



City of Chico  
**NOTICE OF CANCELLATION**  
of

Architectural Review and Historic Preservation Board  
**January 5, 2011 Meeting**

**NOTICE IS HEREBY GIVEN** that the January 5, 2011 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 February 2, 2011 for a regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

*Judy Cooper*

Judy Cooper, Office Assistant III  
Dated: December 29, 2010

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
REGULAR MEETING OF FEBRUARY 2, 2011  
Municipal Center - 421 Main Street - Conference Room 1

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

Members Absent: Ken Husby

City Staff Present: Bob Summerville, Senior Planner  
Debbie Presson, City Clerk  
Mike Sawley, Associate Planner  
Angela Spain, Assistant Planner  
Nelson George, Building Official  
Mary Fitch, Administrative Analyst II

**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 SWEARING-IN OF NEWLY APPOINTED BOARD MEMBERS**

City Clerk Debbie Presson, swore in reappointed Board Member Mike Borzage and newly appointed Board Member Kris Zappettini.

**3.0 SELECTION OF CHAIR AND VICE CHAIR**

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

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

**4.0 CONSENT AGENDA**

*Board Member Goulart moved to approve the consent agenda items 4.1-4.3 as submitted. Board Member Borzage seconded the motion which passed by a vote of 3-1-1 (Husby absent, Zappettini abstain).*

**4.1 Minutes of Regular Meeting of October 1, 2008**

**4.2 Minutes of Regular Meeting of October 6, 2010**

**4.3 Minutes of Adjourned Regular Meeting of December 15, 2010**

5.0 PUBLIC HEARING AGENDA

- 5.1 AR 09-16 Country Village Care Cottages (Dorenzo), 966 Kovak Court, APN 015-070-007 A revised proposal to develop a 1.7-acre site with a duplex and a triplex at an existing assisted living facility. The subject site is designated Low Density Residential on the City of Chico General Plan Land Use Diagram and is located in the R2 Medium Density Residential zoning district. The Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act Guidelines 15332, In-Fill Development. *(Report: Assistant Planner Spain)*

Chair Goulart opened the public hearing at 4:18 p.m. and invited the applicant to make a presentation. Applicant Lynette D'Orenzo provided information and answered questions regarding the project.

There being no further comments, the public hearing was closed at 4:32 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 09-16 (Country Village Care Cottages) 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 09-16 (Country Village Care Cottages).*
2. *Prior to Certificate of Occupancy, five bicycle parking stalls shall be installed. All bicycle racks shall be of an inverted "U" design (Dero "Hoop").*
3. *A final landscape plan shall be submitted prior to or concurrent with building plan submittal that complies with the CMC and AB1881.*
4. *All requirements of other city departments shall be met with building permit approval.*
5. *All exterior lighting shall be shown on the building plans and shall adhere to the standards of CMC 19.60.050, subject to Planning Services Department staff approval, and be full cut-off fixtures.*
6. *All utility equipment, including 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.*
7. *Consistent with Butte County Airport Land Use Commission, minimum noise level reduction of 20 decibels shall be applied for all residences.*
8. *Prior to Certificate of Occupancy, three 15-gallon trees of similar species to the Chinese Silk tree shall be planted or the applicant shall pay the tree*

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*replacement in-lieu fee. The location of the planting shall be approved by City staff prior to planting. If any replacement tree dies or fails within the first three years of their planting, the applicant shall pay the tree replacement in-lieu fee.*

9. *The trash enclosure shall be screened with additional landscaping or moved to a less visible location.*
10. *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 these conditions.*
11. *For spaces 6, 7, and 8, the covered parking structure (Carport B) shall be eliminated and the storage area relocated.*
12. *If the units require redesign for accessibility that affects the exterior of the buildings, the revised proposal shall be subject to additional review by the Architectural Review and Historic Preservation Board.*
13. *All new signage shall be subject to administrative architectural review.*

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

- 5.2 AR 09-13 Eastwood Pointe Square (Skyway Corners, LLC), southwest corner of Bruce Road and Raley Boulevard, APNs 002-210-023, -024 and -025** A proposal to develop a 3.3-acre site with approximately 30,000 square feet of commercial space consisting of 3 retail/office buildings, a vacant corner pad site for a future anchor tenant, and associated parking. This project was previously reviewed by the Board at its November 4, 2009 meeting. The subject site is designated Community Commercial on the City of Chico General Plan Land Use Diagram and is located in the CC Community Commercial zoning district. A negative declaration has been prepared for the project pursuant to the California Environmental Quality Act. (*Report: Associate Planner Sawley*)

Chair Goulart opened the public hearing at 5:02 p.m. and invited the applicant to make a presentation. Bill Hughes, property owner and architect, and Dean Taise, project architect, presented information and answered questions regarding the project.

There being no further comments, the public hearing was closed at 6:00 p.m.

*Board Member Hormann moved that the Architectural Review and Historical Preservation Board adopt the findings contained in the agenda report and approve AR 09-13 (Skyway Corner Plaza, 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 09-13 (Skyway Corners Plaza, LLC).*

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2. *Prior to issuance of building permits, the project proponent shall reconfigure the internal property lines as necessary to be consistent with all building setback requirements applicable to the approved site plan. The property line reconfiguration shall be subject to review and approval by the City and in conformance with the Subdivision Map Act.*
3. *The building plans shall conform to the site plan, landscape plan, and exterior elevations date-stamped by the Planning Services Department December 9, 2010, and all materials and colors shall conform to those indicated on the materials board date-stamped by the Planning Services Department on September 10, 2009, unless otherwise modified by Board approval.*
4. *No approval for the future building on Pad A is authorized by AR 09-13 (Skyway Corners Plaza, LLC), which shall be considered by the Board under separate application.*
5. *The parking lot surface elevation shall not be located above the surface elevation of adjacent public streets unless it is clearly demonstrated to be the only practicable engineering solution. For any parking adjacent to the street, provide a perimeter landscaped berm of sufficient height to provide screening, designed so that it returns gradually to the natural grade and avoids creating a pedestal effect by elevating the parking area.*
6. *Electrical cabinets/switch gear shall be placed underground or within their associated building footprint, if feasible. If exterior placement of these utility boxes is required, in writing by the utility company, then they shall be painted to match the adjacent building.*
7. *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.*
8. *The landscape plans submitted with building plans shall be prepared by a qualified professional in accordance with AB1881 water conservation requirements and shall be accompanied by all required elements of a Landscape Documentation Package.*
9. *Prior to issuance of any certificate of occupancy at the site, the future building Pad A site shall be temporarily landscaped in compliance with CMC 19.68.040 (A) (2). Temporary landscaping shall be maintained until such time that Pad A is developed.*
10. *Project lighting shall adhere to the following:*
  - a. *No up-lighting shall be installed that illuminates through the fabric awnings to their exterior.*
  - b. *Parking lot light fixtures shall be full cut-off, high pressure sodium and limited to a maximum height of 14 feet around the perimeter of the site and 16 feet in the central parking lot area.*

