REPORT: September 28, 2015

TO: Architectural Review and Historic Preservation Board

FROM: Bob Summerville, AICP Senior Planner, (879-6807, bob.summerville@chicoca.gov)
        Community Development Department

    127 Raley Boulevard, APN 002-210-085

SUMMARY AND RECOMMENDATION

The applicant is proposing a new medical office building on a pad site within an existing medical office campus. Design of the new office building provides a clear interpretation of Prairie Style architecture, and the overall proposal is consistent with many Design Guidelines.

Proposed Motion for Final Approval

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-24 (RGA/Butz), subject to the recommended conditions therein.

BACKGROUND AND ANALYSIS

The project site is located adjacent to the north side of the Skyway on land designated Office Mixed Use on the General Plan zoning district (see location map, Attachment A). In his Project Description, the project architect notes the building is designed to complement the other office buildings in a complex served by shared parking that was approved under previous Board approvals and permits (see project description, Attachment B). The site plan illustrates an existing office building and future pad site adjacent to the north of the proposed building with parking areas accessing Raley Boulevard, and shared pedestrian walkways to the parking lots and from the public sidewalk along the Skyway (see site plan, Attachment C). The existing parking areas provide required spaces for the existing, proposed, and future buildings. Existing and proposed landscaping are noted on the site plan and on a complete landscape plan (Attachment D) that illustrates new shade trees to be added in the existing parking lot, and decorative plantings along sidewalks and around the building.

The proposed architectural design provides a clear interpretation of the Prairie Style offering deep roof overhangs, natural materials, colors, and finishes to blend compatibly with foothill viewsheds. “Country Gray” composition roofing is proposed on low pitched roofs. Fine-texture plaster wall surfaces are taupe (color) with fieldstone (“Ledgestone”) accents along wainscots, corner pilasters, and columns. A masonry watertable (Coastal Brown) adds detail interest above the wainscots. Sandstone (color) aluminum window frames complement the color scheme with grey window glazing (see elevations, Attachment E, perspectives, Attachment F and material/color samples, Attachment G). Decorative wall light sconces, designed with an Art Deco character, compliment the Prairie Style architecture (Attachment H). All aspects
of the project redefine the office complex with an elegant and timeless character.

**RECOMMENDED DISCUSSION ITEMS**

1. Discuss with the applicant any anticipated monument sign locations and design.

**RECOMMENDED CONDITIONS OF APPROVAL**

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 15-24 (RGA/Butz). No building permits related to this approval shall be finaled without prior authorization of Community Development Department planning staff.

**REQUIRED FINDINGS FOR APPROVAL**

**Environmental Review**

The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development). The project is consistent with the General Plan designation and all applicable zoning regulations. The project site is located within city limits on a site less than five acres in size. There is no known value to the site for habitat for endangered, rare or threatened species, and the site can be adequately served by required utilities and public services. Approval of the project will not result in any significant effects relating to traffic, noise, air quality or water quality.

**Architectural Review**

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

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

The project is consistent with the following policy of the Land Use Element of the General Plan that supports compatible infill development:

Policy LU-4.2 (Infill Compatibility) - Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

The project is consistent with the following goal and policies contained in the Community Design Element of the General Plan:

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

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

Policy CD-5.3 (Context Sensitive Design) - For infill development, incorporate context sensitive design elements that maintain compatibility and raise the quality of the area's architectural character.

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 several Design Guidelines stated in the applicant's Project Description and, from a broader perspective, the following Design Objective and Guidelines from the Design Guideline Manual Chapter 3: Office & Office Mixed-Use:

"Design continuity throughout the building architecture, including materials and colors that clearly follow a project's overall design intent, concept, and style."

DG 3.2.33: "Ensure that buildings placed against foothill or riparian backdrops do not obscure the scenic beauty by being oversized, extremely tall, or composed of materials or color that disrupt the natural view."

From Chapter 1: Community Design, the project is consistent with the following Objective:

"Add visual interest wit building materials and color that reinforces the overall architectural design concept and sense of place."

