



City of Chico  
**NOTICE OF CANCELLATION**  
of  
Architectural Review Board  
January 3, 2007 Meeting

**NOTICE IS HEREBY GIVEN** that the January 3, 2007 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet January 17, 2007 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

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by: Mary Fitch, Administrative Analyst

Dated: December 27, 2006



City of Chico  
**NOTICE OF CANCELLATION**  
of  
Architectural Review Board  
January 17, 2007 Meeting

**NOTICE IS HEREBY GIVEN** that the January 17, 2007 adjourned regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet February 7, 2007 for a regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

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by: Mary Fitch, Administrative Analyst

Dated: January 10, 2007



City of Chico  
**NOTICE OF CANCELLATION**  
of  
Architectural Review Board  
February 7, 2007 Meeting

**NOTICE IS HEREBY GIVEN** that the February 7, 2007 adjourned regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet February 21, 2007 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**  
**ARCHITECTURAL REVIEW BOARD**  
**ADJOURNED REGULAR MEETING OF FEBRUARY 21, 2007**  
**Municipal Center - 421 Main Street - Conference Room 1**

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

Board Members Absent: Ellen Clifford Ertle

City Staff Present: Claudia Stuart, Senior Planner  
Jake Morley, Assistant Planner  
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 and staff were present as noted.

**2.0 SELECTION OF CHAIR AND VICE-CHAIR**

*Chair Ambrosia nominated Ellen Clifford Ertle as Chair and Philip LaGrow as Vice Chair. Board Member Goulart seconded the motion, which passed by a vote of 4-0-1 (Ertle absent).*

Vice Chair LaGrow presided over the rest of the meeting in Chair Ertle's absence.

**3.0 CONSENT AGENDA**

There were no items for this agenda.

**4.0 NOTICED PUBLIC HEARINGS**

**4.1 Architectural Review 06-28 (Johnson) 151 & 155 East Park Avenue, APN 005-520-040**

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

Vice Chair LaGrow opened the public hearing and invited the applicant to make a presentation. Project architect Joe Acquistapace and applicant Jerome Johnson provided information about the project and answered questions from the Board and staff. Karen Laslo suggested that evergreen plants be used to cover the perimeter wall. There being no further comments, Vice Chair LaGrow closed the public hearing.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the staff report and approve AR 06-28 (Johnson) 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*

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of February 21, 2007**

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- 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 06-28.*
2. *Applicant shall submit building plans that reflect the revised elevations received on January 5, 2007, with equal treatment to all sides of the proposed structures.*
  3. *The applicant shall amend the landscaping plans to include Acer platanoides 'Summershade' or a similar heat-tolerant species as a replacement for the autumn blaze maple.*
  4. *The two existing oak trees located along the frontage of Fair Street shall be incorporated into the landscape plans. The applicant shall indicate on all landscaping, berming, grading and building plans that the oak trees 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. *All HVAC units shall be placed behind or to the sides of the structure and screened in compliance with CMC 19.60.060.H.2 (Fencing and screening) with a compatible architectural element, subject to Planning staff approval.*
  6. *The contractor's or storage yard area shall be finished with an all weather surface to comply with CMC 19.70.060.L (Design and development standards).*
  7. *The site plan shall be amended to indicate the location of pole-mounted lights within the parking lot area. Fixtures shall be a maximum of 16 feet in height and equipped with either high pressure sodium or metal halide lamps. Security wall pack lighting shall not exceed 12-foot mounting height and shall be fully shielded.*
  8. *Any chain link fencing around the sides of storage yards shall be black or green vinyl coated and installed with colored vinyl slats that complement the overall color scheme.*
  9. *Trash receptacle materials shall consist of masonry walls, compatible with the project's design, and a solid metal door.*
  10. *The berming plan shall be revised to show a maximum of a 3 foot high berm, and shall be reviewed and approved by the Development Engineering Division before grading/landscaping is commenced and shall not encroach into the existing oak tree's drip line.*
  11. *Final landscape plans shall be submitted and approved by the Urban Forester prior to installation of landscaping.*

