DATE: May 22, 2018

TO: Architectural Review and Historic Preservation Board

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

RE: Hampton Inn and Suites
Springfield Drive, APN 002-140-025 (portion)

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 17-20 (Hampton Inn and Suites), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new 88,000 sq. ft. hotel building and parking area on a 2.7-acre site. The site is located on the west side of Springfield Drive, between the Chico Mall and Springfield Village (Kohl's shopping center) (see Attachment A, Location Map). The site is designated Regional Commercial on the General Plan Land Use Diagram and is zoned CR (Regional Commercial).

The proposed project is comprised of a four-story building that includes 148 guest rooms, off-street parking area and associated landscaping (see Attachment B, Project Description).

The site plan illustrates the L-shaped building situated in the middle of the site, set back 15 feet from the front property line. Off-street parking would be located at the rear and sides of the building. Entry to the site is provided by two access points from Springfield Drive, as well as a 24-foot access way at the rear of the site that connects to an existing easement providing access to the Chico Mall and Springfield Village parking lots (see Attachment C, Overall Site Plan).

The proposed architecture utilizes the Hampton Inn standard prototype, with additional design elements such as porcelain tile accents (Dark Copper) around the buildings front entry and main tower. Exterior wall surfaces are cement plaster and wall colors would alternate between a copper brown (“Copper Wire”) and white (“Extra White”) (see Attachment D, Color Elevations and Materials and Colors). A large port-cochere is proposed over the lobby entrance with matching copper porcelain finish. The building would feature four tower elements of varying heights with the highest tower parapet reaching approximately 57-feet tall. Decorative lighting is proposed at the top of each tower and port-cochere, shielded by the
cornice overhang. No other building-mounted exterior lighting is proposed. Roof mounted HVAC systems will be screened from view by parapet walls.

An indoor pool is proposed on the northern side of the site, located within a stand-alone building adjoining the hotel through a vestibule. The pool building would feature an outdoor patio area with seating, surrounded by a low, wrought-iron fence. Adjacent to the pool building would be a large enclosed outdoor patio with decorative paving, accessed through two large meeting rooms on the interior of the building. A covered trash enclosure structure is proposed at the rear of the site featuring a stone veneer, painted to match the exterior of the main building.

A total of 153 off-street parking spaces would be provided. Eight bicycle parking spaces are proposed, with bicycle racks located at the buildings front entry and an indoor storage locker would be provided near the buildings front door (see Attachment E, Bike Rack Specifications). All parking requirements pursuant to Chico Municipal Code (CMC) 19.70 (Parking and Loading Standards) have been met. The photometric site plan indicates parking lot light poles proposed at 16-feet tall for parking lot illumination, bollard lighting would be located around the building perimeter and under-canopy lights would be located under the proposed solar shade structures (see Attachment F, Photometric Site Plan/Lighting Detail).

The landscape plan calls for a variety of species with moderate to low water demands. A mixture of trees, shrubs and perennials is proposed around the buildings site perimeter, predominantly along the public right-of-way (see Attachment G, Landscape Plans). Steel-frame, tilt-up solar shade structures are proposed to cover much of the off-street parking spaces (solar shade structure detail can be found on Attachment C, Overall Site Plan) and a condition of approval is recommended that the base and frame of each shade structure is painted to match the main building exterior. Pursuant to CMC 19.70.060 (Design and development standards for off-street parking), these structures are counted towards the overall parking-lot shade requirement. This calculation, including 23 large-diameter trees, is estimated to reach 62-percent at tree maturity. A condition of approval is recommended that all unspecified shade trees be selected from the City’s Approved Street Tree and Parking Lot Tree list.

**DISCUSSION**

The proposal is consistent with General Plan goals and policies that encourage the development of additional tourism businesses and industries, such as hotels (ED-2.1). The project is also consistent with policies that encourage compatible infill development (LU-4.2, CD-5.1) and positive contributions to the neighborhood with its enhanced architectural quality and materials (LU-4.4). The proposed site design promotes pedestrian and bicycle access by directly engaging the public sidewalk, providing safe bike parking, and situating parking toward the sides and rear of the site with distinctive pedestrian pathways, consistent with policies CD-3.2 and CD-3.3.

The project is also consistent with Design Guidelines (DGs) that call for creating a pedestrian-friendly environment by placing the building near the public sidewalk and locating vehicle parking on the interior of the site (DG 1.1.13, 1.1.14 and 1.1.15). The port cochere feature creates a dominant building entry feature which is obvious from the street, consistent (DG
5.1.11). The project’s design includes a rich color palette, variations in depth and height and changes in surface materials, consistent with DG 2.2.31 and DG 2.2.32.

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 (In-Fill 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 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 proposal is consistent with General Plan goals and policies that encourage the development of additional tourism businesses and industries, such as hotels (ED-2.1). The project is also consistent with policies that encourage compatible infill development (LU-4.2). The proposed site design promotes pedestrian and bicycle access by directly engaging the public sidewalk, providing safe bike parking, and situating parking toward the sides and rear of the site with distinctive pedestrian pathways, consistent with policies CD-3.2 and CD-3.3. The site is not located within the bounds of a Neighborhood Plan or area plan.

