

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular meeting  
December 3, 2014

Municipal Center  
421 Main Street  
Conference Room 1

---

Board Members Present: Dale Bennett, Chair  
Marcie Goulart  
Dan Irving  
Thomas Thomson

Board Members Absent: Kris Zappettini

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

**1.0 CALL TO ORDER/ROLL CALL**

Chair Bennett called the meeting to order at 4:05 PM. Board Members and staff were present as noted above.

**2.0 EX PARTE COMMUNICATION – None**

**3.0 CONSENT AGENDA**

There are no items for this agenda item.

**4.0 PUBLIC HEARING AGENDA**

- 4.1 AR 14-06 (Kibler) – 1910 E. 20<sup>th</sup> Street; APNs 002-450-033 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 presented the staff report and answered questions from the Board. Associate Planner Redeker also reviewed the recommended conditions of approval including a revision to the multi-use path considerations.

***Chair Bennett opened the public hearing at 4:45 PM and invited the applicant to make a presentation.***

Applicant Shelly Kibler presented information regarding the overall design and concept of the project. In order to meet the Design Criteria, the Applicant discussed each item, provided information, and answered questions regarding the project.

***With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 5:18 PM.***

The Board further discussed the item.

***Board Member Goulart moved that the Architectural Review and Historic Preservation Board adopt the findings contained in the agenda report and approve AR 14-06 (Kibler), subject to the recommended conditions therein as modified below (changes are denoted by italicized and underlined text):***

**Conditions of Approval for AR 14-06**

1. All approved building plans and permits shall note that the project shall comply with AR 14-06 (Kibler). No building permits related to this approval shall be finalized without prior authorization of Planning Division staff.
2. All structures, improvements, and landscaping shall be constructed and maintained in substantial conformance with the plans, elevations, and color/materials board attached to the agenda report, except as modified by any other condition of approval.
3. All requirements of other city, county, and state departments shall be met, including the Building Division, Development Engineering, Butte County Environmental Health, and Caltrans.
4. All development shall be consistent with the conditions of approval for UP 14-14 (Kibler).
5. Final landscaping plans shall comply with all landscaping requirements of Title 19, including water-efficiency requirements as established in CMC 19.68.070, and shall demonstrate 50% shading of the vehicle maneuvering area. To foster proper tree growth, final landscape plans shall note that newly planted trees shall require 100% soil replacement in tree wells, and deep irrigation.
6. The permittee shall install bicycle racks sufficient to permit a minimum of four bicycles to be parked onsite, near the northwest corner of the building or other location as directed by the ARHPB. Bicycle racks shall support the bicycle at two points (Dero "Hoop", Madrax "UX", or similar) and meet all standards in the CMC.
7. Existing onsite trees may be removed as indicated on the demolition plan. All trees to remain shall be protected during construction as required by CMC 19.68.060. Protective fencing around trees to remain shall be installed by the developer prior to demolition, grading, or other site work, and shall be inspected by Planning staff.
8. Any modification to the landscaping within the Caltrans right-of-way must be authorized by Caltrans, and should generally consist of cleaning up unkempt understory growth and pruning consistent with the ANSI A300 "prune to thin one inch" standard. Any tree removal should be limited to those species not

protected by the City's tree ordinance, such as privet, or those trees which are diseased or dying as determined by a certified arborist.

9. Limited architectural uplighting is authorized by this approval.
10. All signage shall comply with the area and location requirements in CMC 19.74, and shall consist of individually mounted channel letters and/or logos no greater than three feet in height. Other less intense illumination methods may also be used, such as reverse channel letters (halo lit) and indirect illumination. Sign locations shall be consistent with the approved elevations.
11. The southern portion of the project site, generally 15 feet in width, shall be kept clear of new above-ground structures in order to accommodate a future multi-use path. This clear area may be reduced in width to avoid trees or other improvements, subject to the approval of capital projects staff.
12. The applicant may add a canopy or awning on the west elevation at their discretion, subject to administrative architectural review by Planning staff.

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

**4.2 AR 14-07 (Pour House) 855 East Avenue, APN 007-280-060 – A proposal to expand an existing outdoor dining patio.**

Senior Planner Summerville presented the staff report and answered questions from the Board.

***Chair Bennett opened the public hearing at 4:15 PM and invited the applicant to make a presentation.***

Project architect Scott Gibson commented that changes were made according to the Board's input and answered the Board's questions. Landscape Architect Brian Firth also answered questions from the Board regarding the project.

The Board thanked the Applicant for responding to the directives from the previous hearing.

***With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 4:31PM.***

***Board Member Goulart moved that the Architectural Review and Historic Preservation Board adopt the findings contained in the agenda report and approve a Modification of AR 14-07 (Pour House), subject to the recommended conditions therein as modified below (changes are denoted by italicized and underlined text):***

### **Conditions of Approval for AR 14-07**

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 14-07 (Pour House). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development, Public Works, and Fire Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. Prior to or concurrent with the submittal of a building permit application, the permittee shall submit to Planning staff one check-copy set of final revised site plans, landscape plans, and building elevations incorporating all applicable conditions of approval adopted by the Board.
4. All building and landscape plans shall specify specific light fixtures approved by the Board.
5. All building and landscape plans shall specify bike racks to be "Dero-Hoop" style or equivalent, with bike parking designed in compliance with CMC Section 19.70.080.
6. All building and landscape plans shall be consistent with all diagrams contained in the agenda report for the ARHPB meeting of December 3, 2014.

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

#### **5.0 REGULAR AGENDA**

There were no items for this agenda item.

#### **6.0 BUSINESS FROM THE FLOOR**

#### **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 regular meeting of December 17, 2014.

Approved on: 9/6/17

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



City of Chico  
NOTICE OF CANCELLATION  
of  
September 21, 2017  
Planning Commission Meeting

**NOTICE IS HEREBY GIVEN** that the September 21, 2017 regular adjourned meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, October 5, 2017 for a regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

---

By: Stina Cooley, Administrative Assistant  
Dated: September 12, 2017

**Distribution:**

Post: Front Counter

Post: Council Chambers

Post: Website

**Via Email**

Commissioners

Internal Distribution List

External Distribution List

Agenda E-Subscribers