

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
Minutes of the Regular Meeting of January 4, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Ellen Clifford Ertle
Marci Goulart
Lorrin Ward

Board Members Absent: Philip LaGrow, Vice Chair

Staff Members Present: Teresa Bishow, Principal Planner
Claudia Sigona, Senior Planner
Mike Sawley, Associate Planner
Jerry Kotysan, Senior Plan Check Engineer
Mary Fitch, Administrative Secretary

1.0 ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members and staff were present as noted.

2.0 REGULAR AGENDA

- 2.1 ARB 04-37 (Costco/Babcock & Associates) 2100 Whitman Avenue, APNs 005-560-004 and 005-490-016** - The Board is requested to conceptually review a proposed expansion of the existing Costco retail warehouse store, including re-construction of a new 148,663 square foot building on an adjacent 6-acre site, re-configuration of the entire parking area and landscaping, and addition of a gas station and pad site for future commercial development. The existing 10-acre site is zoned CC Community Commercial, and a rezone to CC is pending for the adjacent 6-acre expansion area. As outlined in the staff agenda report, the Board is requested to provide feedback to the applicant regarding a number of issues related to the site plan, landscaping, building design, lighting and signage. The Board's recommendations will be forwarded to the Planning Commission for their consideration in conjunction with review of other needed discretionary entitlements. An environmental impact report (EIR) is currently being prepared for the project. (*Report: Senior Planner Sigona*)

Chair Ambrosia opened the public hearing. Project architect David Babcock and civil engineer Dave Readler spoke on behalf of the applicant and answered questions from the Board. Chris Stanley, a representative of the applicant's traffic consultant, also made a brief presentation and answered questions. Karen Laslo said that although the materials from the original store are being recycled, it is still a waste because of the amount of energy it takes, and that she is disappointed with Chico getting so many big-box stores. There being no further questions or comments, Chair Ambrosia closed the public hearing.

The Board provided the following direction to the applicant:

Site Layout and Parking

1. *The site plan shall be revised to indicate the required bike parking to accommodate 37 spaces, distributed into employee and customer parking, with the customer bike*

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- parking to be covered. Return to the ARB with locker/rack designs and location information.*
2. *Provide a second dedicated pedestrian path and crosswalk from Silver Dollar Way to the sidewalk on the east side of the building.*
 3. *The gas station controller kiosk shall be moved out of the 30-foot landscaped buffer adjacent to Whitman Avenue, and over to the west side of gas canopy, generally between the underground fuel tanks and the area designated for potential future pump expansion.*
 4. *Provide more information as to how the pedestrian paths will be marked and/or the material to be used (e.g. stamped concrete versus asphalt). Pedestrian walkways contiguous to the building shall be raised except adjacent to the entrance area where truncated domes must be provided as shown on the site plan at the meeting. Walkways in vehicle travel lanes shall be clearly marked.*
 5. *Consider reducing the drive aisle on the west side of the new building from 30 to 24 feet to allow for a 6-foot sidewalk adjacent to the west side of the building which would connect to the sidewalk on the north side of the building.*
 6. *Consider adding additional shopping cart storage within the parking areas to achieve a ratio of at least two per aisle.*

Landscaping

1. *Landscaping on the south side of the fueling area (along Silver Dollar Way) shall be increased in width from 12' to 18' feet by reducing the width of the drive aisle to the south of the gas area from 30 to 24 feet.*
2. *Provide at least three additional landscape planters (with trees) in the parking row on west side of building, as well as an additional planter to the south of the handicapped stalls on the east side of building.*
3. *Pursuant to Chico Municipal Code requirements, the out parcel must be hydro-seeded and irrigated until developed. The 10 feet of landscaping on the east side of the out parcel shall be installed concurrent with the Costco expansion.*
4. *Landscaping adjacent to the streets around the south and east sides of the fueling area shall incorporate significant berming and extensive use of shrubs. In addition, a low decorative wall (minimum 3' in height) shall be installed around the south and east sides of the fueling area. This fencing could be a combination of CMU and wrought-iron with climbing vines, and extensive use of shrubs. Landscaping within these areas shall be dense enough and maintained at a height tall enough to conceal vehicles at the gas pumps and in the queuing lanes.*
5. *Where feasible, incorporate tree planters/containers within the fueling area and/or between the queuing lanes.*
6. *Expand the shade tree planters from 10' x 8' to 10' x 12' by reducing the length of compact stalls from 16' to 14' and allowing a 2' vehicle overhang into planters; or present an alternative means of increasing the planter widths/size.*
7. *Retain and protect the oak trees along the northern property line during construction and augment with additional landscaping where feasible.*

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8. *Attempt to provide landscaping such as accent planters in the area separating the entry from vehicular traffic at the northeast corner of the building.*
9. *The area along the CMU wall shall be fully landscaped and planted with climbing vines such as creeping figs to prevent graffiti.*
10. *Increase the excavation area and augment the soil in the tree planters as necessary to promote speedier growth and 50% shading of the parking area in 15 years as required.*

Architecture, Lighting and Signage

1. *Lighting under the gas canopy shall be fully recessed metal halide fixtures so there is no spillage or glare. Parking lot pole lights shall be a maximum of 18 feet in height (including base pedestal) with full cutoff box fixtures. Provide details of proposed types and locations of wall lighting and ensure that the building is not over lighted. If wall packs are proposed, they shall be fully shielded and directed downward.*
2. *Limit signage primarily to the east elevation of the building and on the building canopy at the entry. Reconsider use of any signage on the gas canopy, but at a maximum, signage shall be limited to the north and south elevations and removed from the east and west elevations. Reduce the overall amount of signage presented, keeping in mind the 400 square feet maximum allowed by Code.*
3. *Proposed building design, colors and materials are acceptable; however, if the loading docks are to remain on the southeast side of the building as proposed, the wall shall be increased in height to shield trucks from view.*
4. *Consider shifting the proposed tire center due west to increase the area covered by the canopy at the entry of the building in order to provide a covered area for customer and employee eating adjacent to the interior food service area. Alternatively, propose/provide another covered area with outdoor seating for employee and customer use.*

2.2 Procedures for Architectural Review Board Public Hearings

Board Member Ertle moved that the Architectural Review Board direct staff to clarify the procedures for quasi-judicial public hearing items on the Board's agenda as outlined in the agenda report. Board Member Goulart seconded the motion, which passed 4-0-1 (LaGrow absent).

3.0 BUSINESS FROM THE FLOOR

None.

4.0 CORRESPONDENCE/INFORMATION

None.

5.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 7:02 p.m. to the adjourned regular meeting of January 18, 2006.

Copies of this Agenda
Available from
Telephone:

City Planning Division
411 Main Street
(530) 879-6800

Agenda Prepared: 01/11/06
Agenda Posted: 01/11/06
Prior to: 5:00 PM

**CITY OF CHICO
ARCHITECTURAL REVIEW BOARD**

ADJOURNED REGULAR MEETING OF JANUARY 18, 2006
Municipal Center - 421 Main Street - Conference Room 1
4:00 P.M.

NOTICE OF ADJOURNMENT OF MEETING

Notice is hereby given that the adjourned regular meeting of the City of Chico Architectural Review Board scheduled for Wednesday, January 18, 2006 at 4:00 p.m. is adjourned to Wednesday, February 1, 2006 at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street, Chico, California.

Distribution:

Board Members (5)
City Manager
CSD
ACSD
Building Official
SPCE
DOE
City Clerk (8)
CM/Front Desk
Art Projects Coordinator
Street Address Coordinator
Urban Forester

Post
Planning Director
Principal Planner
SP Sigona
AP Summerville
AP Betts
AP Palmeri
Public Counter
Enterprise-Record
News & Review
Utilities (4)
ARB Chrono
Karen Laslo

Valley Contractors Exchange, 951 East 8th Street, Chico, CA 95928
League of Women Voters, c/o Catherine Carl, P.O. Box 7541, Chico, CA 95927-7541
Cinecon Group, Inc., 775 Entler Avenue, Chico, CA 95928
Conroy Construction, 1357 East 8th Street, Chico, CA 95928
Robertson & Dominick, 888 Manzanita Court, Suite A, Chico, CA 95926-2369
Jacki Headley, P.O. Box 4592, Chico, CA 95927

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD &
AIRPORT ARCHITECTURAL COMMITTEE
Minutes of the Regular Meeting of February 1, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Ellen Clifford Ertle
Marci Goulart
Lorrin Ward

Airport Commissioners Present: Allen Sherwood
Al Silva

Staff Members Present: Teresa Bishow, Principal Planner
Jerry Kotysan, Senior Plan Check Engineer
Mary Fitch, Administrative Assistant

1.0 ROLL CALL

2.0 ELECTION OF CHAIR AND VICE-CHAIR

Board Member Ward moved that the Board retain its current Chair and Vice-Chair to serve another year. Board Member Goulart seconded the motion, which passed 5-0.

3.0 AIRPORT ARCHITECTURAL COMMITTEE AGENDA

- 3.1 ARB 05-38 (Western Woods/North Valley Building Systems) 280 Boeing Avenue, APN 047-590-019** - The Airport Architectural Committee is requested to approve the construction of an office building on a portion of a site developed with a lumber yard. The project consists of construction of an 1,800 sf metal office building, 6,040 sf of paved area (parking lot and walkways), and 4,760 sf of landscaping. The site is zoned AM Airport Manufacturing. This project is categorically exempt from environmental review pursuant to Section 15303(c) (New Construction of Small Structures) of the California Environmental Quality Act Guidelines. (*Report: Principal Planner Bishow*)

Chair Ambrosia opened the public hearing. Scott Miller and Troy Ferguson spoke on behalf of the applicant and answered questions from the Board. There being no further comments or questions, Chair Ambrosia closed the public hearing.

Commissioner Sherwood moved that the Airport Architectural Committee approve ARB 05-38 (Western Woods/North Valley Building Systems) based on the findings set forth in the agenda report and subject to the following conditions of approval:

- 1. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with ARB 05-38.*
- 2. The applicant shall submit a final landscape plan with all building plan sets, to be administratively reviewed by Planning staff for final approval prior to the issuance of building permits.*

CHICO ARCHITECTURAL REVIEW BOARD & AIRPORT ARCHITECTURAL COMMITTEE
Regular Meeting of February 1, 2006

3. *The applicant shall rotate the bicycle rack 90 degrees and place it in the middle of the pad area reserved for it.*
4. *The applicant shall relocate the pole light so that it is at least 15 feet away from any tree trunk. If this is infeasible, the applicant shall explore alternate lighting methods (such as illuminated bollards).*
5. *The full cutoff fixtures identified as WP2 Cutoff on Attachment E to the agenda report shall be used for wallpack lighting.*
6. *The applicant shall make application for sign review for any signs proposed for the project. The sign(s) shall be reviewed and approved administratively by staff through the standard sign review process.*
7. *Pilasters in the lighter of the building colors shall be added at the four corners of the building.*
8. *A canopy shall be added over the door on the north elevation, similar to the awning shown on the south elevation.*
9. *The pitch of the roof shall be increased to 4:12.*
10. *The site and landscape plans shall be revised to include an outdoor lunch area for employee use.*

Commissioner Silva seconded the motion, which passed 2-0.

4.0 BUSINESS FROM THE FLOOR

None.

5.0 CORRESPONDENCE/INFORMATION

Principal Planner Bishow stated that she plans to conduct a work session to introduce the Board to the draft Traditional Neighborhood Development zone currently being reviewed by the City.

6.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 4:52 p.m. to the adjourned regular meeting of February 15, 2006.

Approved: May 17, 2006

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
Minutes of the Adjourned Regular Meeting of February 15, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Marci Goulart

Board Members Absent: Ellen Clifford Ertle
Lorrin Ward

Staff Members Present: Teresa Bishow, Principal Planner
Bob Summerville, Associate Planner
Steve Betts, Associate Planner
Mike Sawley, Associate Planner
Jerry Kotysan, Senior Plan Check Engineer
Mary Fitch, Administrative Secretary

1.0 ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members and staff were present as noted.

2.0 REGULAR AGENDA

2.1 ARB 05-14 (Patterson Toyota/Chatfield Construction) 200 East Avenue, APN 006-060-029

Proposed demolition of an existing 5,000+ square foot automobile showroom and the construction of a new 5,829 square foot showroom. This project was previously reviewed by the Board at its December 14, 2005 meeting. (*Report: Associate Planner Summerville*)

Chair Ambrosia opened the public hearing. Chuck Patterson, Mike Patterson, Jon Martin, and Charles Gabriel spoke on behalf of the applicant and answered questions from the Board. Melinda Vasquez commented on the parking location and landscaping. There being no further questions or comments, Chair Ambrosia closed the public hearing.

Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve ARB 05-14 (Patterson Toyota/Chatfield Construction) subject to the following conditions of approval:

1. *All existing barbed wire fencing shall be removed.*
2. *All damaged chain link fencing shall be replaced.*
3. *Three shade tree planters and shade trees shall be added along the east planter strip to its north end.*
4. *In the planter bed on the eastern property line, climbing vines shall be incorporated to obscure the chain link fencing.*
5. *The plantings in the front planter bed on East Avenue shall be maintained at a height of 3 feet in the center portion, tapering down on each side to the drive aisle.*

CHICO ARCHITECTURAL REVIEW BOARD
Adjourned Regular Meeting of February 15, 2006

6. *All tree selections shall be subject to review and approval by the City's Urban Forester.*
7. *All new building signage shall incorporate individual, internally lit channel letters, and any new ground-mounted signs shall utilize an opaque background to give a similar effect, subject to staff review and approval.*

Board Member LaGrow seconded the motion, which passed 3-0-2 (Ertle, Ward absent).

