

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
February 17, 2016

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent:

City Staff Present: Bob Summerville, Senior Planner
 Mike Sawley, Associate Planner
 Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:02 pm. Board Members and staff were present as noted above.

1.1 Presentation by Museum of Northern California Art (MONCA) of the old Veterans Hall located at 900 Esplanade

This item was postponed to another meeting at the request of MONCA

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 15-33 Reed Apartments, 1131 W 5th Street; APN 004-201-002 and 004-201-001-A proposal to construct a three-story, five-unit apartment complex located on West 5th Street between Oak Street and Walnut Street.

Associate Planner Mike Sawley provided the project overview.

Chair Goulart opened the public hearing at 4:05 p.m. and invited the applicant to make a presentation.

Greg Peitz, Architect, Brian Firth, Landscape Architect, and Donnie Lieberman, applicant, addressed the Board on behalf of the project.

Board members asked for clarification regarding parking, shading, and color palette.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:19 p.m.

Board Member Thomson moved to adopt the required findings contained in the agenda report and approve Architectural Review 15-33 (Reed Apartments), subject to the recommended conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-33 Reed Apartments

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-33 (Reed Apartments). The approval documents for this project are date stamped Jan 22, 2016.
2. The approval of AR 15-33 (Reed Apartments) shall only become effective upon recordation of a merger of the parcels underlying the project site, AP Nos. 004-201-002 and 004-201-001.
3. The new wall pack light fixtures shall match or be substantially consistent with the existing wall packs on the Phase I building located at 505 Oak Street.
4. 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.
5. All building and landscape plans shall note the addition of a 2x4 cap on existing fencing so that all perimeter 6-foot fencing is consistent with the detail shown on the approved site plan.
6. 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.
7. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
8. Add bollard lights along the pedestrian walkway in front of the new units (easterly side of the new building.)

9. Consider alternatives to the approved color palate, subject to final approval by staff in conjunction with building permits.

The Motion was seconded by Board Member Jennings, and passed (5-0).

4.2 AR 15-30 North Cedar Apartments, 1225 N. Cedar Street; APN 043-141-010

A proposal to construct 39 apartment units on a 1.7-acre site located on the west side of North Cedar Street, between West 2nd Avenue and West 4th Avenue.

Associate Planner Mike Sawley provided the project overview.

Chair Goulart opened the public hearing at 4:33 p.m. and invited the applicant to make a presentation.

Vince Chudka, Architect, addressed the Board on behalf of the applicant.

Board Members discussed options of additional landscaping (climbing vines) to discourage graffiti and additional lighting.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:45 p.m.

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 15-30 (North Cedar Street Student Apartments), subject to the recommended conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-30 North Cedar Street Apartments

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-30 (North Cedar Street Student Apartments). The approval documents for this project are date stamped Jan 19, 2016.
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. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. Additional public right-of-way shall be dedicated and new public frontage improvements (curb/gutter/sidewalk, etc.), shall be installed during project construction, as required by the Public Works Department.
6. Add evergreen creeping vine plantings to the back side of the rear wall facing the bike path, if feasible, otherwise apply graffiti resistant coating to the side of the wall facing the bike path.
7. Add evergreen creeping vine plantings to both sides of the trash enclosure.

Board Member Jennings seconded the motion, which passed by a vote of 5-0.

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Bob Summerville reported that there has been several parties interested in relocating the the 5th Street Gothic house that was approved for demolition. There is hope that an agreement can be reached and a location secured to preserve the house.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:00 p.m. to the adjourned regular meeting of **March 2, 2016**.

Approved on: _____

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
March 2, 2016

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Rod Jennings
Ken Doglio

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 3:59 pm. Board Members and staff were present as noted above.

1.1 Presentation by Museum of Northern California Art (MONCA) of the old Veterans Hall located at 900 Esplanade

This item was postponed to another meeting at the request of MONCA

2.0 EX PARTE COMMUNICATION

Board Member Campbell Bennett disclosed she had a conversation with Bud Schwab regarding the Chico Children's Museum project.

