




City of Chico  
NOTICE OF CANCELLATION  
of  
Architectural Review Board  
January 2, 2008 Meeting

**NOTICE IS HEREBY GIVEN** that the January 2, 2008 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet January 16, 2008 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

  
Mary Fitch, Administrative Analyst  
Dated: December 20, 2007

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
ADJOURNED REGULAR MEETING OF JANUARY 16, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present:     Nicholas Ambrosia  
                                      Michael Borzage  
                                      Marci Goulart, Acting Chair  
                                      David Kim

Board Member Absent:     Philip LaGrow, Chair

Planning Commissioner  
Present:                     Dave Kelley

City Staff Present:        Mark Wolfe, Principal Planner  
                                      Greg Redeker, Associate Planner  
                                      Jake Morley, Assistant Planner  
                                      Mary Fitch, Administrative Analyst

**1.0     CALL TO ORDER/ROLL CALL**

Acting Chair Goulart called the meeting to order at 4:00 p.m. Board members and staff were present as noted above.

**2.0     SELECTION OF CHAIR AND VICE CHAIR**

*Board Member Goulart moved that the Board select Board Member LaGrow as chair. Board Member Ambrosia seconded the motion, which passed by a vote of 4-0-1 (LaGrow absent).*

*Board Member Borzage moved that the Board select Board Member Goulart as vice chair. Board Member Ambrosia seconded the motion, which passed by a vote of 3-0-1-1 (LaGrow absent, Goulart abstain).*

**3.0     CONSENT AGENDA**

Items on this agenda were continued to the meeting of February 6, 2008.

**4.0     PUBLIC HEARING AGENDA**

**4.1     AR 07-24 (Option Care) Mission Ranch Boulevard, APN 006-150-112 - A request to construct a 7,000 square foot office building. The site is located on land designated Community Commercial on the General Plan diagram and zoned CC - Community Commercial. *(Report: Assistant Planner Morley)***

Acting Chair Goulart opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Project architect Chad Finch and applicant representative Teresa Brown provided information and answered questions about the project. There being no further comments, the public hearing was closed at 4:29 p.m.

*Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 07-24 (Option Care) subject to the following conditions:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 07-24.*
2. *The site plan, landscape plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on December 5, 2007 and December 17, 2007, except as modified by these conditions.*
3. *The applicant shall submit a sign package for staff review and approval prior to or concurrent with a building permit application.*
4. *Both ends of the proposed screen walls around the HVAC units on the east and west elevations shall return toward the structure.*
5. *All wall-mounted utilities and associated equipment shall be screened with approved materials and painted to match the structure.*
6. *Building lighting shall be limited to recessed cans in the soffits.*
7. *The adjacent vacant building pad shall be landscaped or hydroseeded.*
8. *Accessible parking placards shall be wall-mounted at a height of 36”.*
9. *Tower features on both ends and the middle of the south elevation shall be extended 18” toward the street.*
10. *Sills shall be introduced on the fenestration on the three tower elements.*
11. *The existing driveway cut shall be removed and a street tree added in its place.*

*Commissioner Kelley seconded the motion, which passed by a vote of 4-1-1 (Kim opposed, LaGrow absent).*

- 4.2 AR 07-17 (Irwin Pancake) Corner of Amanecida Common and Sierra Sunrise Terrace, APN 018-360-003** - A request to construct a new 77-unit senior assisted living facility on a vacant 1.89 acre site located at the southwest corner of Amanecida Common and Sierra Sunrise Terrace. The proposed three-story building is 79,905 square feet in size, and a maximum of 45 feet in height. The site is designated Medium-High Density Residential on the General Plan diagram and is located in an R3 Medium-High Density Residential zoning district. *(Report: Associate Planner Redeker)*

Acting Chair Goulart opened the public hearing at 4:45 p.m. and invited the applicant to make a presentation. Property owner Michael O'Rourke and project architect Greg Irwin provided

information and answered questions about the project. Carl Herman and Mary Jensen expressed concerns regarding the proposed 3-story units adjacent to the existing residential units. There being no further comments, the public hearing was closed at 5:10 p.m. After some discussion, the Board reopened the public hearing at 5:12 p.m. to inquire about the number of proposed stucco colors and closed the public hearing again at 5:14 p.m.

*Commissioner Kelley moved that the Architectural Review Board recommend that the Planning Commission adopt the required findings contained in the agenda report and approve AR 07-14 (Irwin Pancake) subject to the following conditions:*

- 1. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 07-14.*
- 2. The site plan, exterior elevations, features, materials, colors, and landscaping shall conform to the plans submitted to the Planning Services Department on July 6, 2007, except as modified by any other condition of approval.*
- 3. The applicant shall comply with all requirements of the Building and Development Services Department regarding construction of full frontage improvements, merging the two parcels, and dedication of right-of-way.*
- 4. Parking lot lighting shall be limited to an overall height of 12 feet above grade. All parking lot, security, and other outdoor utility lighting shall consist of full cut-off fixtures (i.e., flat lens parallel to the ground). The final lighting design shall be subject to Planning staff review and approval.*
- 5. The final sign design, including colors, locations, and size, shall be in substantial conformance with the provided elevations, site plan, and other documentation, and shall be subject to Planning staff review and approval.*
- 6. All bicycle racks shall be of an inverted "U" design (Dero "Hoop" or equivalent).*
- 7. Bicycle parking shall be relocated to be more convenient, perhaps split between areas near the front and rear building entrances. Consideration should also be given to 3-wheeled vehicle parking.*
- 8. Prominent sills shall be provided for all windows. Consider providing planter boxes where feasible.*
- 9. The site configuration and/or building elevations shall be revised to provide a more gradual transition from the 3-story units to the adjacent single-story residential units.*
- 10. A 36" high decorative wall, of a design and materials consistent with the buildings, shall be incorporated along the Amanecida Common frontage, with climbing evergreen vines and other landscaping installed to screen the parking lot and carports from the public view.*

11. *Evergreen plantings shall be incorporated along the western perimeter of the project site for screening purposes.*
12. *All exterior parking and security lighting, including that lighting beneath the carports, shall be high pressure sodium or other lighting with equivalent color rendition.*
13. *The carports shall have gable-end roofs which emulate the roofline of the main structure, finished with similar roofing materials.*

*Board Member Ambrosia seconded the motion, which passed by a vote of 5-0-1 (LaGrow absent).*

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The meeting was recessed at 5:30 p.m. and reconvened at 5:42 p.m. Board Members Ambrosia, Borzage, Goulart, and Kim and Commissioner Kelley were present.

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## **5.0 REGULAR AGENDA**

- 5.1 AR 08-02 (Chico Mall Remodel/Expansion) East 20th Street, APN 002-450-005 and others**  
Conceptual review of a partial remodel and expansion of the Chico Mall. Remodel of a 51,000 square foot portion of existing mall along with roughly 66,000 square foot expansion. Proposal also includes additional pad site. Total Mall square footage, including pads, to increase from roughly 535,000 square feet to 616,000 square feet. *(Report: Principal Planner Wolfe)*

General Growth Properties representatives Jim Anderson and Matt Shannon and project architect Todd Stoutenborough provided information and answered questions about the project.

*The Board provided the following comments:*

1. *Modify the south-facing building elevations to provide shade and incorporate greater 3-dimensional relief to all building elevations.*
2. *Reconfigure the parking area to address issues with onsite circulation.*
3. *Provide a smoother transition between the new and existing structures.*
4. *Provide an outdoor dining area adjacent to the food court and create additional outdoor spaces for employee use.*
5. *Consider covering the meandering walkway between Buildings D & C and incorporating windows, seating, and public art.*

## **6.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**7.0 REPORTS AND COMMUNICATIONS**

**7.1 Planning Update**

There were no update items.

**8.0 ADJOURNMENT**

There being no further business, Acting Chair Goulart adjourned the meeting at 6:58 p.m. to the regular meeting of February 6, 2008.

Approved: May 7, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
REGULAR MEETING OF FEBRUARY 6, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present:     Nicholas Ambrosia  
                                  Michael Borzage  
                                  Marc Goulart, Vice Chair  
                                  David Kim  
                                  Philip LaGrow, Chair

City Staff Present:         Mark Wolfe, Principal Planner  
                                  Bob Summerville, Senior Planner  
                                  Jake Morley, Assistant Planner  
                                  Hilary Herman, Building Official  
                                  Mary Fitch, Administrative Analyst

**1.0     CALL TO ORDER/ROLL CALL**

Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0     CONSENT AGENDA**

**2.1     Minutes of the Regular Meeting of September 5, 2007**

**2.2     Minutes of the Adjourned Regular Meeting of August 15, 2007**

**2.3     Minutes of the Regular Meeting of August 1, 2007**

**2.4     Minutes of the Adjourned Regular Meeting of June 20, 2007**

**2.5     Minutes of the Adjourned Regular Meeting of May 16, 2007**

**2.6     Minutes of the Regular Meeting of May 2, 2007**

**2.7     Minutes of the Adjourned Regular Meeting of April 18, 2007**

**2.8     Minutes of the Adjourned Regular Meeting of December 20, 2006**

**2.9     Minutes of the Adjourned Regular Meeting of November 15, 2006**

**2.10    Minutes of the Regular Meeting of November 1, 2006**

*Board Member Goulart moved that the Architectural Review Board approve Items 2.1 through 2.10 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 4-0-1 (Kim abstain).*

**2.11    Minutes of the Regular Meeting of April 6, 2005**

**2.12 Minutes of the Adjourned Regular Meeting of January 19, 2005**

**2.13 Minutes of the Regular Meeting of January 5, 2005**

*Board Member Goulart moved that the Architectural Review Board approve Items 2.11 through 2.13 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 3-0-2 (Borzage, Kim abstain).*

**3.0 PUBLIC HEARING AGENDA**

**3.1 AR 07-21 (McGinnis) 1052 East Avenue, APN 015-240-053**

A request to construct an 8-unit apartment structure. The site is located on land designated Office on the General Plan diagram and zoned OR - Office Residential. *(Report: Assistant Planner Morley)*

Chair LaGrow opened the public hearing at 4:12 p.m. and invited the applicant to make a presentation. Project architect Greg Peitz and landscape architect Becky Johnson provided information and answered questions about the project. Project neighbor Elizabeth Hill expressed concerns about parking. There being no further comments, the public hearing was closed at 4:29 p.m.

*Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 07-21 (McGinnis) subject to the following conditions:*

- 1. The applicant shall provide a note on the front of the building plans that the project must be developed in compliance with AR 07-21.*
- 2. The site plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on January 16, 2008 or as modified by the Board through this approval.*
- 3. All lighting shall be directed downward and away from adjacent properties and public rights-of-way to limit the amount of spill over.*
- 4. The proposed trash enclosure shall be constructed with CMU block walls painted to match the proposed structure and shall have solid metal doors.*
- 5. The HVAC units and utility meters shall be fully screened with a masonry/stucco fence and as required under Chico Municipal Code section 19.60.060 (Fencing and screening). Details shall be shown on building permit plans and are subject to staff approval.*
- 6. All wall-mounted utilities and associated equipment shall be painted to match the structure.*
- 7. If required, ADA compliant retrofits shall be constructed along the public street frontages and any damaged public improvements shall be repaired.*



8. *The site plan shall be amended to incorporate a new masonry fence along the east property line, extending as far north as the 10-foot lighting standard. A new wood fence shall be installed along the remaining portion of the east property line and along the north property line.*
9. *Proposed HVAC condensing units shall be selected based on their noise reduction characteristics and are subject to staff review and approval.*

*Board Member Goulart seconded the motion, which passed by a vote of 5-0.*

**3.2 AR 07-20, PDP 07-03 (Sterling Development ) 2760 Esplanade, APN 006-044-020**

Review of design details and signage for an approved project consisting of three commercial buildings totaling 29,994 square feet. The site is located on land designated Community Commercial on the General Plan diagram and zoned CC - Community Commercial with a -PD Planned Development overlay. (*Report: Assistant Planner Morley*)

Chair LaGrow opened the public hearing at 4:45 p.m. and invited the applicant to make a presentation. Project architect Scott Gibson and project co-developer Erv Alves provided information and answered questions about the project. There being no further comments, the public hearing was closed at 5:36 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 07-20/PDP 07-03 (Sterling Development) subject to the following conditions:*

1. *Lighting on the east elevation of Retail B shall be mounted no higher than 7 feet, and on the south elevation no higher than 10 feet. All wall-mounted lighting shall be directed downward.*
2. *Shoebox style fixtures are approved for parking lot pole lighting, subject to staff review and approval; however, prior to approval of the lighting plan, the applicant shall provide staff with a photometric study to ensure minimal light spillover onto adjacent properties.*
3. *Material the same as or similar to the building material shall be applied to the roof well side of the parapets of both buildings such that they are not visible from the street.*
4. *A revised comprehensive sign package shall be prepared and submitted for Board review and approval at a subsequent meeting. The following guidance is provided:*
  - a. *Use a richer red, avoiding yellows and oranges.*
  - b. *Scale down the larger monument sign proportionally to be the same height as the smaller monument sign.*
  - c. *Consider eliminating the two "Longs Drugs" signs on the street elevations, leaving only the one on the tower.*

- d. Eliminate some of the "Drive-Thru Pharmacy" signs.*
- e. For tenant signage, limit the height of capital letters to no more than 14".*

*Board Member Ambrosia seconded the motion, which passed by a vote of 5-0.*

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The meeting was recessed at 5:50 p.m. and reconvened at 5:55 p.m. Board Members Ambrosia, Borzage, Goulart, Kim, and LaGrow were present.

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**4.0 REGULAR AGENDA**

**4.1 Draft Scope of Work for Design Guidelines**

The Board discussed ideas to be incorporated into the draft scope for comprehensive design guidelines and selected Board Members Borzage and Goulart as subcommittee members, with Board Member Ambrosia to serve as alternate. Mike Trolinder expressed concern that this project is not simply an endorsement of the 1993 Design Guidelines Manual.

**5.0 BUSINESS FROM THE FLOOR**

None.

**6.0 REPORTS AND COMMUNICATIONS**

None.

**7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 6:50 p.m. to the adjourned regular meeting of February 20, 2008.

Approved: October 1, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
ADJOURNED REGULAR MEETING OF FEBRUARY 20, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present:     Nicholas Ambrosia  
                                      Marci Goulart, Vice Chair  
                                      David Kim  
                                      Philip LaGrow, Chair

Board Members Absent:     Michael Borzage

City Staff Present:         Mark Wolfe, Principal Planner  
                                      Greg Redeker, Associate Planner  
                                      Mary Fitch, Administrative Analyst

**1.0     CALL TO ORDER/ROLL CALL**

Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0     CONSENT AGENDA**

**2.1     Minutes of the Adjourned Regular Meeting of September 19, 2007**

**2.2     Minutes of the Adjourned Regular Meeting of October 17, 2007**

Board Member Goulart had a question regarding a condition of approval for AR 07-16 (Fayek). She requested that staff review the October 17, 2007 meeting DVD to determine whether or not the minutes should be corrected, and then place them on an upcoming agenda for approval.

