



City of Chico

**NOTICE OF CANCELLATION
and
ADJOURNMENT
of
Architectural Review and
Historic Preservation Board
January 4, 2012 Meeting**

NOTICE IS HEREBY GIVEN that the January 4, 2012 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 18, 2012 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street.

Judy Cooper

By: Judy Cooper, Office Assistant III

Dated: December 12, 2011

Distribution:

Council (email)

City Manager

City Clerk (email)



City of Chico

NOTICE OF CANCELLATION
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Architectural Review and
Historic Preservation Board
January 18, 2012 Meeting

NOTICE IS HEREBY GIVEN that the January 18, 2012 adjourned 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 1, 2012 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: January 3, 2012

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
REGULAR MEETING OF FEBRUARY 1, 2012
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Dale Bennett
 Michael Borzage
 Tom Thomson
 Kris Zappettini

City Staff Present: Bob Summerville, Senior Planner
 Nelson George, Building Official
 Mike Sawley, Associate Planner
 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 4:10 p.m. Board Members and staff were present as noted above.

2.0 SWEARING-IN OF NEWLY APPOINTED BOARD MEMBER

City Clerk Debbie Presson, swore in newly appointed Board Member Tom Thomson.

3.0 CONSENT AGENDA

There were no items for this agenda.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 11-14 (Ampla Health) 680 Cohasset Road, APN 006-240-027

Proposed expansion and remodel of an existing medical/dental clinic and parking lot. The site is designated Office Mixed-Use on the City of Chico General Plan Diagram and located in the OC-AOD, Office Commercial-Other Airport Environs overlay zoning district. The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Facilities. (*Report: Associate Planner Sawley*)

Chair Goulart opened the public hearing at 4:17 p.m. and invited the applicant to make a presentation. Project architect Gary Hawkins provided information and answered questions regarding the project.

There being no further comments, the public hearing was closed at 4:37 p.m.

After further deliberation by the Board, the public hearing was reopened at 4:44 p.m. to further discuss the project. The applicant requested that this item be continued to allow revised drawings, based on Board concerns, to be submitted.

The Board agreed by consensus to continue this item to a future meeting and provided the following comments:

- Clarify parapet heights;
- Add capital detail on columns;
- Screen rooftop equipment;
- Add interest on the west elevation;
- Add pedestrian marking in parking lot;
- Provide congruency between elevations;
- Modify windows on second story;
- Enlarge gable profiles on the second story;
- Add plaster reveals on the west and east elevations.

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

The meeting was recessed at 4:48 p.m. and reconvened at 4:52 p.m. Board Members Goulart, Borzage, Zappettini, Bennett and Thomson were present.

4.2 Architectural Review 11-15 (Northern Valley Catholic Social Services) 101 Silver Dollar Way, APN 005-560-031

Proposed construction of a new 14-unit transitional youth housing project on a 0.7 acre lot located to the rear of the Torres Shelter site. The project would include a manager's office, community room, and vocational training building. The site is designated Manufacturing and Warehousing on the City of Chico General Plan Diagram and located in the ML Light Manufacturing/Industrial zoning district. (*Report: Associate Planner Redeker*)

Ex parte communication: Board Member Borzage contacted Silver Dollar Raceway to discuss the above project.

Chair Goulart opened the public hearing at 5:02 p.m. and invited the applicant to make a presentation. Project architect Kurt Jorgensen and applicant Bobbi Sawtelle provided information and answered questions regarding the project.

Silver Dollar Speedway representative Dennis Gage and Youth for Change COO Jeff Thacker, expressed their thoughts regarding the project and noise issues.

There being no additional comments, the public hearing was closed at 5:45 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 11-15 (Northern Valley Catholic Social Services) subject to the following conditions of approval:

1. *All approved building plans and permits shall note that the project shall comply with AR 11-15 (Northern Valley Catholic Social Services). 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. *Additional architectural interest or some other site design feature shall be added to the northeast corner of the vocational training building.*
5. *Final landscaping plans shall comply with AB 1881 water-efficiency requirements.*
6. *No unfinished galvanized flashing shall be exposed, including locations at balconies, landings, and stairwells.*
7. *Bicycle racks shall support the bicycle frame at two points (Dero "Hoop" rack or equal).*

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

4.3 Architectural Review 11-16 (Pietz/Reed) 1141 West 5th Street, APN 004-201-001

Proposed construction of a new 5-unit apartment building on a vacant 0.22 acre parcel. The site is designated Medium-High Density Residential on the City of Chico General Plan Diagram and located in the R3 Medium-High Density Residential zoning district. *(Report: Senior Planner Summerville)*

Chair Goulart opened the public hearing at 5:58 p.m. and invited the applicant to make a presentation. Project architect Greg Peitz and landscape architect Brian Firth provided information and answered questions regarding the project.

