

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the Adjourned Regular Meeting
August 21, 2013

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
 Dan Irving
 Tom Thomson
 Kris Zappettini

Board Members Absent: Dale Bennett

City Staff Present: Bob Summerville, Senior Planner
 Greg Redeker, Associate Planner

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:03 p.m. Board Members and staff were present as noted above.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 13-07 (Brown) Eaton Road; APN 007-160-048

Associate Planner Greg Redeker presented the staff report and responded to questions from the Board.

Chair Goulart opened the public hearing at 4:13 pm and invited the applicant to make a presentation.

Neil Graber, project engineer, Larry Coffman, architect, and Tom Phelps, project landscape architect, addressed the Board on behalf of the applicant and responded to Board questions

Chair Goulart closed the public hearing at 4:44 pm.

Board Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-07 (Brown) subject to the conditions therein as modified below (changes are

denoted by italicized and underlined text):

Conditions of Approval for AR 13-07 (Brown)

1. All approved building plans and permits shall note that the project shall comply with AR 13-07 (Brown). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.
2. All structures, improvements, and landscaping shall be constructed and maintained in substantial conformance with the plans, elevations, and color/materials board attached to this agenda report, except as modified by any other condition of approval.
3. All requirements of other city departments shall be met, including building permit approval and the repair or replacement of frontage improvements as directed by Public Works.
4. This approval shall not be effective until a use permit is approved to authorize the mini-storage use of the property. Planning staff is authorized to approve minor modifications to the approved plans, in harmony with the direction and conditions imposed by the Board, to accommodate any conditions imposed via the use permit process.
5. Final landscaping plans shall comply with all landscaping requirements of Title 19, including water-efficiency requirements as established in CMC 19.68.070, and shall demonstrate 50% shading of the vehicle maneuvering area.
6. The permittee is strongly encouraged to install one bicycle rack near the office/residence building, in a location subject to review and approval by Planning staff. The bicycle rack shall support the bicycle at two points (Dero "Hoop", Madrax "UX", or similar) and meet all standard in the CMC.
7. The permittee shall increase the separation between the parking lot light standard and Chinese Pistache located to the south of the residence/office building as much as space allows within the planter area, but in no case less than 5 feet.
8. All landscaping adjacent to Lot B and the Pleasant Valley Ditch shall consist of native and/or noninvasive species.

9. Visually interesting landscaping (such as a crape myrtle) at jog in fence, shall be installed at the eastern end of the southernmost mini-storage building.
10. The black vinyl-coated chain link shall be installed along the Eaton Road frontage. All poles and top rails for the vinyl-coated chain link fence shall be powder coated or painted black to match the chain link fabric.
11. All applicable conditions of approval from Parcel Map 04-11 (Brown) as approved by the Planning Commission in 2005, and subsequently modified by the Map Advisory Committee in 2006, will continue to apply to the construction of this project.
12. Light fixtures, OK for white on building.
13. Light poles, max height 14 feet.

The motion was seconded by Board Member Irving and passed 4-0-1 (Bennett absent).

4.0 REGULAR AGENDA

None.

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:05 pm to the regular meeting of September 4, 2013.

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 Adjourned Regular Meeting
September 4, 2013

Municipal Center
421 Main Street
Conference Room I

Board Members Present: Marci Goulart, Chair
 Dan Irving
 Tom Thomson
 Kris Zappettini

Board Members Absent: Dale Bennett

City Staff Present: Bob Summerville, Senior Planner
 Greg Redeker, Associate Planner
 Mike Sawley, Associate Planner

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:02 p.m. Board Members and staff were present as noted above. Chair Goulart disclosed she had received ex-parte communications in the form of an email from Karen Swartz.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 13-12 (Peitz/Bridges) 1024 Esplanade; APN 002-550-020

Associate Planner Mike Sawley presented the staff report and responded to questions from the Board.

