

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular adjourned meeting  
**September 20, 2017**

Municipal Center  
421 Main Street  
Conference Room 1

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Board Members Present: Thomas Thomson  
Dan Irving  
Georgie Bellin, Vice-Chair  
Sheryl Campbell-Bennett, Chair

Board Members Absent: Rod Jennings

City Staff Present: Mike Sawley, Senior Planner  
David Young, Senior Planner  
Shannon Costa, Assistant Planner  
Stina Cooley, Administrative Assistant

**1.0 CALL TO ORDER/ROLL CALL**

Chair Campbell-Bennett called the meeting to order at 4:00 PM. Board Members and staff were present as noted above.

**2.0 EX PARTE COMMUNICATION**

Board members stated they had visited the project sites.

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board member Thomson moved to approve the minutes from August 6, 2014, September 3, 2014, October 1, 2014, October 15, 2014, November 5, 2014, and September 6, 2017 as amended. Board member Irving seconded the motion, which passed 4-0-1 (Board Member Jennings absent).*

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 17-13 (Shasta Crossing); Corner of Nord Highway and Esplanade, APN 006-170-035 - A request to construct three two-story apartment buildings with a total of 39 residential units and 1,700-square-feet of commercial space as Phase II of the Shasta Crossing (formerly Fiore Di Monte) multifamily apartment complex.**

Assistant Planner Shannon Costa provided the staff report and answered questions from the Board.

***Chair Campbell-Bennett opened the public hearing at 4:06PM and invited the applicant to make a presentation.***

Architect Theresa Page, addressed the Board on behalf of the applicant and answered questions.

***With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:13 PM.***

***Discussion continued with the Board Members.***

***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 17-13(Shasta Crossing), subject to the following conditions (changes are denoted by italicized and underlined text):***

**Conditions for Approval for AR 17-13**

1. All building plans shall note on the cover sheet that the project shall comply with AR 17-13 (Fiore Di Monte Phase II). No building permits related to this approval shall be finalized without authorization of planning staff.
2. 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.
3. 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.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. Prior to issuance of final Certificate of Occupancy for the project, a total of 43 bicycle parking spaces shall be provided on-site.
6. All proposed signage shall be reviewed under a separate application, in compliance with Chico Municipal Code 19.74.
7. Prior to issuance of the final Certificate of Occupancy for the project, the applicant shall record a deed notice acknowledging the site's proximity to the Chico Municipal Airport and the potential for noise

and sleep disturbance resulting from said proximity.

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

- 4.2 Architectural Review 17-15 (Chico Nissan Remodel); 575 Manzanita Avenue, APN 007-270-03** - A request to construct a new 5,800-square-foot sales building and two service canopies at the Chico Nissan Hyundai dealership.

Assistant Planner Shannon Costa provided the staff report and answered questions from the Board.

***Chair Campbell-Bennett opened the public hearing at 4:15 PM and invited the applicant to make a presentation.***

Architect Larry Coffman, Brian Bowen, Brandon Slater, addressed the Board on behalf of the applicant and answered questions.

***With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:36 PM.***

Discussion continued with the Board.

***Board Member Irving moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-15 (Chico Nissan), subject to the following conditions (changes are denoted by italicized and underlined text):***

**RECOMMENDED CONDITIONS OF APPROVAL -AR 17-15**

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-15 (Chico Nissan Remodel). No building permits related to this approval shall receive final approval 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 proposed signage shall be reviewed under a separate permit and in compliance with Chico Municipal Code 19.74.

4. The trash enclosure shall be painted to match the main building and landscaping, including vines, shall be planted at the base of the structure.

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

- 4.3 Architectural Review 17-28 (JR Homes and Offices); 269/271 E. 3<sup>rd</sup> Street, APN 004-171-002** - A proposed vertical mixed use building with two offices on the first floor and two townhouse apartments comprising the second and third floors.

Senior Planner David Young provided the staff report and answered questions from the Board.

*Chair Campbell-Bennett opened the public hearing at 4:52 PM and invited the applicant to make a presentation.*

Architect Greg Peitz, owner Jeff Risko and Landscape Architect Jason Bisho addressed the Board on behalf of the applicant and answered questions.

*With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 5:02 PM.*

Discussion continued with the Board Members.

*Board Member Irving moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-28 (JR Homes & Offices), subject to the following conditions (changes are denoted by italicized and underlined text):*

**Conditions of Approval for AR 17-28**

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-28 (JR Homes Offices and Apartments). No building permits related to this approval shall receive final approval 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.

*The Motion was seconded by Board Member Thomson and passed 4-0-1 (Board Member*

*Jennings absent).*

**4.4 Architectural Review 17-30 (Trott, Schroeder, and Wise); 2570 Sierra Sunrise Terrace, APN 018-230-012 - A proposed 10,750 square foot, two-story building.**

*Chair Campbell-Bennett recused herself from Item 4.4 and Vice Chair Bellin continued with the meeting. Vice Chair Bellin disclosed that she is a tenant in the building next to the proposed project site for Item 4.4.*

Senior Planner David Young provided the staff report and answered questions from the Board.

*Vice Chair Bellin opened the public hearing at 5:21 PM and invited the applicant to make a presentation.*

Chad Finch, Architect, and Jason Bisho, Landscape Architect, addressed the Board on behalf of the applicant and answered questions regarding the project.

*With no other members of the public wishing to address the Board, Vice Chair Bellin closed the public hearing at 5:39 PM.*

Discussion continued with the Board.

*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 17-30 (Trott Schroeder & Wise), subject to the following conditions (changes are denoted by italicized and underlined text):*

**RECOMMENDED CONDITIONS OF APPROVAL -AR 17-30**

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-30 (Trott, Schroeder, and Wise). No building permits related to this approval shall receive final approval 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 signage must be indirectly lit and approved by planning staff.
4. Eliminate the two additional parking spaces proposed for construction.

5. Any series of adjacent compact stalls in excess of 5 spaces shall have individual stall widths a minimum of 8.5 feet.
6. *In accordance with CMC 19.60.050, all exterior lighting shall be directed downward and away from adjacent properties and public rights-of-way. The proposed up-lighting shall be equipped with low wattage luminaires, shields, and carefully directed to accentuate the architecture while minimizing nightglow. All luminaires shall be specified on construction drawings, subject to Planning staff approval.*

*The Motion was seconded by Board Member Irving and passed 3-0-1-1 (Jennings absent, Campbell-Bennett Recused).*

**Chair Campbell-Bennett rejoined the meeting and proceeded with the remaining agenda items.**

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

Brian Firth addressed the Board and stated that successful dwotowns are supported by parking garages. Chad Finch stated that he believed that the City should revisit the In-Lieu parking fees to assist in lack of parking, and downtown parking issues.

**7.0 REPORTS AND COMMUNICATIONS**

Mike Sawley reported that the City Council was given the 6 month ARHPB status update at their last meeting and the Council requested another update in a year.

**8.0 ADJOURNMENT**

There being no further business, Chair Campbell-Bennett adjourned the meeting at 5:50 PM to the regular meeting of **October 4, 2017**.

Approved on:

10/18/17