DATE: September 21, 2015

TO: Architectural Review and Historic Preservation Board

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

RE: Ceres Professional Plaza, 3041 Ceres Avenue, APN 015-030-029

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 15-22 (Ceres Professional Plaza), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a single story 4,000 square foot office structure on a 0.45 acre site at 3041 Ceres Avenue (see Location Map Attachment A and Applicant’s Project Description, Attachment B). The site is designated Office Mixed Use on the City of Chico General Plan Land Use Diagram, and is located in the OR-AOB1 (Office Residential in Airport Overflight Zone B1) zoning district.

Vehicle access to the site is via a single driveway that is taken from Ceres Avenue, to an existing parking lot with 16 stalls, which meets Chico Municipal Code (CMC) requirements (See Site Plan, Attachment C). The majority of site improvements have been installed under a 2004 approval (parking, trash enclosures, mail box, path of travel etc.), and there is an existing easement that allows access and tenant uses to all improvements.

The proposed office structure is similar in style and design to the completed to the north. The structure will be finished with stucco, painted a “Dove Gray” for the body and “Software” utilized for trim and accent. Concrete tile roofing in a gray tone (“Villa Dark Grey”) is also proposed. The entrance is marked with columns which support a 10 foot entry alcove and to provide relief from the elements, shadow lines and interest (see Color Elevation, Attachment D). A materials board will be present at the hearing.

Landscaping is planned throughout the site, with Zelkova trees utilized to meet the 50% shade requirement. Additional accent trees are proposed in smaller planting areas, which mirror existing landscaping on the abutting pad site. Shrubs are also proposed to soften the structures appearance to the street, and to provide additional greenery around the patio and utilities. A dry creek bed is planned along the western side of the structure (see Landscape Plan, Attachment E).
As of July 1, 2015 the City of Chico is responsible for implementing Low Impact Development (LID) requirements as part of the State Water Resource Control Board's MS4 General Permit. Because of this new requirement, staff recommends a condition of approval that will allow flexibility in the final landscape plan to ensure the project will be in conformance with LID standards.

A floor plan is provided for reference only as Attachment F, to illustrate relationships between interior and exterior features.

DISCUSSION

The building design offers continuity throughout all four elevations in both colors and materials. Design details on the columns include tiles, and additional color at the base of each. The project is consistent with Design Guidelines (DGs) that call for office buildings to minimize views of parked vehicles from the public right-of-way, and provide gathering locations for employees, which in this case, is a front patio, and a covered entry alcove (DGs 3.1.22, 3.1.25, 3.2.33).

The entrance of the structure is defined by a large alcove, which connects to an employee patio. The submitted plans do not indicate if this area will contain lighting, therefore staff recommends that the board discuss with the applicant if lighting is proposed in the alcove or patio, and if so, condition the project accordingly.

Bicycle parking is not noted on the site plan, therefore staff recommends a condition of approval requiring one bicycle rack to be installed at the western corner of the entry alcove so that it is covered from the elements, away from pedestrian path of travel, and yet in a secure, visible location. By installing bicycle parking at this location, the project will be in compliance with DGs 3.1.21, 3.1.23 and 3.1.34 which discusses incorporating bicycle parking near entrances and covered from the elements, and encouraging transit alternatives.

Utility locations, such as fire hydrants, mail boxes and transformers are already in place. The landscape plan is designed accordingly, in that trees species and locations are properly chosen and placed to screen these facilities (DG 3.1.35). Proposed HVAC units noted on the site plan and landscape plan will be screened with a small fence, although the design is not indicated. Staff staff recommends that the Board clarify this detail with the applicant and condition the project accordingly.

Zelkova will be utilized as parking lot shade trees, and Maples and Crape Myrtles are place in strategic locations to match landscaping found on the abutting developed parcel. The variety of landscaping will provide a wide range of colors, textures, and interest throughout the year, and soften the structures appearance along the public right-of-way (DG 4.1.55).

