

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular meeting
September 3, 2014

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Dale Bennett, Chair
Thomas Thomson, Vice Chair
Marci Goulart
Dan Irving
Kris Zappettini

Board Members Absent: None

City Staff Present: Bob Summerville, Senior Planner
Michelle Pease, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

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

2.0 EX PARTE COMMUNICATION

Marci Goulart met with Scott Gibson and Gary Lewis to answer questions on what the Board would be looking for.

3.0 CONSENT AGENDA

There are no items for this agenda item.

4.0 PUBLIC HEARING AGENDA

4.1 AR14-07(Pour House); 855 East Avenue – A proposal to expand an existing outdoor dining patio.

Associate Planner Sawley presented the staff report and addressed questions from the Board.

Chair Bennett opened the public hearing at 4:13 p.m. and invited the applicant to make a presentation.

Scott Gibson spoke on behalf of the Applicant. He addressed concerns regarding the proposed movie screen, lighting, shade, and connectivity to street. Mr. Gibson also addressed questions regarding the wine bottle fountain, bike racks, seating, sound system, color palette.

With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 5:05 pm.

The Board further discussed the item.

Board Member Zappettini stated she had based her decisions on what was provided in the staff report, but conceptually the drawings have changed and appear to still be in the design process. If conceptual was added to the staff report she'd feel better having more freedom with the approvals.

Board Member Irving wanted clarification regarding bike racks, materials, type of lighting and fixtures will be used. He stated that the renderings all seem to be different, he wants more specific details before he can approve the project.

Board Member Marci Goulart moved that the Architectural Review and Historic Preservation Board continue this item to allow the applicant to return at a later date with more detailed information regarding the following items:

1. A final proposed color palette will be required.
2. Clarify anticipated changes or positions of landscape urns located in the patio to accommodate different events in the patio. (It was presented at the meeting that the number of new seats in the patio will approximately triple.)
3. Specify all lighting requests including the following, and provide manufacturer cut sheets of new fixtures and lamp types with power levels:
 - All illumination of the water fountain including up-lighting of the stream from the decorative wine bottle. Please be aware that up-lighting is discouraged by City code, policy, and design guidelines to avoid cumulative light pollution of dark night skies. Down-lighting is more supportable.
 - Wall-mounted fixtures;
 - Up-lighting of urns and plants;
 - Accent string lights around the central bar/gazebo;
 - Internal illumination of the decorative wine bottle.
4. Provide line-of-sight diagrams to illustrate the movie screen-wall will not interfere with safe vehicle movements through the East Avenue/Cohasset Road intersection.
5. Provide updated elevations of the central bar/gazebo which was presented at the meeting to be 4 feet higher than originally submitted.

6. Ensure that all drawings are consistent between elevations, plans, and renderings.
7. Clarify material, color, and landscaping along the rear of the movie-screen wall. Consider extending the wings of the screen wall to minimize visibility of the viewing screen from the adjacent streets to avoid distractions to motorists. (It was presented at the meeting that wall colors will match existing colors around the patio.)
8. Clarify finish and color of flatwork within the patio.
9. Clearly illustrate the location of bike parking racks on all plans.
10. Note on all related drawings that the tempered glass walls around the patio will be non-glare glass. Consider introducing other material surfaces (in addition or in-lieu of the tempered glass) that reduce visibility of the viewing screen from adjacent streets and minimize reflective lights and distractions to motorists.
11. Illustrate the design of the cradle supporting the decorative wine bottle.

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

5.0 REGULAR AGENDA

There were no items for this agenda item.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Bennett adjourned the meeting at 5:25 pm to the adjourned regular meeting of August 6, 2014.

Approved on: 9/20/17

These minutes were approved by a different Board than the one that presided over the meeting referenced above.