3.0 CONSENT AGENDA

4.0 PUBLIC HEARING AGENDA

Staff requested to move Public Hearing item 4.2 to be heard prior to item 4.1 due to a scheduling conflict, there were no objections.

4.2 AR 16-01 Chico Children's Museum 321, 325 and 327 Main Street, APN 004-152-008 A proposal to remodel the front façade on a vacant commercial building.

Associate Planner Jake Morley provided the project overview.

Chair Goulart opened the public hearing at 4:01 PM and invited the applicant to make a presentation.

Members of the public addressing the Board regarding this item were as follows:

Alan Tocherman, property owner spoke on behalf of the applicant. Richard Billson, contractor for the project, Dana Leslie, representing the Museum, and Mr. Tocherman answered questions from the Board regarding the project. There will be no awnings but the glass front will be clear low E glass, the historical plaque will be moved to the left side of the entrance.

Board member Bennett expressed her concern regarding the vibrancy of the color scheme. Board member Bennett was concerned that the vibrant yellow and white might cause a glare. Ms. Leslie stated there was a great deal of consideration put into the selection of the color and the vibrancy was deliberate due to fact that it is a children's museum. Chair Goulart stated she liked the intensity of the color but would like to see the yellow a little creamier. Board member Thomson didn't think the color would be an issue.

Budd Schwab, downtown business owner (located across the street from the museum), addressed the Board in favor of the project and stated he had no objection to the color and felt it would be an improvement to what was currently there.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:12 pm.

Discussion continued with the Board regarding the color and possible conditions on the color.

Chair Goulart reopened the public hearing at 4:17 PM to continue the discussion of color.

Mr. Tocherman & Ms. Leslie stated that the Museum Board and the owner had worked together in selecting the color and in their research they found that yellow was considered an historic color and their goal is to keep history alive. Mr. Tocherman also stated that he was informed that the vibrancy of the paint would fade within 5 years. Mr. Billson stated that they would discuss some other colors and bring another sample to staff.

Board member Thomson suggested the applicant consider using the proposed yellow as an accent color on the marquee and the remainder of the parapet be painted a softer tone.

Chair Goulart closed the public hearing at 4:30 PM.

Discussion continued with the Board regarding color and possible conditions of approval.

Board Member Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-01 (Chico Children's Museum), subject to the recommended

conditions therein as modified below (changes are denoted by *italicized and underlined text*):

Conditions of Approval for AR 16-01 Chico Children's Museum

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 16-01 (Chico Children's Museum). 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 and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. The historical marking plaque, noting the location of the first city hall, shall be reinstalled to the façade of the structure.
5. The entrance tile, as submitted at the March 2, 2016 hearing, is approved. Tile is Glazed Porcelain by Dal Tile, Color: IG98 Midnight.
6. Proposed yellow color shall be reduced in intensity to a "warmer" or "cream-like" tone. Revised colors shall be submitted to staff for review and approval. Staff will consult with a Board member for final decision.

Board Member Thomson seconded the Motion which passed 3-0-2-Jennings & Doglio absent).

4.1 AR 15-32 Surf Thru Carwash, Vacant lot west of 2420 Notre Dame Blvd.; APN 002-190-038 A proposal to construct a 4,900 square foot commercial car wash and supporting facilities on a vacant 1 acre parcel.

Associate Planner Jake Morley provided the project overview.

Chair Goulart opened the public hearing at 4:38 pm and invited the applicant to make a presentation.

Members of the public addressing the Board regarding this item were as follows:

Robert Vermeltfoort, Vermeltfoort Architects, addressed the Board on behalf of the applicant. He stated this project will be their ninth location. He has no problem with the conditions suggested by the planner. He requested some clarification on some of the items and stated the reason they prefer not to have a

window on the Eastside of the building is for security, since they count money in that area. He prefers the utility main panel be located inside but if must be outside will move the rear of the building and screen it. He agreed to add a trellis with plants on the Westside to break up the wall.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:45 PM.