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- c. *Exterior wall-mounted lighting shall be mounted no higher than 10 feet above grade and shall be downcast to minimize glare.*
  - d. *All wall-mounted exterior fixtures shall use low-wattage compact fluorescent.*
- 11. *Installation of the public art piece specified on the site plan at the easterly corner of Retail 1 shall be completed prior to issuance of a Certificate of Occupancy within Retail 1. Please contact the City Art Projects Coordinator Mary Gardner, at (530) 896-7214 for local artists.*
  - 12. *Clear glazing shall be used on all windows.*
  - 13. *All faces of parapet walls (including those facing interior roof areas) shall be finished with the same materials as the building exterior, down to the minimum height of the lowest parapet. Cornice trim shall be carried around the sides of parapet walls, but may be omitted on interior roof elevations.*
  - 14. *Add one additional awning color, subject to staff review and approval.*

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

**6.0 REGULAR AGENDA**

There were no items for this agenda.

**7.0 BUSINESS FROM THE FLOOR**

Bill Hughes, property owner and architect of AR 09-13 (Skyway Corners, LLC) complimented Associate Planner Mike Sawley on his professionalism.

**8.0 REPORTS AND COMMUNICATIONS**

Senior Planner Summerville distributed copies of the Historic Preservation ordinance and discussed the new Certificate of Appropriateness application.

**9.0 ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting at 6:30 p.m. to the regular meeting of March 2, 2011.

Approved: March 2, 2011

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
REGULAR MEETING OF MARCH 2, 2011  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair  
Michael Borzage  
Ken Husby  
Kris Zappettini

Members Absent: Amy Hormann

City Staff Present: Bob Summerville, Senior Planner  
Mike Sawley, Associate Planner  
Nelson George, Building Official  
Mary Fitch, Administrative Analyst II

**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 February 2, 2011**

*Board Member Borzage moved to approve consent agenda item 2.1 as submitted.  
Board Member Zappettini seconded the motion which passed by a vote of 4-0-1  
(Hormann absent).*

**3.0 PUBLIC HEARING AGENDA**

**3.1 AR 10-02 North Rim Adventure Sports/Grana, 178 East 2<sup>nd</sup> Street, APN 004-072-004**

A proposed facade remodel of an existing commercial building located on the northwest corner of East 2<sup>nd</sup> Street and Wall Street in Downtown Chico. The project would convert approximately 2,000 square feet of an existing sporting goods store into a restaurant use, with outdoor seating located near the street intersection. Facade improvements include new storefront windows, awnings, and signage. The property is designated Downtown on the City of Chico General Plan Land Use Diagram and is located in the CD-LM Downtown Commercial-Landmark overlay zoning district. The building is not listed on the City of Chico Historic Resources Inventory. This project has been determined to be categorically exempt pursuant to the California Environmental Quality Act Guidelines 15332, In-Fill Development. *(Report: Associate Planner Sawley)*

Chair Goulart opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Project architect Tom Tarman, applicant Paul McIntyre, and restaurant owner Jeffrey King, provided information and answered questions regarding the project. John Alden, partner in North Rim Adventures, also answered questions.

Community members T.J. Glenn, Mike Trolinder, and Nick Ambrosia expressed their concerns regarding this project.

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**Regular Meeting of March 2, 2011**  
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There being no further comments, the public hearing was closed at 5:27 p.m.

After further deliberation by the Board, the public hearing was reopened at 5:37 p.m. to further discuss the project with the applicant.

There being no additional comments, the public hearing was closed at 5:45 p.m.

After hearing the Board's concerns, the applicant requested that the project review be continued to a future meeting, to allow an opportunity to provide additional details on the canopy frames, the proposed fence, the retail side window design, the asphalt and other features of the outdoor area, and the building colors.

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

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The meeting was recessed at 5:45 p.m. and reconvened at 5:55 p.m. Board Members Borzage, Goulart, Husby and Zappettini were present.

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At this time, Chair Goulart disqualified herself from hearing the following project because she is a property owner within 500' of the project address. Vice chair Borzage is now acting chair.

**3.2 Certificate of Appropriateness 11-01 (Gabriel) 794 East 6<sup>th</sup> Street, APN 004-188-005**

A proposed major alteration to a single-family home that is listed on the City of Chico Historic Resources Inventory. The project consists of removing portions of the north elevation of the home and constructing a new 555 square foot addition in the area of demolition, with new building elements that match the original Craftsman Bungalow style of the home. The site is designated Low Density Residential on the City of Chico General Plan Land Use Diagram and is located in the R1 Low Density Residential zoning district. This project has been determined to be categorically exempt pursuant to the California Environmental Quality Act Guidelines 15303, New Construction or Conversion of Small Structures. *(Report: Senior Planner Summerville)*

Acting Chair Borzage opened the public hearing at 6:08 p.m. and invited the applicant to make a presentation. Property owner Michael Gabriel, presented information and answered questions regarding the project.

Community members Mike Trolinder and Nick Ambrosia, expressed their suggestions and approval regarding this project.

There being no further comments, the public hearing was closed at 6:25 p.m.

*Board Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the findings contained in the agenda report and approve CA 11-01 (Gabriel) subject to the following conditions of approval:*



1. *All approved building plans and permits shall note that the project shall comply with COA 11-01 (Gabriel). No building permits related to this approval shall be final without prior authorization of Planning Services Department staff.*
2. *All approved building plans shall clearly indicate the following exterior details:*
  - *All materials and colors of new construction shall match the existing home.*
  - *Specially milled-redwood siding (or equivalent) shall match the existing siding pattern.*
  - *Additional design details of all new construction shall match the existing home including window planter boxes, roof corbels, screened gable vents, doors, and window details including mullion patterns and trim.*
3. *The canvas awning over the rear entry door shall be redesigned with material and construction consistent with the historic style of the home, subject to staff review and approval.*

**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. Board member Zappettini suggested that notice of ARHPB meetings be published in our local newspaper.

**6.0 REPORTS AND COMMUNICATIONS**

Senior Planner Summerville reviewed the upcoming Title 19 updates to be heard at the Planning Commission meeting of March 3, 2011. During Phase 2 of the updates, the Planning Commission will take another look at design standards.