2.2 ARB 05-15 (Neighborhood Church of Chico) 2801 Notre Dame Boulevard, APN 040-030-065

Architectural and site design review for a new 18,152-square foot children's education center. The proposed building is a single-story, contemporary style structure that will provide day care for infants and educational services for preschoolers and kindergartners. (*Report: Associate Planner Betts*)

Chair Ambrosia opened the public hearing. Dale Penne and Tim Crete spoke on behalf of the applicant and answered questions from the Board. There being no further questions or comments, Chair Ambrosia closed the public hearing.

Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve ARB 05-15 (Neighborhood Church of Chico) subject to the recommended conditions of approval with the following revisions and additions:

2. *Four bicycle parking spaces shall be provided in accordance with CMC Section 19.70.080.B.1 Bicycle parking and support facilities, either 2 near the front entry and 2 near the rear entry or all four near the front entry. The bicycle rack(s) shall be of a "hoop" design.*
4. *To ensure safe pedestrian crossing of the main parking lot road, at least one marked pedestrian crosswalk shall be installed at a location to be determined by the applicant, based on familiarity with the site's traffic flow.*
8. *Fencing shall be vinyl-coated chain link.*

Board Member LaGrow seconded the motion, which passed 3-0-2 (Ertle, Ward absent).

3.0 WORK SESSION

3.1 Draft Traditional Neighborhood Development (TND) Zone (CA 05-02)

The Board conducted a work session on the draft TND zone submitted by New Urban Builders for the Meriam Park project. The purpose of the session was to introduce the TND and to familiarize the Board with the development regulations that foster the principles of New Urbanism. Principal Planner Bishow and New Urban Builders made a presentation and answered questions from the Board and the public.

4.0 BUSINESS FROM THE FLOOR

None.

5.0 CORRESPONDENCE/INFORMATION

None.

CHICO ARCHITECTURAL REVIEW BOARD
Adjourned Regular Meeting of February 15, 2006

6.0 **ADJOURNMENT**

There being no further business, Chair Ambrosia adjourned the meeting at 9:21 p.m. to the regular meeting of March 1, 2006.

Approved: May 17, 2006

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
Minutes of the Regular Meeting of March 1, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Ellen Clifford Ertle
Marci Goulart
Lorrin Ward (*left at 6:25 p.m.*)

Staff Members Present: Kim Seidler, Planning Director (*left at 5:10 p.m.*)
Teresa Bishow, Principal Planner
Claudia Sigona, Senior Planner
Bob Summerville, Associate Planner
Jerry Kotysan, Senior Plan Check Engineer
Mary Fitch, Administrative Secretary

1.0 ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members and staff were present as noted.

2.0 REGULAR AGENDA

- 2.1 ARB 05-28 Phase 2 (Ritchie Construction/RCA) West side of the Esplanade, north of Eaton Road, APN 006-690-030** - Final approval for the last four of seven buildings totaling 41,171 square feet to be developed with neighborhood commercial, services, and professional office uses, located on 4.98 acres on the west side of the Esplanade, approximately 200 feet north of Eaton Road. Phase 2 consists of three identical 4,000 square foot buildings, and a 6,500 square foot building with frontage on the Esplanade. The subject site is designated Mixed-Use Neighborhood Core and zoned CN Neighborhood Commercial. A mitigated negative declaration was previously adopted for the Brentwood Subdivision (S 01-08) and Planned Development Permit (PDP 01-09), of which this project is a part. The project is consistent with the type of development anticipated and analyzed within the scope of the previously adopted mitigated negative declaration, and no new significant environmental impacts have been identified. Pursuant to section 15162 (Subsequent EIRs and Negative Declarations) of the California Environmental Quality Act (CEQA), no further environmental review is required for the project.

Senior Planner Sigona presented the agenda report and answered questions from the Board.

Chair Ambrosia opened the public hearing, and Jim Mann of Rural Consulting Associates spoke on behalf of the applicant, addressing discussion items outlined in the agenda report and answering questions from the Board. Applicant Rocco Ritchie and project architect Kraig Wilson of Nichols, Melburg, & Rossetto also provided information and responded to questions. There being no further public comments, Chair Ambrosia closed the public hearing.

Board Member Ertle moved that the Architectural Review Board adopt the findings contained in the agenda report and approve the Landmark Neighborhood Center, Phase 2,

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Regular Meeting of March 1, 2006

identified as ARB 05-28, subject to recommended conditions of approval numbers 1-5, 8, 9, and 11-13; numbers 10 and 14 as modified below; and additional conditions of approval as follows:

10. *The trash enclosure in proximity to Building "G" shall be constructed of stucco or split face block consistent with the buildings and finished with a limestone cap, and shall incorporate solid wood "coach" style doors.*
14. *The proposed trellis structure shall also be incorporated on the south side of Building A.*
15. *The cupola feature on Building "G" shall be revised to match the brick red awning color as shown on the rendering, with no white fascia board. The Board also strongly recommends that this feature be further studied for massing proportion.*
16. *The birch tree shown on the proposed landscape plan shall be replaced by the "Heritage" species recommended by the City's Urban Forester.*

Board Member Goulart seconded the motion, which passed by a vote of 5-0.

- 2.2 AR 06-01 (Long's Drug Store/Doucet & Associates) Northwest corner of East and Marigold Avenues, APN 016-070-023** - A proposal to construct a new 16,926 square foot retail drug store with a drive-through pharmacy service window. The applicant's request is for design input and recommendations only. The architectural review component of this project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 1.40.220 of the Chico Municipal Code.

Associate Planner Summerville introduced the project and invited Planning Director Seidler to address the Board. Mr. Seidler gave a brief presentation regarding project issues that are within the Board's purview and others that will have to be addressed at a separate hearing before the Planning Commission. He asked that the Board pay particular attention to the project's site design and its potential impacts on the streetscape.

Mr. Seidler left the meeting at 5:10 p.m.

Mr. Summerville then continued his presentation of the agenda report and answered questions from the Board.

Chair Ambrosia opened the public hearing, and project architect Galen Grant spoke on behalf of the applicant and presented drawings of alternative site designs and color renderings of building elevations for the Board's review. Mr. Grant, project design manager George Ramstad, project engineer Luis Cornejo, and applicant's representative Erin Nellis then provided additional information and answered questions from the Board and staff.

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The Board recessed at 6:00 p.m. and reconvened at 6:10 p.m.

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There being no further public comments, Chair Ambrosia closed the public hearing.

CHICO ARCHITECTURAL REVIEW BOARD
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Board Member Ward left the meeting at 6:25 p.m.

The Board provided the following comments:

- *Either use an alternative site plan (the Board preferred option "C" as submitted by the applicant at today's meeting) to reduce the amount of parking on the street and heavily landscape the 20-foot buffer to obscure the view of parked cars, or leave the site plan as submitted and provide a 3-foot berm with dense, more mature shrubs and landscaping.*
- *Use metal halide lighting for the parking lot, and reduce pole height such that the light fixtures will remain below mature tree canopies. Limit parking lot lighting adjacent to the residential area to bollards only.*
- *Provide some type of outdoor feature at the street corner to protect the landscaping from foot traffic, such as a decorative wall or wrought iron fence consistent with the design of the bollard features proposed along the walkway.*
- *Consider the use of outdoor art, such as children's drawings on tiles at the entry walkway.*
- *Provide a wall-mounted grid with climbing plants on the east elevation, continuing around to the drive aisle elevation.*
- *Remove the columns on the west side and provide a pergola feature with climbing plants.*
- *Use material more decorative than chain link for the gate on the bailer area.*
- *Consider relocating the building entrance to the southwest corner.*
- *Provide equivalent architectural treatment on all four building elevations.*
- *Reduce signage to the extent possible.*

3.0 BUSINESS FROM THE FLOOR

None.

4.0 CORRESPONDENCE/INFORMATION

Principal Planner Bishow said that the increase in application fees has not slowed down the number of new submittals and that she anticipates a fairly steady workload over the next few months.

5.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 7:13 p.m. to the adjourned regular meeting of March 15, 2006.

Approved: April 5, 2006

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
Minutes of the Adjourned Regular Meeting of March 15, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Philip LaGrow, Vice Chair
Ellen Clifford Ertle
Marci Goulart
Lorrin Ward

Board Members Absent: Nicholas Ambrosia, Chair

Staff Members Present: Teresa Bishow, Principal Planner
Mike Sawley, Associate Planner
Mary Fitch, Administrative Secretary

1.0 ROLL CALL

Vice Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted.

2.0 REGULAR AGENDA

- 2.1 ARB 05-42 Butte Community Bank (Lee) 1360 East Lassen Avenue, Northwest corner of East Lassen and Ridgewood Drive, APN 015-020-010** - The proposed renovation of an existing office building and increased parking in the OR Office Residential zoning district. The project would increase the floor area of the existing building from approximately 14,600 square feet to approximately 17,000 square feet. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, In-Fill Development Projects.

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

Vice Chair LaGrow opened the public hearing, and project architect David Anderson spoke on behalf of the applicant, addressing discussion items outlined in the agenda report and answering questions from the Board. There being no further public comment, Vice Chair LaGrow closed the public hearing.

Board Member Ertle moved that the Architectural Review Board adopt the findings contained in the agenda report and approve ARB 05-42 (Butte Community Bank), subject to the recommended conditions of approval. Board Member Goulart seconded the motion, which passed by a vote of 4-0-1 (Ambrosia absent).

- 2.2 AR 06-04 Chili's Bar and Grill (General Growth Properties, Inc.) Chico Mall at Hwy 99 and East 20th Street, APNs 002-450-032 and 002-450-040** - Proposed restaurant and parking lot improvements to be constructed in the common-use parking lot southwest of the westerly end of the main building of the Chico Mall. The Chico Mall is located in the CC Community Commercial zoning district. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, In-Fill Development Projects.

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Adjourned Regular Meeting of March 15, 2006

Associate Planner Sawley distributed and reviewed a revised site plan and staff memorandum and responded to questions from the Board.

Vice Chair LaGrow opened the public hearing, and Bob Ballmaier, Property Development Manager of Brinker International, spoke on behalf of the applicant. He addressed discussion items listed in the agenda report and submitted revisions to the proposed light fixtures and sign package for the Board's review. Ryan Hursh, General Manager of the Chico Mall, also spoke in favor of the project. There being no further public comment, Vice Chair LaGrow closed the public hearing.

Board Member Goulart moved that the Architectural Review Board approve AR 06-04 (Chili's Bar and Grill) as revised by the applicant on March 15, 2006, and adopt the findings contained in the agenda report, subject to the recommended conditions of approval, with the changes contained in the staff memorandum dated March 15, 2006, and an additional condition of approval as follows:

8. *The band around the building entrance shall be internally illuminated.*

Board Member Ertle seconded the motion, which passed by a vote of 4-0-1 (Ambrosia absent).

3.0 BUSINESS FROM THE FLOOR

None.

4.0 CORRESPONDENCE/INFORMATION

Principal Planner Bishow updated the Board on the status of the proposed Long's Drug Store at the northwest corner of East and Marigold Avenues (AR 06-01), which had been reviewed at the Board's most recent meeting.

Ms. Bishow then discussed the upcoming Downtown Access Planning Charrette and distributed fliers with additional information.

Administrative Secretary Fitch explained that future Architectural Review Board meetings will be video taped, and that City staff will be implementing a change to "action only" minutes for all of its Boards and Commissions, consistent with City Council direction.

5.0 ADJOURNMENT

There being no further business, Vice Chair LaGrow adjourned the meeting at 5:12 p.m. to the regular meeting of April 5, 2006.

Approved: April 5, 2006

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
Minutes of the Regular Meeting of April 5, 2006
Municipal Center - 421 Main Street - Council Chambers

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Ellen Clifford Ertle
Marci Goulart
Lorrin Ward

Staff Members Present: Teresa Bishow, Principal Planner
Claudia Sigona, Senior Planner
Ed Palmeri, Associate Planner
Mary Fitch, Administrative Assistant

1.0 ROLL CALL

Chair Ambrosia called the meeting to order at 4:03 p.m. Board Members and staff were present as noted.

2.0 APPROVAL OF MINUTES

2.1 Minutes of the Regular Meeting of March 1, 2006

2.2 Minutes of the Adjourned Regular Meeting of March 15, 2006

Board Member Ertle moved that the Board approve Items 2.1 and 2.2 as submitted. Chair Ambrosia seconded the motion, which passed 5-0.

3.0 PUBLIC HEARING ITEMS

3.1 ARB 05-22 (Chain) 1446 W. 5th Street, APN 004-105-006 - Final review of a proposed two-story duplex, which was first reviewed by the Board at its meeting of 11/30/05. The project is located on a 0.10 acre site designated Medium-High Density Residential on the General Plan Diagram and zoned R3 Medium-High Density Residential. The project is categorically exempt from environmental review pursuant to Section 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act Guidelines. (*Report: Associate Planner Palmeri*)

Chair Ambrosia opened the public hearing at 4:10 p.m. Applicant Joel Chain and Steve Chain answered questions and requested that the Board not require an upgrade to the siding on the rear elevation. There being no further public comment, Chair Ambrosia closed the public hearing at 4:20 p.m.