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 project lends a timeless and uplifting character to the surrounding office campus.

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 single-story design, low-pitch roofs, natural materials, colors, and finishes blend compatibly with foothill viewsheds.

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.

New shade trees in the existing parking lot meet shade requirements, and surrounding
ornamental plantings close to the building and along walkways enhance views of the overall office campus from the Skyway.

PUBLIC CONTACT

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

ATTACHMENTS
A. Location Map
B. Project Description
C. Site Plan
D. Landscape Plan
E. Elevations
F. Perspectives
G. Material/color samples
H. Decorative wall light sconces
I. Application

DISTRIBUTION
Internal (3)
Mark Wolfe, Community Development Director
Bob Summerville, Senior Planner
File: AR 15-24

External (6)
Matt Gallaway, RGA, 115 Meyers Street, Chico, CA 95928
Tom Phelps, P.O. Box 8328, Chico, CA 95927
Dr. Brett Butz, M.D., 20 Phylis Court, Chico, CA 95928
September 24, 2015

Mr. Bob Summerville
City of Chico Planning Department
P.O. Box 3420
Chico, Ca. 95924

RE: Dr. Butz Medical Office building
127 Raley Blvd.
Chico CA 95928
APN: 002-210-085

Dear Mr. Summerville,

It is with pleasure that I take this opportunity to provide you the following overview of the new medical office building to be constructed on a parcel fronting the Skyway. Where appropriate, the following narrative references to the City of Chico Design Guidelines.

Brief History
The properties around the proposed building have continued to attract medical providers since the original Skyway Medical complex was constructed. This project is a natural extension of the uses in this area.

Building Program
The proposed use of the building includes medical offices and outpatient services. The proposed building is designed to complement the group of medical providers in a community of existing and future buildings that are oriented towards a center core with direct pedestrian and visual connection from the front of the existing Skyway Orthopedic Medical Building. The existing vehicle access is from Raley Boulevard. The main building access faces north and is oriented toward the adjacent buildings. The parking lot for this parcel was designed and approved under a previous permit.
Proposed Architectural Elements
The design and use of building materials was selected to harmonize with the existing medical buildings as well to reflect the chosen “Prairie” style architecture. Prairie style buildings include elements such as low slope roofs with large overhangs, high windows, vertically oriented low windows, brick or stone column elements, exterior plaster wall finishes and often include banding elements of contrasting color or materials.

Applicable City of Chico Design Guidelines Objectives
DG 1.1.13-Reinforce a pedestrian-friendly environment regarding building placement and orientation.
   The placement of the main entrance and sidewalks create easy connection for existing and future medical buildings in the complex.

DG 1.2.22-Utilize rooflines and exposed (pitched) roofs to add character and style to a building, reinforcing its sense of place
   The proposed building demonstrates pitched roofs with large overhangs at different heights with tower features to add character, interest and to define entries.

DG 1.3.78, 3.2.27-Conceal roof mounted mechanical equipment from street view.
   The mechanical units are hidden within roof wells.

DG 1.3.80- Paint rain water drains to match the adjoining surface color unless their different coloring is integral to the façade design.
   Gutters and downspouts are to be painted Sherwin Williams Virtual Taupe #7039 to match wall color.

DG 1.5.11- Clearly light entrances and eves of portions for ease of access, safety, and security.
   Each tower feature has two wall sconce lights. Large overhangs provide opportunity for recessed down lighting to accent landscaping and light pathways.

DG 1.6.11 and 14- Enhance a projects identity, while protecting the character of business areas, streetscapes, and vistas.
   The proposed building signage is located directly above the entrance and is well proportioned to the space allowed. No lighting planned for this sign at this time.
DG 1.7.1- Consider solar orientation early in the design process of new roads, driveways and buildings.

The drive aisle and parking lot for this project was already installed leaving little options for rotating the building design. Designed within the project are energy efficient window glazing, light colored plaster, and a light colored roofing material. The north orientation of the main entry and clerestory provide good interior light with minimal solar gain.

