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 17-35 (Chase Bank – Chico East), subject to the recommended conditions.

BACKGROUND

The project involves demolition of the existing automotive shop and construction of a new bank building with two 24-hour drive-through ATMs and an eight-foot masonry screen wall located at 850 East Avenue, between Pillsbury Road and Cohasset Road (see Attachment A, Location Map). The site is zoned CR-AOB2 (Regional Commercial with Aircraft Operations Zone B2 overlay) and is designated Regional Commercial by the City of Chico General Plan Land Use Diagram.

On 9/26/17, the Zoning Administrator approved Use Permit 17-13, authorizing a drive-through use and 8-foot masonry screen wall at the site.

The proposed project involves demolition of the existing automotive shop and construction of a new bank building. The new development would also include two new drive-through ATMs, an eight-foot masonry screen wall, new landscaping, a trash enclosure, a new customer parking configuration and security lighting (see Project Description and Design Guidelines Statement, Attachment B and Site Plan, Attachment C).

The new bank building would be approximately 3,500 square-feet in size. The building would include a 28-foot tower element facing East Avenue with parapet walls ranging between 21- and 23-feet (see Building Exterior Elevations, Attachment D). The building’s exterior would feature brown earth tone colors with tile veneer and asphalt shingle roofing at the tower. The building entrance would be covered with a silver/blue aluminum composite panel canopy (see Building Color Elevations, Attachment E and Color and Materials Board, Attachment F).

A new 16-foot canopy is proposed near the north corner of the site to cover the drive-through ATMs (see Canopy, Trash Enclosure and Lighting Details, Attachment G). The canopy would
match the characteristics of the main bank building (see Canopy Color Elevations, Attachment H).

Construction of an 8-foot wall is required per Chico Municipal Code (CMC) Section 19.76.070(H) (Drive-in and drive-through facilities) on each property line that is adjoining a residentially zoned parcel. The proposed wall would aesthetically match the adjacent Walgreens wall and would continue along the northwest property line to East Avenue. The height of the wall would decrease along the west property line as it approaches East Avenue including 6-foot and 4-foot wall segments (see Site Plan, Attachment C). The adjacent residents whose fences would be blocked by the 8-foot screen wall have expressed their desire to maintain pedestrian access to the project site through existing gates. If accommodated by the applicant, this could result in small openings along the wall to allow residents continued use of their established gates.

Approximately 8,000 square-feet of landscaping is proposed throughout the project site. The landscape buffers would include various shrub and perennial arrangements, which would work in conjunction with various ground cover species and ornamental trees including scarlet oaks, crepe myrtles and Chinese pistache, to screen the west property line and drive-through lanes. Shade trees proposed in the new parking area are estimated to achieve 54 percent shading at maturity (see Landscape Plan, Attachment I). The proposed design does not include the removal of any existing trees.

The site plan (Attachment C) shows a new parking configuration totaling 38 on-site parking spaces, exceeding minimum code requirements. Two new inverted ‘U’ bike racks and two bike lockers are proposed near the front entry of the bank building that can support six bicycles (see Bike Rack and Locker Specifications, Attachment J). A new gated concrete-block trash enclosure is proposed near the entrance to the drive-through ATMs. The exterior of the enclosure would match the main building’s façade and a 3-foot trellis would cover the top of the enclosure.

Lighting would be placed throughout the parking area and along the drive-through lanes. The LED lights would be mounted on 16-foot poles with 30-inch concrete pedestals totaling approximately 19-feet in height (see Lighting Specifications, Attachment K). Three lights are proposed along the northwesterly property line abutting residential neighbors. Staff proposes a condition to either reduce the height of these lights to 12-feet or to re-configure the light fixtures in a way to prevent excessive light spillage to adjacent residential properties.

DISCUSSION

The project is consistent with several General Plan goals and policies, including those that encourage development and redevelopment of designated North Valley Plaza Opportunity Site (LU-5.1), promote compatible infill development (LU-4), and endorse rehabilitation and revitalization of existing neighborhoods (H.5). The predominantly drought tolerant species selected for the landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2).

The proposal is consistent with Design Guidelines (DGs) that call for incorporating architectural and site features to provide easy wayfinding and compatibility with the surrounding neighborhood (DG 1.2.32, 1.3.66, 1.6.11, 1.6.14, 2.2.22 and 2.2.31). The site design reinforces
a safe, pedestrian-friendly environment by situating the bank building to the East Avenue frontage, and incorporating safety and security through lighting and landscaping (DG 1.1.13, 1.1.35, 1.5.11, 1.7.13, 2.1.32 and 2.2.11). The site and landscape design of the proposed project provides adequate shading and screening features to minimize the views of the parking areas, drive-through and utility equipment (DG 1.1.14, 2.1.25, 2.1.28 and 2.2.28). The project is consistent with DGs, as listed and detailed in the applicant’s project description (see Attachment B).

Overall, the proposed project would revitalize an underutilized and dilapidated building. The proposed development is appropriate for the location and compatible with surrounding commercial and residential uses.

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 CMC 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, including those that encourage redevelopment within the designated North Valley Plaza Opportunity Site (LU-5.1), promote compatible infill development (LU-4), and endorse rehabilitation and revitalization of existing neighborhoods (H.5). The predominantly drought tolerant species selected for the landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). The project is not located within a specific plan or neighborhood 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 proposal is consistent with DGs that call for incorporating architectural and site features to provide easy wayfinding and compatibility with the surrounding neighborhood (DG 1.2.32, 1.3.66, 1.6.11, 1.6.14, 2.2.22 and 2.2.31). The site design reinforces a safe, pedestrian-friendly environment by siting the bank building to the East Avenue frontage, and incorporating safety and security through lighting and landscaping (DG 1.1.13, 1.1.35,
1.5.11, 1.7.13, 2.1.32 and 2.2.11). The landscape design for the proposed project provides adequate shading and screening features to minimize the views of the parking areas, drive-through and utility equipment (DG 1.1.14, 2.1.25, 2.1.28 and 2.2.28).

