

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the Adjourned Regular Meeting  
November 6, 2013

Municipal Center  
421 Main Street  
Conference Room 1

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Board Members Present:     Marci Goulart, Chair  
                                   Dale Bennett  
                                   Kris Zappettini

Board Members Absent:     Dan Irving  
                                   Tom Thomson

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     AR 13-15 (Butte Premier Physical Therapy) Between 121 and 131 Raley Boulevard**

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

*Chair Goulart opened the public hearing and invited the applicant to make a presentation.*

John Anderson addressed the Board on behalf of the applicant.

Mike Trolinder addressed the Board in favor of the project.

*Chair Goulart closed the public hearing.*

*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 13-15 (Butte Premier Physical Therapy) subject to the conditions therein as modified*

*below (changes are denoted by italicized and underlined text):*

1. All approved building plans and permits shall note that the project shall comply with AR 13-15 (Butte Premier Physical Therapy). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department
2. All wall-mounted utilities and roof penetrations, including vent stacks, utility boxes, gas meters and associated equipment, shall be screened by appropriate materials and colors, as approved by the Planning Services Department prior to issuance of a certificate of occupancy.
3. A pedestrian connection shall be striped from the accessible loading area located near the main entrance, across the drive isle to the sidewalk in line with the front of the Skyway Orthopedics building at 131 Raley Boulevard.
4. Plant an additional shade tree in the planter located around the new trash enclosure, or otherwise demonstrate a minimum of 50 percent shading of all paved parking lot areas on the project site.
5. The parking lot light fixtures shall be mounted no more than 15 feet high and shall use high-pressure sodium bulbs or other warm-spectrum lamp type.
6. Provide a decomposed granite access point at both ends of the break area.
7. *Paint electric closet doors to match the main building color.*
8. *Paint backside of parapet walls to match the main building color.*
9. *Move backflow preventer to landscape peninsula planter.*

*Board member Bennett seconded the motion that passed 3-0-2 (Irving & Thomson absent).*

**3.2 AR 13-17 (East Shasta Townhomes) 158 East Shasta Avenue, APNs 006-380-019 and -020**

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

*Vice Chair Bennett disclosed that he and Mr. Peitz will be working on a different project together but he does not believe it creates a conflict of interest with the current project under*

*review.*

*Chair Goulart opened the public hearing and invited the applicant to make a presentation.*

Greg Peitz addressed the Board on behalf of the applicant.

*Chair Goulart closed the public hearing.*

*Board Member Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-17 (East Shasta Townhomes) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):*

#### **Conditions of Approval for AR 13-17 East Shasta Townhomes**

1. All approved building plans and permits shall note that the project shall comply with AR 13-17 (East Shasta Townhomes). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department.
2. All wall-mounted utilities and roof penetrations, including vent stacks, utility boxes, gas meters and associated equipment, shall be screened by appropriate materials and colors, as approved by the Planning Services Department prior to issuance of a certificate of occupancy.
3. Widen all of the proposed three-foot wide sidewalks to four feet in width. Four-foot-wide sidewalks shall be shown on the building plans and shall be constructed prior to issuance of a certificate of occupancy.
4. The proposed bicycle parking shall be ~~moved approximately 20 feet to the west~~, as reflected on Attachment C, so that access can be taken directly from the sidewalk that runs in front of the vehicle spaces.
5. Add at least two windows to the left elevation of the single-unit building that are a minimum size of two feet by two feet.
6. Include a top rail on the 6' high wooden fence.
7. Explore alternatives to providing a trash enclosure.
8. Explore using composition roofing with more than one color.

*The motion was seconded by Board Member Zappettini and passed 3-0-2 (Irving & Thomson absent).*

**4.0 REGULAR AGENDA**

None.

**5.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**6.0 REPORTS AND COMMUNICATIONS**

Board member Zappettini inquired if there was a mechanism in place to ensure that applicants are aware that projects may need to come before the Architectural Review and Historic Preservation Board more than once before they are approved. She expressed frustration and concern regarding comments from applicants, that the Board would be “killing a project” if they didn’t approve it at the first meeting. She stated that she felt it impaired her ability to review projects objectively. Staff advised the Board that applicants are made aware of the option for conceptual review on projects with major design concerns, however, applicants typically choose to press forward requesting full Board review of the project.

