

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the Adjourned Regular Meeting
June 19, 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

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 13-05 (Thomas) 642 Ivy, APN 004-215-008

Kevin Thomas, applicant, addressed the Board and answered questions.

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 13-05 (Thomas) 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 13-05 (Thomas). 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, and

color/materials board attached to this 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 and the repair or replacement of frontage improvements as directed by Public Works.
4. This approval shall not be effective until July 5, 2013, when the revised parking standards recently approved by the City take effect.
5. Final landscaping plans shall comply with all landscaping requirements of Title 19, including water-efficiency requirements as established in CMC 19.68.070, and shall demonstrate 50% shading of the vehicle maneuvering area.
6. The permittee shall install at least one bicycle rack for guest bicycle parking, in a location subject to review and approval by Planning staff, taking into account any direction provided by the Board.
7. The permittee shall install signs visible from the vehicle maneuvering area indicating that parking in the area is not allowed, and that open containers of alcohol in that area are prohibited.
8. All new fencing shall be wood, Applicant may choose to utilize alternative more durable fencing materials on the west side parking area, with the final design subject to review and approval by Planning staff. At the permittee's discretion, a low wrought-iron or similar open fence may be installed adjacent to the street frontages. All fences shall be subject to review and approval by Planning staff.
9. Coordinate the front door & second floor slider alignment as feasible, including double window panels for the front door, subject to review and approval by Planning staff.
10. Increase color detail by bringing the darker green into the pop-outs, at control joints add a band or reveal color contrast for interest. Add trim color around porches subject to review and approval by Planning staff.
11. Increase overhang/eaves 18-24" subject to review and approval by Planning staff.
12. Increase size of porch columns to a minimum of 12" subject to review and approval by Planning staff.

Chair Goulart reopened the public hearing to discuss lighting wattage. The public hearing was closed and discussion on the motion continued.

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

3.2 Architectural Review 13-06 (McDonald's) 1388 East Avenue, APN 016-060-054-Conceptual Review

Members of the public addressing the Board during the public hearing include; Susan Christiansen, Mary Motto, and Ken Rensink. Concerns included the drive-thru, additional traffic, impact on local businesses, pedestrian and bike traffic, and handicap parking/accessibility.

The Architectural Review and Historic Preservation Board in general supported the submitted elevations and forwarded the following comments regarding the submitted plan:

1. Make trash enclosure disappear as much as possible
2. Create more outdoor seating
3. Create better pedestrian connectivity - orient to SE
4. Hide the switch out front as best you can
5. Provide a shade structure for outdoor seating
6. Include more landscaping
7. Make it welcoming

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 July 17, 2013.

Approved on: 2/21/18

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