

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular adjourned meeting
February 15, 2017

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Gouart, Chair
 Sheryl Campbell-Bennett, Vice-Chair
 Rod Jennings
 Thomas Thomson
 Evan Tuchinsky (Alternate)

Board Members Absent: None.

City Staff Present: Mike Sawley, AICP, Senior Planner
 Mark Corcoran, AICP, Senior Planner
 Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

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

2.0 EX PARTE COMMUNICATION

Alternate Board Member Tuchinsky stated he had driven by the site.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 16-25 (Starbucks Parklet) 246 Broadway Street; APN 004-062-023. A proposal to construct a new 257 square foot outdoor seating and dining area within the public right-of-way for the Starbucks restaurant located at 246 Broadway Street.

Senior Planner Mark Corcoran presented the staff report and answered questions regarding the project.

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

Chet Rusit from the PM Design Group represented the applicant. Ms. Rusit explained that she was new to the project team but would attempt to answer any questions.

Board members inquired about the materials for the flooring, storm drain access, debris clean up, security for the area, janitorial service responsibilities, and safety.

Mike Trolinder addressed the Board and expressed his concerns regarding the proposed project. Mr. Trolinder stated that he is infavor of parklets downtown but does not believe the timing is right for this particular project. He stated that he believes there needs to be downtown design guidelines for outdoor cafes and parklets. Mr. Trolinder is concerned that the parklet extends across the storefront of the neighboring business and would block the view from the street. He does not like the design of the structure.

Melanie Bassett, Executive Director, for the Downtown Chico Business Association, stated that she is also infavor of adding parklets downtown, but does not believe the time is right for this particular project. Ms. Bassett expressed her concern that the location of this proposed project has a high volume of transient activity. She stated there is an exsiting issue with aggressive panhandling on that corner and the business owners are currently struggling to keep the transients from loitering in that area. Ms. Bassett does not believe there are enough resources to keep the area clean and safe. She also expressed concern that the owner of the neighboring business (Pita Pit) is unaware of the proposal, which could have a significant impact on his business.

Tom DiGiovanni expressed his concerns regarding the project. Mr. DiGiovanni expressed his dismay at the quality of materials provided to represent the project. He stated that he believed the renderings did not provide a clear enough representation to adequately evaluate the project. He also believed there needed to be more information provided regarding the maintenance and cleaning of the parklet. Mr. DiGiovanni also expressed desire to see parklets downtown, however, he has reservations regarding this parklet.

Brendan Ottonbani, Public Works Engineering Director, provided the Board with a brief history of this proposed project and clarification regarding outdoor café seating and parklets. Mr. Ottoboni addressed other questions raised during the discussion.

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

Discussion continue with the Board.

Board Member Cambell-Bennett moved that the Architectural Review and Historic Preservation Board continue this item with direction to address the following concerns:

1. Demonstrate that the owners of the Pita Pit restaurant located at 240 Broadway Street support the currently proposed location of the project on Broadway Street.
2. Provide full color elevations and renderings to illustrate how the proposed project will interface with and impact the existing street conditions.

Specifically, illustrate how the proposed project will impact the Pita Pit restaurant located at 240 Broadway Street.

3. Submit a written Project Description that will include proposed operating procedures. The proposed operating procedures should include care and maintenance scheduling for the dining area and planters as well as a policy for ensuring that the space does not become an area of unwanted occupation and/or illegal activity. The proposed operating procedures will include an acknowledgement that the operator of the proposed project will be responsible for ensuring that the storm drain below the proposed project is kept free of debris to minimize flooding.
4. Include a way for access to be gained to the existing storm drain on Broadway through the floor of the proposed project. Include a note on the proposed Site Plan which states that the existing storm drain beneath the proposed project will be kept free of debris to minimize flooding.
5. Identify the composition of all materials to be used in construction of the proposed project. Specifically, please identify what materials will be used to construct the flooring, side and overhead beams, seating, and planters.
6. Submit a materials and color board to show what construction materials and colors will compose the proposed project.

The Motion was seconded by Board Member Jennings and passed 3-0-1, (Thomson abstained).

- 4.2 **Subdivision 16-04 Planned Development Permit 16-05 (Faithfull Estates) north of East Avenue and east of Cactus Avenue; APN 016-160-108.** A proposal to subdivide an existing parcel into 10 residential lots and to construct 10 single family homes

Senior Planner Mark Corcoran presented the staff report and answered questions

Chair Goulart Opened the public hearing at 5:23 PM and invited the applicant to make a presentation.

Stephanie Marshall addressed the Board on behalf of the applicant. She addressed questions from the Board. Tony Symms was also available for questions on behalf of the applicant.

Chair Goulart closed the public hearing at 5:34 PM.

Discussion continue with the Board.

Vice-Chair 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 Faithful Estates Subdivision (S/PDP 16-04), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans, final maps and permits shall note that the project shall comply with The Faithful Estates Subdivision and Planned Development Permit (S/PDP 16-04). No building permits related to this approval shall be finalized without prior authorization of Planning Division staff.
2. Planned Development Permit 16-04 does not authorize any exceptions or deviations from Title 19 of the Chico Municipal Code. Future construction shall comply with all applicable requirements of Title 19.
3. 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.
4. All street lighting will feature full cut off fixtures.
5. All outdoor lighting on the homes will be dark sky rated.
6. Extend the end of the contiguous sidewalk on northern side of street A to the west of the proposed driveway for Lot 1.

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

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Mike Sawley provided an update. He stated that the City Council would be appointing new board members at their next meeting.

Planning Commisisoner Evan Tuchinsky provided the Board with a summary of the discussion regarding the Architectural Review and Historic Preservation Board that took place at the Planning Commission Title 19 workshop on February 2, 2017.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:43 PM. to the regular meeting of **March 15, 2017**.

Approved on: 4/19/17

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