RECOMMENDED DISCUSSION ITEMS

HVAC Screen Wall
The HVAC systems are placed in two locations along the southern and western elevations. Both the site plan and landscape plan indicate that a screen will be installed around the systems, yet the specific design or detail of the screen is unknown. Staff request that the board discuss with the applicant the materials that will be utilized.
Alcove Lighting
The project has a front entry alcove, approximately 10 feet wide that will connect to the front patio area. The plans provided by the applicant do not indicate if the alcove area will contain lighting. Staff recommends discussing the possibility of lighting the area with the applicant and condition accordingly.

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 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 proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5). The project also includes landscaping that is fundamental to the design, softens the structure appearance while complementing existing landscaping found on abutting parcels. Further, the project has been conditioned to incorporate secure bicycle parking and the structures are at pedestrian scale and height (CD-3.2.1). 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, provides sufficient vehicle parking and has been conditioned to provide a bicycle rack. The subject site is surrounded by single story development. The project is also consistent with Design Guidelines that call for a pedestrian-level scale, incorporation of elements that reflect the surrounding neighborhood, proper screening of utilities, landscaping to soften and block views, clear pedestrian entry (DG 3.1.11, 3.1.12, 3.1.35).

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 neutral color pallet of the proposed office structure are visually compatible with the surrounding office developments. Exterior equipment will be properly screened by fences or painted to match the structures. The proposal treats all elevations equally in materials, and details (DG 3.2.33, 3.2.27).

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 will be hidden from public view and convenient. 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 at different types of the year, and the addition of a dry river bed.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-22 (Ceres Professional Plaza). 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. The proposed landscape plan may be modified to meet LID requirements.

5. A single bicycle rack, which allows two points of support to the frame such as an inverted "U", shall be installed at the western portion of the entry alcove. The rack shall be placed so that it provides sufficient space from structural improvements to house a bicycle on both sides of the rack
6. All ground-mounted HVAC units shall be structurally screened as approved by the ARHPB

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. Floor Plan

DISTRIBUTION

Internal (3)
Bob Summerville, Senior Planner
Jake Morley, Associate Planner
Files: AR 15-22 (Ceres Professional Plaza)

External (3)
Gary Hawkins, Architect, 3045 Ceres Avenue Suite 135, Chico CA 95973
Thomas Phelps, Landscape Architect, P.O. Box 8328, Chico, CA 95927
Schukraft Enterprises, LLC., 9434 Lott Road, Durham, CA 95938
Virgina L. Drake, P.O. Box 1448, Chico, CA 95927

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Project Description and Consistency with the Design Guidelines Manual

This project involves adding a new building to an existing professional plaza. To align with the City of Chico's nature-centered and naturally green ambiance new landscaping will be added to expand and enhance the existing landscape in an integrated and non-segmented manner. The building will be positioned well to facilitate easy pedestrian circulation from the other buildings and plaza features. In specific referenced from the Design Guidelines Manual, the proposed design for Schukraft Enterprises includes multi-faceted pitched roofs giving the structure a greater sense of character and style thus aligning with Design Guideline 1.2.22. In agreement with DG 1.3.68, many aspects of the existing buildings on the site will be matched/reflected in the new building.
PLAN NOTES:
A. DRY CREEK BED & STORM WATER RETENTION AREA
B. MOSS ROCK FIELDSTONE BOULDER LOCATION, TYP.
C. MOSS ROCK RETAINING WALL APPROXIMATELY 18" HIGH
D. 6" DECORATIVE STUCCO WALL TO MATCH BUILDING MATERIALS AROUND THE PATIO AREA WITH FLOWERING VINES
E. BROOM FINISH CONCRETE PATIO
F. 2" DEPTH 8" SIZE CRUSHED ROCK PLACED OVER LANDSCAPE FABRIC FOR EASE OF ACCESS TO UTILITIES
G. 6' HIGH EVERGREEN SHRUBS TO SCREEN ELECT. TRANSFORMER
H. HATCHED AREA INDICATES PARKING AREA TO BE SHAD ED, REFER TO THE CHART ON SHEET 2
I. REFER TO THE PLANT LIST ON SHEET 2
PLANT LEGEND

