

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular meeting
November 5, 2014

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Dale Bennett, Chair
Dan Irving
Kris Zappettini

Board Members Absent: Thomas Thomson, Vice Chair
Marci Goulart

City Staff Present: Bob Summerville, Senior Planner
Jerry Kotysan, Senior Plan Check Engineer
Mike Sawley, Associate Planner
Greg Redeker, Associate Planner
Jessica Henry, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Chair Bennett called the meeting to order at 4:13 pm. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

There were no items for this agenda item.

4.0 PUBLIC HEARING AGENDA

4.1 AR 14-14 (Starbucks) – 851 East Avenue, APNs 007-280-060 and -063

A proposal to construct a new 5,200 sq. ft. multi-tenant commercial building on an undeveloped pad site at the North Valley Plaza shopping center in north Chico.

Associate Planner Sawley presented the staff report and spoke about the original plan and the changes made.

The Board asked the following:

- Board Member Irving asked about the signage plan. Bob Summerville and Mike Sawley responded that the planned signage was included in elevation plan and it was unknown who the other tenants would be.
- Chair Bennett asked if there were any changes since staff report. Mike Sawley responded no.

Chair Bennett opened the public hearing at 4:24 pm and invited the applicant to make a presentation.

Brian Firth, landscape architect, spoke on behalf of the Applicant, addressing both the building and landscaping plans.

With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 4:55 pm.

Chair Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 14-14 (Starbucks) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 14-14

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 14-14 (Starbucks). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. Add a pedestrian connection between the sidewalk along East Avenue and the parking area just westerly of the trash enclosure.
4. Signage letter height shall be limited to 24-inches or less.
5. Escutcheon plates shall be metal and painted stiletto black.

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

- 4.2 AR 14-06 (Kibler) – 1910 E. 20th Street, APNs 002-450-003 and -035 – A proposal to construct a new multi-tenant commercial building on the site currently occupied by Marie Callender's at the Chico Mall.

Associate Planner Redeker reviewed the staff memo recommending continuing the item due to a noticing error for the related Use Permit. Staff recommended this item be continued to the adjourned regular meeting of November 19, 2014.

Board Member Irving moved that the Architectural Review and Historic Preservation Board continue consideration of AR 14-06 (Kibler) to the Board's adjourned regular meeting on November 19, 2014.

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

- 4.3 **AR 14-08 (Peitz) – 1105 Stewart Avenue, APN 043-230-011** – A proposal to construct a 6-unit apartment building, including two townhouse units, on vacant property located near the intersection of Stewart and Nord Avenues.

Associate Planner Redeker presented the staff report and spoke about the original plan and the changes made.

Chair Bennett opened the public hearing at 5:16 pm and invited the applicant to make a presentation.

Greg Peitz, Brian Firth and Matt Shelton spoke on behalf of the Applicant

With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 5:39 pm.

Board Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 14-08 (Peitz) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 14-08

1. All approved building plans and permits shall note that the project shall comply with AR 14-08 (Peitz). No building permits related to this approval shall be finalized without prior authorization of Planning Division staff.
2. All structures, landscaping, and improvements shall be in substantial conformance with the plans, diagrams, elevations, color palette, and other materials attached to this staff report, except as modified by any other condition of approval.
3. Final site and landscaping plans shall include a detail for all screening and perimeter fences as required by CMC 19.60.060, taking into account any direction provided by the Board, subject to Planning staff review and approval.
4. All windows shall include off-white frames or other color as directed by the Board.
5. A note shall be placed on all building plans that all flashing and other galvanized metal elements (such as roof vents) shall be stuccoed and/or painted to match adjacent construction.

6. The existing 34" diameter oak tree shall be preserved. Prior to any grading or other work on the site, the applicant shall submit a report from a certified arborist analyzing the proposed improvements within the root zone of the oak. Temporary fencing and other tree preservation measures as established in CMC 19.68 and 16.66 shall be included on all construction drawings and grading plans, and shall be complied with both during and after construction. All paving within the root zone of the oak tree shall be pervious concrete, pavers, or other construction techniques as determined by the arborist which will ensure the long-term health of the tree. If the tree dies or is removed within three years after the project is completed, the property owner shall plant replacement trees and/or pay a tree replacement fee as established in CMC 16.66.
7. Prior to issuance of a final certificate of occupancy, the applicant shall install a sign or signs which state that open containers of alcohol are not permitted in the parking lot. The sign shall comply with the standards and language established in CMC 9.30.
8. Where there are discrepancies between the color elevations and black and white elevations, the color elevations shall control.
9. All bicycle parking spaces shall include a permanent rack which allows for the bicycle frame to be supported at two points (Dero "Hoop" Rack, Madrax "UX", or similar). Guest bicycle parking spaces shall be shifted to the west so that they can be accessed from both adjacent walkways. Covered bicycle parking spaces for the rear ground-floor apartments shall be located as indicated on the landscaping plan.
10. The applicant shall install public improvements as directed by Development Engineering, including either alley improvements or payment of an alley in-lieu fee.
11. All wall-pack lighting shall consist of IES full cutoff fixtures mounted no higher than 12 feet above grade. Parking lot lighting shall also be IES full cutoff fixtures no greater than 12 feet in height. Low intensity non-cutoff architectural light fixtures (800 lumens or less) may be installed near each unit's front door at the applicant's discretion.

Board Member Irving seconded the motion, which passed by a vote of 3-0-2 Goulart & Thomson absent).

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 6:00 pm to the adjourned regular meeting of November 19, 2014.

Approved on: 9/20/17

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