASTERS



BICYCLE PARKING



SHADE CALCULATIONS

| DESCRIPTION | SHADE AREA | QUANTITY | TOTAL | PERCENT |
|--------------------------------|------------|----------|-----------|---------|
| TOTAL PARKING AND BACK-UP AREA | | | 38,530 SF | |
| SHADE AREA PROVIDED | | | | |
| 30 FOOT DIAMETER TREES | | | | |
| F FULL | 706 SF | 0 | 0 | 0 |
| TQ THREE QUARTER | 529 SF | 0 | 0 | 0 |
| H HALF | 353 SF | 4 | 1,765 SF | 4% |
| Q QUARTER | 176 SF | 0 | 0 | 0 |
| 40 FOOT DIAMETER TREES | | | | |
| F FULL | 1256 SF | 3 | 3,768 SF | 9% |
| TQ THREE QUARTER | 942 SF | 10 | 9,420 SF | 24% |
| H HALF | 628 SF | 7 | 4,396 SF | 11% |
| Q QUARTER | 314 SF | 2 | 628 SF | 1% |
| TOTAL SHADE AREA PROVIDED | | | 19,977 SF | 51% |

PARKING LOT LANDSCAPE

| DESCRIPTION | AREA | PERCENT |
|-----------------------|-----------|---------|
| PARKING LOT PAVING | 38,530 SF | |
| PARKING LOT LANDSCAPE | 2,038 SF | 5% |

SOILS STATEMENT

STANDARD SOIL AMENDMENTS WILL BE APPLIED IN ACCORDANCE WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND THE RECOMMENDATIONS OF AN ANALYTICAL SOILS TESTING LABORATORY.

TOP DRESSING

ALL LANDSCAPE AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF 3/4" BROWN LAVA ROCK TOP DRESSING. ANNUAL COLOR BEDS WILL BE TOP DRESSED WITH 0-1/4" FIR BARK MULCH.

WATER USE

| Maximum Applied Water Allowance (MAWA) - Calculation | | | |
|--|--|----------------------------|-------------------|
| MAWA = (Eto) (0.7) (LA) (0.62) | | | |
| MAWA = | 270,095 Gallons per Year | | |
| Where: | 51.7 = Reference Evapotranspiration (Eto) | | |
| | 0.45 = ET Adjustment Factor (percent) | | |
| | 18,725 = Landscape Area (LA) (square feet) | | |
| | 0.62 = Conversion factor (inches to gallons) | | |
| Estimated Water Use for Hydrozones (EWU) - Calculation | | | |
| EWU = (Eto) (PF) (HA) (0.62) / (IE) | | | |
| Where: | 51.7 = Reference Evapotranspiration (Eto) (Ref: CIMIS) | | |
| | PF = Plant Factor per Hydrozone | | |
| | HA = Hydrozone Area (square feet) | | |
| | 0.62 = Conversion factor (inches to gallons) | | |
| | IE = Irrigation Efficiency per Sprinkler Type | | |
| Hydrozone 1: Low Water Use shrubs and ground cover; Drip. | PR= 0.8 | | |
| PF = 0.2 | | | |
| HA = 5,182 (square feet) | | 0.119031 acres | |
| IE = 0.81 | | | |
| EWU = 41037.03457 (gallons per year) | | 0.125938 acre-feet/year | 54.86235 ccf/year |
| Hydrozone 2: Low water use trees (28' all tree); Drip | PR= 2.5 | | |
| PF = 0.2 | | | |
| HA = 751 (square feet) | | 0.017998 Acres | |
| IE = 0.81 | | | |
| EWU = 6205.021235 (gallons per year) | | 0.019043 acre-feet/year | 8.295483 ccf/year |
| Hydrozone 5: Medium water use shrubs; Drip. | PR= 0.8 | | |
| PF = 0.4 | | | |
| HA = 11,821 (square feet) | | 0.268919 Acres | |
| IE = 0.81 | | | |
| EWU = 184045.362 (gallons per year) | | 0.564814 acre-feet/year | 246.0499 ccf/year |
| Hydrozone 6: Medium water use trees; Drip (28' SF Tree) | PR= 0.8 | | |
| PF = 0.4 | | | |
| HA = 520 (square feet) | | 0.012856 Acres | |
| IE = 0.81 | | | |
| EWU = 8864.316049 (gallons per year) | | 0.027204 acre-feet/year | 11.85069 ccf/year |
| Hydrozone 13: Cool season turf and annual color; Drip. | PR= 0.8 | | |
| PF = 0.7 | | | |
| HA = 580 (square feet) | | 0.013062 Acres | |
| IE = 0.81 | | | |
| EWU = 15761.86198 (gallons per year) | | 0.048371 acre-feet/year | 21.07201 ccf/year |
| Total Estimated Water Use for All Hydrozones (EWU) - Sum | | | |
| EWU = 255,914 (gallons per year) | | 0.78537 Acre-Feet per Year | |
| | 342 (100 cubic feet per year) | 0.007854 Acres | |