There being no additional comments, the public hearing was closed at 6:32 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 11-16 (Peitz/Reed) subject to the following conditions of approval:

1. *All approved building plans and permits shall note that the project shall comply with AR 11-16 (Peitz/Reed). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
2. *Provide at least one parking lot light in the central landscape planter, either a bollard style or low (10 feet maximum) pole fixture.*
3. *Provide a more durable, high quality material for the trash enclosure such as concrete block with a cap course, and decorative metal gates painted a compatible color. Evergreen shrubs or creeping vines shall be planted close to the three walls of the enclosure as noted on all landscape maps.*

4. *Window design (style and heights) shall be as depicted on the hard-line architectural elevations presented at the meeting, and not as depicted on the color design elevations.*
5. *Trees to be preserved as noted on the approved landscape plan shall be preserved in accordance with CMC 19.68, 19.66.100 and 19.66.110 including subsection C., requiring an arborist report and protection plan. Any existing trees that fail shall be replaced with like species, or as approved by Planning staff in consultation with the City's Urban Forest Manager.*
6. *Two bicycle racks, enough to accommodate at least four bicycles, shall be placed between units along the front (west) elevation as depicted on all site and landscape plans. The originally proposed bike rack at the south elevation can remain at the developer's option.*
7. *Ground level HVAC equipment shall be screened with material that matches first floor wall material and color. Evergreen creeping vines or shrubs, per staff review and approval, shall be planted close to the screens as noted on all landscape plans.*
8. *Porch columns on the first and second floors shall have a minimum width of 12 inches.*

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

5.0 REGULAR AGENDA

There were no items for this agenda.

6.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Bob Summerville discussed the State Historic Resources Commission's Resolution of Recognition award that had recently been presented to the City of Chico.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 6:54 p.m. to the regular meeting of March 7, 2012.

Approved on: July 11, 2012

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
REGULAR MEETING OF MARCH 7, 2012
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Dale Bennett
 Michael Borzage
 Tom Thomson
 Kris Zappettini

City Staff Present: Bob Summerville, Senior Planner
 Nelson George, Building Official
 Mike Sawley, 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 SELECTION OF CHAIR AND VICE CHAIR

Board Member Zappettini moved that the Board select Board Member Goulart as chair and Board Member Borzagi as Vice Chair. Board Member Bennett seconded the motion, which passed by a vote of 5-0.

3.0 CONSENT AGENDA

There were no items for this agenda.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 11-14 (Ampla Health) 680 Cohasset Road, APN 006-240-027

Proposed remodel and second story office addition of an existing medical/dental clinic. The project was previously reviewed by the Board at its February 1, 2012 meeting and continued to this agenda for further review. The site is designated Office Mixed-Use on the City of Chico General Plan Diagram and located in the OC-AOD, Office Commercial-Airport Overflight D zoning district. *(Report: Associate Planner Sawley)*

Chair Goulart opened the public hearing at 4:10 p.m. and invited the applicant to make a presentation. Project architect Gary Hawkins provided information and answered questions regarding the project.

There being no further comments, the public hearing was closed at 4:14 p.m.

After further deliberation by the Board, the public hearing was reopened at 4:19 p.m. to further discuss the project.

