

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular adjourned meeting  
**November 15, 2017**

Municipal Center  
421 Main Street  
Conference Room 1

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

Board Members Absent:

City Staff Present: Bruce Ambo, Principal Planner  
Mike Sawley, Senior Planner  
Kimber Gutierrez, Associate Planner  
Shannon Costa, Assistant 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 August 21, 2013, September 4, 2013, October 2, 2013, October 30, 2017, February 19, 2014, and October 18, 2017.*

*Board member Irving seconded the motion, which passed 5-0.*

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 17-39 (Surf Thru Car Wash Esplanade); 2573 Esplanade, APN 006-530-013** – A proposal to construct a new car wash facility at 2573 Esplanade, between East Avenue and Panama Avenue.

Associate Planner Kimber Gutierrez 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 Robert Vermeltfoort addressed the Board on behalf of the applicant and answered questions.

Landscape Architect Brian Firth addressed the Board and asked applicant about the use and planting of native trees on site.

***With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:19 PM.***

***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 17-39 (Surf Thru Car Wash Esplanade), subject to the following conditions (changes are denoted by italicized and underlined text):***

- 1) The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-39 (Surf Thru Car Wash Esplanade). 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) The following shall be reflected on the project's landscape plan at building plan submittal:
  - a. Substitute the Eastern redbud trees proposed along Esplanade with a larger native species; and
  - b. Explore substituting at least one non-native tree species with a native tree species.

Final tree species selected to meet this condition shall be subject to review and approval by the City's Urban Forest Manager.

*The Motion was seconded by Board Member Jennings and passed 5-0.*

**4.2 Architectural Review 17-41 (Aguilar Duplex Apartments); 917 West Sacramento Avenue, APN 043-210-045 – A proposal to construct an 8-unit multi-family housing development on a 0.35-acre lot on the south side of West Sacramento Avenue, adjacent to the railroad tracks.**

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

*Chair Campbell-Bennett opened the public hearing at 4:33 PM and invited the applicant to make a presentation.*

Architect Greg Peitz addressed the Board on behalf of the applicant and answered questions.

Landscape Architect Jason Bisho addressed the Board and answered questions.

Applicant Bob Stofa addressed the Board and answered questions.

*With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:50 PM.*

***Board Member Bellin moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-41 (Aguilar Duplex Apartments), subject to the following conditions (changes are denoted by italicized and underlined text):***

- 1) All building plans shall note on the cover sheet that the project shall comply with AR 17-41 (Aguilar Duplex 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) 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

*The Motion was seconded by Board Member Jennings and passed 5-0.*

**4.2 Architectural Review 17-41 (Aguilar Duplex Apartments); 917 West Sacramento Avenue, APN 043-210-045 – A proposal to construct an 8-unit multi-family housing development on a 0.35-acre lot on the south side of West Sacramento Avenue, adjacent to the railroad tracks.**

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

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Architect Greg Peitz addressed the Board on behalf of the applicant and answered questions.

Landscape Architect Jason Bisho addressed the Board and answered questions.

Applicant Bob Stofa addressed the Board and answered questions.

*With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:50 PM.*

*Board Member Bellin moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-41 (Aguilar Duplex Apartments), subject to the following conditions (changes are denoted by italicized and underlined text):*

- 1) All building plans shall note on the cover sheet that the project shall comply with AR 17-41 (Aguilar Duplex 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) 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) Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
- c) Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
- d) 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.
- e) 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.

*The Motion was seconded by Board Member Jennings and passed 5-0.*

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

Senior Planner Mike Sawley introduced the City of Chico's new Principal Planner Bruce Ambo to the Board Members.

**8.0 ADJOURNMENT**

There being no further business, Chair Campbell-Bennett adjourned the meeting at 5:03 PM to the regular meeting of December 6, 2017.

Approved on: 2/21/18