DG 3.1.34- Bicycle parking is located close to main entrances.

The bicycle parking for this building is located near the bicycle path on the Skyway.

DG 3.1.35- Screen and buffer trash enclosures, and utility services from public views.

Trash enclosure is enclosed by a rock veneer the same that is used on the building on the tower and the wainscot. Electrical panels, small generator and a small propane tank used for the generator are located on the northwest side of the building out of the public general viewing from the adjacent public roadways and is screened with landscaping.

DG 3.2.21- Design Concept

The owner wanted an architectural prairie style design with a desire to highlight the entries with roof elements. There was a need for the ability for patients and doctors to be able to flow from one suite to the other. This parcel presented a unique set of challenges as the parking and drive aisle had already been developed and the building pad defined.

DG 3.2.22- Avoid unarticulated elevations and incorporate varied building depth and shadow.

With the use of the building towers, columns, and roof elements, we have been able to give the building both depth and shadowing. Elevated roof elements were added to the south and west elevations to provide character as the actual rear of the building faces Skyway.

DG 3.2.23- Design and locate building entries to create a sense of focus so people may easily find the entrance.

The building includes four tower features but the tallest and most predominate is at the main public entrance.

DG 3.2.25- Avoid continuous flat roofs with monotonous cornices or parapets.
This building contains 3 roof heights with a shared roof pitch and large overhangs.

**DG 3.2.28** - Minimize the appearance of wall mounted utility equipment, including electrical panels, gas meters, conduit, plumbing or downspouts, by integrating with in the building structure or by screening and buffering techniques. Electrical, generator and propane tank is on the most inconspicuous side of the building and screened with landscaping.

**DG 3.2.31 and 33** - Include variations in the depth of surfaces or changes in surface materials to provide visual interest to walls. Express continuity thought all elevations.

Through the use of plaster, ledgestone veneer, vertical glazing surfaces, clerestory windows, and incorporating multiple architectural techniques such as columns, plaster joints, and tower features, every elevation of this building has visual interest.

**DG 3.2.32** and **44** - Select building colors and accent materials from a rich palette.

The palette is primarily owner driven with the desire to use a ledgestone veneer and composition roofing to match the “Prairie” style. This coupled with a need to complement the neighboring buildings drove decisions that formulated the presented palette.

Thank-you for your thoughtful consideration.

Sincerely,

Matthew B. Gallaway, A.I.A.; LEED AP
President -Russell Gallaway Associates, Inc.
Parking Lot Area to be shaded

EX Shade tree to remain:
Pistacia chinensis
Evergreen screen along the east property line; S10

New Shade Tree to Match:
Pistacia chinensis 'Keith Davey'

Screen the Trash Enclosure 
& Utilities with S4 & VI

Screen the propane tank with S9

Street Tree to Match: 
Quercus rubra - Red Oak
Screen the patient exit with S8
PLANT LEGEND

Key

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<tr>
<th>Botanical Name - Common Name</th>
<th>Size</th>
<th>Qty.*</th>
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PERENNIALS

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<td>Dianthus cauteticus 'Stella D'Oro' - Dwarf Yellow Day Lily</td>
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<td>Tulipolia violacea 'Variegata' - Variegated Society Garlic</td>
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SHRUBS

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<td>Larix decidua 'Razzle Dazzle' - Chinese Fringe Flower</td>
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<td>Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo</td>
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<td>Rhododendron indicum 'Ballera' - Dwarf Pink India Hawthorne</td>
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<tr>
<td>Rosa 'Flower Carpet White' - White Flower Carpet Rose</td>
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<td>Spiraea bumalda 'Anthony Waterer' - Anthony Waterer Spiraea</td>
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<td>Prunus caroliniana 'Bright-N-Tight' - Bright N Tigh Cherry Laurel</td>
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<td>Viburnum tinus 'Robustum' - Robust Laurustinus</td>
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VINES

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<th>Qty.*</th>
<th>PF**</th>
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<tr>
<td>Ficus pumila - Creening Fig, staked</td>
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Note: *Contractor to verify all quantities from plan. Plant legend is for reference only.

