DATE: February 16, 2016

TO: Architectural Review and Historic Preservation Board

FROM: Jake Morley, Associate Planner, (879-6810, jake.morley@chicoca.gov)
Community Development Department

RE: Surf Thru Express Car Wash – Vacant Lot at Southwest Corner of Forest Avenue and Notre Dame Blvd. – APN 002-190-038

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and 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 approve Architectural Review 15-32 (Surf Thru Express Car Wash), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a single story 4,900 square foot drive through car wash and supporting facilities on a vacant one acre site, just west of the Forest Avenue and Notre Dame Boulevard intersection (see Location Map Attachment A and Applicant’s Project Description, Attachment B). The site is designated Regional Commercial on the City of Chico General Plan Land Use Diagram, and is located in the CR (Regional Commercial) zoning district.

Vehicle access to the site is via a driveway from Forest Avenue, and from a private road that takes access from Notre Dame Boulevard, that serves the shopping center. Vehicles will stack in a double loaded drive through, pay at a kiosk, then pass through the car wash. Customers will then re-enter the site via the private road to have access to vacuum stations that are located under canopies (see Site Plan, Attachment C).

The proposed commercial structure contains varying heights ranging from 16-feet to 34-feet with the introduction of a tower, parapets and roof elements. The structure will be finished with cement plaster and soft earth-tone colors “Totally Tan” and “Interactive Cream”. A brick veneer (“Cotto Dark”) will wrap around the structure. Detail elements include medallions, columns, and corbels and turrets on the tower. The roof consists of concrete tiles (“Canyon Brown”) (see Color Elevation, Attachment D). A color material board will be presented at the public hearing.

Landscaping is planned throughout the site, with a combination of Ginko, Crape Myrtles, and Chinese Pistache trees to meet the 50% shade requirement. Shrubs are also proposed to soften the structure’s appearance to the street, and to provide additional accent. Flowering
ground cover is proposed in areas current void of trees and shrubs (see Landscape Plan, Attachment E).

DISCUSSION

The Mediterranean building style offers continuity throughout all four elevations in both colors and materials. Design details include split face block around all elevations, with brick veneer to add additional interest. Additional accents are proposed with square titles and medallions around the upper portions of the structure. The project is consistent with Design Guidelines (DGs) that call for architectural significant aspects of the structure to take precedence (DGs 2.1.27).

Vehicle entrance is well defined with a covered alcove connecting the pay station to the carwash facility. Metal canopies are provided for customers who are utilizing the vacuum stations, thereby providing further structural interest and relief from the elements for customers. Parking location is consistent with DGs that call for parking to be placed to the side of development, (DGs 1.1.14, 2.1.26). Bicycle parking is noted near the path of travel from the public right of way, which is in a visible location.

The roof design contains a variety of depths and heights that creates additional interest. The project avoids flat roofs through the introduction of metal canopies, a tower element with corbels, parapet cap and concrete tiles (DG 2.2.24, 2.2.25). A lighting plan is provided which outlines the location of all structural lighting and lights poles (see Attachment F). Each symbol on the light plan correspond to a specific light detail. However, the proposed height of the lighting is not indicated. Therefore, staff recommends a condition of approval that wall lighting shall be mounted at an appropriate height, and parking lot lighting shall be mounted at a pedestrian scale not to exceed 16 feet.

Sign package has been submitted, which notes signage will be internally illuminated flush mounted channel letters (Attachment G). Structural signage is proposed on the north elevation, as well as the west and east elevations. A 10-foot tall monument sign is proposed along the Forest Avenue street frontage. Staff recommends that the proposed monument sign not to exceed 6-feet in height and be placed in a dedicated landscape planter per Chico Municipal Code (CMC) requirements. Pursuant to CMC section 19.74 – Signs, a total of 228 square footage of sign area is allowed (2 square foot per 1 foot of linear building frontage) for all signs. The sign proposed exceeds requirements at 289 square footage of sign area. Therefore, staff has placed a condition of approval requiring signage to conform to code requirements and approved by planning staff.

Landscaping is provided throughout, which will provide additional color and interest to the site. Flowering ground cover, and trees that turn bright, bold colors during the fall provide increased awareness and a seasonal color pallet to the project.