Board Member Ertle moved that the Architectural Review Board adopt the findings contained in the agenda report and approve ARB 05-22 (Chain) subject to the recommended conditions of approval. Board Member Goulart offered a friendly amendment to require the use of lap siding on all elevations; to change the proposed white areas to an off-white; and to mount the smaller two windows on the left and right elevations at the same height.

CHICO ARCHITECTURAL REVIEW BOARD
Regular Meeting of April 5, 2006

Board Member Ertle accepted the amendment, and Board Member LaGrow seconded the motion as amended, which passed 5-0.

- 3.2** **AR 06-08 (Ostrander) 406 Nord Avenue, APN 043-230-004** - Review of a 19-unit multi-family residential project consisting of four three-story four-plex buildings (7,048 square feet each) and one two-story triplex building (4,590 square feet), located on 1.15 acres on the east side of Nord Avenue (State Highway 32), northeast of the intersection with Stewart Avenue. The subject site is designated Medium-High Density Residential on the General Plan diagram and zoned R3 Medium-High Density Residential. The project is categorically exempt from environmental review pursuant to section 15332 In-Fill Development Projects of the California Environmental Quality Act Guidelines. *(Report: Senior Planner Sigona)*

Chair Ambrosia opened the public hearing at 4:45 p.m. Applicant Dan Ostrander addressed issues outlined in the staff report and answered questions. Karen Laslo requested that the applicant consider passive solar or rotate the building to take advantage of other solar technology. There being no further public comments, Chair Ambrosia closed the public hearing at 5:20 p.m.

Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 06-08 (Ostrander) subject to the following conditions of approval:

- 1. On Building 1, the ground level front door and windows of the owner's office/storage space shall be relocated from the north elevation facing the parking lot to the west elevation facing Nord Avenue, and a pedestrian sidewalk from Nord Avenue to the office entrance shall be provided. An entry element such as a gabled porch cover, canopy, awning or pergola shall also be added over the entry to the office (facing Nord Avenue).*
- 2. The applicant shall incorporate the brick as proposed but shall incorporate contrasting shades of color coat stucco into different building components. The colors shall be at least 2-3 shades apart and the darker of the two is recommended for use on the lower level of the structures. Final colors shall be submitted for staff level review.*
- 3. Additional shielding shall be incorporated on the exterior wall packs to direct lighting downward and eliminate horizontal glare. Metal halide lamps shall be used.*
- 4. Additional bicycle parking shall be incorporated as follows: at least 6 spaces shall be provided in proximity to the entrances of Buildings 1 and 2, beneath the stair wells if feasible. Additional spaces (6 minimum) should be provided in proximity to the entrances for Building 5. Final locations shall be reviewed and approved by staff. Independent racks shall be of the inverted "U" style; alternative locking fixtures may be considered within the carports and beneath stairwells. Locking fixtures and rack specifications shall be submitted for final review and approval by staff.*
- 5. A six-foot high stucco wall shall be installed around the patio area on the east side of Building 5.*

CHICO ARCHITECTURAL REVIEW BOARD
Regular Meeting of April 5, 2006

6. *Construction methods for the unit closest to the railroad tracks, shall include 3.5 inches of batting or blown insulation as well as the following upgraded windows:*
 - *Milgard Style Line vinyl horizontal sliders, glazed with laminated glass on both 7/32 lites; and*
 - *Alpine 8000 vinyl glazed with 1/4" on the exterior and 3/8" glass on the interior.*
7. *The depth of all compact spaces shall be reduced to 14 feet to provide for additional planter depth, and the depth of the following parking spaces shall be reduced from 18-14 feet: spaces 11-14, 17-20, and 23-26 (see site plan with numbered parking stalls).*
8. *Additional landscape trees shall be incorporated in the following locations: 1) within the landscape area to the west of Building 1, adjacent to Nord Avenue; 2) in the planter beyond the trash enclosure opposite Building 2; and 3) within the landscape area off the northeast corner of Building 4.*
9. *A sign application for all project signage shall be submitted for review and approval by staff.*
10. *Trash enclosures shall be constructed of split-face concrete block with a cap and metal doors/gates.*

Board Member Ertle seconded the motion, which passed 5-0.

4.0 BUSINESS FROM THE FLOOR

Karen Laslo said that having the meeting in the Chambers is inappropriate because of the amount of energy it uses, and that she wants all material presented to the Board to be made available for inspection by the public. Kaivan Farahmand said that the quality of video taping is better in the Chambers than in Conference Room 1. Chair Ambrosia requested that a hand-held microphone be available for public testimony in Conference Room 1.

5.0 CORRESPONDENCE/INFORMATION

None.

6.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 6:05 p.m. to the adjourned regular meeting of April 19, 2006.

Approved: May 17, 2006

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
Minutes of the Adjourned Regular Meeting of April 19, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Lorrin Ward

Board Members Absent: Ellen Clifford Ertle
Marci Goulart

Staff Members Present: Teresa Bishow, Principal Planner
Mike Sawley, Associate Planner
Bob Summerville, Associate Planner
Jerry Kotysan, Senior Plan Check Engineer
Mary Fitch, Administrative Assistant

1.0 ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members and staff were present as noted.

2.0 PUBLIC HEARING ITEMS

2.1 ARB 05-41 (Stornetta) 3011 Ceres Avenue, APN 015-030-023 - A proposal to construct three new office buildings totaling 8,372 square feet on a 0.91 acre parcel located in the OR Office Residential zoning district. (*Report: Associate Planner Sawley*)

Chair Ambrosia opened the public hearing at 4:03 p.m. Gary Hawkins answered questions on behalf of the applicant. Karen Laslo stated her objection to the towers and columns on the building. There being no further questions or comments, Chair Ambrosia closed the public hearing at 4:12 p.m.

Board Member LaGrow moved that the Architectural Review Board adopt the findings contained in the agenda report and approve ARB 05-41 (Stornetta) subject to recommended conditions of approval nos. 1, 2, 4, and 5, and recommended condition of approval no. 3 revised as follows:

3. *The plans shall be modified, and a visual barrier shall be installed at the site, to clearly indicate that no vehicular access shall be allowed in or through the parkway strip or parking lot planters during construction.*

Board Member Ward seconded the motion, which passed 3-0-2 (Ertle, Goulart absent).

2.2 ARB 05-29 (Norman) 1363 East Lindo Avenue, APN 045-560-046 - A proposal to construct 15 townhouse units on a 1.1 acre project site located in the R3 Medium-High Density Residential zoning district. (*Report: Associate Planner Sawley*)

Chair Ambrosia opened the public hearing at 4:22 p.m. Applicant Tom Norman, his business partner Tom Steffen, and project engineer Philo Hunt provided information and answered questions about the project. Jennifer McCarthy expressed concern that the project appears to be inconsistent with

CHICO ARCHITECTURAL REVIEW BOARD
Adjourned Regular Meeting of April 19, 2006

the General Plan guidance regarding maintaining the quality of the existing neighborhood. Allan Forbes, Robert Goff, and Karen Laslo also expressed concerns about density and building and site designs. Chair Ambrosia closed the public hearing at 4:43 p.m., and the Board discussed various alternative designs that would be more compatible with the neighborhood. Chair Ambrosia then reopened the public hearing at 5:06 p.m. to allow the applicant an opportunity for rebuttal, and closed the public hearing again at 5:09 p.m.

After additional Board discussion regarding whether or not the project would be approvable in its current form, the applicant requested that the Board not take action today in order to afford him an opportunity to return with a revised submittal addressing the various concerns expressed at this meeting.

Chair Ambrosia moved that the Architectural Review Board continue this item to a date uncertain. Board Member LaGrow seconded the motion, which passed 3-0-2 (Ertle, Goulart absent).

Chair Ambrosia reopened the public hearing at 5:22 p.m. to allow Mr. Goff an opportunity to make additional comments. The public hearing was closed at 5:23 p.m., at which time Chair Ambrosia recessed the meeting for 10 minutes to allow members of the audience to provide their names and addresses for the record if they wanted to be listed as “interested parties” on the staff report for the revised submittal.

—————●●●●—————
The meeting recessed at 5:23 p.m. and reconvened at 5:33 p.m. Chair Ambrosia and Board Members LaGrow and Ward were present; Board Members Ertle and Goulart were absent.

—————●●●●—————
2.3 AR 06-06 (RGA/Land's End Real Estate) 2580 Sierra Sunrise Terrace, APN 018-230-011 - A proposal to construct the second phase of an office development, consisting of a new two-story 7,050 square foot office building on a vacant building pad site, on property located in the CC Community Commercial zoning district. (Report: Associate Planner Summerville)

In response to questions from the Board, Associate Planner Summerville provided an explanation of staff’s recommendation for conceptual approval only, contingent upon environmental review of the project with regard to any impact on potential habitat of the Giant Garter Snake.

Chair Ambrosia opened the public hearing at 5:38 p.m. and invited the applicant to make a presentation. Applicant’s representative Chad Finch presented a revised color and materials board and provided information and answered questions about the project. Mary Jensen, representing the California Park Association, provided comments on the first phase of the project, requested more timely noticing of any further review of the project, and expressed concerns about the potential for noise should the proposed building be used for a restaurant with an outdoor component. Ursula Parker said that although she likes the original building, the cleanup from its construction has not yet been completed. Karen Laslo said that she doesn’t believe that the proposed trees will provide much shade. Rudy Jensen expressed concern about whether or not noise will be addressed in the project’s environmental review process, and appreciation for the time spent on designing such a

CHICO ARCHITECTURAL REVIEW BOARD
Adjourned Regular Meeting of April 19, 2006

lovely building. There being no further questions or comments, Chair Ambrosia closed the public hearing at 5:57 p.m.

Board Member LaGrow moved that the Architectural Review Board conceptually approve AR 06-06 (RGA/Land's End Real Estate) contingent upon environmental review. Board Member Ward seconded the motion, which passed by a vote of 3-0-2 (Ertle, Goulart absent).

3.0 BUSINESS FROM THE FLOOR

None.

4.0 PLANNING UPDATE

None.

5.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 6:02 p.m. to the regular meeting of May 3, 2006.

Approved: July 5, 2006

Copies of this Agenda
Available from
Telephone:

City Planning Division
411 Main Street
(530) 879-6800

Agenda Prepared: 04/26/06
Agenda Posted: 04/26/06
Prior to: 5:00 PM

**CITY OF CHICO
ARCHITECTURAL REVIEW BOARD**

REGULAR MEETING OF MAY 3, 2006
Municipal Center - 421 Main Street - Conference Room 1
4:00 P.M.

NOTICE OF ADJOURNMENT OF MEETING

Notice is hereby given that the regular meeting of the City of Chico Architectural Review Board scheduled for Wednesday, May 3, 2006 at 4:00 p.m. is adjourned to Wednesday, May 17, 2006 at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street, Chico, California.

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League of Women Voters, c/o Catherine Carl, P.O. Box 7541, Chico, CA 95927-7541
Cinecon Group, Inc., 775 Entler Avenue, Chico, CA 95928
Conroy Construction, 1357 East 8th Street, Chico, CA 95928
Robertson & Dominick, 888 Manzanita Court, Suite A, Chico, CA 95926-2369
Jacki Headley, P.O. Box 4592, Chico, CA 95927

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD &
AIRPORT ARCHITECTURAL COMMITTEE
Minutes of the Adjourned Regular Meeting of May 17, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Ellen Clifford Ertle
Marci Goulart

Airport Commissioners Present: Al Silva
Damon Gustafson

Staff Members Present: Teresa Bishow, Principal Planner
Claudia Sigona, Senior Planner
Ed Palmeri, Associate Planner
Mike Sawley, Associate Planner
Jerry Kotysan, Senior Plan Check Engineer
Mary Fitch, Administrative Assistant

1.0 ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. and announced Board Member Ward's retirement. Board Members and staff were present as noted.

2.0 APPROVAL OF MINUTES

2.1 Minutes of the Adjourned Regular Meeting of December 14, 2005

2.2 Minutes of the Regular Meeting of January 4, 2006

2.3 Minutes of the Regular Meeting of February 1, 2006

2.4 Minutes of the Adjourned Regular Meeting of February 15, 2006

2.5 Minutes of the Regular Meeting of April 5, 2006

Board Member Ertle moved that the Board approve items 2.1 - 2.5 as submitted. Chair Ambrosia seconded the motion, which passed by a vote of 4-0.

3.0 AIRPORT ARCHITECTURAL COMMITTEE AGENDA

3.1 AR 06-13 (Fifth Sun Graphics/RGA) Southwest corner of Ryan Avenue and Cohasset Road, APN 047-560-039 - An application to construct a 42,198 square foot building on a vacant 4.77 acre parcel. The building consists of 27,074 square feet of storage/warehouse space and 15,124 square feet of office space. The site is designated Manufacturing and Warehousing on the General Plan Diagram and is located in the AM Airport Manufacturing/Industrial zoning district. *(Report: Senior Planner Sigona)*

Chair Ambrosia opened the public hearing at 4:12 p.m. and invited the applicant to make a presentation. Applicant's representative Dan Gonzales, project architect Matt Gallaway, and landscape architect Greg Melton provided information and answered questions about the project. Board Members and Airport Commissioners complimented the applicant's team for the excellent building and landscape designs. There being no further public comments, Chair Ambrosia closed the hearing at 4:38 p.m.