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of February 21, 2007**

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12. *Final detailed as-builts of the drainage inlet, pipes and where they join and/or ultimately connect with the City Storm drain system shall be submitted, reviewed and approved by City Operations and Maintenance staff.*
13. *The property owner will be responsible for maintenance of the entire landscape area both on private property and in the City right-of-way.*
14. *The existing masonry wall shall be sandblasted and sealed, and clinging evergreen vines shall be planted in such a manner that they cover the wall.*
15. *All signage shall be submitted for review and approval by the Architectural Review Board.*

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

**4.2 Architectural Review 07-01 (Anderson) 240 Main Street, APN 004-081-013**

A request to remodel the exterior of an existing structure located on a .17 acre parcel in the CD Downtown Commercial zoning district with -L Landmark overlay. The project has been determined to be exempt under Section 1.40.220 of the Chico Municipal Code and pursuant to the California Environmental Quality Act (CEQA) section 15301 (Existing Facilities). (*Report: Assistant Planner Morley*)

Vice Chair LaGrow opened the public hearing and invited the applicant to make a presentation. Applicant John Anderson provided information about the project and answered questions from the Board and staff. Karen Laslo expressed concern regarding the “extra” door and encouraged the Board to require that the windows look as much like the original windows as possible. Michael Trolinder spoke about browsing mechanics and retail identity. There being no further public comment, Vice Chair LaGrow closed the public hearing.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the staff report, and (a) recommend Planning Director approval of a Certificate of Appropriateness and (b) approve AR 07-01 (Anderson), 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 AR 07-01*
2. *The site plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Division on January 18, 2007.*
3. *A historical plaque shall be installed on the structure giving the original date of construction, modification dates and the name of the building.:*
4. *The strength of the paint color “Oyster” shall be doubled.*
5. *The clerestory windows shall be true divided light, and the glass shall be clear.*
6. *Some form of lighting, such as sconces on the pilasters, shall be used under the awnings in order to light the sidewalk area.*
7. *The primary entrance on Main Street shall be recessed half the depth as it originally was, and the doors shall swing outward.*

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of February 21, 2007**

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8. *The secondary entrance, to the upstairs, shall be moved as far north as possible.*
9. *The dentil molding above the clerestory windows shall be uncovered, or in the event that is not possible, shall be replaced with a similar style molding.*

*In addition, the Board recommended that the architect focus to the extent possible on restoring the original look of the building, exploring the use of nine-light windows if financially feasible. Board Member Borzage seconded the motion, which passed by a vote of 4-0-1 (Ertle absent).*

**5.0 REGULAR AGENDA**

There were no items for this agenda.

**6.0 BUSINESS FROM THE FLOOR**

Mike Trolinder spoke to the Board about browsing mechanics and retail identity.

**7.0 REPORTS AND COMMUNICATIONS**

**7.1 Planning Update**

Senior Planner Stuart reminded the Board about the mandatory training session on February 23 and distributed copies of CMC section 19.18 (Site Design and Architectural Review), the Design Guidelines Manual, and the Master Plan for the Downtown Streetscape.

**8.0 ADJOURNMENT**

There being no further business, Vice Chair LaGrow adjourned the meeting at 6:21 p.m. to the adjourned regular meeting of February 23, 2007.

Approved: April 18, 2007

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
**ADJOURNED REGULAR MEETING OF FEBRUARY 23, 2007**  
**Municipal Center - 421 Main Street - Conference Room 1**

Board Members Present: Nicholas Ambrosia  
Michael Borzage  
Marci Goulart

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

City Staff Present: Claudia Stuart, Senior Planner  
Deborah Presson, City Clerk  
Sherry Morgado, Housing & Neighborhood Services Director  
Mike Sawley, Associate Planner  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

The meeting was called to order by City staff at 3:00 p.m. Board members and staff were present as noted above. By consensus, Board Member Ambrosia was selected as Acting Chair for the purpose of this meeting.