Discussion continued with Board members. Board agreed that instead of windows, a trellis would suffice for safety reasons.

Chair Goulart Reopened the public hearing at 4:47 PM.

Mr. Vermeltfoort verified the trellis color and clarified that the key on the map is not correct. The color key on the materials board is the accurate color scheme. He stated he tried to match the neighboring businesses (with the exception of Les Schwab).

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:49 PM.

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 15-32 (Surf Thru Express Car Wash), subject to the recommended conditions therein as modified below (changes denoted by italicized and underlined text):

Conditions of Approval for AR 15-32 Surf Thru Express Car Wash

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-32 (Surf Thru Carwash). 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. Sign package shall be revised to conform to the 228 square footage maximum as set forth in Chico Municipal Code section 19.74. Monument sign not to exceed 6-feet in height and shall be placed in a landscape planter. All sign copy shall be opaque with lettering illuminated only. Future signage shall be reviewed and approved by planning services staff prior to issuance of a sign

permit.

5. Wall lighting shall be mounted at an appropriate height, and parking lot lighting shall be mounted at a pedestrian scale not to exceed 16 feet.
6. Concrete columns (Note 12 on Sheet A300) shall be tinted to match the wainscoting color.
7. Add two trellis structures to the western elevation of the pay station with ever green landscaping that climbs.
8. Colors presented on the color and materials board shall be utilized for proposed elevations. Disregard colors noted on Attachment D of the staff report.
9. Modify the landscape plan to include a 3 foot wall, as described by the applicant (75 feet long, made of split block), along the drive through on the northern side of the site plan to screen the drive through. Landscaping plan shall be modified with evergreen plants, including creeping fig, to minimize graffiti and to add additional interest to the wall.

The Motion was seconded by Board Member Bennett, and passed (3-0-2-Jennings & Doglio Absent).

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Chair Goulart requested an update on COD 15-01 (Grigg). Senior Planner Summerville stated that it appeared an agreement had been reached with a private party to move the house and save it from demolition. Building Official DePaola stated his staff was currently processing permits to move the house.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:01 pm to the adjourned regular meeting of **March 16, 2016**.

Approved on: _____

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
March 16, 2016

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
Sheryl Campbell-Bennett, Vice-Chair
Thomas Thomson
Ken Doglio

Board Members Absent: Rod Jennings

City Staff Present: Mark Wolfe, Community Development Director
Bob Summerville, Senior Planner
Jake Morley, Associate Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 3:58 p.m. Board Members and staff were present as noted above.

Community Development Director Wolfe requested that the board amend the agenda by adding item 5.1. Item 5.1 is the consideration to re-agendize Architectural Review 16-01, 321, 325, and 327 Main Street (Chico Children's Museum), for Board reconsideration.

Board Member Campbell Bennett Moved that the Architectural Review and Historic Preservation Board add item 5.1 to the current meeting agenda. Board member Doglio seconded the motion which passed (4-0-1; Jennings absent).

2.0 EX PARTE COMMUNICATION

Board members stated they had visited the sites.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 15-28 Holiday Inn (Lotus Management) Springfield Drive, APN 002-370-073 - A proposal to allow two hotel structures on a 2.83 acre site, to be constructed on a vacant parcel over two phases.

Associate Planner Jake Morley provided the project overview.

Board Member Doglio Recused himself due to a conflict of interest.

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

Prakash Patel the applicant addressed the board and answered questions. Mr. Patel stated that some of the lighting details are part of the franchise signature detail, however, he can get a waiver from the company to use different lighting to meet the standards.

Additional members of the public addressing the Board regarding this item were as follows: Janki Dubal, Arwen Funk and Shawn Rohrbacker.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:10pm.

Deliberation 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 15-28 (Lotus Management), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-28 (Lotus Management). 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. Appropriate vehicle signage, including a one-way and a stop sign shall be installed at intersection of the existing driveway and the new one way parking lot on the east side of the proposed structure.
5. Parking lot lighting shall be no taller than 18 feet in height and shall contain cut-offs.
6. Up lighting of the structure is prohibited.

