

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular meeting
July 15, 2015

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Marci Goulart, Chair

City Staff Present: Bob Summerville, Senior Planner
Mike Sawley, Associate Planner
Michelle Pease, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Vice-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

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 15-08 (West Sacramento Avenue Apartments) 1217 W. Sacramento Avenue; APN 043-260-004 – A proposal to construct 32 units on a 1.6-acre undeveloped site, including eight new four-plex buildings, 68 off-street parking spaces and various other features.

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

The Board requested clarification regarding the location of the entrance.

Vice-Chair Campbell-Bennett opened the public hearing at 4:05 PM and invited the applicant to make a presentation.

Architect Greg Peitz and Landscape Architect Tom Phelps spoke on behalf of the Applicant.

The Board requested clarification regarding lighting, fencing, landscaping,

windows, color palette, trees, bike racks, and signage.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 4:26 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 15-08 (West Sacramento Avenue Apartments) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-08

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-08 (West Sacramento Avenue Apartments). The approval documents for this project are date stamped Jun 23, 2015.
2. The approval of AR 15-08 (West Sacramento Avenue Apartments) shall only become effective upon successful annexation of the subject site (A.P. No. 043-260-004) to the City of Chico.
3. Provide a structural screen for the parking area, 6 to 10 feet in length and four feet in height, or a combination of graded berm and vertical landscape plantings. Signage may be allowed on the screen wall, in compliance with City signage regulations.
4. 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.
5. 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.
6. Move the second story bedroom windows to the side elevations where such a change in window placement would provide views toward West Sacramento Avenue, the "mailboxes", the "common area" or the "sports court" (five elevations in total).
7. Entries shall be lit with soffit lighting, no wall-mounted lighting is permitted.
8. Add two more bicycle parking pads between adjacent buildings, where absent

on the site plan.

9. Add more bollard lights to adequately illuminate sidewalks and parking areas throughout the site.
10. The developer shall comply with the mitigation measures set forth by the adopted Mitigated Negative Declaration and Mitigation Monitoring Program for General Plan Amendment and Rezone 14-01 (Tatreau), as follows:
 - a. MITIGATION C.1 (Air Quality): To reduce long-term air quality impacts from future development at the project site, operational mitigation measures shall be incorporated into the design of the project as specified in Appendix C of the Butte County Air Quality Management District's CEQA Air Quality Handbook, October 23, 2014, available at http://www.bcaqmd.org/page/_files/CEQA-Handbook-Appendices-2014.pdf. These measures include but are not limited to:
 - i. Utilizing energy-efficient lighting systems.
 - ii. Utilizing energy-efficient and/or automated controls for heating and air conditioning.
 - iii. Utilizing EPA Phase II certified wood burning devices.
 - iv. Installing additional bicycle racks or storage facilities to encourage alternatives to driving vehicles.
 - v. Including additional shade trees to maximize natural cooling.
 - vi. Utilizing centralized space and water heating and/or use of solar water heating.
 - b. MITIGATION D.1 (Biological Resources): If construction is scheduled to occur within the nesting season (March 1 – August 15), the developer shall hire a qualified biologist to conduct a preconstruction survey of the project site to identify any active nests within 500 feet of the project area. The survey will be conducted no more than 14 days before the beginning of construction. If nesting raptors or migratory birds are found during the survey, impacts will be avoided by establishment of appropriate buffers. No construction activities will commence within the buffer area until a qualified biologist confirms that the nest is no longer active. CDFW guidelines recommend implementation of 500 foot buffers around construction areas, but the size of the buffer may be adjusted if a qualified biologist determines that construction activities would not likely adversely affect the nest. Monitoring of the nest by a qualified biologist may be required if the activity has potential to adversely affect the nest. The migratory bird survey shall be conducted by a qualified, professional biologist.
 - c. MITIGATION E.1. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources

are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Further, Planning staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and plans to ensure contractor knowledge and responsibility for proper implementation.