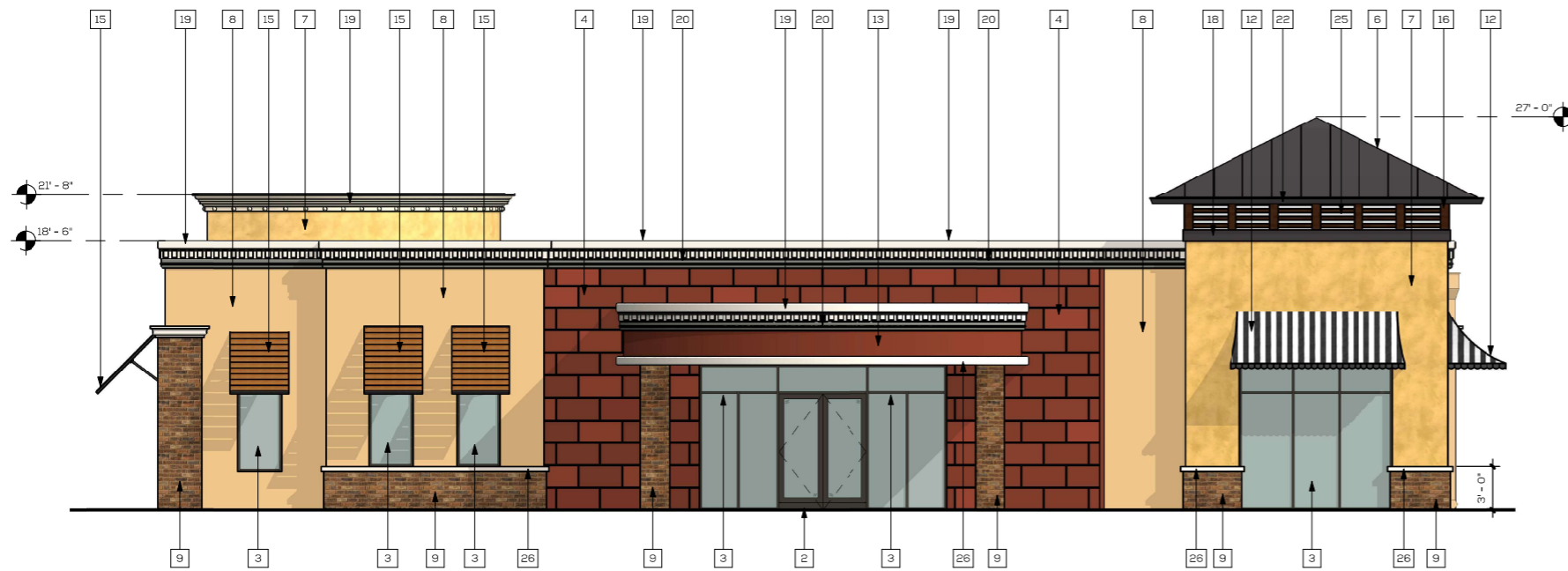
MOUNTAIN VISTA PLAZA

PRELIMINARY DESIGN DEVELOPMENT

Prepared for:
EPICK HOMES, INC.
 901 BRUCE ROAD, SUITE 100
 CHICO, CA 95928

DATE: JUNE 8, 2020
 PROJECT NUMBER: 2150
 DRAWN: JBB

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



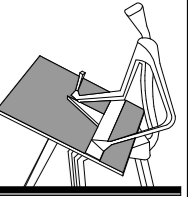
EE - EAST ELEVATION
SCALE: 3/16" = 1'-0"



