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 18-09 (Skypark 
Plaza Drive Through), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a drive-through restaurant in the Skypark Shopping 
Center, located at 2485 Notre Dame Boulevard, on the northeast corner of Notre Dame 
Boulevard and Skyway. The site is currently developed with a commercial restaurant building 
(Country Waffles) that would be demolished (see Attachment A, Location Map). Surrounding land uses include commercial uses to the north, south, east and west.

The site is zoned CC (Community Commercial), and is designated Commercial Mixed Use by 
the City’s General Plan Land Use Diagram. On June 26, 2018, the Zoning Administrator 
approved Use Permit 18-09 (Skypark Drive-Through), which is required to authorize drive-
through sales in the CC district.

The proposal includes a new 4,500 sq. ft. building with two suites, a drive-through 
facility, outdoor seating and associated parking (see Attachment B, Project Description, 
Attachment C, Site Plan).

The drive-through window is located on the west side of the building and complies with all 
City standards, including sufficient room to queue at least six vehicles in the drive-through 
lane. As shown on the site plan (Attachment C), the drive-through lane has room for 
approximately eleven vehicles. To avoid circulation conflicts with the existing Starbucks on 
the adjacent parcel, increased safety features have been included in the drive-through 
proposal and include a speed bump and stop sign to warn patrons of oncoming vehicles. 
Proposed screening for the drive-through lane includes a hedge of existing privet shrubs to 
be maintained at 42-inches high and lily plants.
The architecture is modern commercial stucco with additional decorative elements, including steel canopies, cultured stone veneer, faux-wood fiber cement and decorative vine trellis features (see Attachment D, Colors and Materials and Attachment E, Color Elevations). The primary color palette is dark taupe (“Mega Greige”, “Black Fox” and “Virtual Taupe”) with dark trim accents (“Griffin”) and black storefronts. A patio with outdoor seating and decorative paving is proposed on the east (front) side of the building, interior to the shopping center.

Exterior wall-mounted lighting would be black, aluminum, goose-neck wall sconces (see Attachment D). Parapet walls would reach 23-feet at the highest point and would provide adequate screening for roof-mounted HVAC systems (see Attachment F, Roof Plan). Parapet walls on the east (front) elevation include a decorative rounded cornice feature, but are omitted from the west (rear) elevation. To better meet Design Guidelines (DG) that encourage equal treatment to all four elevations of the building (DG 2.2.26), staff recommends a condition of approval (see Condition of Approval #3) that the decorative rounded cornice feature is included on all four building elevations.

The proposed project would utilize the existing parking area for the Skypark Shopping Center through a cross-access parking agreement with an additional 11 new vehicle parking spaces provided on-site. Bike racks would be provided on the north side of the building, accessed by a path of travel to the public sidewalk. A CMU-block trash enclosure would be constructed southeast of the building within the shared parking area. The enclosure would feature a corrugated metal roof, metal panel doors with rough-cut wood trim and would be painted to match the main building (see Attachment G, Trash Enclosure).

New landscaping would be provided within the project site and integrated into existing landscaping for the shopping center. The landscape plan indicates a total of 20-percent of the site area to be landscaped; exceeding the required 5-percent for the CC zoning district. A variety of shrubs, ground cover and decorative trees would enhance the aesthetic appearance of the outdoor seating area and along the Notre Dame frontage (see Attachment H, Landscape Plans).

Parking lot shade is estimated to reach 50-percent at tree maturity, however, crepe myrtle trees are used to shade proposed parking spaces closest to the building entry. To ensure adequate shading, staff is recommending a condition of approval (see Condition of Approval #4) that larger shade trees be utilized near the building entry, such as Chinese pistache or evergreen pear. Additional shade trees would be installed in existing planters in the shared parking area

**DISCUSSION**

The proposal is consistent with several General Plan policies, including those that encourage compatible infill redevelopment and revitalization of existing commercial centers (LU-4.2, LU-4.4, CD-5 and ED-3), as the materials and colors are compatible with other existing commercial uses located at shopping center. The single-story architectural design is consistent with surrounding commercial development and would continue the existing context-sensitive transition at the shopping center with smaller, individual buildings located toward the perimeter of the site and the larger buildings toward the center, consistent with CD-5.2. The project is also consistent with goals and policies to enhance Chico’s long-term
prosperity (ED-1), and ensure that regulations and permitting processes for the conduct of commerce do not unreasonably inhibit local business activity (ED-1.3). Using the existing access driveways associated with shopping center 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 larger streets.

