DATE: May 8, 2019

TO: Architectural Review and Historic Preservation Board

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

RE: AR 19-11 (Visinoni Brothers) – 260 Lockheed Ave, APN 047-560-058

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the 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 19-11 (Visinoni Brothers), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new building on a vacant, 3.48-acre lot located at 260 Lockheed Avenue, on the northwest side of Lockheed Avenue (see Attachment A, Location and Attachment B, Project Description). The site is designated Manufacturing and Warehousing by the General Plan and zoned AM-AOB2 (Airport, Manufacturing and Warehousing with Airport Overflight Zone B2 overlay).

The proposal includes construction of a new 9,000 square foot storage building with an approximately 1,800 square-foot attached office building. The proposed building is situated at the southeasterly portion of the site. The proposed building would be setback 84-feet from the front (southerly) property line on Lockheed Avenue and 10-feet from the easterly side property line (see Attachment C, Site Plan). A new parking area would be located at the front of the site, between the building and the public right-of-way. A total of 17 vehicle parking spaces are provided, which satisfies the minimum 13 vehicle parking spaces typically required for office and warehouse uses of this size. A U-style bicycle rack would be located adjacent to the front entry of the building, accommodating two bicycles. To promote pedestrian connection in this area, a condition of approval is recommended that would require a concrete walkway be installed, connecting the bicycle parking rack to the front entry walk way (see Condition of Approval # 4).

The proposed building would feature a modern industrial appearance with two conjoined components (see Attachment D, Elevations and Attachment E, Colors and Materials). The front component would accommodate office space for Visinoni Brothers Construction. Exterior finish for this portion of the building would be plaster with sand finish in light grey (“Titanium”). The mass would feature a main-entry breezeway, located toward the center of the building, featuring a storefront window system with bronze frame. Flanking the breezeway would be large window systems featuring a metal roof awning.
The rear component would accommodate vehicle and equipment storage for Visinoni Brothers Construction. This portion of the building includes a low, sloping metal roof in white (“Cool Solar White”), green roof gable trim and gutter (“Cool Emerald Green”) and translucent roof tiles (sunroofs). The building’s exterior finish would be metal Butler wall paneling in white (“Cool Solar White”). The westerly elevation features three roll-up curtain doors with large eave overhangs. Between each rollup door would be commercial grade steel personnel doors. A fourth roll-up door would be located on the northerly (rear) elevation. The building’s exterior would be illuminated by wall-mounted gooseneck light fixtures, as well as wall-pack light fixtures mounted about exterior doors. A single “shoebox” style light pole would illuminate the main drive aisle, mounted at a height of 12 feet.

The landscape plan calls for a variety of shrubs, vines, and trees with particular attention to the Lockheed Avenue frontage and parking area (see Attachment F, Landscape Plans). Rows of trees, shrubs and a wide bio-filtration area containing a variety of grasses would separate the parking area from the public right-of-way. Five Chinese pistache trees would provide shading for the parking area, which is estimated to reach 62 percent a full tree maturity. A new trash enclosure would be located at the center of the site, screened from public view by a new six-foot-tall chain-link fence with tan privacy slats that would enclose the entire contractor’s yard area of the project site. The enclosure would feature CMU brick walls with corrugated metal siding and Butler roof paneling (see Attachment G, Trash Enclosure).

Site improvements, including the parking area, building footprint, landscaping and drive aisles utilize approximately 38 percent of the entire parcel; a condition of approval is recommended that would require remaining undeveloped portions of the site to be hydroseeded, pursuant to Chico Municipal Code 16.68.040 (Landscape Installation Requirements).

DISCUSSION

The proposal would result in development of a long-vacant parcel in the Airport Industrial Park. The proposed modern-industrial architecture is consistent with development in the airport vicinity and complements the built environment. The proposal is consistent with several General Plan policies, particularly those that encourage airport compatibility (LU-7.1.1), support compatible development of the Airport Industrial Park (LU-7.2 and CIRC-6.1.1) and support the viability of Chico Municipal Airport (ED-1.7). The project also implements General Plan consistency with policies that encourage compatible infill development (LU-4.2, LU-4.4, and CD-5), encourage neighbor compatibility (LU-4.3) and encourage projects that provide positive contributions to the neighborhood (LU-4.4).