DD - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

- 1 SLAB DOOR - HOLLOW METAL DOOR - PRIME AND PAINT TO MATCH OLDCASTLE STOREFRONT SYSTEM - BRONZE 740 CLASS I - DARK RANGE FINISH
- 2 OLDCASTLE - BRONZE 740 CLASS I - DARK RANGE FINISH - ALUMINUM STOREFRONT DOOR
- 3 OLDCASTLE - BRONZE 740 CLASS I - DARK RANGE FINISH - ALUMINUM STOREFRONT W/ 1" INSULATED GLASS
- 4 NICHIA ILLUMINATION SERIES PANELS - AWP 1818 - CUSTOM COLOR(S) - SW2839 ROYCROFT COPPER RED, SW6335 FIRED BRICK AND SW7599 BRICK PAVER
- 5 BACK-LIT METAL SIGNAGE - COLOR TO MATCH AEP SPAN COOL WEATHERED COPPER - SIGNAGE UNDER SEPARATE PERMIT
- 6 AEP SPAN - SELECT SEAM WIDE BATTEN STANDING SEAM METAL ROOFING - COOL MIDNIGHT BRONZE OR OWNER APPROVED EQUAL
- 7 OMEGAFLEX - AKROTIOUE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM - 158 SUNSET
- 8 OMEGAFLEX - MEDIUM FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW7682 BEE'S WAX
- 9 CULTURED STONE - CULTURED BRICK VENEER - USED BRICK - HIGH DESERT
- 12 SUNBRELLA - MAYFIELD COLLECTION - SHADE/AWNING UPHOLSTERY - ACRYLIC - WATER REPELLENT - BEAUFORT CLASSIC (BLACK AND WHITE) 49B2-0000
- 13 OMEGAFLEX - SMOOTH/FINE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW2839 ROYCROFT COPPER RED
- 14 WALL LIGHTS - SEE ELECTRICAL PLANS FOR SPECIFICATION - FINISH TO MATCH ANTIQUE STREET LAMPS ANTIQUE DARK BRONZE
- 15 LONGBOARD - 4" V GROOVE PLANKS - 07.46.16 - DARK ANTIQUE OAK FINISH WITH POWDER COATED METAL FRAME - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUME 9 SERIES - ANODIZED EFFECT DARK BRONZE 61/68001
- 16 OLD MASTERS - GEL WOOD STAIN - 80501 PROVINCIAL OR OWNER APPROVED EQUAL - STAIN TO MATCH LONGBOARD PANELS
- 17 SIGNAGE UNDER SEPARATE PERMIT
- 18 METAL - COLOR TO MATCH COOL MIDNIGHT BRONZE
- 19 MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT UPPER HALF WITH SW7531 CANVAS TAN
- 20 MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT LOWER HALF WITH SW7060 ATTITUDE GRAY
- 21 SCUPPER AND DOWNSPOUT - COLOR TO MATCH SW7682 BEE'S WAX
- 22 GUTTER - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE OR OWNER APPROVED EQUAL
- 23 PREFERRED ELECTRICAL PANELING LOCATION - LOCATION DEPENDENT UPON PG&E
- 24 PREFERRED GAS METERS LOCATION - LOCATION DEPENDENT UPON PG&E
- 25 EMISSIVE LIGHTING
- 26 OMEGAFLEX - SMOOTH/FINE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW7531 CANVAS TAN

AA - EXTERIOR ELEVATION KEYNOTE LEGEND
SCALE: NONE



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**RUSSELL
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ASSOCIATES inc.**

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

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PROJECT
**MOUNTAIN
VISTA PLAZA**

OWNER
**CHRIS
GIAMPAOLI**

PROJECT ADDRESS
**FLORAL AVE
& EATON RD
CHICO, CA
95973**

ASSESSORS PARCEL
NUMBER

016-360-116



| | |
|-----------------|------------|
| RGA PROJECT # | 16-453 |
| PLAN CHECK # | - |
| DRAWN | RSQ |
| CHECKED | MBG |
| ARB SUBMITTAL | 2020.06.02 |
| ARB RESUBMITTAL | 2020.07.14 |

**EXTERIOR
ELEVATIONS -
BUILDING A**

ARB3



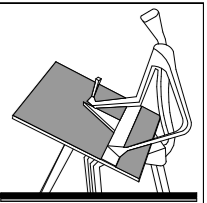
EE - EAST ELEVATION
SCALE: 3/16" = 1'-0"

