

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the Adjourned Regular Meeting
July 17, 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 4:01 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 13-08 (Blanshei) 555 Flying V Street; APN 002-550-020

This item was pulled from the agenda and postponed to August 7, 2013.

3.2 Architectural Review 13-10 (2nd and Broadway), 201 Broadway Street, APN 004-081-021

Associate Planner Mike Sawley presented the staff report and responded to questions from the Board.

Chair Goulart opened the public hearing at 4:11 pm and invited the applicant to make a presentation.

- . David Griffith, project architect spoke on behalf of the project and responded to Board questions. David Halimi, owner, also spoke in favor of the project.
- . Richard Macias, President of Chico Heritage Association and Mike Trollinder addressed the Board. In favor of the project.

Chair Goulart closed the public hearing at 4:46 pm.

Discussion continued with the Board.

Chair Goulart re-opened the public hearing at 4:55 pm. The public hearing was closed.

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 13-10 (2nd and Broadway) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-10

1. All approved building plans and permits shall note that the project shall comply with AR 13-10 (2nd and Broadway). No building permits related to this approval shall be finalized without prior authorization by Planning staff.
2. All improvements shall be constructed and maintained in substantial conformance with the plans and elevations 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.
4. The fence alignment around the dining patio as well as other project details may be modified at the discretion of the Public Works Director as a result of final design decisions made for the Downtown Couplet Project.
5. The developer shall be responsible for ensuring that a minimum of 7.5 feet of public sidewalk width is maintained for pedestrian circulation outside of the dining patio fence. Options for complying with this condition include, but are not necessarily limited to, replacing existing tree grates with grates that are flush with the sidewalk, or relocating certain street trees subject to approval by the Public Works Director. *The Board recommends using flush-mounted grates to achieve minimum sidewalk width.*
6. *If rectangular planters are provided by the developer, a fourth planter shall be placed on the West 2nd Street frontage and all four planters shall be irrigated.*

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

3.2 Architectural Review 13-11 (Nacht & Lewis) West side of Dr. Martin Luther King Jr. Parkway; APNs 005-490-041 & 005-490-042

Senior Planner Bob Summerville presented the conceptual review and responded to Board questions.

Chair Goulart opened the public hearing at 5:10 pm and invited the applicant to make a presentation.

Michel E. Smith, architect, presented a power point and responded to Board questions. Pat McCuen & Brad Hays spoke in favor of the project.

Chair Goulart closed the public hearing at 5:40 pm.

The Board was supportive of the project, and in discussion with the applicant, provided the comments below to take into consideration when preparing a final package for review:

Recommendations for Formal Review Application Package for AR 13-11 (Nacht & Lewis):

1. Please provide list of project elements that may be negotiable with State or CHP regarding flexibility in design, i.e., the lattice tower (such as stealthing techniques), razor wire (with attending creeping vines), and lower parking lot light fixtures.
2. Consider photovoltaic cells on carport roofs. The City is supportive of LEED certification and other similar sustainability features in new development.
3. A visual study of the lattice tower will be needed. A few visual simulations from high-traffic areas should be sufficient to illuminate any aesthetic issues. These simulations are required for all wireless telecommunications facilities - it may just be a matter of providing one or two additional perspectives.
4. Confirm that no lights will be mounted on the lattice tower, and it is not required to be painted red and white. City regulations require that all towers be unlit and unstriped unless required by FAA regulations. Because this project site is well beyond the overflight zones for both Chico Municipal and Rancho airports, such markings should be unnecessary.
5. Confirm the number of antennas and dishes that may be mounted (co-located), and include with the visual study.

6. Please note that the use permit will need to be obtained prior to issuance of any building or grading permits. The use permit will authorize both the public safety facility, razor wire, and a wireless telecommunications facility greater than 100 feet in height.
7. Confirm the number of cars that may queue in the pull-out. Demonstrate that the stacking room is sufficient, and that vehicles will not back up onto Dr. Martin Luther King Jr. Blvd.
8. The Board recommended that landscaping be placed in the median of the pullout for screening purposes.
9. Provide a material and color sample for the colored razor wire.
10. The parking lot light standards are tall, mostly 32 feet. Poles should be reduced in height to approximately 14 feet. The 14-foot height is more appropriate when in close proximity to shade trees or near the edge of the property. Taller standards, up to approximately 20 feet, may be approved when located farther from trees and/or near the interior of the property.
11. For the fence screening for south parking area, the Board wanted to see a return on the corrugated metal on top of the block wall. The depth of the return should be enough to help screen razor wire which will continue around the back of the facility.

Chair Goulart called for a recess at 6:05 pm.

The meeting was re-convened at 6:15 pm.

3.3 Architectural Review 13-09 (Nash/Peitz) 114 and 120 W. 7th Avenue, APNs 003-574-007, 008, and 009

Bob Summerville presented staff report and responded to Board questions. He recommended additional condition requiring approval of use permit.

Chair Goulart opened the public hearing at 6:28 pm and invited the applicant to make a presentation.

Shawn Rohrbacker, project landscape architect, presented landscape aspects and responded to Board questions. Gary Nash, owner, also addressed the Board and responded to questions.

Chair Goulart closed the public hearing at 7:00 pm.

Discussion continued with the Board.

Chair Goulart re-opened the public hearing at 7:10 pm. The public hearing was closed a second time at 7:18 pm.

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 13-09 (Nash/Peitz) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-09

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 13-09 (Nash-Peitz). 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, Public Works, and Fire Departments. and the Engineering Division of the Community Services Department. The permittee is responsible for contacting these offices to verify the need for compliance.
3. Prior to or concurrent with the submittal of a building permit application, the permittee shall submit to Planning staff one check-copy set of final revised site plans, landscape plans, and building elevations incorporating all applicable conditions of approval adopted by the Board.
4. Prior to the issuance of building permits, the permittee shall complete either a parcel merger or boundary line modification to resolve all existing property lines that conflict with building codes.
5. The permittee shall comply with CMC 16.66 and 19.68 regarding tree preservation of existing black walnut and Chinese elm trees noted on the approved landscape plan. Any required arborist reports and recommendations shall be provided to Planning staff and the City Park and Natural Resources Manager prior to the issuance of grading or building permits.
6. All building plans shall specify that bicycle rack location and design shall comply with CMC 19.70.080.

7. A use permit shall be approved prior to issuance of building permits to allow non-conforming parking improvements, expansion of a non-conforming parking lot, and to allow a residential use on the ground floor.
8. The applicant shall work with staff regarding timing for development of the future courtyard.
9. Wall mounted light sconces shall be the "Forward Throw" fixture with 70 watt lamps identified in the staff report.
10. Two new light poles, bollard lights, or other fixtures approved by staff shall be located in the west parking lot landscape planter to provide adequate security lighting.
11. The applicant is strongly encouraged to locate the front door to face W. 7th Street (front elevation) between the columns of the east-most bay.
12. The stucco wall located on the ground-level of the rear elevation shall be replaced with wrought iron pickets consistent with the railing above.

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

4.0 REGULAR AGENDA

4.1 Draft Annual Work Plan for 2013-2014

The Board recommended the Annual Work Plan be forwarded to the City Council for approval.

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 at 7:25 pm to the regular meeting of August 7, 2013.

Approved on: 2/2/18

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