**7.0 ADJOURNMENT**

There being no further business, Acting Chair Borzage adjourned the meeting at 6:40 p.m. to the regular meeting of April 6, 2011.

Minutes approved on April 6, 2011.

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
REGULAR MEETING OF APRIL 6, 2011  
Municipal Center - 421 Main Street - Conference Room 1

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

City Staff Present: Mark Wolfe, Planning Services Director  
Bob Summerville, Senior Planner  
Mike Sawley, Associate Planner  
Nelson George, Building Official

**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 March 2, 2011**

Regarding item 2.1 of the March 2, 2011 meeting, the minutes shall be corrected to reflect that Board Member Husby seconded the motion for approval, and Board Member Hormann was absent.

*Board Member Zappettini moved to approve consent agenda item 2.1 as corrected.  
Board Member Borzage seconded the motion, which passed by a vote of 5-0.*

**3.0 PUBLIC HEARING AGENDA**

**3.1 AR 11-02 (North Rim Adventure Sports/Grana) 178 East 2<sup>nd</sup> Street, APN 004-072-004**

A proposed facade remodel in conjunction with the conversion of an existing commercial building into a restaurant with outdoor seating. New storefront windows, awnings, and signage are included as part of the proposal. This project was previously reviewed by the Board at its March 2, 2011 meeting. The property is designated Downtown on the City of Chico General Plan Land Use Diagram and is located in the CD-LM Downtown Commercial-Landmark overlay zoning district. The building is not listed on the City of Chico Historic Resources Inventory. This project has been determined to be categorically exempt pursuant to the California Environmental Quality Act Guidelines 15332, In-Fill Development. (Report: Associate Planner Sawley)

Chair Goulart opened the public hearing at 4:06 p.m. and invited the applicant to make a presentation. Building owner Paul McIntyre and restaurant owner Jeffrey King provided information and answered questions regarding the project. Community members T.J. Glenn and Mike Trolinder expressed some concerns and general support for the project.

There being no further comments, the public hearing was closed at 4:35 p.m.

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**Regular Meeting of April 6, 2011**  
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*Board Member Borzage moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 11-02 (North Rim Adventure Sports/Grana) subject to the following conditions of approval:*

1. *All approved building plans and permits shall note that the project shall comply with AR 11-02 (North Rim Adventure Sports). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
2. *The fence shall be constructed as shown on the approved drawings, fluctuating in height from five feet, six inches (5' 6"), to six feet, six inches (6' 6"), including the finials. Shrubs located along the street frontage shall be limited to a maximum of three feet. Trees are not subject to these height limits.*
3. *The property owner shall obtain a building permit for the existing cabinet sign located near the rear corner of the building facing Wall Street.*
4. *All new landscaping shall have permanent irrigation, as required by CMC 19.68.050. The irrigation system shall be designed to minimize visibility of piping/tubing.*
5. *All wall-mounted utilities and roof penetrations, including vent stacks, utility boxes, gas meters and associated equipment, shall be screened by appropriate materials and colors, as approved by the Planning Services Department prior to issuance of a certificate of occupancy.*
6. *At the area adjacent to the street intersection, the fence design shall be curved, with a minimum 4-foot radius.*
7. *Colors on the new cabinet sign proposed for the 2<sup>nd</sup> Street elevation shall be reversed to match the existing cabinet sign on Wall Street, with light-colored transparent letters and a dark-colored opaque background.*

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

**3.2 AR 11-03 (AHDC) W. East Avenue, APN 006-188-005**

Preliminary design concept review for development of a 92-unit affordable apartment project on a vacant 4.98-acre site. No formal action will be taken on the application at this time. The site is currently designated Office on the Chico General Plan Land Use Diagram and is located in the OR-PD Office Residential-Planned Development Overlay zoning district. *(Report: Associate Planner Sawley)*

Chair Goulart opened the public hearing at 4:52 p.m. and invited the applicant to make a presentation. Applicant Laurie Doyle and project architect Renner Johnson presented information and answered questions regarding the project. Property owner Walt Stile favors the proposal, but would prefer Mission-style architecture. Community members T.J. Glenn, Mike Trolinder, Casey Wall, and Patsy Stile expressed some suggestions and concerns regarding the project.

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

Because this project was presented for conceptual review only, the Board took no formal action; however, the following comments were provided:

- The general site layout is sufficiently consistent with the City's Design Guidelines and can be supported at a future date.
- Explore moving the mail pavilion and Community Building closer to the center of the site.
- Relocate the trash enclosures in such a way that they do not visually terminate drive aisles.
- Provide marked pedestrian crossings to inter-connect all buildings and shared areas.
- Consider locating a dedicated, covered bicycle parking area away from lower patios.
- Show appurtenant recreational features within the project (tot lot, barbeque areas, etc).
- Show exterior lighting fixtures on future elevation drawings and provide specifications. Site lighting should be emphasized over building lighting.
- Show HVAC units on the site/landscape plan and depict screening method.
- Provide better articulation for entryways on Building Type A.
- Consider providing a berm in addition to the swale feature along East Avenue.
- Consider breaking up one or two of the larger buildings and modifying the layout to introduce a little disorganization, reducing the monotonous appearance.

**3.3 AR 11-01 (Crepeville, Inc.) 201 Broadway, APN 004-081-021**

A proposed modification of a prior Board approval for a facade remodel at Burgers & Brew Restaurant regarding the installation of an awning over the rear dining patio without obtaining design approval or building permits. The site is designated Downtown on the General Plan diagram and is located in the CD-LM Downtown Commercial - Landmark Overlay zoning district. This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). (*Report: Senior Planner Summerville*)

Senior Planner Summerville informed the Board that he had received a letter earlier in the day from the applicant requesting that the project be continued to a later date. The applicant was not present at the meeting.

*Board Member Husby moved that the Architectural Review and Historic Preservation Board continue this item to its meeting of May 4, 2011. Board Member Borzage 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 T.J. Glenn provided comments on the design review process.

**6.0 REPORTS AND COMMUNICATIONS**

Planning Director Wolfe reminded the Board that agendaized matters are not to be discussed as Business from the Floor under the same agenda.