7. Sheet A0.3, which indicates the construction and design of the trash enclosure is approved as submitted.

The Motion was seconded by Board Member Campbell-Bennett, and passed (3-1-1; Doglio abstain, Jennings absent)

4.2 AR 15-41 (Floral Gardens Square Building Four) 1260 East Avenue, APN 016-040-070 - A Proposed 5,960 square foot office building on a 0.56 acre site.

Community Development Director Mark Wolfe provided the project overview.

Chair Goulart opened the public hearing at 4:19 p.m. and invited the applicant to make a presentation.

Dan Hayes, the applicant, addressed the board. He responded to questions regarding the color scheme, materials, and design.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:35pm.

Discussion continued with the board members.

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 15-41 (Floral Gardens Square Building Four), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-41 (Floral Gardens Square Building Four), as may be modified by any conditions added by the ARHPB. No building permits related to this approval shall be issued or final occupancy granted without authorization of Planning Division 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. Building mounted lighting shall be of an architecturally compatible full-cutoff design, and subject to staff approval prior to issuance of a building permit.
4. The proposed landscape plan may be modified to meet LID requirements. The final landscape plan shall be designed to incorporate materials and themes

reflected in the proposed plan.

5. Remove, replace, and /or construct any deficient public improvements along East Avenue and private improvements in the existing parking area pertaining to the proposed project to achieve compliance with current Municipal Code, ADA, and Title 24 Accessibility requirements.
6. Colors for the building shall be a Charcoal Gray roof, "Ground Fog" gray siding, and white trim, as presented at the Board's meeting on this item.

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

4.3 HRN 16-01 Historic Resource Nomination (Thomson) 799 Hill View Way

A proposed nomination of the residence located at 799 Hill View Way as a landmark on the City of Chico Historic Resources Inventory.

Senior Planner Bob Summerville provided the project overview.

Chair Goulart opened the public hearing at 4:40 p.m.and invited the applicant to make a presentation.

Tom Thomson, the applicant, provided the board with a brief presentation regarding the history of the house and the architectural significance of the building.

Graham Hutton addressed the board in support of the nomination.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:05 p.m.

Board Member Campbell-Bennett moved that the Architectural Review and Historic Preservation Board adopt Resolution No. 16-04 recommending that the City Council designate 799 Hill View Way as a landmark on the City of Chico Historic Resources Inventory.

Board Member Doglio seconded the motion, which passed (3-1-1; Thomson abstain,Jennings absent).

5.0 REGULAR AGENDA

5.1 Reconsideration of Architectural Review (16-01), 321, 325 and 327 Main Street (Chico Children's Museum) A proposed façade remodel to a vacant commercial building.

Community Development Director Mark Wolfe provided an overview for this item. Mr. Wolfe stated that the reconsideration is being requested due to the

verbiage of condition # 6 which states—“Proposed yellow color shall be reduced in intensity to a “warmer” or “cream -like” tone. Revised colors shall be submitted to staff for review and approval. Staff will consult with a Board member for final decision.”

Mr. Wolfe explained that it would be inappropriate for the staff to consult with only one board member prior to approval (it should be all of them or none of them). He suggested that if the board reconsidered the item they could then choose to condition the color directly or leave the approval up to staff. The Board would then revote on the project and conditions of approval. Mr. Wolfe explained that the motion to reconsider requires a 2/3 majority vote.

Board member Campbell-Bennett moved that the Architectural Review and Historic Preservation Board reconsider Architectural Review 16-01(321, 325, and 327 Main Street (Chico Children’s Museum). Board Member Thomson seconded the motion which passed(4-0-1; Jennings absent).

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 5:19 p.m. to the regular meeting of **April 6, 2016**.

Approved on: _____

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
April 6, 2016

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
 Sheryl Campbell-Bennett, Vice-Chair
 Thomas Thomson
 Keith Doglio

Board Members Absent: Rod Jennings

City Staff Present: Bob Summerville, Senior Planner
 Jake Morley, Associate Planner
 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

4.0 No Items.

5.0 PUBLIC HEARING AGENDA

4.1 AR 16-01 Chico Children's Museum 321, 325 and 327 Main Street, APN 004-152-008: Reconsideration of a condition of approval regarding the color of the parapet.