**2.3     Minutes of the Regular Meeting of December 5, 2007**

*Board Member Goulart moved that the Architectural Review Board approve Items 2.1 and 2.3 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 4-0-1 (Borzage absent).*

**3.0     PUBLIC HEARING AGENDA**

**3.1     AR 07-25 (Centner) 3011 Ceres Avenue, APN 015-030-023**

A request to construct a 9,600 square foot, single-story office building. All onsite and offsite improvements, including parking areas, are already installed. The site is designated Office on the City of Chico General Plan Diagram and is located in the OR Office Residential zoning district. *(Report: Associate Planner Redeker)*

Chair LaGrow opened the public hearing at 4:12 p.m. and invited the applicant to make a presentation. Project architect Lynn Centner provided information and answered questions about the project. There being no further comments, the public hearing was closed at 4:21 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 07-25 (Centner) subject to the following conditions of approval:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 07-25.*
2. *The site plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on December 11, 2007, except as modified by any other condition of approval.*
3. *Landscaping shall conform to the Landscaping Plan submitted to the Planning Services Department on December 11, 2007, except as modified by any other condition of approval.*
4. *The applicant shall comply with all requirements of the Building and Development Services Department regarding construction/repair of public improvements.*
5. *The final sign design, including colors, locations, and size, shall be subject to Planning Services staff review and approval.*
6. *One additional bicycle rack shall be incorporated at the south side of the building. All bicycle racks shall be of an inverted "U" design (Dero "Hoop" or equivalent).*
7. *Any electrical transformers and/or other utilitarian site elements required for the project shall be screened with landscaping and located such that they are not highly visible from the street.*

*Board Member Ambrosia seconded the motion, which passed by a vote of 4-0-1 (Borzage absent).*

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

Mike Trolinder expressed concerns regarding the review and approval process for the Bidwell Park Apartments project (GPA/RZ 07-02, DA 07-01, AR 07-22, CM 07-02).

**6.0 REPORTS AND COMMUNICATIONS**

None.

**7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 4:46 p.m. to the regular meeting of March 5, 2008.

Approved: October 1, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
REGULAR MEETING OF MARCH 5, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present:     Nicholas Ambrosia  
                                  Michael Borzage  
                                  Marci Goulart, Vice Chair  
                                  David Kim  
                                  Philip LaGrow, Chair

City Staff Present:         Steve Peterson, Planning Services Director  
                                  Bob Summerville, Senior Planner  
                                  Greg Redeker, Associate Planner  
                                  Hilary Herman, Building Official  
                                  Mary Fitch, Administrative Analyst

**1.0     CALL TO ORDER/ROLL CALL**

Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0     CONSENT AGENDA**

**2.1     Minutes of the Adjourned Regular Meeting of October 17, 2007**

Approval of this item was continued from the Adjourned Regular Meeting of February 20, 2008 due to a question from the Board regarding a condition of approval for AR 07-16 (Fayek). Staff has reviewed the video recording of the October 17, 2007 meeting and has verified that the condition is correct as recorded in the minutes.

*Board Member Goulart moved that the Architectural Review Board approve Item 2.1 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 5-0.*

**3.0     PUBLIC HEARING AGENDA**

**3.1     Architectural Review 08-01 (RGA/Sierra Nevada) Northwest corner of Huss and Aztec Drives, APNs 039-060-114 and 039-410-038** - A request to construct a 5,324 square foot rail freight terminal, intended for the transfer of bulk cargo from rail cars to trucks, on a < 5 acre portion of a 31.5 acre site. The site is designated Manufacturing and Warehousing on the General Plan diagram and is located in the ML Light Manufacturing/Industrial zoning district. *(Report: Associate Planner Redeker)*

Chair LaGrow opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Project architect Matt Gallaway and Sierra Nevada representative Stan Cooper provided information and answered questions about the project. There being no further comments, the public hearing was closed at 4:17 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-01 (RGA/Sierra Nevada) subject to the following conditions of approval:*

**CHICO ARCHITECTURAL REVIEW BOARD**

**Regular Meeting of March 5, 2008**

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1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-01.*
2. *The site plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on February 27, 2008, except as modified by any other condition of approval.*
3. *Landscaping shall conform to the Landscaping Plan submitted to the Planning Services Department on February 27, 2008, except as modified by any other condition of approval.*
4. *The applicant shall comply with all requirements of the Building and Development Services Department regarding construction/repair of public improvements.*
5. *All security and other outdoor lighting shall consist of 32W compact fluorescent full cutoff fixtures.*
6. *Any signs installed for the project shall be limited to wall-mounted signs, either indirectly illuminated or unilluminated, with a total area of no more than 100 s.f., and shall be subject to Planning Services staff review and approval.*
7. *All bicycle racks shall be of an inverted "U" design (Dero "Hoop" or equivalent).*
8. *Perimeter fencing may be plain or vinyl-coated chain link, at the applicant's discretion.*
9. *Roof-mounted equipment shall be painted rather than screened. Paint color shall be subject to staff review and approval.*

*Board Member Kim seconded the motion, which passed by a vote of 4-1 (Borzage opposed).*

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

None.

**6.0 REPORTS AND COMMUNICATIONS**

Senior Planner Summerville provided information on the status of AR 07-09 (Pacific Properties Group). Planning Services Director Peterson updated the Board on the Council's review of noticing procedures for the ARB. Mike Trolinder reiterated concerns expressed at the previous meeting regarding the review and approval process for the Bidwell Park Apartments project (GPA/RZ 07-02, DA 07-01, AR 07-22, CM 07-02).

**7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 5:18 p.m. to the adjourned regular meeting of March 19, 2008.

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD &**  
**AIRPORT ARCHITECTURAL COMMITTEE**  
ADJOURNED REGULAR MEETING OF MARCH 19, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present:     Nicholas Ambrosia  
                                      Michael Borzage  
                                      Marci Goulart, Vice Chair  
                                      David Kim  
                                      Philip LaGrow, Chair

Airport Commissioners     Floyd Sanderson  
Present:                        Gayle Womack

City Staff Present:         Mark Wolfe, Principal Planner  
                                      Jake Morley, Assistant Planner  
                                      Scott Armstrong, Code Enforcement Supervisor  
                                      Mary Fitch, Administrative Analyst

**1.0     CALL TO ORDER/ROLL CALL**

Chair LaGrow called the meeting to order at 4:00 p.m. Board Members, Airport Commissioners, and staff were present as noted above.

**2.0     CONSENT AGENDA**

There were no items for this agenda.

**3.0     AIRPORT ARCHITECTURAL COMMITTEE: PUBLIC HEARING ITEMS**

**3.1     AR 07-27 (Crowder Trucking) Marauder Street, APN 005-041-010**

A request to allow construction of two structures totaling 3,600 square feet on a 2.5-acre site located just northeast of the intersection of Marauder Street and Ryan Avenue. The project site is designated Manufacturing and Warehousing on the General Plan diagram and is located in the AM Airport Manufacturing zoning district. *(Report: Assistant Planner Morley)*

Chair LaGrow opened the public hearing at 4:02 p.m. and invited the applicant to make a presentation. Applicant representative Dan Hays provided information and answered questions about the project. There being no further comments, the public hearing was closed at 4:18 p.m.

*Commissioner Womack moved that the Airport Architectural Committee adopt the findings contained in the agenda report and approve AR 07-27 (Crowder Trucking) subject to the following conditions:*

1.     *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 07-27.*
  
2.     *The site plan, landscape plan, exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on January 14, 2008, except as modified by these conditions.*

3. *The applicant shall comply with all Building and Development Services standards, including but not limited to installation of an all-weather surface on the entire site, removal and replacement of any broken or damaged public improvements, and payment of sewer and storm drain fees.*
4. *The landscape plan shall be amended to include a large shade tree planted on 30 foot centers around the north, south, and east perimeter of the project site. The species shall be selected from the City of Chico Recommended Tree List. All landscaped areas shall contain an irrigation system installed to City of Chico Landscape Standards.*
5. *Unless otherwise determined by the Director of Building and Development Services, the site plan shall be amended to include an onsite 12 foot by 7 foot trash enclosure. The enclosure shall be constructed of masonry walls with solid metal doors and shall be painted to match the proposed structures, with location and details subject to staff approval prior to issuance of a building permit.*
6. *All wall-mounted utilities and associated equipment shall be painted to match the structure.*
7. *A new green vinyl-coated chainlink fence with green vinyl slats shall be installed along the south, east, and north property lines.*
8. *Existing oleanders shall be trimmed to blend in with newly installed landscaping and shall be properly irrigated and regularly maintained.*

Commissioner Sanderson seconded the motion, which passed by a vote of 2-0.

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The meeting recessed at 4:35 p.m. and reconvened at 4:37 p.m. Board Members Ambrosia, Borzage, Goulart, Kim, and LaGrow were present. Airport Commissioners Womack and Sanderson were not present.

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#### **4.0 ARCHITECTURAL REVIEW BOARD: PUBLIC HEARING ITEMS**

##### **4.1 AR 08-04 (Lube Express) 2399 Esplanade, APN 006-150-091**

A request to allow construction of a new 2,700 square foot structure at 2399 Esplanade. The project site is designated Community Commercial on the General Plan diagram and is located in the CC Community Commercial zoning district. *(Report: Assistant Planner Morley)*

Chair LaGrow opened the public hearing at 4:40 p.m. and invited the applicant to make a presentation. Jim Peterson of Streamline Engineering, Matt Bowman of BCM Construction, and Jack Leach and Mike Leach of Lube Express provided information and answered questions about the project. Melinda Vasquez commented on the proposed landscaping. Mike Trolinder commented on the proposed signage. There being no other comments, the public hearing was closed at 5:12 p.m.



*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-04 (Lube Express) subject to the following conditions:*

- 1. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-04.*
- 2. The site plan, landscape plan, exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on February 12, 2008.*
- 3. All wall-mounted utilities and associated equipment shall be screened with approved materials and painted to match the structure.*
- 4. The proposed trash enclosure shall be constructed of a masonry wall to match the proposed structure, with solid metal doors painted to match.*
- 5. Final location of the monument sign shall be out of the sight-distance area to ensure that vehicles can make safe turning movements off of Orchard Lane onto the Esplanade.*
- 6. The base of the monument sign shall be enhanced slightly to mimic the style and color of the building.*
- 7. Building signage shall be eliminated from the Esplanade elevation.*
- 8. The size of the lettering on all signage shall be substantially reduced and the color shall be revised to a richer shade of red. All sign panels shall be opaque, so that only the lettering is illuminated.*
- 9. The three existing light posts on the project site shall be removed.*
- 10. The outdoor seating area shall be revised to incorporate a concrete base and some sort of shade element.*
- 11. A pedestrian walkway shall be installed from the northeast building entrance area to the outdoor seating area.*

*Board Member Ambrosia seconded the motion, which passed by a vote of 5-0.*

**5.0 REGULAR AGENDA**

There were no items for this agenda.

**6.0 BUSINESS FROM THE FLOOR**

Mike Trolinder commented that the creeping fig required for the Sierra Nevada Solar Array (AR 07-05) had not yet been planted. Melinda Vasquez commented about the apparent cooperation between the applicants and the Board at this meeting.

**7.0     REPORTS AND COMMUNICATIONS**

**7.1     Email from Melinda Vasquez dated February 24, 2008**

Staff explained that the Council had recently reviewed noticing procedures for projects being reviewed by the Architectural Review Board and had not made any changes.

**7.2     Planning Update**

At the Board's request, staff explained the steps in the review and approval process for the Irwin Pancake project (UP 07-17, AR 07-14). Board Member Kim provided a brief update on the GPAC, and Board Member Ambrosia provided a brief update on the Downtown Committee. Mike Trolinder commented on the importance of separate design guidelines for the Downtown.

**8.0     ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 5:48 p.m. to the regular meeting of April 2, 2008.

Approved: October 1, 2008



City of Chico  
NOTICE OF CANCELLATION  
of  
Architectural Review Board  
April 2, 2008 Meeting

**NOTICE IS HEREBY GIVEN** that the April 2, 2008 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet April 16, 2008 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

  
by: Mary Fitch, Administrative Analyst  
Dated: March 26, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
ADJOURNED REGULAR MEETING OF APRIL 16, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present:     Nicholas Ambrosia  
  Michael Borzage  
  Marcie Goulart, Vice Chair  
  David Kim  
  Philip LaGrow, Chair

City Staff Present:            Mark Wolfe, Principal Planner  
  Bob Summerville, Senior Planner  
  Zach Thomas, Senior Planner  
  Jake Morley, Assistant Planner  
  Hilary Herman, Building Official  
  Mary Fitch, Administrative Analyst

**1.0     CALL TO ORDER/ROLL CALL**

Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above. Board Member Kim announced that, per the City Attorney's office, his membership in the Bidwell Presbyterian Church congregation does not constitute a conflict of interest and that he would be participating in the review and approval of the project (Item 3.5).

**2.0     CONSENT AGENDA**

There were no items for this agenda.

**3.0     PUBLIC HEARING AGENDA**

**3.1     AR 07-20 (Sterling Development ) 2760 Esplanade, APN 006-044-020**

Review of the proposed sign package for an approved commercial project totaling 29,994 square feet. The project site is located on land designated Community Commercial on the General Plan diagram and zoned CC - Community Commercial with a -PD Planned Development overlay. *(Report: Assistant Planner Morley)*

Chair LaGrow opened the public hearing at 4:06 p.m. and invited the applicant to make a presentation. George Ramstad of Long's Drugs Stores provided information and answered questions about the project. There being no further comments, the public hearing was closed at 4:12 p.m.

*Board Member Ambrosia moved that the Architectural Review Board approve AR 07-20 (Sterling Development) subject to the following conditions of approval:*

1.     *The words "Longs Drugs" shall be removed from all directional signage.*
2.     *The height of the wall-mounted "Drive-thru Pharmacy" signs shall be reduced to 12 inches.*
3.     *Placement of all wall-mounted signs shall be coordinated with the project architect for correct balance.*

4. *The monument sign colors shall be as submitted, with an opaque field and illuminated letters.*

*Board Member Goulart seconded the motion, which passed by a vote of 5-0.*

**3.2 AR 08-05 (S&S Enterprises) Mission Ranch Blvd, APN 006-150-112**

A request to construct a 9,455 square foot office building. The project site is located on land designated Community Commercial on the General Plan diagram and in the CC Community Commercial zoning district. *(Report: Assistant Planner Morley)*

Chair LaGrow opened the public hearing at 4:20 p.m. and invited the applicant to make a presentation. Project architect Chad Finch and construction manager Matt Bowman provided information and answered questions about the project. There being no further comments, the public hearing was closed at 4:46 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-05 (S&S Enterprises) subject to the following conditions:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-05.*
2. *The site plan, landscape plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on February 25, 2008.*
3. *The applicant shall submit a sign package for staff review and approval prior to or concurrent with a building permit application.*
4. *The proposed screen wall around each set of HVAC units shall be tall enough to screen the proposed units.*
5. *All wall-mounted utilities and associated equipment shall be screened with approved materials or painted to match the structure.*

*Board Member Goulart further moved that the Architectural Review Board provide the following recommendations:*

1. *Incorporate an outdoor employee break area into the project design.*
2. *To the extent allowable under Title 24 standards, use clear glazing on windows.*

*Board Member Kim seconded the motion, which passed by a vote of 5-0.*

**3.3 AR 07-23 (Fong) 2838 Esplanade, APN 006-230-048**

A request to construct 6 buildings containing 23 residential units. The project site is located on land designated Community Commercial on the General Plan Diagram and in the CC Community Commercial zoning district. *(Report: Assistant Planner Morley).*

Chair LaGrow opened the public hearing at 5:02 p.m. and invited the applicant to make a presentation. Project manager Pat Conroy provided information and answered questions about the project. Mike Trolinder and Karen Laslo expressed concerns about the perimeter wall and the landscaping. There being no further comments, the public hearing was closed at 5:45 p.m.

