

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
February 18, 2015

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart
 Sheryl Campbell-Bennett
 Keith Doglio
 Rod Jennings

Board Members Absent: Thomas Thomson

City Staff Present: Bob Summerville, Senior Planner
 Jake Morley, Associate Planner
 Mike Sawley, Associate Planner
 Shannon Costa, Comm. Dev. Technician
 Nelson George, Building Official
 Jessica Henry, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Senior Planner Bob Summerville called the meeting to order at 4:03 PM. Board Members and staff were present as noted above.

An Oath/Affirmation was signed by each of the new Board Members – Sheryl Campbell-Bennett, Keith Doglio, and Rod Jennings.

2.0 SELECTION OF CHAIR AND VICE CHAIR

Board Member Campbell-Bennett nominated Marci Goulart as chair, Board Member Doglio seconded, Board Member Goulart accepted. Board Member Goulart nominated Sheryl Campbell-Bennett as vice chair, Board Member Jennings seconded, Board Member Campbell-Bennett accepted. Both nominations passed by a vote of 4-0-1; (Thomson absent).

3.0 EX PARTE COMMUNICATION

None.

4.0 CONSENT AGENDA

There were no items for this agenda item.

5.0 PUBLIC HEARING AGENDA

- 5.1 AR 14-16 (Galaxies) 801 East Avenue; APN 007-280-063** – A proposal to construct an 18,000-square foot restaurant and indoor entertainment center located on a portion of vacant land within the North Valley Plaza shopping center.

Associate Planner Morley presented the staff report and items of discussion.

Chair Goulart asked if the Board had any questions, there were none; she opened the public hearing at 4:11 PM and invited the applicant to make a presentation.

Scott Gibson, Architect, spoke on behalf of the Applicant and reviewed the project, architectural elements, future amphitheater, and regional draw of the project. The Board and Mr. Gibson discussed the placement of the trash enclosure, lighting fixtures, HVAC to be hidden in a roof well, windows, doors, mansard, and parapet walls.

Brian Firth, Landscape Architect, spoke on behalf of the Applicant and reviewed the landscaping plan for the project and the mall/plaza in general. The Board and Mr. Firth discussed the shade tree selection.

Peter Bell, North Valley Mall owner, discussed the lighting.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:43 PM.

The Board discussed the project including, shade tree variety, lighting, windows, architectural styling, signage.

Chair Goulart re-opened the public hearing at 4:55 PM and invited the applicant to address the Board's concerns.

Scott Gibson addressed the lighting concerns and the architectural elements that seemed inconsistent.

Lucy Parks, North Valley Mall owner, discussed the project and overall shopping center design elements, with each building looking different.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:12 PM.

Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 14-16 (Galaxies) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 14-16

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 14-16 (Galaxies). 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. The pedestals and other façade elements (arches around windows, wainscot) shall provide additional depth and relief by extending 6 to 18-inches from the structure.
5. Landscape plans shall be modified to allow the silk tree (Mimosa tree) to be utilized as an accent or ornamental tree only, and not as a parking lot shade tree.
6. The proposed standing seam metal shall be removed, and replaced with curved parapet cap consistent with same element shown on the elevations.
7. The design of the plaza shall be reviewed by the Architectural Review and Historic Preservation Board at a future meeting.
8. Building plans shall illustrate that the lights utilized to illuminate the dome, shall be low-level intensity, limited to illumination of the dome only without spillage onto adjacent property or buildings, and shall not contribute to night-sky light pollution.
9. Proposed stacked field stone, shall be removed and replaced with stucco to match the adjoining structure.

Board Member Bennett seconded the motion, which passed by a vote of 3-1-1; (Goulart opposed, Thomson absent).

- 5.2 **AR 14-05 (CHP Facility) 425 Southgate Avenue; APN 004-400-088** – Consideration of a Board recommendation to the Planning Commission for the design of a new California Highway Patrol (CHP) facility.

Associate Planner Sawley presented the staff report and items of discussion.

Chair Goulart opened the public hearing at 5:31 PM and invited the applicant to make a presentation.

Eric Glass, Architect, spoke on behalf of the Applicant and discussed the project and architectural design elements. He answered questions from the Board regarding the telecommunications tower and security issues.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 6:20 PM.

Chair Goulart moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 14-05 (New CHP Facility) subject to the recommended conditions, as modified below: (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 14-05

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 14-05 (New CHP Facility). 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. The finished height of parking lot lights shall not exceed 26 feet above grade.
4. Explore using creeping vines on the outside of the perimeter security wall to dissuade graffiti.

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

6.0 REGULAR AGENDA

There were no items for this agenda item.

7.0 BUSINESS FROM THE FLOOR

None.

8.0 REPORTS AND COMMUNICATIONS

None.

9.0 ADJOURNMENT

There being no further business, Chair Bennett adjourned the meeting at 6:25 PM to the adjourned regular meeting of March 4, 2015.

Approved on: 9/6/17

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