Chair Goulart opened the public hearing at 4:07 pm and invited the applicant to make a presentation.

- Vera Bridges, applicant/owner, and Greg Peitz, project architect addressed the Board on behalf of the applicant.
- Karen Laslo, and Karen Swartz, expressed to the Board concerns regarding parking and design.

Chair Goulart closed the public hearing at 4:36 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 13-12 (Peitz/Bridges) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-12 (Peitz/Bridges)

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 13-12 (Peitz/Bridges). 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 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.
3. The lap siding on the new structure shall extend down to no more than four feet, six inches, above grade the sills of the windows on the left elevation, or lower. Exposed stucco or masonry below the lap siding shall be painted to match the body of the building and a painted trim piece shall be installed over the seam between the two types of exterior materials.
4. Subject to Planning staff approval prior to issuance of a building permit, a detailed landscape plan shall be submitted that specifies how existing trees to remain will be protected during construction (per CMC 19.68.060). At least two new trees shall be planted at the site to replace the palm trees that were recently removed. Include landscape shrubs that will provide screening for the additional width of the new structure, aiming to preserve the square appearance of the existing residence.
5. Exterior light fixtures shall be mounted no more than eight feet above grade, or no more than ten feet above grade if full-cutoff models are installed.
6. Carriage-style hardware shall be used for the garage door and pedestrian doors.

7. New porch columns shall be turned wood with simple square capitals that match the columns on the existing residence.
8. *The two doors on the left-hand side of the rear elevation shall have a similar level of architectural detail as the doors on the right-hand side of the rear elevation, or the doors on the front elevation.*
9. *Use windows with muntins on the new structure, similar windows on the existing residence.*
10. *Use 6-inch by 6-inch columns on the front porch of the lower story of the new structure.*
11. *Add one or more bike racks for common use.*
12. *Information Only: Consider reducing the number of different window sizes and using more of the windows shown on the left elevation of the new building.*

The motion was seconded by Board Member Irving and passed 3-1-1 (Goulart opposed, Bennett absent).

3.2 Architectural Review 13-08 (Blanshei) 555 Flying V Street; APN 002-550-020

Senior Planner Bob Summerville presented the report and responded to Board questions.

Chair Goulart opened the public hearing at 5:10 pm and invited the applicant to make a presentation.

Scott Gibson, architect, Bill Brouhard, property owner, Shelly Blanshei, applicant, and Mike Trollinder, addressed the Board on behalf of the project and responded to Board questions.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing.

Board Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-08 (Blanshei) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-08 (Blanshei)

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 13-08 (Blanshei/T-Bar). 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 a comprehensive sign program for AR 13-08 (Blanshei/T-Bar).
3. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development, Public Works, and Fire Departments. and the Engineering Division of the Community Services Department. The permittee is responsible for contacting these offices to verify the need for compliance.
4. Prior to or concurrent with the submittal of a building permit application, the permittee shall submit to Planning staff one check-copy set of final revised site plans, landscape plans, and building elevations incorporating all applicable conditions of approval adopted by the Board.
5. *The architect shall work with staff to design a safe, visible pedestrian path from Flying 'V' Street to the café, passing through but not degrading landscaped areas as necessary. The path shall be illustrated on all building plans, subject to staff review and approval.*
6. *Architectural review and approval of future expansion of the café and outside dining areas may be conducted administratively by planning staff.*

The motion was seconded by Board Member Irving and passed 4-0-1 (Bennett absent).

3.3 Architectural Review 13-06 (McDonald's) 1388 East Avenue; APN 016-060-054

Greg Redeker presented staff report and responded to Board questions.

Chair Goulart opened the public hearing at 5:42 pm and invited the applicant to make a presentation.

Lance Crannell and Efrain Corona addressed the Board on behalf of the applicant.

Chair Goulart closed the public hearing at 6:00 pm.

