

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
June 1, 2016

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: None

City Staff Present: Bob Summerville, ACIP, Senior Planner
Mike Sawley, ACIP, Associate Planner
Jake Morley, Associate Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:07 p.m. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Board member Thomson spoke with Mr. Lydon regarding the history of the property involving item 4.2.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 16-03 Dr. Park's Office 2505 Valhalla Place

A proposal to construct a single-story 2,000 sq. ft. office structure on an 8,000 sq. ft. site at 2505 Valhalla Place.

Associate Planner Mike Sawley provided the project overview.

Chair Goulart opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation.

Greg Peitz addressed the Board for the applicant. He stated that he didn't agree with the staff report and believes the design guidelines are sometimes contradictory. He shared some of the challenges involved in working with a small lot. Brian Firth also addressed the Board representing the applicant. He

discussed the challenges with the landscaping and his solutions to some of the design challenges. Mr. Firth and Mr. Peitz answered questions regarding the design, parking, landscaping transitions, color palette, and lighting.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:37 p.m.

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 16-03 (Dr. Park's Office), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval

1. All building plans shall note on the cover sheet that the project shall comply with AR 16-03 (Dr. Park's Office). The approval documents for this project are date stamped Apr 21, 2016. No building permits related to this approval shall be finalized without authorization of planning staff.
2. Provide an evergreen a structural screen for the parking area using an earthen berm and shrubs that will result in a total finished height of 36 inches to 42 inches. ~~at least 15 feet in length and three to four feet in height, matching the style of the trash enclosure walls.~~ Signage may be allowed on the screen wall, in compliance with City signage regulations.
3. ~~Provide a structural cover over the bicycle parking area, or relocate the bicycle parking to a covered location within 20 feet of the front building entrance.~~
3. Replace the white vinyl windows with Use tan- or bronze-colored vinyl window frames (not white) that complement the approved color scheme of the office structure.
4. ~~All new exterior lighting shall be full cutoff and directed onsite such that no light shines offsite and luminaires are minimally visible from adjacent properties.~~ Parking lot light fixtures shall be bollard lighting, and not exceed a total height measured from grade of 12 4 feet.
5. The proposed landscape plan may be modified as necessary to comply with Low Impact Development (LID) requirements, as promulgated under Chico Municipal Code Section 15.50.
6. 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.

7. Use a contrasting color at the portico entrance area.

Board Member Thomson seconded the motion which passed (5-0-0).

4.2 Architectural Review 16-04 Lydon Apartments 330 Cedar Street

A proposal to construct a 5-unit apartment structure located at 330 Cedar Street.

Associate Planner Jake Morley provided the project overview.

Chair Goulart opened the public hearing at 4:47 p.m. and invited the applicant to make a presentation.

Greg Peitz, Architect, and Tom Phelps, Landscape Architect addressed the Board on behalf of the applicant. They responded to questions regarding parking, driveway entry, trash enclosures, lighting, color palette, fencing materials, and existing trees.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:10 p.m.

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 16-04 (Lydon Apartments), subject to the recommended conditions therein as modified below (changes are indicated with italicized and underlined text):

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 16-04 (Lydon 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 parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. Required number of parking stalls may be reduced by one vehicle stall.
5. Gabel details as shown in the color elevations are approved.

6. Fencing shall be installed on the north and south side of the structure to the property line to increase safety.
7. Motion light shall be installed on the north, south and west side of the structure to increase safety.
8. Applicant shall investigate the feasibility and variety of adding texture to proposed permeable concrete and present findings to staff.
9. Structure lighting shall be dark sky approved lighting.
10. Window frames shall be tan in color.
11. Wood fencing along the north and side property line shall be of "dog ear" designed.
12. Berming shall be added to the front landscaped areas along Cedar Street.

Board Member Jennings Seconded the motion, which passed (5-0-0).

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 5:27 p.m. to the adjourned regular meeting of **June 15, 2016**.

Approved on: 5/17/17

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