

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular adjourned meeting
November 2, 2016

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: None

City Staff Present: Mark Wolfe, AICP, Community Development Director
Mark Corcoran, AICP, Senior Planner
Kelly Murphy, Assistant Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 3:57 PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Board member Campbell-Bennett stated she had driven by the site and had met with Carol Swartz from AMCAL (the applicant) regarding the Board procedure. Board members Thomson, Goulart and Jennings stated they had received an email from Ms. Swartz regarding the project.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

Staff presented a request to hear item 4.2 before 4.1. The Board approved the change and allowed item 4.2 to be heard prior to 4.1.

4.2 AR 16-19 (Wildwood Estates Townhomes) Pendant Place, between Eaton Road and Levi Lane within the Wildwood Estates Subdivision -

A proposal to construct four two-story townhomes on four lots located at the intersection of Pendant Place and Eaton Road. This proposal represents Phase V of the Wildwood Estates Subdivision project, originally approved in 2007 and having an overall gross density of 4.56 units per acre. The townhomes would be constructed as a single, attached structure, creating a total of four new dwelling units. The project site is located on land designated Low Density Residential on the General Plan diagram and within the R1-AOC-SD7, Low Density Residential with Airport

Overlay Zone C and Special Design Considerations 7 overlay zoning district. The project falls within the scope of the Mitigated Negative Declaration adopted by the City for the larger Wildwood Estates project on 02/06/07 (State Clearinghouse No. 2006062073). Questions regarding this project may be directed to Assistant Planner Kelly Murphy at (530) 879-6535, kelly.murphy@chicoca.gov.

Assistant Planner Kelly Murphy presented the staff report and answered questions from the Board.

Chair Goulart opened the public hearing at 4:02 PM.

Jake Morley addressed the board on behalf of the applicant. Tony Symms was also available to answer questions for the applicant.

Chair Goulart closed the public hearing at 4:11 PM.

Discussion 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 16-19 (Wildwood Estates - Townhomes), subject to the recommended conditions therein as modified below (changes are denoted by Italicized and underlined text):

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 16-19 (Wildwood Estates Townhomes) and S/PDP 05-15, as applicable.
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.
3. All ground-mounted HVAC shall be structurally screened as noted on all final site and landscape plans.
4. Window trim treatments present on the front elevations of the structure shall be applied to the rear elevations, no closer than 3-feet from the property line.
5. Modify the façade colors to further differentiate the individual units, making center units darker (Townhomes B and C) and keeping corner units lighter (Townhomes A and D).
6. Relocate the utilities equipment for Townhomes A and D to the alley-side of the units. For Townhomes B and C, place utilities equipment as far back as possible.

7. Add stucco with stone wainscoting to the front porch posts on Townhomes A and D.
8. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.

Board member Campbell-Bennett seconded the motion and passed 4-0.

- 4.1 **CSUC Student Housing (Architectural Review 16-14) CSU Student Housing 1118 – 1218 Nord Avenue, APN(s) 043-200-030, 043-200-031, 043-200-035, and 043-200-036.** – A proposal to construct a 173 unit residential complex that includes two (2) four story multi-unit buildings, a four story parking garage, a swimming pool, and recreation area on a 4.62 acre site. The site is designated Medium High Density Residential on the General Plan diagram and located in the R3-AOD-COS (Multi-Family Residential zoning district with Aircraft Operations and Corridor Opportunity Site overlays) zoning district. The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Senior Planner Mark Corcoran at (530) 879-6800, zoning@chicoca.gov.

Senior Planner Mark Corcoran provided the project overview and answered questions from the Board.

Chair Goulart opened the public hearing at 4:21 PM and invited the applicant to make a presentation.

Carol Swartz addressed the Board on behalf of the applicant. Ms. Swartz provided a brief background on AMCAL and described the proposed project. She stated the housing is geared towards college students and is laid out similar to off campus dormitories. The fee structure is based per bedroom not per unit. Management lives onsite.