Note: ** PF: NUCOLS IV Species Evaluation List-2014, Sunset Zone 9, NUCOLS Region 2, Central Valley

Shade Calculations: Butz Medical Office Building

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<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Quantity</th>
<th>Shade at 25%</th>
<th>Shade at 50%</th>
<th>Shade at 75%</th>
<th>Shade at 100%</th>
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<td>Chinese Pistache</td>
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<td>1,256</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Pistacia chinensis 'Keith Davey'</td>
<td>Chinese Pistache</td>
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<td>1,256</td>
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Total Shade Allowed: 13 | 4 | 9 | 0 | 0 | 6,908.00

Parking lot area to be shaded: 10,623.00

% Shade Provided: 65.03%

(*Parking lot area requiring 50% shade / divided by shade provided by new trees)
3. Coat elastomeric plaster, color to match Sherwin Williams Tony Taupe SW7038, fine texture.

2. Composition roofing by CertainTeed, style Landmark TL, color Country Grey.

3. Ledge stone veneer by Coronado Stone Products, style Coronado Honey Ledge, color Costal Brown with matching water table.


5. Aluminum storefront system by Kawneer Color Sandstone color to match nail on windows with grey glazing.


7. Almond vinyl nail on windows with grey glazing.

8. Plaster control joint.

9. LED wall sconce by Visa lighting.

Refer to materials board for referenced samples and colors.

Butz Medical Office Building

Scale: 3/32" = 1'-0"
EAST/PARKING LOT ELEVATION

WEST ELEVATION

1. 3 COAT ELASTOMERIC PLASTER, COLOR TO MATCH SHERWIN WILLIAMS TONY TAUPE SW7038, FINE TEXTURE.
2. COMPOSITION ROOFING BY CERTAINTEED, STYLE LANDMARK TL, COLOR COUNTRY GREY.
3. LEdgestone veneer by coronado stone products, style coronado honey ledge, color costal brown with matching water table.
4. Gutters and downspouts prime and paint sherwin williams virtual taurpe SW7039.
5. Aluminum storefront system by kawneer color sandstone color to match nail on windows with grey glazing.
6. Wood trim painted sherwin williams tony taupe SW7038.
7. Almond vinyl, nail on windows with grey glazing.
8. Plaster control joint.
9. LED wall sconce by visa lighting.

Refer to materials board for referenced samples and colors.
BUTZ MEDICAL OFFICE BUILDING
Image

Features

- 5 year product warranty
- ADA compliant
- Removable cam-action hinged frame for ease of maintenance
- Extruded aluminum backplate and die-cast end caps
- Extruded aluminum vertical center accent and frame side rails
- Solid, metal formed accent bars
- Sealed and gasketed construction
- Oven cured no VOC acrylic powder coat
- Extruded 1/8" thick white acrylic diffuser; F1 rated, UV stable, UL 94 HB Flame Class rated
- Fluorescent, incandescent or low energy, long life LED source
- Easy retaping
- High power factor electronic ballast, 0°F to 180°F starting temperature (fluorescent)
- Vertical mounting standard (horizontal mounting optional)
- Mounts to standard electrical junction box (by others)
- with provided hardware
- ETL listed to UL standards (US and Canada) for wet location mounting 4' above grade

LED Features

- White source (5000K, 3500K, 4000K), 0-10V dimmable
- Modular design allowing replacement of the LED source and power supply
- Constant current LED technology to protect LEDs from experiencing "over current" conditions that can cause overheating and premature failure
- Thermally managed within manufacturer specifications to promote long LED life
- No ultraviolet or infrared, alleviating potential damage to art, fabric and materials
- Mercury free LED source reduces impact to waste stream

Suggested Variations

- Custom color or material
- Increase or decrease overall height of fixture to 8' maximum
- Add, delete, or reposition accent bars
- Alternate fluorescent linear source
- Change mounting center location
- Remote LED power supply (OW1290 and OW1292)
**Order Code Example**