Chair Goulart moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-06 (McDonald's) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-06 McDonald's (East Avenue)

1. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 13-06.
2. The site plan, exterior elevations, features, materials and colors of the structures and site improvements shall conform to the plans, cut sheets, and materials sheets attached to this report, except as modified by any other condition of approval.
3. Landscaping shall conform to the details on the landscape plan, except as modified by any other condition of approval. In cases where the site improvements associated with landscaping vary from the architectural site plan, the landscape plan shall control. Final landscape plans shall comply with all landscaping requirements of Title 19, including water-efficiency requirements as established in CMC 19.68.070, and shall demonstrate 50% shading of the vehicle maneuvering area as required by CMC 19.70, subject to the standards in that section (including the minimum six-foot interior curb width for tree planters).
4. The applicant shall comply with all requirements of the Public Works Department regarding construction/repair of public improvements.
5. All signs shall be substantially similar to the depictions shown on the elevations and sign package, except that a diffuser film shall be applied to the inside of the monument sign.
6. The bicycle racks shall support the bicycle frame at two points (Dero "Hoop", Madrax "UX" or similar) and be located beneath an architecturally compatible shade structure.
7. The parking lot drive aisles shall be reduced in width to 28 feet or less (minimum 24 feet).
8. Final layout of the outdoor seating area and shade structures shall be

subject to Planning staff review and approval.

9. Either prior to or at the same time that building plans are submitted for plan check, the applicant shall submit revised landscape and site plans to the Planning Division which eliminate conflicts and meet all above noted requirements.
10. The approved color scheme shall be "Coyote Brown" as indicated on the color elevations and visual simulations. The original color scheme with "Alexandria Beige" and "Monroe Bisque" shall not be used.
11. All parking lot light standards shall be reduced to no more than 14 feet in height.
12. The trash enclosure shall be moved a few feet further north, if it is feasible to do so without requiring the relocation or alteration of other site elements.
13. The green screen and associated landscaping adjacent to the southeast corner of the site shall be extended westward to line up with the eastern edge of the adjacent parking space.

The motion was seconded by Board Member Zappettini and passed 4-0-1 (Bennett absent).

4.0 REGULAR AGENDA

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:05 pm to the regular meeting of September 18, 2013.

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 Adjourned Regular Meeting
October 2, 2013

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
 Dale Bennett
 Dan Irving
 Tom Thomson
 Kris Zappettini

Board Members Absent: None.

City Staff Present: Brendan Vieg, Principal Planner
 Bob Summerville, Senior Planner
 Mike Sawley, Associate Planner

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above. Board member Thomson recused himself from agenda item 3.1 due to a potential conflict of interest.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 13-13 (Star Liquor) 933 Nord Avenue; APN 043-590-060

Senior Planner Summerville presented the staff report and responded to questions from the Board.

Chair Goulart opened the public hearing at 4:17 pm and invited the applicant to make a presentation.

Tom Phelps and Kesheb Pabbi addressed the Board on behalf of the applicant. Bill Sheridan, owner of adjacent apartment complex spoke in opposition of the project and submitted written statements of opposition.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:40 pm.

Chair Goulart moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-13 (Star Liquors) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-13 (Star Liquors)

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 13 13 (Star Liquors). 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, Public Works, and Fire Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. The depth of the sign structure over the entry edifice shall be increased an adequate distance to preclude a thin appearance from the side and rear elevations. The rear of the sign shall be finished with stucco surfaces and not with visible structural members or material.
4. Illustrate on all site and landscape plans that the trash enclosure is relocated to the rear of the building, equipped with solid metal gates and locks, and landscaped with creeping vines to dissuade graffiti vandalism. Amend the landscape plan to extend the planter on the front elevation into the former location of the trash enclosure.
5. Illustrate and note on building plan west elevations that electrical panels are located to the rear of the west elevation and painted to blend with the adjoining wall.
6. Illustrate and note on all building plans that roof-mounted HVAC units are located close to the southwest building corner to reduce potential noise impacts to adjacent residents to the east.
7. Illustrate and note on all building plan elevations that metal awnings include side panels (not left open on ends).
8. Illustrate and note on all building plans that the building and monument signs utilize channel letters, or similar design to create a channel letter effect, utilizing opaque backgrounds and finishes similar to the building.