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 include a variety of depths and architectural features visually compatible with the existing shopping center, and are not anticipated to be incompatible with future commercial development in the area. Exterior equipment would be properly screened from view by roof parapets (see Roof Plan, Attachment L).

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 proposed structure is compatible with the existing shopping center as well as the surrounding development. The height, massing, and placement of the proposed project would not block any existing views or dominate the existing 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.

A variety of trees, shrubs and perennials are provided in the project and would provide a variety of structure, color and coverage. The proposed landscaping would provide visual relief around the proposed building, adequate shading of the parking area and screening of the development from adjacent residences.

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-35 (Chase Bank – Chico East). No building permits related to this approval shall receive final approval without authorization of Community Development Department Planning staff.

2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.

3. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All proposed signage shall be reviewed under a separate permit and in compliance with CMC 19.74.

5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.

6. Parking area lighting located within 15-feet of any adjoining residentially-zoned parcel shall be limited to 12-feet above grade or configured in a way to prevent light spilling onto neighboring properties (wall-mounted lighting, reducing amount of lighting heads, etc.). Prior to issuance of a certificate of occupancy, Planning staff shall verify adequate shielding of parking area lighting.

PUBLIC CONTACT

Comment letters were received from interested parties regarding the proposed project (see Comment Letters, Attachment M).

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.

DISTRIBUTION

Internal (3)
Mike Sawley, Senior Planner
Kimber Gutierrez, Associate Planner
File: AR 17-35

External (3)
Stantec, Attn. Bob Superneau, 38 Technology Dr., Suite 100, Irvine, CA 92618
RI-Chico, LLC. Attn. Scott J. Huffman, 2025 Fourth Street, Berkeley, CA 94710
Gary M. Semling, 1383 North McDowell Blvd., Suite 250, Petaluma, CA 94954

ATTACHMENTS

A. Location Map
B. Project Description and Design Guidelines Statement
C. Site Plan
D. Building Exterior Elevations
E. Building Color Elevations
F. Color and Materials Board
G. Canopy, Trash Enclosure and Lighting Details
H. Canopy Color Elevations
I. Landscape Plan
J. Bicycle Rack and Locker Specifications
K. Lighting Specifications
L. Roof Plan
M. Comment Letters
September 5, 2017  
File: 2227696150

Attention: Planning Division

City of Chico  
Planning Department  
411 Main Street,  
Chico, CA 95927-3420

P.O. Box 3420 Chico,  
CA 95927-3420

Dear Kimber Gutierrez,

Reference: New Chase Bank – Chico East at 850 East Ave, Chico, CA 95973

Project Design Guidelines and Intent:

It is Chase goal on this project, to work and implement the City of Chico Design Guidelines as noted on Final - Chapter 1 and Commercial, - Chapter 2 as applicable and appropriately for this project type and location.

These include providing a positive contribution to the streetscape with consideration of building scale in relation to adjacent streets, neighborhoods, clear and unobstructed pedestrian path, foster a sense of security. Including safe and convenient bicycle and pedestrian connections adjoining the site. Provide safe pedestrian and bicycle crossings across parking lot driveways. On the site delineate pathways, visible changes in texture and/or color. Provide bicycle parking close to the main entrance of the bank.

Provide shade trees per City code standards, covered or shaded areas for customers and employee for use as breaks areas. Trash containers and utilities to be concealed from public view with an enclosure to compliment and harmonize with the bank building architecture.

Chase incorporates varied building depth and shadow to avoid long, unarticulated elevations. While creating a sense of focus so people may easily find the entrance and incorporate as a dominant design element to create a sense of place. Including roof overhangs, awnings will define a sense of entry to the bank. The colors, materials, and detailing chosen on this project will complement the surroundings structure and neighborhood. It will support this project overall design concept and style.

The placement of the building on the site will reinforce a pedestrian friendly environment and minimizes views of cars from the public right-of-way. Architectural design elements are incorporated to reinforce a sense of place by referencing architectural or cultural ties to the surrounding neighborhood the Chico community. The bank entrance and surrounding areas on
the site will address lighting for safety and security to minimize glare impacts and energy consumption. And will maximize passive energy conservation measures to reflect the Chico community commitment to sustainable practices as possible complying with State and Federal requirements for ATM's. Signage will be incorporated to harmonize with the city standards and guidelines.

Furthermore, Chase will work diligently to implement the City of Chico Design Guidelines as noted on Final - Chapter 1 and Commercial, - Chapter 2 as applicable for this type of project location and they include:

DG 1.1.13 Reinforce a pedestrian friendly environment regarding building placement and orientation.

DG 1.1.14 Minimize views of automobiles from the public right-of-way by locating the majority of parking areas and major driveways to the rear or side of sites wherever feasible.

DG 1.1.35 Include architectural or site design features to enhance safety and surveillance.

DG 1.2.32 Use building materials that reinforce a sense of permanence, history or place.

DG 1.3.66 Utilize colors complimentary to those of adjacent buildings as well as the overall character of the streetscape

DG 1.5.11 Clearly light entrances and eaves of porticos for ease of access, safety and security.