*Board Member Borzage moved that the Architectural Review Board continue this item to a future meeting date to provide the applicant an opportunity to revise the project to better interface with the Esplanade. Board Member Kim seconded the motion, which passed by a vote of 5-0.*

-----●●●●-----  
The meeting recessed at 6:12 p.m. and reconvened at 6:17 p.m. Board Members Ambrosia, Borzage, Goulart, Kim, and LaGrow were present.

**3.4 AR 08-03 (Hood) 2755 Esplanade, APN 006-370-071**

Proposed 4,000 square foot dental office building on a partially developed site. The project is located on land designated Community Commercial on the General Plan Diagram and in the CC (Community Commercial) zoning district. *(Report: Senior Planner Thomas)*

Chair LaGrow opened the public hearing at 6:20 p.m. and invited the applicant to make a presentation. Applicant Scott Hood provided information and answered questions about the project. There being no further comments, the public hearing was closed.

*Board Member Ambrosia moved that the Architectural Review Board conceptually approve the project, including the proposed parking, subject to Board review and approval of project details at a subsequent meeting. Board Member Kim seconded the motion, which passed by a vote of 5-0.*

**3.5 AR 08-09/COA 08-03 (Bidwell Presbyterian) 208 W. 1st Street, APN 003-200-007**

Proposed hardscape and landscape improvements to the W. 1st Street entry courtyard of the Bidwell Presbyterian Church, which is listed on the City's Historic Resources Inventory. The project is located on land designated Downtown on the General Plan Diagram and in the CD-LM Downtown Commercial-Landmark overlay zoning district. A certificate of appropriateness (COA) is required when there is an alteration of the exterior features of a use, structure, or site in the -L Landmark overlay district. *(Report: Senior Planner Summerville)*

Chair LaGrow opened the public hearing at 6:42 p.m. and invited the applicant to make a presentation. Project manager Howard Slater and landscape architect Carl Rottschalk provided information and answered questions about the project. Due to time constraints, this item was continued to the meeting of May 7, 2008.

**4.0**     **REGULAR AGENDA**

There were no items for this agenda.

**5.0**     **BUSINESS FROM THE FLOOR**

None.

**6.0**     **REPORTS AND COMMUNICATIONS**

None.

**7.0**     **ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 6:58 p.m. to the regular meeting of May 7, 2008.

Approved: October 1, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
REGULAR MEETING OF MAY 7, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia  
Michael Borzage  
Marci Goulart, Vice Chair  
David Kim  
Philip LaGrow, Chair

City Staff Present: Mark Wolfe, Principal Planner  
Greg Redeker, Associate Planner  
Jake Morley, Assistant Planner  
Hilary Herman, Building Official  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0 CONSENT AGENDA**

**2.1 Minutes of the Adjourned Regular Meeting of December 19, 2007**

**2.2 Minutes of the Adjourned Regular Meeting of January 16, 2008**

*Board Member Ambrosia moved that the Architectural Review Board approve Items 2.1 and 2.2 as submitted. Board Member Kim seconded the motion, which passed by a vote of 5-0.*

**3.0 PUBLIC HEARING AGENDA**

**3.1 AR 08-09 and COA 08-03 (Bidwell Presbyterian) 208 W. 1st Street, APN 003-200-007**

Proposed hardscape and landscape improvements to the W. 1st Street entry courtyard of the Bidwell Presbyterian Church, which is listed on the City's Historic Resources Inventory. The site is designated Downtown on the City of Chico General Plan Diagram and is located in the CD-LM Downtown Commercial-Landmark overlay zoning district. A certificate of appropriateness (COA) is required when there is an alteration of the exterior features of a use, structure, or site in the -LM Landmark overlay district. *(Report: Senior Planner Summerville)*

The public hearing on this proposal was continued from the Architectural Review Board meeting of April 16, 2008. Project manager Howard Slater, landscape architect Carl Rottschalk, and Bidwell Presbyterian Senior Pastor Steve Schibsted provided information and answered questions about the project. T.J. Glenn and Mike Trolinder also commented on the project. There being no further comments, the public hearing was closed at 4:40 p.m.

*Board Member Borzage moved that the Architectural Review Board forward a recommendation to the Planning Director to approve Certificate of Appropriateness 08-03, adopt the findings contained in the agenda report, and approve AR 08-09 (Bidwell Presbyterian Church) subject to the following conditions:*



**CHICO ARCHITECTURAL REVIEW BOARD**

**Regular Meeting of May 7, 2008**

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1. *The revised monument sign is approved as submitted at this meeting.*
2. *The color of the courtyard concrete is approved as submitted at this meeting, and it may be stamped or not, at the applicant's discretion; however, the treatment shall not extend into the public right-of-way.*
3. *The proposed re-use of the granite retaining walls is approved as submitted at this meeting.*
4. *The applicant is encouraged to retain a lighting expert and to include building lighting as a portion of this project. Final approval of all lighting, including pole light fixtures, shall be subject to staff review and approval, in coordination with Board Member Goulart.*
5. *The revised proposal for the drive entrance and adjacent planter boxes is approved as submitted at this meeting.*
6. *Prior to commencing construction, the applicant shall consult with the City's Urban Forest Manager to determine appropriate street tree preservation techniques.*

*Board Member Kim seconded the motion, which passed by a vote of 5-0.*

**3.2 AR 08-08 (Cascade) Northeast corner of Huss and Aztec Drives, APN 039-620-038**

A request to allow construction of a 29,200 square foot structure on a vacant parcel. The site is designated Manufacturing and Warehousing on the City of Chico General Plan Diagram and is located in the ML Light Manufacturing zoning district. (*Report: Assistant Planner Morley*)

Chair LaGrow opened the public hearing at 5:07 p.m. and invited the applicant to make a presentation. Project architect Chad Finch, construction manager Steve Honeycutt, and applicant's representative Jeff Collins provided information and answered questions about the project. There being no further comments, the public hearing was closed at 5:20 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-08 (Cascade) subject to the following conditions:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-08.*
2. *The site plan, landscape plan, exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on March 13, 2008.*
3. *All wall-mounted utilities and associated equipment shall be screened with approved materials and painted to match the structure.*

**CHICO ARCHITECTURAL REVIEW BOARD**

**Regular Meeting of May 7, 2008**

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4. *Roll-up bay doors shall be painted to match the structure.*
5. *The cornice shall be returned a minimum of 20 feet along the west elevation.*
6. *Mounding shall be incorporated into the landscaped area along Aztec Drive, subject to review and approval by the Urban Forest Manager.*

*Board Member Kim seconded the motion, which passed by a vote of 4-1 (Ambrosia opposed).*

**3.3 AR 07-23 (Fong) 2838 Esplanade, APN 006-230-048**

A revised proposal to construct 6 buildings containing 23 residential units. The original proposal was reviewed by the Architectural Review Board at its meeting of April 16, 2008. The project site is designated Community Commercial on the General Plan Diagram and is located in the CC Community Commercial zoning district. *(Report: Assistant Planner Morley)*

Chair LaGrow opened the public hearing at 5:30 p.m. and invited the applicant to make a presentation. Project manager Pat Conroy provided information and answered questions about the project. There being no further comments, the public hearing was closed at 5:50 p.m.

*Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 07-23 (Fong) subject to the following conditions:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 07-23.*
2. *The site plan, landscape plan, exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on December 19, 2007 and the simulation submitted on May 1, 2008.*
3. *Conditions of approval of Use Permit 07-33 shall be adhered to.*
4. *The proposed trash enclosure shall be constructed with CMU block walls painted to match the proposed structure and shall contain solid metal doors .*
5. *All wall-mounted utilities and associated equipment shall be screened with approved materials and painted to match the structure.*
6. *The landscape plan shall be modified to include a creeping fig or similar species to be planted on the western side of the proposed wall along the Esplanade.*
7. *One additional crate-sized tree shall be planted on each side of the entry drive.*
8. *The proposed trellis feature adjacent to the driveway shall be relocated further south to allow proper growth of the additional tree.*

9. *Shutters shall be incorporated on the upper level windows of Building 2. If necessary due to budgetary constraints, the shutters on the lower level windows may be eliminated.*
10. *Cobbling or stamped concrete shall be added at the entrance to the project site.*

*Board Member Borzage seconded the motion, which passed by a vote of 3-2 (Goulart, Kim opposed).*

—————●●●●—————

The meeting recessed at 6:00 p.m. and reconvened at 6:07 p.m. Board Members Ambrosia, Borzage, Goulart, Kim, and LaGrow were present.

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**3.4 AR 08-06 (U-Haul) 600 Country Drive, APN 005-580-012**

A request to construct a 63,453 square foot, three-story mini-storage building and associated onsite improvements. The site is designated Manufacturing and Warehousing on the City of Chico General Plan Diagram and is located in the ML Light Manufacturing/Industrial zoning district. (*Report: Associate Planner Redeker*)

Chair LaGrow opened the public hearing at 6:13 p.m. and invited the applicant to make a presentation. Project architect Nicole Hosking, project engineer Neil Graber, landscape architect Tom Phelps, construction manager Greg Godsey, and U-Haul representative Marie Dix provided information and answered questions about the project. There being no further comments, the public hearing was closed at 6:50 p.m.

*Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-06 (U-Haul) subject to the following conditions:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-06.*
2. *The site plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on February 26, 2008, except as modified by any other condition of approval.*
3. *A revised landscaping plan shall be provided for Planning staff review concurrent with building plan submittal. The revised landscaping plan shall generally conform with the landscaping plan submitted on February 26, 2008, with the following changes: additional landscaping shall be provided south of the building, consisting of Italian Cypress or similar; additional landscaping shall be installed adjacent to highway 99, including some more substantial trees, with the landscaped area extending slightly to the north without unduly impacting the vehicle parking area; and existing underperforming landscaped areas shall be replanted or supplemented as needed.*

4. *The applicant shall comply with all requirements of the Building and Development Services Department regarding construction/repair of public improvements.*
5. *The final sign design shall be subject to Planning staff review and approval, and shall substantially conform to what is depicted on the elevations and visual simulations submitted to the Architectural Review Board on May 7, 2008.*
6. *A single bicycle rack of an inverted "U" design (Dero "Hoop" or equivalent) shall be placed close to the main entrance for the mini-storage building.*
7. *The LED trim band shall be removed.*
8. *The emergency exit stairway shall be placed inside the building. The final revised configuration with the interior stairway shall be subject to Planning staff review and approval.*
9. *All new light fixtures shall have an IES full cutoff classification.*

*Board Member Borzage seconded the motion, which passed by a vote of 5-0.*

#### **4.0 REGULAR AGENDA**

- 4.1 AR 08-02 (Chico Mall Remodel/Expansion) East 20th Street, APN 002-450-005 and others**  
Conceptual review of a revised proposal for a partial remodel and expansion of the Chico Mall. Total square footage, including pads, would increase from roughly 535,000 square feet to 616,000 square feet. The original proposal was reviewed by the Architectural Review Board at its meeting of January 16, 2008. (Report: Principal Planner Wolfe)

Jim Anderson and Mark Witte of General Growth Properties, Todd Stoutenborough of Perkowitz + Ruth, and landscape architect Tom Phelps provided information and answered questions about the project. Mike Trolinder also commented on the project.

The Board's comments focused primarily on providing better connectivity from store to store, incorporating public art at the roundabout and/or the new east entry, repeating the trellis features along the building, providing additional building articulation, and enhancing the Springfield Drive entrance to make it more inviting.

#### **5.0 BUSINESS FROM THE FLOOR**

None.

#### **6.0 REPORTS AND COMMUNICATIONS**

None.

#### **7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 8:15 p.m. to the adjourned regular meeting of May 21, 2008.

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
ADJOURNED REGULAR MEETING OF MAY 21, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present:     Nicholas Ambrosia  
                                      Marci Goulart, Vice Chair  
                                      David Kim

Board Members Absent:     Philip LaGrow, Chair  
                                      Michael Borzage

City Staff Present:         Mark Wolfe, Principal Planner  
                                      Zach Thomas, Senior Planner  
                                      Jake Morley, Assistant Planner  
                                      Mary Fitch, Administrative Analyst

**1.0     CALL TO ORDER/ROLL CALL**

Acting Chair Goulart called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0     CONSENT AGENDA**

There were no items for this agenda.

**3.0     PUBLIC HEARING AGENDA**

*Items 3.1 and 3.2 were heard in reverse order.*

**3.2     AR 08-07/COA 08-02 (Thunderbird Motel) 701 and 715 Main Street, APN 004-384-015**

A request to approve a façade remodel of the existing motel located at 715 Main Street and the existing restaurant located at 701 Main Street. The project site is designated Downtown on the General Plan Diagram and is located in the C1-LM Restricted Commercial-Landmark overlay zoning district. A certificate of appropriateness is required when there is an alteration of the exterior features of a structure or site in the -LM Landmark overlay zoning district. *(Report: Assistant Planner Morley)*

Acting Chair Goulart opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Project manager Christopher Slattery, sign contractor Joe Hupp, construction manager Art Corona, and property owner Andy Patel provided information and answered questions about the project. Frank Condon, T.J. Glenn, Katrina Davis-Woodcox of the Downtown Chico Business Association, Mike Trolinder, and Bill Ranalla also commented on the project. There being no further comments, the public hearing was closed at 5:20 p.m.

During its deliberations, the Board provided the following comments:

- Provide additional details to the Wall Street and East 7th Street elevations.
- Consider deeper, richer colors.
- Reduce the height of the porte cochère and narrow the driveway.
- The proposed "squares" and "arches" at the top of the pilasters appear to be in conflict with one another. Consider lowering the "squares" and keep the "arches" at proposed height.
- Revise the sign proposal to include an arched "Quality Inn" on the porte cochère. Have the monument sign at six feet in height and reduce the directional signage to no more than two feet in height. Consider redesigning the East 7th Street sign to be more consistent with the structure.

The public hearing was reopened at 5:34 p.m. to determine whether the applicant would be amenable to revising the submittal to address the Board's concerns and then returning to a subsequent meeting for final review and approval. Project manager Christopher Slattery expressed concerns, but agreed to the Board's request. The public hearing was closed again at 5:37 p.m.

*Board Member Kim moved that the Architectural Review Board continue its review of this project to a date uncertain. Board Member Ambrosia seconded the motion, which passed by a vote of 3-0-2 (Borzage, LaGrow absent).*

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The meeting recessed at 5:45 p.m. and reconvened at 5:50 p.m. Board Members Ambrosia, Goulart, and Kim were present.