**7.0 ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting at 6:25 p.m. to the regular meeting of May 4, 2011.

Approved: May 4, 2011

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
REGULAR MEETING OF MAY 4, 2011  
Municipal Center - 421 Main Street - Conference Room 1

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

City Staff Present: Bob Summerville, Senior Planner  
Nelson George, Building Official  
Mary Fitch, Administrative Analyst II

**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 April 6, 2011**

*Board Member Zappettini moved to approve consent agenda item 2.1 as submitted.  
Board Member Hormann seconded the motion, which passed by a vote of 5-0.*

**3.0 PUBLIC HEARING AGENDA**

**3.1 AR 11-01 (Crepeville, Inc.) 201 Broadway, APN 004-081-021**

Continued from the Board's April 6, 2011 meeting, a proposed modification of a prior Board approval for a facade remodel at Burgers & Brew Restaurant, due to the installation of an awning over the rear dining patio without design approval or building permits. The site is designated Commercial Mixed Use on the General Plan diagram and is located in the CD-LM Downtown Commercial - Landmark Overlay zoning district. This project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines 15303, (New Construction or Conversion of Small Structures). (*Report: Senior Planner Summerville*)

Chair Goulart opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Applicant Phillippe Masoud and project architect T.J. Glenn provided information and answered questions regarding the project.

There being no further comments, the public hearing was closed at 4:29 p.m.

The Board strongly encouraged the applicant to address its aesthetic concerns with the clear plastic drapes.

*Board Member Borzage moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 11-01 (Crepeville, Inc.) subject to the following conditions of approval:*

1. *All approved building plans and permits shall note that the project shall comply with AR 11-01 (Crepeville, Inc.). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*

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

**3.2 AR 11-05 (Neighborhood Church/Hawkins) 2801 Notre Dame Blvd., APN 040-030-092**

A proposed 15,400 square foot gymnasium located within an existing church campus. The site is designated Very Low Density Residential on the General Plan diagram and is located in the RS-20 Suburban Residential zoning district. The project is a component of Use Permit 05-01 (Neighborhood Church), for which a mitigated negative declaration has been previously adopted. No further environmental review is required in accordance with the California Environmental Quality Act Guidelines Section 15162 (Subsequent EIRs and Negative Declarations). (*Report: Senior Planner Summerville*)

Chair Goulart opened the public hearing at 4:44 p.m. and invited the applicant to make a presentation. Project manager Doug Hignell, project architect Gary Hawkins, and landscape architect Tom Phelps presented information and answered questions regarding the project.

There being no further comments, the public hearing was closed at 4:55 p.m.

*Board Member Husby moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 11-05 (Neighborhood Church/Hawkins) subject to the following conditions of approval:*

1. *All approved building plans and permits shall note that the project shall comply with AR 11-05 (Neighborhood Church/Hawkins) and Use Permit 05-01. No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
2. *Add shrub landscaping along the west side of the new parking area, maintained at a minimum height of 3-feet, to minimize views of parked cars.*
3. *All final site and landscape plans shall illustrate new bicycle racks (inverted U-shape "Dero" manufacturer) underneath a secure, protective shade structure close to the main west entrance, subject to staff verification and approval.*
4. *All colors and materials shall match the adjacent Spanish Church. The roof color shall be "Rustic Red" as submitted.*
5. *The approved elevations are Sheet A-4 (black and white drawings) attached to the agenda report, not the color renderings.*
6. *Parking lot and building lighting shall be consistent with the Children's Education Center and Spanish Church buildings, subject to staff verification of related construction drawings.*

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

**3.3 AR 11-06 (Conroy/Roos) 2775 Esplanade, APN 006-370-113**

A proposed 4,527 square foot dental office building on a graded building pad within an existing medical office complex. The site is designated Commercial Mixed Use on the General Plan diagram and is located in the CC Community Commercial zoning district. The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development). (*Report: Senior Planner Summerville*)

Chair Goulart opened the public hearing at 5:10 p.m. and invited the applicant to make a presentation. Builder Pat Conroy and landscape architect Brian Firth presented information and answered questions regarding the project.

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

*Board Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 11-06 (Conroy/Roos) subject to the following conditions of approval:*

1. *All approved building plans and permits shall note that the project shall comply with AR 11-06 (Conroy/Roos). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
2. *A new awning shall be added over the rear (south) employee entrance, consistent with the awning design over the front entrance.*
3. *The project is approved without a bicycle locker.*
4. *The proposed carport structure is not approved, pending Board review of revised design at a future meeting.*

*Board Member Borzage 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**

There were no items for this agenda.

**6.0 REPORTS AND COMMUNICATIONS**

Chair Goulart requested that a workshop regarding the Historic Preservation Ordinance take place at a future meeting.

**7.0 ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting at 5:48 p.m. to the regular meeting of June 1, 2011.

Approved: June 29, 2011





City of Chico  
**NOTICE OF CANCELLATION**  
of

Architectural Review and Historic Preservation Board  
June 1, 2011 Meeting

**NOTICE IS HEREBY GIVEN** that the June 1, 2011 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 June 29, 2011 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: May 24, 2011

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
ADJOURNED REGULAR MEETING OF JUNE 29, 2011  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present:        Marci Goulart, Chair  
   Michael Borzage  
   Amy Hormann (*left at 5:00 p.m.*)

Board Member Absent:        Kris Zappettini

Planning Commissioner  
Present - Items 3.2 & 3.3:        Kathy Barrett (*arrived at 4:22 p.m.*)

City Staff Present:            Bob Summerville, Senior Planner  
   Nelson George, Building Official  
   Jerry Kotysan, Senior Plan Check Engineer  
   James Coles, Housing Manager  
   Greg Redeker, Associate Planner  
   Mary Fitch, Administrative Analyst II

**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**

*Board Member Hormann moved to approve consent agenda item 2.1 as submitted. Board Member Borzage seconded the motion, which passed by a vote of 3-0-1 (Zappettini absent).*

**2.1    Minutes of the Regular Meeting of May 4, 2011**

**3.0    PUBLIC HEARING AGENDA**

**3.1    Architectural Review 11-03 (Harvest Park) W. East Avenue, APN 006-150-119**

Conceptual review of a 90-unit affordable housing project on a 5-acre site located on the southerly side of W. East Avenue, between The Esplanade and Holly Avenue. A preliminary review of the project was previously conducted by the Board at its April 6, 2011 meeting. Final design approval will be conducted by the Planning Commission at a subsequent noticed public hearing in conjunction with its review of related development applications. The site is designated Residential Mixed-Use on the City of Chico General Plan Diagram and is located in the OR-PD (Office Residential-Planned Development) overlay zoning district. (*Report: Senior Planner Summerville*)

Chair Goulart opened the public hearing at 4:08 p.m. and invited the applicant to make a presentation. Applicant representative Laurie Doyle (AHDC) and project architects Renner Johnston and David Mogavero provided information and answered questions regarding the project.

*Commissioner Barrett arrived at 4:22 p.m. and sat in the audience.*

Adjacent property owner Greg Webb expressed opposition to the project, in particular the reduced setbacks, since his project was required to be built with the 25' setbacks required by the original map.