**Model Number**

<table>
<thead>
<tr>
<th>OW1290</th>
<th>OW1292</th>
<th>OW1294</th>
<th>OW1296</th>
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<tbody>
<tr>
<td>ADA</td>
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**Source**

- LCW1300 1F39
- LNW1300 2N40T110
- LWW1300

**Finishes**

- Painted

**Accent Bar and End Cap**

- BSS
- PSS

**Options**

- FUSE HM
- REM XPS

**Dimensions**

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<th>L</th>
<th>D</th>
<th>W</th>
<th>HC</th>
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<td>19&quot;</td>
<td>4&quot;</td>
<td>3 1/4&quot;</td>
<td>9 1/2&quot;</td>
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**Line Drawings**

- Depth is measured from wall to front of fixture.
- Mounting Center is measured from top of fixture to center of junction box.

**Abbreviation Key**

- Indicates finish or option is not available with XPS.

**Source (Voltagge)**

- Specified voltage or VOLT.
- VOLT letters accept 120 through 277 input voltage.

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Description</th>
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<tr>
<td>LCW</td>
<td>Cool White, 4000K, LED</td>
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<tr>
<td>LNW</td>
<td>Neutral White, 3500K, LED</td>
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<tr>
<td>LWW</td>
<td>Warm White, 3000K, LED</td>
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<tr>
<td>F39</td>
<td>39w long twin tube, 2G11 base, FR</td>
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<tr>
<td>F40</td>
<td>40w long twin tube, 2G11 base, FR</td>
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<tr>
<td>FS14</td>
<td>14w F5, mini beam base, FR</td>
</tr>
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<td>FS21</td>
<td>21w F5, mini beam base, FR</td>
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<tr>
<td>FS26</td>
<td>26w F5, mini beam base, FR</td>
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<tr>
<td>N40T10</td>
<td>40w T10, medium base, INC</td>
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**Options**

- FUSE: Fluorescent fixture, specify 120V or 277V.
- HM: Horizontal mount [specified as standard].
- REM: Remote emergency battery pack for fluorescent, rated for dry location, 32°F / 0°C minimum, not available with 367V.
- XPS: Express 10 day shipping.

**Photometrics and 3D Modeling**

Complete BIM, SketchUp, and Photometric files for these models can be downloaded from www.visalighting.com.

**IES File Number**

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<th>OW1296</th>
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**Nominal LED Source / Fixture Wattage**

| 1380 Lumens | 35 / 18 |
| 1150 Lumens | 35 / 14 |
| 700 Lumens  | 30 / 16 |
| 350 Lumens  | 40 / 17 |
# APPLICATION FOR
## Site Design and Architectural Review

### Applicant Information

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<th>Details</th>
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<tr>
<td>Applicant Name</td>
<td>Russell Gallaway Associates</td>
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<tr>
<td>Applicant Street Address</td>
<td>115 Meyers Street</td>
</tr>
<tr>
<td>City CA</td>
<td>Chico CA 95928</td>
</tr>
<tr>
<td>Property Owner</td>
<td>Dr. Brett Butz MD</td>
</tr>
<tr>
<td>Property Owner Address</td>
<td>20 Phyllis Court</td>
</tr>
<tr>
<td>City CA</td>
<td>Chico CA 95928</td>
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<tr>
<td>Architect or Historical Consultant</td>
<td>Russell Gallaway Associates</td>
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<td>Address</td>
<td>115 Meyers Street</td>
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<td>City CA</td>
<td>Chico CA 95928</td>
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### General Project Information

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<td>002-210-085</td>
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### Submittal Requirements

Application requirements are as indicated on attached checklist. The City's Design Guidelines Manual (which is available online at [www.ci.chico.ca.us/planning_services/DesignGuidelinesManual.asp](http://www.ci.chico.ca.us/planning_services/DesignGuidelinesManual.asp)) must be consulted to ensure that important design principles are considered and to help expedite the processing of applications. Prospective applicants are encouraged to meet with Planning Services staff prior to submittal. Please call (530) 879-6800. Projects subject to architectural review and approval are processed in accordance with Chapter 19.18 of the Chico Municipal Code. Applicants are highly encouraged to read this chapter prior to application submittal.