Externally illuminated signs may be approved. The monument sign shall not exceed 5 feet in height.

9. Illustrate and note on all building plans that roof drains shall not drain across sidewalks and shall direct flows to parking lot storm drains.
10. The project landscape architect shall amend the landscape plans to address changes to planting species per comments submitted by Bill Sheridan at the meeting (see attached annotated copy).
11. Illustrate and note on all building plans that decorative building lights are mounted no higher than 9 feet on walls and shall be full cut-off design. A heavier gauge (or more durable) decorative building light than originally proposed shall be utilized to reduce potential breakage from vandalism.

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

Senior Planner Summerville excused himself from the meeting.

3.2 Architectural Review 13-15 (Butte Premier Physical Therapy)

Associate Planner Mike Sawley presented the staff report and responded to questions from the Board.

Chair Goulart opened the public hearing at 5:20 pm and invited the applicant to make a presentation.

John Anderson addressed the Board on behalf of the applicant and answered questions regarding the project.

Chair Goulart closed the public hearing at 5:45 pm.

The Board discussed a general lack of support for the project due to lack of architectural detail, interest and enhancement. They found the project to be inconsistent with the surrounding buildings and foothill viewsheds.

Chair Goulart re-opened the public hearing at 6:05 pm and the applicant requested the item be continued to a later meeting to allow the project to return at a later date with design changes.

The public hearing was closed and the Board approved the continuance.

4.0 REGULAR AGENDA

None.

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:05 pm to the regular meeting of October 16, 2013.

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 Adjourned Regular Meeting
October 30, 2013

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Dale Bennett, Vice Chair
Dan Irving
Tom Thomson
Kris Zappettini

Board Members Absent: Marci Goulart, Chair

City Staff Present: Mark Wolfe, AICP, Community Development Director
Rubin Martinez, Public Works Director
Mike Sawley, Associate Planner

1.0 CALL TO ORDER/ROLL CALL

Vice Chair Bennett called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 13-20 (Salvation Army) 245 W. 8th Street, 717 & 719 Salem Street

Associate Planner Sawley presented the staff report and responded to questions from the Board.

Vice Chair Bennett opened the public hearing at 4:05 pm.

Community member Karen Laslo spoke in opposition to the project, mostly regarding the proposed destruction of a large oak tree and lack of native species on the landscape plan.

Community member Scott Wineland spoke mostly regarding the large oak tree, noting that it could only be saved if provided with a 20-foot no-construction zone.

Community member Frank Zebley spoke in opposition to the project, mostly regarding the proposed destruction of a large oak tree.

Applicant representative Zeke Wright (CSU Chico Construction Mgt. student) gave a presentation in favor of the project, recapitulated project redesigns and layout iterations that led to proposed design.

Applicant representative Jim O'Bannon spoke in favor of the project.

Project architect Greg Peitz spoke in favor of the project.

Project landscape architect Brian Firth spoke in favor of the project, noted that more native species could be incorporated into the landscape design.

Project engineer Neil Graber spoke in favor of the project.

Community member Mike Borzage spoke in favor of the project.

Applicant representative Steve Gibson spoke in favor of the project.

There being no further comments, the public hearing was closed at 4:58 p.m.

Board Member Irving moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and as discussed by the Board and amended below and approve Architectural Review 13-20 (Salvation Army) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-20 Salvation Army

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 13-20 (Salvation Army). 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 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.
3. Subject to Planning staff approval prior to issuance of a building permit, a detailed landscape plan shall be submitted that specifies how existing trees to remain will be protected during construction (per CMC 19.68.060).