Commissioner Silva moved that the Airport Architectural Committee adopt the findings contained in the agenda report and approve AR 06-13 (Fifth Sun Graphics/RGA), subject to the recommended conditions of approval. Commissioner Gustafson seconded the motion, which passed by a vote of 2-0.

4.0 PUBLIC HEARING ITEMS

Airport Commissioners Silva and Gustafson left the meeting at this time, and Board Member LaGrow announced that he would likely have to leave the meeting before both public hearing items could be addressed, due to a scheduling conflict with another commitment. In order to ensure a quorum for Item 4.2 (Board Member Ertle abstained), he requested that Items 4.1 and 4.2 be heard in reverse order. At 5:25 p.m., after the conclusion of Item 4.2, Chair Ambrosia recessed the meeting for a 10-minute break. When the meeting reconvened at 5:35 p.m., Chair Ambrosia and Board Members Ertle and Goulart were present; however, Board Member LaGrow was not.

- 4.1 ARB 05-40 (5th Street Steakhouse) 345 West Fifth Street, APN 004-221-001** - The Board is requested to consider a proposed banquet room addition to a historic structure, make a recommendation to the Planning Commission regarding architectural review and site design, and make a recommendation to the Planning Director regarding a Certificate of Appropriateness for the proposed addition. The subject site is located in the RD-L Downtown Residential-Landmark overlay zoning district. (*Report: Associate Planner Palmeri*)

Chair Ambrosia opened the public hearing at 5:43 p.m. and invited the applicant to make a presentation. Project architect Keith Long and applicant's representative Kevin Riley provided information and answered questions about the proposed project. There being no other public comments, Chair Ambrosia closed the hearing at 5:52 p.m.

Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and recommend (1) Planning Director approval of a Certificate of Appropriateness; and (2) Planning Commission approval of ARB 05-40 (5th Street Steakhouse) subject to the recommended conditions of approval, modified as follows:

- *Recommended condition #3 is deleted and replaced by the following:*
 3. *The applicant shall revise the site plan to include fencing to obscure the view of the trash receptacles, subject to review and approval by staff.*
- *Condition #7 is added:*
 7. *The applicant shall work with the City's Urban Forester to replace the tree in the empty tree well.*

CHICO ARCHITECTURAL REVIEW BOARD & AIRPORT ARCHITECTURAL COMMITTEE
Adjourned Regular Meeting of May 17, 2006

- *Condition #8 is added:*
 8. *Any additional lighting shall have downward, fully cut off fixtures to shield the night sky.*

Board Member Ertle seconded the motion, which passed by a vote of 3-0-1 (LaGrow absent).

4.2 ARB 05-29 (Norman) 1363 East Lindo Avenue, APN 045-560-046 - Second review of a proposal to construct 15 townhouse units on a 1.1 acre project site located in the R3 Medium High-Density Residential zoning district. (Report: Associate Planner Sawley)

Chair Ambrosia opened the public hearing at 4:55 p.m. and invited the applicant to make a presentation. The applicant's business partner, Tom Steffen, and project engineer Philo Hunt provided information and responded to questions about the project. Marilyn Harbord, Allan Forbes, Stan Merritt, and Louise Flanagan expressed concerns about various aspects of the project. There being no other public comments, Chair Ambrosia closed the hearing at 5:13 p.m.

Chair Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve ARB 05-29 (Norman), subject to the recommended conditions of approval, modified as follows:

- *Condition #5.a. is revised:*
 - 5.a. *continue the decorative stone wainscoting across all four elevations of both buildings.*
- *Condition #5.d. is added:*
 - 5.d. *incorporate on the rear elevation of Building A five gables, each one vented with a decorative grill, in approximately the same proportion as those shown on the front elevation.*
- *Condition #5.e. is added:*
 - 5.e. *increase the finished dimensions of the column to the right of the entry door facing the street to a minimum of 8" x 8".*
- *Condition #7 is added:*
 7. *Planting of trees between Building B and the adjacent residences fronting on Kentfield Road shall be delayed until such time as the precise location of windows can be accurately determined, to ensure proper placement of the trees for maximum screening. The final landscape plan shall be subject to staff review and approval.*
- *Condition #8 is added:*
 8. *Landscaping between the parking area and East Lindo Avenue shall incorporate a berm with a minimum height of 3 feet.*
- *Condition #9 is added:*
 9. *New fencing shall be incorporated on the south side of the site.*

Board Member LaGrow seconded the motion, which passed by a vote of 2-1-1 (Goulart opposed, Ertle abstained).

CHICO ARCHITECTURAL REVIEW BOARD & AIRPORT ARCHITECTURAL COMMITTEE
Adjourned Regular Meeting of May 17, 2006

5.0 BUSINESS FROM THE FLOOR

None.

6.0 PLANNING UPDATE

None.

7.0 CORRESPONDENCE

7.1 Letter dated May 5, 2006 from Lorrin Ward tendering his resignation from the Architectural Review Board, effective immediately - Principal Planner Bishow briefly discussed Board Member Ward's upcoming retirement party and answered questions about the process for appointing his replacement.

8.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 6:00 p.m. to the regular meeting of June 7, 2006.

Approved: July 5, 2006

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
Minutes of the Regular Meeting of June 7, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Ellen Clifford Ertle
Marci Goulart

Staff Members Present: Bob Summerville, Associate Planner
Jerry Kotysan, Senior Plan Check Engineer
Mary Fitch, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members and staff were present as noted.

2.0 PUBLIC HEARING ITEMS

- 2.1 Modification of ARB 04-24 (Kassebaum) West side of Springfield Drive, east side of State Highway Route 99, APNs 002-140-020 and 021** - A request to increase the height of parking lot light fixtures for the Springfield Village Shopping Center, originally approved by the Board at its meeting of December 14, 2005. At the same meeting, the Board also determined the project to be categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15305 Minor Alterations in Land Use Limitations. The proposed modification will not create significant light and glare impacts and will remain consistent with the lighting levels of similar nearby commercial uses; therefore, no change to the environmental analysis cited in the staff report for the meeting of December 14, 2005 is recommended. (*Report: Associate Planner Summerville*)

Chair Ambrosia opened the public hearing at 4:15 p.m. and invited the applicant to make a presentation. Applicant Dean Kassebaum and Jack Thorpe of Agri Electric provided information on the requested modification and answered questions from the Board and staff. Neighbors Dave McKay, Paul Cooper, Raymond Barrett, and Jill McKay expressed concerns about the proposed change. There being no further questions or comments, Chair Ambrosia closed the public hearing at 4:54 p.m.

Chair Ambrosia moved that the Architectural Review Board approve the requested modification to ARB 04-24 (Kassebaum) subject to the following conditions:

1. *The number of 22-foot standards shall be reduced from 5 to 2.*
2. *Any tilt shall be limited to a maximum of 10%.*
3. *The project engineer shall present to Planning staff an extension of the photometric chart showing evidence that at the property line separating the project site from the residences to the north, the foot candles are .06 or less.*
4. *All parking lot lighting shall be metal halide.*

CHICO ARCHITECTURAL REVIEW BOARD
Regular Meeting of June 7, 2006

5. *The applicant shall provide a written statement setting forth (a) the number of fixtures to be left on all night as security lighting, and (b) what time the remaining parking lot lighting shall be turned off, based on the known occupancy.*

Board Member LaGrow seconded the motion, which passed 4-0.

Chair Ambrosia then reopened the public hearing to allow the applicant to ask a question regarding condition #5. Mr. Kassebaum stated that he is hoping to bring a nice restaurant in, which will be open later than 10:30 p.m. and will affect the timing of the lights. Chair Ambrosia noted that the restaurant would be on the south side of the project, away from the residential area, and clarified that the information to be provided under condition #5 will apply to known occupancies only.

3.0 BUSINESS FROM THE FLOOR

Chair Ambrosia stated that he will be unable to attend the meeting of June 21, 2006.

Board Member Goulart said that she had spoken with Principal Planner Bishow regarding noticing procedures for ARB projects, who recommended that she bring it up during the meeting and request that it be agendaized for discussion at a future meeting.

Board Member Ertle said that the discussion about foot candles and wattage was very interesting and helpful, after which the Board discussed the possibility of revisiting lighting and addressing it with an ordinance. Chair Ambrosia suggested that the checklist on the application include a requirement to provide a photometric chart for commercial projects that interface with residential areas.

Board Member LaGrow reminded everyone how important good communication will be until Lorrin Ward's position is filled, since the likelihood is greater that a quorum may not always be available.

4.0 PLANNING UPDATE

None.

5.0 CORRESPONDENCE

None.

6.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 5:15 p.m. to the adjourned regular meeting of June 21, 2006.

Approved: July 5, 2006



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
June 21, 2006 Meeting

NOTICE IS HEREBY GIVEN that the June 21, 2006 adjourned regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet July 5, 2006 for a regular meeting at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street.

By: Mary Fitch, Administrative Assistant

Dated: June 14, 2006

Distribution:

Council (7)
City Manager
City Clerk

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
Minutes of the Regular Meeting of July 5, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Ellen Clifford Ertle
Marci Goulart

Staff Members Present: Teresa Bishow, Principal Planner
Bob Summerville, Associate Planner
Jerry Kotysan, Senior Plan Check Engineer
Mary Fitch, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members and staff were present as noted.

2.0 APPROVAL OF MINUTES

2.1 Minutes of the Adjourned Regular Meeting of November 30, 2005

2.2 Minutes of the Adjourned Regular Meeting of April 19, 2006

2.3 Minutes of the Adjourned Regular Meeting of May 17, 2006

2.4 Minutes of the Regular Meeting of June 7, 2006

Board Member Ertle moved that the Architectural Review Board approve Items 2.1-2.4 as submitted. Board Member Goulart seconded the motion, which passed unanimously (4-0).

3.0 PUBLIC HEARING ITEMS

Items 3.1 and 3.2 were heard in reverse order due to the absence of a representative for Item 3.1.

3.2 AR 06-18 (Chico Suzuki/Abouzeid) 928 Main Street, APN 004-431-004 - A proposal to remodel an existing building that was previously authorized by the Planning Commission as part of the Chico Volkswagen vehicle sales and service facility. The site is located in a C-1 Restricted Commercial zoning district. *(Report: Associate Planner Summerville)*

Chair Ambrosia opened the public hearing at 4:08 p.m. Project architect Larry Coffman provided information about the project and answered questions from the Board and staff. Senior Plan Check Engineer Kotysan pointed out that an elevation certificate will be required for this project, since it is in the flood plain. There being no further questions or comments, Chair Ambrosia closed the public hearing at 4:16 p.m.

Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 06-18 (Chico Suzuki/Abouzeid) subject to the recommended conditions of approval. Chair Ambrosia seconded the motion, which passed unanimously (4-0).

CHICO ARCHITECTURAL REVIEW BOARD
Regular Meeting of July 5, 2006

- 3.1** **AR 06-11 (Peitz/Jewett) 1149 W. 3rd Street, APN 004-111-001** - An application to construct a multi-family residential project (one townhouse triplex and one stacked duplex) on property located at the corner of Oak and West 3rd Streets. The site is located in an R3-FS Medium-High Density Residential with a Fraternity-Sorority overlay zoning district. (*Report: Assistant Planner Redeker, presented by Associate Planner Summerville*)

Chair Ambrosia opened the public hearing at 4:23 p.m. and invited the applicant to make a presentation. Project architect Mathew Amaro and project landscape architect Jason Bisho provided information about the project and answered questions from the Board and staff. Karen Laslo commented that she does not want the applicant to retain the large tree adjacent to the trash enclosure, but she does want additional landscaping on the north side of the site. There being no further questions or comments, Chair Ambrosia closed the public hearing at 4:57 p.m.

Chair Ambrosia moved that the Architectural Review Board approve AR 06-11 (Peitz/Jewett) based on the required findings and subject to the recommended conditions of approval, and additional conditions of approval as follows:

7. *A wrought iron railing similar to the one shown on the duplex shall be added on the three front porches on the north elevation of the triplex.*
8. *The middle unit of the triplex shall be recessed at least 24 inches, contingent upon City approval to allow a reduction of the 24' wide backup aisle of affected parking stalls.*
9. *A shade tree shall be added to the adjacent offsite parking area that was authorized by Use Permit 06-05.*
10. *The landscape architect is requested to review the site plan again to determine which trees are salvageable, particularly along the streets.*
11. *The architect is requested to consider deleting one parking stall, if necessary, to help save one or more of the trees. A parking reduction may be authorized by modifying Use Permit 06-05.*

Board Member Ertle seconded the motion, which passed unanimously (4-0).

4.0 **BUSINESS FROM THE FLOOR**

None.

5.0 **PLANNING UPDATE**

Principal Planner Bishow advised the Board that the City Council will be taking action on the vacant ARB position at its next meeting. She also informed the Board that its next meeting has been rescheduled from July 19 to July 26, to accommodate scheduling conflicts with key staff.

Ms. Bishow then distributed photos of the San Luis Obispo Costco building and suggested that the Board members look around when they are visiting other cities to see how different projects are being handled.

The Board then discussed concerns with the Tile City project and requested that Associate Planner Summerville follow up to make certain it is constructed according to the ARB approval.