### Applicant Authorization and Signature

I certify that the information provided with this application is complete, true and correct to the best of my knowledge and belief, and that if I am not the property owner, I have been authorized by the property owner to submit this application.

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant's Signature</td>
<td>Matt Gallaway</td>
</tr>
<tr>
<td>Date</td>
<td>8/24/2015</td>
</tr>
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### For Office Use Only

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<td>Application Received By</td>
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<td>Total Fees $</td>
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ATTACHMENT I
Application Submittal Checklist

**PROJECT DESCRIPTION** - Submit a brief project description that includes the architectural concept and design approach. Indicate any applicable Design Guidelines from the City of Chico Design Guidelines Manual and how related Design Objectives in the Manual are met. If alternate design solutions are proposed other than those in the Design Guidelines Manual, please state how related Design Objectives in the Manual are met.

**ALL SUBMITTED DRAWINGS** - Applicants should only submit two folded full-size color copies and two color reductions (11 x 17-inch) of all drawings with the initial application. Following a determination of application completeness, Planning staff will request additional copies as necessary (typically, for a total of eighteen 11 x 17-inch drawings). All drawings must be to scale (including a graphic bar scale) with a north arrow oriented towards the top of the sheet of all plan drawings.

**SITE PLAN** - Indicate the Dimensions of Pertinent Features
- Title Block
- Property Lines
- Existing/proposed structures and improvements
- Parking spaces and access, including freight delivery areas and required bicycle parking
- Existing natural features, including trees
- Landscape areas
- Surrounding conditions/structures/improvements
- Location of light fixtures, fences, etc.
- Existing/proposed right-of-way(s)
- Building setbacks
- Major landmarks in proximity
- Pedestrian circulation, including connection to public right of way
- Location of HVAC units, utility structures, electrical cabinets/panels, backflow prevention devices, etc.
- Location and height of freestanding signs
- Trash/Recycling enclosure location and materials
- Existing/Proposed Easements
- Parking Summary by Use
- Site coverage summary (percentage of buildings/parking/landscaping)

**ARCHITECTURAL DRAWINGS** - Indicate the Dimensions of Pertinent Features including building height and roof pitch
- Detailed exterior elevations (all sides, identified by cardinal direction, including trash/recycling enclosures, carports, etc.)
- Utility panels, plumbing fixtures, meters, conduits, A/C units
- Accurate depiction/specification of materials/colors
- Location, design, type, and intensity of lighting
- Location of proposed signage on building
- Utility/Service Entrances
- Floorplans, if available

**LANDSCAPE PLAN** - Indicate the Dimensions of Pertinent Features
Please refer to "Recommended Street and Parking Lot Trees", available at the City of Chico Counter and website, for appropriate species.
- Planting plan with legend
- Statement as to soils types and any special planting techniques required
- Trees to remain or be removed (note species and size)
- Fence/Wall locations, heights, designs
- Hardscape features and materials
- Exterior lighting - location, height, design, type of lamp, and intensity and IES cutoff classification
- Screening methods for trash enclosures, mechanical equipment, and parking areas
- Percentage of pavement shading in parking area (minimum of 50% required)
- Outdoor amenities/break areas
- AB 1881 compliance/conceptual hydrozones and irrigation methods

**SIGNAGE**
- Table of total signage square footage/height
- Sign details - type, illumination, color, and materials

**MATERIALS AND DETAIL**
- Color and material sample board - samples should include roofing, paint and stain finishes and textures, canvas and plastic coverings, special glass application and frames, wrought iron or other custom design elements, and masonry choices.
- An accurate reproducible color copy of the material/sample board.

