

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF JANUARY 6, 2010
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Nicholas Ambrosia, Vice Chair
 Michael Borzage
 Ken Husby

City Staff Present: Bob Summerville, Senior Planner
 Greg Redeker, Associate Planner
 Jerry Kotysan, Sr. Plan Check Engineer
 Judy Cooper, Office Assistant III

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 09-17 (RGA/Bank of America) 400 Broadway, APN 004-142-008

Review of a facade renovation for an existing bank building located at the corner of Broadway and W. 4th Street. The site is designated Downtown on the General Plan diagram and is located in the CD-LM Downtown Commercial - Landmark Overlay zoning district. (*Report: Associate Planner Redeker*)

Chair Goulart opened the public hearing at 4:16 p.m. and invited the applicant to make a presentation. Applicant representative John Caruso and project architect Chad Finch provided information and answered questions regarding the project.

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

The Architectural Review Board offered the following suggestions for a revised submittal:

1. *Clearly define the entrances to the building.*
2. *Bring architectural details down to the pedestrian level especially in relation to the proposed cornice.*
3. *Explore techniques to make the upper mass of the building appear less heavy.*
4. *Consider providing artwork or other treatment on the north elevation, adjacent to W. 4th Street.*
5. *Consider painting the brick to visually distinguish the base from the adjacent building.*
6. *Consider adding canopies above the windows.*

7. *Screen the small condenser unit near the ATMs in a manner consistent with the new architectural design.*

If these items can not be addressed at this time, then the existing wood siding should be repaired to address the liability issue, until funding is available for a more comprehensive facade remodel.

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

SP Summerville invited the Board Members to attend the Planning Commission meeting scheduled for January 7, 2010. He introduced the new ARB member, Amy Hormann, who will be sworn in at the next meeting.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:05 p.m. to the adjourned regular meeting of January 20, 2010.

Approved: March 3, 2010



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
January 20, 2010 Meeting

NOTICE IS HEREBY GIVEN that the January 20, 2010 adjourned regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet February 3, 2010 for a regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

Judy Cooper, Office Assistant III

Dated: January 15, 2010



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
February 3, 2010 Meeting

NOTICE IS HEREBY GIVEN that the February 3, 2010 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet March 3, 2010 for a regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

Judy Cooper, Office Assistant III
Dated: January 26, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF MARCH 3, 2010
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Nicholas Ambrosia, Vice Chair
 Michael Borzage
 Ken Husby
 Amy Hormann

City Staff Present: Bob Summerville, Senior Planner
 Greg Redeker, Associate Planner
 Jerry Kotysan, Senior Plan Check Engineer
 Judy Cooper, Office Assistant III

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 SELECTION OF CHAIR AND VICE CHAIR

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

Board Member Goulart moved that the Board select Board Member Ambrosia as vice chair. Board Member Borzage seconded the motion, which passed by a vote of 4-1 (Ambrosia abstained).

2.1 Minutes of Regular Meeting of September 3, 2008

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 2-1-2 (Goulart absent, Husby and Hormann abstained).

2.2 Minutes of Adjourned Regular Meeting of September 17, 2008

Board Member Goulart moved that the Architectural Review Board approve Item 2.2 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 3-2 (Husby and Hormann abstained).

2.3 Minutes of Adjourned Regular Meeting of October 15, 2008

Board Member Goulart moved that the Architectural Review Board approve Item 2.3 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 3-2 (Husby and Hormann abstained).

2.4 Minutes of Adjourned Regular Meeting of November 19, 2008

Board Member Goulart moved that the Architectural Review Board approve Item 2.4 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 2-1-2 (Ambrosia absent, Husby and Hormann abstained).

2.5 Minutes of Adjourned Regular Meeting of August 19, 2009

Board Member Goulart moved that the Architectural Review Board approve Item 2.5 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 4-1 (Hormann abstained).

2.6 Minutes of Regular Meeting of October 7, 2009

Board Member Goulart moved that the Architectural Review Board approve Item 2.6 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 3-1-1 (Ambrosia absent, Hormann abstained).

2.7 Minutes of Regular Meeting of November 4, 2009

Board Member Goulart moved that the Architectural Review Board approve Item 2.7 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 4-1 (Hormann abstained).

2.8 Minutes of Adjourned Regular Meeting of December 16, 2009

Board Member Goulart moved that the Architectural Review Board approve Item 2.8 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 3-1-1 (Ambrosia absent, Hormann abstained).

2.9 Minutes of Regular Meeting of January 6, 2010

Board Member Goulart moved that the Architectural Review Board approve Item 2.9 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 4-1 (Hormann abstained).

3.0 PUBLIC HEARING AGENDA

3.1 AR 09-17 (RGA/Bank of America) 400 Broadway, APN 004-142-008

A revised proposal for facade improvements to three elevations of an existing bank building located at the southwest corner of Broadway and W. 4th Street. This item was previously considered by the Board on 01/06/2010. The site is designated Downtown on the General Plan diagram and is located in the CD-LM Downtown Commercial - Landmark Overlay zoning district. (*Report: Associate Planner Redeker*)

Chair Goulart opened the public hearing at 4:13 p.m. and invited the applicant to make a presentation. Applicant representative John Caruso and project architect Chad Finch provided information and answered questions regarding the project. Community member Mike Trolinder expressed concerns regarding the lighting and public safety. DCBA representative Neal Bennett urged the Board to approve this project.

There being no further comments, the public hearing was closed at 4:50 p.m.

After further deliberation by the Board, the public hearing was reopened at 5:10 p.m. to request additional information from the applicant.

There being no further comments, the public hearing was closed at 5:12 p.m.