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

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 11-14 (Ampla Health) subject to the following conditions of approval:

- 1. All approved building plans and permits shall note that the project shall comply with AR 11-14 (Ampla Health). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
- 2. The existing exterior stucco finish shall be modified to match the proposed sandstone stucco finish. The stone veneer infill between columns on the east elevation shall be optional.*
- 3. Parking lot shading improvements shall be modified to provide a minimum of 2,772 square feet of additional parking lot shading (fifty percent for 14 spaces plus their required 24-foot backup area).*
- 4. Parking lot improvements shall include pavement markings that provide a minimum of two interior crosswalks connecting the primary building entrances to parking stalls located along the Cohasset Road frontage.*
- 5. All exterior lighting shall be shielded or recessed so that direct glare and reflections are confined, to the maximum extent feasible, within the boundaries of the site. Exterior lighting shall be directed downward and away from adjacent properties and public rights-of-way.*
- 6. The new gable elements on the north and west elevations shall be modified to have an open steel frame with supporting struts, iron trusses, or similar non-structural appearance.*
- 7. Individual screen structures shall be constructed around each of the new and existing roof-mounted HVAC units. The screens shall be composed of standing seam metal or corrugated metal with cap flashing and shall match the approved light stucco building color.*
- 8. All wall-mounted utilities and roof-mounted equipment, including 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.*

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

5.0 REGULAR AGENDA

The Regular Agenda item was continued.

6.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 4:43 p.m. to the regular meeting of April 4, 2012.

Approved on: July 11, 2012

CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
AGENDA
REGULAR MEETING OF APRIL 4, 2012
Municipal Center - 421 Main Street - Conference Room 1
4:00 p.m.

Marci Goulart, Chair
Michael Borzage, Vice Chair
Dale Bennett
Kris Zappettini
Tom Thomson

NOTE: Items Not Appearing on Posted Agenda - This agenda was posted on the Council Chamber bulletin board at least 72 hours in advance of this meeting. For each item not appearing on the posted agenda, upon which the Board wishes to take action, it must make one of the following determinations:

1. Determine by a two-thirds vote, or by a unanimous vote if less than two-thirds of the Board is present, that the need to take action arose subsequent to the agenda being posted.
2. Determine that the item appears on a posted agenda for a meeting occurring not more than five calendar days prior to this meeting and the item was continued to this meeting.

Items may be added to the agenda for the Board to acknowledge receipt of correspondence or other information, or for discussion only, of items brought up by a member of the general public that are within the subject matter jurisdiction of the Board.

Materials related to an item on this agenda submitted to the Architectural Review Board after distribution of the agenda packet are available for public inspection in the Planning Services Department at 411 Main Street during normal business hours.



Please contact the City Planning Services Department at 879-6800 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate your request. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device.

Citizens and other interested persons are encouraged to participate in the public process and will be invited to address the Board regarding each item listed on the Public Hearing Agenda. The following procedural guidelines will be used for consideration of each item:

- a. *Declaration of Ex Parte Communications or Conflicts of Interest*
- b. *Staff Presentation of Agenda Report*
- c. *Staff Response to Questions from Board Members*
- d. *Public Hearing Opened*
 1. *Applicant and/or Representatives*
 2. *Other Interested Persons*
 3. *Staff Response/Clarification of any New Issues or Evidence*
 4. *Applicant and/or Representatives Rebuttal*
- e. *Public Hearing Closed*
- f. *Board Deliberation/Action*

Persons wishing to address the Board are requested to clearly state their names for the record before beginning to speak and to refrain from speaking at any time other than during the public hearing.

**CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
AGENDA**

REGULAR MEETING OF APRIL 4, 2012

Municipal Center - 421 Main Street - Conference Room 1 - 4:00 p.m.

1.0 CALL TO ORDER/ROLL CALL

2.0 CONSENT AGENDA

Staff recommends that the Board approve Item 2.1 as submitted.

2.1 Minutes of the Regular Meeting of September 7, 2011

3.0 PUBLIC HEARING AGENDA

3.1 Public Workshop on Changes to the Sign Code for the Downtown

This is the first in a series of public workshops for Phase II of the Comprehensive Update of Title 19 (Land Use and Development Regulations) of the Chico Municipal Code. Updating the City's sign regulations is a major component of the Phase II effort. Proposed revisions include modifying allowable sign area for greater equity in different zoning districts, improved aesthetic standards, and clearer direction regarding sign types and illumination methods. The purpose of this workshop is to receive input from the Board and public on changes to the regulations that affect the design of signs in the DN Downtown North and DS Downtown South zoning districts.