There being no further comments, the public hearing was closed at 4:42 p.m.

*Board Member Borzage moved that the Architectural Review and Historic Preservation Board recommend that the Planning Commission adopt the required findings contained in the agenda report and approve Architectural Review 11-03 (Harvest Park) subject to the following conditions of approval:*

1. *No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
2. *The four A-type buildings shall be shifted such that there is a minimum 15' setback from the property line.*
3. *Structural covers over the bicycle parking pads shall be included on the building plans and the design shall be subject to administrative architectural review. The cover over each of the bicycle parking pads shall be completed prior to issuance of a certificate of occupancy for the corresponding units they serve.*
4. *All ground and wall-mounted utilities and roof penetrations, including vent stacks, utility boxes, gas meters and associated equipment, shall be screened by appropriate materials and colors, as approved by the Planning Services Department prior to issuance of a certificate of occupancy.*
5. *Compliance with the City's Water Efficient Landscape Ordinance (AB 1881) shall be demonstrated prior to building permit issuance, and landscaping installation consistent with approved plans shall be confirmed prior to issuance of a certificate of occupancy.*
6. *On the rear elevations of the four A-type buildings, the upper windows shall be articulated with 3-D relief, and tile and colors shall be incorporated to more closely mimic the front elevations.*
7. *The 6-foot wall adjacent to the pool shall incorporate evergreen planting.*
8. *The low perimeter wall sections shall be a minimum of 32" in height.*
9. *The revised site plan displayed at this meeting is the one being approved.*

*Board Member Hormann seconded the motion, which passed by a vote of 3-0-1 (Zappettini absent).*

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The meeting was recessed at 5:00 p.m., and Board Member Hormann excused herself and left. The Board reconvened at 5:10 p.m. Board Members Borzage and Goulart were present, joined at the dais by Commissioner Barrett.

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### **3.2 Architectural Review 11-08 (Enloe Medical Center) 1600 Esplanade, APN 003-401-013**

A request to renovate the façade of an existing medical office building. The site is designated Public Facilities and Services on the City of Chico General Plan Diagram and is located in the OR (Office Residential) zoning district. (*Report: Senior Planner Summerville*)

Chair Goulart opened the public hearing at 5:12 p.m. and invited the applicant to make a presentation. Project architect Chad Finch provided information and answered questions about the project. After hearing the Board's concerns regarding lack of architectural interest and features tying the building to the remainder of the hospital campus, Mr. Finch requested that the Board continue its review of this project to a future meeting. There being no further comments, the public hearing was closed at 5:35 p.m.

The Board agreed by consensus to delay its decision on the project until the applicant had an opportunity to resubmit the project with options for the recommended enhancements.

3.3 **Architectural Review 11-09 (Clarkson's CA Properties) 180 E. Eaton Road, APN 006-210-051**

A request to expand and renovate an existing commercial building and site (formerly Dan Gamel's RV Center) to accommodate a new business (Clark Pest Control). The site is designated Neighborhood Commercial on the City of Chico General Plan Diagram, and is located in the CN Neighborhood Commercial zoning district. The site is also within the Northwest Chico Specific Plan Area. (*Report: Associate Planner Redeker*)

Chair Goulart opened the public hearing at 5:45 p.m. and invited the applicant to make a presentation. Applicant's representative Dave Shewmake and project manager Julio Tinajero provided information and answered questions regarding the project. There being no further comments, the public hearing was closed at 6:11 p.m.

*Commissioner Barrett moved that the Architectural Review and Historic Preservation Board adopt the findings contained in the agenda report and approve Architectural Review 11-09 (Clarkson's CA Properties), subject to the following conditions of approval:*

1. *All approved building plans and permits shall note that the project shall comply with AR 11-09 (Clarkson's CA Properties). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
2. *All structures, improvements, and landscaping shall be constructed and maintained in substantial conformance with the plans, elevations, and color palette attached to this agenda report, except as modified by any other condition of approval.*
3. *All requirements of other city departments shall be met, including building permit approval.*
4. *The stone wainscot shall be extended to the easternmost window on the north side of the office.*
5. *All new fencing shall be vinyl-coated, in a color approved by Planning staff, with posts and top rails similarly coated or painted to match, with the exception of the new fence near the front entrance (in the area indicated on the site plan annotated by Chair Goulart) which shall be open, black wrought iron. No new barbed wire shall be installed.*
6. *One of the bicycle racks shall be placed near the front entrance.*
7. *New exterior lights shall be IES full cutoff fixtures, with the exception of the coach lights adjacent to the entrance. Existing pole-mounted lights shall be directed downward and fitted with shields as needed to minimize light spill over property lines. Existing pole-mounted signs shall be refitted with lower wattage bulbs, unless Planning staff determines it is infeasible to do so.*
8. *This approval does not affect the status of the large ground-mounted sign, nor of the driveway location, which will be addressed separately with City staff.*

*Chair Goulart seconded the motion, which passed by a vote of 2-1-1 (Borzage opposed, Zappettini absent).*

The Board also conveyed to the applicant in the strongest possible terms its desire for the freeway-oriented sign to be removed. Board Member Borzage commented, for the record, that his opposition was not to the project itself, but to the lack of a condition requiring removal of the sign.

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**6.0 REPORTS AND COMMUNICATIONS**

There was no discussion of Item 6.1, nor any additional reports or communications.

**6.1 Resignation of Board Member Husby**

In the agenda packet, the Board had been provided with a copy of Board Member Husby's resignation letter, effective June 3, 2011.

**7.0 ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting at 6:35 p.m. to the regular meeting of August 3, 2011.

Approved: September 7, 2011



City of Chico

**NOTICE OF CANCELLATION**

of

**Architectural Review and  
Historic Preservation Board**

August 3, 2011 Meeting

**NOTICE IS HEREBY GIVEN** that the August 3, 2011 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 September 7, 2011 for a regular meeting at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street.

By: Mary Fitch, Administrative Analyst

Dated: July 29, 2011

**Distribution:**

Council (7)  
City Manager  
City Clerk

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
REGULAR MEETING OF SEPTEMBER 7, 2011  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair  
Dale Bennett  
Michael Borzage (*arrived at 4:07 p.m.*)  
Amy Hormann  
Kris Zappettini

City Staff Present: Bob Summerville, Senior Planner  
Nelson George, Building Official  
James Coles, Housing Manager  
Greg Redeker, Associate Planner  
Mary Fitch, Administrative Analyst II  
Debbie Presson, City Clerk

**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 SWEARING IN OF NEW BOARD MEMBER**

The City Clerk swore in new Board Member Dale Bennett.