**7.0 ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting to the regular meeting of November 20, 2013.

Approved on: \_\_\_\_\_

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

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the Adjourned Regular Meeting  
November 20, 2013

Municipal Center  
421 Main Street  
Conference Room 1

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

Board Members Absent:     None.

City Staff Present:         Bob Summerville, Senior Planner  
                                   Mike Sawley, Associate Planner

**1.0     CALL TO ORDER/ROLL CALL**

Chair Goulart called the meeting to order at 4:04 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     PDP 13-02 (Portland Place Carriage Apartments Project) 533 Orange Street:  
          APN 004-204-006-**

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

*Chair Goulart opened the public hearing at 5:12 pm and invited the applicant to make a presentation.*

Larry Coffman, and Tom Phelps, addressed the Board on behalf of the applicant. Graham Hutton, Mike Trolinder and Ray Murdoch also addressed the Board regarding this project.

*Chair Goulart closed the public hearing at 5:30 pm.*

Discussion continued with the Board.

***Board Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of Planned Development Permit 13-02 (Portland Place Carriage Apartments Project) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):***

**Recommended Conditions of Approval for PDP 13-02  
(Portland Place Carriage Apartments Project)**

1. All approved building plans and permits shall note that the project shall comply with the Portland Place Carriage Apartments Planned Development Permit (PDP 13-02). No building permits related to this approval shall be finalized without prior authorization of Planning staff.
2. The approval documents for this project include the following exhibits:
  - a. Planned Development Permit Site Plan,
  - b. Site Development Plan,
  - c. Color Elevations and Floor Plans (sheets ARB-1 through ARB-6),
  - d. Color Sample Sheet, and
  - e. Lighting Cut Sheets
3. Planned Development Permit 13-02 authorizes the following development standards for the Portland Place development:
  - a. Ten-foot front yard setbacks
  - b. Five-foot rear yard setbacks
  - c. Building projections into setback areas on the second and third stories, as shown on the approved site plans and elevation drawings.
4. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and associated equipment, shall be screened by appropriate materials and colors, illustrated or notated on the building plans as requiring screening, and subject to approval by Planning staff prior to issuance of a certificate of occupancy.
5. New 6-ft high wooden fencing along interior property lines shall include a top rail.
6. *Parking Lot standards shall be limited to 14 feet in height.*
7. *Climbing vines shall be used on the trash enclosure and shrub species shall be associated with their planting locations on the final landscape plan.*

8. Anti-graffiti coating shall be applied to the utility/sign screen wall.
9. Hand rails, if installed for the front steps, shall be powder coated.
10. Front doors shall include detailing to create interest, such as a window or creatively displayed unit numbers.

*The motion was seconded by Board Member Bennett and passed 5-0.*

**4.0 REGULAR AGENDA**

None.

**5.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**6.0 REPORTS AND COMMUNICATIONS**

Senior Planner Summerville reported that the appeal on the Star Liquors project was denied by the City Council and the Board approval was upheld.

**7.0 ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting to the regular meeting of December 18, 2013.

Approved on: \_\_\_\_\_

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

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the Adjourned Regular Meeting  
December 18, 2013

Municipal Center  
421 Main Street  
Conference Room 1

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Board Members Present: Dale Bennett, Vice Chair  
Dan Irving  
Tom Thomson  
Kris Zappettini

Board Members Absent: Marci Goulart, Chair

City Staff Present: Bob Summerville, Senior Planner  
Mike Sawley, Associate Planner

**1.0 CALL TO ORDER/ROLL CALL**

Vice Chair Bennett called the meeting to order at 4:00 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 AR 13-19 (GPK/Hallmark) - Carriage Park Apartments, Northeast corner of Bruce Road and E. 20th Street, APN 018-390-020**

*At the request of the applicant, this project was continued to a future date in order to complete the application with all required information and drawings.*

**3.2 AR 13-14 (The Printed Image) 2209 Park Avenue; APN 005-480-006**

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

*Vice Chair Bennett opened the public hearing and invited the applicant to make a presentation.*

Greg Peitz, Brian Firth, and Scott Laursen addressed the Board on behalf of the applicant and answered questions from the board.

*Vice Chair Bennett closed the public hearing at 4:50 pm.*

Discussion continued with the Board.