3.1 **AR 08-03 (Hood) 2755 Esplanade, APN 006-370-071**

Final review of a proposed 4,000 square foot dental office building on a partially developed site. The project site is located on land designated Community Commercial on the General Plan Diagram and in the CC (Community Commercial) zoning district. *(Report: Senior Planner Thomas)*

Acting Chair Goulart opened the public hearing at 5:52 p.m. and invited the applicant to make a presentation. Property owner Scott Hood provided information and answered questions about the project. Mike Trolinder also commented on the project. There being no further comments, the public hearing was closed at 6:15 p.m.

*Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-03 (Hood) subject to the following conditions:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-03.*
2. *The site plan, landscape plan, exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on January 11, 2008 and February 7, 2008 or as modified by conditions of approval. All plans are subject to all development standards as specified in Title 19 of the CMC.*
3. *The proposed trash enclosure shall be constructed and painted to match the proposed structures.*
4. *Final location of the monument sign shall be out of the sight-distance area and designed to ensure that vehicles can make safe turning movements onto the Esplanade.*
5. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc., shall be screened from public view by integrating the features into the*

*approved architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on the building plans to the extent known at the time of building permit application, and all screening shall be in place prior to issuance of a certificate of occupancy.*

6. *The site plan and landscaping plan shall be revised to eliminate the wall and relocate the water element far enough toward the street to clear the column.*
7. *The fence on the north side of the property shall be wood and shall terminate at the northeast corner of the site.*

*Board Member Goulart seconded the motion, which ~~failed~~ **passed** (\*\* see note below) by a vote of 2-1-2 (Kim opposed; LaGrow, Borzage absent).*

The public hearing was reopened at 6:27 p.m. to determine whether the applicant would be amenable to revising the submittal to address the Board's concerns and then returning to a subsequent meeting for final review and approval. The applicant expressed concerns, but agreed to the Board's request. The public hearing was closed again.

~~*Board Member Ambrosia moved that the Architectural Review Board continue its review of this project to a date uncertain. Board Member Goulart seconded the motion, which passed by a vote of 3-0-2 (Borzage, LaGrow absent).*~~

***\*\*Subsequent to this meeting, staff was advised by the City Attorney's Office that the majority vote of a quorum is sufficient to take action; therefore, the original motion made by Board Member Ambrosia and seconded by Board Member Goulart actually passed by a vote of 2-1-2 (Kim opposed; LaGrow, Borzage absent), and the project is not subject to further review.\*\****

#### **4.0 REGULAR AGENDA**

There were no items for this agenda.

#### **5.0 BUSINESS FROM THE FLOOR**

None.

#### **6.0 REPORTS AND COMMUNICATIONS**

Board Member Kim provided an update on the GPAC. Board Member Ambrosia provided an update on the Downtown Committee.

#### **7.0 ADJOURNMENT**

There being no further business, Acting Chair Goulart adjourned the meeting at 6:37 p.m. to the regular meeting of June 4, 2008.

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
REGULAR MEETING OF JUNE 4, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Michael Borzage  
Marci Goulart, Vice Chair  
David Kim  
Philip LaGrow, Chair

Board Members Absent: Nicholas Ambrosia

City Staff Present: Mark Wolfe, Principal Planner  
Greg Redeker, Associate Planner  
Jake Morley, Assistant Planner  
Laurie Sevier, Planning Intern  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 PUBLIC HEARING AGENDA**

**3.1 AR 08-13 (Symmes) 725 Oleander Avenue**

Proposed two-story duplex on a 6,500 square foot site at the southwest corner of Oleander and East Francis Willard Avenues. (*Report: Principal Planner Wolfe*)

Chair LaGrow opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Applicant Tony Symmes provided information and answered questions about the project. Karen Laslo and Melinda Vasquez expressed concerns regarding the project's consistency with the as yet unapproved Avenues Neighborhood Plan. There being no further comments, the public hearing was closed at 4:27 p.m. Chair LaGrow reopened the public hearing at 4:38 p.m. to allow the Board an opportunity to ask additional questions. The public hearing was closed again at 4:50 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-13 (Symmes) subject to the following conditions:*

1. *The developer shall provide a note on the front of the building plans that the project shall be developed in compliance with AR 08-13.*
2. *A revised, detailed, final landscape plan shall be submitted prior to or concurrent with submittal of a building permit application. The revised landscape plan shall indicate the revised patio configuration, and shall feature improved landscaping or a low fence or wall to screen proposed A/C units. The plan shall also provide*



**CHICO ARCHITECTURAL REVIEW BOARD**

**Regular Meeting of June 4, 2008**

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*a revised design for the trash tote screening to include either a masonry wall or architecturally designed wood fence with minimum 2" dimension lumber and landscaping other than sod to the north of the tote area. In addition, the plan shall provide a decorative detail of the fence surrounding the patio area along Oleander, with stone veneer pilasters as indicated in submitted photographs. The revised landscape plan shall be subject to staff approval prior to issuance of a building permit.*

3. *The developer shall provide bicycle parking near the northwest corner of the building, near the garage entrance.*
4. *Proposed patio and sideyard fencing shall be relocated out of the street right of way.*
5. *Exterior lighting details shall be provided on building plans, and shall feature full cutoff designs for lighting on east elevation and deck on north side of building.*
6. *All roof-mounted vents, downspouts, and garage doors shall be painted to match the structure.*
7. *All requirements of other City departments shall be met with building permit approval.*
8. *The applicant shall secure approval of a Use Permit to allow construction of a duplex on this site. This approval shall not become effective until such Use Permit approval is secured.*
9. *The site plan shall be revised to include a 6' solid fence along the eastern perimeter, extending far enough to provide screening for the air conditioning units but not extending into the easement.*
10. *A craftsman-style railing shall be provided along the entire length of the 2nd story balcony on the east elevation and extending a minimum of 10' along the north elevation. The railing shall be constructed using vertical 1"x 6" boards spaced a maximum of 2" apart, capped, and stained a dark shade.*
11. *The three balcony support posts shall be detailed to match the front entry columns.*
12. *The front entry area shall be partially enclosed by constructing a low, stone veneer wall that connects both outer columns to the house and the three easternmost columns to each other.*
13. *The roofing material shall be 35-year architectural-grade composition shingles, or better.*
14. *All windows shall have gridded panes.*

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15. *A window shall be provided at the south end of the east elevation, south of the sliding glass door.*
16. *Window moldings and gable end vents shall be painted or stained to match the darker trim color.*
17. *To the extent feasible, exhaust vents and plumbing stacks shall be placed toward the alley side.*
18. *In coordination with the City's Urban Forest Manager, the applicant shall provide appropriate protection for the three existing Yarwood sycamores during construction and shall review the proposed street trees for appropriateness, considering their proximity to power lines.*

*Board Member Borzage seconded the motion, which passed by a vote of 4-0-1 (Ambrosia absent).*

**3.2 AR 08-10 (KC Development) North side of East Avenue, west of Ceanothus Avenue**

A request to construct a retail center consisting of two multi-tenant buildings, each 5,100 square feet in size. The site is designated Community Commercial on the City of Chico General Plan Diagram and is located in the CN Neighborhood Commercial zoning district. (*Report: Associate Planner Redeker*)

Chair LaGrow opened the public hearing at 5:13 p.m. and invited the applicant to make a presentation. Project architect Melissa Frulich and property owner Kenny Cruz provided information and answered questions about the project. Karen Laslo expressed her displeasure with the architecture and the landscape plan. There being no further comments, the public hearing was closed at 5:32 p.m. Chair LaGrow reopened the public hearing at 5:43 p.m. to allow the Board an opportunity to ask additional questions. The public hearing was closed again at 5:47 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-10 (KC Development) subject to the following conditions:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-10.*
2. *The site plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on April 8 (elevations, color board) and May 22 (site plan, monument sign concept, awning fabric swatches, lighting information), 2008, except as modified by any other condition of approval.*
3. *Landscaping shall conform to the Landscape Plan submitted to the Planning Services Department on April 8, 2008, except as modified by any other condition of approval.*

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4. *The applicant shall comply with all requirements of the Building and Development Services Department regarding construction/repair of public improvements, including bringing deficient ramps up to current accessibility standards and increasing the public sidewalk width to five feet.*
5. *The final sign design, including colors, locations, size, and lighting, shall be subject to Architectural Review Board review and approval.*
6. *All bicycle racks shall be of an inverted "U" design (Dero "Hoop" or equivalent).*
7. *All gas meters located on the exterior of the building shall be painted to match the building.*
8. *All parking lot lighting shall be no greater than 18 feet above finished grade, and shall be full cutoff metal halide fixtures.*
9. *Laurel shall be substituted for privet on all landscape plans.*
10. *All glass shall be clear; no opaque or reflective glass shall be allowed.*
11. *Existing substandard landscaping within the easement along the western project boundary may be replaced, subject to Planning staff review and approval of the revised landscaping design.*
12. *Three additional walkway connections shall be provided as follows: connecting the walkway on the west side of Building A to the public sidewalk and ramp and the southwest corner of the property; connecting the walkway on the north side of Building B through the landscape planter to the access drive to the east; and connecting the walkway on the north side of Building A to the access drive to the west.*
13. *Awnings shall be installed over the rear service doors on each building, diminished in size and/or color when compared to the main awnings above customer entrances.*
14. *Colors in the stamped concrete shall be at the architect's discretion.*

*Board Member Borzage seconded the motion, which passed by a vote of 4-0-1 (Ambrosia absent).*

The meeting recessed at 5:50 p.m. and reconvened at 5:58 p.m. Board Members Borzage,

Goulart, Kim, and LaGrow were present.

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**3.3 AR 08-07/COA 08-02 (Thunderbird Motel) 701 and 715 Main Street**

Continued discussion of a request to approve a façade remodel of the existing motel located at 715 Main Street and the existing restaurant located at 701 Main Street. The project site is designated

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Downtown on the General Plan Diagram and is located in the C1-LM Restricted Commercial- Landmark overlay zoning district. A certificate of appropriateness is required when there is an alteration of the exterior features of a structure or site in the -LM Landmark overlay zoning district. (*Report: Assistant Planner Morley*)

Chair LaGrow opened the public hearing at 6:03 p.m. and invited the applicant to make a presentation. Project architect David Anderson and project manager Andy Patel provided information and answered questions about the project. Dan Hunt and Frank Condon spoke in favor of the project. Mike Trolinder expressed concern about the appropriateness of the design and materials. There being no further comments, the public hearing was closed at 7:02 p.m. Chair LaGrow reopened the public hearing at 7:13 p.m. to allow the Board an opportunity to ask additional questions. The public hearing was closed again at 7:14 p.m.

*Board Member Goulart moved that the Architectural Review Board provide direction to the applicant to revise the project as follows and return to a subsequent meeting for final review and approval:*

1. *Return the façade around the building at the southwest corner, the southeast corner, and the 7th Street drive entrance.*
2. *Enhance the landscaping at every possible opportunity, specifically working with City staff to plant a minimum of three compatible street trees on Wall Street. Landscape and irrigate the planter strip along the building. Also landscape the parking space at the restaurant, where the sign was proposed, to mirror what is shown on the landscape plan.*
3. *Revise the front windows on the Main Street elevation by omitting all opaque glass, incorporating domed awning/canopy treatments and window sills or other details, and recessing the windows further into the wall. Also incorporate planter strips in that location.*
4. *Reduce the Main Street parapet height to be consistent with the adjacent historic properties.*
5. *Recess the porte cochère a distance to meet the doors and reduce its height to be consistent with the new parapet height established for the Main Street buildings.*
6. *Scale windows and other glass areas to be more consistent with adjacent properties.*
7. *Relocate the 7th Street trash enclosure and screen it to minimize its impact on the public way.*
8. *Improve the interface between "back of house" functions and the street.*
9. *On the 7th and Wall Street elevations, incorporate creeping fig on panels that do not have the tile feature.*

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10. *On the west elevation, near the 7th Street entrance, incorporate creeping fig in the recessed panels in the arched wall detail.*
11. *Incorporate creeping fig on the east elevation of the restaurant.*
12. *Reduce lighting height, taking into account pedestrian scale, to be more appropriate to the revised drawings.*
13. *Lower the monument sign to a height of 6'6".*

*Board Member Borzage seconded the motion, which passed by a vote of 4-0-1 (Ambrosia absent).*

The meeting recessed at 7:18 p.m. and reconvened at 7:20 p.m. Board Members Borzage,

Goulart, Kim, and LaGrow were present.

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**4.0 REGULAR AGENDA**

There were no items for this agenda

**5.0 BUSINESS FROM THE FLOOR**

None.

**6.0 REPORTS AND COMMUNICATIONS**

The Board and staff discussed code requirements for directional signage and the proper process for conducting public hearings.

**7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 7:30 p.m. to the adjourned regular meeting of June 18, 2008.

Approved: October 15, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
ADJOURNED REGULAR MEETING OF JUNE 18, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present:     Nicholas Ambrosia  
                                  Michael Borzage  
                                  Marci Goulart, Vice Chair  
                                  David Kim  
                                  Philip LaGrow, Chair

City Staff Present:         Mark Wolfe, Principal Planner  
                                  Hilary Herman, Building Official  
                                  Mary Fitch, Administrative Analyst

**1.0     CALL TO ORDER/ROLL CALL**

Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0     CONSENT AGENDA**

**2.1     AR 08-07/COA 08-02 (Thunderbird Motel) 701 and 715 Main Street**

Approval of a façade remodel of the existing motel located at 715 Main Street and the existing restaurant located at 701 Main Street. The project is located on land designated Downtown on the General Plan diagram and in the C-1-LM Restricted Commercial-Landmark overlay zoning district. (*Report: Assistant Planner Morley*)

Board Member Borzage pulled the project from the Consent Agenda for further discussion. Board Member Ambrosia announced that he would abstain from the vote, since he was not present during the most recent review of the project. Chair LaGrow opened a public hearing at 4:07 p.m. Project manager Andy Patel and construction manager Art Corona answered questions regarding the project. Mike Trolinder commented on the removal of windows from the 7<sup>th</sup> and Wall Street elevations. There being no further comments, the public hearing was closed at 4:34 p.m. The public hearing was reopened at 4:37 p.m. for additional questions and comments. Jonah Avina suggested that security cameras could be incorporated instead of windows, for security purposes. Mike Trolinder made additional comments about the windows. There being no further comments, the public hearing was closed again at 4:41 p.m.

*Board Member Borzage moved that the Architectural Review Board forward a recommendation to the Planning Director to approve the Certificate of Appropriateness for the façade remodel of the Thunderbird Lodge, adopt the findings contained in the agenda report, and approve AR 08-07 (Thunderbird Motel) subject to the following conditions:*

1.     *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-07.*
  
2.     *The colors shall conform to the plans submitted to the Planning Services Department on May 28, 2008. The exterior elevations, features, and materials of the structures and the landscape plan shall conform to the plans submitted to the Planning Services Department on June 11, 2008.*

3. *If required, ADA-compliant retrofits shall be constructed along the public street frontages, and any damaged public improvements shall be repaired.*
4. *The monument sign shall be modified to allow enough room at the top of the sign for an 8-inch tall street address. The setback of the sign from the front property line shall be 5 feet, as required by Chico Municipal Code. The height of the sign shall not exceed 6 feet 6 inches.*
5. *To the extent feasible, windows shall be incorporated along the 7th and Wall Street elevations. Large windows shall be provided at the corners, and the applicant shall work with City staff to determine where additional large windows can be provided on those elevations.*
6. *The Main Street windows with awnings shall be transparent glass, shall be recessed into the wall to the extent possible, and shall have sills.*

*Board Member Goulart seconded the motion, which passed by a vote of 3-1-1 (Kim opposed, Ambrosia abstained).*

### **3.0 PUBLIC HEARING AGENDA**

There were no items for this agenda.

