

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the Adjourned Regular Meeting
May 15, 2013

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
 Dale Bennett
 Dan Irving
 Tom Thomson

Board Members Absent: Kris Zappettini

City Staff Present: Bob Summerville, Senior Planner
 Greg Redeker, Associate Planner
 Mike Sawley, Associate Planner

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 13-04 (Mom's Restaurant Outdoor Dining Patio) 209 Salem Street, APN 004-062-016

It was moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-04 (Mom's Restaurant Outdoor Dining Patio) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-04

1. All approved building plans and permits shall note that the project shall comply with AR 13-04 (Mom's Restaurant). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.
2. All structures, improvements, and landscaping shall be constructed and maintained in substantial conformance with the plans, elevations, visual

simulations, and color palettes attached to the agenda report, except as modified by any other condition of approval.

3. All requirements of other city departments shall be met, including building permit approval.
4. The fence around the dining patio may be modified to remove the “notch” *if and* when the traffic signal control box is relocated. The precast planters adjacent to the box may be relocated within the fenced patio area at the applicant’s discretion.
5. All umbrellas shall be constructed and/or located so that a minimum of 7'6" clearance is maintained above the adjacent sidewalk at all times. The umbrellas shall not match the fence color, but be a different complementary color. Final design of the umbrellas and other furniture shall be subject to Planning staff approval.
6. The new door to be installed on the W. 2nd Street frontage shall be of wood and glass construction, consistent with the existing building facade. Final design of the door shall be subject to Planning staff approval, and need not be as elaborate as the main entrance door on Salem Street.
7. The main body of the fence shall be in a color substantially similar to one of the colors in the 8011-8015 range as shown in the RAL color brochure presented at the meeting. The top rail of the fence shall be in a color which is complementary to the main fence color, with final approval of the color scheme subject to Planning staff review and approval.
8. All planter boxes shall be fitted with irrigation systems.
9. The bicycle racks may be different from what is depicted, and may include commercially available alternate designs (such as a custom rack by Dero or similar) or racks chosen through the art rack design competition currently being held by the City.
10. The Board wished to express its strong desire that the traffic control signal box be relocated. If the box remains in its current location, the Board recommends that an aesthetic or artistic treatment be applied to the box, if feasible to do so. Any artistic treatment should involve the City’s Arts Project Coordinator.

The motion was seconded and passed.

3.2 Architectural Review 13-02 (Warner Street Duplex) 1061 Warner Street, APN 003-083-001

It was moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-02 (Warner Street Duplex) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 13-02 (Warner Street Duplex). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. All wall-mounted utilities and roof penetrations, including vent stacks, utility boxes, gas meters and associated equipment, shall be screened by appropriate materials and colors, as approved by Planning staff prior to issuance of a certificate of occupancy.
3. Building Elevations: ~~lighten~~ change the grayish trim color to a white color (similar to the fascia boards and doors), paint the downspouts to match the trim, and add corner-board trim details at interior and exterior building corners.
4. Sidewalks between building entryways and the bicycle parking area shall be at least 5 feet in width.
5. Subject to Planning staff approval prior to issuance of a building permit, a revised, detailed, final landscape plan shall be submitted. The landscape plan shall include the following elements:
 - a. Specifications for how existing trees to remain will be protected during construction (per CMC 19.68.060).
 - b. A variety of low-growing, drought tolerant perennial species along the sides of the driveways (3-ft on center max. spacing), and staggered across the front and rear areas scheduled for “bark ground cover” on the site plan (min. 1 per 9 sq. ft., excepting areas within 2 feet of hardscape or within 6 feet of existing or proposed trees). Species may include Carmel creeper, barberry, autumn sage, Oregon grape, lily of the Nile, Spanish lavender, creeping mahonia, rock rose, bluebell creeper, rosemary, or similar.

- c. Installation notes and permanent irrigation for the new plantings (per 19.68.050).
6. A usable outdoor area with all weather surface shall be located on the First Avenue side of the building, either by retaining existing pavement or by constructing a new surface of paver stones, bricks, or similar.
7. Add view-permeable metal fencing (not chain link, simple steel balustrades ok), along the north side of the driveway to Warner Street.
8. Construct the proposed wooden fencing with cap and rail detail and increase fence height around trash bins/bike storage area to six feet.
9. Change composition roof color to natural wood or weather wood.
10. Use a different type of cementitious siding that includes vertical battens.
11. Install a barrier that prevents tenants from parking off the north side of the driveway to Warner Street.

The motion was seconded and passed.

3.3 Architectural Review 13-03 (BCAG) 326 Huss Lane, APN 039-060-126

It was moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-03 (BCAG) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

1. All approved building plans and permits shall note that the project shall comply with AR 13-03 (BCAG). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.
2. Specify on related building plans and landscape plans that chain-link fencing along the south and west sides of the site shall be green, vinyl coated fabric installed with green vinyl slats.
3. Specify on related building plans that parking lot light fixtures shall be equipped with 4,000k LED lamps.
4. The permittee shall comply with CMC 16.66 and 19.68 regarding tree preservation of existing sycamore trees along Huss Drive. Any required

arborist reports and recommendations shall be provided to Planning staff and the Urban Forest Manager prior to the issuance of grading or building permits.

5. All building plans shall specify that bicycle rack location and design shall comply with CMC 19.70.080.
6. The monument sign shall be a maximum height of 5 feet.
7. Replace uplighting in plazas with bollard lighting and add bollard lighting at pedestrian passageways to plazas and parking areas for security purposes.
8. Illumination of building signage shall be discreet.
9. The applicant is encouraged to work with staff in integrating public art with the project.

The motion was seconded and passed.

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting to the regular meeting of June 5, 2013.

Approved on: 2/21/18

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