

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
December 2, 2015

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
Sheryl Campbell-Bennett, Vice-Chair
Thomas Thomson
Rod Jennings

Board Members Absent: Ken Doglio-Recused

City Staff Present: Bob Summerville, Senior Planner
Brendan Ottoboni-Public Works Director
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:03 pm. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA – No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 15-31 Crepeville/Stephens, 240 Main Street; APN 004-081-013

A proposed outdoor dining patio along portions of the Main and 3rd Street frontages of the historic Grand View Building.

Senior Planner Summerville presented the staff report update and items of discussion.

Chair Goulart opened the public hearing at 4:12 PM and invited the applicant to make a presentation.

Richard Bellson, Bellson Construction; Ellen Stevens, property owner; and Philippe Masoud, Restrauntuer-presented the project on behalf of the applicant.

The Board asked for clarification regarding bike racks, lighting details of signage, and landscaping.

Public Works Director Ottoboni answered questions and clarified the requirements for the bike racks. He also indicated that changes discussed regarding existing bench and planters were all possible options to address pedestrian flow concerns.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:22pm.

Board Member Thomson moved to adopt the required findings contained in the agenda report and approve Architectural Review 15-31 (Crepeville/Stephens), subject to the recommended conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-31

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 15-31 (Crepeville/Stephens). No building permits related to this approval shall be finalized without prior authorization of planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. *Final architectural and civil engineering site plans shall note and illustrate at least three new "bike hitch posts" located close to the dining patio and street corner, with a decorative design that matches past outdoor dining patio approvals. The bike hitch post locations shall be subject to City staff approval and shall be located outside safe pedestrian paths of travel.*
4. *New project signage is approved as proposed with indirect lighting only subject to final staff approval of sign review application.*
5. *The historic style patio railing, with scallop and finial details, is approved.*
6. *The four patio umbrella colors presented at the meeting are approved. All four colors shall be utilized and distributed around the dining patio at the owner's discretion.*

Board Member Jennings seconded the motion, which passed (4-0-1;Doglio recused).

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Vice-Chair Campbell Bennett adjourned the meeting at 4:37 PM to the adjourned regular meeting of **January 6, 2016**.

Approved on: _____

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