### **4.0 REGULAR AGENDA**

#### **4.1 AR 08-15 (RGA) 2480 Notre Dame Boulevard**

Conceptual review of proposed site design for redevelopment of a 3-acre site located at the northwest corner of Notre Dame Boulevard and the Skyway, involving the demolition of the existing Austin's Home Furnishings store and the construction of three new retail buildings totaling approximately 25,000 square feet. The project is located on land designated Community Commercial on the General Plan diagram and in the CC Community Commercial zoning district

Chair LaGrow opened a public hearing at 5:00 p.m. and invited the applicant to make a presentation. Project architect Matt Gallaway provided information and answered questions about the project. Mike Trolinder commented on retail browsing scores and also expressed concern about potential queuing problems due to the parking lot layout. There being no further comments, the public hearing was closed at 6:00 p.m.

*The Architectural Review Board provided the following comments:*

1. *It is not necessary to develop a "Building Forward" site planning approach as it relates to Notre Dame.*
2. *Pad 2 might benefit from being more rectangular on an east/west axis.*
3. *Consider more windows along the south side of the Pad 2 building.*

4. *Consider reducing parking along the east façade of the Pad 2 building, and shift it toward Notre Dame.*
5. *There should be better cohesion between the three buildings, especially with regard to parking and site circulation.*
6. *The corner of Skyway and Notre Dame should feature a strong, distinctive landscape treatment/feature.*
7. *Consider swapping Pads 1 and 3 to better showcase the outdoor eating area and to reduce the public view of the drive-through aisle.*
8. *The drive-through aisle on the south side, facing Skyway, is a concern. Pay particular attention to this elevation.*
9. *Consider berming to screen drive-through vehicles.*

**5.0 BUSINESS FROM THE FLOOR**

None.

**6.0 REPORTS AND COMMUNICATIONS**

None.

**7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 6:02 p.m. to the regular meeting of July 2, 2008.

Approved: October 15, 2008



**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
REGULAR MEETING OF JULY 2, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia  
Marci Goulart, Vice Chair  
Philip LaGrow, Chair

Board Members Absent: Michael Borzage  
David Kim

City Staff Present: Bob Summerville, Senior Planner  
Greg Redeker, Associate Planner  
Mike Sawley, Associate Planner  
James Coles, Housing Manager  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 PUBLIC HEARING AGENDA**

**3.1 AR 08-12 (McCrea/Metzger) 24 Elisha Court**

A request to construct a 4,500 square foot office building on a 0.4 acre site. The site is designated Office on the General Plan diagram and is located in the OR Office Residential zoning district. *(Report: Associate Planner Redeker)*

Chair LaGrow opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Applicant Bruce McCrea provided information and answered questions about the project. Mike Trolinder commented that this office building looks too much like a house. There being no further comments, the public hearing was closed at 4:20 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-12 (McCrea/Metzger) subject to the following conditions:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-12.*
2. *The site plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on June 4, 2008, except as modified by any other condition of approval.*
3. *Landscaping shall conform to the Landscaping Plan submitted to the Planning Services Department on April 23, 2008, except as modified by any other condition of approval.*

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4. *The applicant shall comply with all requirements of the Building and Development Services Department regarding construction/repair of public improvements.*
5. *The final sign design shall be substantially similar to the detail shown on the site plan, subject to Planning Services staff review and approval.*
6. *The applicant shall install a single bicycle rack of an inverted "U" design (Dero "Hoop" or equivalent), capable of supporting two bicycles, in the wide concrete area near the front entrance to the building. The bicycle rack shall be painted or factory-coated dark brown to match the trellises.*
7. *The trash enclosure gate shall be a dark wood, consistent in appearance with the wood accents on the building, appropriately reinforced with metal to maintain durability.*

*Board Member Ambrosia seconded the motion, which passed by a vote of 3-0-2 (Borzage, Kim absent).*

**3.2 AR 08-16 (Parkside Terrace) Hartford Drive**

A proposed 90-unit affordable housing complex on a 4-acre site, located in Meriam Park on the north and south sides of the future extension of Hartford Drive, between Bedford Drive and the future extension of Notre Dame Boulevard. The project site is zoned TND Traditional Neighborhood Development and designated Special Mixed-Use on the General Plan diagram. (*Report: Associate Planner Sawley*)

Chair LaGrow opened the public hearing at 4:29 p.m. and invited the applicant to make a presentation. John Anderson of New Urban Builders and developers Rod Mummert and Laurie Schmidt provided information and answered questions about the project. Mike Trolinder spoke in favor of the project. There being no further comments, the public hearing was closed at 5:36 p.m.

*Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-16 (Parkside Terrace) subject to the following conditions:*

1. *The developer shall provide a note on the front of the building plans that the project shall be developed in compliance with AR 08-16.*
2. *A detailed, final landscape plan shall be submitted prior to or concurrent with submittal of a building permit application. The landscape plan shall indicate the location, size, and species of shrubs to be planted in the areas designated "shrubs," and shall feature evergreen species of appropriate size or a low fence/wall to screen utilities visible from the public right-of-way. The final landscape plan shall be subject to staff approval prior to issuance of a building permit.*
3. *Prior to issuance of a building permit for the project, the applicant shall obtain a use permit to allow a reduction in off-street in the amount necessary to achieve substantial compliance with the site plan approved by AR 08-16.*

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4. *Exterior lighting details shall be provided on building plans and shall feature full cutoff designs for lighting on the building elevations facing public rights of way.*
5. *All requirements of other city departments shall be met with building permit approval.*
6. *The applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program (see Attachment K).*
7. *A revised site plan, showing which locations of bike parking are covered; how utilities are screened; locations of induction site lighting; locations and number of site amenities such as barbecue grills, picnic tables and other items that best serve the clientele shall be submitted to staff and shall be subject to review and approval in coordination with Board Member Ambrosia.*
8. *Revised exterior elevations, including a mix of exterior materials (hardiboard and stucco siding), shall be submitted to staff and shall be subject to review and approval in coordination with Board Member Ambrosia.*

*Chair LaGrow seconded the motion, which passed by a vote of 3-0-2 (Borzage, Kim absent).*

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

None.

**6.0 REPORTS AND COMMUNICATIONS**

None.

**7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 5:52 p.m. to the regular meeting of August 6, 2008.

Approved: October 15, 2008



City of Chico  
NOTICE OF CANCELLATION  
of  
Architectural Review Board  
July 16, 2008 Meeting

**NOTICE IS HEREBY GIVEN** that the July 16, 2008 adjourned regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet August 6, 2008 for a regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

  
Mary Fitch, Administrative Analyst  
Dated: July 11, 2008



City of Chico  
**NOTICE OF CANCELLATION**  
of  
Architectural Review Board  
August 6, 2008 Meeting

**NOTICE IS HEREBY GIVEN** that the August 6, 2008 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet August 20, 2008 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

  
Mary Fitch, Administrative Analyst  
Dated: July 30, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
ADJOURNED REGULAR MEETING OF AUGUST 20, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present:     Nicholas Ambrosia  
                                      Marci Goulart, Vice Chair  
                                      David Kim

Board Members Absent:     Michael Borzage  
                                      Philip LaGrow, Chair

City Staff Present:         Mark Wolfe, Principal Planner  
                                      Zach Thomas, Senior Planner  
                                      Greg Redeker, Associate Planner  
                                      Hilary Herman, Building Official  
                                      Mary Fitch, Administrative Analyst

**1.0     CALL TO ORDER/ROLL CALL**

Acting Chair Goulart called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0     CONSENT AGENDA**

There were no items for this agenda.

**3.0     PUBLIC HEARING AGENDA**

**3.1     AR 08-14 (Balken) 605 Mangrove Avenue, Suite 180, APN 003-210-018**

A request to install a wrought iron fence around the patio of an existing restaurant within a multi-tenant retail center located at the northwest corner of Mangrove and Vallombrosa Avenues. The site is designated Community Commercial on the General Plan diagram and is located in the CC Community Commercial zoning district. (*Report: Associate Planner Redeker*)

Acting Chair Goulart opened the public hearing at 4:10 p.m. and invited the applicant to make a presentation. Applicant Mark Balken and tenant Cynthia Bryant provided information and answered questions about the project. Mike Trolinder made some recommendations for improvement to the proposed design. There being no further comments or questions, the public hearing was closed at 4:48 p.m. After the Board expressed concerns regarding the aesthetics and functionality of the proposed fence, the public hearing was reopened to discuss with the tenant whether or not she would be willing to continue review of the project to a future meeting to allow her an opportunity to revise the project to address the Board's concerns about alternative fence designs and additional landscaping. The tenant agreed, and the public hearing was closed.

*Board Member Ambrosia moved that the Architectural Review Board continue its review of this item to a date uncertain pending submittal of a revised project in response to concerns discussed during this meeting. Board Member Kim seconded the motion, which passed by a vote of 3-0-2 (Borzage, LaGrow absent).*

**3.2     AR 08-18 (Hawkins Company) 2507 Esplanade, APN 006-150-061**

Conceptual review of a proposal to demolish the existing single-story, 35-unit motel located behind Java Detour on the southwest corner of East Avenue and Esplanade and construct an approximately

16,000 s.f. Walgreens store with a drive-through window. The site is designated Community Commercial on the General Plan diagram and is located in the Community Commercial zoning district. *(Report: Senior Planner Thomas)*

Acting Chair Goulart opened the public hearing at 5:04 p.m. and invited the applicant to make a presentation. Applicant representatives Sean O'Rourke and Monty Garrett, and project architect Steve Jewkes, provided information and answered questions about the project. Mike Trolinder spoke in opposition to the proposed design. There being no further comments or questions, the public hearing was closed at 5:58 p.m.

*Board Member Kim moved that the Architectural Review Board forward a recommendation to the Planning Commission to deny the project as presented.*

*Motion died for lack of a second.*

Acting Chair Goulart reopened the public hearing to discuss with the applicant's representative whether or not he would be willing to continue review of the project to a future meeting to allow him an opportunity to revise the project to address the Board's concerns. The applicant's representative agreed, and the public hearing was closed.

*Board Member Kim moved that the Architectural Review Board continue review of this item to a date uncertain, pending submittal of a revised project in response to the following concerns:*

- 1. Address the issue of the driveway transecting the pedestrian path of travel.*
- 2. Reduce the height of parking lot lighting to a maximum height of 18 feet, inclusive of the pedestal.*
- 3. Lower the wall-mounted lights to a more pedestrian friendly height.*
- 4. Consider incorporating landscaping and/or a tree in the area adjacent to the accessible parking stalls.*
- 5. Provide more abundant landscaping along the Esplanade frontage.*
- 6. Replace the existing wood perimeter fence with CMU or stucco.*
- 7. Reduce the width of the drive aisles to the extent possible to minimize the amount of paved area.*
- 8. Incorporate one additional tree on both the Esplanade and East Avenue sides to break up the asphalt mass.*
- 9. Consider revising the exit drive on East Avenue to allow for a median strip with an art element.*

10. *Consider eliminating the drive-through aisle at the coffee kiosk. At a minimum, address the aesthetics and screening of the drive-through aisle with additional landscaping.*
11. *Reconsider the overall architectural style and colors. At a minimum, lighten the cornices or remove them altogether, address the scale of the tower element, and provide additional interest on the northwest elevation to eliminate the service-oriented look and break up the mass.*
12. *Remove the logo art (mortar and pestle) from the building elevation.*
13. *Reduce the “Walgreens” wall signs to a maximum height of 3 feet. Reduce the “Pharmacy” wall sign to a maximum height of 14 inches. Reduce the monument sign to a maximum height of 6 feet.*
14. *Consider incorporating an art element on the tower feature.*

*Board Member Ambrosia seconded the motion, which passed by a vote of 3-0-2 (Borzage, LaGrow absent).*

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

None.

**6.0 REPORTS AND COMMUNICATIONS**

Principal Planner Wolfe updated the Board on the status of the DeGarmo Terrace (S/PDP 07-11) and Symmes Duplex (AR 08-13) projects.

**7.0 ADJOURNMENT**

There being no further business, Acting Chair Goulart adjourned the meeting at 6:18 p.m. to the regular meeting of September 3, 2008.

Approved: December 17, 2008



**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
REGULAR MEETING OF SEPTEMBER 3, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Philip LaGrow, Chair  
Nicholas Ambrosia  
Michael Borzage  
David Kim

Board Members Absent: Marci Goulart, Vice Chair

City Staff Present: Zach Thomas, Senior Planner  
Greg Redeker, Associate Planner  
Jake Morley, Assistant Planner  
Hilary Herman, Building Official  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 PUBLIC HEARING AGENDA**

**3.1 AR 08-14 (Balken) 605 Mangrove Avenue, APN 003-210-018**

Review of a revised proposal to install a wrought iron fence around the patio of an existing restaurant within a multi-tenant retail center. The project site is designated Community Commercial on the General Plan diagram and is zoned CC Community Commercial. (*Report: Associate Planner Redeker*)

Chair LaGrow opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Applicant Mark Balken and project landscape architect Dan Stuermer of Spectrum Landscapes provided information and answered questions about the project. There being no further comments or questions, the public hearing was closed at 4:24 p.m.

*Board Member Borzage moved that the Architectural Review Board approve the proposed modification to Condition of Approval No. 4 and impose additional conditions for AR 08-14 (Balken) as follows:*

4. *The applicant shall install field stones and landscaping adjacent to the fence, in substantial conformance with the revised plan submitted to the Planning Services Department on August 26, 2008.*
  - 4a. *A minimum of 14 flax plants are required to extend along the front and a considerable portion of the sides of the project;*
  - 4b. *The applicant shall provide Planning Department staff with confirmation of proper irrigation;*
  - 4c. *Five-gallon jasmine plants shall be located as shown on drawings;*

- 4d. *A low level landscape element shall be added at the transition between the sidewalk and the planting area;*
- 4e. *A continuous path of travel shall be provided to the public at the discretion of the City's Building Official.*

*Final revisions of the landscape plan as to configuration and numbers/types of plants shall be subject to review and approval by Planning Staff in coordination with Architectural Review Board Chair LaGrow.*

*Board Member Ambrosia seconded the motion, which passed by a vote of 4-0-1 (Goulart absent).*

**3.2 AR 08-11 (Oxford Suites) 2035 Business Lane, APN 002-370-069**

Request to change the facade of an existing four-story hotel. The site is designated Visitor Services on the General Plan diagram and is zoned CC Community Commercial. (*Report: Associate Planner Redeker*)

Chair LaGrow opened the public hearing at 5:02 p.m. and invited the applicant to make a presentation. Project construction director Randy Mitchell provided information and answered questions regarding the project. Citizen Mike Trolinder expressed concerns about the remodel. Due to the number of concerns expressed by the Board, the applicant requested that the Board provide guidance and allow a revised submittal prior to taking action.

There being no further comments or questions, the public hearing was closed at 5:57 p.m.