Eric Martin, Woodland Commons manager, expressed his concern regarding the large Oak tree on the fence line. He stated that it causes security issues and is not healthy, he would like to see it removed.

Tonya Hernandez, ISM Property Management, stated she is excited about the project and hopes the increased activity, lighting and traffic will hopefully improve security in the neighborhood.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:57 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 16-14 (CSUC Student Housing) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 16-14 (CSUC Student Housing). No building permits related to this approval shall receive final approval 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. The approval documents for this project consist of the following exhibits:
 - a. Site Plan (date stamped Oct 3, 2016),
 - b. Building Elevations (date stamped Oct 3, 2016),
 - c. Color Pallet (date stamped Oct 3, 2016),
 - d. Hardscape Plan (date stamped Oct 3, 2016),
 - e. Landscape Plan (date stamped Oct 3, 2016),
 - f. ~~Photometric Plan~~ Lighting Plan (date stamped Oct 3, 2016), and
 - g. Wall and Fence Plan (date stamped Oct 3, 2016).
4. All bicycle parking shall be of a design, such as an inverted “U” or similar, that allows two points of contact with the bicycle frame.
5. Prior to the removal of any trees meeting the definition for a tree as written in Chapter 16.66 of the City Municipal Code the project applicant shall submit a Tree Removal Permit application to the City for review.
6. The Landscape Plans shall be modified to remove the Round-Lobed Sweet Gum and African Sumac tree species to be replaced with comparably sized trees from the City’s Approved Street and Parking Lot Trees List.

7. The applicant shall submit a lighting photometric plan as part of the building permit application. Light levels shall be consistent with, and not overpowering to, surrounding properties.
8. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning Department staff prior to issuance of a certificate of occupancy.
9. The existing block wall and proposed block wall on the northwest property line shall be planted with an evergreen clinging vine to prevent vandalism.
10. The applicant shall obtain a City Tree Removal Permit from the Parks Department prior to issuance of a building permit. Any mitigation fees resulting from the removal of trees from the project site shall be paid to the Parks Department prior to the issuance of a Certificate of Occupancy.

The Motion was seconded by Board Member Campbell-Bennett and passed 4-0.

5.0 REGULAR AGENDA

No Items.

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 5:06 PM. to the regular meeting of **November 16, 2016**.

Approved on: _____

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular adjourned meeting
November 16, 2016

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: None

City Staff Present: Mike Sawley, AICP, Associate Planner
 Kelly Murphy, Assistant 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

Board member Campbell-Bennett recused herself from public hearing item 4.1. Board member Thomson disclosed that Dave Richer is a Fabricator and has built furniture for him; but that he didn't not believe it was a conflict.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 16-20 (Chico Dermatology), 774 and 778 East Avenue; APNs 007-110-006 and -007 - A proposal to construct a new medical office building and parking lot on a 0.46-acre site.

Assistant Planner Kelly Murphy provided the project overview.

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

Matt Gallaway addressed the Board on behalf of the applicant.

Board member Thomson expressed concern with the dark color palette. Mr. Gallaway stated that he believes there are more saturated palettes used on the North Valley Plaza facades and the colors compliment the modern feel of the building. Chair Goulart

inquired about the building setbacks and possibly moving the building forward on the lot. She also expressed concern with the parking lot lights.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:14 PM.

Discussion continued with the Board.

Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the Chico Dermatology (AR 16-20), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL

1. All building plans shall note on the cover sheet that the project shall comply with AR 16-20 (Chico Dermatology). No building permits related to this approval shall be finalized without authorization of planning staff.
2. The approval documents for this project consist of the following exhibits, date stamped November 1, 2016:
 - a. Site Plan (sheet ARB2)
 - b. Color Elevations (sheets ARB3 and ARB4)
 - c. Landscape Plan (pages 1 – 3)
 - d. Mechanical Screening (sheet ARB5)
 - e. Colors/Materials Sample Sheets
3. The approval of AR 16-20 (Chico Dermatology) shall only become effective upon final recordation of Certificate of Merger 16-12.
4. The applicant shall submit a tree removal permit application pursuant to CMC Section 16.66.070 prior to the issuance of building permits.
5. All approved building plans and permits shall note that 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. All parapet caps, roof penetrations and other flashing metal shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
6. The pole lights located along the rear property line shall be shrouded to reduce light spillage and glare onto the adjacent residential properties, or an alternative type of lighting shall be implemented.