The project is consistent with Design Guidelines (DGs) for commercial and office uses. The main building entry is a dominate feature, obvious from the street and incorporates appropriate massing, fenestration and materials to provide pedestrian-level scale without overwhelming the character of the neighborhood (DG 2.2.11, 1.2.13, and 2.1.13). Bicycle parking is located near the building’s front entry and parking areas are screened from view by extensive landscaping (DG 2.1.32 and 2.1.25). Further design consistency is provided at Attachment B, Project Description.
The proposed plan meets all applicable setbacks, parking, and landscaping requirements, and would be a positive contribution to the development and viability of the Airport Industrial Park. Staff supports the proposal.

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 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, particularly those that encourage airport compatibility (LU-7.1.1), support development of the Airport Industrial Park (LU-7.2) and support the viability of Chico Municipal Airport (ED-1.7). Further General Plan consistency is with policies that encourage compatible infill development (LU-4.2, LU-4.4, and CD-5), encourage neighbor compatibility (LU-4.3) and encourage projects that provide positive contributions to the neighborhood (LU-4.4).

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

   The project is consistent with Design Guidelines (DGs) for commercial and office uses. The building entry is a dominate feature, obvious from the street and incorporates appropriate massing, fenestration and materials to provide pedestrian level scale without overwhelming the character of the neighborhood (DG 2.2.11, 1.2.13, and 2.1.13). Bicycle parking is located near the building’s front entry and parking areas are screened from view by extensive landscaping (DG 2.1.32 and 2.1.25).

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 proposal would result in development of a long-vacant portion of a parcel in the Airport
Industrial Park. The proposed modern-industrial architecture and architectural details, such as doorway awnings, is consistent with development in the airport vicinity and complements the built environment. The site is appropriately illuminated, and design elements have been incorporated into the project to ensure its compatibility with the character of the surrounding development. Ground-mounted HVAC systems would be located at the site of the building, properly screened from public view and would not interfere with the proposed bioswales.

4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.

The location and configuration of the proposed structure is compatible with the surrounding development and the Airport Industrial Park. The building will not unnecessarily block views or dominate its surroundings.

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

The proposed landscaping will provide visual relief and an attractive environment. Landscaping around the new parking area and landscaping along the street frontage will provide good “curb appeal” and fulfill the intended function of screening the parking area over time.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 19-11 (Visinoni Construction). The approval documents for this project are date stamped Apr 30, 2019.

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. Prior to Certificate of Occupancy, remaining undeveloped portions of the site as depicted on the site plan shall be hydroseeded, pursuant to Chico Municipal Code 16.68.040 (Landscape Installation Requirements).

4. Final improvement plans shall include a concrete walkway connecting the bicycle parking area to the front entry walkway.

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, notices were mailed out to all property owners and tenants within 500 feet of the project site, and a notice was placed on the project site. The meeting agenda was posted at least 7 days
prior to the Architectural Review and Historic Preservation Board meeting.

ATTACHMENTS
A. Location Map  
B. Project Description  
C. Site Plan  
D. Elevations  
E. Colors and Materials  
F. Landscape Plans  
G. Trash Enclosure  

DISTRIBUTION
Mike Sawley, Senior Planner  
Visinoni Brothers Construction, attn.: Dino Visinoni, 564 Rio Lindo Avenue, Chico, CA 95926  
(dino.visinoni@visinonibrothers.com)  
North Valley Building Systems, attn.: Andy Woods, 30 Seville Court, Chico, CA 95928  
(andy@northvalleybuilding.com)  

Files: AR 19-11
April 16, 2019

City of Chico Planning Department
411 Main Street
Chico, CA 95928

**Project Description - Landscape**

Lockheed Avenue Parcel
Chico, California

The landscape area for this project is approximately 11,000 square feet. Proposed plantings are evergreen, resilient, and require minimal maintenance to be aesthetically pleasing. Approximately 6,000 square feet of the landscape area is proposed to be a medium water use Biofiltration Sod to meet Low Impact Development (LID) objectives. All proposed plant material is medium water use and will be irrigated by means of an automatically controlled, low volume drip irrigation system for optimal water efficiency.