*The Architectural Review Board provided the following guidance:*

1. *Simplify the application of the materials, banding the top and the bottom of the building with materials or colors different than the middle. The banding at the bottom should be one height all the way around, with a possible exception near entrances. The building should have a simple base, a simple body, and a simple head.*
2. *Colors should be toned down, being more classic and closer to the apparent color on the large format color elevations.*
3. *Provide greater honesty in the details regarding how the finishes interact with the windows and each other. For example, a visible header similar to that in the main porte cochere should be provided on top of windows surrounded by stone veneer, stone veneer should not end mid-way up a window, and trim pieces and transitional bands should have some dimension.*
4. *Wrought iron balconies should be limited to just the 4th story, and placed strategically with some on both the front and the back. All balconies should be separate; no joint balconies should span multiple windows.*
5. *Simplify the roof structure, and use one pitch for all roofs. Consider adding a hip roof on the porte cochere, although some Board members appeared to prefer the gable as proposed.*

6. *The stone veneer on the “chicken coop” atop the porte cochere should be replaced with the plank siding or another compatible material with less visual weight. Some Board members appeared to be receptive to removal of the “chicken coop” altogether.*
7. *No changes were recommended to the proposed signage.*
8. *Consider preparing multiple options for the facade, if it is feasible to do so.*

The meeting was recessed at 6:12 p.m. and reconvened at 6:17 p.m. Board Members LaGrow, Borzage, Kim, and Ambrosia were present.

**3.3 AR 08-17 (Lee) 645 Normal Street, APN 004-231-012**

Request to construct a 1,320 square foot office addition with a 1,320 square foot second-floor residential unit at the northeast corner of the intersection of Normal and West 7<sup>th</sup> Streets. The site is designated Downtown on the General Plan diagram and is zoned RD Downtown Residential. (Report: Assistant Planner Morley)

Chair LaGrow opened the public hearing at 6:17 p.m. and invited the applicant to make a presentation. Applicant Paul Lee and project architect Greg Peitz provided information and answered questions about the project.

There being no further comments or questions, the public hearing was closed at 7:02 p.m.

*Board Member Kim moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-17 (Lee) subject to the following conditions of approval:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-17.*
2. *The site plan, landscape plan, exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on July 31, 2008.*
3. *All wall-mounted utilities and associated equipment shall be screened with approved materials and painted to match the structure.*
4. *The proposed motorcycle parking stall shall contain signage stating that the stall is reserved for motorcycles or similar vehicles.*
5. *Second-story windows shall be revised to better reflect the architectural theme of the building, and, to the extent feasible, shall be a more consistent size. Final design shall be subject to staff review and approval.*
6. *Exterior lighting wattage shall be reduced to minimize spillover onto adjacent properties. Final lighting details shall be subject to staff review and approval.*

**CHICO ARCHITECTURAL REVIEW BOARD**

**Regular Meeting of September 3, 2008**

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7. *The awning on the north side of the building shall be reconfigured to better reflect the architectural theme of the building. Final design shall be subject to staff review and approval.*

8. *Consider changing the color of the window and door trim to match the fascia color.*

*Board Member Ambrosia seconded the motion, which passed by a vote of 3-1-1 (Goulart absent, Borzage opposed).*

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

None.

**6.0 REPORTS AND COMMUNICATIONS**

None.

**7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 7:12 p.m. to the adjourned regular meeting of September 17, 2008.

Approved: March 3, 2010

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
ADJOURNED REGULAR MEETING OF SEPTEMBER 17, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present:     Marci Goulart, Acting Chair  
                                  Nicholas Ambrosia  
                                  Michael Borzage  
                                  David Kim

Board Members Absent:     Philip LaGrow, Chair

City Staff Present:         Mark Wolfe, Principal Planner  
                                  Mike Sawley, Associate Planner  
                                  Jake Morley, Assistant Planner  
                                  Jerry Kotysan, Sr. Plan Check Engineer  
                                  Mary Fitch, Administrative Analyst

**1.0     CALL TO ORDER/ROLL CALL**

Acting Chair Goulart called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0     CONSENT AGENDA**

There were no items for this agenda.

**3.0     PUBLIC HEARING AGENDA**

Board Member Kim reported that he had a conflict of interest regarding Item 3.3.

**3.1     Modification of AR 07-01 (Anderson) 240 Main Street, APN 004-081-013**

A request to modify a previously approved facade remodel. The proposal includes an additional door, additional lighting, and color changes. The project site is designated Downtown on the General Plan diagram and is zoned CD Downtown Commercial. (*Report: Assistant Planner Morley*)

Acting Chair Goulart opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Ellen Stevens and project contractors Richard Billson and John Morlock of Billson Construction Company provided information and answered questions about the project. Citizen Mike Trolinder expressed concerns about the proposal.

There being no further comments or questions, the public hearing was closed at 4:22 p.m.

*Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 07-01 (Anderson) subject to the following conditions of approval:*

1.     *The colors of the structure shall match those submitted to City staff on September 8, 2008.*
2.     *Cornice lighting is conceptually approved. Lighting details shall be submitted for Board approval at a subsequent meeting. All lighting shall comply with the requirements set forth in CMC Section 19.60.050.*

3. *The meter room door is approved as submitted; however, at the applicant's discretion, it may be substituted with a flush hollow metal painted door with an adjacent porcelain enamel panel.*

*Board Member Borzage seconded the motion, which passed by a vote of 4-0.*

**3.2 AR 08-20 (Billson) 547 Ivy Street, APN 004-212-008**

Request to construct a third two-bedroom residential structure on a previously developed site. The proposed structure has an 816 square foot footprint (1,632 square feet total), and includes ground floor parking/storage with the living area above. The site is designated Medium-High Density Residential on the General Plan diagram and is zoned R3 Medium-High Density Residential. (Report: Assistant Planner Morley)

Acting Chair Goulart opened the public hearing at 4:43 p.m. and invited the applicant to make a presentation. Applicant Richard Billson and project architect Tim Leefeldt provided information and answered questions regarding the project.

There being no further comments or questions, the public hearing was closed at 5:20 p.m.

After further deliberation by the Board, the public hearing was reopened at 5:37 p.m. to request additional information from the applicant.

There being no further comments or questions, the public hearing was closed at 5:43 p.m.

*Acting Chair Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-20 (Billson) subject to the following conditions of approval:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-20.*
2. *The site plan, landscape plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on July 24, 2008.*
3. *All wall-mounted utilities and associated equipment shall be screened with approved materials and painted to match the structure.*
4. *The landscape plan shall be amended to include an additional shade tree between the proposed parking stalls and the eastern property line, with plantings as necessary to provide a minimum 50 percent shade coverage for parking area.*
5. *A garage door, painted to match the stucco or concrete, shall be provided.*
6. *Shutters shall either be incorporated on all windows or omitted completely.*
7. *Trim shall be incorporated on all windows.*
8. *All windows, other than the bathroom window on the north elevation, shall be single hung.*

9. *Bicycle parking shall be relocated further to the north, away from vehicle parking.*
10. *Consider reorienting the staircase positively toward the street.*
11. *Consider adding paint or trim to the existing units to tie them in with this project.*

*Board Member Ambrosia seconded the motion which passed by a vote of 3-1-1 (LaGrow absent, Kim opposed).*

The meeting was recessed at 5:47 p.m. and reconvened at 6:02 p.m. Board Members Ambrosia, Borzage, and Goulart were present. Board Member Kim left the meeting due to his conflict of interest on Item 3.3.

**3.3 AR 08-22 (Meriam Park 151), APN 002-180-134**

Request to construct a 23,000 square foot, two-story commercial building in Meriam Park, located on the north side of East 20<sup>th</sup> Street, approximately 400 feet east of the future extension of Notre Dame Boulevard. The site is designated Special Mixed-Use on the General Plan diagram and is zoned TND Traditional Neighborhood Development. *(Report: Associate Planner Sawley)*

Acting Chair Goulart opened the public hearing at 6:07 p.m. and invited the applicant to make a presentation. Project architect Martin Dreiling and applicant John Anderson provided information and answered questions about the project. Citizen Mike Trolinder expressed his support for the project.

There being no further comments or questions, the public hearing was closed at 6:58 p.m.

*Acting Chair Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-22 (Meriam Park) subject to the following conditions of approval:*

1. *The developer shall provide a note on the front of the building plans that the project shall be developed in compliance with AR 08-22.*
2. *All requirements of the other city departments shall be met with building permit approval.*
3. *A low wall and landscape shrubs shall be used to screen the backflow prevention device and other utilities visible from the public right-of-way. Adequate screening shall be shown on the building plans and shall be subject to staff approval prior to issuance of a building permit.*
4. *The applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program.*
5. *All wall-mounted utilities and associated equipment shall be screened with approved materials and painted to match the structure.*

*Board Member Borzage seconded the motion, which passed by a vote of 2-1-2 (LaGrow absent, Ambrosia opposed, Kim abstained).*

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

Citizen Mike Trolinder made comments regarding Architectural Review Board processes.

**6.0 REPORTS AND COMMUNICATIONS**

None.

**7.0 ADJOURNMENT**

There being no further business, Acting Chair Goulart adjourned the meeting at 7:07 p.m. to the regular meeting of October 1, 2008.

Approved: March 3, 2010



**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
ADJOURNED REGULAR MEETING OF OCTOBER 15, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Philip LaGrow, Chair  
Marcie Goulart, Vice Chair  
Nicholas Ambrosia  
Michael Borzage  
David Kim

City Staff Present: Mark Wolfe, Principal Planner  
Debbie Presson, City Clerk  
Greg Redeker, Associate Planner  
Mike Sawley, Associate Planner  
Jerry Kotysan, Sr. Plan Check Engineer  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0 CONSENT AGENDA**

**2.1 Minutes of the Regular Meeting of June 4, 2008**

Vice Chair Goulart requested a correction to the minutes of June 4, 2008 regarding Item 3.1, Condition 18 which shall now read:

*“In coordination with the City’s Urban Forest Manager, in lieu of the three proposed Yarwood sycamores, the applicant shall choose three appropriate street trees considering their proximity to power lines.”*

*Vice Chair Goulart moved to approve the minutes with the above change. Board Member Kim seconded the motion, which passed by a vote of 4-0-1 (Ambrosia abstained).*

**2.2 Minutes of the Adjourned Regular Meeting of June 18, 2008**

*Vice Chair Goulart moved to approve minutes of June 18, 2008 as submitted. Board Member Ambrosia seconded the motion which passed by a vote of 5-0.*

**2.3 Minutes of the Regular Meeting of July 2, 2008**

*Vice Chair Goulart moved to approve minutes of July 2, 2008 as submitted. Board Member Ambrosia seconded the motion which passed by a vote of 3-0-2 (Kim, Borzage abstained).*

**3.0 PUBLIC HEARING AGENDA**

*Declaration of Ex Parte Communications:* Board Members LaGrow, Goulart, Ambrosia, Borzage, and Kim all received varying communications from community members and neighbors regarding AR 08-13 (Symmes). Board Member Ambrosia also received a telephone call from the project architect, Greg Peitz.

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
REGULAR MEETING OF NOVEMBER 5, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Philip LaGrow, Chair  
Marci Goulart, Vice Chair  
Michael Borzage  
David Kim

Board Members Absent: Nicholas Ambrosia

City Staff Present: Mark Wolfe, Principal Planner  
Greg Redeker, Associate Planner  
Mike Sawley, Associate Planner  
Fritz McKinley, BDSO Director  
Tracy Bettencourt, Senior Planner  
Amie McAllister, Development Engineer  
Sherry Morgado, HNSD  
Jerry Kotysan, Sr. Plan Check Engineer  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 PUBLIC HEARING AGENDA**

*Declaration of Ex Parte Communications:* Board Member Borzage and applicant discussed whether or not AR 08-27 should be submitted to the Board.

**3.1 AR 08-25 (Villa Serena) 377 Rio Lindo Avenue, APN 006-120-020**

A proposal to construct a residential care facility comprised of 10-units in three buildings, located on the south side of Rio Lindo Avenue between Porter Way and Parmac Road. The site is designated Medium-High Density Residential on the General Plan diagram and is located in the R3 Medium-High Density Residential zoning district. (*Report: Associate Planner Sawley*)

Chair LaGrow opened the public hearing at 4:12 p.m. and invited the applicant to make a presentation. Project architect, Larry Mayers, provided information and answered questions.

There being no further comments, the public hearing was closed at 4:32 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-25 (Village Serena) subject to the recommended conditions of approval:*

1. *The developer shall provide a note on the front of the building plans that the project shall be developed in compliance with AR 08-25.*

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2. *All requirements of other city departments shall be met with building permit approval.*
3. *The applicant shall secure approval of a Use Permit to allow a residential care facility at the project site. This approval shall not become effective until such Use Permit has been approved and issued.*
4. *The landscape buffer between the parking area and Rio Lindo Avenue shall be bermed to a height approximately 3 feet above sidewalk grade, or to the extent practicable. The berming shall be shown on the building plans and subject to planning staff approval prior to building permit issuance.*
5. *Building C shall be rotated to have a similar orientation as Building A (front facade parallel to the front property line), and shall be set back as far as possible while still meeting CMC 19.60.090.D.4.c, provisions (minimum 10-foot/15-foot average rear setback for the structure).*
6. *The trash enclosure shall be relocated approximately 35 feet closer to the vehicular entrance and modified to orient the large doors to face the interior of the parking area (southwest). The landscape planter for the maple tree shall be enlarged, tree centered within the planter, and climbing vines shall be planted at the base of the trash enclosure.*
7. *All utility equipment, including the electrical transformer, water back-flow prevention devices, electrical boxes, etc., shall be screened from public view by integrating the features into the architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on building permit plans, and all screening shall be in place prior to issuance of a certificate of occupancy.*
8. *All exterior lighting shall be shown on the building plans and shall adhere to the standards of CMC 19.60.050, subject to staff approval.*
9. *The landscape plan shall be modified to correctly reference the oak tree to be retained.*
10. *The project shall be developed in compliance with the revised site plan and front elevation of Building A (date stamped 11/05/08), presented at the meeting by the project architect.*
11. *All of the proposed rectangular gable-end vents shall be replaced with triangular or circular vents.*

*Board Member Borzage seconded the motion, which passed by a vote of 3-1-1 (Kim opposed, Ambrosia absent).*

The meeting was recessed at 4:48 p.m. and reconvened at 4:50 p.m. Board Members Borzage, Goulart, Kim and LaGrow were present.