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

   The project is consistent with Design Guidelines (DGs) that call for creating a pedestrian-friendly environment by placing the building near the public sidewalk and locating vehicle parking on the interior of the site (DG 1.1.13, 1.1.14 and 1.1.15). The port cochere feature creates a dominant element at the building entry, making it obvious from the street, consistent with DG 5.1.11.

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

   The design, materials and colors of the proposed new building are visually compatible with the surrounding commercial developments, specifically regarding the variable parapet
heights and tile accents. Exterior equipment will be properly screened from view by roof parapets, landscaping or painted to match approved colors.

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 new proposed building will occupy a vacant parcel and create continuity between two developed commercial sites. At four stories, the building would be larger than the existing surrounding development, but is appropriate to increase visibility from Highway 99. The buildings orientation places the bulk of the building towards the rear of the site, away from the streetscape. The proposed building would not unnecessarily block views or dominate its surroundings.

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

The proposed landscaping will provide a variety of seasonal color, while minimizing irrigation demands. The new landscaping will extend along the Springfield Drive frontage, erasing a gap that has persisted in that area for several years and improving the attractiveness of the neighboring shopping centers.

**RECOMMENDED CONDITIONS OF APPROVAL**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-20 (Hampton Inn and Suites).

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. All exposed columns and beams of the shade structure shall be painted to match the body of the main building.

**PUBLIC CONTACT**

Public notice requirements are fulfilled by placing a notice on the project site 10 days prior to the ARHPB meeting and by posting of the agenda at least 72 hours prior to the ARHPB meeting.

**ATTACHMENTS**

A. Location Map
B. Project Description
C. Overall Site Plan
D. Color Elevations and Materials and Colors
E. Bike Rack Specifications
F. Photometric Plans/Lighting Specifications
G. Landscape Plan

DISTRIBUTION
(Internal)
Mike Sawley, Senior Planner
Bruce Ambo, Principal Planner
Shannon Costa, Assistant Planner
File: AR 17-20

(External)
Lee Gage, (lee@lgageinc.com)
Pawan Kumar, 249 N. Humboldt Ave, Willows, CA 95988

X:\Current Planning\AR\2017\20 Hampton Inn & Suites\ARHPB report.docx
Attachment A

AR 17-20 Hampton Inn and Suites
Springfield Drive
APN 002-140-025-000 (portion)
January 25, 2018

Shannon Costa
COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING
411 Main Street
P.O. Box 3420
Chico, CA 95927

Subject: Project Description
RE: Hampton Inn and Suites, Chico, CA

Dear Shannon:

We are proposing a new four (4) story Hotel and meeting facility with 148 rooms. The new facility is situated along Springfield Drive, located north of the Chico Mall and just to the south of the Kohl’s Center and will be visible from Hwy 99 as well. Our intention is to create sight lines that facilitate an attractive and inviting preservation to the street for both pedestrians and vehicular traffic.

We look to develop a high-quality building with a sophisticated architectural style that will provide both a strong sense of place and also serve as a way point in the community and maintain the brand image equity of the Hampton Inns.

Our intention is to provide design elements that are compatible with existing materials in the area, but to also bring a new aesthetic to this commercial corridor and the community. The design guidelines and objectives outlined in chapters 1 & 2 of the Design Guidelines Manual were utilized throughout the design process:

- The patio will reinforce a pedestrian-friendly environment (DG 1.1.13) by adding a shaded outdoor sitting area.

- The design will soften and filter views into the parking lot (DG 1.1.14). The combination of the building, patio, and landscaping will assist in mitigating the street side noise and will serve to soften and reduce views into the project parking areas.

- The proposed meeting and gathering areas are defined with architectural elements as described in DG 1.1.33). For example, additional landscaping, seating, and lighting to add design interest.

- We have enhanced the pedestrian experience along Springfield Drive by providing filtered views of our project from the street (DG 1.2.11).
• This project will enhance community character with the overall quality of the project and building, including the patio and design elements which will enhance the urbanism of the area. A strong pedestrian scale and orientation is provided (DG 1.3.11 and 1.3.13).

• The project is consistent with DG 2.1.27- the patio shade elements and landscaping will minimize views of the parking areas to allow architectural significance to take precedence.

• The bicycle racks are located in close proximity to the building and provide shade so as to comply with DG 2.1.31 and 2.1.32.

Don H. Phemister
Project Manager
RDR Builders
Bike Hitch

Product: Bike Hitch
Capacity: 2 Bikes
Materials: Centerbeam: 2” schedule 40 pipe (2.375” OD)
Ring: 1.5” OD 11 gauge tube
Finishes: Standard options: Galvanized or Powder Coated

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Also available in PVC, Thermoplastic, or Stainless steel.

Installation Methods
In ground mount is embedded into concrete base. Specify in ground mount for this option.
Surface Mount has one 5” x 6” foot which is anchored to the ground with four anchors (included with rack).

Space Use & Setbacks:
Wall Setbacks:
For racks set parallel to a wall:
Minimum: 12”
Recommended: 24”
For racks set perpendicular to a wall:
Minimum: 35”
Recommended: 38”

Distance Between Racks:
Minimum: 24”
Recommended: 38”

Street Setbacks:
Minimum: 3

Example of rack in use

American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com