The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design creates a sense of focus toward the main entrance through the use of a steel-awning feature consistent with DG 2.2.23. Design Guideline consistency is further enhanced by screening HVAC units with roof parapets and parking lot and drive-through areas with low-fencing and landscaping, as called-for by DGs 2.1.25 and 2.1.36. For additional DG consistency analysis, see the applicant’s project description, Attachment B.

Pursuant to Chico Municipal Code (CMC) section 19.74.140.I, ground-mounted business-identifications signs in shopping centers are permitted for free-standing buildings greater than 10,000 square feet in gross floor area; the existing sign located on the site is considered nonconforming and can be refaced in compliance with CMC 19.08.030. Additional signage would be reviewed under a separate permit in compliance with CMC 19.74.

Overall, staff has not identified any major issues with the proposal and, subject to the above, and standard conditions, recommends approval of the project.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). Consistent with this exemption, the project consists of the construction of a new commercial pad building less than 10,000 square feet in size, including drive-through food sales, not involving the use of significant amounts of hazardous substances, where all necessary public services are available, and the surrounding area is not environmentally sensitive.

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 proposed restaurant is a commercial redevelopment project in an existing shopping center, consistent with several General Plan policies, including those that encourage compatible infill redevelopment and revitalization of existing commercial centers (LU-4.2, LU-4.4, CD-5 and ED-3) and those that call for minimizing driveways on larger streets (CIRC-1.1 and Table CIRC-1). Approval of the project is consistent with General Plan goals and policies to enhance Chico’s long-term prosperity (ED-1), and ensure that regulations and permitting processes for the conduct of commerce do not unreasonably
inhibit local business activity (ED-1.3).

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 and would increase desirability of investment at The Skypark Shopping Center by re-developing a dilapidated building site at a prominent intersection, consistent with the stated purpose of CMC 19.18. The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design creates a sense of focus toward the main entrance through the use of a steel-awning element, consistent with DG 2.2.23. Design Guideline consistency is further enhanced by screening HVAC units with roof parapets and parking lot and drive-through areas with landscaping, as called-for by DGs 2.1.25 and 2.1.36.

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 development, specifically regarding the stucco exterior and flat roof. Exterior equipment will be properly screened from view by roof parapets, landscaping or by locating equipment inside the building.

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 location and configuration of the proposed structure is compatible with the surrounding shopping center and would occupy the same site as an existing commercial building. The building will not unnecessarily block views or dominate its surroundings. The drive through lane will be adequately screened by new and existing landscaping.

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 new building and reconfigured parking area, with specific attention paid to screening the drive-through aisle from public views along Notre Dame Boulevard.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 18-09 (Skypark Shopping Center). No building permits related to this approval shall be finaled without authorization of Planning staff.
2. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.

3. The building plan submittal shall reflect the decorative rounded cornice feature included on all four building elevations.

4. Larger shade trees, in-lieu of crepe myrtle trees, shall be utilized near the building entry, such as Chinese pistache or evergreen pear.

5. Upon building plan submittal, the applicant shall submit revised landscape/tree planting plans to the Planning Department for review. Because of poor soil conditions, the following notes shall be added to the landscape plan:
   
   a. Parking lot peninsular planters shall be excavated the full width (6 feet minimum) by a minimum of 12 feet in length and minimum of 30 inches deep or below the level of imported structural fill, whichever is greater.
   
   b. Parking lot island planters shall be excavated the full width of the planter 7 ft. by 7 ft. minimum) by a minimum of 36 inches deep or below the level of imported structural fill, whichever is greater.
   
   c. Shade tree planters other than the above shall be excavated 8 ft. by 8 ft. by 60 inches deep. The bottom of all tree excavations shall be scarified. Backfill shall be specified by the landscape professional.

6. Approved material includes pages date stamped May 29, 2018 and labeled:
   
   a. Site Plan A1
   b. Colors and Materials M1
   c. Color Elevations A5
   d. Roof Plan A6
   e. Trash Enclosure A3
   f. Landscape Plan L1

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. Project Description
C. Site Plan
D. Colors and Materials
E. Color Elevations
F. Roof Plan
G. Trash Enclosure
H. Landscape Plans
DISTRIBUTION
Internal (3)
AP Costa
SP Sawley
File AR 18-09

External (2)
Scott Gibson Architect, Inc., 2540 Zanella Way, Suite 60, Chico, CA 95928
(scottg@sgarchitect.net)
Carwood Skypark, LLC, 200 E, Carillo Street, Suite 200, Santa Barbara, CA 93101

X:\Current Planning\AR\2018\09 Skypark Plaza Drive Through\ARHPB report.doc
PROJECT DESCRIPTION

Skypark Plaza
Pad C – 2485 Notre Dame Blvd.

