

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the Adjourned Regular Meeting
August 21, 2013

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
 Dan Irving
 Tom Thomson
 Kris Zappettini

Board Members Absent: Dale Bennett

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 4:03 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 13-07 (Brown) Eaton Road; APN 007-160-048

Associate Planner Greg Redeker presented the staff report and responded to questions from the Board.

Chair Goulart opened the public hearing at 4:13 pm and invited the applicant to make a presentation.

Neil Graber, project engineer, Larry Coffman, architect, and Tom Phelps, project landscape architect, addressed the Board on behalf of the applicant and responded to Board questions

Chair Goulart closed the public hearing at 4:44 pm.

Board Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-07 (Brown) subject to the conditions therein as modified below (changes are

denoted by italicized and underlined text):

Conditions of Approval for AR 13-07 (Brown)

1. All approved building plans and permits shall note that the project shall comply with AR 13-07 (Brown). 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 a use permit is approved to authorize the mini-storage use of the property. Planning staff is authorized to approve minor modifications to the approved plans, in harmony with the direction and conditions imposed by the Board, to accommodate any conditions imposed via the use permit process.
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 is strongly encouraged to install one bicycle rack near the office/residence building, in a location subject to review and approval by Planning staff. The bicycle rack shall support the bicycle at two points (Dero "Hoop", Madrax "UX", or similar) and meet all standard in the CMC.
7. The permittee shall increase the separation between the parking lot light standard and Chinese Pistache located to the south of the residence/office building as much as space allows within the planter area, but in no case less than 5 feet.
8. All landscaping adjacent to Lot B and the Pleasant Valley Ditch shall consist of native and/or noninvasive species.

9. Visually interesting landscaping (such as a crape myrtle) at jog in fence, shall be installed at the eastern end of the southernmost mini-storage building.
10. The black vinyl-coated chain link shall be installed along the Eaton Road frontage. All poles and top rails for the vinyl-coated chain link fence shall be powder coated or painted black to match the chain link fabric.
11. All applicable conditions of approval from Parcel Map 04-11 (Brown) as approved by the Planning Commission in 2005, and subsequently modified by the Map Advisory Committee in 2006, will continue to apply to the construction of this project.
12. Light fixtures, OK for white on building.
13. Light poles, max height 14 feet.

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

4.0 REGULAR AGENDA

None.

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 5:05 pm to the regular meeting of September 4, 2013.

Approved on: 11-15-17

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