CHICO ARCHITECTURAL REVIEW BOARD
Regular Meeting of July 5, 2006

6.0 **ADJOURNMENT**

There being no further business, Chair Ambrosia adjourned the meeting at 5:15 p.m. to the adjourned regular meeting of July 26, 2006.

Approved: August 16, 2006



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
July 19, 2006 Meeting

NOTICE IS HEREBY GIVEN that the July 19, 2006 adjourned regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet July 26, 2006 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street.

By: Mary Fitch, Administrative Assistant

Dated: July 17, 2006

Distribution:

Council (7)
City Manager
City Clerk

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
Minutes of the Adjourned Regular Meeting of July 26, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Michael Borzage
Ellen Clifford Ertle
Marci Goulart

Staff Members Present: Teresa Bishow, Principal Planner
Brendan Vieg, Senior Planner
Hilary Herman, Building Official
Mary Fitch, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members and staff were present as noted.

2.0 PUBLIC HEARING ITEMS

2.1 AR 06-15 (Enloe Medical Center Parking Structure) East side of Magnolia Avenue between W. 6th and W. 7th Avenues, APNs 003-022-001, 007, and 008 - A request to construct a 3-story, 4-level parking structure for 742 cars in a 238,280 square foot structure in the PQ Public/Quasi Public Facilities zoning district. The structure includes a variety of design features such as towers on two corners with mission tile roofs, exterior art panels, and landscaping (fig vine) to soften the vertical elements. The parking structure was included in the recently adopted Enloe Medical Center (Enloe) Master Plan. Pursuant to the California Environmental Quality Act (CEQA), environmental impacts associated with development of the parking structure were previously assessed as part of the Environmental Impact Report (EIR) prepared for the Enloe Master Plan, which was certified by the City Council in March 2006. The proposed parking structure does not result in any new significant impacts that were not previously identified in the EIR. A copy of the EIR is available for review at the City of Chico Planning Division public counter on the 2nd floor of the Municipal Center, 411 Main Street. (*Report: Senior Planner Vieg*)

Chair Ambrosia opened the public hearing at 4:18 p.m. and invited the applicant to make a presentation. Project landscape architect Brian Firth, James Seegert of Modern Building, and John Thorpe of Agri Electric provided information about the project and answered questions from the Board and staff. Tom DiGiovanni of New Urban Builders said that although some details may need to be clarified, the proposal is good, adding that in his opinion, the alley elevation is utilitarian and does not need to be “prettied up”.

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The meeting was recessed at 5:37 p.m. and reconvened at 5:50 p.m. All Board members were present.

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Barbara Reed commented that the proposal differs substantially from the drawings created by New Urban Builders during the charrette process. Ed McLaughlin expressed concerns about noise,

CHICO ARCHITECTURAL REVIEW BOARD
Adjourned Regular Meeting of July 26, 2006

improvements to 7th Avenue, and bicycle parking. Kasey Merrill, representing the Chico Avenues Neighborhood Association, outlined various unresolved issues and expressed her disappointment with the evolution of the project. John Anderson of New Urban Builders explained some of the differences between his drawing and the proposal; indicating that they are largely a function of the difference between a sketch and a CAD drawing and adding that the architect did try to get it right and that it can be easily modified. There being no further comments or questions, Chair Ambrosia closed the public hearing at 6:07 p.m.

At the applicant's request, the Board deferred taking final action on the project until the applicant could confer with Mr. Anderson and make revisions addressing the issues brought up during tonight's meeting.

Board Member LaGrow moved that the Architectural Review Board conceptually approve AR 06-15 (Enloe Medical Center Parking Structure), subject to the applicant returning to the Board for final review and approval with revised drawings incorporating the following guidance:

- *Incorporate into the CAD drawings the more refined architectural details and nuances shown in the New Urban Builders sketches developed with the neighborhood, such as the use of undulation to provide shadows, a lighter color for the cornices, etc.*
- *Repeat the entryway design shown on W. 7th Avenue, including the trellis, for the entryway on W. 6th Avenue.*
- *Utilize a treatment similar to that shown on the entryways to create architectural interest on areas of the east elevation that can be seen from the Esplanade.*
- *Consider adding a slight curve to the spandrels.*
- *Provide interest at the W. 6th Avenue/alley corner of the structure, similar to the treatment shown on the W. 7th Avenue/alley corner (i.e., creeping fig).*
- *If consistent with the City's adopted street tree list, incorporate a Magnolia on Magnolia Avenue.*

Board Member Goulart seconded the motion, which passed unanimously (5-0).

3.0 BUSINESS FROM THE FLOOR

None.

4.0 PLANNING UPDATE

Principal Planner Bishow advised the Board that both Associate Planner Palmeri and Senior Planner Sigona had submitted their resignations. Chair Ambrosia noted that he will not be available to attend the August 2 meeting; all other Board members indicated that they will be in attendance.

5.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 6:42 p.m. to the regular meeting of August 2, 2006.

Approved: August 16, 2006

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
Minutes of the Regular Meeting of August 2, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Philip LaGrow, Vice Chair
Mike Borzage
Ellen Clifford Ertle
Marci Goulart

Board Members Absent: Nicholas Ambrosia, Chair

City Staff Present: Teresa Bishow, Principal Planner
Hilary Herman, Building Official
Matt Johnson, Senior Development Engineer
Erec DeVost, Planning Intern
Mary Fitch, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Vice Chair LaGrow called the meeting to order at 4:00 p.m. Board Members and staff were present as noted.

2.0 PUBLIC HEARING ITEMS

- 2.1 Eaton at Esplanade Center (ARB 05-30) Northwest corner of Eaton Road and Esplanade, APNs 006-690-020 and 021** - A public hearing to consider final site design and architectural review of a proposal to develop two adjacent parcels with 19,268 square feet of commercial space in three separate buildings. Uses expected to occupy the center include a mix of retail, restaurant, and office. The project includes either placing approximately 350 feet of the SUDAD channel into a storm drain pipe or completely spanning the channel with a continuous cover. In addition, the public hearing includes consideration of an initial study and a mitigated negative declaration for the project prepared pursuant to the California Environmental Quality Act (CEQA). (*Report: Principal Planner Bishow*)

Vice Chair LaGrow opened the public hearing at 4:39 p.m. and invited the applicant to make a presentation. Project architect Greg Peitz, property owner Rakesh Joshi, and applicant representative Jay Hanson provided information about the project and answered questions from the Board and staff.

Melinda Vasquez urged the Board to require a continuous landscape strip along the Esplanade to mirror what exists on adjacent projects, a variety of plant sizes and heights throughout the site, and berming and trees to screen parking along the Esplanade. Karen Laslo made several suggestions regarding repositioning of the buildings to orient toward the street and expressed concern that the parking areas were located adjacent to the street instead of behind the buildings.

The meeting was recessed at 5:58 p.m. and reconvened at 6:10 p.m. Chair Ambrosia was absent; all other Board members were present. Vice Chair LaGrow closed the public hearing and invited Board discussion.

As the Board reviewed the recommendations in the agenda report, a substantial discussion developed regarding whether or not to impose recommended condition of approval #3 (elimination of the one-

CHICO ARCHITECTURAL REVIEW BOARD
Regular Meeting of August 2, 2006

way drive aisle on the west and south sides of Building "B"). At the conclusion of the discussion, a straw poll resulted in a vote of 3-1 (LaGrow opposed) in favor of including that condition in the motion to approve.

Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report, adopt the initial study and mitigated negative declaration, and approve the Eaton & Esplanade Center (ARB 05-30), subject to the recommend conditions of approval with the following modifications and additions:

- *Condition #4 is revised:*
 4. *The developer shall revise the site plan and landscape plan to provide a continuous landscape strip along the Esplanade between the sidewalk and Building "C". The width of the landscape strip shall be at least ten (10) feet, suitable for trees. (See CMC Section 19.68.050.A.2.)*
- *Condition #5 is renamed #5a, and conditions #5b and #5c are added:*
 - 5b. *Building "B" shall be modified to include an entrance facing Eaton Road, either on the south elevation or at the southeast corner.*
 - 5c. *Pedestrian access to the site shall be provided from the public sidewalk at the northwest corner of the intersection of Eaton Road and Esplanade, incorporating a meandering walkway through the landscape planting area to Building "B".*
- *Condition #6 is revised:*
 6. *The developer shall revise the landscape plan to relocate the trash enclosure so that it will not be directly in view of traffic entering the drive aisle off of Eaton Road. The trash enclosure shall be constructed of smooth block, with a solid metal gate, painted to match the colors used for Building "B".*
- *Condition #7 is revised:*
 7. *All A/C condensers and other mechanical units shall be located on building roofs, shielded from view by parapets, or to the side or rear of the buildings and screened with a combination of fencing and landscaping, in compliance with the code and as approved by the Planning Division.*
- *Condition #11 is revised:*
 11. *Signage shall be subject to staff review and approval, in accordance with the following guidance:*
 - a) *No cabinet signs shall be permitted.*
 - b) *Individual channel letters shall be limited to a maximum of 24 inches in height and shall be either internally or indirectly lit.*
 - c) *Wall sign locations on the 2-story building shall be limited to areas below the frieze band.*
 - d) *Monument signs shall be limited to 4 feet in height.*

CHICO ARCHITECTURAL REVIEW BOARD
Regular Meeting of August 2, 2006

- *Condition #12 is revised:*
 12. *The developer shall revise the portion of the Architectural Site Plan indicating compact parking spaces versus standard spaces to indicate parking consistent with minimum City requirements.*
- *Condition #13 is added:*
 13. *The proposed body color “Navajo White” shall be changed to “Double Navajo White”.*
- *Condition #14 is added:*
 14. *Exterior lighting shall be metal halide. Light fixtures that are not topped off must limit their wash to the height of the building. Parking lot light poles shall be limited to 12 to 15 feet in height.*
- *Condition #15 is added:*
 15. *Perimeter landscaping adjacent to the corner of Eaton Road and Esplanade shall incorporate the use of boulders and shall include a berm of sufficient height to provide screening, designed so that it returns gradually to the natural grade at the driveway entrances and avoids creating a pedestal effect by elevating the parking area. All perimeter landscaping shall incorporate a substantial number of evergreen shrubs and plants to help provide year-round screening of the parking areas.*

Board Member Ertle seconded the motion, which passed by a vote of 3-1-1 (LaGrow opposed, Ambrosia absent).

3.0 BUSINESS FROM THE FLOOR

None.

4.0 PLANNING UPDATE

Availability of a quorum for a special meeting proposed for August 23 was discussed.

5.0 ADJOURNMENT

There being no further business, Vice Chair LaGrow adjourned the meeting at 6:53 p.m. to the adjourned regular meeting of August 16, 2006.

Approved: August 16, 2006

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
Minutes of the Adjourned Regular Meeting of August 16, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Michael Borzage
Marci Goulart

Board Members Absent: Ellen Clifford Ertle
Philip LaGrow, Vice Chair

City Staff Present: Kim Seidler, Planning Director
Hilary Herman, Building Official
Bob Summerville, Associate Planner
Greg Redeker, Assistant Planner
Mary Fitch, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members and staff were present as noted.

2.0 APPROVAL OF MINUTES

2.1 Minutes of the Regular Meeting of November 2, 2005

2.2 Minutes of the Regular Meeting of July 5, 2006

2.3 Minutes of the Adjourned Regular Meeting of July 26, 2006

2.4 Minutes of the Regular Meeting of August 2, 2006

Board Member Goulart moved that the Board approve Items 2.1 through 2.4 as submitted. Chair Ambrosia seconded the motion, which passed by a vote of 3-0-2 (LaGrow and Ertle absent).

3.0 PUBLIC HEARING ITEMS

3.1 AR 06-23 (The Shops at Mangrove) 605 and 615 Mangrove Avenue, APNs 003-210-018 and 003-210-019 - Review of a sign package for a previously approved multi-tenant retail center on property located at the corner of Mangrove and Vallombrosa Avenues. As part of the original project approval, it was required that the signs for this project be reviewed by the Board rather than by staff. The site is designated Community Commercial on the City of Chico General Plan Diagram, and is located in the CC Community Commercial zoning district. This project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15311 (Accessory Structures). *(Report: Assistant Planner Redeker)*

Chair Ambrosia opened the public hearing at 4:12 p.m. and invited the applicant to make a presentation. Applicant Gregg Steele and Hupp Neon representative Kathy Cunningham provided

CHICO ARCHITECTURAL REVIEW BOARD
Adjourned Regular Meeting of August 16, 2006

information about the project and answered questions from the Board and staff. Karen Laslo and Melinda Vasquez commented on the proposed number and size of signs. There being no further public comments, Chair Ambrosia closed the public hearing at 4:34 p.m.

After extensive Board discussion, the public hearing was reopened at 4:56 p.m. for the limited purpose of allowing the applicant to respond to various concerns, after which the Board agreed by consensus to provide direction to the applicant to revise the proposal to address the following concerns and return for final review and approval at a later date.

1. *Reduce the size of the monument signs and move them further away from the street.*
2. *Consider using two columns of tenant panels to help reduce the height of the monument sign.*
3. *Revise all tenant panels on the monument signs to have the same color scheme, consisting of light-colored letters on a completely opaque background.*
4. *Consider changing the "mustard" color on the monument sign to match a different, less vibrant color in the project.*
5. *Use both upper and lower case lettering for all signs.*
6. *Use reverse channel lettering for the sign on the west elevation of Suite 190.*
7. *Remove the wall-mounted sign facing the cemetery.*
8. *Install full-size mock ups to demonstrate sign size relative to the building.*
9. *Provide revised landscape plans that provide a better idea of how the signs will look in relation to the landscaping.*

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The meeting recessed at 5:22 p.m. and reconvened at 5:30 p.m. Board Members Ertle and LaGrow were absent.