Chico Municipal Code section 19.76.070.G. – Drive-through Facilities, requires each drive-through aisle shall be designed to include a combination of landscaping, low walls and or berms to prevent headlight glare and to reduce visibility from impacting adjacent streets. Landscaping is present along Forest Avenue frontage, however, it does not contain a low wall or berm. Staff recommends that the board discuss with the applicant appropriate design modifications to satisfy this code section.
RECOMMENDED DISCUSSION ITEMS

Pay station
Located on the western elevation, the pay station does not contain any window treatments that can be seen from the public right of way. Staff request that the board discuss with the applicant the possibility of including window elements on either the western or northern elevations of the pay station.

Drive-through Screening
Screening of the drive-through does not meet code requirements which require the combination of landscaping, low walls or a berm to prevent headlights and reduce visibility from the public right-of-way. Staff request that the board discuss with the applicant a design solution to meet code requirements.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review
The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review
According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

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

   The retail building is a project in an existing commercial area that is consistent with several General Plan policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5), in that materials and colors are compatible with existing commercial development found along both Forest Avenue and Notre Dame Blvd. The project includes utilizing existing access driveways associated with surrounding commercial development, which is consistent with policy CIRC-1.1 and Table CIRC-1, which calls for safely and efficiently accommodating traffic from new development and minimizing new driveways on collector streets. 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 promotes orderly development in that it has a single drive access from a collector street, and provides sufficient vehicle parking. The subject site is surrounded by commercial development that ranges from single to two stories in height (DG 2.1.36, 2.2.13).

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 Mediterranean-style is consistent on all elevations. Materials and neutral color pallet of the proposed commercial structure are visually compatible with the surrounding commercial developments. Exterior equipment will be properly screened by landscaping or painted to match the structures. The proposal treats all elevations equally in materials, and details (DG 2.2.24, 2.2.25).

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 project configuration creates a compatible site plan where parking is placed to the side of the structure. The buildings will not unnecessarily block views or dominate its surroundings as the height of the structures is below the allowed height of the zoning designation (DG 1.1.14, 1.1.15)

5. The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.

The proposed landscaping will provide visual relief around the structures and provide adequate parking lot shading. The landscaping will have a range of colors, and textures that will provide visual interest throughout the year with plants that change colors and flower throughout the seasons.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-32 (Surf Thru Carwash). No building permits related to this approval shall be finaled without authorization of Planning staff.

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 parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. Sign package shall be revised to conform to the 228 square footage maximum as set forth in Chico Municipal Code section 19.74. Monument sign not to exceed 6-feet in height and shall be placed in a landscape planter. Future signage shall be reviewed and approved by planning services staff prior to issuance of a sign permit.

5. Wall lighting shall be mounted at an appropriate height, and parking lot lighting shall be mounted at a pedestrian scale not to exceed 16 feet.

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

ATTACHMENTS
- A. Location Map
- B. Applicant’s Project Description
- C. Site Plan
- D. Elevations
- E. Landscape Plan
- F. Lighting Plan
- G. Sign Package

DISTRIBUTION

Internal (3)
Bob Summerville, Senior Planner
Jake Morley, Associate Planner
Files: AR 15-32 (Surf Thru Car Wash)

External (3)
Vermeltfoort Architects, Inc. C/O Robert Vermeltfoort, 8525 N. Cedar Ave., Suite 106, Fresno, CA 93720
Scott Howry, 2701 Brighton Park Dr., Bakersfield, CA 93311
MEMORANDUM

DATE: December 14, 2015

TO: City of Chico – Community Development Department
    Jake Morley (Associate Planner)

FROM: Robert Vermeltfoort

RE: Surf Thru Carwash (APN 002-190-038)

PROJECT #: 14086

The following is a description of our project, based on applicable items from the Design Guidelines from the City of Chico Design Guideline Manual, Chapters 1 and 2.