Associate Planner Jake Morley provided the project overview.

Senior Planner Summerville clarified the scope of the project.

Chair Goulart opened the public hearing at 4:08 PM and invited the applicant to make a presentation.

Dana Leslie representing the Chico Children's Museum, addressed the Board. Ms. Leslie provided the Board a picture array with examples of other Children's Museum facades in bright colors. She stated that while Digital Yellow was the preferred color, they wanted to move the project forward and were willing to consider other colors. Ms. Leslie stated that she felt the building owner was doing

a great service and is gifting the remodel to the museum. She wants him to feel appreciated and doesn't want to discourage his generosity or disrespect him.

Richard Billson, Billson Construction, stated the owner of the building (Alan Tocherman) is willing to put millions of dollars into the improvements on the building. Mr. Tocherman will be putting in new tile, wainscot, and windows in addition to the new paint. He stated he felt the color was a minor detail in the overall scope of the project and building improvements.

Board member Campbell-Bennett asked if the color would be painted on the parapet or integrated with the stucco mix.

Mr. Billson stated the color would be painted on for ease of maintenance and freshness of color. He stated that the façade remodel had been considered for several years, the Children's Museum just happens to be the current tenant.

Nicole Romain and Ashley DeKellis spoke in support of the color choice for the museum.

Chair Goulart stated she would have preferred the color samples painted on the building to be bigger and treated with the same process that would happen with the full paint treatment to provide a more accurate color sample. She stated that she believes the proposed color is very vibrant and to meet the design guidelines for downtown buildings, it should be used as an accent color rather than full façade color.

Board member Thomson stated he didn't feel the museum had gone far enough with the design and color to distinguish themselves as the examples that were provided. He asked about the signage for the front of the building.

Senior Planner Summerville inquired if the Museum was associated with, or a member of, any museum association with a specific brand recognition, and/or color scheme.

Ms. Leslie stated the museum is not part of an association or affiliated in any way.

Board member Thomson asked if the museum had pictures of their proposed sign design.

Ms. Leslie showed the Board pictures of their proposed sign design from her cell phone.

Board Member Thomson stated he felt the signage brought the elements together. He also stated he believed a solution for the design would be to paint the pop-out the vibrant yellow, and the rest of the building face a less vibrant color. Board

member Goulart and Campbell-Bennett agreed, the signage with the two colors work well together.

Board members discussed with the applicants possible colors that would be acceptable.

Mr. Billson stated that if the Board and the museum could come to an agreement on the color; he would convince Mr. Tochterman, the building owner, to agree to the color so the project could move forward.

Planning Commissioner Dale Bennett spoke as a member of the public, in support of the project, and asked for clarification regarding which areas would be painted the vibrant color and which would be the less vibrant color.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:51PM.

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 16-01 (Chico Children's Museum), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 16-01 (Chico Children's Museum). 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 and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. The historical marking plaque, noting the location of the first city hall, shall be reinstalled to the façade of the structure.
5. The entrance tile, as submitted at the March 2, 2016 hearing, is approved. Tile is Glazed Porcelain by Dal Tile, Color: IG98 Midnight.
6. The pop-out of the façade, including the sides and bottom, shall be painted "Sunny Side Up" (Kelly Moore 5218), while the remaining face of the façade shall be painted "Daisy Chain" (Kelly Moore 5216).

7. Signage concept presented at the April 6, 2016 Architectural Review Board meeting is approved, subject to review of sign review application and under separate permit.

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

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 4:54 PM to the adjourned regular meeting of **April 20, 2016**.

Approved on: _____

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
April 20, 2016

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
Sheryl Campbell-Bennett, Vice-Chair
Thomas Thomson
Ken Doglio

Board Members Absent: Rod Jennings

City Staff Present: Bob Summerville, Senior Planner
Mike Sawley, Associate Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 3:58 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 S/PDP 15-04, GPA 15-04, and RZ 15-03 Estates at Lindo Channel.