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3.2 ARB 04-24 (Kassebaum) West side of Springfield Drive, east side of State Highway Route 99, APNs 002-140-020 and 002-140-021 - A request to approve a shopping center identification sign for the Springfield Village Shopping Center. The site is designated Community Commercial on the City of Chico General Plan Diagram, and is located in the CC Community Commercial zoning district. The Board previously determined, at its meeting of December 14, 2005, that the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15305 Minor Alterations in Land Use Limitations. (*Report: Associate Planner Summerville*)

Chair Ambrosia opened the public hearing at 5:37 p.m. and invited the applicant to make a presentation. Applicant Dean Kassebaum provided information about the project and answered questions from the Board and staff. There being no further public comments, Chair Ambrosia closed the public hearing at 5:45 p.m.

CHICO ARCHITECTURAL REVIEW BOARD
Adjourned Regular Meeting of August 16, 2006

Chair Ambrosia moved that the Board approve the shopping center identification sign for the Springfield Village Shopping Center, based on the findings and subject to the following conditions of approval:

1. *For the shopping center identification sign:*
 - (a) *Trim, finish material, and/or color that relate to the architecture of the shopping center shall be incorporated.*
 - (b) *For each tenant panel, elements such as finish material and/or color that identify it with the related building shall be incorporated.*
 - (c) *Grounding elements such as pilasters or columns shall be incorporated to reduce the top-heavy appearance.*
2. *For future tenant signage:*
 - (a) *Color and illumination shall be consistent with the shopping center architecture.*
 - (b) *The use of both upper and lower case lettering is encouraged.*
 - (c) *Letter height shall be limited to 14 inches for upper case and 12 inches for lower case.*
3. *Final approval of tenant signage shall be delegated to Planning staff.*

Board Member Goulart seconded the motion, which passed by a vote of 2-1-2 (Borzage opposed; Ertle and LaGrow absent).

- 3.3 AR 06-20 (Afton Place 2/RGA) 628 Salem Street, APN 004-231-005** - An application to construct a 1,645 square foot two-story office building on a 2,904 square foot lot located on the west side of Salem Street, approximately 100 feet north of W. 7th Street. Due to the substandard size of the subject lot, in May 2006, the City Zoning Administrator approved a variance from the side and front yard setbacks and landscaping requirements, including overall site landscaping, parking lot landscaping and parking area shading for the project. The project site is designated Downtown on the City of Chico General Plan Diagram, and is located in an RD-LM Downtown Residential zoning district with a Landmark zoning overlay. This project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 Infill Development Projects. *(Report: Senior Planner Sigona, presented by Associate Planner Summerville)*

Chair Ambrosia opened the public hearing at 6:12 p.m. and invited the applicant to make a presentation. Property owners Tim and Jerry Henderson and project architect Chad Finch provided information about the project and answered questions from the Board and staff. Melinda Vasquez spoke in opposition. There being no further public comments, Chair Ambrosia closed the public hearing at 6:52 p.m. Due to substantial concerns raised during the public hearing, including Building Code issues raised by the Building Official, the Board determined by consensus that it could not approve the project at this meeting.

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Adjourned Regular Meeting of August 16, 2006

Board Member Borzage moved that the Board provide direction to the applicant to revise the proposal to address the following concerns and return for final review and approval at a later date.

1. *Consider the use of an asymmetrical design for the second story, and for the windows on the front elevation, to be more consistent with the overall building architecture.*
2. *Design fenestration to provide larger banks of glass area to offset building openings.*
3. *Explore alternative designs for the front entrance, currently proposed as halfway under the lattice and halfway under the building itself.*
4. *Consider returning the window glass around the front corner of the building, similar to the treatment on the rear elevation, to provide more definition to the entrance.*
5. *Shift the building one parking stall width to the west to allow room for landscaping and window treatment along the property line.*
6. *Address the Building Official's concern regarding windows and other openings in all walls within 10 feet of the property line.*
7. *Address the public right-of-way encroachment of the second story window apparatus.*
8. *Provide an overhang above the (false) clerestory windows.*
9. *Eliminate fluorescent tube lighting, and consider introducing additional color to help shorten the appearance of the building.*
10. *Relocate the trash enclosure to the rear of the building.*
11. *Use a deeper color for the stucco.*
12. *Incorporate elements such as metal gutters and downspouts to tie in with the original building at 630 Salem.*
13. *Provide substantial landscaping.*

Board Member Goulart seconded the motion, which passed by a vote of 3-0-2 (Ertle and LaGrow absent).

3.4 AR 06-21 (TwoGen Property, Inc.) Eastern terminus of Bellarmine Court, APN 039-430-124 -

A request to approve construction of an industrial/office park consisting of six new office/industrial buildings located on 2.66 acres. The project site is designated Manufacturing and Warehousing on the City of Chico General Plan Diagram, and is located in the ML Light Manufacturing/Industrial zoning district. This project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 Infill Development Projects. *(Report: Associate Planner Summerville)*

CHICO ARCHITECTURAL REVIEW BOARD
Adjourned Regular Meeting of August 16, 2006

Chair Ambrosia opened the public hearing at 7:05 p.m. and invited the applicant to make a presentation. Property owners Tim and Jerry Henderson and project architect Chad Finch provided information about the project and answered questions from the Board and staff.

Due to a location conflict with another scheduled meeting, the Architectural Review Board meeting recessed at 7:12 p.m. and reconvened in the Engineering Conference Room of the Municipal Center at 7:17 p.m. Board Members Ertle and LaGrow were absent.

The Board continued its discussion with the applicant, after which, there being no further public comments, Chair Ambrosia closed the public hearing at 7:38 p.m.

Board Member Goulart moved that the Board adopt the findings contained in the agenda report and approve AR 06-21 (Two Gen Property, Inc.) subject to the recommended conditions of approval and additional conditions of approval as follows:

1. *The first parking space on the south side of the drive aisle, adjacent to the entrance from Bellarmine Court, and the parking space on the west side of the westernmost trash enclosure shall be eliminated and replaced with landscaping.*
2. *Parking lot lighting poles shall be limited to 16 feet in height, including pedestals, and shall have full cutoff fixtures.*
3. *Wall lighting shall be a maximum of 10 feet in height and shall have full cutoff fixtures.*
4. *Building colors shall be left to the discretion of the applicant, within the color schemes presented at this meeting, subject to staff review and approval.*

Chair Ambrosia seconded the motion, which passed by a vote of 3-0-2 (Ertle and LaGrow absent).

4.0 BUSINESS FROM THE FLOOR

None.

5.0 PLANNING UPDATE

Planning Director Seidler distributed a memo and updated the Board on Division staffing changes. In response to questions from the Board, he then explained the appeal process for ARB items and provided what information he had regarding the final candidates for the Planning Director position.

6.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 7:58 p.m. to the adjourned regular meeting of August 23, 2006.

Approved: November 1, 2006

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD &
AIRPORT ARCHITECTURAL COMMITTEE
Minutes of the Adjourned Regular Meeting of August 23, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Michael Borzage
Marci Goulart

Board Members Absent: Ellen Clifford Ertle

Airport Commissioners Present: Georgie Bellin
Allen Sherwood

City Staff Present: Kim Seidler, Planning Director
Brendan Vieg, Senior Planner
Mike Sawley, Assistant Planner
Erec DeVost, Planning Intern
Jerry Kotysan, Senior Plan Check Engineer
Mary Fitch, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members, Commissioners, and staff were present as noted.

2.0 AIRPORT ARCHITECTURAL COMMITTEE AGENDA

2.1 AR 06-22 (Airport Industrial Park) 370 E. Ryan Avenue - A proposal to remodel the façade of an existing building and install parking lot landscape upgrades at an existing industrial site located in the AM Airport Manufacturing zoning district at the Chico Municipal Airport. *(Report: Associate Planner Sawley)*

Chair Ambrosia opened the public hearing at 4:13 p.m. and invited the applicant to make a presentation. Applicant Andrew Meghdadi and project architects Benjamin Matray and David Rogers provided information about the project and answered questions from the Board, the Committee, and staff. There being no further public comments, Chair Ambrosia closed the hearing at 4:44 p.m. The Board then provided the Committee with recommendations for additional conditions of approval.

Commissioner Bellin moved that the Airport Architectural Committee adopt the findings contained in the agenda report and approve AR 06-22 (Airport Industrial Park) subject to the recommended conditions of approval, and additional conditions of approval as follows:

5. *The proposed façade shall be revised as follows:*
 - *The stucco finish shall be continued around the corners of the building for a minimum of four feet.*
 - *Expansion joint grids shall be a minimum width of two inches.*

- *A second, complementary color shall be incorporated, either along the expansion joints, at the window line, or in another manner deemed appropriate by the project architect.*
- 6. *The remaining portions of Building A and all of Building B shall be painted using at least one compatible color that will not detract attention from the new façade and that is not similar to the existing building color. Color chips for the proposed paint colors shall be submitted concurrently with building plans, for review and approval by Planning staff.*
- 7. *The steel trellis features shall be moved or resized to minimize obstruction of windows.*
- 8. *Berming shall be incorporated along the Ryan Avenue frontage if there is adequate room.*
- 9. *New light poles shall be reduced to a finished height of no more than 20 feet above surrounding grade. Re-using the same light fixtures on the front of the building is discouraged.*
- 10. *The site design shall be revised to add a break area for employees, including an additional steel trellis feature for shade and landscape improvements.*

The Committee also recommended removal of the barbed wire from the existing fence along Ryan Avenue and Marauder Street. Commissioner Sherwood seconded the motion, which passed by a vote of 2-0.

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The meeting recessed at 5:00 p.m. to allow Commissioners Bellin and Sherwood to leave. The meeting reconvened at 5:07 p.m. Board Member Ertle was absent.

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3.0 **REGULAR AGENDA**

- 3.1 **AR 06-15 (Enloe Medical Center Parking Structure) East side of Magnolia Avenue between W. 6th and W. 7th Avenues, APNs 003-022-001, 007, and 008** - Final review of a request to construct a 3-story, 4-level parking structure for 742 cars in a 238,280 square foot structure in the PQ Public/Quasi Public Facilities zoning district. The Board conceptually approved the project at its meeting of July 26, 2006 and requested that the applicant revise the submittal to incorporate its recommendations and present it at a subsequent meeting for final review and approval. The parking structure was included in the recently adopted Enloe Medical Center (Enloe) Master Plan. Pursuant to the California Environmental Quality Act (CEQA), environmental impacts associated with development of the parking structure were previously assessed as part of the Environmental Impact Report (EIR) prepared for the Enloe Master Plan, which was certified by the City Council in March 2006. The proposed parking structure does not result in any new significant impacts that were not previously identified in the EIR. A copy of the EIR is available for review at the City of Chico Planning Division public counter on the 2nd floor of the Municipal Center, 411 Main Street. *(Report: Senior Planner Vieg)*

CHICO ARCHITECTURAL REVIEW BOARD & AIRPORT ARCHITECTURAL COMMITTEE
Adjourned Regular Meeting of August 23, 2006

Chair Ambrosia opened the public hearing at 5:10 p.m. and invited the applicant to make a presentation. Project consultant John Anderson provided information about the project and answered questions from the Board and staff. Kasey Merrill, Dr. Vince Mazarella, Karen Laslo, Ed McLaughlin, and Tom Ward also addressed the Board. There being no further public comments, Chair Ambrosia closed the hearing at 5:59 p.m. and the Board began its deliberation. Due to substantial concerns raised during the public hearing and during deliberation, Chair Ambrosia suggested that the Board provide direction rather than taking action at this meeting. The public hearing was reopened to Mr. Anderson, who stated that he would prefer to revise his drawings at this meeting until the Board was satisfied. The Board agreed by consensus to allow Mr. Anderson an opportunity to do so.

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The meeting recessed at 6:58 p.m. and reconvened at 7:08 p.m. Board Member Ertle was absent.

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Mr. Anderson addressed the Board's concerns one at a time by negotiating details and re-drawing various aspects of the building and landscaping. Kasey Merrill thanked the Board for embellishing the alley elevation.

Board Member LaGrow moved that the Architectural Review Board adopt the findings contained in the July 26, 2006 agenda report and approve AR 06-15 (Enloe Medical Center Parking Structure), subject to the recommended conditions of approval, and an additional condition as follows:

6. *Final plans shall incorporate the revisions drawn by John Anderson during the Architectural Review Board meeting of August 23, 2006. Conformance shall be subject to review and approval by City staff in coordination with Chair Ambrosia and Board Member Borzage.*

Board Member Goulart seconded the motion, which passed by a vote of 4-0-1 (Ertle absent).

4.0 BUSINESS FROM THE FLOOR

None.

5.0 PLANNING UPDATE

None.

6.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 7:52 p.m. to the regular meeting of September 6, 2006.

Approved: November 1, 2006

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
Minutes of the Regular Meeting of September 6, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Michael Borzage
Marci Goulart

Board Members Absent: Ellen Clifford Ertle

City Staff Present: Kim Seidler, Planning Director
Hilary Herman, Building Official
Matt Johnson, Senior Development Engineer
Greg Redeker, Assistant Planner
Mary Fitch, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members and staff were present as noted.