DG 1.5.14 Incorporate the minimum intensity necessary for safety to minimize glare impacts and energy consumption.

DG 1.5.16 Use pedestrian scale lighting along pedestrian walkways to avoid glare.

DG 1.6.11 Enhance a project’s identity, while protecting the character of residential neighborhoods, business areas, streetscapes, and vistas.

DG 1.7.15 Minimize unshaded pavements along south and west elevations.

DG 1.6.14 Enhance the building and do not dominate the elevation with signage.

DG 1.7.13 Consider deciduous shade trees in landscape design along the south and west sides of buildings, allowing heat gain in colder seasons and providing shade during hotter seasons.

Design with community in mind
Reference: New Chase – Chico East at 850 East Ave., Chico, CA 95973

DG 2.1.11 Strengthen neighborhood identity by incorporating design elements that reflect the surrounding neighborhood or environment.

DG 2.1.12 Foster a sense of security by allowing surveillance from the street and from neighboring structures.

DG 2.1.25 Screen parking areas from street views and avoid elevating parking area above street grade.

DG 2.1.27 Minimize views of parking areas to allow the architectural significance of the buildings and landscaping to take precedence. Parking that exceeds the minimum required by City code is discouraged.

DG 2.1.28 Provide shade trees per City code standards.

DG 2.1.32 Locate bicycle parking close to main entrances.

DG 2.1.35 Provide covered or shaded areas for customers and employees in commercial developments for uses such as break and lunches.

DG 2.1.37 Place ground-mounted public utility equipment underground whenever determined to be feasible.

DG 2.1.38 Provide enclosure or screen utility equipment from view by architecturally compatible structures or fencing. Combine screening techniques with landscaping when determined appropriate.

DG 2.1.11 Use appropriate massing, fenestration, articulation, materials and buffering to provide a pedestrian-level scale.

DG 2.2.22 Incorporate varied building depth and shadow in order to avoid long unarticulated elevations.

DG 2.2.23 Create a sense of focus so people may easily find the entrance and incorporate as a dominant design element to create sense of place.

DG 2.2.28 Minimize wall mounted utility equipment from view, including electrical panels, gas meters, conduit, plumbing and downspouts, and either integrate within the building structure or paint to match façade.
DG 2.2.31 Include variations in the depth of surfaces or changes in surface materials to add visual interest to walls.

PROJECT DESCRIPTION, SITE DESIGN AND ARCHITECTURAL INTENT:

The project site is located along East Avenue within the shopping center at the northeast corner of East Ave and Cohasset Rd in Chico. It is across the street from the North Valley Mall. The existing freestanding building was previously occupied by an automotive shop and is currently unoccupied. The overall project intent is to demolish the existing automotive shop building and build a new 3,470 SF single story, Chase bank, on the 0.91-acre site.

Site development will include adequate parking, trash enclosure, yard lights and a canopy with (2) drive-through ATMs. The new building requires 12 parking spaces, and 38 spaces are proposed, inclusive of accessible parking and clear air vehicle parking. The drive-thru ATMs will be located on the north side of the bank building screening it from the street and increase positive site internal circulation. The site will be paved for new sidewalks, parking, drive-aisles and 8,375 sq. ft. of landscaping will be added to enhance the property. Site utilities will be provided by Landlord.

A tower element will be facing East Ave will emphasize the design. The building will have parapet walls ranging between 20'-6" and 22'-6" in height and the exterior facade will be EIFs in the brown earth tone colors with tile veneer and asphalt shingles roofing at the tower, as indicated on the material sample board. The maximum building height of the tallest element will be approximately 27'-10. The building entrance will be covered with a silver/blue aluminum composite panel canopy. The drive-thru ATMs will be located within a 15'-10" high canopy that matches the characteristics of the bank building.

Regards,

STANTEC ARCHITECTURE, INC

Carlos Jahen, NCARB, NCIDQ
Project Manager
Phone: 415-281-5564
Fax: 415-882-9523
Carlos.jahen@stantec.com

jc document

Design with community in mind
SHERWIN WILLIAMS
SW6108 “LATTE”

SHERWIN WILLIAMS
SW7045 “INTELLECTUAL GRAY”

SHERWIN WILLIAMS
SW7036 “ACCESSIBLE BEIGE”

STONE SOURCE
COURTAUD
“HONED LIMESTONE”

CERTAINTEED
“WEATHERED WOOD”

Color Material Board
RECEIVED
AUG 17 2017
CITY OF CHICO
PLANNING SERVICES

SHOWN WITH TOP REMOVED
39"

5"
40" AISLE

ALLOW FOR LOADING OF BIKE,
SUGGESTED CLEARANCE OF 60" (MINIMUM OF 48"

□ SHOWN WITH FLOOR OPTION
EXPLODED COMPONENT VIEW

☀ SOLID DOOR

☀ BICYCLE PERFORATION DOOR

☀ FULL PERFORATION DOOR

CHECK LOCKING STYLE

☀ STEEL PADLOCK STYLE HANDLE
(PADLOCK NOT INCLUDED)

☀ HEAVY DUTY 4266 POP-OUT "T" HANDLE
WITH 2 USER KEYS (KEYED DIFFERENTLY)

☀ STEEL U-LOCK AND PADLOCK STYLE HANDLE
(PADLOCK AND U-LOCK NOT INCLUDED)

OTHER AVAILABLE OPTIONS:
- PERFORATED WALLS AND DOORS
- GEAR HOOKS
- NUMBER PLATES
- GRAFFITI RESISTANT ADDITIONAL COATING

PRODUCT: ML1-1
DESCRIPTION: MADLOCK BIKE LOCKER
1 UNIT - 1 DOOR, 1 TO 2 BIKE CAPACITY
DATE: 7-24-14
ENG: SMC

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

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CITY OF CHICO
PLANNING SERVICES

ELEVATION VIEW

GRADE

Ø 1 7/8" STEEL TUBING

CHECK DESIRED MOUNT □

3/8 ANCHOR ROD
THRU HOLE
(INCLUDED BY MADRAX)

CONCRETE

3" x 6" x 3/8" THICK
2 EA. 3/8" SQ. HOLE TYP.