- | | |
|---|--|
| <p>1 SLAB DOOR - HOLLOW METAL - PRIME AND PAINT TO MATCH OLDCASTLE STOREFRONT SYSTEM - BRONZE 740 CLASS I - DARK RANGE FINISH</p> <p>2 OLDCASTLE - BRONZE 640 CLASS I - DARK RANGE FINISH - ALUMINUM STOREFRONT DOOR</p> <p>3 OLDCASTLE - BRONZE 740 CLASS I - DARK RANGE FINISH - ALUMINUM STOREFRONT W/ 1" INSULATED GLASS</p> <p>4 JAMES HARDIE - HARDIEPLANK SIDING - SELECT CEDARMILL - PAINT WITH SW9142 MOSCOW MIDNIGHT</p> <p>5 JAMES HARDIE - HARDIETRIM BOARDS - 4/4 RUSTIC - PAINT WITH SW7069 IRON ORE</p> <p>6 AEP SPAN - SELECT SEAM WIDE BATTEN STANDING SEAM METAL ROOF - COOL MIDNIGHT BRONZE OR OWNER APPROVED EQUAL</p> <p>7 OMEGAFLEX - AKROTIQUE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM - 06 ITALIAN SLATE</p> <p>8 LONGBOARD - 4" V GROOVE PLANKS - 07.46.16 - DARK ANTIQUE OAK FINISH</p> <p>9 CULTURED STONE - COUNTY LEDGESTONE - ASHFALL</p> <p>10 METAL PARAPET CAP - PAINT TO MATCH SW7575 CHOPSTICKS</p> <p>11 FASCIA - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>12 SUNBRELLA - MAYFIELD COLLECTION - ACRYLIC - WATER REPELLENT - BEAUFORT CLASSIC (BLACK & WHITE) 4982-0000</p> <p>13 OMEGAFLEX - MEDIUM FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW 7634 PEDIMENT</p> <p>14 WALL LIGHTS - SEE ELECTRICAL PLANS FOR SPECIFICATION - FINISH TO MATCH ANTIQUE STREET LAMPS - ANTIQUE DARK BRONZE</p> <p>15 LONGBOARD - 4" V GROOVE PLANKS - 07.46.16 - DARK ANTIQUE OAK FINISH WITH POWDER COATED FRAMING - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUME 8 SERIES - ANODIZED EFFECT DARK BRONZE 61/68001</p> <p>16 OLD MASTERS - GEL WOOD STAIN - 80501 PROVINCIAL OR OWNER APPROVED EQUAL - STAIN TO MATCH LONGBOARD DARK ANTIQUE OAK FINISH</p> <p>17 SIGNAGE UNDER SEPERATE PERMIT</p> | <p>18 METAL - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>19 MELTON CLASSICS - FRP CLASSIC CORNIC MC-4 (PAINTED) - PAINT UPPER HALF WITH SW7575 CHOPSTICKS</p> <p>20 MELTON CLASSICS - FRP CLASSIC CORNIC MC-4 (PAINTED) - PAINT LOWER HALF WITH SW6200 LINK GRAY</p> <p>21 DOWNSPOUT - COLOR TO MATCH SW 7069 IRON ORE</p> <p>22 GUTTER - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>23 PREFERRED ELECTRICAL PANELING LOCATION - LOCATION DEPENDENT UPON PG&E</p> <p>24 PREFERRED GAS METERS LOCATION - LOCATION DEPENDENT UPON PG&E</p> <p>25 EMISSIVE LIGHTING</p> <p>26 OMEGAFLEX - SMOOTH/FINE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW7634 PEDIMENT</p> <p>27 POWDER COATED METAL SIGNAGE MOUNTING - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUME 8 SERIES - ANODIZED EFFECT DARK BRONZE 61/68001</p> <p>28 METAL - COLOR TO MATCH AEP SPAN COOL MATTE BLACK</p> <p>29 DALITILE - RANDOM LINEAR MOSAIC - CRYSTAL SHORES - EMERALD ISLE CS96 OR OWNER APPROVED EQUAL</p> <p>30 GABLE VENT - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>31 JULIETTE BALCONY- POWDER COATED METAL - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUME 8 SERIES - ANODIZED EFFECT DARK BRONZE 61/68001</p> <p>32 SCUPPER AND DOWNSPOUT - COLOR TO MATCH SW 7634 PEDIMENT</p> <p>33 STEEL TRELLIS - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUME 8 SERIES - ANODIZED EFFECT DARK BRONZE 61/68000</p> |
|---|--|

