

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
May 17, 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
David Young, Senior Planner
Shannon Costa, Assistant Planner
Kelly Murphy, Assistant Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Campbell-Bennett called the meeting to order at 4:00 PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

Board member Thomson moved to approve the minutes from May 18, 2016, June 1, 2016, July 20, 2016, August 17, 2016, October 19, 2016, and April 19, 2017. Board member Jennings seconded the motion, which passed 5-0.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-14 (Domicile II Apartments) 2910 Joshua Tree Road, APN 007-220-058

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

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

Greg Peitz, Architect, addressed the Board on behalf of the applicant. Brian Firth, Landscape Architect, addressed additional questions regarding the landscape plan and outdoor lighting.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:16 PM.

Discussion continued with the Board.

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 17-14 (Domicile II Apartments), subject to the following conditions (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL- AR 17-14

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 17-14 (The Domicile II 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. Prior to issuance of a certificate of occupancy, record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcel by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.
5. The applicant shall submit a tree removal permit application pursuant to CMC Section 16.66.070 prior to the issuance of building permits. The planting of replacement trees or the payment of in-lieu fees will be required.

6. Required guest parking spaces shall be delineated from resident parking.
7. Shared recreation area shall be illuminated with bollard lights at each picnic table and along the walking path.

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

4.2 Architectural Review 16-27 Shelton Commercial Building, east side of Esplanade, 200 feet south of East Shasta Avenue, APN 006-380-014

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

Chair Campbell-Bennett opened the public hearing at 4:27 PM and invited the applicant to make a presentation.

Greg Peitz, Architect, and Brian Firth, Landscape Architect, answered questions from the Board regarding the project.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:38 PM.

Discussion continued with the Board.

Board Member Irving moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-27 (Shelton Commercial Building), subject to the following conditions (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL -AR 16-27

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 16-27 (Shelton Commercial Building). The approval documents for this project are date stamped Apr 18, 2017.
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. Trees shown to be retained with the project shall be protected during construction. Landscape plans shall include a sheet that specifies tree protection fencing around the drip line of all retained trees, and note that

the fencing shall be inspected by Planning staff prior to commencement of clearing/grubbing or other construction activities. Civil and architectural drawings shall be modified, as applicable, to avoid any trenching and to minimize hardscape improvements and/or grade changes within existing drip line areas. Landscape plans shall specify appropriate mulch materials and other surface treatments to be placed beneath existing drip lines at project completion.

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

4.3 Architectural Review 17-16 (Bills Town Lounge)135 Main Street, APN 004-072-010

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

Chair Campbell-Bennett opened the public hearing at 4:43 PM and invited the applicant to make a presentation.

Will Brady, Applicant, addressed the Board regarding the project and answered questions regarding the design. Mr. Brady stated that he is only leasing the first floor of the building and that the Board will mostly likely be seeing another application regarding the second floor which is why he chose to keep the color palette simple. Mr. Brady also stated his intention to dedicate a portion of the store front as an “Art Wall” with changing murals.

Downtown business owner, Tom VanOverbeek, stated he was in favor of the project and looked forward to more revitalization downtown.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 5:17 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 17-16 (Bill’s Towne Lounge), subject to the following conditions (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL- AR 17-16

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-16 (Bill’s Towne Lounge). The approval documents for this project are date stamped Apr 27, 2017.
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. Future signage for ground-floor uses shall be limited to the area on or below the clapboard siding, and shall not include plastic-faced backlit cabinet signs.

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

Chair Campbell-Bennett recused herself from item 4.4 and Vice Chair Bellin proceeded with the meeting.

4.4 Architectural Review 17-17, Humboldt Van Overbeek Apts,1991 Humboldt Rd, APN 002-110-034-Conceptual Review

Assistant Planner Shannon Costa provided the staff report and answered questions from the Board. Ms. Costa clarified that the project before the Board was strictly a conceptual review and that final review would be at a later time after the additional entitlements had been secured. The design variance that the applicant sought approval of is the orientation of the building towards the creekside instead of the street side; due to the unique opportunities the location provides.

Vice-Chair Bellin opened the public hearing at 5:17 PM and invited the applicant to make a presentation

Tom VanOverbeek, applicant, addressed the Board and answered questions regarding the project. Mr. VanOverbeek stated that all of the units will have a creekside view as designed. Chad Finch, architect, was also available to answer questions on behalf of the applicant.

With no other members of the public wishing to address the Board, Vice-Chair Bellin closed the public hearing at 5:27 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board support the proposed site planning concept. The motion was seconded by Board member Irving and passed 4-0-1 (Campbell-Bennett abstain).

Chair Campbell-Bennett rejoined the meeting and proceeded with Item 5.0.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 5:29 PM to the regular meeting of **June 7, 2017**.

Approved on: 06/07/17