2 EA. 9/16" Ø HOLE
TYP.

LAG BOLT
CONCRETE

LAG BOLT
CONCRETE

□ IN GROUND MOUNT (IG)

□ SURFACE FLANGE MOUNT (SF)

□ SURFACE GUSSET MOUNT (SG)

SECTION VIEWS

UPCHARGE

PRODUCT: U100-IG(SF,SG)
DESCRIPTION: 'U' BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 8-8-14
ENG: SMC

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3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
Evolve™ LED Area Light

N Series (EANA)
Product Features

The next generation of the GE Evolve™ LED Area Light is an exciting solution to efficiently illuminate site and area applications. The smaller-form design of the EANA fixture provides superior illuminance at impressive site ROIs. The exclusive optical ring design effectively directs the light and produces impressive vertical illuminance and glare control. Additionally, the Evolve LED Area Light provides significant operating cost benefits over the life of each fixture with reduced energy consumption and a long rated life that virtually eliminates ongoing maintenance expenses.

Applications

- Site, area, and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Obtain a truly optimized and efficient parking space with dimming and occupancy sensing features.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 2G vibration level per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K typical.

Lumen Maintenance

- System rating is L85 at 50,000 hours. Contact manufacturer for Lxrx rating (Lumen Depreciation) beyond 50,000 hours.

Ratings

- UL/ULC listed, suitable for wet locations.
- Temperature rated at -40° to 50°C.
- Upward Light Output Ratio (ULOR) = 0.
- Title 24 compliant with “H” motion sensor option.
- Compliant with the material restriction requirements of RoHS.
- DLC Listed

Please refer to the DLC QPL website for the latest and most complete information. www.designlights.org/QPL

Mounting

Option A

- 10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.

Option B

- 10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.

Option C

- Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.

Option D

- 10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%.
- Photo electric sensors (PE) available for all voltages.
- GE dimmable PE socket is available making the unit “adaptive controls ready.” Contact manufacturer for details.
- Dimming:
  - Wired 0-10V continuous dimming with “D” option code
  - Stand-alone motion sensor based dimming using “H” option code
- Surge Protection Options:
  For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2014.
  - 6kV/3kA “Basic” surge protection, standard.
  - 10kV/5kA “Enhanced” surge protection available with “R” option code.
# Ordering Number Logic

**Evolve™ LED Area Light N Series (EANA)**

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<td>Asymmetric Wide</td>
<td>9,040</td>
<td>9,600</td>
<td>148</td>
<td>148</td>
</tr>
</tbody>
</table>

*Rating values for B and G are based on rated lumens and may vary due to flux tolerances.

---

**Attachment K**
Photometrics

EANA Type IV - Asymmetric Forward (F4)
12,380 Lumens, 5000K (EANA_F4550__IES)

Grid Distance in Units of Mounting Height at 30° Initial Footcandle Values at Grade
- Vertical plane through horizontal angle of maximum candlpower at 45°
- Vertical plane through horizontal angle of 72.5°

EANA Type IV - Asymmetric Forward (A4)
3,750 Lumens, 5000K (EANA_A4550__-120-277VIES)

Grid Distance in Units of Mounting Height at 15° Initial Footcandle Values at Grade
- Vertical plane through horizontal angle of maximum candlpower at 45°
- Vertical plane through horizontal angle of 72.5°

EANA Type III - Asymmetric Wide (F3)
13,500 Lumens, 5000K (EANA_F3550__IES)

Grid Distance in Units of Mounting Height at 30° Initial Footcandle Values at Grade
- Vertical plane through horizontal angle of maximum candlpower at 20°
- Vertical plane through horizontal angle of 52.5°

EANA Type III - Asymmetric Wide (A3)
4,090 Lumens, 5000K (EANA_A3550__-120-277VIES)

Grid Distance in Units of Mounting Height at 15° Initial Footcandle Values at Grade
- Vertical plane through horizontal angle of maximum candlpower at 20°
- Vertical plane through horizontal angle of 52.5°

EANA Type II - Asymmetric Narrow (F2)
13,080 Lumens, 5000K (EANA_F2550__IES)

Distance in Units of Mounting Height at 30° Initial Footcandle Values at Grade
- Vertical plane through horizontal angle of maximum candlpower at 65°
- Vertical plane through horizontal angle of 60°

EANA Type II - Asymmetric Narrow (A2)
3,960 Lumens, 5000K (EANA_A2550__-120-277VIES)

Grid Distance in Units of Mounting Height at 15° Initial Footcandle Values at Grade
- Vertical plane through horizontal angle of maximum candlpower at 65°
- Vertical plane through horizontal angle of 60°

Attachment K
Product Dimensions

10" Arm For Square Pole Mount (Option A)
10" Arm For Round Pole Mount (Option B)
10" Arm For Square Pole Mount or Round Pole Mount (Option C)

Option D includes all mounting hardware in Option A and Option B.

