

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
April 19, 2017

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Chair
Georgie Bellin, Vice-Chair
Dan Irving
Thomas Thomson

Board Members Absent: Rod Jennings

City Staff Present: Mark Wolfe, AICP, Community Development Director
Mike Sawley, AICP, Senior Planner
Shannon Costa, Assistant Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

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

2.0 EX PARTE COMMUNICATION

Board members Campbell-Bennett and Irving disclosed they had driven by the site.

3.0 CONSENT AGENDA

Board member Thomson moved to approve the minutes from November 2, 2016, November 16, 2016, December 7, 2016, January 18, 2017, February 15, 2017, and April 5, 2017. Board member Bellin seconded the motion, which passed 4-0-1 (Jennings absent).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-03 (Meriam Park Foundation Building) Lot B2 of Subdivision S 09-01 (Meriam Park Phases 1-4, 9 and 10) APN 002-180-157

A proposed 16,095 square-foot commercial office building and common parking field on Lot B2 of Tentative Subdivision Map S09-01 in Meriam Park.

Assistant Planner Shannon Costa provided the staff report and answered questions from the Board.

Chair Campbell-Bennett opened the public hearing at 4:10 PM and invited the applicant to make a presentation.

Ty Yurkovic addressed the Board on behalf of the applicant. Mr. Yurkovic discussed the design and answered questions from the Board regarding building materials, entrances/exits, and parking.

Jason Bisho, Brian Firth Landscaping, addressed the Board on behalf of the applicant. He addressed questions regarding the parking lot shading, tree species and height, lighting, and design.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:39 PM.

Discussion continued with the Board.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-03 (Meriam Park Foundation Building), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL FOR AR 17-03

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-03 (Meriam Park Foundation Building). No building permits related to this approval shall receive final approval 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 and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All parking lot lighting shall be limited to 12 ~~16~~--feet in height.

The Motion was seconded by Board Member Irving and passed 4-0-1(Jennings Absent).

5.0 REGULAR AGENDA

- 5.1 Community Development Director Mark Wolfe provided the Board with information packets and a training regarding the role of the Architectural Review and Historic Preservation Board and proper conduct.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 5:36 PM to the regular meeting of **May 3, 2017**.

Approved on: 5/17/17