**Front of Building/ Lockheed Avenue Frontage**

Parking lot lighting pole height is 12 feet, below mature tree height, and is integrated into planting design such that they are placed between trees. (DG 1.5.12, 1.5.13)

Bicycle parking is placed close to the building entrance (DG 2.1.32)

Shade trees have been provided per City code standards. The Lockheed right of way and the parking lot will be planted with tree species from the Approved City of Chico Street Tree List. (DG 2.1.28)

Parking areas are screened from street views using three to four foot high, evergreen landscape plantings. (DG 2.1.25)

Trash enclosures, storage areas, service yard, and utility equipment are located behind a 6 foot high chain link fence with privacy slats to maximize screening. (DG 2.1.36)

RECEIVED

APR 30 2019

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PROJECT DESCRIPTION

The project site is a 3.48 acre vacant parcel in the Airport Industrial Park that fronts Lockheed Avenue between Fortress and Marauder Streets. The proposed modern-industrial architecture is consistent with development in the airport vicinity. The project proposes the construction of a 9,000 square foot metal sided industrial building with an attached 1,800 square foot stucco finished office space.

The proposed building and site development are consistent with General Plan policies that encourage airport compatibility (LU-7.1.1) and development in the Airport Industrial Park (LU-7.2). Development of the site is compatible with General Plan policies for circulation (CIRC-6.1.1), economic development (ED-1.7) and community design (CD-5.1) that encourages infill development (LU-4.2, LU-4.4). The site will utilize water efficiency for landscaped areas and promote the planting and maintenance of trees (SUS-4.2, SUS-6.4).

The site design positions the building so that the stucco sided office space faces the street and helps screen the remaining portion of the building from view while providing employee and customer parking at the front of the building nearest the primary entrance.

The building entrance will boast a covered breezeway that is a dominant feature obvious from the street (DG 2.1.13, DG 2.2.23, DG 3.1.11) that will incorporate appropriate massing, fenestration and materials to provide a pedestrian level scale without overwhelming the character of the neighborhood (DG 2.2.11, DG 1.2.13).

Pedestrian and bicycle pathing from the city right-of-way to the building entrance is direct and easily identifiable which creates a secure, clear, open line of site from the street (DG 2.1.23, DG 2.1.33, DG 3.1.12).

Building utility structures and equipment will be located on the sides or rear of the building, and will be shielded from view by a slatted chain link fence (DG 2.2.28)
LEFT EXTERIOR ELEVATION
West Elevation
Scale: 1/8" = 1'-0"

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SK-3
COOL SOLAR WHITE
ROOF AND WALL

COOL EMERALD GREEN
AWNINGS, GABLE & GUTTER

BRONZE ALUMINUM
STOREFRONT SYSTEMS

P-1661 TITANIUM
Base 200 or B

WALL AND ROOF SYSTEM

COOL GRAY STONE
ROLLUP DOORS

TITANIUM
OFFICE STUCCO

MATERIALS BOARD

SK-6
LOCKHEED AVENUE PARCEL (PAGE 2 OF 3)
PRELIMINARY LANDSCAPE PLAN

LOKHEEDED AVENUE
PARKING LOT LANDSCAPE

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<td>PARKING LOT LANDSCAPE</td>
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SHADE CALCULATIONS

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LANDSCAPE IRRIGATION

TOTAL LANDSCAPED AREA IS 11,019 SF AND IS HYDROZONED AS MEDIUM WATER USE. SHRUBS AND BIOFILTRATION SOD AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME Drip IRRIGATION SYSTEM.

USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS, IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 265,004 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM ALLOWED WATER ALLOWANCE (MAWA), WHICH IS 274,023 GALLONS PER YEAR.

SOILS STATEMENT

THIS SITE IS LOCATED IN A REGION KNOWN TO HAVE COMPACTED SOIL OF MARGINAL QUALITY. LANDSCAPE PLANTERS ARE TO BE DE-COMPACTED AND STANDARD SOIL AMENDMENTS WILL BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS BY AN ANALYTICAL SOILS TESTING LABORATORY.

TOP DRESSING

A UNIFORM 3" MINIMUM LAYER OF 5/8" DIAMETER BROWN LAVA ROCK TOP DRESSING SHALL BE APPLIED TO ALL LANDSCAPE AREAS EXCEPT WHERE OTHERWISE NOTED.

LOCKHEED AVENUE PARCEL (PAGE 3 OF 3)

PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT

Prepared for:

Prepared by:

Attachment F