SQUARE POLE ADAPTOR (A and D)
ROUND POLE (B and D)
3.5 in. - 4.5 in. OD POLE
(89 mm OD - 115 mm OD)

DATA
- Approximate net weight: 20 lbs (9.07 kgs)
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.67 sq ft max (0.06 sq m)
Product Dimensions

Slipfitter Arm Mount
(Option Cl)

---

**DATA**

- Approximate net weight: 19 lbs (8.61 kgs)
- Effective Projected Area (EPA) with Slipfitter: 0.43 sq ft max (0.04 sq m)
Mounting Information

Mounting Arms for Slipfitter
Order separately with Mounting Option C (External Slipfitter)

**SQUARE POLE MOUNTING ARM**
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)

ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

**ROUND POLE MOUNTING ARM**
3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)

ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

*Other mounting patterns are available for retrofit installations. Contact manufacturing for other available mounting patterns.*

---

**Drilling Templates for Slipfitter Arms & Arm Mount**

**SQUARE POLE MOUNTING**

**ROUND POLE MOUNTING**

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm

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www.gelighting.com

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OLP3080 (Rev 03/30/16)

Attachment K
The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

**SPECIFICATION FEATURES**

**Construction**
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W and 81W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External finish design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

**Optical**
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K or neutral 4000K (58W, 81W models) LED color temperature (CCT).

**Electrical**
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W and 81W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

**Emergency Egress**
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

**Area and Site Pole Mounting**
Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

**Finish**
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

**Warranty**
Five-year warranty.

**DIMENSIONS**

<table>
<thead>
<tr>
<th>FULL CUTOFF</th>
<th>DEEP BACK BOX</th>
<th>REFRACTIVE LENS</th>
<th>DEEP BACK BOX</th>
</tr>
</thead>
<tbody>
<tr>
<td>8-3/4&quot; [222mm]</td>
<td>6-1/4&quot; [158mm]</td>
<td>6-3/4&quot; [222mm]</td>
<td>6&quot; [152mm]</td>
</tr>
<tr>
<td>11&quot; [279mm]</td>
<td>7&quot; [178mm]</td>
<td>9&quot; [152mm]</td>
<td>7&quot; [178mm]</td>
</tr>
</tbody>
</table>

**CERTIFICATION DATA**
UL/ULC Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
SG Vibration Tested
UL524 Listed (CSP Models)
IP66 Rated

**TECHNICAL DATA**
40°C Ambient Temperature
External Supply Wiring 90°C Minimum

**EPA**
Effective Projected Area (Sf, Ft.):
XTOR58: 0.54
With Pole Mount Arm-0.98

**SHIPPING DATA**
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

**RECEIVED**
AUG 17 2017
CITY OF CHICO
PLANNING SERVICES

**ATTACHMENT K**
TD514005EN
2016-12-13 15:58:28
## Dimensions

**Optional Pole Mount Arm**

- 6-1/2" [165mm]
- 4-1/2" [114mm]
- 13-1/2" [343mm]

**Arm Drilling**

- Type "C"
  - 2-5/8" [67mm] Dia. Hole
  - 3" [77mm] Diameter Holes
  - 3/4" [19mm] Dia. Holes
  - 5-1/16" [15mm] Dia. Holes

**Escutcheon Plates**

- 19-1/4" [490mm]
- 19" [482mm]

## Power and Lumens by Fixture Model

<table>
<thead>
<tr>
<th>LED Information</th>
<th>XTOR6B</th>
<th>XTOR6BRL</th>
<th>XTOR6B-W</th>
<th>XTOR6BRL-W</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delivered Lumens</td>
<td>6,129</td>
<td>6,225</td>
<td>6,038</td>
<td>6,133</td>
</tr>
<tr>
<td>B.U.G. Rating</td>
<td>B1-U6-G1</td>
<td>B2-U4-G3</td>
<td>B1-U6-G1</td>
<td>B2-U4-G3</td>
</tr>
<tr>
<td>CCT (Kelvin)</td>
<td>5000K</td>
<td>5000K</td>
<td>4000K</td>
<td>4000K</td>
</tr>
<tr>
<td>CRI (Color Rendering Index)</td>
<td>70</td>
<td>70</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td>Power Consumption (Watts)</td>
<td>58W</td>
<td>58W</td>
<td>58W</td>
<td>58W</td>
</tr>
</tbody>
</table>

### 81W Series

<table>
<thead>
<tr>
<th>LED Information</th>
<th>XTOR8B</th>
<th>XTOR8BRL</th>
<th>XTOR8B-W</th>
<th>XTOR8BRL-W</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delivered Lumens</td>
<td>8,502</td>
<td>8,635</td>
<td>8,373</td>
<td>8,504</td>
</tr>
<tr>
<td>CCT (Kelvin)</td>
<td>5000K</td>
<td>5000K</td>
<td>4000K</td>
<td>4000K</td>
</tr>
<tr>
<td>CRI (Color Rendering Index)</td>
<td>70</td>
<td>70</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td>Power Consumption (Watts)</td>
<td>81W</td>
<td>81W</td>
<td>81W</td>
<td>81W</td>
</tr>
</tbody>
</table>

### Egress Information

- XTOR6B, and XTOR6B Full Cutoff CBP Egress LED
- XTOR8B, and XTOR8B Refractive Lens CBP Egress LED

<table>
<thead>
<tr>
<th>LED Information</th>
<th>XTOR6B</th>
<th>XTOR8B</th>
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</thead>
<tbody>
<tr>
<td>Delivered Lumens</td>
<td>509</td>
<td>N.A.</td>
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<tr>
<td>B.U.G. Rating</td>
<td>N.A.</td>
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<td>CCT (Kelvin)</td>
<td>4000K</td>
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<tr>
<td>CRI (Color Rendering Index)</td>
<td>65</td>
<td>65</td>
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<tr>
<td>Power Consumption (Watts)</td>
<td>1.8W</td>
<td>1.8W</td>
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</table>