***Vice Chair Bennett re-opened the public hearing and the applicant requested a continuance to provide the Board with more detailed plans for review.***

***The Architectural Review and Historic Preservation Board requested additional information and continued the item to a date uncertain, pending submittal of the requested information. In addition, the Board provided several suggestions for consideration as provided below:***

***Requested information for AR 13-14(The Printed Image)***

1. Indicate a consistent type of roll-up door on all elevation drawings. Consider a color change for the doors.
2. Clarify access/entry locations for the re-constituted warehouse to remain during the first phase of the project.
3. Address disposition of the gravel area located at the rear of the site, consistent with existing regulations.
4. Show the following proposed elements on revised elevation drawings:
  - a. Coolers on roof\*,
  - b. Solar panels on roof,
  - c. Gutters and down spouts,
  - d. Skylights or translucent panels (if proposed),
  - e. Lighting wall pack locations and mounting height, and
  - f. Note dimensions and materials for columns.

*\*suggest also showing outlines of coolers on the floor plan to indicate distance from front of building.*

5. Specify color of vinyl window frames and please provide color samples to the Board.
6. Show proposed wall-mounted sign(s) and monument sign.
7. Show proposed lighting on revised elevations.
8. Consider providing an additional elevation drawing showing vertical landscape elements.
9. Consider changing the flat roof entry feature to a pitched roof.
10. Consider changing the composition shingle roof over the break room to a metal roof.

**3.3 Conceptual Architectural Review for Village Green (Leete/Brown) – A single-family residential subdivision and planned development permit located at the southeast corner of Idyllwild Circle and Sierra Sunrise Terrace, APN 018-360-002**

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

*Vice Chair Bennett opened the public hearing and invited the applicant to make a presentation.*

Kurt Jorgensen, Greg Peitz, Brian Firth, Tim Leete, addressed the Board on behalf of the applicant and answered questions regarding the project. BT Chapman, Gary Salberg, Mary Jensen, David Rogers, Robb Brown, Jennifer Treff, and Gary Taylor addressed the Board and expressed general support but expressed concerns regarding setback, separation, placement of 2-story houses, and parking,

*Vice Chair Bennett closed the public hearing*

Discussion continued with the Board.

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

**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, Vice Chair Bennett adjourned the meeting to the regular meeting of January 15, 2014.

Approved on: \_\_\_\_\_

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

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular adjourned meeting  
**August 2, 2017**

Municipal Center  
421 Main Street  
Conference Room 1

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Board Members Present: Sheryl Campbell-Bennett, Chair  
Dan Irving  
Rod Jennings  
Evan Tuchinsky, Alternate

Board Members Absent: Georgie Bellin, Vice-Chair  
Thomas Thomson

City Staff Present: Brendan Vieg, Principal Planner  
Shannon Costa, Assistant Planner  
Jessica Henry, Administrative Analyst

**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**

Chair Campbell-Bennett stated she will recuse herself from items 4.1 & 4.2.

**3.0 CONSENT AGENDA**

*Board Member Irving moved to approve the minutes as amended from July 15, 2015, August 19, 2015, October 7, 2015, November 18, 2015, December 2, 2015, and June 7, 2017. Board Member Jennings seconded the motion, which passed 4-0-2 (Board Members Bellin and Thomson absent).*

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 17-25 (Thrive Lawyer's Office) Lots B7 and B8 of Meriam Park- Northeast corner of Carlisle Lane and Beacon Avenue**

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

*Acting Chair Jennings opened the public hearing at 4:04 PM and invited the applicant to make a presentation.*

Dan Gonzales, Property Owner, Jason Bisho, with Brian Firth Landscape Architect, Inc., and Chad Finch, with Russell Gallaway Associates, Inc. addressed the Board and answered questions regarding the project design, building color palette & textures, exterior lighting, landscaping, and bike parking.

***With no other members of the public wishing to address the Board, Acting Chair Jennings closed the public hearing at 4:35 PM.***

***Discussion continued with the Board Members including additional questions for the applicant.***

***Acting Chair Jennings opened the public hearing for a second time at 4:44 PM and invited the Applicant to speak.***

Dan Gonzales, Property Owner, addressed the Board and answered questions regarding the project design and building color palette & textures.

***With no other members of the public wishing to address the Board, Acting Chair Jennings closed the public hearing at 4:45 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 17-25 (Thrive Lawyer's Offices), subject to the following conditions:***

**Recommended Conditions for Approval for AR 17-25**

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-25 (Thrive Lawyer's Office). 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. 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.