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

- 4.2 AR 15-14 (Hotel Diamond/Cook) 220 W. 4th Street; APN 004-132-006 – A proposed Comprehensive Sign Program (CSP) to allow a new projecting sign advertising an existing hotel and new restaurant in Downtown Chico.**

Senior Planner Summerville presented the staff report and items of discussion.

The Board asked for clarification regarding sign standards and previous approvals.

Vice-Chair Campbell-Bennett opened the public hearing and invited the applicant to make a presentation.

Architect David Rogers spoke on behalf of the Applicant. He addressed questions from the board regarding the types of signs, the locations and size.

Members of the public addressing the Board on this agenda item were:

- Joe Hupp, sign contractor spoke on the quality of the sign he will construct. It is a high-quality sign; the paint is automobile quality. The copula will be constructed to prohibit pigeon problems. Diamond letters will be channel set.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 5:21 PM.

It was moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 15-14 (Hotel Diamond/Cook) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-14

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 15-14 (Hotel Diamond/Cook). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. The permittee shall submit a sign review application to the Community Development Department that includes all architectural plans and drawings approved by the Board in conjunction with their approval of AR 15-14 (Hotel Diamond/Cook).
3. 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.
4. The oval wall sign (noted as symbol 'C' on Sheet A1 of the architectural elevations) is approved as part of the Comprehensive Sign Program, however, shall be modified as follows: The cabinet shall remain, but the face of the sign shall be replaced with push-through acrylic letters (not neon) so that only the letters illuminate, but not the face.
5. All building plans shall note that the neon-tubes of the primary Hotel Diamond projecting sign shall be constructed to not allow the illuminated colors to "bleed" onto the adjacent pan faces, but instead, shall remain true to the colors illustrated on the approved elevations.
6. All building plans shall illustrate that the proportions and scale of approved architectural Sheet A1 shall govern (prevail) over the sign contractor sheet SF1.

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

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

7.1 The Board discussed dates for a tour of existing projects during the months of August and September. The Board will look at their calendars and suggest possible dates to Senior Planner Summerville.

8.0 ADJOURNMENT

There being no further business, Vice-Chair Campbell-Bennett adjourned the meeting at 5:48 PM to the adjourned regular meeting of **August 5, 2015**.

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 for the regular adjourned meeting
August 19, 2015

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Vice-Chair
Rod Jennings
Dale Bennett, Alternate Board Member

Board Members Absent: Marci Goulart, Chair
Thomas Thomson
Keith Doglio

City Staff Present: Bob Summerville, Senior Planner
Michelle Pease, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Vice-Chair Campbell-Bennett called the meeting to order at 4:00 PM. Board Members and staff were present as noted above. Planning Commissioner Bennett participated as an alternate member to provide a quorum.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 Modification of Phase II of DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11) – Northwest corner of The Esplanade and DeGarmo Drive – A proposal to modify the commercial phase of a mixed-use development that was previously approved by the Planning Commission as part of the DeGarmo Terrace Subdivision/Planned Development Permit (S/PDP 07-11).

Senior Planner Summerville presented the staff report and items of discussion.

Vice-Chair Campbell-Bennett opened the public hearing at 4:05 PM and invited the applicant to make a presentation.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 4:26 PM.

It was moved that the Architectural Review and Historic Preservation Board recommend the Planning Commission adopt the required findings contained in the agenda report and approve a Modification of Phase II of the DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11) subject to the recommended conditions therein, as modified below (changes are denoted by italicized and underlined text):

Recommended Conditions of Approval for Modification of S/PDP 07-11

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Modification of Phase II of DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11). 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 building plans shall be consistent with the architectural plan set date stamped July 15, 2015 approved by the Architectural Review & Historic Preservation Board.
4. Tenant wall signage shall be scaled and located on buildings within the boundaries illustrated on Architectural Sheets A5 – A7 and A10.
5. The center identification sign located at the site corner of The Esplanade and DeGarmo Drive shall be consistent with the architectural rendering illustrated on Sheet A8.
6. Uplighting shall not be allowed consistent with Chico Municipal Code Section 19.60.050 unless approved by the Planning Commission through the planned development permit process.

