

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular adjourned meeting
November 16, 2016

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: None

City Staff Present: Mike Sawley, AICP, Associate Planner
 Kelly Murphy, Assistant Planner
 Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:00 PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Board member Campbell-Bennett recused herself from public hearing item 4.1. Board member Thomson disclosed that Dave Richer is a Fabricator and has built furniture for him; but that he didn't not believe it was a conflict.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 16-20 (Chico Dermatology), 774 and 778 East Avenue; APNs 007-110-006 and -007 - A proposal to construct a new medical office building and parking lot on a 0.46-acre site.

Assistant Planner Kelly Murphy provided the project overview.

Chair Goulart opened the public hearing at 4:03 PM and invited the applicant to make a presentation.

Matt Gallaway addressed the Board on behalf of the applicant.

Board member Thomson expressed concern with the dark color palette. Mr. Gallaway stated that he believes there are more saturated palettes used on the North Valley Plaza facades and the colors compliment the modern feel of the building. Chair Goulart

inquired about the building setbacks and possibly moving the building forward on the lot. She also expressed concern with the parking lot lights.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:14 PM.

Discussion continued with the Board.

Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the Chico Dermatology (AR 16-20), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL

1. All building plans shall note on the cover sheet that the project shall comply with AR 16-20 (Chico Dermatology). No building permits related to this approval shall be finalized without authorization of planning staff.
2. The approval documents for this project consist of the following exhibits, date stamped November 1, 2016:
 - a. Site Plan (sheet ARB2)
 - b. Color Elevations (sheets ARB3 and ARB4)
 - c. Landscape Plan (pages 1 – 3)
 - d. Mechanical Screening (sheet ARB5)
 - e. Colors/Materials Sample Sheets
3. The approval of AR 16-20 (Chico Dermatology) shall only become effective upon final recordation of Certificate of Merger 16-12.
4. The applicant shall submit a tree removal permit application pursuant to CMC Section 16.66.070 prior to the issuance of building permits.
5. All approved building plans and permits shall note that 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. All parapet caps, roof penetrations and other flashing metal shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
6. The pole lights located along the rear property line shall be shrouded to reduce light spillage and glare onto the adjacent residential properties, or an alternative type of lighting shall be implemented.

The Motion was seconded by Board Member Thomson and passed 3-0-1, (Campbell-Bennett Abstain).

- 4.2 **Architectural Review 16-24 (Parkside Tap House Signs), 115 West 3rd Street; APNs 004-151-004 and -003** - A proposed comprehensive sign program (CSP) to install two signs near the southwest corner of 3rd and Main Streets in Downtown Chico (one on the building addressed 300 Main Street, and another on a gateway feature located between 300 Main Street and 121 W. 3rd Street).

Associate Planner Sawley provided the project overview.

Chair Goulart opened the public hearing at 4:34 PM and invited the applicant to make a presentation.

LeAnn Cooley, Tom vanOverbeek, and Joshua Marks addressed the Board on behalf of the applicant. Ms. Cooley addressed questions regarding the sign specifications and design.

Board Member Campbell-Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-24 (Parkside Tap House CSP), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that project signage shall comply with AR 16-24 (Parkside Tap House CSP). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. The signs approved under this Comprehensive Sign Program are shown on the accompanying drawings date-stamped October 28, 2016, by the Planning Services Division and include the following:

Signs for 115 W. 3rd Street

- a. Sign A: an ~~non~~ indirectly projecting sign mounted at the corner of the building at the intersection of 3rd and Main Streets. Sign A is 18- to 36-inches in width; eight feet, nine inches in height; and mounted 13 feet above the public sidewalk. Sign A is powder-coated black aluminum, with white plastic letters and/or logos. Sign A may be enlarged to approximately 10 feet in height with 8-inch letters, so long as the same proportions among sign elements are maintained as shown on the approved drawings.
- b. Sign B: an internally-illuminated cabinet sign integrated into a gateway feature that controls access to the outdoor seating area located in the private alleyway between 115 and 121 W. 3rd Street. Sign B is eight feet, eight inches wide; 28-inches in height; and mounted eight feet, six inches above the ground (six inches above a large gate). Sign B is powder-coated black aluminum, with cutout letters with vinyl backing to create illuminated letters.

Signs for 300 Main Street

- c. Sign C: an internally illuminated cabinet sign facing Main Street, 28 square feet in size. Sign C is a black aluminum cabinet with a plastic face composed of black opaque negative area and light-colored letters/logos.
- d. Sign D: an internally illuminated cabinet sign facing W. 3rd Street, 28 square feet in size. Sign D is a black aluminum cabinet with a plastic face composed of black opaque negative area and light-colored letters/logos.
- e. Sign E: internally illuminated cabinet sign facing Main Street, 9 square feet in size, with red semi-opaque negative area and light-colored letters/logos.

Signs A and B under this approval may be substituted over time with new signs of substantially the same style, ~~or~~ and any of the signs may be substituted with any new sign that meets typical sign code requirements for the district.

Also, additional signs that conform to code requirements for the district may be authorized by staff, provided that the new signs add 30 square feet or less to the total signage for either address and do cause total signage at the site to exceed the maximum code allowance.

- 3. All approved building plans and permits shall note that exposed conduit, mounting brackets, flashing, and similar visible hardware and appurtenances shall be painted using appropriate colors. Adequate finishing details for the sign installation shall be verified by Planning staff prior to permit final.

The motion was seconded by Board Member Thomson and passed 4-0.

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, Chair Goulart adjourned the meeting at 5:13 PM. to the regular meeting of **December 7, 2016.**

Approved on: 4/19/17

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