The Motion was seconded by Board Member Thomson and passed 3-0-1, (Campbell-Bennett Abstain).

- 4.2 Architectural Review 16-24 (Parkside Tap House Signs), 115 West 3rd Street; APNs 004-151-004 and -003** - A proposed comprehensive sign program (CSP) to install two signs near the southwest corner of 3rd and Main Streets in Downtown Chico (one on the building addressed 300 Main Street, and another on a gateway feature located between 300 Main Street and 121 W. 3rd Street).

Associate Planner Sawley provided the project overview.

Chair Goulart opened the public hearing at 4:34 PM and invited the applicant to make a presentation.

LeAnn Cooley, Tom vanOverbeek, and Joshua Marks addressed the Board on behalf of the applicant. Ms. Cooley addressed questions regarding the sign specifications and design.

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 16-24 (Parkside Tap House CSP), 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 and permits shall note on the cover sheet that project signage shall comply with AR 16-24 (Parkside Tap House CSP). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. The signs approved under this Comprehensive Sign Program are shown on the accompanying drawings date-stamped October 28, 2016, by the Planning Services Division and include the following:

Signs for 115 W. 3rd Street

- a. Sign A: ~~an non~~ indirectly projecting sign mounted at the corner of the building at the intersection of 3rd and Main Streets. Sign A is 18- to 36-inches in width; eight feet, nine inches in height; and mounted 13 feet above the public sidewalk. Sign A is powder-coated black aluminum, with white plastic letters and/or logos. Sign A may be enlarged to approximately 10 feet in height with 8-inch letters, so long as the same proportions among sign elements are maintained as shown on the approved drawings.
- b. Sign B: an internally-illuminated cabinet sign integrated into a gateway feature that controls access to the outdoor seating area located in the private alleyway between 115 and 121 W. 3rd Street. Sign B is eight feet, eight inches wide; 28-inches in height; and mounted eight feet, six inches above the ground (six inches above a large gate). Sign B is powder-coated black aluminum, with cutout letters with vinyl backing to create illuminated letters.

Signs for 300 Main Street

- c. Sign C: an internally illuminated cabinet sign facing Main Street, 28 square feet in size. Sign C is a black aluminum cabinet with a plastic face composed of black opaque negative area and light-colored letters/logos.
- d. Sign D: an internally illuminated cabinet sign facing W. 3rd Street, 28 square feet in size. Sign D is a black aluminum cabinet with a plastic face composed of black opaque negative area and light-colored letters/logos.
- e. Sign E: internally illuminated cabinet sign facing Main Street, 9 square feet in size, with red semi-opaque negative area and light-colored letters/logos.

Signs A and B under this approval may be substituted over time with new signs of substantially the same style, ~~or~~ and any of the signs may be substituted with any new sign that meets typical sign code requirements for the district.

Also, additional signs that conform to code requirements for the district may be authorized by staff, provided that the new signs add 30 square feet or less to the total signage for either address and do cause total signage at the site to exceed the maximum code allowance.

- 3. All approved building plans and permits shall note that exposed conduit, mounting brackets, flashing, and similar visible hardware and appurtenances shall be painted using appropriate colors. Adequate finishing details for the sign installation shall be verified by Planning staff prior to permit final.

The motion was seconded by Board Member Thomson and passed 4-0.

5.0 REGULAR AGENDA

No Items.

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 5:13 PM. to the regular meeting of **December 7, 2016**.