The motion was seconded and passed (3-0-3;Goulart, Thomson, & Doglio 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, Vice-Chair Campbell-Bennett adjourned the meeting at 5:48 PM to the adjourned regular meeting of **September 2, 2015**.

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
October 7, 2015

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
 Leo DePaolo, Building Official
 Jessica Henry, Administrative Analyst

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 – No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 15-22 Ceres Professional Plaza 3041 Ceres Avenue, APN 015-030-029

A proposal to construct a single story 4,000 square foot office structure on a 0.45 acre site.

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

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

Don Schukraft, Gary Hawkins, architect, and Tom Phelps, landscape architect, all spoke on behalf of the Applicant.

The Board asked for clarification regarding screening, alcove lighting, bicycle racks, and signage.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:22pm.

Chair Goulart reopened the public hearing at 4:25pm.

Senior Planner Summerville stated that the design guidelines indicate a softer color for this location near the foothills. The issue was also brought up that the other buildings in this existing complex are grey & dark roof, similar to the proposed building & roof color, and not a softer color.

Chair Goulart closed the public hearing at 4:36pm.

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 15-22 (Ceres Professional Plaza), subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-22 Ceres Professional Plaza

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-01 (Harrison Duplexes). 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. The proposed landscape plan may be modified to meet LID requirements.
5. A single bicycle rack, which allows two points of support to the frame such as an inverted "U", shall be installed at the western portion of the entry alcove. The rack shall be placed so that it provides sufficient space from structural improvements to house a bicycle on both sides of the rack.
6. All ground mounted HVAC units shall be structurally screened ~~as approved by the ARHPB~~ by either one of the following methods: 1) Stucco wall to match the structure or 2) metal railing to match proposed railing with heavy landscaping.
7. Recommend that the proposed body color be a warmer tone.

8. Signage shall be reviewed and approved by staff under separate permit.

Vice-Chair Campbell-Bennett seconded the motion, which passed (4-0-1; Jennings absent).

- 4.2 **AR 15-24 RGA/Butz, 127 Raley Blvd; APN 002-210-085** – A proposal to construct a new medical office building on a pad site within an existing medical office campus

Vice-Chair Campbell-Bennett recused herself from this item.

Senior Planner Summerville presented the staff report and items of discussion.

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

Don Russell and Pat Conroy spoke on behalf of the Applicant.

The Board asked for clarification regarding the entrance, sidewalk, walkway, tower, lighting, and signage.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:00pm.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 15-24 (RGA/Butz) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-24 RGA/Butz

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 15-24 (RGA/Butz). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. The tall sconce fixture (Visa Lighting #OW1296) shall be installed where illustrated on the submitted elevations and perspective drawings.
3. Recessed light fixtures shall be installed under all entry canopies.
4. All roof vent stacks and roof penetrations shall be painted to match adjacent roof surfaces.
5. All metal flashings shall be painted to match adjacent wall or trim surfaces.

Board Member Doglio seconded the motion, which passed 3-0-2; Campbell-Bennett abstain and Jennings absent).

4.3 AR 15-26 (LaSalle's/Griffith) 229 and 233 Broadway

A proposed front facade renovation and downtown outdoor dining patio

Senior Planner Summerville presented the staff report and items of discussion.

Chair Goulart opened the public hearing at 5:09 PM and invited the Applicant to make a presentation.

David Griffith, architect, Mick Needham, and Nick Andrew spoke on behalf of the Applicant. Mr. Griffith presented a slideshow, including historic photographs of the subject site and Broadway Street downtown.

The Board, staff, architect, and Applicant discussed placement of public entrance, grading, patio furniture, landscaping, addition of potted plants, lighting, reduced concrete barrier wall height, railing, glass color, signage, building color, and front door. Several items were left open: front door, signage, lowered barrier wall, rail material detail, windows, patio heaters, furniture, bike rack, paint scheme, glass color with sample, detail on post mounted light fixtures, light color temperature, hose bibs.