No formal action will be taken at this meeting. Recommendations from this workshop will be forwarded to the Planning Commission for their review at a subsequent public workshop (along with other subjects of the Title 19 Update). The Planning Commission will ultimately forward its recommendations to the City Council for final action on the code amendments at a public hearing. Questions regarding this project may be directed to Senior Planner, Bob Summerville, at 879-6807, bsummerv@ci.chico.ca.us or Associate Planner, Greg Redeker, at 879-6810 or gredeker@ci.chico.ca.us

4.0 REGULAR AGENDA

5.0 BUSINESS FROM THE FLOOR

The Chair will invite persons in the audience wishing to address the Board to identify themselves and any matter not appearing on the current posted agenda that they may wish to discuss. Although the Board may discuss items brought forward at this time, no action can be taken. Should the Board determine that action is required, the item or items may be included for action on a subsequent posted agenda.

6.0 REPORTS AND COMMUNICATIONS

These items are provided for the Board's information. Although the Board may discuss the items, no action can be taken at this meeting. Should the Board determine that action is required, the item or items may be included for action on a subsequent posted agenda.

8.0 ADJOURNMENT

Adjourn to April 18, 2012.

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
ADJOURNED REGULAR MEETING OF APRIL 18, 2012
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
Michael Borzage
Tom Thomson
Kris Zappettini

Board Members Absent: Dale Bennett

City Staff Present: Bob Summerville, Senior Planner
Nelson George, Building Official
Mike Sawley, Associate Planner

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 October 5, 2011

The Minutes of the October 5, 2011 meeting were approved by a vote of 3-1-1 (Bennett absent, Borzage abstain).

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 12-01 (Skyway Orthopedics) 121 Raley Boulevard, APN 002-210-058

Proposal to construct a new medical office building on an undeveloped site located between Raley Boulevard and the Skyway, west of Bruce Road. The site is designated Regional Commercial on the City of Chico General Plan Diagram and located in the CR (Regional Commercial) zoning district. *(Report: Associate Planner Sawley)*

Chair Goulart opened the public hearing at 4:09 p.m. and invited the applicant to make a presentation. Project architect, Chad Finch of RGA, and Tom Phelps, landscape architect, provided information and answered questions regarding the project.

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

Board Member Kris Zappettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 12-01 (Skyway Orthopedics) subject to the following conditions of approval:

1. *All approved building plans and permits shall note that the project shall comply with AR 12-01 (Skyway Orthopedics). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*

2. *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.*
3. *The linear planter along the easterly property line shall be widened to a minimum of six feet curb-to-curb to accommodate the shade tree planting, or appropriate tree species selected for the existing planter, subject to approval of the Urban Forest Manager.*
4. *The parking design shall be modified, in consultation with planning staff, to provide a minimum of two dedicated pedestrian connections and crosswalks; one connecting the frontage, and another to the existing medical building at 121 Raley Boulevard. A similar pedestrian connection shall be made to the future development area to the south. These connections shall consist of stamped asphalt or textured concrete and provide at-grade crossings of landscape planters. Implementing this condition may result in the loss of up to eight parking spaces and/or relocation of the two shade tree planters located near the front entry doors.*
5. *The parking lot light fixtures shall use high-pressure sodium bulbs or other warm-spectrum lamp type.*

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

4.0 REGULAR AGENDA

The were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:05 p.m. to the regular meeting of May 2, 2012.

Approved on: November 7, 2012

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
REGULAR MEETING OF MAY 2, 2012
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Michael Borzage
 Tom Thomson
 Kris Zappettini

Board Members Absent: Dale Bennett

City Staff Present: Mark Wolfe, Planning Services Director
 Bob Summerville, Senior 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 Adjourned Regular Meeting of November 16, 2011

The Minutes of the November 16, 2011 meeting were not presented at this meeting.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 12-03 (Walgreens Drugstore) 615 and 645 Mangrove Avenue, APNs 003-210-019 and -016

Request from the applicant for the Board's conceptual support for preliminary site planning of a new 14,550 square-foot pharmacy with a drive-through service window located at 615/645 Mangrove Avenue. The project would be incorporated within the existing Shops at Mangrove retail center and would involve the demolition of the northerly half of the center. The site is designated Commercial Mixed-Use on the City of Chico General Plan Diagram and is located in the CC (Community Commercial) zoning district. *(Report: Planning Director Mark Wolfe)*

Planning Director Wolfe presented the staff report, emphasizing that the project was being presented as a conceptual review only, focusing on the critical issue of whether the Board would support positioning some parking along Mangrove Avenue.