## Lumen Maintenance

<table>
<thead>
<tr>
<th>Ambient Temperature</th>
<th>Lumen Maintenance (72,000 Hours)</th>
<th>Theoretical L70 (Hours)</th>
</tr>
</thead>
<tbody>
<tr>
<td>XTOR6B Model</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25°C</td>
<td>&gt;90%</td>
<td>246,000</td>
</tr>
<tr>
<td>40°C</td>
<td>&gt;88%</td>
<td>272,000</td>
</tr>
<tr>
<td>50°C</td>
<td>&gt;88%</td>
<td>201,000</td>
</tr>
<tr>
<td>XTOR8B Model</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25°C</td>
<td>&gt;89%</td>
<td>219,000</td>
</tr>
<tr>
<td>40°C</td>
<td>&gt;87%</td>
<td>195,000</td>
</tr>
<tr>
<td>50°C</td>
<td>&gt;86%</td>
<td>181,000</td>
</tr>
</tbody>
</table>

## Current Draw

<table>
<thead>
<tr>
<th>Voltage</th>
<th>XTOR6B</th>
<th>XTOR6B-CBP (Fixture/Battery)</th>
<th>XTOR8B-CBP (Fixture/Battery)</th>
</tr>
</thead>
<tbody>
<tr>
<td>120V</td>
<td>0.51</td>
<td>0.60/0.25</td>
<td>0.92/0.25</td>
</tr>
<tr>
<td>208V</td>
<td>0.25</td>
<td>0.39</td>
<td>--</td>
</tr>
<tr>
<td>240V</td>
<td>0.25</td>
<td>0.35</td>
<td>--</td>
</tr>
<tr>
<td>277V</td>
<td>0.22</td>
<td>0.31</td>
<td>0.56/0.21</td>
</tr>
<tr>
<td>247V</td>
<td>0.19</td>
<td>0.25</td>
<td>--</td>
</tr>
<tr>
<td>480V</td>
<td>0.14</td>
<td>0.19</td>
<td>--</td>
</tr>
<tr>
<td>Full CutOff</td>
<td>LED Kelvin Color</td>
<td>Housing Color</td>
<td>Options (Add as Suffix)</td>
</tr>
<tr>
<td>---------------</td>
<td>-------------------------------------------</td>
<td>---------------------------------------------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td>XTOR6B-58W</td>
<td>[Blank]=Bright White (Standard) 6000K</td>
<td>[Blank]=Carbon Black (Standard)</td>
<td>347V=347V</td>
</tr>
<tr>
<td>XTOR6B-51W</td>
<td>W=Neutral, 4000K</td>
<td>WT=Summit White</td>
<td>480V=480V</td>
</tr>
<tr>
<td></td>
<td></td>
<td>BK=Black</td>
<td>480V=480V</td>
</tr>
<tr>
<td></td>
<td></td>
<td>E=Bronze</td>
<td>P12=Photocontrol 120V</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AP=Grey</td>
<td>P27=Photocontrol 208-277V</td>
</tr>
<tr>
<td></td>
<td></td>
<td>GM=Graphite Metallic</td>
<td>PMA=Mounting Arm (C Drilling)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>with Round Adapter</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>HA=50°C High Ambient</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>MS-L20=Motion Sensor for ON/OFF Operation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>MS/LDV-L20=Motion Sensor for Dimming Operation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>CBC=Cold Weather/Battery Pack</td>
</tr>
</tbody>
</table>

### Accessories (Order Separately)

- WG-XTORMX=CrossTour MAXX Wire Guard
- PB120=Field installed 120V Photocell
- PB277 BUT=Field installed 208-277V Photocell
- VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
- VA1041-XX=2-1/2" O.D. Tenon Adapter for 3-1/2" O.D. Tenon
- VA1042-XX=3-1/2" O.D. Tenon Adapter for 3-1/2" O.D. Tenon
- VA1043-XX=4-9/10" O.D. Tenon Adapter for 3-1/2" O.D. Tenon
- VA1044-XX=2-1/2" O.D. Tenon Adapter for 3-1/2" O.D. Tenon
- VA1045-XX=3-1/2" O.D. Tenon Adapter for 3-1/2" O.D. Tenon
- VA1046-XX=4-9/10" O.D. Tenon Adapter for 3-1/2" O.D. Tenon
- VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
- VA1034-XX=2-1/8" O.D. Tenon Adapter for 2-3/8" O.D. Tenon
- VA1035-XX=3-1/2" O.D. Tenon Adapter for 2-3/8" O.D. Tenon
- VA1036-XX=4-9/10" O.D. Tenon Adapter for 2-3/8" O.D. Tenon
- VA1037-XX=2-9/10" O.D. Tenon Adapter for 2-3/8" O.D. Tenon
- VA1038-XX=3-1/2" O.D. Tenon Adapter for 2-3/8" O.D. Tenon
- VA1039-XX=4-9/10" O.D. Tenon Adapter for 2-3/8" O.D. Tenon
- EWP XTORMX=Extrusion Wall Plate, Carbon Bronze
- EWP XTORMX-WT=Extrusion Wall Plate, Summit White
- FSIR-165=Wireless Configuration Tool for Occupancy Sensor