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**3.2 Chico Mall Expansion (AR 08-02, CM 08-02, CM 08-03), APNs 002-140-013, -014, -017, and -022; 002-450-005, -009, -010, -011, -012, -013, -020, -021, -022, -023, -024, -025, -026, -027, -028, -032, and -043 (owned by Chico Mall, LP); 002-450-038, -040, -041, and -042 (owned by J.C. Penney Properties, Inc.); 002-450-036, and -037 (owned by Baldassari Trust); and 002-140-016 (owned by Joe Wong Family Trust)**

A request to expand the Chico Mall with a net increase of approximately 80,864 square feet of retail and restaurant area. The project includes demolition of the former Troutman's store, a decrease of approximately 50,948 square feet; construction of approximately 115,875 square feet of new retail space; construction of two new restaurants on outlying pad sites, with a combined floor area of approximately 15,937 square feet; reconfiguration of approximately 1,200 parking spaces to current standards; construction of 105 new parking spaces; and incorporation of a number of traffic-related improvements, including widening E. 20th Street to 6 lanes in most locations between State Route 99 and Forest Avenue, modifying the intersection of Forest Avenue and E. 20th Street to increase its capacity, constructing a new signalized main mall entrance to the east of the existing entrance, creating new driveways and modifying existing driveways, and altering the onsite drive aisles and circulation patterns to complement the new driveway and entrance locations. The site is designated Community Commercial on the City of Chico General Plan diagram and is zoned CC Community Commercial. (*Report: Associate Planner Redeker*)

Chair LaGrow opened the public hearing at 5:10 p.m. and invited the applicant to make a presentation. Project developer Jim Anderson and design manager Mark Witte, provided information and answered questions regarding the project. Fritz McKinley, BDS Director for the City of Chico, also provided information and answered questions from the Board. Community member Mike Trolinder expressed his viewpoints regarding this project.

There being no further comments, the public hearing was closed at 5:54 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the mitigated negative declaration and mitigation monitoring program, adopt the findings contained in the agenda report, and approve AR 08-02 (Chico Mall, LP) subject to the recommended conditions of approval as follows:*

- 1. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-02.*
- 2. The site plan, landscaping, and exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on August 20 and September 17, 2008, except as modified by any other condition of approval. In the case of discrepancies between plans, the more recent plan shall control.*
- 3. All aspects of the project description listed in the Initial Study (Attachment Q) are hereby approved and required as part of the project approval. Such aspects include, but are not limited to: constructing buildings to exceed Title 24 energy requirements; recycling at least 50% of the Troutman's building materials during demolition; connecting new shade tree wells with the storm drain system to promote tree growth; and constructing all off-site improvements according to the project phasing established in the Initial Study.*

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4. *The final sign design, including colors, locations, and size, shall be subject to Planning Services staff review and approval, taking into account all locations established on the elevations and the sign criteria in Attachment K.*
5. *The applicant shall comply with all requirements of the Building and Development Services Department regarding repair of damaged public improvements.*
6. *Final landscaping plans shall be subject to Planning Services staff review and approval, and shall be in substantial accord with the draft landscaping plans, with the exception that Texas privet and compact heavenly bamboo shall be removed from the landscaping plans.*
7. *Final review of the artwork adjacent to the main entry drive shall be conducted administratively by the project planner, the Art Projects Coordinator, and Boardmember Ambrosia.*
8. *As required by CMC Section 19.60.050, all parking and security lighting shall consist of IES full cutoff fixtures.*
9. *As required by CMC Section 19.60.060.H.2., all equipment shall be screened from view in an architecturally compatible manner.*
10. *MITIGATION MEASURE D.1. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. This person will assess the significance of the find and prepare appropriate mitigation measures for review by the Planning Services Director. All mitigation measures determined by the Planning Services Director to be appropriate for this project shall be implemented pursuant to the terms of the archaeologist's report.*

*MITIGATION MONITORING D.1. (Cultural Resources): Development Engineering staff will verify that the above wording is included in project grading plans. Should cultural resources be encountered, the supervising inspector shall be responsible for reporting any such findings to the Planning Services Department, and a qualified archaeologist will be contacted to conduct meetings with on-site employees and monitor the referenced mitigation measures.*

11. *MITIGATION MEASURE M.1. (Transportation): Main Mall Access Relocation – To address the deficient operation of the signalized full-access Main Mall Access/East 20th Street intersection, relocate the signalized full-access Main Mall Access at East 20th Street easterly to a new location just west of the existing KFC restaurant. Implementation of this mitigation measure will include the following components:*

*Mitigation Measure M.1.A.: New Main Mall Access/East 20th Street – Construct a new signalized full-access entrance at East 20th Street for the Chico Mall. The new main access will be located on East 20th Street just west of the existing KFC restaurant and will serve as the main access for the Chico Mall at East 20th Street (the existing main access between Carl's Jr. Restaurant and Chico's retail store will be restricted to right-in/right-out movements only; see Mitigation Measure M.1.B.).*

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*The existing unsignalized Chico Mall access located just east of the existing KFC restaurant will be removed. The New Chico Mall Access at East 20th Street will be a T-intersection consisting of two left-turn lanes and one right-turn lane on the southbound approach of the mall exit, two left-turn lanes and two through lanes on the eastbound East 20th Street approach, and two through lanes and a shared through-right-turn lane on the westbound East 20th Street approach. Exhibit 17 in the traffic study shows the identified mitigation measure at the New Main Mall Access/East 20th Street intersection.*

*Mitigation Measure M.I.B.: Chico Mall – Toys R Us Driveway/East 20<sup>th</sup> Street Modification – Modify the southbound approach of the mall exit from one shared left-turn/through lane and two right turn lanes to consist of three right-turn lanes. Also, modify the eastbound East 20th Street approach of the intersection from two left-turn lanes, one through lane and one shared through/right-turn lane to consist of two through lanes and one shared through/right-turn lane. Exhibit 18 in the traffic study shows the identified mitigation measure at the Chico Mall – Toys R Us Driveway/East 20th Street intersection.*

*Mitigation Measure M.I.C.: Chico Mall Easterly Driveway - Target Driveway/East 20th Street Modification – Remove the north leg of the intersection and modify the northbound Target Driveway exit approach from one left-turn lane and one shared through/right-turn lane to consist of one left-turn lane and one right-turn lane. Also, modify the eastbound East 20th Street approach from one left-turn lane, one through lane and one shared through/right-turn lane to consist of two through lanes and one shared through/right-turn lane. Additionally, modify the westbound East 20th Street approach from one through lane and one shared through/right-turn lane to consist of three through lanes. Exhibit 19 in the traffic study shows the identified mitigation measure at the Chico Mall Easterly Driveway – Target Driveway/East 20th Street intersection.*

*Mitigation Measure M.I.D.: Business Lane/East 20th Street Modification – Modify the eastbound East 20th Street approach from two left-turn lanes approaching the existing Chico Mall Main Access, two through lanes and one free right-turn lane to consist of three through lanes and one free right-turn lane. Also, widen the westbound East 20th Street approach from two through lanes to three through lanes. Exhibit 20 in the traffic study shows the identified mitigation measure at the Business Lane/East 20th Street intersection.*

*MITIGATION MONITORING M.I. (Transportation): Building and Development Services staff will verify that all the above listed mitigation measures are included in the construction documents for the mall expansion. No certificates of occupancy for the mall expansion on the western portion of the property (Buildings A through G, and Pad Building K) will be issued prior to construction and City acceptance of the above-listed mitigation measures. As indicated in Phase 1B of the project description phasing, once the City has accepted the roadway improvements, certificates of occupancy may be issued for up to 60,000 square feet of construction for Buildings A through G, and Pad Building K. Issuance of certificates of occupancy for the remainder of the project will be dependent on Mitigation*

*Measure M.2., listed below, as they occur in Phase 2. As indicated in the project description phasing, a certificate of occupancy may be issued for Pad Building J (Phase 1A) prior to any improvements being installed, provided that the former Troutman's store is either demolished or modified to be uninhabitable by permanently disconnecting the utilities; such an exchange results in no net increase in traffic. If there is a delay in the completion of required public improvements in Phase 1B due to matters beyond the applicant's control, certificates of occupancy may be issued at the discretion of the Building and Development Services director if construction of the public improvements has begun and/or sufficient legal and financial guarantees are in place to ensure that the public improvements will be completed in a timely manner.*

12. *MITIGATION MEASURE M.2. (Transportation): Forest Avenue/East 20<sup>th</sup> Street – Widen the northbound Forest Avenue approach from one left-turn lane, two through lanes and one right-turn lane to consist of two left-turn lanes, one through lane and one shared through/right-turn lane. Also, widen the southbound Forest Avenue approach from one left-turn lane, two through lanes and one defacto right-turn lane to consist of one left-turn lane, two through lanes and one dedicated right-turn lane. Also, widen the eastbound East 20th Street approach from one left-turn lane, two through lanes and one defacto right-turn lane to consist of one left-turn lane, two through lanes, and one dedicated right-turn lane. Additionally, widen the westbound East 20th Street approach from one left-turn lane, two through lanes and one right-turn lane to consist of one left-turn lane, two through lanes and one shared through/right-turn lane. Exhibit 21 in the traffic study shows the identified mitigation measure at the Forest Avenue/East 20th Street intersection. (Mitigation Measure M.2. is planned to be constructed in two phases. Phase 1 is planned to be implemented in 2009, with Phase 2 planned to be implemented in 2010. It should be noted that some components of Mitigation Measure 2 are included in the City of Chico Nexus Study.)*

*MITIGATION MONITORING M.2. (Transportation)*

*Building and Development Services staff will verify that the above listed mitigation measure is included in the construction documents for the mall expansion. Certificates of occupancy for the remainder of the project (as set forth in Phase 2 of the project description) will be granted only after construction and City acceptance of mitigation measure M.2. listed above. If there is a delay in the completion of required public improvements in Phase 2 due to matters beyond the applicant's control, certificates of occupancy may be issued at the discretion of the Building and Development Services director if construction of the public improvements has begun and/or sufficient legal and financial guarantees are in place to ensure that the public improvements will be completed in a timely manner.*

13. *Neon on the front (north) elevation of the BJ's restaurant is acceptable, as indicated on Attachment M-23.*
14. *Additional architectural interest shall be provided on the western half of the rear (south) elevation of BJ's. The exact form (windows, canopies, etc.) shall be subject to administrative review by Planning Services staff.*

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15. *Additional pedestrian paths shall be provided as indicated on the sketch drawn by Board Member Goulart at the meeting (copy attached). Pedestrian crossings shall have enhanced materials and/or colors (such as stamped colored pavement), and may be slightly elevated.*
16. *Minor modifications to the interior vehicle circulation pattern may be approved administratively by Development Engineering and Planning Services staff.*
17. *Changes to the approved facades may be approved administratively by Planning Services staff, so long as the changes substantially conform to the approved materials/color palette. Any significant change in colors and materials will require supplemental review by the Architectural Review Board.*

*Board Member Kim seconded the motion, which passed by a vote of 3-1-1 (Borzage opposed, Ambrosia absent).*

The meeting was recessed at 6:45 p.m. and reconvened at 6:57 p.m. Board Members Borzage, Goulart, Kim and LaGrow were present.

**4.0 REGULAR AGENDA**

**4.1 AR 08-27 (4<sup>th</sup> Avenue Apartments) 802 West 4<sup>th</sup> Avenue, APN 043-350-011**

Conceptual review of a proposal to add three units to a 0.27-acre site currently developed with a duplex. The project site is designated Medium-High Density Residential on the General Plan diagram and is located in the R3 Medium-High Density Residential zoning district. (*Report: Associate Planner Sawley*)

Chair LaGrow opened the public hearing at 7:00 p.m. and invited the applicant to make a presentation. Property owner Marty Bettis and project architect Greg Peitz provided information and answered questions.

There being no further comments, the public hearing closed 7:18 p.m.

*The Architectural Review Board agreed that they could not support the current proposal as submitted by the applicant. Parking in front is supported by the Board but not in the current configuration. The massing of the three story portion of the building and the amount of garage is of concern to the Board.*

**5.0 BUSINESS FROM THE FLOOR**

None.

**6.0 REPORTS AND COMMUNICATIONS**

None.

**7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 7:40 p.m. to the adjourned regular meeting of November 19, 2008.

Approved to Form: May 5, 2010



**3.1 AR 08-11 (Oxford Suites) 2035 Business Lane, APN 002-370-069**

Final review of a request to change the facade of an existing four-story hotel. The project site is designated Visitor Services on the General Plan diagram and is zoned CC Community Commercial. (Report: Associate Planner Redeker)

Chair LaGrow opened the public hearing at 4:09 p.m. and invited the applicant to make a presentation. Project representative Randy Mitchell provided information and answered questions about the project.

There being no further comments or questions, the public hearing was closed at 4:20 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-11 (Oxford Suites) subject to the following conditions of approval:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-11.*
2. *The site plan, exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on September 30, 2008, except as modified by any other condition of approval.*
3. *The applicant shall replace the three dead/dying trees at the northeast corner of the property with new trees planted to current City standards.*
4. *The applicant shall upgrade existing underperforming and nonconforming landscaping in an amount equal to 2% of the cost of the facade remodel project. The final landscaping plan shall be reviewed administratively by Planning Services staff, with the expenditures to occur in the following order of priority: a) planting additional trees in existing planters; b) replacing underperforming trees in existing interior planters; and c) planting additional shrubs and seasonal color adjacent to the hotel.*
5. *The applicant shall comply with all requirements of the Building and Development Services Department regarding repair of damaged public improvements.*
6. *The final sign design, including colors, locations, and size, shall be subject to Planning Services staff review and approval, taking into account any limitations and/or criteria established by the Board.*
7. *The porte cochere and tower shall be constructed as indicated on the previous design submitted on June 18, 2008, with the modification that the "chicken coop" on top of the porte cochere be removed.*
8. *The main body color shall be 2801 "Rookwood Medium Brown" with a flat or low sheen finish.*

*Board Member Borzage seconded the motion, which passed by a vote of 4-1 (Kim opposed).*

**3.2 Reconsideration of AR 08-13 (Symmes) 725 Oleander Avenue, APN 003-176-006**

Consideration of a two-story duplex on a 6,500 square foot site at the southwest corner of Oleander and East Frances Willard Avenues. The site is designated Low Density Residential on the General Plan diagram and is zoned R1 Low Density Residential. (*Report: Associate Planner Sawley*)

Chair LaGrow opened the public hearing at 5:12 p.m. and invited the applicant to make a presentation. Applicant Tony Symmes provided information and answered questions regarding the project. Community members and neighbors Ken Fleming, Karen Zinniel, Scott Blackman, Melinda Vasquez, Karen Laslo, John Whitehead, Kathryn Spechierla, Bill Priel, Patsy Schutz, Karen Swartz expressed concerns regarding the project.

There being no further comments or questions, the public hearing was closed and the meeting recessed at 6:25 p.m. The meeting reconvened at 6:35 p.m. All Board Members were present.

The Board reopened the public hearing at 6:58 p.m. Applicant Tony Symmes presented further information and answered questions from the Board, after which the public hearing was closed.