Chair Goulart opened the public hearing at 4:06 p.m. and invited the applicant to make a presentation. Developer, Brian Huffaker, provided information and answered questions regarding the project.

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

The Board concluded that a site plan with parking along Mangrove Avenue as proposed could be supported, particularly based on the Design Guidelines that offer this type of flexibility in such instances (along busier streets and without street parking). Board support

would also depend upon design elements including building architecture, landscape design, and fence/landscape design along Mangrove Avenue that minimizes views of parked cars.

4.0 REGULAR AGENDA

The were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:05 p.m. to the regular meeting of June 6, 2012.

Approved on: November 7, 2012

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
REGULAR MEETING OF JUNE 6, 2012
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Dale Bennett
 Michael Borzage
 Tom Thomson
 Kris Zappettini

City Staff Present: Bob Summerville, Senior Planner
 Nelson George, Building Official
 Greg Redeker, Associate Planner

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 APPOINTMENT OF LIAISON TO ARTS COMMISSION

Board Members have requested that Planning staff investigate whether there must be one individual that serves as liaison. The Board would like the appointment to be shared among the Board Members, with one Member attending the Arts Commission meetings on an as-needed basis then reporting to the Board at their next meeting.

3.0 CONSENT AGENDA

There were no items for this agenda.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 12-02 (Orr) 330 Flume Street, APN 004-171-006

New construction of a two-story mixed use project on a vacant site on the east side of Downtown Chico. The project includes three residential units, an office suite, an unconditioned basement, and parking located to the rear of the site. The site is designated Office Mixed Use on the City of Chico General Plan Diagram and is located in the OC-L-COS (Office Commercial-Landmark-Corridor Opportunity Site) overlay zoning district. *(Report: Associate Planner Redeker)*

Ex parte communication: Board Member Borzage reported that he was contacted by the neighbor adjacent to the project site regarding permitted hours of construction. No other details of the project were discussed.

Chair Goulart opened the public hearing at 4:10 p.m. and invited the applicant to make a presentation. Project applicant Pat Orr provided information and answered questions regarding the project.

There being no additional comments, the public hearing was closed at 4:55 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 12-02 (Orr) subject to the following conditions of approval:

- 1. All approved building plans and permits shall note that the project shall comply with AR 12-02 (Orr). 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. A deeper or richer variant of "Fool's Fuscia" may be used at the permittee's discretion.*
- 3. All requirements of other city departments shall be met, including building permit approval.*
- 4. The permittee shall comply with all conditions of approval for UP 12-06 (Orr).*
- 5. The permittee shall hire an arborist to supervise grading and site work done within 20 feet of the sycamore trunk on the rear property line, or other tree preservation measures approved by Planning staff as determined in consultation with the Urban Forest Manager.*
- 6. Final landscaping plans shall comply with AB 1881 water-efficiency requirements. More natural landscaping may be installed in lieu of artificial turf at the permittee's discretion, subject to Planning staff review and approval.*
- 7. Signage shall be either non-illuminated or indirectly illuminated, reviewed by planning staff through the normal sign review process. Signs may be either free-standing or window-mounted.*
- 8. No unfinished galvanized flashing shall be exposed.*
- 9. Prior to certificate of occupancy, the applicant shall install a bronze plaque as required by COA 05-01. The plaque shall be mounted either on the front wall of the structure or on a freestanding permanent monument (brick, stone, or concrete) in a location visible to the public.*
- 10. The motion-activated lighting shall be removed. Low level lights (illuminated bollards or malibu-type lights) shall be installed in the northern landscape area adjacent to the driveway. Porch and deck lighting shall be recessed. Wall-mounted fixtures adjacent to the doorways shall be full cutoff. Step lights may be installed adjacent to walkways at the permittee's discretion.*
- 11. The stairway window on the north elevation which splits the floor level shall either be eliminated or replaced with other windows which do not split the floor level. The upper story bathroom window on the north side shall be modified to be like the one below it.*

12. *Gutter shall be flat face in an OG style.*
13. *The second story columns, wall, and railing shall be modified to be substantially similar to the sketch drawn at the meeting. This includes a wall which is solid to a height of 32 to 36 inches, with a small additional height of spindle railing on the top of the solid wall, with half columns mounted on top of the wall.*
14. *Additional architectural detail which is correct for the style can be added to the project, subject to Planning staff review and approval.*

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

5.0 REGULAR AGENDA

There were no items for this agenda.