***The Motion was seconded by Acting Chair Jennings and passed 3-0-2-1 (Bellin & Thomson***

*absent, Campbell-Bennett recused).*

**4.2 Architectural Review 17-27 (Maker Buildings) Lots A14 and A15 of Meriam Park- North of East 20th Street, just south of Springfield Drive**

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

*Acting Chair Jennings opened the public hearing at 4:56 PM and invited the Applicant to make a presentation.*

Dan Gonzales, Property Owner, Greg Melton, Landscape Architect, Tyree Vantrease, Architect, and Chad Finch, architect with Russell Gallaway Associates, Inc. addressed the Board and answered questions regarding the project design, building color palette, landscaping, and parking.

*With no other members of the public wishing to address the Board, Acting Chair Jennings closed the public hearing at 5:13 PM.*

Discussion continued with the Board.

*Acting Chair Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-27 (Maker Buildings), subject to the following conditions:*

**Recommended Conditions of Approval for AR 17-27**

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-03 (Meriam Park Foundation Building). 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. 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.

*The Motion was seconded by Board Member Irving and passed 3-0-2-1 (Bellin & Thomson 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**

None.

**7.0 REPORTS AND COMMUNICATIONS**

None.

**8.0 ADJOURNMENT**

There being no further business, Chair Campbell-Bennett adjourned the meeting at 5:24 PM to the regular meeting of **August 16, 2017**.

Approved on: \_\_\_\_\_

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular adjourned meeting  
**September 6, 2017**

Municipal Center  
421 Main Street  
Conference Room 1

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Board Members Present:     Rod Jennings  
                                      Thomas Thomson  
                                      Georgie Bellin, Vice-Chair  
                                      Sheryl Campbell-Bennett, Chair

Board Members Absent:     Dan Irving

City Staff Present:         Leo DePaola, Community Development Director  
                                      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**

Chair Campbell-Bennett stated she will recuse herself from item 4.2.

**3.0     CONSENT AGENDA**

**3.1     Approval of Minutes**

*Board member Thomson moved to approve the minutes from December 3, 2014, January 7, 2015, February 18, 2015, April 1, 2015, May 6, 2015, September 15, 2015.*

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

**4.0     PUBLIC HEARING AGENDA**

**4.1     Architectural Review 17-37 (Nine Star North Cedar); 1005 W. 6<sup>th</sup> Street, APN 004-206-005** – A proposal to construct a 3-story, 6-unit multifamily housing development on a 0.2-acre site located on the southwest corner of Cedar Street and West 6<sup>th</sup> Street.

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

***Chair Campbell-Bennett opened the public hearing at 4:04 PM and invited the applicant to make a presentation.***

Architect Greg Peitz, and Landscape Architect Brian Firth addressed the Board on behalf of the applicant and answered questions. Mr. Peitz clarified that the materials board presented to the Board were the true colors and the color elevation pages provided did not represent the actual colors due to printer variations.

Trace Woodward, Matt Thorpe, and Jessica Thorpe also addressed the Board regarding this item.

***With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:10 PM.***

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

***Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-37 (Nine Star Properties), subject to the following conditions (changes are denoted by italicized and underlined text):***

**Conditions for Approval for AR 17-37**

1. All building plans shall note on the cover sheet that the project shall comply with AR 17-37 (Nine Star Cedar Street Apartments). 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. *Reduction of one (1) guest parking space is authorized.*

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



***Chair Campbell-Bennett recused herself from Item 4.2 and Vice Chair Bellin continued with the meeting.***

- 4.2 Architectural Review 17-12 (Salvation Army); 567 E. 16<sup>th</sup> Street, APN 005-217-002, 005-217-003 005-217-005, 005-251-021, and 005-251-002** - A proposal to construct a new community center to replace the existing Salvation Army community center.

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

***Vice Chair Bellin opened the public hearing at 4:20 PM and invited the applicant to make a presentation.***

Matt Gallaway, Architect for the project, and Brian Firth, Landscape Architect, addressed the Board on behalf of the applicant and answered questions regarding the project. Arwyn Rodriguera and Craig Rodriguera with the Salvation Army both addressed the Board providing information regarding hours of operations, activities, and general functions provided at the location.