The building elevations we have proposed were designed to be aesthetically pleasing from both the street side, as well as from within the shopping center. Different heights of towers, parapets, and roof elements provide building depth and create shadow lines. Our canopies, which are used for vacuum stations, also contain solar panels on the roof of the canopies. Surf Thru signage is being placed on the towers and areas facing the street, to draw vehicles onto the site. The signs being proposed are sized appropriately for the areas of the building in which they are being installed. These signs are back-lit, producing a soft glow, and therefore not impacting neighboring properties.

Building mounted light fixtures provide accent lighting to the building façade, as well as creating a lit and safe area around the site. Lighting will be shielded, and focused on the building, as to create minimal glare and reflections into open spaces or neighboring properties. Pole-mounted parking lot light fixtures will be proposed at the recommended height of 18 feet.

All items to allow pedestrians safe and easily accessible access to the site have been addressed; including, but not limited to ample bicycle parking areas, pedestrian walkways, sidewalks, lighting, striping, and benches.
Shrubs and/or a two-foot high concrete masonry unit (CMU) wall will be added to block the cueing lines of cars at the entrance end (street side) to the car wash tunnel. Trees and shrubs matching neighboring parcels will be provided in the landscape frontage shielding vehicles from the public right-of-way, quantity and size designed per city code standard. The trash bins will be located within a 6 foot tall CMU enclosure with metal gates, along with necessary landscaping tall enough to soften the trash enclosure walls.
**Introduction**

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 76% in energy savings over comparable 400W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

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**Specifications**

**Luminaire**
- **Width:** 18-1/2" (47.0 cm)
- **Weight:** 21 lbs (9.5 kg)
- **Depth:** 10" (25.4 cm)
- **Height:** 7-5/8" (19.4 cm)

**Back Box (BBW)**
- **Width:** 5-1/2" (14.0 cm)
- **Weight:** 1 lbs (0.5 kg)
- **Depth:** 4" (10.2 cm)
- **Height:** For 3/4" NPT side entry conduit

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**Ordering Information**

**EXAMPLE:** DSXW2 LED 30C 700 30K T3M MVOLT DDBTXD

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**Notes**

1. MVOLT driver operates on any line voltage from 120-277V (60Hz/Hz). Specify 120, 208, 240 or 277 voltage option only when ordering with fixed SC or DF driver options, or photocontrol (PC option).
2. Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
3. Also available as a separate accessory; see Accessories Information.
4. Photocontrol (PC) requires 120, 208, 240 or 277 voltage option. Not available with motion/ambient light sensors (PT or PRB).
5. Requires RCOABM enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347V, 480V or 575V. Additional hardware and services required for RCOABM deployment. Contact Lithonia Lighting for further information.
6. See the electrical section on page 2 for more details.
7. Requires luminaire to be specified with PER option. Ordered and shipped as a separate item.

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**Accessories**

- DDBXO: Dark bronze
- DOXXO: Black
- DNNXO: Natural aluminum
- DHXXO: White
- DBXXO: Sandstone
- DDBTXD: Textured dark bronze
- DLDBXO: Textured black
- DNNXO: Textured natural aluminum
- DWHGXD: Textured white
- DSSXO: Textured sandstone
**D-Series Size 1**
LED Area Luminare

### Specifications
- **EPA:** 1.2 ft²
- **Length:** 33” (831 mm)
- **Width:** 13” (330 mm)
- **Height:** 7-1/2” (191 mm)
- **Weight (max.):** 27 lbs (12.2 kg)

### Ordering Information

#### EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

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</table>

#### Control options
- **Shipped installed**
  - **PER** Forward optics (no controls) |
  - **PER** Five-wire receptacle only (no controls)  |
  - **PER** Seven-wire receptacle only (no controls) |
  - **DMG** 0-10V dimming driver (no controls) |
  - **DCR** Dimmable and controllable via ROAM® (no controls) |
  - **DS** Dual switching |

#### Other options
- **PIR** Motion/Light sensor, 15-30° mounting height, ambient sensor enabled at 5’ |
- **PRH** Motion/Light sensor, 15-30° mounting height, ambient sensor enabled at 5’ |
- **PIR/RF** Motion/Light sensor, 15-30° mounting height, ambient sensor enabled at 5’ |
- **BL30** Bi-level switching dimming, 30% |
- **PNI 10000** Part number, 10000 (price)
- **PNI 10500** Part number, 10500 (price)

### Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminare. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.
D-Series Size 2
LED Wall Luminaire

Specifications
Luminaire
Width: 18-1/2" (47 cm)
Weight: 21 lbs (9.5 kg)
Depth: 10" (25.4 cm)
Height: 7-5/8" (19.4 cm)

Back Box (BBW)
Width: 5-1/2" (14.0 cm)
Weight: 1 lbs (0.5 kg)
Depth: 1-1/2" (3.8 cm)
Height: 4" (10.2 cm)

For 3/4" NPT, side-entry conduit

Introduction
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 76% in energy savings over comparable 400W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

| Series | LED | Drive Current | Color Temperature | Distribution | Voltage | Mounting | Control Options | Other Options | Finish/Coat
|--------|-----|---------------|-------------------|--------------|---------|----------|----------------|--------------|---------|
| DSXW2 LED | 30C | 30 LEDs (two engines) | | T2S Type II Short 30K 3000K | MVOLT 1 120 208 240 | Shipped included (plastic) Surface mounting bracket | Shipped separately (BBW) Surface-mounted back box (for conduit entry) | | | Dark bronze
| | | | | | | | | | DBRD
| | 30 LEDs (three engines) | | T2M Type II Medium 40K 4000K | | | | | | Black
| | 350 | 350 mA | | T3S Type III Short 50K 5000K | | | | | Natural aluminum
| | | | | T3M Type III Medium | | | | | Natural white
| | 530 | 530 mA | | T4M Type IV Medium | | | | | Sandstone
| | 700 | 700 mA | | TFTM Forward Throw Medium | | | | | Textured dark bronze
| | 1000 | 1000 mA (1 A) | | ASYDF Asymmetric diffuse | | | | | DBLBDX Textured black
| | | | | | | | | | DBXHD Textured natural aluminum
| | | | | | | | | | DWWWGO Textured white
| | | | | | | | | | DSSX Textured sandstone
| | | | | | | | | | DSSX Textured sandstone

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 voltage option. Not available with motion/ambient light sensors (SIR or PIR).
2 Available with 30 LED/70mA options only (DSXW2 LED 30C 700). DMG option not available.
3 Also available as a separate accessory; see Accessories information.
4 Photocell (PE) requires 120, 208, 240 or 277 voltage option. Not available with motion/ambient light sensors (SIR or PIR).
5 Includes a ROAMM enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347V, 480V or PIR. Additional hardware and services required for ROAMM deployment; must be purchased separately. Call 1-800-422-6745 or email: sales@lconlighting.com.
6 Provides the sensor Switch (SBC) 6-CDP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell), or DCR. Dimming driver standard.
7 Single fuse (DF) requires 120, 277 or 347 volt option. Double fuse (DF) requires 208, 240 or 480 volt option.
8 See the electrical section on page 2 for more details.
9 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Accessories
Ordered and shipped separately

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<td>EL1127 3.5 XI</td>
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<td>EL1127 3.5 XI</td>
<td>Photocell - 55, two-lamp (480V)</td>
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<tr>
<td>SC 0</td>
<td>Shading cap</td>
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<tr>
<td>GSWH</td>
<td>House-side shield (for light engine)</td>
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<tr>
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<td>Bird-repellent spikes</td>
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<td>DSPWG</td>
<td>Vandal guard accessory</td>
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<tr>
<td>DSXW</td>
<td>Black box accessory (specify finish)</td>
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</table>

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
© 2013-2015 Anxty Brands Lighting, Inc. All rights reserved.
Freestanding monument sign, 10' tall overall with a 4' x 8' x 16" deep double sided cabinet sign- illuminated with flourescent lamps.

Top of sign cabinet is 9' tall as measured from the top of curb.

Sign cabinet fabricated from 1.5" angle iron with jet coat sheet metal facade. Set back minimum 38' from face of curb.

1' tall decorative metal cap. Cabinet set upon a 4' tall sheet metal pole cover base.

Sign mounted with a 5" diameter round steel pipe - standard wall thickness. Set in 1.5' x 7' deep concrete footing.
Surf-Thru logo shaped sign is comprised of 2 separate elements. Circular shaped wave can is constructed of 1/8" aluminum plate with 3" aluminum returns. Size is approx 68" x 68". This element is non-illuminated. Mounted to Stucco covered plywood wall with Qty - 10 galvanized wood screws.