6.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

7.0 REPORTS AND COMMUNICATIONS

There were no reports or communications.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:22 p.m. to the adjourned regular meeting of June 20, 2012.

Approved on: November 7, 2012

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
ADJOURNED REGULAR MEETING OF JUNE 20, 2012
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Dale Bennett
 Michael Borzage

Board Members Absent: Tom Thomson
 Kris Zappettini

City Staff Present: Bob Summerville, Senior Planner
 Nelson George, Building Official
 Greg Redeker, Associate Planner

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 Architectural Review 12-05 (Patterson) 257 East Avenue, APNs 006-071-052 & -053

A request for site design and architectural review for the remodel and expansion of an auto showroom. The expanded structure will be approximately 2,500 square feet, and will have a modern design. The site is designated Commercial Mixed Use on the City of Chico General Plan Diagram and located in the CC (Community Commercial) zoning district with an -AOD (Other Airport Environs) overlay. *(Report: Associate Planner Redeker)*

Chair Goulart opened the public hearing at 4:11 p.m. and invited the applicant to make a presentation. Dave Lupton of Slater & Sons provided information and answered questions regarding the project.

There being no additional comments, the public hearing was closed at 4:52 p.m.

After further deliberation by the Board, the public hearing was reopened at 5:05 p.m. to discuss the project.

There being no additional comments, the public hearing was closed at 5:08 p.m.

Board Chair Goulart moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 12-05 (Patterson) subject to the following conditions of approval:

1. *All approved building plans and permits shall note that the project shall comply with AR 12-05 (Patterson). 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 conditions of approval for UP 12-04 (Patterson) shall be complied with.*
 4. *All requirements of other city departments shall be met, including building permit approval.*
 5. *Final landscaping plans shall comply with AB 1881 water-efficiency requirements.*
 6. *Signage shall be in substantial conformance with the designs depicted in Attachments D and E, with final details subject to Planning staff approval through the normal sign review process.*
 7. *No unfinished galvanized flashing shall be exposed.*
 8. *The applicant shall demonstrate at the time of building permit plan check that the parapet wall is of sufficient height to properly screen all mechanical equipment from view.*
 9. *The existing pole-mounted light fixtures along the front of the property shall be retrofitted or replaced to have full cutoff fixtures, 14 to 16 feet in height. The permittee is encouraged to similarly retrofit or replace the light fixtures on the two properties to the east of the project site.*
 10. *Final design of the landscaping adjacent to the street shall be subject to Planning staff review and approval, incorporating any guidance from the ARHPB. Two Fairmont Ginkgos shall be planted in the front landscaping area adjacent to the sidewalk. Other tree species may be approved by Planning staff, in consultation with the Urban Forest Manager, to allow high visibility of vehicles for sale.*
 11. *Windows shall use untinted Low E Squared glass.*
 12. *The front corner shear walls shall be wrapped in ACM material on both the front and side elevations, with finish and score lines similar to the three bottommost segments of the arch structure. The ACM shall be furred out approximately two inches from the wall surface.*
 13. *Wider one-inch joints shall be used on the fascia intended for signage, with a greater distance (approximately 15 feet) between joints.*

Board Member Bennett seconded the motion, which passed by a vote of 3-0-2 (Thomson and Zappettini absent).

5.0 REGULAR AGENDA

There were no items for this agenda.

6.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

7.0 REPORTS AND COMMUNICATIONS

At the Board's meeting of June 6, 2012, no single member expressed interest in being elected as the liaison to the Arts Commission. The City Clerk has informed staff that the position may be shared by the Board members on an as-needed basis. Agendas of the Arts Commission meetings will be distributed to the Board (both electronically and hard copy) which will be reviewed. If there is an item of interest, it will be decided which Board member will attend.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:26 p.m. to the regular meeting of July 11, 2012.