### NOTES:
1. Available in 58W and 81W only.
2. Not available with HA option.
3. Drop box is standard for 347V, 480V, 236, PM, MS-L20 and MS/DIM-L20.
4. Not available with CB option.
5. Thru-brace wiring not available with HA option or with 347V.
6. Only once with 480V Wire systems, Par NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Two Phase Corner Grounded Delta systems).
7. Not available with MS-L20 and MS/DIM-L20 options.
8. Use PCE with 347V or 480V option for photocell. Factory wired to 208-277V lead.
9. Customer is responsible for engineering analysis to confirm correct and fixture compatibility for all applications. Refer to our white paper WP510010EN for additional support information.
10. Use in downlight orientation only. Optional coverage at mounting heights of 9'-20'.
11. 120V or 277V only.
12. Factory set at 50% power reduction after 15 minutes of inactivity. Dimming driver included.
13. Includes integral photo sensor.
14. The FSIR-165 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
15. Replace XX with housing color.

### STOCK ORDERING INFORMATION

<table>
<thead>
<tr>
<th>58W Series</th>
<th>81W Series</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Full CutOff</strong></td>
<td><strong>Full CutOff</strong></td>
</tr>
<tr>
<td>XTOR6B-58W, 5000K, Carbon Bronze</td>
<td>XTOR8B-81W, 5000K, Carbon Bronze</td>
</tr>
<tr>
<td>XTOR6B-PC1-58W, 5000K, 120V PC, Carbon Bronze</td>
<td>XTOR8B-PC1-81W, 5000K, 120V PC, Carbon Bronze</td>
</tr>
<tr>
<td>XTOR8B-W-58W, 5000K, Summit White</td>
<td>XTOR8B-WT-81W, 5000K, Summit White</td>
</tr>
<tr>
<td>XTOR6B-W-58W, 4000K, Carbon Bronze</td>
<td>XTOR8B-WP2-81W, 4000K, 208-277V PC, Carbon Bronze</td>
</tr>
</tbody>
</table>

### Reflective Lens

<table>
<thead>
<tr>
<th>58W Series</th>
<th>81W Series</th>
</tr>
</thead>
<tbody>
<tr>
<td>XTOR6BRL-58W, 5000K, Reflective Lens, Carbon Bronze</td>
<td>XTOR8BRL-81W, 5000K, Reflective Lens, Carbon Bronze</td>
</tr>
<tr>
<td>XTOR6BRL-W-58W, 5000K, Reflective Lens, Summit White</td>
<td>XTOR8BRL-WT-81W, 5000K, Reflective Lens, Summit White</td>
</tr>
<tr>
<td>XTOR6BRL-W-58W, 4000K, Reflective Lens, Carbon Bronze</td>
<td>XTOR8BRL-P2C-81W, 4000K, Reflective Lens, 208-277V PC, Carbon Bronze</td>
</tr>
</tbody>
</table>

### Specifications

- **Attachment K**
- **TDS14005EN**
- **2018-12-13 15:06:28**
- Specifications and dimensions subject to change without notice.
September 20, 2017

City of Chico  
Community Development Department  
P.O. Box 3420  
Chico, CA  95927

Re: Use Permit 17-13 Chase Bank – 850 East Avenue, APN 007-280-052

Ladies and Gentlemen:

Please accept this letter of support for the project referenced above. Our ownership purchased this parcel from The University Foundation in February 2015. Since that time we have been diligently marketing the parcel to secure a quality tenant that can transform this dilapidated, former tire shop into an attractive asset for the community.

The development Chase Bank has proposed will greatly improve the appearance and functionality of the shopping center. In addition, this work will modernize the site by providing new landscaping areas, updated parking, creating ADA accessibility, new lighting, and convenient drive-up facilities. Finally, this project will remove a source of urban decay that has been very challenging to maintain free of squatters, graffiti and vandalism over the past two years.

We thank the City of Chico for their continued support as we endeavor to improve this shopping center and enhance the services offered to the local community.

Sincerely,

[Signature]

Scott J. Huffman  
Read Investments  
Agent for RI-Chico, LLC
City of Chico
411 Main Street
Chico, Ca 95928
Att: Kimber Gutierrez:

My name is Sylvia Brock and I am directly behind the purposed Bank going in at the corner of Cohasset Road and East Ave. I do have a few concerns as, I would like to have the following addressed and solved in writing before anything begins.

1. I have a man gate (for the last 32 years) into the parking lot directly behind the firestone buliding and I want to keep that!! I also want to make sure that they seal the ends of the fence so people can’t store their belongings there and or sleep there!

2. I have a pool and when Walgreens came in they paid a pool company to come in once a week to clean both the pool and filters (with the construction, the pool gets extremely dirty), I have a pool company that comes once a week but it really needs 2+ times during construcion, we came close to having to replace the pump because of everything that ended up in it. Fred Heath (530) 520-6585 is who I use and would be the company that I would agree on.

3. I have white walls in my house along with white blinds, even with the windows shut my home got extremely dirty when Walgreens went in (and this time I am directly behind the construction), Walgreens paid for a house cleaner to come in once during construction (about half way through) then once at the end, I feel this is more than fair during construction.

4. I need to make sure that the lights are pointed downward as not to shine in my yard as I have a mother-law unit and live in it.

Thank You
Sylvia Brock
781 Portal Drive
Chico, CA 95973
530 - 864 - 4926
City of Chico
411 Main Street
Chico, Ca 95928
Att: Kimber Gutierrez:

My name is Bill Jenkins and I am behind the Bank going in at the corner of Cohasset Road and East Ave. I do have a few concerns as, I would like to have the following addressed and solved in writing before anything begins.