Members of the public addressing the Board on this agenda item were:

- Kevin Riley, owner of Stained Glass business to the south of project site, in favor of the project.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 6:25 PM.

The discussion continued with the Board. The Board indicated it needed a more complete package including detail and specifications.

Chair Goulart reopened the public hearing at 6:32 PM to discuss continuing the item to another meeting.

Chair Goulart closed the public hearing at 6:38 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board continue AR 15-26 LaSalle's/Griffith.

Board Member Doglio 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 6:45 pm to the adjourned regular meeting of **October 21, 2015**.

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
November 18, 2015

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Marci Goulart, Chair

City Staff Present: Bob Summerville, Senior Planner
Leo DePaolo, Building Official
Jessica Henry, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Vice-Chair Campbell Bennett called the meeting to order at 4:04 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 AR 15-26 LaSalles (Griffith), 229 & 233 Broadway; APN 004-081-018 & 019-

A proposed front facade renovation and downtown outdoor dining patio.

Senior Planner Summerville presented the staff report update and items of discussion.

Vice-Chair Campbell Bennett opened the public hearing at 4:14 PM and invited the Applicant to make a presentation.

David Griffith, architect, spoke on behalf of the Applicant.

The Board asked for clarification regarding wall/railing design, street trees, signage, lighting, outdoor furniture, and drainage.

With no other members of the public wishing to address the Board, Vice-Chair Campbell Bennett closed the public hearing at 4:36 PM.

Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-26 (LaSalles/Griffith) subject to the recommended conditions, as modified below (changes are denoted by *italicized and underlined text*):

Conditions of Approval for AR 15-26 LaSalles/Griffith

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 15-26 (LaSalle's/Griffith). 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. Design of the transom windows and front entry door shall be as illustrated on the design elevation date stamped 11/18/15.
4. Final signage design is delegated to staff for final approval. The signs can be illustrated on the building plans or (preferably) on a separate sign review application and permit. All drawings shall illustrate signage to be closely similar to the renderings submitted for the 11/18/15 meeting. Lamp intensity shall be minimized and expressed in lumens or equivalent. The size and scale of the signage shall not dominate the streetscape.
5. Combining the square footage of a blade sign with a projecting sign into a single sign is authorized by the Board under the provisions of CMC 19.74.070 (Comprehensive Sign Program), consistent with all elevations and drawings approved by the Board.
6. All indirect light fixtures approved by the Board shall be noted and illustrated on all building plans, including manufacturer cut sheets. Following installation, any up-lighting that shines through and above the slatted awnings shall require adjustment or removal. All light fixtures installed shall be consistent with the manufacturer cut sheets approved by the Board at the 11/18/15 meeting.
7. Design of the patio railing and wall shall be as illustrated on the drawings submitted for the 11/18/15 meeting. The low concrete patio wall shall not exceed one-foot in height as measured from the patio finished floor.
8. Color and materials shall be as submitted at the 11/18/15 meeting and shall be specified on all building plans.

9. Patio heating fixtures shall be as submitted at the 11/18/15 meeting and specified on all building plans.

10. Furniture and bicycle rack design be consistent with the manufacturer cut sheets and drawings submitted at the 11/18/15 meeting.

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

4.2 COD 15-01 Griggs, 618 W. 5th Street; APN 004-126-008-000

A proposal to demolish a 19th-century home that is listed on the City of Chico Historic Resources Inventory.

Senior Planner Summerville presented the staff report and items of discussion.

Vice-Chair Bennett opened the public hearing at 5:07 PM and invited the Applicant to make a presentation.

Jesse Grigg, son of property owner Carol Grigg, spoke on behalf of the Applicant.

The Board asked for more information regarding alternatives for moving the house instead of demolition, public safety issues, trespassing by transients, condition of structure, reconstruction of structure to historic value, demo and construction of new structure.