**2.0 REGULAR AGENDA**

**2.1 Discussion Regarding and Identification of Items to be Included in Architectural Review Board Action Plan**

City Clerk Presson provided an overview of the four-step work plan process, after which the Board created the following list of items to be considered for its plan:

- Revamp ARB application/checklist
- Require 3-dimensional presentations by applicants
- Develop lighting standards for private and public areas
- Review and revise sign ordinance
- Update Design Guidelines Manual w/additional information and examples
- Explore requiring art in public places
- Revamp noticing requirements (mail to adjacent properties and publish)
- Review scope and authority of ARB as it relates to items going to Planning Commission
- Clarify compliance monitoring on ARB approvals
- Explore ways to bring projects to ARB earlier in the process
- Review Historic Preservation Ordinance and Landmark Zoning District
- Address pedestrian access/walkability
- Address on-site parking and landscaping issues



**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of February 23, 2007**

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- Clarify ARB authority regarding color
- Educate applicants regarding presentation at meetings; responding to concerns raised in agenda reports rather than reviewing things already covered in staff's report
- Explore downtown historic restoration
- Develop firm downtown design standards
- Review requirements for employee and public amenities
- Provide public acknowledgment of excellent projects

Staff was directed to insert the list of ideas into the template provided for the work plan and agenda and to prepare the plan for further discussion at an upcoming meeting.

**3.0 BUSINESS FROM THE FLOOR**

None.

**4.0 ADJOURNMENT**

There being no further business, Acting Chair Ambrosia adjourned the meeting at 5:08 p.m. to the regular meeting of March 7, 2007.

Approved: April 18, 2007

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
**REGULAR MEETING OF MARCH 7, 2007**  
**Municipal Center - 421 Main Street - Conference Room 1**

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

City Staff Present: Mark Wolfe, Principal Planner  
Claudia Stuart, Senior Planner  
Hilary Herman, Building Official  
Jake Morley, Assistant Planner  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

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

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 PUBLIC HEARING ITEMS**

**3.1 Architectural Review 06-30 (Grocery Outlet) 2157 Pillsbury Road, APN 007-270-018**

A proposal to remodel the façade on the existing 31,781 square foot structure located on a 2.9 acre parcel that is within the CC Community Commercial zoning district. (*Report: Assistant Planner Morley*)

Chair Ertle opened the public hearing and asked for an applicant presentation or public comments. There being none, the public hearing was closed.

*Board Member Ambrosia moved that the applicant return with a revised proposal incorporating the following recommendations:*

1. *Reflect more of the features of the existing structure.*
2. *Revise the height of the façade to respect the height of the existing K-Mart building.*
3. *Use more natural building colors, remove the bright red stripe around the building, and eliminate the yellow "Bargains Only" on the sign.*
4. *Eliminate the applied features shown in Attachment C to the agenda report or revise them to look less "billboardish".*
5. *Relocate the logo sign to the north end of the masonry, elevated slightly above the parapet.*
6. *Clearly indicate all proposed lighting.*
7. *Reduce the height of the lattice work and reconsider the selected plant type.*

8. *Retain the proposed seating areas.*
9. *In drive aisles 23 and 41, consider adding trees in the existing planters nearest to the storefront, similar to the one in drive aisle 39.*
10. *Consider incorporating elements of canopies on adjacent buildings to make the project more visually compatible with the surrounding development.*

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

### **3.2 Architectural Review 06-20 (Afton Place 2) 628 Salem Street, APN 004-231-005**

A proposal to construct a 1,700 square foot office structure on a 2,904 square foot lot located in the CD-L Downtown Commercial Landmark overlay zoning district. The project is a re-submittal of a design that was reviewed by the Architectural Review Board on 8/16/06. *Report: Assistant Planner Morley*

Chair Ertle opened the public hearing and invited the applicant to make a presentation. Project architect Chad Finch of Russell, Gallaway Associates provided information about the project and answered questions from the Board and staff. There being no further comments, Chair Ertle closed the public hearing.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 06-20 (Russell, Gallaway Associates) subject to the following conditions:*

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 06-20.*
2. *Utility meters shall be painted to match the building and shall be located in such a manner that they neither encroach into a parking stall nor are visible from the street scape.*
3. *The proposed trash enclosure shall be large enough to accommodate a recycle tote as well as a trash tote. The door to the trash enclosure shall be made of solid metal.*
4. *The fluorescent lighting on the spandrel panel shall be eliminated.*

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

### **4.0 BUSINESS FROM THE FLOOR**

None.