**3.0 CONSENT AGENDA**

**3.1 Minutes of the Adjourned Regular Meeting of June 29, 2011**

This item was postponed until after the regular agenda due to lack of a quorum eligible to vote.

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 11-12 (Community Action Agency) 3432, 3428, and 3418 Esplanade, APNs 006-680-011, -012, and -013**

Site design and architectural review for a new 50-unit apartment complex on a 2.3 acre site adjacent to Shasta Elementary School and De Garmo Park in north Chico. The site is designated Medium-High Density Residential on the City of Chico General Plan Diagram and is located in the R3 Medium-High Density Residential zoning district. (*Report: Associate Planner Redeker*)

*Board Member Zappettini disqualified herself from this item and left the meeting*

*Board Member Borzage arrived during presentation of the agenda report.*

Chair Goulart opened the public hearing at 4:15 p.m. and invited the applicant to make a presentation. Project architect Douglas Gibson, landscape architect Tom Phelps, and applicant representative, Tom Tenorio, provided information and answered questions regarding the project.

There being no further comments, the public hearing was closed at 4:54 p.m.

After further deliberation by the Board, the public hearing was reopened at 5:20 p.m. to ask additional questions of the applicant.

There public hearing was then closed at 5:22 p.m.

*Board Member Hormann moved that the Architectural Review and Historic Preservation Board recommend that the Planning Commission adopt the required findings contained in the agenda report and approve Architectural Review 11-12 (Community Action Agency) subject to the following conditions:*

1. *All approved building plans and permits shall note that the project shall comply with AR 11-12 (Community Action Agency). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
2. *All structures, improvements, and landscaping shall be constructed and maintained in substantial conformance with the plans, elevations, and color palettes attached to the agenda report, except as modified by any other condition of approval.*
3. *All requirements of other City departments shall be met, including building permit approval.*
4. *The permittee shall comply with CMC 16.66 regarding tree preservation and replacement, either planting onsite replacement trees or paying an off-site tree replacement fee for those trees to be removed which are subject to the City's tree preservation regulations. Onsite replacement trees shall be located near buildings A and B, or in other locations as approved by Planning staff.*
5. *Additional architectural interest shall be added to the street side of Building D, including: a 24" articulation of the center section beneath the gable; enlarging the six windows on either side of the center section, similar to Building A; and adding dimensional plaster accents to all 12 windows.*
6. *The final landscape plan shall include both evergreen shrubs and vines adjacent to all chain link fencing.*
7. *All AC condensers shall be screened by a combination of evergreen landscaping and substantial architectural screening walls, subject to Planning staff review and approval.*
8. *Final landscaping plans shall comply with AB 1881 water-efficiency requirements.*
9. *No unfinished galvanized flashing shall be exposed, including locations at balconies, landings, and stairwells.*
10. *The applicant shall obtain approval for a merger of the three parcels prior to*



*issuance of the building permits.*

11. *Maximum height of the parking lot light fixtures shall be 14 feet, measured from grade to lens, with final locations subject to Planning staff review and approval.*
12. *At least one additional bicycle rack location shall be covered with an architecturally-compatible shade structure.*
13. *All planting areas, particularly the landscaped berm, shall have a variety of plant species.*
14. *The applicant shall explore additional pedestrian connectivity options where Building D interfaces with the courtyard area.*
15. *The monument sign shall be reduced to no more than 4 feet in height.*

*Board Member Bennett seconded the motion, which passed by a vote of 4-0-1 (Zappettini abstain).*

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The meeting was recessed at 5:27 p.m. and reconvened at 5:37 p.m. Board Members Goulart, Borzage, Zappettini, Horman and Bennett were present.

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**3.1 Approval of Minutes of the Adjourned Regular Meeting of June 29, 2011**

*Board Member Hormann moved to approve consent agenda item 3.1 as submitted. Board Member Borzage seconded the motion, which passed by a vote of 3-0-2 (Zappettini, Bennett abstain).*

**5.0 REGULAR AGENDA**

**5.1 Overview of Historic Preservation Ordinance**

Senior Planner Summerville presented an overview of the Ordinance and distributed a flowchart of the process, answering questions from Board Members.

**6.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**7.0 REPORTS AND COMMUNICATIONS**

Senior Planner Summerville reviewed recent items presented to City Council, the Title 19 update, and how these items could affect ARHPB work plan items.

**8.0 ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting at 6:40 p.m. to the regular meeting of October 5, 2011.

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
REGULAR MEETING OF OCTOBER 5, 2011  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair  
Dale Bennett  
Amy Hormann  
Kris Zappettini

Board Members Absent: Michael Borzage

City Staff Present: Bob Summerville, Senior Planner  
Jerry Kotysan, Senior Plan Checker Engineer  
James Coles, Housing Manager  
Greg Redeker, Associate Planner  
Mary Fitch, Administrative Analyst II

**1.0 CALL TO ORDER/ROLL CALL**

Chair Goulart called the meeting to order at 4:10 p.m. Board Members and staff were present as noted above.

**2.0 CONSENT AGENDA**

**2.1 Architectural Review 11-06 (Roos/Conroy) 2775 Esplanade, APN 006-370-113**

Final review of a metal carport structure for a new dental office building. Review and approval of the office building was previously conducted by the Board at its May 4, 2011 meeting, with direction given to review aesthetic improvements to the carport structure at a subsequent meeting. (*Report: Senior Planner Summerville*)

*Board Member Zappettini moved to approve consent agenda item 2.1 as submitted.  
Board Member Hormann seconded the motion, which passed by a vote of 4-0-1  
(Borzage absent).*

**3.0 PUBLIC HEARING AGENDA**

**3.1 Architectural Review 10-04 - Supplemental (Bidwell Park Apartments) 1197 East 8<sup>th</sup> Street, APNs 004-331-004 and -014**

Supplemental site design and architectural review of various details of the Bidwell Park Apartments affordable housing project, as directed by the City Council on June 2, 2010. The site is designated Medium-High Density Residential on the City of Chico General Plan Diagram, and is located in the R3 Medium-High Density Residential zoning district. The supplemental architectural review is within the scope of a mitigated negative declaration previously adopted for the project pursuant to the California Environmental Quality Act (CEQA). (*Report: Associate Planner Greg Redeker*)

Chair Goulart opened the public hearing at 4:18 p.m. and invited the applicant to make a presentation. Project manager Gregg Stone and landscape architect Tom Phelps provided information and answered questions regarding the project.

There being no further comments, the public hearing was closed at 4:28 p.m.