**OTHER (Consult with Staff as to need)**
- Visual Simulation (when over 50,000 sq. ft. or at elevation over 250 feet.)
- Perspective drawings/Computer Simulation
- Conceptual model
- Roof and floorplans
- Lighting photometrics
- Consideration for public art
### Design Guidelines Manual Quick-Check

<table>
<thead>
<tr>
<th>Proposals should reflect the following principles from the City's Design Guidelines Manual:</th>
<th>Reflected in proposal?</th>
</tr>
</thead>
<tbody>
<tr>
<td>The building has a clear architectural concept carried throughout all elevations.</td>
<td></td>
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<tr>
<td>All four sides of the building have received equal design consideration.</td>
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</tr>
<tr>
<td>Materials or textures are wrapped around the sides of the building, rather than abruptly terminated.</td>
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</tr>
<tr>
<td>Building texture is used to create interest or complements an architectural concept or feature.</td>
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</tr>
<tr>
<td>Design takes into account existing trees, vegetation, and vistas.</td>
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</tr>
<tr>
<td>Design takes into account the character, massing, and setbacks of neighboring buildings.</td>
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</tr>
<tr>
<td>Signage is designed as an integrated architectural element.</td>
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<tr>
<td>Exterior lighting is directed downward and onto the site; light sources are concealed from offsite view.</td>
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</table>
The following information is requested to expedite the environmental review process necessary to process your permit request. Please complete thoroughly and attach reference materials as appropriate. Feel free to ask a staff Planner if you have any questions; omissions and errors could delay your project.

### Project Information

Describe the proposed project.

Single Story Medical Office building used as Medical Office and outpatient services.

---

Is grading proposed with the project? If yes, for what purpose and approximately how many cubic yards?

Building Pad only. Parking is Existing.

---

Will the project include outdoor lighting? (Include type and location)

Yes, LED on Building Columns.

---

Estimate the approximate square footage of proposed impervious surfaces, including building area, concrete, paving and other hardscape features.

Building Area is 5,902 sq. ft. and Sidewalks are 1,418 sq. ft.

---

List the requested City permits and other public agency approvals required for this project, including County, State and Federal agencies. Please be aware that omissions may delay environmental review.

<table>
<thead>
<tr>
<th>Permit Name/Type</th>
<th>Responsible Agency</th>
<th>Date Request Submitted</th>
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<tr>
<td>Building Permit</td>
<td>City of Chico</td>
<td>ASAP</td>
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### For Office Use Only

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## Project History

Have any previous environmental studies or documents been prepared for the project site? If yes, please describe.

None

Was this project heard by the Development Review Committee? When?

No

## Existing Conditions

Describe the existing and historic use of the site.

Vacant undeveloped lot, parking lot developed under previous permit.

Utilities are in Place.

Provide a concise statement describing the current environmental setting of the project site.

Undeveloped pad area, parking area developed under previous permit.

Are there residents/tenants who will need to be relocated as a result of the proposed project?

None

## Site Features

Is the project located near any of the following: schools, churches, day care facilities, health care facilities, streams, parks, nature preserves, or undeveloped natural land? Please describe:

Project is adjacent to health care community.

Does the site contain trees over 6" in diameter or native vegetation? Would the project remove these features?

Project does not contain any vegetation over 6" in diameter.

Are any endangered, threatened, rare or sensitive species suspected of existing on site? Describe:

None known at this time.

Have any known historical, archaeological, or paleontological resources been identified on site?

None at this time.
Water Features

Will a new storm drainage outfall, or improvements to the existing storm drainage outfall, be necessary?

Storm water inlets on site are existing.

Does the project site include any surface water features including creeks, tributary channels or areas of ponding water in the wet season? Describe:

None

Toxins and Hazardous Substances

Is there a history of contaminated soil or groundwater associated with this site?

None known.

Are any underground storage tanks or other subsurface structures located on site (not including utilities)?

None known.

Will the project involve the use or disposal of potentially hazardous materials including flammable, explosive, or toxic substances?

No.

Other Pertinent Information

Please describe any other characteristics or effects of the project that may be of environmental consequence.

None known.

Required Signatures

I hereby certify that the information provided above is true and correct to the best of my knowledge and belief.

Applicant's Signature: [Signature]  Date: 8/24/2015