Also addressing the Board were Pam Garnet, Rick Garnet, Woody Elliott, and Michael Holland with concerns regarding the operations, native tree species, architectural design, traffic flow, and wall details.

***With no other members of the public wishing to address the Board, Vice Chair Bellin closed the public hearing at 5:22 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 forward a recommendation to the Planning Commission to approve Architectural Review 17-12 Salvation Army), subject to the following conditions (changes are denoted by italicized and underlined text):***

**RECOMMENDED CONDITIONS OF APPROVAL -AR 17-12**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-12 (Salvation Army).
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 City Planning staff prior to issuance of a certificate of occupancy.

3. The final landscape plans shall indicate creeping vines against trash enclosure stucco walls.
4. The fence proposed for site security shall be constructed of tubular steel and powder coated black and comply with CMC 19.60.060.
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. Tubular steel fence shall include automatic/motorized gates with NOX switches for emergency access.
7. As required by CMC 16.66, trees removed shall be replaced as follows:
  - a. On-site. For every six inches in DBH removed, a new 15 gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
  - b. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
  - c. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
  - d. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
8. Native species may be utilized as feasible in parking lot and street tree plantings as approved by the Urban Forest Manager.
9. Block wall separating the Community Center from the neighboring residences is acceptable as proposed.

10. The revised site plan dated September 1, 2017 is the recommended site plan.

*The Motion was seconded by Board Member Jennings and passed 3-0-1-1 (Irving 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**

David Griffith, architect, made a presentation to the Board regarding his current project on 330 Main Street. Mr. Griffith and property owner, Chris Jennings, provided the Board with an overview of the historic finds in the deconstruction of the building and their proposed future plans for the project

**7.0 REPORTS AND COMMUNICATIONS**

None.

**8.0 ADJOURNMENT**

There being no further business, Chair Campbell-Bennett adjourned the meeting at 6:15 PM to the regular meeting of **September 20, 2017**.

Approved on: \_\_\_\_\_

**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: \_\_\_\_\_

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular adjourned meeting  
**October 4, 2017**

Municipal Center  
421 Main Street  
Conference Room 1

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

Board Members Absent: Rod Jennings  
Dan Irving

City Staff Present: Mike Sawley, Senior Planner  
Shannon Costa, Assistant Planner  
Stina Cooley, Administrative Assistant  
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 March 5, 2014, April 2, 2014, April 16, 2014, May 7, 2014, June 4, 2014, and July 9, 2014.*

*Board member Bellin seconded the motion, which passed 3-0-2. (Jennings and Irving absent).*

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 17-32 (Grove Office Building); 1270 E 9<sup>th</sup> Street, APN 004-331-036** - A proposal to construct a single-story 3,000 sq. ft. office building and parking area.

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

*Chair Campbell-Bennett opened the public hearing at 4:05 PM and invited the applicant to make a presentation.*

Architect Greg Peitz 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 4:17 PM.***

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

***Board Member Thomsen moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-32 (Grove Office Building), subject to the following conditions (changes are denoted by italicized and underlined text):***

**Recommended Conditions for Approval for AR 17-32**

1. All building plans shall note on the cover sheet that the project shall comply with AR 17-32 (Grove Office Building). No building permits related to this approval shall be finalized without authorization of planning staff.
2. All new exterior lighting shall be full cutoff and directed onsite such that no light shines offsite and luminaires are minimally visible from adjacent properties. Parking lot light fixtures shall not exceed a total height measured from grade of ~~18~~ 12 feet.
3. 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.
4. ~~The applicant shall provide architectural design elements to the northeast elevation.~~
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. 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.

***The Motion was seconded by Chair Campbell-Bennett and passed 3-0-2 (Board Member Jennings and Board Member Irving absent).***

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

Woody Elliott had concerns about the Salvation Army project planting natives. Mr. Elliott requested a copy of the ARHPB meeting minutes from 9/6/17, was told they are not yet available.

Senior Planner, Mike Sawley explained that those minutes have not been distributed to or approved by the Board yet.

**7.0 REPORTS AND COMMUNICATIONS**

None.

**8.0 ADJOURNMENT**

There being no further business, Chair Campbell-Bennett adjourned the meeting at 4:32 PM to the regular meeting of **October 18, 2017**.

Approved on: \_\_\_\_\_