Approved on: November 7, 2012



City of Chico

**NOTICE OF CANCELLATION
and
ADJOURNMENT
of
Architectural Review and
Historic Preservation Board
July 4, 2012 Meeting**

NOTICE IS HEREBY GIVEN that the July 4, 2012 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 July 11, 2012 for an adjourned regular meeting at 4:00 p.m. in Conference Room Engineering of the Chico Municipal Center, 411 Main Street.


By: Judy Cooper, Office Assistant III
Dated: June 29, 2012

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
REGULAR MEETING OF JULY 11, 2012
Municipal Center - 411 Main Street - Engineering Conference Room

Board Members Present: Marci Goulart, Chair
Michael Borzage
Dale Bennett
Kris Zappettini
Tom Thomson

City Staff Present: Bob Summerville, Senior 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 Adjourned Regular Meeting of November 16, 2011

Board Members approved consent agenda item 2.1 as submitted, which passed by a vote of 4-0-1 (Thomson abstained).

2.2 Minutes of the Regular Meeting of February 1, 2012

Board Members approved consent agenda item 2.2 as submitted, which passed by a vote of 5-0.

2.3 Minutes of the Regular Meeting of March 7, 2012

Board Members approved consent agenda item 2.3 as submitted, which passed by a vote of 5-0.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 12-06 (Pacific Properties) 1030 Mangrove Avenue, APNs 003-220-051

Proposed remodel and expansion of a former drive-through restaurant to improve property aesthetics and create interest for a prospective tenant. The site is designated Commercial Mixed Use on the City of Chico General Plan Diagram and located in the CC-COS Community Commercial-Corridor Opportunity Site overlay zoning district. *(Report: Senior Planner Bob Summerville)*

Chair Goulart opened the public hearing at 4:10 p.m. and invited the applicant to make a presentation. Elisa Raygoza from Pacific Properties and landscape architect, Mike Hradeky, provided information and answered questions regarding the project.

There being no additional comments, the public hearing was closed at 4:52 p.m.

Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural

Review 12-06 (Pacific Properties) subject to the following conditions of approval:

1. *All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 12-06 (Pacific Properties). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
2. *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.*
3. *Site improvements shall include repairing all broken or damaged curbs, asphalt cracks, and other hardscape site improvements prior to issuance of a certificate of occupancy.*
4. *The existing pole sign near Mangrove Avenue shall be removed as part of the remodel. A new monument sign, up to five feet in height, may be installed during the remodel or at a future date, subject to staff approval. All new project signage may be approved by staff.*
5. *The existing clear glass shields on the pole-mounted, lantern-style lights shall be replaced with colored translucent or semi-opaque shields. All new exterior lighting shall be shielded or recessed so that direct glare and reflections are confined, to the maximum extent feasible, within the boundaries of the site. Exterior lighting shall be directed downward and away from adjacent properties and public rights-of-way. All modifications to exterior light fixtures, including changes to sconce lighting, may be approved by staff.*
6. *The remodel shall include painting the trash enclosure to match one of the approved colors and replacing or refurbishing the doors to match the solid metal appearance of the primary facade.*
7. *Future site and building modifications to suit a specific tenant, such as addition of an outdoor seating area and/or exterior doorways, shall be subject to administrative site design and architectural review.*
8. *Pedestrian crosswalk bars shall be painted on the drive-through aisle at the three locations with opposing concrete walking paths, prior to issuance of a certificate of occupancy. The applicant shall work with staff for minor adjustments to the locations, alignment, and any additional paths that emphasize visibility, including where paths pass through landscape planters where surface materials such as decomposed granite or stepping stones shall be added.*
9. *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 by City staff prior to issuance of a certificate of occupancy.*

10. *The awning over the primary entrance door on the south elevation shall be enlarged for emphasis. Similarly styled awnings shall be added over the secondary door on the south elevation and over the roll-up door and pedestrian door on the east elevation.*

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

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:12 p.m. to the regular meeting of August 1, 2012.

Approved on: November 7, 2012



City of Chico

NOTICE OF CANCELLATION
of
**Architectural Review and
Historic Preservation Board**
August 1, 2012 Meeting

NOTICE IS HEREBY GIVEN that the August 1, 2012 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 5, 2012 for a regular meeting at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street.