### **5.0 REPORTS AND COMMUNICATIONS**

#### **5.1 Planning Update**

Senior Planner Stuart updated the Board on the status of the work plan process and said that she had completed her term with respect to staffing the Board meetings. Planning Director Peterson thanked Senior Planner Stuart for her service and introduced Principal Planner Wolfe.

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Regular Meeting of March 7, 2007**

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**6.0**     **ADJOURNMENT**

There being no further business, Chair Ertle adjourned the meeting at 5:02 p.m. to the adjourned regular meeting of March 21, 2007.

Approved: April 18, 2007

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
**ADJOURNED REGULAR MEETING OF MARCH 21, 2007**  
**Municipal Center - 421 Main Street - Conference Room 1**

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

City Staff Present: Mark Wolfe, Principal Planner  
Jerry Kotysan, Senior Plan Check Engineer  
Jake Morley, Assistant Planner  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

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

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 PUBLIC HEARING ITEMS**

**3.1 Architectural Review 06-19 (Peitz/Piacentine) 3045 Esplanade, APN 006-270-016**

A request to construct three duplexes (six total multi-family units) on the rear portion of the property, while retaining an existing single-family residence on the front of the property. The property is designated Offices on the City of Chico General Plan Diagram and is located in the OR Office Residential zoning district. (*Report: Assistant Planner Morley*)

Chair Ertle opened the public hearing and invited the applicant to make a presentation. Project architect Greg Peitz and applicant Dennis Piacentine provided information about the project and answered questions from the Board and staff. Karen Laslo spoke regarding trees, landscaping, garages, open space amenities, and bicycle parking. There being no further questions or comments, Chair Ertle closed the public hearing.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 06-19 (Peitz/Piacentine), subject to the following conditions:*

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 06-19.*
2. *The landscape plans shall be amended to include the installation of a variety of tree species such as Acer platanoides 'Summer shade', Zelkova serrata 'Japanese Zelkova', or a similar species; and to replace the proposed Italian Cypress trees*

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of March 21, 2007**

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- with Cherry Laurels or a similar variety of laurel; in conjunction with the proposed 'Pistacia chinensis' Chinese Pistache in the rear yards of the single- story duplex.*
3. *The landscape plans shall be amended to include shrubs and other ground cover in place of grass, especially in the rear yards of each unit and where appropriate.*
  4. *Visual interest, such as stone facing or color variations, shall be enhanced on sides of the buildings, subject to staff review and approval prior to issuance of a building permit.*
  5. *The duplexes shall include a walkway to the front door, subject to staff review and approval prior to issuance of a building permit.*
  6. *The roof pitch for all three buildings shall be 5:12.*
  7. *The proposed fence between the two two-story units shall be moved a minimum of three feet to the north to create a public space to the south with enhanced landscaping and a picnic table.*
  8. *The northernmost trash enclosure for the single-story unit shall be moved three feet to the west; the westernmost two-story unit's trash enclosure shall be moved all the way to the north property line; and the trash enclosure between the two two-story units shall be moved to the north a distance consistent with the adjustment of the location of the fence in #7 above, so as to remain adjacent to the north side of the fenceline.*

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

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Board Member Borzage left the meeting at this time.  
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**4.0 REGULAR AGENDA**

**4.1 Continued Discussion of Architectural Review Board Work Plan**

The Board reviewed its list of ideas from the meeting of February 23 and agreed to include the work plan on the agenda for its April 4 meeting to begin development of its mission statement.

**5.0 BUSINESS FROM THE FLOOR**

None.

**6.0 REPORTS AND COMMUNICATIONS**

None.

**7.0 ADJOURNMENT**

There being no further business, Chair Ertle adjourned the meeting at 5:54 p.m. to the regular meeting of April 4, 2007.

Approved: April 18, 2007

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
**REGULAR MEETING OF APRIL 4, 2007**  
**Municipal Center - 421 Main Street - Conference Room 1**

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

City Staff Present: Mark Wolfe, Principal Planner  
Don Chase, Planning Intern  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

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

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 PUBLIC HEARING ITEMS**

There were no items for this agenda.