*Board Member Goulart moved that the Architectural Review Board continue this item to a date uncertain and provided the applicant with the following recommendations:*

1. *Place entrance features on both streets.*
2. *Make the 2<sup>nd</sup> unit entry more prominent.*
3. *Revert back to nested gables over the front porch.*
4. *Change the roof pitch to 3:12.*
5. *Use smooth stucco and paint it.*
6. *Change the balcony railing to be more consistent with the Craftsman style.*
7. *Increase the porch height to a minimum of 24-30".*
8. *Use all single hung windows with true muntin divisions.*
9. *Use similar dimensions among window sizes.*
10. *Reduce the fence height on Oleander and change the style to picket or wrought iron.*
11. *Provide equal architectural treatment on all building elevations.*
12. *Add gables to the roof on the long side to break up massing.*
13. *Wrap the front porch around both street sides of the building.*
14. *Eliminate visibility of the water heater utility door on the east side.*
15. *Add details such as notches on beam outlookers and columns on the rear entry.*
16. *Add a pergola above the garage and add plantings to break up the mass.*
17. *Provide additional detail on the garage doors.*

18. *Add some type of railing down the front porch stairs.*
19. *Connect the front porch columns with a low wall or railing feature.*
20. *Add denser plantings around the garage and along the driveway.*
21. *Change the design to use different massing elements, or consider building two separate bungalows.*

*Board Member Borzage seconded the motion, which passed by a vote of 5-0.*

**3.3 AR 08-23 (AKC Services) 400 Broadway, APN 004-142-008**

A request to remove two existing wall-mounted signs and install three new wall-mounted signs on the existing Bank of America building in downtown Chico. The site is designated Downtown on the General Plan diagram and is zoned CD-LM Downtown Commercial with Landmark Overlay. (*Report: Associate Planner Redeker*)

Chair LaGrow opened the public hearing at 7:15 p.m. and invited the applicant to make a presentation. Project representative Chris Bolster provided information about the project. Citizen Mike Trolinder expressed concerns about the project.

There being no further comments or questions, the public hearing was closed at 7:18 p.m.

*Board Member Kim moved that the Architectural Review Board deny AR 08-23 (AKA Services), based on the inability to make all required findings for approval as set forth on page 3 of the agenda report. Board Member Ambrosia seconded the motion which passed by a vote of 5-0.*

**3.4 AR 08-24 (AKC Services) 801 East Avenue, APN 007-280-062**

A request to remove and replace three wall-mounted signs and one monument sign at the existing Bank of America building located on the west side of Cohasset Road. The site is designated Community Commercial on the General Plan diagram and is zoned CC Community Commercial. (*Report: Associate Planner Redeker*)

Chair LaGrow opened the public hearing at 7:24 p.m. and invited the applicant to make a presentation. Project representative Chris Bolster provided information about the project. Citizen Mike Trolinder expressed his concerns for the project.

There being no further comments or questions, the public hearing was closed at 7:25 p.m.

*Board Member Goulart moved that the Architectural Review Board deny AR 08-24 (AKC Services), based on the inability to make all required findings for approval as set forth on page 3 of the agenda report. Board Member Ambrosia seconded the motion, which passed by a vote of 5-0.*

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

None.

**6.0 REPORTS AND COMMUNICATIONS**

Chair LaGrow informed the Board that City Clerk Debbie Presson would like to make a presentation to them at a future meeting.

**7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 7:42 p.m. to the regular meeting of November 5, 2008.

Approved: March 3, 2010

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
ADJOURNED REGULAR MEETING OF NOVEMBER 19, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Philip LaGrow, Chair  
Marci Goulart, Vice Chair  
Michael Borzage

Board Members Absent: Nicholas Ambrosia  
David Kim

City Staff Present: Mark Wolfe, Principal Planner  
Jake Morley, Assistant Planner  
Angela Spain, Assistant Planner  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

Chair Goulart called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 PUBLIC HEARING AGENDA**

**3.1 AR 08-29 (Catalyst) 1321 Ivy Street, APN 039-400-016**

A request to construct a 28-bed adult residential care and transitional housing facility, including a supporting office, laundry and kitchen facilities, and outdoor amenities. The project site is designated Medium Density Residential on the General Plan diagram and is zoned R2 Medium Density Residential. (*Report: Assistant Planner Morley*)

Chair LaGrow opened the public hearing at 4:00 p.m. and invited the applicant to make a presentation.

Applicant representative Anastacia Snyder, Paul Lieberum of Thomson & Hendricks Architects, and landscape architect Tom Phelps, presented information and answered questions. Sherry Morgado, Director of Housing and Neighborhood Services for the City of Chico, and Tim Truby of the Chico Police Department, also provided information and answered questions from the Board.

There being no further comments or questions, the public hearing was closed at 4:45 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-29 (Catalyst) subject to the recommended conditions of approval:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-29 (Catalyst).*
2. *The site plan, landscape plan, and the exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on November 4, 2008.*

3. *All wall-mounted utilities and associated equipment shall be screened with approved materials and painted to match the structure. All roof-mounted units shall be screened with an architecturally compatible treatment.*
4. *Final landscaping and lighting plans shall be subject to review and approval of the Planning Services Department, in coordination with the Police Department and the applicant.*
5. *All bicycle racks shall be of an inverted "U" design (Dero "Hoop" or equivalent).*
6. *Exterior lighting shall comply with CMC Section 19.60.050 (Exterior Lighting).*
7. *The trellis feature over the transformer location shall be removed, and additional landscape screening shall be provided subject to Planning staff review and approval.*
8. *Window frames shall either be bronze or dark green, at the applicant's discretion.*
9. *The porch railing pickets shall be stained to match the wood perimeter fence, and the cap shall be painted to match the dark green building color.*

*Board Member Borzage seconded the motion, which passed by a vote of 3-0-2 (Ambrosia and Kim absent).*

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

None.

**6.0 REPORTS AND COMMUNICATIONS**

Principal Planner Wolfe reminds the Board that the recruitment deadline for Board re-appointments is December 5, 2008. He also informs them that the regular meeting of December 3, 2008 has been cancelled.

**7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 4:55 p.m. to the adjourned regular meeting of December 17, 2008.


Approved: March 3, 2010



City of Chico  
NOTICE OF CANCELLATION  
of  
Architectural Review Board  
December 3, 2008 Meeting

**NOTICE IS HEREBY GIVEN** that the December 3, 2008 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet December 17, 2008 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

  
Mary Fitch, Administrative Analyst  
Dated: November 19, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
ADJOURNED REGULAR MEETING OF DECEMBER 17, 2008  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Philip LaGrow, Chair  
Marci Goulart, Vice Chair  
Nick Ambrosia  
Michael Borzage  
David Kim

City Staff Present: Mark Wolfe, Principal Planner  
Zach Thomas, Senior Planner  
Greg Redeker, Associate Planner  
Mike Sawley, Associate Planner  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

**2.0 CONSENT AGENDA**

**2.1 Minutes of the Adjourned Regular Meeting of August 20, 2008**

*Board Member Goulart moved that the Architectural Review Board approve minutes of August 20, 2008 as submitted. Board Member Ambrosia seconded the motion which passed by a vote of 3-0-2 (LaGrow, Borzage abstain).*

**3.0 PUBLIC HEARING AGENDA**

**3.1 AR 08-26 (Christensen Apartments) 2925 Godman Avenue, APN 007-220-013**

A proposed addition of 23 apartment units on a partially developed site with 24 existing units. The project site is designated Medium Density Residential on the General Plan diagram and is zoned R2 Medium Density Residential. *(Report: Associate Planner Sawley)*

Chair LaGrow opened the public hearing at 4:03 p.m. and invited the applicant to make a presentation. Jim Stevens of NorthStar Engineering requested that this project be continued. There being no comments or questions, the public hearing was closed at 4:04 p.m.

*Board Member Goulart moved that the Architectural Review Board continue AR 08-26 (Christensen Apartments) to a date uncertain. Board Member Ambrosia seconded the motion, which passed by a vote of 5-0.*

**3.2 Modification of AR 05-30 (Eaton and Esplanade Center), Sign Permit 08-95 (Hupp Neon) NW Corner of W. Eaton Road and Esplanade, APN 006-690-021**

A request to construct a multi-tenant ground-mounted sign for a new commercial center. The site is designated Community Commercial on the General Plan diagram and is zoned CC Community Commercial. *(Report: Associate Planner Redeker)*



Chair LaGrow opened the public hearing at 4:11 p.m. There being no comments or questions, the public hearing was closed at 4:12 p.m.

*Board Member Goulart moved that the Architectural Review Board approve Sign Permit 08-95 and modify ARB 05-30 subject to the following conditions of approval:*

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with Sign Permit 08-95 and ARB 05-30.*
2. *Condition of approval 11.d of ARB 05-30 is hereby modified to read "Monument signs shall be limited to 6 feet in height. No pole-mounted signs shall be permitted."*
3. *The ground-mounted sign shall be a monument sign no greater than 6 feet in height, substantially similar to Option A with the pole removed and replaced with an architecturally-compatible base. The final design shall be subject to Planning Services staff review and approval.*
4. *All sign panels shall have fully opaque negative areas. All unilluminated portions of the sign, including the negative areas of each sign panel, shall have an architectural finish (Texcote or similar).*

*Board Member Ambrosia seconded the motion, which passed by a vote of 5-0.*

**3.3 AR 08-18 (Hawkins Co., LLC) 2507 Esplanade, APN 006-150-061**

A request to demolish the existing single-story, 35-unit motel located behind Java Detour on the southwest corner of East Avenue and Esplanade and construct an approximately 16,000 square foot Walgreens store with a drive-through window. The site is designated Community Commercial on the General Plan diagram and is zoned Community Commercial. *(Report: Senior Planner Thomas)*

Chair LaGrow opened the public hearing at 4:23 p.m. and invited the applicant to make a presentation. Project representatives Lance Evans, Paul Stephens and Brian Huffaker and project architect Steve Jewkes provided information and answered questions about the project. There being no further comments or questions, the public hearing was closed at 5:20 p.m.

After Board deliberation, Chair LaGrow reopened the public hearing at 5:42 p.m. for further discussion with the project proponents.

The meeting was recessed at 5:50 p.m. and reconvened at 6:00 p.m. All Board Members were present. Further questions were asked of Lance Evans from Hawkins Companies. There being no further comments or questions, the public hearing was closed at 6:20 p.m.

*Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-18 (Hawkins Companies), subject to the following conditions of approval:*

1. *Prior to or concurrent with the submittal of a building permit application, the applicant shall submit four (4) final site plans incorporating the following applicable conditions of approval. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-18.*
2. *All exterior lighting shall be fully shielded and directed on site to prevent glare and spillage onto adjacent sites as required by Chico Municipal Code section 19.60.050. Lighting from the commercial use shall not spill over into the residential component.*
3. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc., shall be screened from public view in compliance with Chico Municipal Code section 19.60.060(h)(2) by integrating the features into the approved architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on the building plans, and all screening shall be in place prior to issuance of a certificate of occupancy.*
4. *The exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on December 10, 2008, except as may be modified by conditions of approval.*
5. *The trash enclosure shall be constructed of split-face concrete block to match those used on the building.*
6. *The site plan shall conform to the plans submitted to the Planning Services Department on December 10, 2008 and is subject to all development standards as specified in Title 19 of the CMC, except as may be modified by conditions of approval.*
7. *The permittee shall submit to the Planning Services Department a revised landscape plan illustrating that the site meets the 50 percent shading requirement as specified in Chico Municipal Code Section 19.70.060 (E)(2).*
8. *The permittee shall submit to the Planning Services Department a revised lighting plan detailing lighting fixtures at a maximum of 18 feet in height for the parking lot prior to the issuance of any building permits.*
9. *The permittee shall submit to the Planning Services Department a revised sign package detailing monument signs for East Avenue and Esplanade frontage that are a maximum of 6 feet in height.*
10. *The proposed drive aisle between the coffee kiosk and the proposed Walgreens shall be removed and replaced with landscaping, subject to approval of the Building and Development Services Department.*
11. *The exterior elevations to be resubmitted to the Board to incorporate the architectural details, with the same footprint.*
12. *The applicant shall proceed with applying for a building permit prior to approval of exterior elevations.*

13. *The monument sign shall be limited to a maximum of six feet in height, contingent upon approval of the code change by City Council.*

*Board Member Borzage seconded the motion, which passed by a vote of 4-1 (Goulart opposed).*

**3.4 AR 08-30 (Hawkins Co., LLC) 860 and 862 East Avenue, APN 007-280-057**

A request to demolish an existing Walgreens store and develop an approximately 17,000 square foot Walgreens store with a drive-through window. The site is designated CC Community Commercial on the General Plan diagram and is zoned CC Community Commercial. (*Report: Senior Planner Thomas*)

Chair LaGrow opened the public hearing at 6:38 p.m. and invited the applicant to make a presentation. Project representatives Paul Stephens and Lance Evans presented information and answered questions. Community member Mike Trolinder expressed his concerns regarding this project.

There being no further comments or questions, the public hearing was closed at 6:52 p.m.

After continued Board discussion, it was decided to reopen the public hearing at 7:00 p.m.

Project representative Paul Stephens answered further questions presented by the Board. Public hearing was closed at 7:15 p.m.

*Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-30 (Hawkins Companies) subject to the following conditions of approval:*

1. *Prior to or concurrent with the submittal of a building permit application, the applicant shall submit four (4) final site plans incorporating the following applicable conditions of approval. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-30.*
2. *All exterior lighting shall be fully shielded and directed on site to prevent glare and spillage onto adjacent sites as required by Chico Municipal Code section 19.60.050. Lighting from the commercial use shall not spill over into the residential component.*
3. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc., shall be screened from public view in compliance with Chico Municipal Code section 19.60.060(h)(2) by integrating the features into the approved architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on the building plans, and all screening shall be in place prior to issuance of a certificate of occupancy.*

4. *The exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on December 10, 2008, except as may be modified by conditions of approval.*
5. *The trash enclosure shall be constructed of concrete block to match those used on the building.*
6. *Total landscaping coverage of the lot shall be at least 8 percent.*
7. *The permittee shall revise plats to clearly identify a left-turn around the proposed building via signs and/or pavement markings outside of the public right-of-way prior to issuance of building permits. All building plans shall indicate each entrance to an aisle and direction of flow shall be clearly designated by signs and/or pavement markings outside of public right of way prior to issuance of building permits.*
8. *The permittee shall revise plats to indicate a path of travel connecting the adjoining uses. All building plans shall indicate delineated or decorative surface features for the pedestrian walkway that crosses the drive-lane and/or drive-aisles.*
9. *The site plan shall conform to the plans submitted to the Planning Services Department on December 10, 2008 and is subject to all development standards as specified in Title 19 of the CMC, except as may be modified by conditions of approval.*
10. *The permittee shall submit to the Planning Services Department a revised landscape plan illustrating that the site meets the 50 percent shading requirement as specified in Chico Municipal Code Section 19.70.060 (E)(2).*
11. *The permittee shall submit to the Planning Services Department a revised lighting plan detailing lighting fixtures at a maximum of 18 feet in height for the parking lot prior to the issuance of any building permits.*
12. *The permittee shall revise signage to be in line with the Esplanade project by decreasing wall signage letters to a maximum of 36" high ("Walgreens") and a maximum of 14" high ("Pharmacy/Photo").*
13. *Resubmittal of elevations shall address the following issues: the corner entry and the building materials shall be similar to the Esplanade project with high ratio of brick, cornices shall be reduced, colors shall be reduced in number with the increase in masonry being at the architect's discretion, the columns supporting the tower element at the entryway to be proportionate and visually heavier.*
14. *The applicant shall proceed with applying for a building permit prior to approval of exterior elevations.*

*Board Member LaGrow seconded the motion, which passed by a vote of 3-2 (Goulart, Kim opposed).*

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

None.

**6.0 REPORTS AND COMMUNICATIONS**

Senior Planner Summerville provided an update regarding the Design Guidelines Manual.

**7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 7:45 p.m. to the regular meeting of January 7, 2009.

Minutes approved as to form: June 2, 2010