*Board Member Hormann moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 10-04 - Supplemental (Bidwell Park Apartments) subject to the following conditions of approval:*

- A. Conditions of approval 1 through 22 for AR 10-04 as approved by the City Council via Exhibit II of City Council Resolution 21-10, are hereby reaffirmed and incorporated by reference, except as modified below.*
- B. All development shall be constructed and maintained in substantial conformance with the site plan, landscaping plan, elevations, and color palette attached to this report, which shall supersede the previous versions of these documents, except as modified by any other condition of approval.*
- C. Vines and tall shrubs shall be installed adjacent to both sides of the tot lot, as depicted on the color version of sheet L1, with the final design to be reviewed and approved by Planning staff. This shall be deemed to satisfy condition 10 of the original approval.*
- D. Wood fencing to be installed shall comply with the design found on sheet L1. This design is deemed to satisfy conditions 11 and 19 of the original approval.*
- E. The revised elevations attached to this report, which depict a darker colored stucco for the entire first story of all buildings, shall be deemed to satisfy condition 12 of the original approval.*
- F. The revised elevation on sheet CS.1, which incorporates additional windows and detail, shall be deemed to satisfy condition 13 of the original approval.*
- G. The screening walls around the HVAC condensers shall be split face CMU or stucco, at the applicant's discretion, with vines (such as creeping fig) planted adjacent to them. These walls shall be deemed to satisfy condition 14 of the original approval.*
- H. The trash enclosure may be made of split face CMU or stucco, at the applicant's discretion, with vines (such as creeping fig) planted adjacent to it. This design shall be deemed to satisfy condition 15 of the original approval.*
- I. The applicant may substitute hanging vines on the trellis adjacent to the tot lot in place of vines on the trellises attached to the building. This modification shall be deemed to satisfy the intent of condition 16 of the original approval.*
- J. Two benches shall be installed between Buildings I and II as shown on sheet L1, note E. These benches shall be deemed to satisfy condition 18 of the original approval.*

- K. *The applicant may remove the 25" silver maple, identified as tree #3 on sheet L1, if retaining the tree is deemed infeasible by the Planning Services Department, in consultation with the Urban Forest Manager. If the tree is removed, replacement trees or payment of a replacement tree fee will be required as set forth in CMC 16.66. The landscape plan shall be modified as needed to demonstrate required parking lot shading.*
- L. *For those trees being removed as part of the project, the permittee shall plant replacement trees or pay an in-lieu fee as established in CMC 16.66.085. Based on 170 inches of trees being removed and 8 trees included in the project which aren't parking lot shade trees, the permittee shall plant 20 additional trees onsite or pay an in-lieu fee as set forth in that code section and the adopted fee schedule.*

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

**3.2 Architectural Review 11-10 (State Farm Insurance) 1915 Esplanade, APN 003-603-005**

Site design and architectural review for the reconstruction of an existing commercial building proposed for a new office use. The site is designated Commercial Mixed Use on the City of Chico General Plan Diagram, and is located in the CC-SD-4 Community Commercial-Special Design Considerations-4 overlay zoning district. The site is also located in the Avenues Neighborhood Improvement Plan area. The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement or Reconstruction). (*Report: Associate Planner Redeker*)

Chair Goulart opened the public hearing at 4:37 p.m. and invited the applicant to make a presentation. Project architect Greg Peitz provided information and answered questions regarding the project. Community member Mike Trolinder expressed concerns regarding the windows and roofing.

There being no further comments, the public hearing was closed at 4:47 p.m.

*Board Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 11-10 (State Farm Insurance) subject to the following conditions of approval:*

1. *All approved building plans and permits shall note that the project shall comply with AR 11-10 (State Farm Insurance). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
2. *All structures, improvements, and landscaping shall be constructed and maintained in substantial conformance with the plans, elevations, and color palette attached to this agenda report, except as modified by any other condition of approval.*

3. *All requirements of other city departments shall be met, including building permit approval.*
4. *The driveway shall be reconstructed as a standard S-5A commercial driveway as directed by Development Engineering.*
5. *The fencing for the trash enclosure shall be vinyl-coated in an architecturally compatible color with posts and top rails similarly coated or painted to match, as otherwise directed by the ARHPB.*
6. *Exterior area lights shall be recessed cans or IES full cutoff wall packs. The final design shall be reviewed administratively by Planning staff, taking into account any direction provided by the ARHPB.*
7. *Any modifications to the structure which result in the building moving closer to the street may be approved administratively by Planning staff.*
8. *A small screening wall and adjacent landscaping shall be installed on the north side of the AC condenser.*
9. *Signage shall be installed consistent with the design and locations as shown on the elevations, subject to administrative review by Planning staff. A monument sign may be installed at the applicant's discretion, subject to Planning staff review and approval.*
10. *The handrail shall be painted to match the body color of the building.*
11. *The applicant shall work with staff to achieve greater balance between the size and dimensions of the door and windows on the front elevation through use of additional architectural detail and features.*

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

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The meeting was recessed at 4:58 p.m. The Board reconvened at 5:08 p.m. Board Members Goulart, Bennett, Hormann and Zappettini were present.

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**3.3 Historical Review Nomination 11-01 (Ostrom) 1133 Esplanade, APN 003-093-006**

A proposed nomination to designate the subject property on the City of Chico Historic Resources Inventory. The project site is located on land designated Office Mixed Use on the General Plan Diagram and located in the OR-SD-4 Office Residential-Special Design Consideration-4 overlay zoning district. The project is not considered a project pursuant to the California Environmental Quality Act. (*Report: Senior Planner Summerville*)

*Board Member Hormann moved that the Architectural Review and Historic Preservation Board adopt Resolution No. 11-13 recommending that the City Council designate 1133 Esplanade as a landmark on the City of Chico Historic Resources Inventory. Board Member Zappettini seconded the motion, which passed by a vote of 4-0-1 (Borzage absent).*

**3.4 Architectural Review 11-13 (Breslauer/Billson) 117 West 7<sup>th</sup> Street, APN 004-283-004**

A proposal to demolish an existing aged metal/wood frame building and construct a new two-story mixed use building. The project site is located on land designated Commercial Mixed Use on the General Plan Diagram and located in the C-1-LM Restricted Commercial-Landmark overlay zoning district. The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development). (*Report: Senior Planner Bob Summerville*)

Chair Goulart opened the public hearing at 5:20 p.m. and invited the applicant to make a presentation. Applicant Richard Billson and project designer Lenn Goldmann provided information and answered questions regarding the project. Community member Mike Trolinder expressed concerns regarding the windows and building proportions.