2.0 PUBLIC HEARING ITEMS

- 2.1 AR 06-23 (The Shops at Mangrove) 605 and 615 Mangrove Avenue, APNs 003-210-018 and 003-210-019** - Second review of a sign package for a previously approved multi-tenant retail center on property located at the corner of Mangrove and Vallombrosa Avenues. As part of the original project approval, it was required that the signs for this project be reviewed by the Board rather than by staff. The signpackage was previously considered by the Board on August 16, 2006. The site is designated Community Commercial on the City of Chico General Plan Diagram, and is located in a CC Community Commercial zoning district. This project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15311 Accessory Structures. *(Report: Assistant Planner Redeker)*

Board Member LaGrow disqualified himself from participating in Item 2.1, since he was not present during the Board's prior review of the project, and joined the audience.

Chair Ambrosia opened the public hearing at 4:08 p.m. and invited the applicant to make a presentation. Applicant Greg Steele and Kathy Cunningham of Hupp Neon provided information about the project and answered questions from the Board and staff. Karen Laslo expressed concern that the lettering on the signs will be too large. There being no further public comments, Chair Ambrosia closed the hearing at 4:18 p.m.

Chair Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 06-23 (the Shops at Mangrove), subject to the following conditions of approval:

- 1. The developer shall provide a note on the front page of the building plans that the signs will be developed in compliance with AR 06-23. All signs shall be constructed*

CHICO ARCHITECTURAL REVIEW BOARD
Regular Meeting of September 6, 2006

and installed in substantial conformance with the proposed sign package (Exhibit "1" and Attachment "B" to Exhibit "2" of the agenda report), except as modified by any other condition of approval. Where the original proposal conflicts with the revised proposal, the revised proposal (Exhibit "1" of the agenda report) shall control.

2. *The developer shall construct the monument signs as designated in Option B on page 5 of Exhibit "1" of the agenda report. The backgrounds of individual tenant panels shall be fully opaque and shall have a flat, non-glossy finish.*
3. *For text written entirely in upper case, letter height shall be limited to fourteen inches. For text written in upper and lower case, upper case letter height may be increased to eighteen inches.*

Board Member Borzage seconded the motion, which passed by a vote of 2-1-2 (Goulart opposed, Ertle absent, LaGrow disqualified)

- 2.2 ARB 05-30 (Eaton at Esplanade Center) Northwest corner of Eaton Road and Esplanade, APNs 006-690-020 and 006-690-021** – Reconsideration of two conditions related to the August 2, 2006 Board approval of the Eaton and Esplanade Center. An initial study and a mitigated negative declaration for the project, prepared pursuant to the California Environmental Quality Act (CEQA), were also adopted at that meeting. *(Report: Planning Director Seidler)*

Chair Ambrosia disqualified himself from participating in Item 2.2, since he was not present during the Board's prior review of the project, and joined the audience. At this time, Board Member LaGrow rejoined the remaining Board members at the table and served as acting chair.

Vice Chair LaGrow opened the public hearing at 4:44 p.m. and invited the applicant to make a presentation. Project architect Greg Peitz and applicant's representative Jay Hanson provided information about the project and answered questions from the Board and staff. Karen Laslo commented on the proposed landscaping. There being no further public comments, Vice Chair LaGrow closed the public hearing at 4:58 p.m.

After considerable deliberation, the Board decided by consensus to reopen the public hearing to the applicant to discuss a compromise regarding elimination of the proposed drive aisle, which would allow a truck back-in space at its northern end to access Building 'B' for loading purposes but preclude delivery truck circulation around the building. Applicant Rakesh Joshi indicated that he would prefer not to have a back-in space but that he would instead consider incorporating a system with a code to prohibit anyone other than authorized delivery personnel from accessing the drive aisle. Vice Chair LaGrow closed the public hearing at 5:20 p.m.

Board Member Goulart moved that the Architectural Review Board revise the original conditions of approval for ARB 05-30 (Eaton & Esplanade Center) as follows:

3. *The developer shall revise the site plan and landscape plan to eliminate the one-way drive aisle located on the west and south sides of Building "B". However, a truck back-in space at the northern end of the proposed drive aisle and a walkway along the west side of Building "B" may be incorporated to provide loading access.*

CHICO ARCHITECTURAL REVIEW BOARD
Regular Meeting of September 6, 2006

4. *The developer shall revise the site plan and landscape plan to provide a continuous landscape strip along the Esplanade between the sidewalk and Building "C". The width of this landscape strip shall be at least seven (7) feet, except adjacent to the building's southern projection, where it shall be at least five (5) feet.*

Board Member Borzage seconded the motion, which passed by a vote of 2-1-1-1 (LaGrow opposed, Ertle absent, Ambrosia disqualified)

—————•••••—————
At this time, Chair Ambrosia rejoined the Board members at the table.

—————•••••—————
3.0 BUSINESS FROM THE FLOOR

Karen Laslo asked that staff schedule another tour of completed projects.

4.0 PLANNING UPDATE

Planning Director Seidler said that his official retirement date will be November 3, and that an announcement would be forthcoming shortly regarding the selection of the new Planning Director.

5.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 5:37 p.m. to the adjourned regular meeting of September 20, 2006.

Approved: November 1, 2006



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
September 20, 2006 Meeting

NOTICE IS HEREBY GIVEN that the September 20, 2006 adjourned regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet October 4, 2006 for a regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

by: Mary Fitch, Administrative Analyst

Dated: _____

Distribution:

Council (7)
City Manager
City Clerk



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
October 4, 2006 Meeting

NOTICE IS HEREBY GIVEN that the October 4, 2006 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet October 18, 2006 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

by: Mary Fitch, Administrative Analyst

Dated: September 27, 2006

Distribution:

Council (7)
City Manager
City Clerk

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
ADJOURNED REGULAR MEETING OF OCTOBER 18, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Michael Borzage
Ellen Clifford Ertle
Marci Goulart

City Staff Present: Steve Peterson, Planning Director
Hilary Herman, Building Official
Mike Sawley, Associate Planner
Mary Fitch, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

2.0 REGULAR AGENDA

2.1 AR 06-25 (Duncan Distribution) Parcel 2 of PM 04-06 (Hays) located at 5 Commerce Court, currently APN 039-430-159 - A request to approve construction of an 8,600 square-foot industrial/office building and parking area located in the ML Light Manufacturing zoning district. *(Report: Associate Planner Sawley)*

Chair Ambrosia opened the public hearing and invited the applicant to make a presentation. Project architect Keith Long and property owner Richard Billson provided information about the project and answered questions from the Board and staff. There being no further questions or comments, Chair Ambrosia closed the public hearing.

Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 06-27 (Duncan Distribution), subject to the following conditions:

- 1. The developer shall provide a note on the front of the building plans that the project will be developed in compliance with AR 06-25.*
- 2. The developer shall construct the curb and asphalt portions of the parking area on Parcel 1 of PM 04-06, as shown on the Site Plan date-stamped September 20, 2006, extending no further than 37 feet from the shared property line with Parcel 2. Improvements on Parcel 1 shall include completing the trash enclosure and planting the 3 California sycamore trees that will eventually provide shade for the parking area on Parcel 2. No construction for the building on Parcel 1 shall take place prior to ARB approval and issuance of all applicable building permits.*
- 3. The developer shall install irrigation and landscaping in the planter located on the westerly side of Erma Court. Prior to installation, a revised landscape plan reflecting this change shall be submitted for the review and approval by the Planning Division.*

CHICO ARCHITECTURAL REVIEW BOARD
Adjourned Regular Meeting of October 18, 2006

Board Member LaGrow seconded the motion, which passed by a vote of 4-1-0 (Borzage opposed).

3.0 BUSINESS FROM THE FLOOR

None.

4.0 PLANNING UPDATE

Planning Director Peterson briefly shared some ideas from his prior position in Sacramento.

5.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 5:02 p.m. to the regular meeting of November 1, 2006.

Approved: April 18, 2007

**CITY OF CHICO
ARCHITECTURAL REVIEW BOARD &
AIRPORT ARCHITECTURAL COMMITTEE
REGULAR MEETING OF NOVEMBER 1, 2006
Municipal Center - 421 Main Street - Conference Room 1**

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Michael Borzage
Ellen Clifford Ertle
Marci Goulart

Airport Commissioners Present: Damon Gustafson
Michael Moran

City Staff Present: Steve Peterson, Planning Director
Hilary Herman, Building Official
Bob Summerville, Senior Planner
Jake Morley, Assistant Planner
Rob Peters, Assistant Planner
Judy Cooper, Office Assistant II
Mary Fitch, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members, Commissioners, and staff were present as noted above.

2.0 APPROVAL OF MINUTES

2.1 Minutes of the Adjourned Regular Meeting of August 16, 2006

Board Member Goulart moved that the Board approve Item 2.1 as submitted. Board Member Borzage seconded the motion, which passed by a vote of 3-0-2 (Ertle and LaGrow abstained).

2.2 Minutes of the Adjourned Regular Meeting of August 23, 2006

Board Member LaGrow moved that the Board approve Item 2.2 as submitted. Board Member Goulart seconded the motion, which passed by a vote of 4-0-1 (Ertle abstained).

2.3 Minutes of the Regular Meeting of September 6, 2006

Board Member Goulart moved that the Board approve Item 2.3 as submitted. Chair Ambrosia seconded the motion, which passed by a vote of 4-0-1 (Ertle abstained).

3.0 AIRPORT ARCHITECTURAL COMMITTEE AGENDA

3.1 AR 06-26 (Stott Outdoor Advertising) 210 Boeing Avenue, APN 047-560-023

A request to construct an 8,189 square foot single-story office/warehouse building. The project site is designated Manufacturing and Warehousing on the City of Chico General Plan Diagram, and is located in the AM Airport Manufacturing zoning district. *(Report: Assistant Planner Morley/Senior Planner Summerville)*

CHICO ARCHITECTURAL REVIEW BOARD & AIRPORT ARCHITECTURAL COMMITTEE
Regular Meeting of November 1, 2006

Chair Ambrosia opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Project architect Chad Finch and builder Howard Slater provided information and answered questions about the project. There being no further public comment, Chair Ambrosia closed the public hearing at 4:45 p.m.

Commissioner Moran moved that the Airport Architectural Committee adopt the findings contained in the agenda report and approve AR 06-26 (Stott Outdoor Advertising), subject to the following conditions of approval:

1. *The project shall be developed in compliance with all applicable conditions of Use Permit 05-75.*
2. *The screen wall along the storage yard's Boeing Avenue frontage shall be constructed of either split-face block or a stucco system and finished in a color that is consistent with the predominant stucco surfaces of the building.*
3. *The trash enclosure shall be constructed of split-face block, with metal doors, and finished in a color that is consistent with the project.*
4. *All HVAC units shall be placed behind or to the sides of the structure and screened with a compatible architectural element, in compliance with CMC 19.60.06.H.2, subject to Planning staff approval.*
5. *The site plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Division on August 14, 2006.*
6. *The patio fence shall either be constructed of some type of open material other than chain link, such as wrought iron, or be removed altogether and replaced by shrubs and other landscaping material sufficient to screen the patio area. Final plans for the patio area shall be subject to staff review and approval.*

Commissioner Gustafson seconded the motion, which passed by a vote of 2-0.

Commissioners Gustafson and Moran left the meeting at this time.

4.0 REGULAR AGENDA

- 4.1 AR 06-24 (Neighborhood Church) 2801 Notre Dame Boulevard, APN 040-030-064 & 065**
Conceptual review of a request to construct the second phase of a church expansion, which consists of a new single-story 6,000 square foot sanctuary structure intended to serve the Spanish congregation. Final approval will be contingent upon approval of Use Permit 05-91 (Neighborhood Church Expansion), of which this project is a part. The project site is designated Very Low Density Residential on the City of Chico General Plan Diagram and is located in the RS-20 Suburban Residential, 20,000 square foot minimum lot size zoning district. (*Report: Assistant Planner Morley/Senior Planner Summerville*)

Chair Ambrosia opened the public hearing at 4:50 p.m. and invited the applicant to make a presentation. Project architect Tim Miller provided information and answered questions about the project. There being no further public comment, Chair Ambrosia closed the public hearing at 4:54 p.m.

Board Member Ertle moved that the Board adopt the findings contained in the agenda report and conceptually approve ARB 06-24 (Neighborhood Church) contingent upon use permit approval for the Neighborhood Church Expansion Project, subject to the following conditions of approval:

- 1. The applicant shall provide a note on the front of the building plans indicating that the project will be developed in compliance with ARB 06-24.*
- 2. All HVAC units shall be placed behind or to the sides of the structure and screened with a compatible architectural element in compliance with CMC 19.60.06.H.2., subject to Planning staff approval.*
- 3. The landscape plans stamped July 18, 2006 shall be amended to include the installation of a shade tree in the new planting island located in front of the new structure. The selection of the tree shall be consistent with similar trees that are currently found on site (camphor, sycamore, October Glory, Scarlet Oak).*
- 4. The existing blue oak tree located immediately to the southwest corner of the proposed building shall be noted on all landscape plans submitted with building plan sets. The applicant shall indicate on all grading and building plans that the blue oak tree shall be preserved in compliance with Chico Municipal Code Section 19.68.060 Tree Preservation Measures. Prior to approval of building and/or grading permits, Planning staff shall verify that the proper notation for tree preservation is indicated on all applicable development plans and a copy of CMC 19.68.060 is included on all applicable plan drawings. Prior to any ground-disturbing activities, including clearing, grubbing, scraping and grading of the subject site, the applicant shall conduct a pre-construction (pre-ground disturbance) site meeting with Planning staff and the supervising contractor. Prior to this meeting, all protective fencing shall be installed.*
- 5. The design elevations shall be revised to illustrate arched gable vents on the east and west sides of the structure, similar to the lattice element proposed on the gable of the entry portico.*
- 6. The landscape plan shall be revised to illustrate low-level bollard lights in front of the Spanish Church, consistent with those approved in conjunction with the Children's Education Center.*
- 7. The site plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Division on July 18, 2006.*
- 8. Additional landscaping, including a minimum of three additional trees, shall be provided on the west side of the sidewalk adjacent to the west side of the building.*

Board Member Goulart seconded the motion, which passed by a vote of 5-0.