Members of the public addressing the Board on this agenda item were:

- Paul Lieberum, Vice President of Chico Heritage Association, in favor of saving house by moving it
- Richard Macias, Chico Heritage Association, in favor of saving house by moving it
- Jeff Durkin, Police Officer, Chico Police Department-TARGET team, regarding calls for service & public safety issues at this location, criminal activity, condition of property
- Caroline Roady, Gamma Phi Beta sorority, in favor of demolition immediately, she also spoke to the safety of the women that reside next door to this house, that a fence will not keep out the problem individuals
- Randy Schiff, owns the apartment building across the street from house, in favor of demolition
- Ed Nelson, Community Services Officer, Chico Police Department-TARGET team, regarding calls for service & public safety issues at this location, not in favor of temporary fencing

With no other members of the public wishing to address the Board, Vice-Chair Bennett closed the public hearing at 5:51 PM.

Vice-Chair Bennett re-opened the public hearing at 5:59 PM to continue discussion with the public.

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

- Carol Grigg, Applicant
- Ben Fontana, spoke on behalf of Applicant

With no other members of the public wishing to address the Board, Vice-Chair Bennett closed the public hearing at 6:15 PM.

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

Conditions of Approval for COD 15-01 Griggs

1. All demolition permits and plans shall note that Certificate of Demolition 15-01 (Grigg) authorizes the demolition of 618 W. 5th Street due to extreme disrepair and resulting hazardous conditions.
2. All demolition permits and plans shall note that any replacement structures shall include Gothic Revival elements in keeping with the historic character of the demolished structure, streetscape, and South Campus Neighborhood. All replacement structures and redevelopment of the property shall be reviewed and Approved by the Architectural Review and Historic Preservation Board.
3. *The property shall be fenced within one week of the project approval to preclude continued trespassing and vandalism.*
4. *No related demolition permits shall be issued within 30 days of project approval to allow the owner and interested parties time to explore relocating the building.*
5. *Prior to the issuance of any demolition permits, full documentation of the building shall be submitted to the Planning Division including photographs (old and new) and scaled drawings and measurements.*

Vice-Chair Bennett seconded the motion, which passed (4-0-1; Chair Goulart absent).

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

Chico Heritage Association members discussed different historic houses in Chico.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Vice-Chair Campbell Bennett adjourned the meeting at 6:35 PM to the adjourned regular meeting of **December 2, 2015**.

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
December 2, 2015

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: Ken Doglio-Recused

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 4:03 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 AR 15-31 Crepeville/Stephens, 240 Main Street; APN 004-081-013

A proposed outdoor dining patio along portions of the Main and 3rd Street frontages of the historic Grand View Building.

Senior Planner Summerville presented the staff report update and items of discussion.

Chair Goulart opened the public hearing at 4:12 PM and invited the applicant to make a presentation.

Richard Bellson, Bellson Construction; Ellen Stevens, property owner; and Philippe Masoud, Restrauntuer-presented the project on behalf of the applicant.

The Board asked for clarification regarding bike racks, lighting details of signage, and landscaping.

Public Works Director Ottoboni answered questions and clarified the requirements for the bike racks. He also indicated that changes discussed regarding existing bench and planters were all possible options to address pedestrian flow concerns.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:22pm.

Board Member Thomson moved to adopt the required findings contained in the agenda report and approve Architectural Review 15-31 (Crepeville/Stephens), subject to the recommended conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-31

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 15-31 (Crepeville/Stephens). No building permits related to this approval shall be finalized without prior authorization of 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. *Final architectural and civil engineering site plans shall note and illustrate at least three new "bike hitch posts" located close to the dining patio and street corner, with a decorative design that matches past outdoor dining patio approvals. The bike hitch post locations shall be subject to City staff approval and shall be located outside safe pedestrian paths of travel.*
4. *New project signage is approved as proposed with indirect lighting only subject to final staff approval of sign review application.*
5. *The historic style patio railing, with scallop and finial details, is approved.*
6. *The four patio umbrella colors presented at the meeting are approved. All four colors shall be utilized and distributed around the dining patio at the owner's discretion.*

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

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 4:37 PM to the adjourned regular meeting of **January 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 adjourned meeting
June 7, 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. Board Member Bellin arrived after roll call and the consent agenda.

