

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular adjourned meeting
April 5, 2017

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: None.

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

1.0 CALL TO ORDER

Vice Chair Campbell-Bennett called the meeting to order at 4:00 PM

2.0 OATH OF OFFICE

Deputy City Clerk Dani Rogers administered the Oath of Office to Board Members Bellin, Irving, and Thomson.

3.0 ROLL CALL

Board Members and staff were present as noted above.

4.0 ELECTION OF OFFICERS

Senior Planner Sawley facilitated the nomination of Chair & Vice-Chair.

Board member Thomson nominated Board member Campbell-Bennett for Chair. There were no other nominations for Chair. Board member Thomson nominated Board member Bellin for Vice-Chair. There were no other nominations for Vice-Chair.

5.0 EX PARTE COMMUNICATION

Board member Jennings disclosed he had driven by the site.

6.0 CONSENT AGENDA

No Items.

7.0 PUBLIC HEARING AGENDA

7.1 Architectural Review 17-05 (East Avenue Marketplace CSP modification)

1380 East Avenue; APN 016-060-045, -046, -047, -048, -049, and -050.

A proposal to modify the existing Comprehensive Sign Program (CSP) for the East Avenue Marketplace shopping center to permit the installation of a second Center Identification Sign on East Avenue. The project site is located on a 0.46 acre parcel designated Commercial Mixed Use on the General Plan diagram and within the CC-AOC-PD, (Community Commercial-Aircraft Operations Zone C - Planned Development overlay) zoning district. The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities).

Board Member Bellin disclosed that she owned property adjacent to the project site and she recused herself.

Senior Planner Corcoran presented the staff report and addressed questions from the Board.

Chair Campbell-Bennett opened the public hearing at 4:11PM and invited the applicant to make a presentation.

Mark Habib, legal counsel for the applicant, addressed the Board on behalf of the applicant. He stated that he was happy to answer any questions and that Robert Wallis, the architect for the project was also available for questions regarding the project.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:19 PM.

Discussion continue 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 17-05 (East Avenue Marketplace CSP modification), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL FOR AR 17-05

1. All approved sign permits shall note on the cover sheet that project signage shall comply with AR 17-05 (East Avenue Marketplace CSP). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. The criteria for signs approved under this Comprehensive Sign Program are as provided under Attachment D of this report, entitled "Comprehensive Sign

Program, East Avenue Marketplace, Chico, CA, (AR 17-05)".

3. Exhibit A of the Comprehensive Sign Program shall be modified to allow Center Identification Sign 2, located on the Western Driveway from East Avenue, to be located on the east or west side of the driveway pending City review.

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

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Sawley reported that there will be a training during the meeting on April 19, 2017. He also reported that the staff has been working on preparing draft minutes from previous years for Board approval. The minutes will be brought to the board for approval starting with the most current and working backwards in small groups for manageability.

8.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 4:35 PM to the regular meeting of **April 19, 2017**.

Approved on: 4/19/17