

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular adjourned meeting

April 4, 2018

Old Municipal Building (OMB)
441 Main Street
2nd Floor

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

Board Members Absent: None

City Staff Present: Bruce Ambo, Principal Planner
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 4:01 pm. Board Members and staff were present as noted above.

2.0 ELECTION OF NEW CHAIR AND VICE-CHAIR

Senior Planner Mike Sawley explained this election occurs annually, usually at the beginning of the year, however due to canceled meetings this is the meeting for the elections.

Senior Planner Mike Sawley asked if there were any nominations for Chair: Board Member Jennings nominated Sheryl Campbell-Bennett, there was a second by Board Member Bellin. There were no other nominations for Chair. The vote was 5-0 to re-elect Board Member Campbell-Bennett as Chair.

Nominations were then asked for Vice-Chair: Board Member Thomson nominated Georgie Bellin, there was a second by Board Member Irving. There were no other nominations for Vice-Chair. The vote was 5-0 to re-elect Board Member Bellin as Vice-Chair.

3.0 EX PARTE COMMUNICATION

All Board Members had visited the site.

4.0 CONSENT AGENDA

4.1 Approval of Minutes

Board member Thomson moved to approve the minutes from February 6, 2013, March 6, 2013, April 17, 2013, and February 21, 2018.

Board member Irving seconded the motion, which passed 5-0.

5.0 PUBLIC HEARING AGENDA

5.1 Architectural Review 17-47 (Morehead Building Renovation); 336 Broadway, APN 004-132-005 – A proposal to renovate the existing Morehead Building façade to restore its original appearance. The façade would incorporate similar architectural details to the building originally constructed in 1904. The project also includes construction of an outdoor sidewalk café and installation of landscaping, public art, and lighting. The site is designated Commercial Mixed Use in the City of Chico General Plan Land Use Diagram and is zoned DN-L-COS (Downtown North with a Landmark and Corridor Opportunity Site (Downtown) overlay). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at kimber.gutierrez@chicoca.gov or (530) 879-6810.

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

Chair Campbell-Bennett opened the public hearing at 4:09 PM and invited the applicant to make a presentation.

Architect Kurt Jorgensen addressed the Board and answered any questions from the Board.

Graham Hutton, owner of *Made in Chico* asked a question regarding the loss of street parking due to the outdoor café.

Applicant Wayne Cook addressed the Board and answered any questions.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:47 PM.

Board Member Bellin moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-47, subject to the following conditions (changes are denoted by italicized and underlined text):

Recommended Conditions for Approval for AR 17-47

- 1) The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-47 (Morehead Building Renovation). 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 or final permit approval.
- 4) All proposed signage shall be reviewed under a separate permit and shall comply with Chico Municipal Code (CMC) 19.74.
- 5) Prior to issuance of building permits, the permittee shall obtain a license authorizing the operation of an outdoor café in the public right-of-way in compliance with CMC 14.70.
- 6) Prior to removal of any street trees, the permittee shall obtain a tree removal permit pursuant to CMC 14.40.

The Motion was seconded by Board Member Irving and passed 5-0.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Mike Sawley told the Board that the April 18, 2018, meeting will be canceled.

8.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 4:49 PM to the regular meeting of May 2, 2018.

Approved on: _____

5/16/18