4.2 ARB 05-32 (Peitz/Lamphere) Northeast corner of Hartford and Forest, APN 002-011-930

A request to construct a 29-unit apartment complex comprised of five buildings located on a vacant 1.39 acre parcel. The project site is designated Medium-High Density Residential on the City of Chico General Plan Diagram, and is located in the R3 Medium-High Density Residential zoning district. This project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). *(Report: Senior Planner Summerville)*

CHICO ARCHITECTURAL REVIEW BOARD & AIRPORT ARCHITECTURAL COMMITTEE
Regular Meeting of November 1, 2006

Chair Ambrosia opened the public hearing at 5:05 p.m. and invited the applicant to make a presentation. Project architect Tim Miller and landscape architect Greg Melton provided information and answered questions about the project. There being no further public comment, Chair Ambrosia closed the public hearing at 5:37 p.m.

Board Member Goulart moved that the Board adopt the findings contained in the agenda report and approve ARB 05-32 (Peitz/Lamphere) subject to the following conditions of approval:

- 1. Ground-mounted HVAC units shall be screened with low, architecturally compatible structures and may be augmented by landscape plantings in compliance with CMC section 19.60.06.H.2.*
- 2. Four-foot fences shall be provided to enclose all ground-floor patio areas along the rear elevations of the duplex and nine-plex structures, ornamental landscaping shall be incorporated where feasible.*
- 3. All garage doors shall be painted to match (or complement) building colors.*
- 4. The locations of the trash enclosure and the adjacent tree planter shall be interchanged.*
- 5. Stamped and colored asphalt walkways shall be provided from Forest Avenue to the nine-plex building along the north side of the drive aisle and the rear of the parking stalls.*
- 6. Enhanced landscape screening shall be provided at the south side of the Forest Avenue drive aisle entrance.*
- 7. The public view of the southwest corner of the eight-plex shall be screened to the extent possible through the use of additional landscaping and/or architectural treatment.*
- 8. Rear building elevations with cantilevers shall have 6-inch to 8-inch wing walls at each cantilever at the ground-level story.*
- 9. The redwoods at the north property line shall be replaced with Thuja trees.*

Board Member Ertle seconded the motion, which passed by a vote of 5-0.

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

6.0 PLANNING UPDATE

Senior Planner Summerville explained that the method used for calculating density for corner lots is being reviewed.

7.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 5:55 p.m. to the adjourned regular meeting of November 15, 2006.

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
ADJOURNED REGULAR MEETING OF NOVEMBER 15, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Michael Borzage
Ellen Clifford Ertle
Marci Goulart

Board Members Absent: Philip LaGrow, Vice Chair

City Staff Present: Claudia Stuart, Senior Planner
Hilary Herman, Building Official
Matt Johnson, Senior Development Engineer
Jake Morley, Assistant Planner
Rob Peters, Assistant Planner
Mary Fitch, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

2.0 REGULAR AGENDA

2.1 AR 06-28 (Johnson) Southeast corner of East Park Avenue and Fair Street, APN 005-520-040

A proposal to construct two new office/industrial buildings totaling 8,400 square feet on .97 acre located in the ML Light Manufacturing/Industrial zoning district. (*Report: Assistant Planner Morley*)

Chair Ambrosia opened the public hearing at 4:08 p.m. and invited the applicant to make a presentation. Applicant Jerome Johnson and project manager Andy Wood provided information and answered questions about the project. There being no further comments, the public hearing was closed at 4:29 p.m.

Chair Ambrosia moved that the Architectural Review Board direct the applicant to work with City staff to resolve the following issues and return to the Board at a subsequent meeting for review:

- 1. Consider increasing the pitch of the roof.*
- 2. Enhance the existing perimeter wall with either paint or a plant material.*
- 3. Consider the addition of berming or public art on the corner of E. Fair and Park Street.*
- 4. Enhance the rear elevation of Building "A".*

Board Member Goulart seconded the motion, which passed by a vote of 4-0-1 (LaGrow absent).

CHICO ARCHITECTURAL REVIEW BOARD
Adjourned Regular Meeting of November 15, 2006

2.2 AR 06-29 (Floral Plaza) 1190 & 1194 East Avenue, APNs 015-250-050 & 051

A proposal to construct an office center consisting of three separate structures totaling 18,389 square feet, on two parcels totaling 1.55 acres, located in the OR Office Residential zoning district. (Report: Assistant Planner Morley)

Chair Ambrosia opened the public hearing at 4:50 p.m. and invited the applicant to make a presentation. Project architect David Rogers, landscape architect Greg Melton, property owner Dean Kassebaum, and project engineer Jim Stevens provided information and answered questions about the project. There being no further comments, the public hearing was closed at 5:42 p.m.

Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 06-29 (Floral Plaza) subject to the following conditions of approval:

1. *Prior to or concurrent with the submittal of a building permit application, the applicant shall submit four (4) final revised site plans incorporating the following applicable conditions of approval. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 06-29.*
2. *All ground mounted HVAC units shall be placed behind or to the sides of the structure and/or screened in compliance with CMC 19.60.060.H.2. (Fencing and screening) with a compatible architectural element, subject to Planning staff approval.*
3. *The design elevations shall be revised to illustrate half-barrel roofing to be placed in a manner to screen all HVAC units located on the roof tops. Consider wrapping the elements all the way around Building B and incorporating translucent panels to echo the main vaulting system.*
4. *The applicant shall install directional signs at the exit of each driveway prohibiting left turn movements, subject to Planning and Engineering staff approval.*
5. *The site plan shall be revised to demonstrate the installation of a black vinyl-coated chain link fence with black vinyl slats, planted with vines for additional screening, along the western and northern property lines, rather than a wood fence.*
6. *The landscape plan shall be revised to illustrate that the two existing oaks located along the northern property will be incorporated into the landscape plans and preserved pursuant to CMC 19.68.060 (Tree preservation measures).*
7. *The landscape plan shall be amended to include Acer platanoids 'Summershade' as a replacement for autumn blaze maple.*
8. *The applicant shall provide seating in the corner entry portico area in the form of a seat wall or benches, 24" or less in height, and shall incorporate increased landscaping and berming. The height of the wall may be increased with material such as wrought iron, in an open design, at the architect's discretion.*
9. *The enhanced set of landscape plans submitted at the 11/15/06 Architectural Review Board meeting shall be final landscape plans.*

CHICO ARCHITECTURAL REVIEW BOARD
Adjourned Regular Meeting of November 15, 2006

10. *Consider the use of private art to enhance the entry court area.*
11. *Pole lighting shall be limited to 14' in height, inclusive of the pedestals and fixtures.*
12. *Signage shall be submitted for review and approval of the Architectural Review Board at a subsequent meeting.*

Board Member Ertle seconded the motion, which passed by a vote of 4-0-1 (LaGrow absent).

3.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

4.0 PLANNING UPDATE

Senior Planner Stuart updated the Board on the City's reorganization and the recruitment process to fill vacant Planning positions.

5.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 6:15 p.m. to the regular meeting of December 6, 2006.

Approved: February 6, 2008



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
December 6, 2006 Meeting

NOTICE IS HEREBY GIVEN that the December 6, 2006 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet December 20, 2006 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

by: Mary Fitch, Administrative Analyst

Dated: November 28, 2006

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
ADJOURNED REGULAR MEETING OF DECEMBER 20, 2006
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Chair
Philip LaGrow, Vice Chair
Michael Borzage (*arrived at 4:06 p.m.*)
Marci Goulart

Board Members Absent: Ellen Clifford Ertle

City Staff Present: Steve Peterson, Planning Director
Hilary Herman, Building Official
Claudia Stuart, Senior Planner
Bob Summerville, Senior Planner
Brendan Vieg, Senior Planner
Mike Sawley, Associate Planner
Mary Fitch, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Chair Ambrosia called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

2.0 REGULAR AGENDA

2.1 Creation of Ad Hoc Committee for Field Trip to City of Hercules: “A Special Work Session to Observe and Discuss a Form-Based Code at Work”

City staff is working closely with City of Hercules’ staff to coordinate a full day visit to Hercules on 01/24/07 to view and discuss form-based development on the ground. The field trip will provide an opportunity to discuss the draft Traditional Neighborhood Development (TND) Code (parallel code) currently under review by City staff, as well as the proposed Meriam Park project, in the context of real form-based development that is underway in Hercules. The trip is intended to be a fact-finding mission to inform Chico’s decisionmakers, staff, and citizens about what goes into administering a form-based code and what gets built. (*Report: Senior Planner Vieg*)

By consensus, the Board agreed that Board Members Borzage and Goulart will attend, and Chair Ambrosia will be the alternate.

2.2 Use Permit 05-34 and Planned Development Permit 05-05 (Chico Pacific Associates) Southwest side of Pillsbury Road, adjacent to the east side of State Highway Route 99, APN 007-280-034

Review of minor architectural details of the Chico Courtyards Affordable Housing Project, a 78-unit apartment development that was previously approved by the City of Chico Planning Commission on February 16, 2006. (*Report: Senior Planner Summerville*)

Chair Ambrosia opened the public hearing at 4:17. There being no comments, the public hearing was closed.

Chair Ambrosia moved that the Architectural Review Board approve the revised elevations and color schemes, subject to the following conditions:

CHICO ARCHITECTURAL REVIEW BOARD
Adjourned Regular Meeting of December 20, 2006

1. *The gable detail of the front and rear elevations of all buildings shall be repeated by including vertical pattern siding and circular gable vents on the side elevations.*
2. *Color Option A shall be used.*
3. *Taller landscaping should be planted along Building A elevations.*

Board Member Goulart seconded the motion, which passed by a vote of 4-0-1 (Ertle absent).

2.3 AR 06-27 (Holiday Inn) 685 Manzanita Court, APN 006-240-022

A proposal to remodel the façade of an existing hotel and to install minor parking lot landscaping improvements. *(Report: Associate Planner Sawley)*

Chair Ambrosia opened the public hearing at 4:26 p.m. and invited the applicant to make a presentation. Project architect Pat Cole and property owner Kumar Sharma provided information and answered questions about the project. Karen Laslo expressed concerns about the troweling and complimented the proposed pyramid feature. There being no further comments, the public hearing was closed at 5:12 p.m.

Chair Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 06-27 (Holiday Inn) subject to the following conditions:

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 06-27.*
2. *The applicant shall incorporate the "blue tinted pyramid skylite," above the porte cochère in the first phase of construction, if economically feasible, or shall otherwise frame the porte cochère to accommodate construction of the pyramid in a future phase.*
3. *All current and future roof-mounted equipment shall be screened from views along Mangrove Avenue and Cohasset Road, using architectural features that are compatible with the approved design. Compliance with this condition shall be verified by planning staff in the field at completion of construction activities, and prior to finalization of the building permit.*
4. *The four dome skylights shown in the drawings shall either be deleted altogether or shall be modified in such a way that they are not visible from the public way.*
5. *Signage is not included in this approval and shall be submitted separately at a later date for review by either staff or the Board, at staff's discretion.*
6. *Any additional lighting relating to the project shall be subject to staff review and approval.*
7. *Improvements to the restaurant entrance shall be submitted separately for Board review, once the tenant is known. The applicant is strongly encouraged to create a pedestrian-friendly entrance, similar to what is shown on Attachment F to the agenda report.*

CHICO ARCHITECTURAL REVIEW BOARD
Adjourned Regular Meeting of December 20, 2006

8. *The landscape plan submitted at the meeting of December 20, 2007 is approved; however, the applicant is strongly encouraged to incorporate the original design for the planter island outside the front entrance.*
9. *The existing wood fence shall be painted "Trabuco" to complement the building.*
10. *The single-story section of the structure shall be painted a color consistent with, but two shades darker than, "Trabuco". The brick wainscot shall be a less vibrant color than "Brick", more closely resembling terra cotta.*

Board Member Borzage seconded the motion, which passed by a vote of 4-0-1 (Ertle absent).

3.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

4.0 PLANNING UPDATE

Planning Director Peterson provided an update on the appeal of ARB 05-30 (Eaton & Esplanade Center) and the most recent Internal Affairs Committee meeting at which the work plans for the City's various Boards and Commissions were discussed.

5.0 ADJOURNMENT

There being no further business, Chair Ambrosia adjourned the meeting at 5:42 p.m. to the adjourned regular meeting of January 17, 2007.

Approved: February 6, 2008