4. Exterior light fixtures shall be full-cutoff.
5. Use the revised elevation details presented at the meeting, entitled "Addendum to Attachment E" as the approved elevations.
6. Pave the trash storage area located behind the existing residence and work with Planning staff to determine the feasibility of including a shortest-distance pathway from the proposed units to the trash storage area.
7. Substitute some of the proposed tree and shrub species with native species that would perform a similar function.

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

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Acting Chair Bennett adjourned the meeting at 5:35 p.m. to the regular meeting of November 6, 2013.

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
February 19, 2014

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Dale Bennett, Vice Chair
Kris Zappettini
Dan Irving
Thomas Thomson

Board Members Absent: Marci Goulart, Chair

City Staff Present: Bob Summerville, Senior Planner
Mike Sawley, Associate Planner

1.0 CALL TO ORDER/ROLL CALL

Vice Chair Bennett called the meeting to order at 4:05 pm. Board Members and staff were present as noted above.

2.0 CONSENT AGENDA

None.

3.0 PUBLIC HEARING AGENDA

3.1 AR 13-14 (The Printed Image) 2209 Park Avenue; APN 005-480-006

Associate Planner Mike Sawley presented the staff report and answered questions from the Board.

Vice Chair Bennett opened the public hearing at 4:08 pm and invited the applicant to make a presentation.

Greg Peitz and Scott Laursen addressed the Board on behalf of the applicant.

With no other members of the public wishing to address the Board, Vice Chair Bennett closed the public hearing at 4:20 pm.

It was moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-14 (The Printed Image) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-14 The Printed Image

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 13-14 (The Printed Image). 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 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.
3. All existing signage shall be removed from the site and new signage shall comply with the requirements of the Chico Municipal Code.
4. The 10-foot wide landscape buffer across the front of the property shall include permanent irrigation as noted on all building plans.
5. All barbed wire and/or razor wire shall be removed from the project site as noted on all building plans.
6. Exterior wall-pack light fixtures shall be mounted no more than twelve feet above grade.

The motion was seconded and passed, 4-0-1 (Goulart absent).

3.2 AR 13-19 (GPK/Hallmark) - Carriage Park Apartments, Northeast corner of Bruce Road and E. 20th Street, APN 018-390-020

Vice Chair Bennett opened the public hearing at 4:37 pm and invited the applicant to make a presentation.

Brady Smith and Michael Millet addressed the Board on behalf of the applicant. Jim Lynch, Richard Jameson, and Kathy Olson also addressed the Board regarding concerns about the proposed project.

With no other members of the public wishing to address the Board, Vice Chair Bennett closed the public hearing at 5:15 pm.

Discussion continued with the Board.

Vice Chair Bennett Reopened the public hearing at 5:40 pm. Further public comment and discussion occurred.

Vice Chair Bennett closed the public hearing at 5:45 pm.

The Board voted to continue the review of this project until a later meeting and requested that the applicant resubmit the design plans with the following revisions, including the recommended conditions of approval:

1. All approved building plans and permits shall note that the project shall comply with AR 13-19 (Carriage Park Apartments). No building permits

related to this approval shall be finalized without prior authorization of Planning Division staff.