1. I have a pool and when Walgreens came in they paid a pool company to come in once a week to clean both the pool and filters (with the construction, the pool gets extremely dirty), I would agree on the same company as my neighbor uses as that is what we did last time.

2. With the windows shut my home got extremely dirty, Walgreens paid for a house cleaner to come in once during construction (about half way through) then once at the end, I feel this is more than fair during construction.

Thank You

Bill Jenkins

785 Portal Drive

Chico, CA 95973
October 5, 2017

Ms. Sylvia Brock
781 Portal Drive
Chico, CA 95973

RE: 781 Portal Drive, Chico, CA

Dear Ms. Brock

We are the owners of the former Firestone auto repair building located at 850 East Avenue. The City of Chico shared your letter, received September 25, 2017, as part of the Chase Bank zoning procedures. We thank you for expressing your concerns in writing. We will address each of them below:

1. While a man gate may have been installed at the rear of your property, this does not confer any legal rights of access to the 850 East Avenue parcel. The title report does not recognize any easements or access rights to the residential parcels behind us. Furthermore, allowing such access creates issues of pedestrian safety, security, indemnification, ADA accessibility and code compliance. For these reasons, we must respectfully decline your request to retain this illegal man gate onto our property.

2. RI-Chico is the owner of the parcel; however, Chase Bank will be performing its own improvements on this project. As such, we will request Chase Bank have their contractor notify you prior to the start of any construction to determine the impact this project will have on your swimming pool. The Walgreens project was a much larger and the building was constructed closer to the residential neighborhood, so we would imagine the dust and debris was extensive. With the project Chase Bank is proposing, we expect far less debris to the adjacent neighbors.

3. Regarding your home cleaning request, Chase Bank is a good neighbor and we expect their contractor will work with you to mitigate any impacts this project has on your home.

4. All of the exterior lighting will be designed to minimize the impact to your residence. The City of Chico has clear guidelines that Chase Bank will adhere to.

We believe this Chase Bank will greatly improve the appearance of the area and will modernize the center. This project will also remove a source of urban decay that has been very challenging to maintain free of squatters, graffiti and vandalism over the past two years.

Best regards,

Scott J. Huffman
Agent for RI-Chico, LLC

cc: Kimber Gutierrez, City of Chico
    Carlos J. Jahen, Stantec Architecture
October 5, 2017

Mr. Bill Jenkins
785 Portal Drive
Chico, CA 95973

RE: 785 Portal Drive, Chico, CA

Dear Mr. Jenkins,

We are the owners of the former Firestone auto repair building located at 850 East Avenue. The City of Chico shared your letter, received September 25, 2017, as part of the Chase Bank zoning procedures. We thank you for expressing your concerns in writing. We will address each of them below:

1. RI-Chico is the owner of the parcel; however, Chase Bank will be performing its own improvements on this project. As such, we will request Chase Bank have their contractor notify you prior to the start of any construction to determine the impact this project will have on your swimming pool. The Walgreens project was a much larger and the building was constructed closer to the residential neighborhood, so we would imagine the dust and debris was extensive. With the project Chase Bank is proposing, we expect far less impact to the adjacent neighbors.

2. Regarding your home cleaning request, Chase Bank is a good neighbor and we expect their contractor will work with you to mitigate any impacts this project has on your home.

We believe this Chase Bank will greatly improve the appearance of the area and will modernize the center. This project will also remove a source of urban decay that has been very challenging to maintain free of squatters, graffiti and vandalism over the past two years.

Best regards,

Scott J. Huffman
Agent for RI-Chico, LLC

cc: Kimber Gutierrez, City of Chico
Carlos J. Jahn, Stantec Architecture

RECEIVED
OCT 05 2017
CITY OF CHICO
PLANNING DEPARTMENT
October 5, 2017

Mr. & Mrs. Cooprider
779 Portal Drive
Chico, CA 95973

RE: 779 Portal Drive, Chico, CA

Dear Deb and Ken,

As you may recall, we are the owners of the former Firestone auto repair building located at 850 East Avenue. Thank you for attending the City of Chico Zoning Hearing September 26th to discuss the Chase Bank project. You both raised important issues regarding the project and we would like to address each of them below.

- Pedestrian and Vehicular Access – after walking your property, we understand you have enjoyed direct access to the commercial parcel for some time. While we certainly appreciate this has been convenient for you, the installation of these gates does not confer any legal rights of access to the 850 East Avenue parcel, nor does the title report recognize any easements or access rights to the residential parcels behind us. As we explained at the hearing, allowing such access creates issues of pedestrian safety, security, indemnification, ADA accessibility and code compliance. For these reasons, we must respectfully decline your request to retain this illegal access onto our property.

- Masonry Screen Wall – in the event cross access were not possible, you requested the screen wall remain at 8 feet height as it approaches East Avenue. We will ensure City staff and Chase’s architect are aware of your preference and ask them to review this issue at the architectural review meeting.

- Landscaping – you indicated any shrubs, bushes, or vines should not be planted along the rear property line, as this condition tends to attract transients and vandalism of property. We will ensure City staff and Chase’s architect are aware of your preference and ask them to review this issue at the architectural review meeting.

We believe this Chase Bank will greatly improve the appearance of the area and will modernize the center. This project will also remove a source of urban decay that has been very challenging to maintain free of squatters, graffiti and vandalism over the past two years.

Best regards,

Scott J. Huffman
Agent for RI-Chico, LLC

cc: Kimber Gutierrez, City of Chico
Carlos J. Jahlen, Stantec Architecture