

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular meeting

May 6, 2015

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Vice-Chair
Keith Doglio
Rod Jennings
Thomas Thomson
Dale Bennett, Alternate

Board Members Absent: Marci Goulart, Chair

City Staff Present: Mike Sawley, Associate Planner
Jake Morley, Associate Planner
Jessica Henry, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Vice-Chair Campbell-Bennett called the meeting to order at 4:02 PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Board member Jennings stated he would recuse himself for item 4.3 due to a conflict of interest.

3.0 CONSENT AGENDA – No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 15-11 (Chico Natural Foods) 818 Main Street; APN 004-287-002 – A proposal to construct a monument sign that exceeds the height requirements found in the municipal code.

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

The Board asked staff for clarification regarding square footage and lighting.

Vice-Chair Campbell-Bennett opened the public hearing at 4:07 PM and invited the applicant to make a presentation.

TJ Glenn, Project Architect, spoke on behalf of the applicant. He verified that the aluminum sign is painted and very durable.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 4:12 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 15-11 (Chico Natural Foods) subject to the recommended conditions, as listed below:

Conditions of Approval for AR 15-11

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 15-11 (Chico Natural Foods). 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, Fire Departments and the Building Division of the Community Development Department. The permittee is responsible for contacting these offices to verify the need for compliance.

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

- 4.2 **AR 15-01 (Southeast Chico Primary Care Clinic) Northwest corner of East 20th Street and Concord Avenue; APN 002-180-165** – A proposal to construct a new 44,000 sq. ft. medical building and parking area on a 5-acre site at Meriam Park.

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

The Board asked for clarification regarding access for parking, screening for utilities, and lighting.

Vice-Chair Campbell-Bennett opened the public hearing at 4:18 PM and invited the applicant to make a presentation.

Larry Coffman, Architect, Tom Phelps, Landscape Architect, and Sandra Knight spoke on behalf of the applicant. They addressed questions regarding the project, including design elements, stone work, bike racks, lighting, fencing, landscape plan and the screening of utilities.

Additional members of the public addressing the Board on this agenda item were:

- Merle Fred, in favor.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 5:10 pm.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 15-01 (Southeast Chico Primary Care) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-01 (Southeast Chico Primary Care Clinic).
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 28-foot parking lot setback areas along Alcott Avenue and Concord Avenue shall be mounded to a minimum height of three feet above the parking lot surface grade and shall be landscaped with dense plantings, including taller evergreen shrubs, similar to the utility screening details shown on sheet 6 of the landscape drawings. Landscape retaining walls shall be provided as necessary to continue mounding past and/or around utility boxes and other appurtenances.
4. The roof mounted mechanical screen lights (SL on the site plan) *shall be strip lights*. Alternative types of lighting that comply with code requirements may be substituted in these areas on the building plans, subject to staff approval. *All uplights (UL on the site plan) and screen lights (SL on the site plan) shall be equipped with adjustable timers and initially set to turn off no later than 1 AM. Timers shall be adjusted by the owner in the future, as directed by the Community Development Director to ensure code compliance.*
5. The parking lot light fixture shown in front of the bicycle parking at the north, rear corner of the building shall be relocated to ensure unobstructed access to the bicycle parking.
6. The future planned expansions of the main building shall be subject to administrative review, so long as staff finds them to be consistent with the approved design.
7. The applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program. These include AES-1, AIR-1a, AIR-1b, AIR-1c, AIR-1d, AIR-2, BIO-8, CUL-2a, CUL-2b, CUL-3, CUL-4, HYDRO-3, and UTIL-1b, which are incorporated herein by reference.

Board Member Jennings seconded the motion, which passed by a vote of 4-0.

Alternate Board member Dale Bennett disclosed that his wife, Sheryl Campbell-Bennett has relatives that work for Gallaway. Sheryl Campbell Bennett also disclosed she has relatives that work for Gallaway

Vice-Chair Bennett inquired if there were any objections to their participation in the hearing for item 4.3; no members of the public/audience objected.

Board Members Jennings and Doglio recused themselves from this item due to a conflict of interest.

Vice-Chair Campbell-Bennett, Board Member Thomson and Alternate Bennett heard item 4.3.

- 4.3 AR 15-04 (Lassen Villa Apartments) 1080 E. Lassen Avenue; APN 007-160-019 – A proposal to construct 56 additional units on a 3.4-acre undeveloped portion of the project site.**

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

Vice-Chair Campbell-Bennett opened the public hearing at 5:40 PM and invited the applicant to make a presentation.

Bob Kuchman, Architect, Tom Phelps, Landscape Architect, and Philip Larios, Applicant spoke on behalf of the applicant and discussed the project.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 5:54 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 15-04 (Lassen Villa Apartments) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-04

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-04 (Lassen Villa Apartments).
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. In conjunction with building permit or grading permit review, the developer shall submit a Tree Protection Plan meeting the requirements of CMC 19.68.060. The Plan shall be prepared by a certified arborist and specify the actions necessary to minimize potential construction impacts on the trees that are to be retained, as specified by the approved plans. The Plan shall cover all phases of the project including site preparation, active construction, and post-construction disposition of the areas around the trees.
4. Modify color palette to create three different schemes, substituting grey with different muted colors and apply schemes as drawn in meeting; one scheme for the northwest building, one for the southeast building, and one for the five middle buildings.

Alternate Board Member Bennett seconded the motion, which passed (3-0-1-2; Goulart absent, Jennings & Doglio abstain).

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 6:04 PM to the adjourned regular meeting of **May 20, 2015**.

Approved on: 9/6/17

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