The applicant requested that the Board forward a recommendation of approval to the Planning Commission for the design of single family homes associated with a 22-lot small-lot subdivision and planned development permit

Associate Planner Mike Sawley provided the project overview.

Board members requested clarification regarding the area dedicated to the city, light sheds, mail boxes, maintenance, and green space.

Chair Goulart opened the public hearing at 4:08 p.m. and invited the applicant to make a presentation. Wes Gilbert, Brian Firth, and Greg Peitz all spoke on behalf of the applicant. They answered questions regarding the landscaping, lighting, mail box placement, trees, end of Cul de Sac, overlook, and benches.

Members of the public addressing the Board regarding this item were as follows:
Alan Guzzetti, Pete Holingsworth, Martha Gore, Anita Fitzgerald, Karen

Goodwin, Cathy Funke, Lee Watrous, and Cathy Gregg. They expressed their concerns regarding traffic, lighting, access to the channel, and fire access road.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:29 p.m.

Discussion continued with the Board.

Board Member Campbell-Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the Estates at Lindo Channel project (S/PDP 15-04), subject to the conditions therein as modified below (changes are denoted by *italicized and underlined text*):

Recommended Conditions of Approval

1. The creation and improvement of 22 lots is authorized, as depicted on “The Estates at Lindo Channel Vesting Tentative Subdivision Map and Planned Development Permit (S/PD 15-04)” date stamped March 16, 2016, except as revised by any other condition of approval.
2. All development shall comply with all other State and local Code provisions, as well as any applicable requirements of the Fire Department, the Public Works Department, Butte County Environmental Health, and the Community Development Department. The developer is responsible for contacting these offices to verify the need for permits.
3. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

“In accordance with the provisions of the Chico Municipal Code, a transportation facility fee, park facility fee, and building and equipment fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new building or structure is constructed on such lot or parcel, at the time an alteration or addition is made to an existing building or structure constructed on such lot or parcel which results in the expansion of building or structure, or at the time of a change in use of an existing building or structure constructed on the lot or parcel. In addition, a storm drainage facility fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time such lot or parcel is first used for any residential or nonresidential purpose, at the time the area of the lot or parcel devoted to such residential or nonresidential use is expanded, or at the time of a change in the use of the lot or parcel. Such transportation facility fee, park facility fee, building and equipment fee and storm drainage facility fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map or parcel map, together with any adjustments to such schedules of fees made in

accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map or parcel map to account for any changes in the type or extent of transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which will be required as a result of the development and/or use of real property during the period upon which such fees are based, any change in the estimated cost of the transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities upon which such fees are based, or any change in that portion of the estimated cost of such transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which cannot be funded from revenue sources available to the City other than such fees.”

4. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.
5. Impacts to school facilities within the Chico Unified School District shall be fully mitigated by payment of school impact fees to the extent permitted by State Law.
6. All approved building plans, final maps and permits shall note that the project shall comply with The Estates at Lindo Channel Planned Development Permit (S/PDP 15-04). No building permits related to this approval shall be finalized without prior authorization of Planning staff.
7. The approval documents for this project include the following exhibits:
 - a. Vesting Tentative Subdivision Map (2 sheets) date-stamped Mar 16, 2016.
 - b. Planned Development Site Plan, date-stamped Apr 7, 2016.
 - c. Landscape Plans (3 sheets) date-stamped Mar 16, 2016.
 - d. Residential Elevations and Floor Plans (6 sheets) date-stamped Mar 16, 2016.
 - e. Color Sample Sheet, date-stamped Apr 12, 2016 and
 - f. Lighting Cut Sheets, date-stamped Apr 7, 2016.
8. Planned Development Permit 15-04 authorizes the following development standards for the Estates at Lindo Channel Subdivision:
 - a. Eleven-foot front yard setbacks
 - b. Ten-foot rear yard setbacks
 - c. Building projections into side yard setbacks, as shown on the elevation drawings.
9. *The mailboxes shall be relocated to Lot B and incorporated into the seating area and landscape improvements. Minor modifications to the street alignment and landscape plans may be approved by staff to accommodate this change to the project.*

