

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
October 18, 2017

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Rod Jennings

City Staff Present: Mike Sawley, Senior Planner
Kimber Gutierrez, Associate Planner
Robyn Ryan, 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

None.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Thomson moved to approve the minutes from November 6, 2013, November 20, 2013, December 18, 2013, August 2, 2017, September 6, 2017, September 20, 2017 and October 4, 2017.

Board member Irving seconded the motion, which passed 4-0-1 (Jennings absent).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-35 (Chase Bank – Chico East); 850 East Avenue, APN 007-280-052 – A proposal to construct a 3,500-sq.ft. bank building with two 24-hour ATMs and an eight-foot masonry scree wall.

Associate Planner Kimber Gutierrez provided the staff report and answered questions from the Board.

Chair Campbell-Bennett opened the public hearing at 4:07 PM and invited the applicant to make a presentation.

Architect Carlos Jahen with Stantec addressed the Board on behalf of the applicant and answered questions.

Steve Bashe with Chase Bank addressed the Board and answered questions.

Architect Bob Superneau addressed the Board on behalf of the applicant and answered questions regarding the landscape plan.

Debi Coopriider and Bill Jenkins also addressed the Board regarding this item.

Property owner Scott Huffman addressed the Board and provided information 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.

Senior Planner Mike Sawley addressed the Board regarding the Board and public's concerns.

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 17-35 (Chase Bank – Chico East), subject to the following conditions (changes are denoted by italicized and underlined text):

Recommended Conditions for Approval for AR 17-35

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-35 (Chase Bank – Chico East). No building permits related to this approval shall receive final approval without 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 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 proposed signage shall be reviewed under a separate permit and in compliance with CMC 19.74.
5. All new electric, telephone, and other wiring conduits for utilities shall be

placed underground in compliance with CMC 19.60.120.

6. Parking area lighting located within 15-feet of any adjoining residentially-zoned parcel shall be limited to 12-feet above grade or configured in a way to prevent light spilling onto neighboring properties (wall-mounted lighting, reducing amount of lighting heads, etc.). Prior to issuance of a certificate of occupancy, Planning staff shall verify adequate shielding of parking area lighting.
7. The following shall be reflected on the project's landscape plan at building plan submittal:
 - a. The developer shall explore substituting at least one native tree species for a non-native tree species.
 - b. The developer shall coordinate with PG&E to determine appropriate landscaping within the established utility easement.
 - c. Prior to building permit issuance, Planning staff shall verify that the proposed landscaping meets shading requirements per Chico Municipal Code Section 19.70.060(E).

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

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Mike Sawley answered questions regarding the upcoming mandatory Board and Commission Training Session which will be held on November 2, 2017, from 8:00 am to 5:00 pm.

8.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 4:49 PM to the regular meeting of November 15, 2017.

Approved on: 11-15-17