We are proposing to redevelop an existing 1/2 acre parcel at the Skypark Plaza shopping center. The current 4,300 SF restaurant (built in 1987) will be replaced with a new +/- 4,500 SF building (single story), including a drive-through. We are proposing two (2) future tenants for this building: a +/- 2,300 SF restaurant tenant with drive through, as well as a +/- 2,200 SF restaurant or retail tenant.

Our intention is to create sight lines that facilitate an attractive and inviting presentation to the street – for both pedestrians and vehicular traffic. We look to develop a high quality building with a sophisticated architectural style which embraces Chico’s dignified visual character.

Chapters 1 & 2 of The City of Chico Design Guidelines Manual were extensively utilized throughout the design process:

- Building materials such as stacked stone veneer were selected to complement existing aesthetics in the immediate vicinity (Starbucks, Raley’s), but also reinforce a sense of permanence. [DG 1.1.1, 1.2.13, 1.2.21, 1.2.32]

- The patio will reinforce a pedestrian-friendly environment by adding a shaded outdoor sitting area and nearby bicycle parking. [DG 1.1.13]

- The proposed landscape design softens and screen views from the public right-of-way towards the drive through and parking lot. Waxleaf Texas Privit hedges maintained to +42" are utilized to provide a natural screen for vehicle headlights while in the drive through [DG 1.1.14, 2.1.26, 2.1.27]

- The patio is situated on the east side of the building which allows the building to serve as a noise buffer between Notre Dame Blvd. and the patio occupants. [DG 1.1.15]

- Decorative paving is utilized to define pedestrian gathering areas [DG 1.1.33]

- The open, well-lit site layout enhances safety, security, and surveillance [DG 1.1.35]

- Decorative goose-neck style building lights in addition to recessed under-awning lights provide effective, aesthetic lighting while minimizing glare [DG 1.5.1]

- Shade trees and energy-efficient fixtures are utilized to minimize wasted energy in all 4 seasons. The west elevation is well shaded from mature shade trees. [DG 1.7.1]

- Corporate tenants have been consulted throughout the design process to ensure the building meets both corporate requirements while also embracing Chico’s visual character. [DG 1.8.1]
• The bicycle racks are located in close proximity to the building and provide shade so as to comply with sections [DG 2.1.21, 2.1.31 2.1.32].

• Electrical service, fire riser, and roof ladder are located within the building ensure adequate screening [DG 2.1.38 & 2.2.28]

• Building design subtly complements surrounding architecture while also taking on its own unique identity by utilizing goose-neck lighting and state-of-the-art "Nichia" brand siding for an authentic wood appearance. [DG 2.2.1]

• Varying building materials, colors, and awnings at the façade create a sense of focus at building entrances and avoid monotony. [DG 2.2.2 & 2.2.3]

Compatibility:

The proposed project would provide the following mitigations:
1. All HVAC units will be completely screened from view with high parapets
2. Outdoor public patios and business entrance shall be located on the eastern side of the building.
3. Trash enclosures shall be placed a minimum of ten feet away from the adjacent property lines.
4. All Site and Street trees and plantings shall be drought tolerant and meet the approval of the City of Chico Forrester.

Sincerely,

SGA - SCOTT GIBSON ARCHITECT, Inc.

Scott Gibson, Architect
C18327
**LIGHTING**
- L1: Spun aluminum shade with goose neck extension arm
  - MFR: AEP Lighting
  - Model: W520-41-F6-41

**MATERIALS**
- FC1: Fiber cement
  - MFR: NOXIA
  - Series: Vintage wood series
  - Color: Bark
- SV1: Stone veneer
  - MFR: Eldorado Stone
  - Color: Savannah Limestone (over grouted)

**COLORS**
- P1: Sherwin Williams SW7031 - Mega Greige
- P2: Sherwin Williams SW7039 - Virtual Taupe
- P3: Sherwin Williams SW7026 - Griffin
- P4: Sherwin Williams SW7020 - Black Fox
- M1: Benjamin Moore 2133-10 - Onyx

**NOTES:** All exterior paint acrylic latex, flat sheen, black paint to be satin sheen

**STOREFRONT SYSTEM**
- SF1: Black anodized aluminum storefront
  - MFR: Vista Wall

**BIKE RACK**
- B1: Bike rack
  - MFR: Highland
  - Spec: 145-143B Standard style bike rack
  - Color: Black