

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

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Rod Jennings
Ken Doglio

City Staff Present: Bob Summerville, Senior Planner
Brendan Ottoboni-Public Works Director
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 3:59 pm. Board Members and staff were present as noted above.

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

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

2.0 EX PARTE COMMUNICATION

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

3.0 CONSENT AGENDA

4.0 PUBLIC HEARING AGENDA

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

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

Associate Planner Jake Morley provided the project overview.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 16-01 (Chico Children's Museum). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. The historical marking plaque, noting the location of the first city hall, shall be reinstalled to the façade of the structure.
5. The entrance tile, as submitted at the March 2, 2016 hearing, is approved. Tile is Glazed Porcelain by Dal Tile, Color: IG98 Midnight.
6. Proposed yellow color shall be reduced in intensity to a "warmer" or "cream-like" tone. Revised colors shall be submitted to staff for review and approval. Staff will consult with a Board member for final decision.

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

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

Associate Planner Jake Morley provided the project overview.

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

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

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

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

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

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

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

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

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

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-32 (Surf Thru Express Car Wash), subject to the recommended conditions therein as modified below (changes denoted by italicized and underlined text):

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

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-32 (Surf Thru Carwash). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. Sign package shall be revised to conform to the 228 square footage maximum as set forth in Chico Municipal Code section 19.74. Monument sign not to exceed 6-feet in height and shall be placed in a landscape planter. All sign copy shall be opaque with lettering illuminated only. Future signage shall be reviewed and approved by planning services staff prior to issuance of a sign

permit.

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

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

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

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

8.0 ADJOURNMENT

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

Approved on: _____

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