Board Member Husby moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 09-17 (RGA/Bank of America) 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 09-17.*
- 2. The site plan, exterior elevations, features, materials and colors of the structures and site improvements shall conform to the plans, cut sheets, and materials board submitted to the Planning Services Department on February 18, 2010, except as modified by any other condition of approval.*
- 3. Landscaping and the associated trellises shall conform to the details on the site plan and elevations submitted to the Planning Services Department on February 18, 2010, except as modified by any other condition of approval. All new landscaping shall be fitted with an automatic irrigation system and be properly maintained. The vine species shall be creeping fig or other evergreen climbing vine as approved by Planning Services staff. The excavation details, soil amendments, and planting details shall be reviewed and approved by Planning Services staff in consultation with the Urban Forest Manager.*
- 4. The applicant shall comply with all requirements of the Building and Development Services Department regarding construction/repair of public improvements, including any requirements associated with the provision of new landscaping in the public right-of-way.*
- 5. The roof-mounted light fixtures shining into the parking area shall be removed.*
- 6. All signs shall consist of individually mounted channel letters and numbers, installed in the locations shown on the elevations.*
- 7. The mechanical unit mounted on the rear awning near the ATMs shall be moved to a screened location on the main roof.*
- 8. Conceptual approval of all colors is granted. Final approval of the colors on the upper portion of the building shall be subject to Planning Services staff approval, in consultation with Chair Goulart, with final approval or subsequent minor modification to be granted only after field review of a painted sample of the colors. A minimum of 9 panels shall be painted for the purposes of evaluating the colors.*
- 9. The entry feature on the Broadway elevation shall be modified, subject to Planning Services staff approval, in consultation with Boardmembers Borzage and Hormann. The redesign shall be consistent with one or more of the concepts discussed at the meeting, including pilasters, partial columns, removal of the corbels, increased mass, soffit lighting, greater projection, or other similar design elements.*

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

Community member Mike Trolinder expressed his concerns regarding the Architectural Review Board work processes.

6.0 REPORTS AND COMMUNICATIONS

Board Member Borzage expressed concerns about the lighting at Paneghetti's Restaurant. Senior Planner Summerville will drive by the location and report back to Board Member Borzage.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:25 p.m. to the regular meeting of April 7, 2010.

Approved: April 7, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF APRIL 7, 2010
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Nicholas Ambrosia, Vice Chair
 Ken Husby
 Amy Hormann

Board Members Absent: Michael Borzage

City Staff Present: Bob Summerville, Senior Planner
 Greg Redeker, Associate Planner
 Jake Morley, Associate Planner
 Nelson George, Interim Building Official
 Judy Cooper, Office Assistant III

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

2.1 Minutes of Regular Meeting of November 5, 2008

Chair Goulart suggested that the Architectural Review Board review Item 2.1 at the next regularly scheduled meeting. Staff will check with City Clerk regarding the approval process of these Minutes.

2.2 Minutes of Adjourned Regular Meeting of February 18, 2009

Board Member Ambrosia moved that the Architectural Review Board approve Item 2.2 as submitted. Board Member Husby seconded the motion, which passed by a vote of 3-1-1 (Borzage absent, Hormann abstained).

2.3 Minutes of Regular Meeting of March 4, 2009

Board Member Ambrosia moved that the Architectural Review Board approve Item 2.3 as submitted. Board Member Husby seconded the motion, which passed by a vote of 2-1-2 (Borzage absent, Goulart and Hormann abstained).

2.4 Minutes of Regular Meeting of April 1, 2009

Board Member Ambrosia moved that the Architectural Review Board approve Item 2.4 as submitted. Board Member Husby seconded the motion, which passed by a vote of 3-1-1 (Borzage absent, Hormann abstained).

2.5 Minutes of the Regular Meeting of March 3, 2010

Board Member Ambrosia moved that the Architectural Review Board approve Item 2.5 as submitted. Board Member Husby seconded the motion, which passed by a vote of 4-1 (Borzage absent).

3.0 PUBLIC HEARING AGENDA

3.1 AR 10-01 (Tower Market) 110 East Park Avenue, APN 005-520-037

A request to allow a 1,000 square foot expansion and facade remodel of a convenience store at an existing gas station. The project site is designated Public Facilities and Services on the General Plan diagram and is zoned CS Commercial Services. (*Report: Associate Planner Morley*)

Chair Goulart opened the public hearing at 4:15 p.m. and invited the applicant to make a presentation. Applicant architect, Chris Cunan, presented information and answered questions about the project.

There being no further comments, the public hearing was closed at 4:30 p.m.

Board Member Husby moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 10-01 (Tower Market), 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 10-01 (Tower Market).*
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 (date-stamped March 5, 2010) unless modified by a condition of approval or by Architectural Review Board action.*
3. *All wall-mounted utilities, including future utility boxes, gas meters and associated equipment, shall be painted to match and shall be screened by appropriate materials, as approved by the Planning Services Department.*
4. *The building plans shall be modified to remove the proposed trellis feature, and replace it with an awning constructed of the same standing seam materials used for the tower over the bicycle parking. The awning shall be painted to match other standing seam metal found on site.*
5. *The landscape plan shall be modified to include new landscaping (shrubs, bushes, decorative rocks) within the planting island found at the intersection of East Park and Fair Street.*
6. *All wall mounted lighting shall contain down-washing only.*
7. *Applicant will inspect the existing light post and consider replacement if needed. If replacement is needed, the existing height of the post shall be maintained.*

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

3.2 AR 10-08 (Ogden/Roemer/Wilkerson) 1388 East Avenue, APN 016-060-054

Conceptual review of a use permit site plan and building architectural concept for a proposed bank with drive-through services. The site is designated Community Commercial on the General Plan diagram and is zoned CN Neighborhood Commercial. (*Report: Associate Planner Redeker*)

Chair Goulart opened the public hearing at 4:50 p.m. and invited the applicant to make a presentation. Applicant architect, David Wilkerson, of Ogden/Roemer/Wilkerson, presented information and answered questions about the project.

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

After Board deliberation, the public hearing was reopened at 5:24 p.m.