**4.0 REGULAR AGENDA**

**4.1 Continued Discussion of Architectural Review Board Work Plan**

The Board developed a draft mission statement, which is to be agendized for adoption at its meeting of April 18, and agreed by consensus to individually prioritize the list of ideas for the work plan and submit them to staff for inclusion in their agenda packets.

**5.0 BUSINESS FROM THE FLOOR**

None.

**6.0 REPORTS AND COMMUNICATIONS**

**6.1 Planning Update**

Principal Planner Wolfe updated the Board on the Council's decision to decline to call up the record and hold a public hearing on the appeal of AR 07-01 (Anderson). He also advised the Board that staff would follow up and report back on the pink window coverings on the T-Mobile portion of the building at Mangrove and Vallombrosa Avenues.

**7.0 ADJOURNMENT**

There being no further business, Chair Ertle adjourned the meeting at 6:15 p.m. to the adjourned regular meeting of April 18, 2007.

Approved: April 18, 2007

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD &**  
**AIRPORT ARCHITECTURAL COMMITTEE**  
**ADJOURNED REGULAR MEETING OF APRIL 18, 2007**  
**Municipal Center - 421 Main Street - Conference Room 1**

Board Members Present: Nicholas Ambrosia  
Michael Borzage  
Marci Goulart

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

Airport Commissioners: Allen Sherwood  
Gayle Womack

City Staff Present: Mark Wolfe, Principal Planner  
Sherry Morgado, Housing & Neighborhood Services Director  
Hilary Herman, Building Official  
Jake Morley, Assistant Planner  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

The meeting was called to order at 4:05 p.m. by Administrative Analyst Fitch. Board Members, Airport Commissioners, and staff were present as noted above. By consensus, Board Member Ambrosia was selected as acting Chair.

**2.0 APPROVAL OF MINUTES**

**2.1 Minutes of the Adjourned Regular Meeting of October 18, 2006**

**2.2 Minutes of the Adjourned Regular Meeting of February 21, 2007**

**2.3 Minutes of the Adjourned Regular Meeting of February 23, 2007**

**2.4 Minutes of the Regular Meeting of March 7, 2007**

**2.5 Minutes of the Adjourned Regular Meeting of March 21, 2007**

**2.6 Minutes of the Regular Meeting of April 4, 2007**

*Board Member Goulart moved that the Board approve Items 2.1-2.6 as submitted. Board Member Borzage seconded the motion, which passed by a vote of 3-0-2 (Ertle, LaGrow absent).*

**3.0 AIRPORT ARCHITECTURAL COMMITTEE AGENDA**

**3.1 Architectural Review 07-07 (Armstrong) Ryan Avenue, APN 047-560-002**

A request to construct an 11,562 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)*



**CHICO ARCHITECTURAL REVIEW BOARD & ARCHITECTURAL REVIEW COMMITTEE**  
**Adjourned Regular Meeting of April 18, 2007**

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Acting Chair Ambrosia opened the public hearing at 4:09 p.m. and invited the applicant to make a presentation. Project architect Greg Peitz provided information and answered questions about the project. There being no further public comments, the public hearing was closed at 4:26 p.m.

*Acting Chair Ambrosia moved that the Architectural Review Board recommend to the Airport Architectural Committee that it direct the applicant to revise the project to address concerns expressed during the meeting regarding the appropriateness of this building at such an important gateway to the community and return to a joint meeting of the Architectural Review Board and the Airport Architectural Review Committee at a later date for review and approval. Board Member Goulart seconded the motion, which passed by a vote of 3-0-2 (Ertle, LaGrow absent).*

*Commissioner Sherwood moved that the Airport Architectural Committee direct the applicant to revise the project to address concerns expressed during the meeting regarding the appropriateness of this building at such an important gateway to the community and return to a joint meeting of the Architectural Review Board and the Airport Architectural Review Committee at a later date for review and approval. Commissioner Womack seconded the motion, which passed by a vote of 2-0.*

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Airport Commissioners Sherwood and Womack left the meeting at this time.