BB - EXTERIOR ELEVATION KEYNOTE LEGEND
SCALE: NONE



AA - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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115 MEYERS STREET SUITE 110 CHICO, CA 95928 530 342 0302

www.rgachico.com

PROJECT
MOUNTAIN VISTA PLAZA

OWNER
CHRIS GIAMPAOLI

PROJECT ADDRESS
FLORAL AVE & EATON RD CHICO, CA 95973

ASSESSORS PARCEL NUMBER
016-360-116



| | |
|-----------------|------------|
| RGA PROJECT # | 16-453 |
| PLAN CHECK # | - |
| DRAWN | RSG |
| CHECKED | MBG |
| ARB SUBMITTAL | 2020.06.02 |
| ARB RESUBMITTAL | 2020.07.14 |

EXTERIOR ELEVATIONS - BUILDING B
ARB6



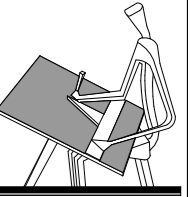
EE - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

- | | |
|---|--|
| <p>1 SLAB DOOR - HOLLOW METAL - PRIME AND PAINT TO MATCH OLDCASTLE SF SYSTEM - BRONZE 740 CLASS I - DARK RANGE FINISH</p> <p>2 OLDCASTLE - BRONZE 740 CLASS I - DARK RANGE FINISH - ALUMINUM STOREFRONT DOOR</p> <p>3 OLDCASTLE - BRONZE 740 CLASS I - DARK RANGE FINISH - ALUMINUM STOREFRONT W/ 1" INSULATED GLASS</p> <p>4 JAMES HARDIE - HARDIPANEL VERTICAL SIDING SELECT CEDAR MILL 6 HARDITRIM BOARD - RUSTIC GRAIN BATTEN BOARDS - PAINT WITH SW6418 RURAL GREEN</p> <p>5 POWDER COATED METAL RAILING - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUMN 8 SERIES - ANODIZED EFFECT DARK BRONZE 6I/68001</p> <p>6 AEP SPAN - SELECT SEAM WIDE BATTEN STANDING SEAM METAL ROOF - COOL MIDNIGHT BRONZE OR OWNER APPROVED EQUAL</p> <p>7 OMEGAFLEX - AKROTIQUE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM - 10 CYPRESS</p> <p>8 SUNBRELLA - SHADE COLLECTION - ACRYLIC - WATER REPELLENT - ARUBA 4612-0000</p> <p>9 CULTURED STONE - COUNTRY LEDGESTONE - BUCKS COUNTY</p> <p>11 FASCIA - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>12 LINTEL - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>13 OMEGAFLEX - MEDIUM FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW9019 GOLDEN PLUMERIA</p> <p>14 WALL LIGHTS - SEE ELECTRICAL PLANS FOR SPECIFICATION - FINISH TO MATCH ANTIQUE STREET LAMPS ANTIQUE DARK BRONZE</p> <p>15 LONGBOARD - 4" V GROOVE PLANKS - 07 4618 - DARK ANTIQUE OAK FINISH WITH POWDER COATED FRAMING - TYGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUMN 8 SERIES - ANODIZED EFFECT DARK BRONZE 6I/68001</p> <p>16 OLD MASTERS - GEL WOOD STAIN - 80501 PROVINCIAL OR OWNER APPROVED EQUAL - STAIN TO MATCH LONGBOARD DARK ANTIQUE OAK FINISH</p> <p>17 SIGNAGE UNDER SEPERATE PERMIT</p> <p>18 METAL - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> | <p>19 MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT UPPER HALF WITH SW9180 AGED WHITE</p> <p>20 MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT LOWER HALF WITH SW6200 LINK GRAY</p> <p>21 SCUPPER AND DOWNSPOUT - COLOR TO MATCH SW9019 GOLDEN PLUMERIA</p> <p>22 GUTTER - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>23 PREFERRED ELECTRICAL PANELING LOCATION - LOCATION DEPENDENT UPON PG8E</p> <p>24 PREFERRED GAS METERS LOCATION - LOCATION DEPENDENT UPON PG8E</p> <p>25 EMISSIVE LIGHTING</p> <p>26 OMEGAFLEX - SMOOTH/FINE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW6008 BLACK BEAN</p> <p>27 OMEGAFLEX - SMOOTH/FINE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW9180 AGED WHITE</p> <p>28 SUNBRELLA - SHADE COLLECTION - ACRYLIC - WATER REPELLENT - AZURE 4669-0000</p> <p>29 SUNBRELLA - SHADE COLLECTION - ACRYLIC - WATER REPELLENT - BUTTERCUP 4635-0000</p> <p>30 GABLE VENT - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>31 STEEL COLUMN</p> <p>32 CUSTOM WOOD STAINED TOWER BRACING - OLD MASTERS - GEL WOOD STAIN - 80501 PROVINCIAL OR OWNER APPROVED EQUAL</p> <p>33 PLANTER BOX - CULTURED STONE - COUNTRY LEDGESTONE - BUCKS COUNTY</p> <p>34 POWDER COATED STEEL TRELLIS - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUME 8 SERIES - ANODIZED EFFECT DARK BRONZE 6I/68000</p> <p>35 TRIM PAINT TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>36 SUNBRELLA - MAYFIELD COLLECTION - ACRYLIC - WATER REPELLENT - BEAUFORT CLASSIC (BLACK & WHITE) 4982-0000</p> <p>37 DOWNSPOUT - COLOR TO MATCH SW9019 GOLDEN PLUMERIA</p> <p>38 EMERGENCY ROOF OVERFLOW SPOUT - COLOR TO MATCH SW9019 GOLDEN PLUMERIA</p> |
|---|--|