The applicant's architect answered further questions from the Board.

There being no further comments, the public hearing was closed at 5:26 p.m.

The Board had the following suggestions:

1. *The site plan should be substantially similar to "Attachment G" (the April 1, 2010 iteration of the site plan) with the building and parking pushed farther back from the street, similar to the building placement in "Attachment B". Landscaping around the front parking area should be increased; landscaping adjacent to the rear parking area should be minimized, keeping at least 6 feet so that there is enough room for trees to grow.*
2. *Applicant shall investigate whether the amount of parking provided can be reduced.*
3. *Applicant shall provide returns on the front wall screening the parking.*
4. *Applicant shall consider meandering the wall to help screen the transformer.*
5. *The sign should be as in Attachment G.*
6. *Applicant shall study the south-facing glass for passive heat gain issues.*

4.0 REGULAR AGENDA

4.1 WORKSHOP ON CONDUCTING EFFICIENT MEETINGS OF THE ARCHITECTURAL REVIEW BOARD

This item will be heard at the next Architectural Review Board meeting of May 5, 2010.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

Member Ambrosia updated the Board regarding the Arts Commission activity.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:35 p.m. to the regular meeting of May 5, 2010.

Approved: May 5, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF MAY 5, 2010
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
Nicholas Ambrosia, Vice Chair
Michael Borzage
Amy Hormann
Ken Husby

City Staff Present: Bob Summerville, Senior Planner
Zach Thomas, Senior Planner
Jake Morley, Associate Planner
Nelson George, Interim Building Official
Judy Cooper, Office Assistant III

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

2.1 Minutes of the Regular Meeting of November 5, 2008

Chair Goulart moved that the Architectural Review Board accept Item 2.1 as to form. Board Member Ambrosia seconded the motion, which passed by a vote of 5-0.

2.2 Minutes of the Adjourned Regular Meeting of May 20, 2009

Chair Goulart moved that the Architectural Review Board approve Item 2.2 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 4-1 (Hormann abstained).

2.3 Minutes of the Regular Meeting of June 3, 2009

Chair Goulart moved that the Architectural Review Board approve Item 2.3 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 4-1 (Hormann abstained).

2.4 Minutes of the Adjourned Regular Meeting of June 17, 2009

Chair Goulart moved that the Architectural Review Board approve Item 2.4 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 4-1 (Hormann abstained).

2.5 Minutes of the Regular Meeting of July 1, 2009

Chair Goulart moved that the Architectural Review Board approve Item 2.5 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 4-1 (Hormann abstained).

2.6 Minutes of the Adjourned Regular Meeting of July 15, 2009

Chair Goulart moved that the Architectural Review Board approve Item 2.6 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 3-1-1 (Husby absent, Hormann abstained).

2.7 Minutes of the Regular Meeting of August 5, 2009

Chair Goulart moved that the Architectural Review Board approve Item 2.7 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 4-1 (Hormann abstained).

2.8 Minutes of the Regular Meeting of April 7, 2010

Chair Goulart moved that the Architectural Review Board approve Item 2.8 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 5-0.

3.0 PUBLIC HEARING AGENDA

Board Member Ambrosia reported that he spoke to Alternate Board Member Merz regarding Item 3.2.

3.1 Architectural Review of Multi-family Residential Buildings of S/PDP 07-11 (DeGarmo Terrace) Esplanade and DeGarmo Drive, APN 006-690-013, -010

A request to review only the architectural design of multi-family residential buildings which are a component of the previously approved DeGarmo Terrace Subdivision and Planned Development Permit. DeGarmo Terrace was previously approved by the City Council in August, 2008 as a 6.14 acre development, consisting of 41 residential units and 5 single-story commercial buildings totaling approximately 25,000 square feet. This project has been determined by the City Council to be consistent with the Northwest Chico Specific Plan EIR and thus exempt from further environmental review under the California Environmental Quality Act (CEQA). (*Report: Senior Planner Thomas*)

Chair Goulart opened the public hearing at 4:10 p.m. and invited the applicant to make a presentation. Applicant, Tim Leete, and architect, Greg Peitz, presented information and answered questions about the project.

There being no further comments, the public hearing was closed at 4:17 p.m.

Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve the residential architecture for S/PDP 07-11 (DeGarmo Terrace), 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 S/PDP 07-11 (DeGarmo Terrace).*
- 2. All exterior lighting shall be fully shielded and directed on site to prevent glare and spillage onto adjacent lots. Any freestanding pole lights shall be limited to a maximum height of 14 feet including pedestal.*

3. *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, 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 black and white elevations submitted to the Planning Services Department on March 1, 2010. The materials and color board submitted at the public hearing of May 5, 2010, except as may be modified by conditions of approval, with the exception that all window trim details and gable vents, shall conform to the color renderings dated March 1, 2010.*
5. *All air conditioning condenser units visible from either the public right-of-way and/or onsite common areas shall be screened with an appropriate sized stucco screening wall. All screening walls shall match the material and color of the structures.*

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

3.2 AR 10-03 (Chico Butte Veterinary Center) 2480 Dr. Martin Luther King Jr. Parkway, APN 005-490-042

A request to review the architectural design of a new veterinary center consisting of a 13,010 square foot structure and associated improvements. The site is designated Commercial Service on the General Plan diagram and is zoned CS Service Commercial. (Report: Associate Planner Morley)

Chair Goulart opened the public hearing at 4:31 p.m. and invited the applicant to make a presentation. Applicant, Steve Honeycutt, along with his architect, Chad Finch of RGA, and landscape architect, Mike Hradecky, presented information and answered questions about the project.

There being no further comments, the public hearing was closed at 5:02 p.m.

Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 10-03 (Chico Butte Veterinary Center), 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 10-03 (Chico Butte Veterinary Center).*
2. *The site plan, exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department (date-stamped April 20, 2010) unless modified by a condition of approval or by Architectural Review Board action.*

3. *All wall-mounted utilities and roof penetrations, including utility boxes, gas meters and associated equipment, shall be screened by appropriate materials and colors, as approved by the Planning Services Department.*
4. *The final landscape plan shall conform to the draft landscape plan submitted by Alpine Landscaping on May 5, 2010.*
5. *Applicant shall incorporate small details (plantings, vents, designs) on the gable ends of the upper story north and south elevations.*
6. *Applicant shall ensure that the ridge line transitions (“Conventional California”) from the upper story to the remainder of the structure.*

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

3.3 AR 10-05 (CVS Pharmacy) 1159 Forest Avenue, APN 002-050-171

A conceptual review for the development of a 14,567 square foot pharmacy with a drive-through service window, including general site design for future development of remaining portions of the 2.5 acre site. The site is designated Community Commercial on the General Plan diagram and is zoned CC Community Commercial. (*Report: Associate Planner Morley*)

Chair Goulart opened the public hearing at 5:15 p.m. and invited the applicant to make a presentation. Applicant representative, Bill McDermott of Armstrong Development, presented information and answered questions about the project.

There being no further comments, the public hearing was closed at 6:07 p.m.

The Board had the following suggestions:

1. *Applicant shall reduce parking to the minimum required, or project changes to mitigate the additional pavement pursuant to CMC 19.70.040 (G).*
2. *Pursuant to above, applicant shall increase overall landscaping percentage to mitigate the excess parking.*
3. *Applicant shall revise the parking configuration similar to the CVS on Esplanade/Lassen, the intent being to reduce parking areas along the street frontages and bring the building closer to the streets.*
4. *Applicant shall revise proposed elevations, minimizing the “big box” feel, paying special attention to structural/cosmetic details, and addressing “sense of place” per the Design Guidelines Manual.*
5. *Applicant shall consider all aspects of the surrounding site and how they relate to the entire parcel and reorient the building for pedestrian appeal to the Humboldt/Forest intersection.*
6. *Applicant shall provide renderings without being obscured by landscape renderings.*

7. *Applicant shall ensure that the sign packet elevations correspond to the proposed CVS Pharmacy elevations, i.e. windows, pilasters, etc.*
8. *Applicant shall provide additional materials, details and relief on the elevations. Elevations shall illustrate additional surface relief through use of materials, massing, and details.*
9. *Applicant shall ensure that pilasters are deep and read correctly in elevations. Applicant is to use materials honestly and extend them all the way up elevations. Please see the East Avenue Walgreens as an example.*
10. *Applicant shall ensure that the parapets return onto roof surfaces for depth and the rear exhibits same materials, color, etc.*
11. *Applicant is to ensure that the pillars supporting the drive-through canopy are in scale.*
12. *Applicant shall re-evaluate the loading area in relation to conflicting movements with the drive-through. Ensure the loading area has more extensive screening.*
13. *Applicant shall add additional depth to window elements to minimize flat appearance.*
14. *Applicant shall revise the site plan so that utilities (Including electrical cabinets) are no longer visible from Humboldt Avenue.*
15. *Consider flipping the structure's plan diagram to relocate the loading/drive-through facilities on the north side of the project and be shifted to the north.*
16. *Distribute parking stalls throughout the site to minimize their negative aesthetics to the building and from street frontages.*
17. *The proposed site plan is disjointed for future projects to the south along Humboldt Avenue.*
18. *Applicant shall consider relocating or modifying the second driveway that takes access from Humboldt Avenue for better aesthetic views (visual axis) of the building.*
19. *The site plan needs to accommodate walk-in traffic from the south. Reorientate the structure to Forest and Humboldt Avenues (southeast corner).*
20. *Applicant shall revise the site plan by bringing the structure closer to Forest Avenue and eliminate one row of vehicle parking stalls.*
21. *Applicant is to relocate truck loading facilities to the west side of the site.*
22. *Applicant is to reduce the "heavy" feeling of the cornices.*
23. *Board members suggest reducing the 36" tall CVS lettering.*
24. *Board members suggest presenting several elevation options.*

25. *Board members suggest using Scott Gibson, local architect, as a consultant*

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 discussed the possibility of the Board going on a tour of constructed projects in Chico in the near future.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 6:27 p.m. to the Board training meeting of May 12, 2010.

Approved: June 2, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
ADJOURNED REGULAR MEETING OF MAY 12, 2010
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
Nicholas Ambrosia, Vice Chair
Michael Borzage
Amy Hormann
Ken Husby

City Staff Present: Debbie Presson, City Clerk
Bob Summerville, Senior Planner
Judy Cooper, Office Assistant III

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

3.0 PUBLIC HEARING AGENDA

4.0 REGULAR AGENDA

4.1 WORKSHOP ON CONDUCTING EFFICIENT MEETINGS OF THE ARCHITECTURAL REVIEW BOARD

In accordance with the Architectural Review Board's adopted Work Plan, City Clerk Debbie Presson presented an overview of City Code and Administrative Procedures and Policy that guide the Architectural Review Board's authority and meeting conduct. The Board asked questions and provided comments regarding efficiency and effectiveness of their meetings.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 6:05 p.m. to the regular meeting of June 2, 2010.

Approved: June 2, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF JUNE 2, 2010
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
Michael Borzage
Amy Hormann
Ken Husby

Board Members Absent: Nicholas Ambrosia, Vice Chair

City Staff Present: Bob Summerville, Senior Planner
Nelson George, Interim Building Official
Judy Cooper, Office Assistant III

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

2.1 Minutes of the Adjourned Regular Meeting of December 17, 2008

Chair Goulart moved that the Architectural Review Board accept Item 2.1 as to form. Board Member Husby seconded the motion, which passed by a vote of 4-0 (Ambrosia absent)

2.2 Minutes of the Adjourned Regular Meeting of January 21, 2009

Chair Goulart moved that the Architectural Review Board accept Item 2.2 as to form. Board Member Husby seconded the motion, which passed by a vote of 4-0 (Ambrosia absent).