Approved on: _____

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular adjourned meeting
December 7, 2016

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: None

City Staff Present: Bob Summerville, 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

Board member Campbell-Bennett stated she had driven by the site.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 16-18 (Sierra Central Credit Union) 1380 East Avenue; APN 016-060-046 - A proposal to construct a new 4,000 square foot bank building with an attached porte cochere over a drive-through lane within an existing parking lot of the Safeway East Avenue Marketplace located at 1380 East Avenue.

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

Chair Goulart opened the public hearing at 4:06 PM and invited the applicant to make a presentation.

Robert Wallis, architect, addressed the Board on behalf of the applicant. He provided an overview of the design and answered questions regarding proposed project. Brian Firth, Landscape Architect for the project was also present to address any questions regarding the landscape design. Mr. Firth state that the proposal included replacement of several trees to achieve the 50% shade requirement.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:28 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend Planning Commission approval of AR 16-18 subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL FOR AR 16-18

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 16-18 (Sierra Central Credit Union). No building permits related to this approval shall be granted final approval without authorization of Planning Department staff.
2. All wall-mounted utilities, 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 Division staff upon final inspection and prior to issuance of a certificate of occupancy.
3. The finished height of parking lot lights shall not exceed 18 16 feet above grade.
4. Prior to issuance of a building permit staff shall review the impacts of the parking lot lights in foot candle measurements to ensure consistency with Chico Municipal Code (CMC) Section 19.060.050.
5. The brick veneer on the drive-through screening walls and the trash enclosure shall be matching and installed completely around each structure.
6. Caps shall be installed on the wall lighting scones to prevent light from being broadcast directly into the night sky.
7. Ensure that the recessed lighting within the drive-through Port Cochere is adequate and that light does not broadcast from the project site as required by CMC Section 19.060.050.

The Motion was seconded by Board Member Jennings and passed 4-0.

- 4.2 Certificate of Appropriateness 16-01 (Alpha Chi Alumni House) 381 E. 4th Street, APN 004-175-003**– A proposed major alteration to a two-story single-family home (currently used as a sorority alumni house) that is listed on the City of Chico Historic Resources Inventory. The project consists of adding 174 square feet of floor space, while maintaining the current building footprint and front yard setbacks. Renovation activities include construction of a new concrete

foundation; reuse and restoration of original windows and siding; replacing an existing chimney with a new side entry patio; reuse of the bricks from an existing chimney and building foundation in a new landscape planter; and renovation of the front entry porch. All proposed design elements are consistent with the original Colonial Revival architectural style.

Senior Planner Bob Summerville presented the staff report and addressed questions from the Board regarding the project, including discussion regarding the removal of the chimney. Senior Planner Summerville stated that the chimney is pulling away from the structure and poses a possible safety hazard. He went on to say that the applicant proposes to utilize the bricks in the patio seating area and it is unclear whether the chimney is original.

Chair Goulart opened the public hearing at 4:44 PM and invited the applicant to make a presentation.

Jim Davis addressed the Board on behalf of the applicant. He stated the home needs major maintenance and remodeling. The intent is for the building to last another 125 years. Mr. Davis stated that the removal of the Chimney is necessary due to the safety hazard.

Pam Figge addressed the Board on behalf of the applicant. Ms. Figge stated the house was in bad shape and needed a major remodel and upgrade. She stated the owners of the property intend to keep the historic integrity of the house.

Chair Goulart closed the public hearing at 5:03 PM. Discussion continued with the Board.

Vice-Chair Campbell-Bennett move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Certificate of Appropriateness 16-01 (Alpha Chi Alumni House), 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 and permits shall note that the project shall comply with COA 16-01 (Alpha Chi Alumni). No building permits related to this approval shall be finalized without prior authorization of Planning Division staff.
2. All approved building plans shall clearly indicate the following exterior details:
 - All new ship lap siding shall match the existing siding pattern and dimensions;

- All new windows shall be single or double-hung vertical wood sash with wood mullions that match the original window patterns and dimensions;
 - New entry doors on the front (north) and left (east) elevations shall include wood construction and wood mullions;
 - The vertical electrical conduit located on the east side of the front elevation shall be removed;
 - The iron lamp hanging from the underside of the front portico shall be maintained;
 - The design and text of the plaque noted on the project description shall be fully illustrated and described on all building plans and subject to staff approval.
3. Paint herringbone, eave, and soffit detail white.
 4. Roofing approved as proposed on the color and material sample board.