2.0 EX PARTE COMMUNICATION

Chair Campbell-Bennett stated she had visited the sites.

3.0 CONSENT AGENDA

Board member Thomson moved to approve the minutes from February 17, 2016, March 2, 2016, March 16, 2016, April 6, 2016, April 20, 2016, May 17, 2017. Board member Jennings seconded the motion, which passed 4-0-1 (Board Member Bellin absent).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-18 (Jennings), 707 Wall Street, APN 004-385-002.

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

Chair Campbell-Bennett opened the public hearing at 4:04 PM and invited the applicant to make a presentation.

Chris Jennings, Applicant, and Gary Hawkins, Architect, addressed the Board and answered questions regarding exterior and parking lot lighting.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:15 PM.

Discussion continued with the Board Members. Board Member Thomson expressed his concern that the architectural design was too “over done” to be consistent and blend with the neighborhood.

Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-18 (Jennings), subject to the following conditions (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL- AR 17-18

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 17-18 (Jennings). 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. *Developer shall show on building plans all exterior lighting and parking lot lighting.*

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

Board Member Bellin recused herself for item 4.2.

4.2 Architectural Review 17-21 (Veteran's Administration Clinic), West side of Bruce Road, just south of Picholine Way.

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

Chair Campbell-Bennett opened the public hearing at 4:31 PM and invited the applicant to make a presentation.

Steve Gonsalves, Architect, addressed the Board on behalf of the applicant and answered questions regarding the project, public transportation, exterior lighting, respite areas, and the placement of the flag poles.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:57 PM.

Discussion continued with the Board.

Chair Campbell-Bennett re-opened the public hearing at 4:58 PM to allow the applicant to address further questions from the Board.

Chair Campbell-Bennett closed the public hearing at 4:58 PM.

Discussion continued with the Board.

Chair Campbell-Bennett re-opened the public hearing at 5:00 PM to allow the applicant to address further questions from the Board.

Chair Campbell-Bennett closed the public hearing at 5:01 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 17-21 (Chico Veteran's Administration Outpatient Clinic), subject to the following conditions (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL -AR 17-21

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-21 (VA Outpatient 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 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.
4. *The developer shall explore opportunities with the Veteran's Administration to relocate the flag poles to: (1) the landscaped median located in front of the covered entrance area, or (2) the inside or outside edge of the pedestrian walkway where the poles are shown on the approved site plan.*

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

4.3 Architectural Review 17-08 (Fountain Residential Partners), 322, 328, 332 Nord Avenue, APNs 043-230-006, -007, -008

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

Chair Campbell-Bennett opened the public hearing at 5:11 PM and invited the applicant to make a presentation.

Brent Little addressed the Board on behalf of the applicant. Matt Stratmann, Fareed Pittalwala, and Frank Condon answered questions and spoke on behalf of the applicant. Dan Gonzales spoke in favor of the project and stated he believed that parking would not be an issue.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 5:34 PM.

Discussion continued with the Board.

Chair Campbell-Bennett re-opened the public hearing at 5:48 PM to get further clarification regarding parking fees from the applicant.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 5:55 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 17-08 (Fountain Residential Partners), subject to the following conditions (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL- AR 17-08

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-08 (Fountain Residential Partners).
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 final landscape plans shall indicate creeping vines against trash enclosure stucco walls.
4. A parking reduction is authorized in compliance with CMC 19.70.050.
5. The proposed perimeter fence shall be reduced to 6 feet tall (7 foot with permeable material incorporated into the top 1 foot) to comply with CMC 19.60.060
6. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
7. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches in DBH removed, a new 15 gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.

- e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.

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

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 6:01 PM to the regular meeting of **July 19, 2017**.

Approved on: _____