2.3 Minutes of the Regular Meeting of May 5, 2010

Chair Goulart moved that the Architectural Review Board approve Item 2.3 as submitted. Board Member Husby seconded the motion, which passed by a vote of 4-0 (Ambrosia absent).

2.4 Minutes of the Adjourned Regular Meeting of May 12, 2010

Chair Goulart moved that the Architectural Review Board approve Item 2.4 as submitted. Board Member Husby seconded the motion, which passed by a vote of 4-0 (Ambrosia absent).

3.0 PUBLIC HEARING AGENDA

Chair Goulart moved that Item 6.1, AB 1881/Revised Model Water Efficient Landscape Ordinance, be heard on July 7, 2010. Board Member Husby seconded the motion, which passed by a vote of 4-0 (Ambrosia absent).

3.1 Architectural Review 10-06 and Certificate of Appropriateness 10-01 (Griffith & Associates/Halimi) 201 Broadway, APN 004-081-021

A proposed facade remodel to a building listed on the City of Chico Historic Resources Inventory. The proposal involves the removal of some original architectural elements and replacement with materials and design elements intended to reestablish some of the building's historic architectural style. (Report: Senior Planner Summerville)

Senior Planner Summerville presented the agenda report, highlighting various aspects of the proposed project and reviewing recommended discussion items and conditions of approval.

Chair Goulart opened the public hearing at 4:12 p.m. and invited the applicant to make a presentation. Applicant, David Halimi, and architect, Dave Griffith of Griffith & Associates, presented information and answered questions about the project.

Community member Mike Trolinder complimented the applicant on the proposed work and the applicant's vision of the building in the future.

There being no further comments, the public hearing was closed at 4:50 p.m.

After further deliberation by the Board, the public hearing was reopened at 5:05 p.m. to request further information from the applicant.

There being no further comments, the public hearing was closed at 5:07 p.m.

Board Member Husby moved that the Architectural Review Board adopt a negative declaration and approve a proposed facade remodel of a Downtown building that is currently designated as a landmark on the City of Chico Historic Resources Inventory, and recommend that the Interim Planning Services Director approve a certificate of appropriateness for the project, subject to the recommended conditions and making the required findings:

1. *All approved building plans and permits shall note that the project shall comply with AR 10-06 and COA 10-01 (Griffith & Associates/Halimi). No building permits related to the approval shall be finalized without prior authorization of Planning Services Department staff.*
2. *Landscaping at the northeast corner of the site that obstructs views of an adjacent mural of John and Annie Bidwell shall be removed in conjunction with this approval.*
3. *The rooftop-mounted television antenna shall be removed prior to final building permit approval.*

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

It was agreed between the Board Members and the applicant that a Letter of Agreement would be signed and submitted by the applicant agreeing to ~~discuss with the Architectural Review Board~~ the following activities regarding a future application for Phase II of the project:

1. *The canvas awnings over balconies on the north and west elevations shall be removed and the underlying original decorative metal above the related windows exposed and maintained.*
2. *The "goose-neck" light fixtures over the canvas awnings ~~shall be repositioned to shine down on the vertical wall surfaces separating~~ will be replaced with new fixtures that better compliment the building's architecture and that will be positioned to shine down on the vertical wall surfaces that separate the windows on the west and north elevations.*
3. *~~Discuss with the ARB~~ Revise signage designs on the corner tower element that better compliment the building's architecture.*

Senior Planner Summerville stressed that this letter would be kept in the Building Department and in the ARB files but that the letter is a non-binding agreement.

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 invited the Board Members to attend the Planning Commission meeting scheduled for June 3, 2010 at which time the Historic Preservation Ordinance would be presented.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:20 p.m. to the adjourned regular meeting of June 16, 2010.

Approved: July 7, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
ADJOURNED REGULAR MEETING OF JUNE 16, 2010
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
Nicholas Ambrosia, Vice Chair
Michael Borzage
Ken Husby

Board Members Absent: Amy Hormann

City Staff Present: Bob Summerville, Senior Planner
Nelson George, Interim Building Official
Judy Cooper, Office Assistant III

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

2.1 Minutes of the Regular Meeting of June 2, 2010

Chair Goulart had a question regarding a condition discussed in the applicant's letter of agreement for AR 10-06 (Griffith & Associates/Halimi). She requested that staff review the June 2, 2010 meeting DVD to determine whether or not the minutes should be corrected, and then place the minutes on an upcoming agenda for approval.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 10-08 (OgdenRoemerWilkerson) 1388 East Avenue, APN 016-560-054

Review of a proposed bank with drive-through ATM and teller lanes. The Board previously reviewed the project site design and architectural concepts at its April 7, 2010 meeting. The site is designated Community Commercial on the City of Chico General Plan diagram and is located in the CN Neighborhood Commercial zoning district. This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects). (Report: Associate Planner Redeker)

Senior Planner Summerville presented the agenda report in Associate Planner Redeker's absence, highlighting various aspects of the proposed project and reviewing recommended discussion items and conditions of approval.

Chair Goulart opened the public hearing at 4:10 p.m. and invited the applicant to make a presentation. Applicant's representative and architect, David Wilkerson, presented information and answered questions about the project.

There being no further comments, the public hearing was closed at 5:00 p.m.

After further deliberation by the Board, the public hearing was reopened at 5:15 p.m. to further discuss the project with the applicant.