Judy Cooper

By: Judy Cooper, Office Assistant III

Dated: July 26, 2012

Distribution:

Council (email)

City Manager

City Clerk (email)

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
REGULAR MEETING OF SEPTEMBER 5, 2012
Municipal Center - 411 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Michael Borzage
 Dale Bennett
 Kris Zappettini

Board Members Absent: Tom Thomson

City Staff Present: Bob Summerville, Senior 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

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 12-07 (Celestino's/RGA) 101 Salem Street, APNs 004-520-011

A proposed outdoor dining patio located in the public right-of-way. The site is designated Commercial Mixed Use on the General Plan Diagram and located in the DN-L-COS Downtown North-Landmark-Corridor Opportunity Site (Downtown) overlay zoning district. (Report: Senior Planner Bob Summerville)

Member Bennett disqualified himself from this item and left the conference room.

Chair Goulart opened the public hearing at 4:10 p.m. and invited the applicant to make a presentation. Applicant Enzo Perrini, architect Matt Gallaway, and landscape architect Brian Firth provided information and answered questions regarding the project.

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

Member Borzage moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 12-07 (Celestino's/RGA) subject to the following conditions of approval:

1. *All approved building plans and permits shall note that the project shall comply with AR 12-07 (Celestino's/RGA). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
2. *The new fence around the dining patio shall incorporate the loop configurations over the decorative spear points (finials) similar to the fence installed with the couplet project along the north side of West 1st Street.*

3. *The radius bends of the new railing around the north-most portion of the dining patio shall be no more acute in dimension than illustrated on the approved architectural site plan, thereby reducing the potential for sharper corners that may impede pedestrian movements around the sidewalk.*
4. *String lights hung below existing awnings shall be of high grade commercial quality. Placement of the lights shall be coordinated between Planning staff and the applicant.*
5. *New patio furniture shall be a durable, comfortable design, considering that black may become overly hot in sunshine. Umbrellas shall be a single complimentary color. Selection of furniture and umbrella design shall be submitted by the applicant to Planning Services Department staff for final approval.*

Board Member Zappettini seconded the motion, which passed by a vote of 3-0-2 (Thomson absent, Bennett abstained).

3.2 Architectural Review 12-08 (Ginno/Coffman) 127 Main Street, APNs 004-720-006

A proposed facade remodel. The site is designated Commercial Mixed Use on the General Plan Diagram and located in the DN-L-COS Downtown North-Landmark-Corridor Opportunity Site (Downtown) overlay zoning district. (*Report: Senior Planner Bob Summerville*)

Chair Goulart opened the public hearing at 4:55 p.m. and invited the applicant to make a presentation. Applicant Robert Ginno, and architect Larry Coffman, provided information and answered questions regarding the project.

Community member and architect, Nick Ambrosia, expressed his concerns that the signage was much too large.

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

Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 12-08 (Ginno/Coffman) subject to the following conditions of approval:

1. *All approved building plans and permits shall note that the project shall comply with AR 12-08 (Ginno/Coffman). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.*
2. *Signage shall be a maximum height of 12 inches for upper case letters. Sign lighting shall be halo style only and may be placed on a solid background (rather than directly on the approved slats). Placement of the sign on the parapet wall shall be determined in consultation between the applicants and Planning Services Department staff.*

3. *The accordion security gate shall be a darker color that is complimentary to the facade remodel and made of durable materials so as to not be flexible and shall be secured to the ground by a cane bolt near the center when extended.*
4. *Lighting under the canopy shall be recessed.*

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

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 Bob Summerville reported that a possible meeting is tentatively scheduled for October 17, 2012 to review a proposed senior living facility in California Park. He also asked the Board to schedule availability for two webinars offered by California Preservation Foundation regarding continuing education for Board Members of Certified Local Governments.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:45 p.m. to the regular meeting of October 3, 2012.

Approved on: November 7, 2012



City of Chico

NOTICE OF CANCELLATION

of

**Architectural Review and
Historic Preservation Board**

October 3, 2012 Meeting

NOTICE IS HEREBY GIVEN that the October 3, 2012 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 November 7, 2012 for a regular meeting at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street.

Judy Cooper

By: Judy Cooper, Office Assistant III

Dated: September 24, 2012

Distribution:

Council (email)

City Manager

City Clerk (email)