—————●●●●—————  
**4.0 PUBLIC HEARING ITEMS**

**4.1 Architectural Review 05-25 (Jarvis Gardens) Southeast corner of East 20th Street and Notre Dame Boulevard** - Final approval of exterior colors for the previously approved Jarvis Gardens, currently under construction. *(Report: Principal Planner Wolfe)*

Acting Chair Ambrosia opened the public hearing at 4:37 p.m. and invited the applicant to make a presentation. Project architect Larry Mayers provided information and color samples and answered questions about the project. There being no further public comments, the public hearing was closed at 4:45 p.m.

*Board Member Borzage moved that the Board approve Color Scheme 1 (Sherwin Williams "Downing Straw", Pittsburgh Paints "Sweet Annie", and Pittsburgh Paints "Green Briar") as presented at the meeting. Board Member Goulart seconded the motion, which passed by a vote of 3-0-2 (Ertle, LaGrow absent).*

—————●●●●—————  
The meeting was recessed at 4:47 p.m. and reconvened at 4:52 p.m. Board Members Ambrosia, Goulart, and Borzage were present.

—————●●●●—————  
**4.2 Architectural Review 07-05 (Sierra Nevada Brewery) 1075 East 20th Street** - Review of a proposed photovoltaic array to be installed over auxiliary parking lot immediately to the east of Sierra Nevada Brewery. *(Report: Principal Planner Wolfe)*

**CHICO ARCHITECTURAL REVIEW BOARD & ARCHITECTURAL REVIEW COMMITTEE**  
**Adjourned Regular Meeting of April 18, 2007**

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Acting Chair Ambrosia opened the public hearing at 4:53 p.m. and invited the applicant to make a presentation. Project architect Matt Gallaway and Sam Pratt of Power Light provided information and answered questions about the project. There being no further public comments, the public hearing was closed at 5:22 p.m.

*Board Member Borzage moved that the Architectural Review Board approve the structure, utilities, and setback as presented and direct the applicant to submit finish details, including color and ornamentation to relate the structure to the existing buildings, and a revised landscape plan with enhanced screening, for Board review and approval at a subsequent meeting. Board Member Goulart seconded the motion, which passed by a vote of 3-0-2 (Ertle, LaGrow absent).*

**5.0 REGULAR AGENDA**

**5.1 Continued Discussion of Architectural Review Board Work Plan**

This item was continued to the meeting of May 2, 2007.

**6.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**7.0 REPORTS AND COMMUNICATIONS**

**7.1 Planning Update**

Principal Planner Wolfe distributed copies of the current application for architectural review to the Board and provided an update on the status of AR 06-23 (The Shops at Mangrove).

**8.0 ADJOURNMENT**

There being no further business, Acting Chair Ambrosia adjourned the meeting at 5:58 p.m. to the regular meeting of May 2, 2007.

Approved: February 6, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD &**  
**AIRPORT ARCHITECTURAL COMMITTEE**  
**REGULAR MEETING OF MAY 2, 2007**  
**Municipal Center - 421 Main Street - Conference Room 1**

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

Board Members Absent: Nicholas Ambrosia

Airport Commissioners: Allen Sherwood  
Gayle Womack

City Staff Present: David Burkland, Assistant City Manager  
Mark Wolfe, Principal Planner  
Jake Morley, Assistant Planner  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

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

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 AIRPORT ARCHITECTURAL COMMITTEE AGENDA**

**3.1 Architectural Review 07-07 (Armstrong) Ryan Avenue, APN 047-560-002**

Further consideration of a request to construct an 11,562 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*)

Assistant City Manager Burkland explained that this project will be beneficial to the City's economic development and encouraged the Committee to reconsider its previous decision. Chair Ertle opened the public hearing at 4:09 p.m. and invited the applicant to make a presentation. Applicant Scott Armstrong provided information and answered questions about the project. There being no further public comments, the public hearing was closed at 4:40 p.m.