BB - EXTERIOR ELEVATION KEYNOTE LEGEND
SCALE: NONE



AA - WEST ELEVATION
SCALE: 3/16" = 1'-0"



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architecture + engineering

RUSSELL GALLOWAY ASSOCIATES inc.

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SUITE 110
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PROJECT
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OWNER
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**FLORAL AVE & EATON RD
CHICO, CA
95973**

ASSESSORS PARCEL NUMBER

016-360-116



| | |
|---------------|------------|
| RGA PROJECT # | 16-453 |
| PLAN CHECK # | - |
| DRAWN | RSQ |
| CHECKED | MBG |
| 1ST SUBMITTAL | 2020.06.02 |

EXTERIOR ELEVATIONS - BUILDING C
ARB8



August 21, 2020

City of Chico Planning
411 Main Street
Chico, Ca. 95928

RE: New Planned Used Development, Conditional Use Permit and **AR 20-12**
Address: Floral and Eaton
APN; 016-360-116

Dear Planner:

It is with great pleasure that we submit the application to you for the final phase of the Planned Use Development Permit for the Sycamore Glenn Subdivision. This submittal covers the last 1.98 acres of commercial on the northeast corner of Floral and Eaton.

The proposed design includes 3 distinct buildings. Given market interest and relationships to the streets, future round-about and neighboring residential the location appears to be prime for small restaurants, commercial office, and light retail. As is common with mixed commercial properties, available parking will drive tenancy in the project. Our parking analysis explored a mix of tenants and potential operating hours. We recognize that the prime food service location on the corner would have heavier use in evenings, while the potential drive-thru and coffee would peak in the morning hours. This reciprocal parking will relieve peak use times, but as presented, the parking calculation provides parking in compliance with Title 19 without reductions. As summarized on Exhibit PE.1, the plan intends to have a mix of food, retail and office in buildings B and C and full restaurant in Building A but use could vary depending upon market conditions. While the full intent of the project is to provide potential tenants with their individual demand for parking stalls, it is always possible that tenant mix could change, or demand could be higher than anticipated. Fortunately, this site has 2 favorable attributes with this regard:

- 1.) It is located within walking distance of hundreds if not thousands of patrons.
- 2.) It features a significant quantity of off-site/ on-street parking.



For this reason, we would request that the P.U.D. allows for a 10% reduction in the City of Chico's on-site parking requirements.

There is a prime patio location on the corner. In an effort to help separate that corner from round about traffic, it is proposed that the patio is elevated. This will help convey "social energy" to the street front, and at the same time alleviate some of the noise associated with traffic.

As interest has peaked on this project, requests have come in for the project to include a potential drive-thru for a coffee provider. The site plan has been modified to include this potential use and this P.U.D. application is intended to include its potential use on Building C. This is the only location where adequate cueing could be provided and therefore the request is only for this building. The location provides cueing for 11 vehicles. Overflow would occur on-site and not into the public way. The drive-thru aisle provides space for the screening of vehicular lights from the neighboring residences.

In summary this PUD/ CUP would allow for:

- 20,650 square feet of leasable space for commercial office, light retail, and restaurant.
- Reduction in the Title 19 required parking by 10%
- Allowance for a drive-thru on Building C

Sincerely,

Matt Gallaway, A.I.A., LEED AP
Russell, Gallaway, Associates Inc.