Surf Thru Express car Wash is an aluminum shaped cabinet that is approx 36" x 112".
Comprised of a 3/16" thick white plexiglass face with translucent vinyl overlay.

5" deep with Blue trimcap and blue returns, internally illuminated with white LED modules.

Mount to rear sign panel with Qty - 12 Galvanized sheet metal screws

Overall size 63" x 112. Connect to pre-run electrical. Includes city permit.
Surf-Thru logo shaped sign is comprised of 2 separate elements. Circular shaped wave can is constructed of 1/8" aluminum plate with 3" aluminum returns. Size is approx 68" x 68". This element is non-illuminated.

Mounted to Stucco covered plywood wall with Qty - 10 galvanized wood screws.

Surf Thru Express car Wash is an aluminum shaped cabinet that is approx 36" x 112".

Comprised of a 3/16" thick white plexiglass face with translucent vinyl overlay.

5" deep with Blue trimcap and blue returns, internally illuminated with white LED modules.

Mount to rear sign panel with Qty - 12 Galvanized sheet metal screws

Overall size 63" x 112. Connect to pre-run electrical. Includes city permit
Set of flush mounted channel letters. 5" deep with Black trimcap and black returns. Overall size 22" x 284"
"Express" has white plexiglass with brilliant green 3M vinyl overlay - internally illuminated with white LED modules
"CAR WASH" White plexiglass faces with light European blue 3M translucent vinyl overlay. White LED module illumination.
Letters mounted to stucco covered block wall using 2" long 1/4" galvanized wood screws into plastic anchors. Qty - 5 per letter
Set of flush mounted channel letters. 5" deep with Black trimcap and black returns. Overall size 30" x 386"
"Express" has white plexiglass with brilliant green 3M vinyl overlay - internally illuminated with white LED modules
"CAR WASH" White plexiglass faces with light european blue 3M translucent vinyl overlay. white LED module illumination.
Letters mounted to stucco covered block wall using 2" long 1/4" galvanized wood screws into plastic anchors. Qty - 5 per letter
SUMMARY AND RECOMMENDATION

The applicant is proposing a front façade remodel of a vacant structure in Downtown Chico. The façade remodel brings historic design elements to a structure that is currently lacking an architectural character. The project implements General Plan policies that promote a high-quality pedestrian environment and lively streetscape within the Downtown core.

Proposed Motion for Final Approval

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-01 (Chico Children's Museum), subject to the recommended conditions therein.

BACKGROUND AND DISCUSSION

Located on the east side of Main Street, mid-block between 3rd and 4th Streets, this project represents a significant façade enhancement in the Downtown (see Location Map, Attachment A). The subject site is located on land designated Commercial Mixed Use on the General Plan diagram and located in the DN-L-COS (Downtown North-Landmark-Corridor Opportunity Site) overlay zoning district.

The owners of the structure wish to convert the space from retail and bar to a museum, a land use allowed by right in the DN (Downtown North) zoning district (see Project Description, Attachment B).

Currently, due to the vacancy of the structure and the large alcove space in front, there is a chain link fence across the front to minimize trespassing. The proposal includes removal of the alcove space, and reconstructing the storefront close to the sidewalk with the introduction of storefront windows that fold open to an indoor patio area (see Floor Plan, Attachment C).

The structure itself will receive a façade enhancement with the removal of the existing brick and awning. New finished elements will be introduced such as cornice details, 12-inch and 16-inch gooseneck lighting fixtures, ceramic tiles and new storefront windows (See Exterior Elevations, Attachment D, see Light Detail, Attachment E).
Ceramic ("subway") tiles are proposed around the storefront, while a stucco finish is proposed above the entry ways. The title will be 3-inch by 6-inch in size and come in "arctic white" while the stucco will be painted "swiss coffee" and "digital yellow". The storefront windows will be framed in a bronze finish (see Color Elevations, Attachment F). A color materials board will be present at the public hearing.