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

Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 10-08 (OgdenRoemerWilkerson) 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 10-08.*
2. *The site plan, exterior elevations, features, materials and colors of the structures and site improvements shall conform to the plans, cut sheets, and materials board submitted to the Planning Services Department on June 1, 2010, except as modified by any other condition of approval.*
3. *Landscaping shall conform to the details on the site plan submitted to the Planning Services Department on June 1, 2010, except as modified by any other condition of approval. All new landscaping shall be designed, installed, and maintained according to the provisions of CMC 19.68, and shall demonstrate compliance with the water efficiency provisions of AB 1881.*
4. *The applicant shall comply with all requirements of the Building and Development Services Department regarding construction/repair of public improvements.*
5. *All signs shall be substantially similar to the depictions shown on the elevations and perspectives, and shall comply with the area and illumination requirements of CMC 19.74 as it relates to the CN zoning district.*
6. *The final design of the front screening wall shall include a return at least 10 feet in length on the eastern end and the final landscape plan shall be revised accordingly.*
7. *The final landscape design shall demonstrate compliance with the 50% parking lot shading requirement as specified in CMC 19.70.*
8. *All shade trees and parking lot light standards shall be located a minimum of 10 feet apart.*
9. *Height of the parking lot light standards shall be between 14 - 16 feet.*
10. *The trash enclosure shall be constructed of CMU, prefabricated concrete fencing, or similar material that achieves the same performance standard.*
11. *Wing walls shall be incorporated with the screen wall on either side of the PG&E transformer, with landscaped berming to minimize the appearance of the wing walls.*

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

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 Borzage reported on the viewing of public art from a trolley car which took place on June 4, 2010. Senior Planner Summerville reported on the status of the Historic Preservation Ordinance.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:45 p.m. to the regular meeting of July 7, 2010.

Approved: July 7, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF JULY 7, 2010
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
Nicholas Ambrosia, Vice Chair
Michael Borzage
Amy Hormann
Ken Husby

City Staff Present: Bob Summerville, Senior Planner
Scott Arcoraci, Interim Supervising Inspector (Arrived at 4:30 p.m.)
Judy Cooper, Office Assistant III

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:07 p.m. Board Members and staff were present as noted above.

2.0 CONSENT AGENDA

2.1 Corrected Minutes of the Regular Meeting of June 2, 2010

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

2.2 Minutes of the Adjourned Regular Meeting of June 16, 2010

Board Member Borzage moved that the Architectural Review Board accept Item 2.2 as submitted. Board Member Ambrosia seconded the motion, which passed by a vote of 5-0.

3.0 PUBLIC HEARING AGENDA

Board Member Ambrosia moved that Item 6.1, AB 1881/Revised Model Water Efficient Landscape Ordinance, be heard out of order. Board Member Hormann seconded the motion, which passed by a vote of 5-0.

Associate Planner Redeker presented his report and answered questions by Board members regarding new State water usage requirements.

Chair Goulart opened the public hearing at 4:15 p.m.

Community member, T.J. Glenn, asked if water credits would be given when an applicant meets more than the requirements. Associate Planner Redeker indicated that no credits would be given.

There being no further questions, the public hearing was closed at 4:17 p.m.

3.1 Architectural Review 10-07 (Coffee Canyon, LLC) 1733 Esplanade, APN 003-574-020

Review of a request to convert a former 1,000 square foot gas station building into a drive-through coffee kiosk with a walk-up service window. (Report: Associate Planner Sawley)

Associate Planner Sawley presented the agenda report, highlighting various aspects of the proposed project and reviewing recommended discussion items and conditions of approval.

Chair Goulart opened the public hearing at 4:25 p.m. and invited the applicant to make a presentation.

Co-applicants, Mark Zimkowski and Michael Richardson, along with architect, T.J. Glenn, and Mike Trolinder, provided information and answered questions regarding the project.

There being no further comments, the public hearing was closed at 5:32 p.m.

Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 10-07 (Coffee Canyon, LLC), 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 10-07 (Coffee Canyon, LLC).*
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 (date-stamped June 24, 2010) unless modified by these conditions or the Chico Municipal Code.*
3. *A decorative masonry wall or masonry fence shall be constructed along the southern property line shared with the existing residential use to the south, to the extent that it does not inhibit required bedroom egress for the residential use. The masonry portion of the wall shall either extend to six-feet in height, or a minimum of 4-feet, 6-inches in height with a capstone course that projects a minimum of 2-inches outward from the wall face toward the drive aisle. If the shorter fence design is used, then it shall include a view-permeable extension up to six feet in height.

*Alternately, the applicant may modify the fence to include a masonry component high enough to offset vehicle bumpers, behind the proposed 22-gauge metal corrugated fence facing the site, subject to consistency with Use Permit 09-14 and approval by the Planning Services Department.**
4. *All wall-mounted utilities and roof penetrations, including utility boxes, gas meters and associated equipment, shall be appropriately screened from public views, subject to the approval by the Planning Services Department.*
5. *Modifications and adjustments to the final landscape plan shall be subject to review and approval by the Planning Services Department to ensure compliance with Chico Municipal Code requirements pursuant to AB 1881 (Water Conservation).*

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

—————●●●●—————
The meeting was recessed at 5:33 p.m. and reconvened at 5:40 p.m. Board Members Ambrosia, Borzage, Goulart, Hormann and Husby were present.
—————●●●●—————

3.2 Architectural Review 10-05 (CVS Pharmacy) 1159 Forest Avenue, APN 002-050-171
Review of the development of a 14,576 square foot pharmacy with a drive-through service window. As currently proposed, the project is within the scope of the Highway 32 Widening Project for which an Environmental Impact Report has been certified. (*Report: Associate Planner Morley*)

In Associate Planner Morley's absence, Senior Planner Summerville presented the agenda report, highlighting various aspects of the proposed project and reviewing recommended discussion items and conditions of approval.

Chair Goulart opened the public hearing at 6:00 p.m.

Applicant's representative, Bill McDermott of Armstrong Development, provided information and answered questions regarding the project. Community member, Mike Trolinder, stated his concerns about this project.

