

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**

Minutes of the regular meeting  
October 15, 2014

Municipal Center  
421 Main Street  
Conference Room 1

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Board Members Present: Dale Bennett, Chair  
Thomas Thomson, Vice Chair  
Kris Zappettini

Board Members Absent: Marci Goulart  
Dan Irving

City Staff Present: Bob Summerville, Senior Planner  
Mike Sawley, Associate Planner  
Jerry Kotysan, Senior Plan Check Engineer  
Jessica Henry, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

Chair Bennett 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**

There were no items for this agenda item.

**4.0 PUBLIC HEARING AGENDA**

**4.1 AR 14-09 (Buffalo Wild Wings) – 845 East Avenue, APN 007-280-061**

A proposal to construct a new 6,500 sq. ft. restaurant and parking area at the North Valley Plaza.

Associate Planner Sawley presented the staff report, spoke about the original plan, the changes made, and responded to questions from the Board regarding the project.

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

Brian Firth, Landscape Architect, Jack Powers, Architect, and Lucy Parks, North Valley Mall owner, all spoke on behalf of the Applicant.

*With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 4:17 pm.*

***Chair Bennett reopened the public hearing at 4:27 pm and invited the applicant to address the color question posed by Board Member Thomson.***

***With no other members of the public wishing to address the Board, Chair Bennett closed the reopened public hearing at 4:28 pm.***

***Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 14-09 (Buffalo Wild Wings) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):***

**Conditions of Approval for AR 14-09**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 14-09 (Buffalo Wild Wings). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. 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.
3. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. *Use yellow lettering for the signage, as shown on the approved elevations.*
5. *Use the darker yellow color (California chamois, HLS4205-3), for the building exterior, instead of "citrus" yellow color.*
6. *Add a logo or mural toward the rear of the east elevation, details to be worked out with planning staff.*

***Board Member Zappettini seconded the motion, which passed by a vote of 3-0-2 (Goulart & Irving absent).***

- 4.2 AR 14-10 (Mechoopda Administration Building) , Lot 303 of Meriam Park Phase 3A, a portion of APN 002-180-053 – A proposal to construct a new 13,740 sq. ft. office building and parking area at Meriam Park.**

Associate Planner Sawley presented the staff report and discussed the original plan and the changes made. He also addressed questions regarding the project design.

***Chair Bennett opened the public hearing at 4:40 pm and invited the applicant to make a presentation.***

Larry Coffman, Northstar Engineering, spoke on behalf of the Applicant. Mr. Coffman the tribe is excited to be in this area, which is in the vicinity that was originally used by their ancestral tribe. Mr. Coffman addressed questions and concerns from the Board.

***With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 5:08 pm.***

***Board Member Zapettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 14-10 (Mechoopda Administration Building) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):***

#### **Conditions of Approval for AR 14-10**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 14-10 (Mechoopda Administration Building). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. 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.
3. Provide a pedestrian connection between the public sidewalk and internal walkway that provides pedestrian access to the off-street parking area.
4. The future planned expansion of 4,000 sq. ft. on the second story shall be subject to administrative review, so long as it is found to be consistent with the approved design.
5. The trash enclosure shall be constructed of six-foot stucco masonry walls with overhanging cap and stone veneer as a wainscot or as pilasters on the corners, matching the style of the approved elevations, as modified by any other conditions.
6. All new light standards shall be limited to 12 feet in height, consistent with Mitigation Measure AES-1.
7. The applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program. These include AES-1, AIR-1a, AIR-1b, AIR-1c, AIR-1d, AIR-

2, BIO-8, CUL-2a, CUL-2b, CUL-3, CUL-4, HYDRO-3, and UTIL-1b, which are incorporated herein by reference.

8. The Board recommends adding surface texture to the six large columns at the front of the building, with specific details to be worked out with Planning staff.
9. The Board recommends using stone on the exterior of the building that more-closely resembles the volcanic rock found in the region.

**Board Member Thomson seconded the motion, which passed by a vote of 3-0- 2 (Goulart & Irving absent).**

**5.0 REGULAR AGENDA**

There were no items for this agenda item.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

None.

**8.0 ADJOURNMENT**

There being no further business, Chair Bennett adjourned the meeting at 5:17 p.m. to the adjourned regular meeting of November 5, 2014.

Approved on: 9/20/17

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