

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
October 7, 2015

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
 Sheryl Campbell-Bennett, Vice-Chair
 Thomas Thomson
 Keith Doglio

Board Members Absent: Rod Jennings

City Staff Present: Bob Summerville, Senior Planner
 Jake Morley, Associate Planner
 Leo DePaolo, Building Official
 Jessica Henry, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:03 PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA – No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 15-22 Ceres Professional Plaza 3041 Ceres Avenue, APN 015-030-029

A proposal to construct a single story 4,000 square foot office structure on a 0.45 acre site.

Associate Planner Morley presented the staff report and items of discussion.

Chair Goulart opened the public hearing at 4:05 PM and invited the applicant to make a presentation.

Don Schukraft, Gary Hawkins, architect, and Tom Phelps, landscape architect, all spoke on behalf of the Applicant.

The Board asked for clarification regarding screening, alcove lighting, bicycle racks, and signage.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:22pm.

Chair Goulart reopened the public hearing at 4:25pm.

Senior Planner Summerville stated that the design guidelines indicate a softer color for this location near the foothills. The issue was also brought up that the other buildings in this existing complex are grey & dark roof, similar to the proposed building & roof color, and not a softer color.

Chair Goulart closed the public hearing at 4:36pm.

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 15-22 (Ceres Professional Plaza), subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-22 Ceres Professional Plaza

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-01 (Harrison Duplexes). 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. The proposed landscape plan may be modified to meet LID requirements.
5. A single bicycle rack, which allows two points of support to the frame such as an inverted "U", shall be installed at the western portion of the entry alcove. The rack shall be placed so that it provides sufficient space from structural improvements to house a bicycle on both sides of the rack.
6. All ground mounted HVAC units shall be structurally screened ~~as approved by the ARHPB~~ by either one of the following methods: 1) Stucco wall to match the structure or 2) metal railing to match proposed railing with heavy landscaping.
7. Recommend that the proposed body color be a warmer tone.

8. Signage shall be reviewed and approved by staff under separate permit.

Vice-Chair Campbell-Bennett seconded the motion, which passed (4-0-1; Jennings absent).

- 4.2 **AR 15-24 RGA/Butz, 127 Raley Blvd; APN 002-210-085** – A proposal to construct a new medical office building on a pad site within an existing medical office campus

Vice-Chair Campbell-Bennett recused herself from this item.

Senior Planner Summerville presented the staff report and items of discussion.

Chair Goulart opened the public hearing at 4:43 PM and invited the applicant to make a presentation.

Don Russell and Pat Conroy spoke on behalf of the Applicant.

The Board asked for clarification regarding the entrance, sidewalk, walkway, tower, lighting, and signage.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:00pm.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 15-24 (RGA/Butz) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-24 RGA/Butz

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 15-24 (RGA/Butz). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. The tall sconce fixture (Visa Lighting #OW1296) shall be installed where illustrated on the submitted elevations and perspective drawings.
3. Recessed light fixtures shall be installed under all entry canopies.
4. All roof vent stacks and roof penetrations shall be painted to match adjacent roof surfaces.
5. All metal flashings shall be painted to match adjacent wall or trim surfaces.

Board Member Doglio seconded the motion, which passed 3-0-2; Campbell-Bennett abstain and Jennings absent).

4.3 AR 15-26 (LaSalle's/Griffith) 229 and 233 Broadway

A proposed front facade renovation and downtown outdoor dining patio

Senior Planner Summerville presented the staff report and items of discussion.

Chair Goulart opened the public hearing at 5:09 PM and invited the Applicant to make a presentation.

David Griffith, architect, Mick Needham, and Nick Andrew spoke on behalf of the Applicant. Mr. Griffith presented a slideshow, including historic photographs of the subject site and Broadway Street downtown.

The Board, staff, architect, and Applicant discussed placement of public entrance, grading, patio furniture, landscaping, addition of potted plants, lighting, reduced concrete barrier wall height, railing, glass color, signage, building color, and front door. Several items were left open: front door, signage, lowered barrier wall, rail material detail, windows, patio heaters, furniture, bike rack, paint scheme, glass color with sample, detail on post mounted light fixtures, light color temperature, hose bibs.

Members of the public addressing the Board on this agenda item were:

- Kevin Riley, owner of Stained Glass business to the south of project site, in favor of the project.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 6:25 PM.

The discussion continued with the Board. The Board indicated it needed a more complete package including detail and specifications.

Chair Goulart reopened the public hearing at 6:32 PM to discuss continuing the item to another meeting.

Chair Goulart closed the public hearing at 6:38 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board continue AR 15-26 LaSalle's/Griffith.

Board Member Doglio seconded the motion, which passed (4-0-1;Jennings absent).

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 6:45 pm to the adjourned regular meeting of **October 21, 2015**.

Approved on: 8/2/17

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