The Board unanimously agreed that the project would not be approved as submitted and agreed with the applicant to have the project AR 10-05 (CVS Pharmacy) continued to a date uncertain, directing the applicant to address Conditions 1-17 contained in the staff report dated June 30, 2010. The Board also gave applicant's representative the following additional directives:

- 1) Reduce the height of the building to the initial submittal of 28 feet.
- 2) Incorporate clean, sharp roof lines by removing the proposed cornice.
- 3) Utilize masonry accent elements rather than stone. Consider the Barnes and Noble building located on Dr. Martin Luther King Jr. Parkway as an example of these materials.
- 4) Modify the color palette to include darker, richer colors.
- 5) The Board encouraged the incorporation of public art into the project.

Chair Goulart closed the public hearing at 7:05 p.m.

—————●●●●—————
The meeting was recessed at 7:05 p.m. and reconvened at 7:10 p.m. Board Members Ambrosia, Borzage, Goulart, Hormann and Husby 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

Senior Planner Summerville informed the Board of the Planning Commission's recommendation for the City Council to adopt a Historic Preservation Ordinance July 1, 2010. It will go before the City Council on August 3, 2010.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 7:20 p.m. to the regular meeting of August 4, 2010.

Approved: September 8, 2010



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
August 4, 2010 Meeting

NOTICE IS HEREBY GIVEN that the August 4, 2010 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet September 1, 2010 for a regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

Judy Cooper, Office Assistant III
Dated: July 26, 2010



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
September 1, 2010 Meeting

NOTICE IS HEREBY GIVEN that the September 1, 2010 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet September 15, 2010 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

Judy Cooper, Office Assistant III
Dated: August 25, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF SEPTEMBER 8, 2010
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
Michael Borzage
Amy Hormann
Ken Husby

Board Members Absent: Nicholas Ambrosia, Vice Chair

City Staff Present: Bob Summerville, Senior Planner
Nelson George, Building Official
Judy Cooper, Office Assistant III

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

2.1 Minutes of the Regular Meeting of July 7, 2010

Chair Goulart and Board Member Borzage would like to see the minutes of July 7, 2010 use stronger language when addressing the conditions of AR 10-05 (CVS Pharmacy). It was agreed that Senior Planner Summerville would revise the minutes slightly as suggested. Chair Goulart moved that the Architectural Review Board adopt the new language and approve Item 2.1 as modified. Board Member Hormann seconded the motion, which passed by a vote of 4-0-1 (Ambrosia absent).

3.0 PUBLIC HEARING AGENDA

ExParte Communication

Chair Goulart stated that she had conversations with applicant Mike Thomas and Mike Trolinder regarding the lighting and the railing for AR 10-10 (Tres Hombres Restaurant). She also stated that the applicant was a client of Nantucket Home, Inc. where she is employed; however, she does not benefit financially from their patronage.

3.1 Architectural Review 10-10 (Tres Hombres Restaurant) 100 Broadway, APN 004-052-002

A request to review a proposed sidewalk dining patio located along the Broadway frontage of an existing Downtown restaurant. Elements of the proposal include fence/railing details, lighting, landscaping, and a new awning located at the restaurant's main entrance. The site is located at the southwest corner of Broadway and W. 1st Street on land designated Downtown on the City of Chico General Plan diagram and located in the CD-LM Downtown Commercial-Landmark overlay zoning district. *(Report: Senior Planner Summerville)*

Chair Goulart opened the public hearing at 4:18 p.m. and invited the applicant to make a presentation.

Applicant Mike Thomas, architect T.J. Glenn, and Mike Trolinder, provided information and answered questions regarding the project.

There being no further comments, the public hearing was closed at 5:30 p.m.

Board Member Borzage moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 10-10 (Tres Hombres Restaurant), subject to the following conditions:

1. *All approved building plans and permits shall note that the project shall comply with AR 10-10 (Tres Hombres Restaurant). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
2. *All light fixture proposals shall be clearly indicated on all building plans. Upward lighting (backlighting) of the awning is prohibited.*
3. *Any exposed metal awning frame members, column supports, or fencing shall be powder coated a near-black color or oil-rubbed antique finish, subject to staff approval.*
4. *Roof mounted equipment and shall be painted a compatible color to minimize their view from the public right-of-way, subject to staff review and approval.*
5. *Landscaping in planter boxes shall be maintained in conjunction with this approval.*
6. *No signage shall be allowed on dining umbrellas in the dining patio without prior review and approval of the Planning Services Department.*
7. *Building plans shall clearly indicate that the existing street tree located within the south patio shall be protected in accordance with the requirements of the City's Urban Forest Manager.*
8. *The addition of landscape pots at a future time are approved.*
9. *Historic motifs applied to the entry awning, and that are consistent with design elements of the original building architecture, shall be subject to staff approval.*
10. *Sensitive methods to illuminate the existing tree located in the south patio area are approved.*

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

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

Community member Mike Trolinder requested permission to present a short demonstration to the Board regarding the type of glass that is appropriate to use in the Downtown area.

6.0 REPORTS AND COMMUNICATIONS

Senior Planner Summerville informed the Board members that the City Council has now adopted the new Historic Preservation Ordinance. This will expand the Board's role as members of the new Architectural Review and Historic Preservation Board.

Senior Planner Summerville also requested that Board members email him with projects they would like to see, as he is planning to have a tour of completed projects.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 6:00 p.m. to the regular meeting of October 6, 2010.

Approved on: November 3, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
REGULAR MEETING OF NOVEMBER 3, 2010
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
Michael Borzage
Amy Hormann

Board Members Absent: Nicholas Ambrosia, Vice Chair
Ken Husby

City Staff Present: Bob Summerville, Senior Planner
Nelson George, Building Official
Greg Redeker, Associate Planner
Judy Cooper, Office Assistant III

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:07 p.m. Board Members and staff were present as noted above.

