

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
August 2, 2017

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Chair
Dan Irving
Rod Jennings
Evan Tuchinsky, Alternate

Board Members Absent: Georgie Bellin, Vice-Chair
Thomas Thomson

City Staff Present: Brendan Vieg, Principal Planner
Shannon Costa, Assistant Planner
Jessica Henry, Administrative Analyst

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

Chair Campbell-Bennett stated she will recuse herself from items 4.1 & 4.2.

3.0 CONSENT AGENDA

Board Member Irving moved to approve the minutes as amended from July 15, 2015, August 19, 2015, October 7, 2015, November 18, 2015, December 2, 2015, and June 7, 2017. Board Member Jennings seconded the motion, which passed 4-0-2 (Board Members Bellin and Thomson absent).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-25 (Thrive Lawyer's Office) Lots B7 and B8 of Meriam Park- Northeast corner of Carlisle Lane and Beacon Avenue

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

Acting Chair Jennings opened the public hearing at 4:04 PM and invited the applicant to make a presentation.

Dan Gonzales, Property Owner, Jason Bisho, with Brian Firth Landscape Architect, Inc., and Chad Finch, with Russell Gallaway Associates, Inc. addressed the Board and answered questions regarding the project design, building color palette & textures, exterior lighting, landscaping, and bike parking.

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

Discussion continued with the Board Members including additional questions for the applicant.

Acting Chair Jennings opened the public hearing for a second time at 4:44 PM and invited the Applicant to speak.

Dan Gonzales, Property Owner, addressed the Board and answered questions regarding the project design and building color palette & textures.

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

Discussion continued with the Board Members.

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 17-25 (Thrive Lawyer's Offices), subject to the following conditions:

Recommended Conditions for Approval for AR 17-25

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-25 (Thrive Lawyer's Office). 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. 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.

The Motion was seconded by Acting Chair Jennings and passed 3-0-2-1 (Bellin & Thomson

absent, Campbell-Bennett recused).

4.2 Architectural Review 17-27 (Maker Buildings) Lots A14 and A15 of Meriam Park- North of East 20th Street, just south of Springfield Drive

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

Acting Chair Jennings opened the public hearing at 4:56 PM and invited the Applicant to make a presentation.

Dan Gonzales, Property Owner, Greg Melton, Landscape Architect, Tyree Vantrease, Architect, and Chad Finch, architect with Russell Gallaway Associates, Inc. addressed the Board and answered questions regarding the project design, building color palette, landscaping, and parking.

With no other members of the public wishing to address the Board, Acting Chair Jennings closed the public hearing at 5:13 PM.

Discussion continued with the Board.

Acting Chair Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-27 (Maker Buildings), subject to the following conditions:

Recommended Conditions of Approval for AR 17-27

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. 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.

The Motion was seconded by Board Member Irving and passed 3-0-2-1 (Bellin & Thomson absent, Campbell-Bennett Recused).

Chair Campbell-Bennett rejoined the meeting and proceeded with the remaining agenda items.

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 5:24 PM to the regular meeting of **August 16, 2017**.

Approved on: 10/18/17