The motion was seconded by Board Member Thomson and passed 4-0.

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Summerville announced his resignation. Chair Goulart presented him with a proclamation in appreciation of his service.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:14 PM. to the regular meeting of **January 4, 2017**.

Approved on: _____

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular adjourned meeting
January 18, 2017

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Vice-Chair
Rod Jennings
Toni Scott, Planning Commission (Alternate)

Board Members Absent: Marci Goulart
Thomas Thomson

City Staff Present: Mike Sawley, AICP, Senior Planner
Kelly Murphy, Assistant Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Vice Chair Campbell Bennett called the meeting to order at 3:59 PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Board members disclosed they had driven by the sites.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 16-17 (Neely Apartments) 1289 East Avenue; APN 015-430-005 A proposal to construct one 3-unit, two-story apartment building and one 5-unit, two-story apartment building, for a total of 8 new multi-family housing units on a 0.43-acre site.

Assistant Planner Kelly Murphy presented the staff report and answered questions regarding the proposed project.

Vice Chair Campbell Bennett opened the public hearing at 4:02 PM and invited the applicant to make a presentation.

Greg Peitz, Architect, and Randy Neely, the applicant, presented the proposed project to the Board and answered questions.

With no other members of the public wishing to address the Board, Vice-Chair Campbell Bennett closed the public hearing at 4:03 PM.

Vice-Chair Campbell-Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-17 (Neely Apartments), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 16-17 (Neely Apartments). 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 approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. Use Permit 16-09 authorizes a new multi-family residential use in the Office Residential zoning district, in substantial accord with the “Plat to Accompany Use Permit 16-09 (Neely Apartments)” and in compliance with all other conditions of approval.
5. Ensure for adequate backup and maneuvering area for parking spaces #11 and #12.

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

4.2 Crossroads Subdivision (S/PDP 16-02) 2821 Cactus Avenue;

APN 016-120-036 - A proposal to subdivide a 3.7-acre site into 13 lots and construct a new single-story, single-family residence on each lot. The gross density would be 3.7 units per acre. The existing residence would be removed.

Senior Planner Mike Sawley presented the staff report and answered questions from the Board.

Vice-Chair Campbell-Bennett opened the public hearing at 4:10 PM and invited the applicant to make a presentation.

Jake Morley presented the project to the board on behalf of the applicant. Mr. Morley stated that due to the neighbor concerns the applicant hosted two neighborhood meetings to address the concerns.

Paul Teegarden, Joyce Kirkland, and Marcie Carras addressed the Board expressing their concerns with the project. The concerns expressed included fencing, lighting, traffic, drainage and retaining walls.

Vice-Chair Campbell-Bennett closed the public hearing at 4:29 PM.

Discussion continued with the Board.

Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the Crossroads Subdivision (S/PDP 16-02), 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 Crossroads Subdivision and Planned Development Permit (S/PDP 16-02). No building permits related to this approval shall be finalized without prior authorization of Planning staff.
2. Planned Development Permit 16-02 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. *Private yard fencing shall use steel posts.*
5. *Concrete retaining walls, as opposed to wooden retaining walls, shall be used along the subdivision boundary where grade differentials exceed one foot.*

The Motion was seconded by Vice-Chair Campbell-Bennett and passed 3-0-2 (Goulart & Thomson absent).

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

Vice-Chair Campbell-Bennett inquired about the remodel occurring at the Italian Cottage on Skyway. She expressed her concern regarding the lack of screening for the HVAC units. Senior Planner Sawley stated that he would investigate the project and follow-up with Vice-Chair Campbell-Bennett.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Vice-Chair Campbell-Bennett adjourned the meeting at 4:41 PM. to the regular meeting of **February 1, 2017**.

Approved on: _____

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: _____

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: _____