10. The developer shall install City-standard 18-foot tall street lighting substantially consistent with the “Arched Inverted Lantern Type Luminaire and Pole Detail” shown on pages 7 and 8 of Standard Plan SL-1, under Chico Municipal Code Section 18R.12. Locations and spacing of the new street lighting shall be subject to review and approval by the Public Works Department as part of reviewing the subdivision improvement plans for the project.
11. The developer shall install low-level bollard lighting at Lot B to illuminate the relocated mailbox area and at the end of the cul-de-sac nearest Lindo Channel to minimize light spillage into residential rear yards and the Lindo Channel area.
12. Replace the proposed exterior lighting on the residences with low-intensity lighting, directed downward and dark-sky compliant to the extent feasible.
13. On the north elevation of the residence on Lot 22 and the south elevations of the residences on Lots 13 and 14, the developer shall provide raised trim around all exterior windows and door frames matching the same trim elements shown on the front elevations, and throughout the project shall use colored vinyl window frames (not white) which complement the color scheme of the residence.
14. The developer shall provide a stone wainscot beneath the living room window on Lots 19 and 21 (house plan A1-B), matching the stone on the porch columns.
15. Home designs on adjacent lots shall be differentiated from one another by varied rooflines, colors, or other façade treatment options.
16. The vertical walls of the lookout platform at the end of the cul-de-sac shall be improved with a colored stone pattern similar to the stone on the Manzanita Avenue bridge over Big Chico Creek.
17. All new fencing shall include a two-inch cap with trim and vertical battens.
18. The developer shall preserve as many trees as possible. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code 16.66 and adopted City fee schedule. In-lieu fees shall be paid prior to issuance of any certificates of occupancy within the project.
19. The developer shall demonstrate on the building plans that trash storage for each residence will comply with the provisions of Chico Municipal Code Chapter 8.12, including but not limited to providing storage for trash and recycling receptacles where the receptacles are not visible from the public right-of-way.

20. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and associated equipment, shall be screened by appropriate materials and colors, illustrated or notated on the building plans as requiring screening, and subject to approval by Planning staff prior to issuance of a certificate of occupancy.

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

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Bob Summerville provided the Board with an update on AR 16-01 (Chico Children's Museum). He stated that there was an appeal filed after the reconsideration and the tentative date for that hearing will be May 17, 2016.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 6:03 p.m. to the regular meeting of **May 4, 2016**.

Approved on: _____

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
May 17, 2017

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: None.

City Staff Present: Mike Sawley, AICP, Senior Planner
David Young, Senior Planner
Shannon Costa, Assistant Planner
Kelly Murphy, 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

None.

3.0 CONSENT AGENDA

Board member Thomson moved to approve the minutes from May 18, 2016, June 1, 2016, July 20, 2016, August 17, 2016, October 19, 2016, and April 19, 2017. Board member Jennings seconded the motion, which passed 5-0.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-14 (Domicile II Apartments) 2910 Joshua Tree Road, APN 007-220-058

Assistant Planner Kelly Murphy provided the staff report and answered questions from the Board.

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

Greg Peitz, Architect, addressed the Board on behalf of the applicant. Brian Firth, Landscape Architect, addressed additional questions regarding the landscape plan and outdoor lighting.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:16 PM.

Discussion continued with the Board.

Board Member Bellin moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-14 (Domicile II Apartments), subject to the following conditions (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL- AR 17-14

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 17-14 (The Domicile II Apartments). 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 and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. 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 and other metal flashing 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.
4. Prior to issuance of a certificate of occupancy, record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcel by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.
5. The applicant shall submit a tree removal permit application pursuant to CMC Section 16.66.070 prior to the issuance of building permits. The planting of replacement trees or the payment of in-lieu fees will be required.

