

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
June 5, 2019

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Georgie Bellin, Chair
 Dan Irving
 Rod Jennings
 Thomas Thomson

Board Members Absent: Dale Bennett, Vice Chair

City Staff Present: Bruce Ambo, Principal Planner
 Shannon Costa, Associate Planner
 Stephanie Lawson, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Bellin 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

3.1 Approval of Minutes

Board member Irving moved to approve the minutes from May 15, 2019.

Board member Jennings seconded the motion, which passed 4-0-1 (Bennett absent).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 19-07 (Arco AM/PM): Southeast corner of the intersection at Bruce Road at Highway 32, APN 002-180-084 – **The proposal consists of an approximately 3,800-square-foot, 24-hour AM/PM convenience store, nine Arco gasoline pump stations under an approximately 5,500-square-foot canopy, and an approximately 1,200-square-foot drive-through car wash facility.** Also included in the proposed development are two underground storage tanks, parking areas, trash enclosure and surrounding landscaping. The project site is located in the southeasterly corner of the intersection at Bruce Road and Highway 32. The site is identified as CMU (Commercial Mixed Use) on the General Plan Land Use Diagram and is zoned CC (Community Commercial). The site is bounded by Bruce Road to the south and west, Highway 32 to the north and vacant land to the east. The applicant is

seeking a use permit to authorize a gas station in the CC zoning district, pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*). The applicant requests that the Board forward a recommendation of approval to the Planning Commission. The Planning Commission will consider final approval of the Use Permit, including the final architectural design approval. Based on the results of an Initial Study a Mitigated Negative Declaration was prepared for the project and circulated for a 30-day comment period, commencing on 4/10/2019, and extending until 5/10/2019. The document in its entirety can be found on the City of Chico website. **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807, or shannon.costa.chicoca.gov.**

Associate Planner Shannon Costa presented the staff report and answered questions from the Board. Costa communicated the notice for this project had transposed west and east descriptions.

Chair Bellin opened the public hearing and invited the applicant to make a presentation.

Applicant, Thomas Borge addressed the Board to present the project and answered questions.

Architect, Charles Nattland addressed the Board to request Condition No. 4 be reconsidered to keep the light band on 3 sides of the building for branding purposes.

Borge addressed the Board to clarify surrounding land use designations.

Engineer, Jim Stevens addressed the Board to provide clarification on biological study, white space, and the blue band as related to elevations of the project.

Community member, Bob Summerville addressed the Board with concerns regarding lighting.

With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing.

Chair Bellin re-opened the public hearing and invited Nattland to address the Board.

Nattland addressed the Board to discuss the blue light band and the look of the trellis.

Summerville addressed the Board to discuss lighting of the project.

Nattland addressed the Board to state that building plans have been submitted.

With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing.

City Staff addressed Board member Thomson's question related to the the enlargement of the trellis on the building.

Chair Bellin re-opened the public hearing and invited Borge to address trellis design.

Borge addressed the Board and discussed the design of the trellis being enlarged to cover stone.

With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing.

Board member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 19-07 (Arco AM/PM), subject to the recommended conditions and following modifications (Changes are denoted by italicized and underlined text):

Condition No. 3. Parking lot light poles are limited to a height of 18-feet tall with shield.

Condition No. 5. The final landscape plan shall depict creeping vines at the base of all lattice structures adjacent to the convenience store building and include treatment for undeveloped areas of the site outside of the Creekside setback (areas identified for future right-of-way dedication). The north and east elevations shall include expansion of the trellis 12' in height to cover the area between the stone surfacing.

The Motion was seconded by Board Member Irving and passed 4-0-1 (Bennett absent).

- 4.2 Architectural Review 19-11 (Visinoni Brothers): 260 Lockheed Ave, APN 047-560-058 – A proposal to construct a new building on an undeveloped 3.48 acre lot located at 260 Lockheed Avenue, on the northwest side of Lockheed Avenue.** The site is designated Manufacturing and Warehousing by the General Plan and zoned AM-AOB2 (Airport Manufacturing with Airport Overflight Zone B2 overlay). The proposal includes the construction of a new approximately 9,000 square foot storage building with an approximately 1,800 square foot attached office building. 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 Associate Planner Shannon Costa at (530) 879-6807, or shannon.costa.chicoca.gov.**

Associate Planner Shannon Costa presented the staff report and answered questions from the Board. Costa communicated the notice for this project had transposed west and east descriptions.

Chair Bellin opened the public hearing and invited the applicant to make a presentation.

Applicant, Andy Wood addressed the Board to present the project and answered questions.

Landscape architect, Jason Bisho addressed the Board and answered questions.

With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing.

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 19-11 (Visinoni Brothers), subject to the recommended conditions and following additional condition (Changes are denoted by italicized and underlined text):

New Condition No. 5. Window canopies shall be installed on the two windows on the east elevation of the project.

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

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Associate Planner Shannon Costa communicated items planned for July 3, 2019 to ensure the Board had a quorum.

8.0 ADJOURNMENT

There being no further business, Chair Bellin adjourned the meeting at 5:38 pm to the regular meeting of June 19, 2019.

Approved on: July 10, 2019