Signage is proposed, which meets the Chico Municipal Code standards of 1 square foot per linear foot of building frontage. Proposed signage will individual mounted channel letters made of metal, that are indirectly illuminated by gooseneck lights mounted above.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 Existing Facilities. The project involves the façade remodel to an existing structure. The project is consistent with the General Plan and zoning, and would not otherwise result in a potentially significant impact to the environment.

Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines based on the required findings itemized below.

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 the following goals and policies contained in the Community Design and Downtown Elements of the General Plan:

   Goal CD-3: Ensure project design that reinforces a sense of place with context sensitive elements and a human scale.

   Policy CD-3.1 (Lasting Design and Materials) - Promote architectural design that exhibits timeless character and is constructed with high quality materials.

   LU-G-13: Maintain and enhance Downtown's vitality and economic well-being, and its presence as the City's symbolic center.

   CD-G-22: Maintain and enhance a strong pedestrian scale and orientation within the Downtown through the design of buildings and streets.

   CD-G-24: Encourage a lively streetscape environment, with buildings and activities oriented to the street and sidewalk areas at ground level.

   Goal DT-3: Enhance the pedestrian environment in Downtown.
Policy DT-3.1 (Design for the Pedestrian Environment) - Enhance the high-quality pedestrian environment within Downtown through the design and maintenance of buildings, sidewalks, open spaces, and other pedestrian amenities.

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 proposal is consistent with the following design objective and guidelines from Chapter 1 (Community Design-Downtown sub-section) of the Design Guidelines Manual:

Objective - Reinforce the historic urban character of Downtown Chico with the design of new development and redevelopment.

DG 1.3.68 - Respect the original design in remodeling of older buildings regarding color, materials, and architectural details of the remodeled building and neighboring buildings.

DG 1.3.74 - Design the shape of awnings to fit the building's architecture as well as relate to other awnings that exist along the street.

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 façade remodel enhances the surrounding streetscape and engages pedestrians by removing the alcove and bringing the store front to the public right-of-way. The proposal contains an attractive color pallet and structural elements like subway tiles and gooseneck lighting.

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 includes historic elements such as a new cornice and subway style tiles that can be found in the downtown area. The structure is existing and is not proposed to have a significant height increase, and therefore will not block views or dominate the surrounding.

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.

Existing street trees will remain, and no new landscaping will be introduced, due to the downtown location.
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 AR 16-01 (Chico Children's Museum). No building permits related to this approval shall be finalized 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.

PUBLIC CONTACT

Public notice requirements were fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to this ARHPB meeting.

ATTACHMENTS
A. Location Map
B. Project Description
C. Floor Plan
D. Exterior Elevation
E. Light Detail
F. Color Elevation

DISTRIBUTION
Internal (3)
Bob Summerville, Senior Planner
Jake Morley, Associate Planner
File: AR 16-01

External (3)
Manuel Breshauer Estate, 341 Broadway, Suite 305, Chico, CA 95928
Gary Hawkins, Architect, 3045 Ceres Avenue, Suite 135, Chico, CA 95973
Richard Billson, 3 Commerce Court, Suite 100, Chico, CA 95928

X:\Current Planning\AR\2016\01_Chico Childrens Museum_Main Street101_AR Report_CCM_Main Street01.docx
January 15, 2016

Architectural Review and Historic Preservation Board
City of Chico Planning Department
411 Main Street
Chico, CA 95928

RE: Façade Remodel at 321, 325, and 327 Main Street in Chico;
Consistency with the City Of Chico Design Guidelines

We are pleased to present a design concept for the enhancement of an existing building at 321, 325, and 327 Main Street. It is our intent that the design is consistent with the City of Chico Design Guidelines. Although strategically placed in downtown, the site is currently unattractive in the heart of downtown Chico’s shopping district. This design represents our client’s concept for improving the visual approach to this important part of our town, and features the following design elements:

This concept provides a welcoming attraction for the downtown core and is consistent with the Design Objective of the Downtown Element of the General Plan.

- Appropriate architectural design and decorative details will be added that “consider the historic architectural qualities that give the building, and neighboring buildings, a distinctive character” per DG 1.3.61, and are consistent with the City’s Design Guidelines Manual Objective 1.3.1  “Reinforce the historic urban character of Downtown Chico with the design of new development and redevelopment.”