6. Required guest parking spaces shall be delineated from resident parking.
7. Shared recreation area shall be illuminated with bollard lights at each picnic table and along the walking path.

The Motion was seconded by Board Member Jennings and passed 5-0.

4.2 Architectural Review 16-27 Shelton Commercial Building, east side of Esplanade, 200 feet south of East Shasta Avenue, APN 006-380-014

Senior Planner Mike Sawley provided the staff report and answered questions from the Board.

Chair Campbell-Bennett opened the public hearing at 4:27 PM and invited the applicant to make a presentation.

Greg Peitz, Architect, and Brian Firth, Landscape Architect, answered questions from the Board regarding the project.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:38 PM.

Discussion continued with the Board.

Board Member Irving moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-27 (Shelton Commercial Building), subject to the following conditions (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL -AR 16-27

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 16-27 (Shelton Commercial Building). The approval documents for this project are date stamped Apr 18, 2017.
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. Trees shown to be retained with the project shall be protected during construction. Landscape plans shall include a sheet that specifies tree protection fencing around the drip line of all retained trees, and note that

the fencing shall be inspected by Planning staff prior to commencement of clearing/grubbing or other construction activities. Civil and architectural drawings shall be modified, as applicable, to avoid any trenching and to minimize hardscape improvements and/or grade changes within existing drip line areas. Landscape plans shall specify appropriate mulch materials and other surface treatments to be placed beneath existing drip lines at project completion.

The Motion was seconded by Board Member Jennings and passed 5-0.

4.3 Architectural Review 17-16 (Bills Town Lounge)135 Main Street, APN 004-072-010

Senior Planner Mike Sawley provided the staff report and answered questions from the Board.

Chair Campbell-Bennett opened the public hearing at 4:43 PM and invited the applicant to make a presentation.

Will Brady, Applicant, addressed the Board regarding the project and answered questions regarding the design. Mr. Brady stated that he is only leasing the first floor of the building and that the Board will mostly likely be seeing another application regarding the second floor which is why he chose to keep the color palette simple. Mr. Brady also stated his intention to dedicate a portion of the store front as an “Art Wall” with changing murals.

Downtown business owner, Tom VanOverbeek, stated he was in favor of the project and looked forward to more revitalization downtown.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 5:17 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 17-16 (Bill’s Towne Lounge), subject to the following conditions (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL- AR 17-16

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-16 (Bill’s Towne Lounge). The approval documents for this project are date stamped Apr 27, 2017.
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. Future signage for ground-floor uses shall be limited to the area on or below the clapboard siding, and shall not include plastic-faced backlit cabinet signs.

The Motion was seconded by Board Member Irving and passed 5-0.

Chair Campbell-Bennett recused herself from item 4.4 and Vice Chair Bellin proceeded with the meeting.

4.4 Architectural Review 17-17, Humboldt Van Overbeek Apts,1991 Humboldt Rd, APN 002-110-034-Conceptual Review

Assistant Planner Shannon Costa provided the staff report and answered questions from the Board. Ms. Costa clarified that the project before the Board was strictly a conceptual review and that final review would be at a later time after the additional entitlements had been secured. The design variance that the applicant sought approval of is the orientation of the building towards the creekside instead of the street side; due to the unique opportunities the location provides.

Vice-Chair Bellin opened the public hearing at 5:17 PM and invited the applicant to make a presentation

Tom VanOverbeek, applicant, addressed the Board and answered questions regarding the project. Mr. VanOverbeek stated that all of the units will have a creekside view as designed. Chad Finch, architect, was also available to answer questions on behalf of the applicant.

With no other members of the public wishing to address the Board, Vice-Chair Bellin closed the public hearing at 5:27 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board support the proposed site planning concept. The motion was seconded by Board member Irving and passed 4-0-1 (Campbell-Bennett abstain).

Chair Campbell-Bennett rejoined the meeting and proceeded with Item 5.0.

5.0 REGULAR AGENDA

None.

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 5:29 PM to the regular meeting of **June 7, 2017**.

Approved on: _____