2.0 CONSENT AGENDA

2.1 Minutes of the Regular Meeting of September 8, 2010

Board Member Hormann moved that the Architectural Review and Historic Preservation Board approve Item 2.1 as submitted. Board Member Borzage seconded the motion which passed by a vote of 3-0-2. (Ambrosia and Husby absent.)

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 10-05 (CVS Pharmacy/Armstrong Development) 1159 Forest Avenue, APN 002-050-171

A proposal to develop a 14,576 square foot pharmacy with a drive-through service window. The proposed site design includes development of a future 7,200 square foot retail pad building with related parking areas and circulation driveways. This project has been previously reviewed by the Architectural Review Board at its May 5 and July 8, 2010 meetings. The site is designated Community Commercial on the City of Chico General Plan diagram and is located in the CC Community Commercial zoning district. The project is within the scope of the Highway 32 Widening Project for which an Environmental Impact Report has been previously certified by the Chico City Council. *(Report: Senior Planner Summerville)*

Chair Goulart opened the public hearing at 4:15 p.m. and invited the applicant to make a presentation.

William McDermott, applicant's representative, provided information and answered questions regarding the project. Community member, Mike Trolinder, expressed his approval of the project, saying that it looked fantastic.

There being no further comments, the public hearing was closed at 4:50 p.m.

Board Member Borzage moved that the Architectural Review and Historic Preservation Board adopt the findings contained in the agenda report and approve AR 10-05 (CVS Pharmacy/Armstrong 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 10-05 (CVS Pharmacy/Armstrong Development).*
2. *Final ARHPB approval is contingent on approval of a required use permit.*
3. *The site plan and landscape plans shall conform to the plans submitted to the Planning Services Department date stamped October 25, 2010. The exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department date stamped October 18, 2010, unless otherwise modified by Board approval. Signage is approved as noted on the signage spreadsheet and illustrated on the elevations date stamped November 1, 2010.*
4. *All wall-mounted utilities and roof penetrations, including utility boxes, gas meters and associated equipment, shall be screened by appropriate materials and colors, as approved by the Planning Services Department.*
5. *The landscape plan submitted with building plans, shall be drafted by those authorized to do so by the State of California (Landscape Architect), shall be submitted prior to issuance of building permits, and meet AB 1881 water requirements. The plan shall incorporate the existing trees and shrubs along the northern and western property line and note preservation measures in compliance with Chico Municipal Code section 19.68.060.*
6. *Parking lot lights along the western property line shall be limited in height to 12 feet and contain full cut-offs and external shields (cowls) to prevent glare onto adjacent residential property. All other parking lot lights shall be limited to a height of 16 feet, and contain full cut-off design.*
7. *All exterior building lighting shall be downcast as a wall wash. All wall pack lights shall not be mounted higher than 10 feet.*
8. *The future building pad site shall be temporarily landscaped and maintained with irrigation until development in compliance with CMC 19.68.040 A.2.*
9. *Wattage of light fixtures located beneath cornices shall be minimized to create a soft glow and downward wall wash.*
10. *Metal halide lamps shall be utilized in all parking lot light fixtures.*
11. *An additional bike rack shall be installed on the hardscape area in front of the store's main entrance. (All bike racks shall be "Dero Hoop Rack" or similar.)*

12. *The parking lot light fixture located in the southerly landscape planter shall be shifted to the center of the planter, with equal distance between the two shade trees.*
13. *The approved landscape plan shall be supplemented with the addition of creeping vines planted within the planter along the masonry screen wall located along the west side of the site.*
14. *The brick veneer base on the columns supporting the drive-through porte cochere shall be continued to the top of both columns.*

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

3.2 Architectural Review 10-11 (Murray) 354 E. 5th Street, APN 004-175-011

A proposed remodel of a nonconforming structure on a nonconforming parcel. This proposal modifies the previous approval for the site (AR 09-11) which would have added a second-story residence to the existing law office. The current proposal is a remodel of the existing one-story building. The site is designated Downtown on the City of Chico General Plan diagram, and is located in a RD-LM Downtown Residential-Landmark overlay zoning district. The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15302 (Existing Facilities). (*Report: Associate Planner Redeker*)

Chair Goulart opened the public hearing at 5:10 p.m. and invited the applicant to make a presentation.

Lenn Goldmann, architect for the applicant, provided information and answered questions regarding the project. Community member, Mike Trolinder, felt this was a very nice project that will enhance the surrounding neighborhood.

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

Board Member Hormann moved that the Architectural Review and Historic Preservation Board adopt the findings contained in the agenda report and approve AR 10-11 (Murray), subject to the following conditions:

1. *The developer shall provide a note in bold typeface on the front of the building plans that the project shall be developed in compliance with AR 10-11.*
2. *All requirements of other city departments shall be met, including building permit approval.*
3. *Signs shall be wall-mounted, and administratively approved by Planning staff, taking into account any direction provided by the ARHPB.*

4. *The garage shall be painted beige to match the stucco wainscoting, with the door painted greenblack, as proposed in the ARHPB meeting of November 3, 2010. Other colors from the approved color palette may be substituted at the applicant's discretion.*

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

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

Community member Mike Trolinder again requested permission to present a short demonstration to the Board regarding the type of glass that is appropriate to use in the Downtown area.

6.0 REPORTS AND COMMUNICATIONS

Senior Planner Summerville informed the Board Members that there will be a presentation of the new historic preservation ordinance at a future meeting.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:25 p.m. to the regular meeting of December 1, 2010.

Approved: December 15, 2010



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review and Historic Preservation Board
December 1, 2010 Meeting

NOTICE IS HEREBY GIVEN that the December 1, 2010 regular meeting of the Architectural Review and Historic Preservation Board of the City of Chico has been cancelled.

The Architectural Review and Historic Preservation Board will meet December 15, 2010 for a regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

Judy Cooper, Office Assistant III
Dated: November 16, 2010