There being no further comments, the public hearing was closed at 5:45 p.m.

After further deliberation by the Board, the public hearing was reopened at 6:05 p.m. to further discuss the project with the applicant. There being no additional comments, the public hearing was closed.

*Board Member Hormann moved that the Architectural Review and Historic Preservation Board adopt the findings contained in the agenda report and approve AR 11-13 (Breslauer/Billson) subject to the following conditions of approval:*

- 1. All approved building plans and permits shall note that the project shall comply with AR 11-113 (Breslauer/Billson). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
- 2. The north elevation shall be substantially similar to the revised elevation drawn at the meeting by the project designer and date stamped 10/5/11. (The revised elevation illustrates the top plate height of the bottom floor to be raised one foot to a new plate height of 11 feet.)*

*Board Member Zappettini 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**

Mr. Trolinder expressed concern regarding design standards in the southern downtown area.

**6.0 REPORTS AND COMMUNICATIONS**

Senior Planner Summerville reviewed Title 19 items changes that will be presented to City Council in November 2011 and he reviewed work plan items.

**7.0 ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting at 6:18 p.m. to the regular meeting of November 2, 2011.

Approved on: April 18, 2012



City of Chico

**NOTICE OF CANCELLATION**

of

**Architectural Review and  
Historic Preservation Board**

November 2, 2011 Meeting

**NOTICE IS HEREBY GIVEN** that the November 2, 2011 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 7, 2011 for a regular meeting at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street.

  
By: Judy Cooper, Office Assistant III

Dated: October 21, 2011

**Distribution:**  
Council (7)  
City Manager  
City Clerk



**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
ADJOURNED REGULAR MEETING OF NOVEMBER 16, 2011  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present:     Marci Goulart, Chair  
                                   Dale Bennett  
                                   Michael Borzage (*arrived at 4:07 p.m.*)  
                                   Amy Hormann  
                                   Kris Zappettini

City Staff Present:         Debbie Presson, City Clerk  
                                   Bob Summerville, Senior Planner  
                                   Nelson George, Building Official  
                                   James Coles, Housing Manager  
                                   Greg Redeker, Associate Planner  
                                   Mary Fitch, Administrative Analyst II

**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 June 29, 2011**

Board Members agreed to vote on this item out of order as there is no quorum until the arrival of Board Member Borzage. Board Member Zappettini was absent at the June 29, 2011 meeting.

**3.0     PUBLIC HEARING AGENDA**

**3.1     Architectural Review 11-12 (Community Action Agency) 3432, 3428, and 3418 Esplanade, APNs 006-680-011, -012, and -013**

*Board Member Zappettini disqualified herself from this item and left the conference room.*

Site design and architectural review for a new 50-unit apartment complex on a 2.3 acre site adjacent to Shasta Elementary School and De Garmo Park in north Chico. The site is designated Medium-High Density Residential on the City of Chico General Plan Diagram and is located in the R3 Medium-High Density Residential zoning district. (*Report: Associate Planner Redeker*)

*Board Member Borzage arrived during the presentation of the agenda report.*

Chair Goulart opened the public hearing at 4:15 p.m. and invited the applicant to make a presentation. Applicant's representative Tom Tenorio, project architect Douglas Gibson, and landscape architect Tom Phelps provided information and answered questions regarding the project.

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

*Board Member Hormann moved that the Architectural Review and Historic Preservation Board recommend that the Planning Commission adopt the required findings contained in the agenda report and approve Architectural Review 11-12 (Community Action Agency) subject to the following conditions of approval:*

- 1. All approved building plans and permits shall note that the project shall comply with AR 11-12 (Community Action Agency). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
- 2. All structures, improvements, and landscaping shall be constructed and maintained in substantial conformance with the plans, elevations, and color palettes attached to the agenda report, except as modified by any other condition of approval.*
- 3. All requirements of other city departments shall be met, including building permit approval.*
- 4. The permittee shall comply with CMC 16.66 regarding tree preservation and replacement, either planting onsite replacement trees or paying an off-site tree replacement fee for those trees to be removed which are subject to the City's tree preservation regulations. Onsite replacement trees shall be located near buildings A and B, or in other locations as approved by Planning staff.*
- 5. Additional architectural interest shall be added to the street side of Building D, including: a 24" articulation of the center section beneath the gable; enlarging the six windows on either side of the center section, similar to Building A; and adding articulated plaster accents to all 12 windows.*
- 6. The final landscape plan shall include both evergreen shrubs and vines adjacent to all chain link fencing.*
- 7. All AC condensers shall be screened by a combination of evergreen landscaping and substantial architectural screening walls, subject to Planning staff review and approval.*
- 8. Final landscaping plans shall comply with AB 1881 water-efficiency requirements.*
- 9. No unfinished galvanized flashing shall be exposed, including locations at balconies, landings, and stairwells.*
- 10. The applicant shall obtain approval for a merger of the three parcels prior to issuance of the building permits.*
- 11. Maximum height for the parking lot light fixtures shall be 14 feet, measured from grade to lens, with final locations subject to Planning staff review and approval.*
- 12. At least one additional bicycle rack location shall be covered with an architecturally-compatible shade structure.*

13. *All planting areas, particularly the landscaped berm, shall have a variety of plant species.*
14. *The applicant shall explore additional pedestrian connectivity options where Building D interfaces with the courtyard area.*
15. *The monument sign shall be reduced to no more than 4 feet in height.*

After further deliberation by the Board, the public hearing was reopened at 5:20 p.m. to further discuss the project.

There being no additional comments, the public hearing was closed at 5:22 p.m.

*Board Member Bennett seconded the motion, which passed by a vote of 4-0-1 (Zappettini abstained).*

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The meeting was recessed at 5:27 p.m. and reconvened at 5:37 p.m. Board Members Goulart, Borzage, Zappettini, Horman and Bennett were present.

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**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**6.0 REPORTS AND COMMUNICATIONS**

Senior Planner Summerville reviewed recent items presented to City Council, the Title 19 update and how these items could affect ARHPB work plan items.

**7.0 ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting at 6:40 p.m. to the Regular meeting of January 4, 2012.

Approved on: July 11, 2012



City of Chico

**NOTICE OF CANCELLATION**


of

**Architectural Review and  
Historic Preservation Board**

December 7, 2011 Meeting

**NOTICE IS HEREBY GIVEN** that the December 7, 2011 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 January 4, 2012 for a regular meeting at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street.

  
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By: Judy Cooper, Office Assistant III  
Dated: November 29, 2011

**Distribution:**  
Council (email)  
City Manager  
City Clerk (email)