- Appropriate signage and lighting will be applied that will “reflect the building’s architectural characteristics, while effectively presenting the business’s image” per DG 1.3.51 and accent the space front that to enhance night time character, compliant with DG 1.3.56 1.3.57.

- This façade remodel reflects our consideration of the historic architectural qualities of the neighboring buildings so as to restore the distinctive character to this space, in compliance with the DG 1.3.61.

- Appropriate architectural design on the fronts exterior will bring back “tile panels that have been altered or destroyed” as a way to restore the character of the storefront and bring unity with neighboring buildings per DG 1.3.73.

It is our hope that you will agree that this project represents our interest in adding a significant improvement to Downtown Chico. The façade remodel at 321, 325, and 327 Main Street is an aesthetic enhancement that will restore character and charm to a section of Chico’s shopping district that is currently lost.

Sincerely,

Gary Hawkins
EXTERIOR ELEVATION - REMODEL

SCALE: 3/8"=1'-0"

ALL EXTERIOR SIGNAGE UNDER SEPARATE PERMIT. SIGNAGE SHOWN FOR REFERENCE ONLY.
Shade Color: White

3x 12" Shade ○ Signage
4x 16" Shade ○ Sidewalk
## LED WAREHOUSE SHADE COLLECTION: The Universal

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<th>Item #</th>
<th>Standard Finishes</th>
<th>Mounting Options</th>
<th>Mounting Color</th>
<th>Optional Accessories</th>
<th>Accessory Colors</th>
<th>LED Options</th>
<th>LED Lens</th>
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<td>100-Black, 200-White</td>
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<td>605-Rust, 975-Galvanized</td>
<td>For additional colors, see color chart</td>
<td>For additional mounting options and details, see mounting option chart</td>
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### BLE-C

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BLE-C WHU16-PC-LED 100 SBK 100-
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### ORDER SPECIFICS

- **Notes:**
  - 1: Suitable for Damp locations. Standard length 8 feet. 2: Suitable for Dry locations Only (Not CSA listed). Standard length 6 feet. *Additional lengths available on Cord & Stem
  - Suitable for Wet Location (except when cord mounted)
FACADE REMODEL FOR 321 MAIN ST.
REPORT
DATE: February 16, 2016

TO: Architectural Review and Historic Preservation Board

FROM: Jake Morley, Associate Planner, (879-6810, jake.morley@chicoca.gov)
Community Development Department

RE: Architectural Review 16-01 (Chico Children’s Museum) – 321, 325 and 327 Main
Street - Facade Remodel

SUMMARY AND RECOMMENDATION

The applicant is proposing a front façade remodel of a vacant structure in Downtown Chico. The façade remodel brings historic design elements to a structure that is currently lacking an architectural character. The project implements General Plan policies that promote a high-quality pedestrian environment and lively streetscape within the Downtown core.

Proposed Motion for Final Approval

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-01 (Chico Children’s Museum), subject to the recommended conditions therein.

BACKGROUND AND DISCUSSION

Located on the east side of Main Street, mid-block between 3rd and 4th Streets, this project represents a significant façade enhancement in the Downtown (see Location Map, Attachment A). The subject site is located on land designated Commercial Mixed Use on the General Plan diagram and located in the DN-L-COS (Downtown North-Landmark-Corridor Opportunity Site) overlay zoning district.

The owners of the structure wish to convert the space from retail and bar to a museum, a land use allowed by right in the DN (Downtown North) zoning district (see Project Description, Attachment B).

Currently, due to the vacancy of the structure and the large alcove space in front, there is a chain link fence across the front to minimize trespassing. The proposal includes removal of the alcove space, and reconstructing the storefront close to the sidewalk with the introduction of storefront windows that fold open to an indoor patio area (see Floor Plan, Attachment C).

The structure itself will receive a façade enhancement with the removal of the existing brick and awning. New finished elements will be introduced such as cornice details, 12-inch and 16-inch gooseneck lighting fixtures, ceramic tiles and new storefront windows (See Exterior Elevations, Attachment D, see Light Detail, Attachment E).