2. Note on all site and landscape plans structural screening of all ground-mounted HVAC units in conjunction with landscape screening.
3. The bicycle/pedestrian connection to the commercial site adjacent to the south shall be shifted to Belgium Avenue and made part of a widened portion of the public sidewalk and shall be clearly illuminated for security purposes.
4. The style of windows depicted on new elevations presented at the meeting are a substantial improvement, and are acceptable with other changes as noted by related conditions.
5. The revised elevations presented at the meeting are a substantial improvement, however, consider a richer color palette.
6. Note on all building plans that all flashing at stairwells and balconies shall be stuccoed and/or painted to match.
7. One style of decorative pole lights is approved for the entire project, consistent with the style proposed around the pool area. The architect may adjust the lamp type for even light spread as necessary.
8. Synthetic turf as reviewed at the meeting is approved by the Board.
AR 13-19 (GPK/Hallmark-Carriage Park Apartments) Page 2 of 2
9. Trash compactors and enclosures will be relocated from landscape buffers as discussed at the meeting. New locations will be reviewed by the Board at a subsequent meeting. Creeping vines or shrubs will be added to the landscape plan close to the enclosures to dissuade graffiti vandalism.
10. Architectural elements that enhance the Craftsman style will be added to the buildings where possible such as outriggers at gables and support columns.
11. Incorporate volcanic rock elements, similar to the historic walls on the east side of Chico, as accents in various project areas to enhance a “sense of place” such as in landscape design, entry features, entry signage, clubhouse, or pavilion.
12. Provide design of monument signs for review at a subsequent meeting.

4.0 REGULAR AGENDA

None.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

7.0 ADJOURNMENT

There being no further business, Vice Chair Bennet adjourned the meeting to the regular meeting of March 5, 2014.

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
October 18, 2017

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Rod Jennings

City Staff Present: Mike Sawley, Senior Planner
Kimber Gutierrez, Associate Planner
Robyn Ryan, 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

3.1 Approval of Minutes

Board member Thomson moved to approve the minutes from November 6, 2013, November 20, 2013, December 18, 2013, August 2, 2017, September 6, 2017, September 20, 2017 and October 4, 2017.

Board member Irving seconded the motion, which passed 4-0-1 (Jennings absent).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-35 (Chase Bank – Chico East); 850 East Avenue, APN 007-280-052 – A proposal to construct a 3,500-sq.ft. bank building with two 24-hour ATMs and an eight-foot masonry screen wall.

Associate Planner Kimber Gutierrez provided the staff report and answered questions from the Board.

Chair Campbell-Bennett opened the public hearing at 4:07 PM and invited the applicant to make a presentation.

Architect Carlos Jahen with Stantec addressed the Board on behalf of the applicant and answered questions.

Steve Bashe with Chase Bank addressed the Board and answered questions.

Architect Bob Superneau addressed the Board on behalf of the applicant and answered questions regarding the landscape plan.

Debi Coopriider and Bill Jenkins also addressed the Board regarding this item.

Property owner Scott Huffman addressed the Board and provided information and answered questions.

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

Senior Planner Mike Sawley addressed the Board regarding the Board and public's concerns.

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 17-35 (Chase Bank – Chico East), subject to the following conditions (changes are denoted by italicized and underlined text):

Recommended Conditions for Approval for AR 17-35

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-35 (Chase Bank – Chico East). No building permits related to this approval shall receive final approval without 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 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.
4. All proposed signage shall be reviewed under a separate permit and in compliance with CMC 19.74.
5. All new electric, telephone, and other wiring conduits for utilities shall be

placed underground in compliance with CMC 19.60.120.

6. Parking area lighting located within 15-feet of any adjoining residentially-zoned parcel shall be limited to 12-feet above grade or configured in a way to prevent light spilling onto neighboring properties (wall-mounted lighting, reducing amount of lighting heads, etc.). Prior to issuance of a certificate of occupancy, Planning staff shall verify adequate shielding of parking area lighting.
7. The following shall be reflected on the project's landscape plan at building plan submittal:
 - a. The developer shall explore substituting at least one native tree species for a non-native tree species.
 - b. The developer shall coordinate with PG&E to determine appropriate landscaping within the established utility easement.
 - c. Prior to building permit issuance, Planning staff shall verify that the proposed landscaping meets shading requirements per Chico Municipal Code Section 19.70.060(E).

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

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Mike Sawley answered questions regarding the upcoming mandatory Board and Commission Training Session which will be held on November 2, 2017, from 8:00 am to 5:00 pm.

8.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 4:49 PM to the regular meeting of November 15, 2017.

Approved on: _____