Key Botanical Name - Common Name ***

TREES
T1 Acer x freemanii 'Autumn Blaze' - Autumn Blaze Red Maple #15 5 M
T2 Lagerstroemia x fauriei 'Tuscadora' Std. - Tree Crape Myrtle #6 5 L
T3 Zelkova serrata 'Green Vase' - Japanese Sawleaf Zelkova #1 5 M

PERENNIALS
P1 Agapanthus africanus 'Peter Pan' - Dwarf Lily of the Nile #1 21 M
P2 Dias semiglauca - Forsythia #1 15 M
P3 Hemerocallis 'Stella D'Oro' - Dwarf Yellow Day Lily #1 25 M
P4 Tulipa 'Orange Emperor' - Variegated Tulip #1 25 L

SHRUBS
S1 Acer palmatum 'Ever Red' - Dwarf Red Japanese Maple #5 2 M
S2 Loropetalum chinense 'Razzle Dazzle' - Chinese Fringe Flower #5 6 M
S3 Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo #5 32 L
S4 Raphiolepis indica 'Ballerina' - Dwarf Pink Indian Hawthorne #5 40 M
S5 Rosa 'Flower Carpet White' - White Flower Carpet Rose #2 27 M
S6 Spiraea bumalda 'Anthony Waterer' - Anthony Waterer Spiraea #5 3 M
S7 Teucrium lucydiae - Dwarf Germander #5 11 M
S8 Prunus caroliniana 'Bright-N-Tight' - Bright N Tight Cherry Laurel #5 5 M

VINES
V1 Clematis montana - Amoene Clematis #5 4 M

GROUND COVERS
GC1 Cotoneaster horizontalis - Bright Bead Cotoneaster, plant 1 gal at 36" o.c. #1 L
GC2 Rosmarinus o. 'Prostratus' - Prostrate Trailing Rosemary, plant 1 gal at 36" o.c. #1 M
GC3 Vinca minor - Dwarf periwinkle, plant 1 gal at 24" o.c. #1 M
GC4 Gazania hybrida 'Moonglow' - Yellow Trailing Gazania, plant 1 gal at 24" o.c. #1 M
GC5 Trachelium pavonis 'Jasminoides' - Star Jasmine, plant 1 gal at 24" o.c. #1 M

*Note: To verify all quantities from plan, Plant legend is for reference only.
**FF: HUCOLS IV Species Evaluation List 2014- Sunset Zone 9, HUCOLS Region 2, Central Valley

Shade Calculations: Western Weather Group

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Quantity</th>
<th>Shade allowed at 25%</th>
<th>50%</th>
<th>75%</th>
<th>100%</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>Zelkova serrata 'Village Green'</td>
<td>Japanese Zelkova</td>
<td>5</td>
<td>1,256</td>
<td>3</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
</tbody>
</table>

Total Shade Allowed
5 | 3 | 1 | 0 | 1 | 2,826.00

parking lot area to be shaded
5,379.40

% Shade Provided
52.33%

(*Parking lot area requiring 50% shade / divided by shade provided by new trees)

Water Efficient Landscape Ordinance:
A. The landscape plans will comply with the requirements of the water efficient landscape ordinance (NELO).

Elements of the Landscape Documentation Package:
(a) The Landscape Documentation Package shall include the following six (6) elements:
(1) project information;
(2) project applicant;
(3) project address (if available, parcel and/or lot number(s));
(4) total landscape area (square feet);
(5) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed);
(6) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well.
(b) checklist of all documents in Landscape Documentation Package

(6) project contacts to include contact information for the project applicant and property owner

(1) applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."