

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
March 16, 2016

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Rod Jennings

City Staff Present: Mark Wolfe, Community Development Director
Bob Summerville, Senior Planner
Jake Morley, Associate Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 3:58 p.m. Board Members and staff were present as noted above.

Community Development Director Wolfe requested that the board amend the agenda by adding item 5.1. Item 5.1 is the consideration to re-agendize Architectural Review 16-01, 321, 325, and 327 Main Street (Chico Children's Museum), for Board reconsideration.

Board Member Campbell Bennett Moved that the Architectural Review and Historic Preservation Board add item 5.1 to the current meeting agenda. Board member Doglio seconded the motion which passed (4-0-1; Jennings absent).

2.0 EX PARTE COMMUNICATION

Board members stated they had visited the sites.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 15-28 Holiday Inn (Lotus Management) Springfield Drive, APN 002-370-073 - A proposal to allow two hotel structures on a 2.83 acre site, to be constructed on a vacant parcel over two phases.

Associate Planner Jake Morley provided the project overview.

Board Member Doglio Recused himself due to a conflict of interest.

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

Prakash Patel the applicant addressed the board and answered questions. Mr. Patel stated that some of the lighting details are part of the franchise signature detail, however, he can get a waiver from the company to use different lighting to meet the standards.

Additional members of the public addressing the Board regarding this item were as follows: Janki Dubal, Arwen Funk and Shawn Rohrbacker.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:10pm.

Deliberation continued with the Board.

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 15-28 (Lotus Management), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-28 (Lotus Management). 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. Appropriate vehicle signage, including a one-way and a stop sign shall be installed at intersection of the existing driveway and the new one way parking lot on the east side of the proposed structure.
5. Parking lot lighting shall be no taller than 18 feet in height and shall contain cut-offs.
6. Up lighting of the structure is prohibited.

7. Sheet A0.3, which indicates the construction and design of the trash enclosure is approved as submitted.

The Motion was seconded by Board Member Campbell-Bennett, and passed (3-1-1; Doglio abstain, Jennings absent)

4.2 AR 15-41 (Floral Gardens Square Building Four) 1260 East Avenue, APN 016-040-070 - A Proposed 5,960 square foot office building on a 0.56 acre site.

Community Development Director Mark Wolfe provided the project overview.

Chair Goulart opened the public hearing at 4:19 p.m. and invited the applicant to make a presentation.

Dan Hayes, the applicant, addressed the board. He responded to questions regarding the color scheme, materials, and design.

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

Discussion continued with the board members.

Board Member Campbell-Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-41 (Floral Gardens Square Building Four), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-41 (Floral Gardens Square Building Four), as may be modified by any conditions added by the ARHPB. No building permits related to this approval shall be issued or final occupancy granted without authorization of Planning Division 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. Building mounted lighting shall be of an architecturally compatible full-cutoff design, and subject to staff approval prior to issuance of a building permit.
4. The proposed landscape plan may be modified to meet LID requirements. The final landscape plan shall be designed to incorporate materials and themes

reflected in the proposed plan.

5. Remove, replace, and /or construct any deficient public improvements along East Avenue and private improvements in the existing parking area pertaining to the proposed project to achieve compliance with current Municipal Code, ADA, and Title 24 Accessibility requirements.
6. Colors for the building shall be a Charcoal Gray roof, "Ground Fog" gray siding, and white trim, as presented at the Board's meeting on this item.

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

4.3 HRN 16-01 Historic Resource Nomination (Thomson) 799 Hill View Way

A proposed nomination of the residence located at 799 Hill View Way as a landmark on the City of Chico Historic Resources Inventory.

Senior Planner Bob Summerville provided the project overview.

Chair Goulart opened the public hearing at 4:40 p.m.and invited the applicant to make a presentation.

Tom Thomson, the applicant, provided the board with a brief presentation regarding the history of the house and the architectural significance of the building.

Graham Hutton addressed the board in support of the nomination.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:05 p.m.

Board Member Campbell-Bennett moved that the Architectural Review and Historic Preservation Board adopt Resolution No. 16-04 recommending that the City Council designate 799 Hill View Way as a landmark on the City of Chico Historic Resources Inventory.

Board Member Doglio seconded the motion, which passed (3-1-1; Thomson abstain,Jennings absent).

5.0 REGULAR AGENDA

5.1 Reconsideration of Architectural Review (16-01), 321, 325 and 327 Main Street (Chico Children's Museum) A proposed façade remodel to a vacant commercial building.

Community Development Director Mark Wolfe provided an overview for this item. Mr. Wolfe stated that the reconsideration is being requested due to the

verbiage of condition # 6 which states—“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.”

Mr. Wolfe explained that it would be inappropriate for the staff to consult with only one board member prior to approval (it should be all of them or none of them). He suggested that if the board reconsidered the item they could then choose to condition the color directly or leave the approval up to staff. The Board would then revote on the project and conditions of approval. Mr. Wolfe explained that the motion to reconsider requires a 2/3 majority vote.

Board member Campbell-Bennett moved that the Architectural Review and Historic Preservation Board reconsider Architectural Review 16-01(321, 325, and 327 Main Street (Chico Children’s Museum). Board Member Thomson seconded the motion which passed(4-0-1; Jennings absent).

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 5:19 p.m. to the regular meeting of **April 6, 2016**.

Approved on: _____

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