*Commissioner Sherwood moved that the Airport Architectural Committee adopt the findings contained in the agenda report and approve AR 07-07 (Armstrong) subject to the following conditions:*

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 07-07.*

**CHICO ARCHITECTURAL REVIEW BOARD & ARCHITECTURAL REVIEW COMMITTEE**  
**Regular Meeting of May 2, 2007**

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2. *The site plan shall be amended to illustrate the installation of standard parking stalls (9 feet by 20 feet).*
3. *The exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on March 28, 2007.*
4. *The site plan shall conform to the plans submitted to the Planning Services Department on April 9, 2007.*
5. *Decorative stone work shall be added to the lower portion of each column.*
6. *Monument signage shall be installed in lieu of building signs and shall be subject to staff review and approval.*
7. *The proposed solid wall around the employee patio area shall be reduced to four feet in height and shall be finished to be consistent with or to complement the building. If the wall is to be extended to six feet in height, the top two feet shall have an open design and shall be constructed of decorative material, such as wrought iron.*
8. *Ground-mounted mechanical equipment shall be shielded in compliance with CMC 19.60.060.H.2 (Fencing and screening) and shall be subject to staff review and approval.*
9. *Installation of a trellis or pergola feature in the employee patio area is strongly encouraged.*
10. *The rear gate to the staging area shall be decorative and reflective of the architecture and shall be subject to staff review and approval.*

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

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Airport Commissioners Sherwood and Womack left the meeting at this time.

**4.0 PUBLIC HEARING ITEMS**

There were no items for this agenda.

**5.0 REGULAR AGENDA**

**5.1 Continued Discussion of Architectural Review Board Work Plan**

The Board finalized its discussion of the draft mission statement and continued working on prioritizing the list of items to be included in its work plan.

*Board Member Borzage moved that the Architectural Review Board adopt the following mission statement:*

*“To promote a high level of integrity and aesthetic value for the built environment, preserving the character of Chico by balancing the rights of property owners with the public good.”*

**CHICO ARCHITECTURAL REVIEW BOARD & ARCHITECTURAL REVIEW COMMITTEE**  
**Regular Meeting of May 2, 2007**

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

**6.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**7.0 REPORTS AND COMMUNICATIONS**

There were no reports or communications.

**8.0 ADJOURNMENT**

There being no further business, Chair Ertle adjourned the meeting at 6:15 p.m. to the adjourned regular meeting of May 16, 2007.

Approved: February 6, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
**ADJOURNED REGULAR MEETING OF MAY 16, 2007**  
**Municipal Center - 421 Main Street - Conference Room 1**

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

Board Members Absent: Michael Borzage  
Marci Goulart

City Staff Present: Mark Wolfe, Principal Planner  
Hilary Herman, Building Official  
Mike Sawley, Associate Planner  
Jake Morley, Assistant Planner  
Adam Hansen, Planning Intern  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

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

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 PUBLIC HEARING ITEMS**

**3.1 AR 07-08 (Coffee Canyon) 2393 Cohasset Road, APN 007-280-044**

A request to construct a 364 square foot coffee kiosk with drive-through service at the southwest corner of Cohasset and Pillsbury Roads. (*Report: Assistant Planner Morley*)

Chair Ertle opened the public hearing at 4:06 p.m. and invited the applicant to make a presentation. Applicant's representative Dan Richardson, landscape architect Jason Bisho, and architect Greg Peitz provided information and answered questions about the project. Karen Laslo expressed concerns about street trees and the architecture. There being no further questions or comments, the public hearing was closed at 4:22 p.m.

*Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the staff report and approve AR 07-08 (Coffee Canyon) 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 07-08.*
- 2. The site plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on April 30, 2007, except where modified by these conditions of approval.*
- 3. The landscaping plan shall conform to plans submitted to the Planning Services Department on April 30, 2007, except where modified by these conditions of approval.*

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of May 16, 2007**

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4. *The site plan shall be amended to eliminate the proposed small trash enclosure located near the parking stalls and replace it with a durable trash bin that is finished with cement or similar material painted to match the structure.*
5. *The total proposed square footage of signage shall be reduced to comply with zoning code requirements.*
6. *A comprehensive sign package shall be submitted for Board review and approval at a future meeting.*
7. *Meters and utility fixtures shall be placed in such a manner as to minimize their view from the streetscape, shall be painted to match the structure, and shall be screened with landscaping. All roof-mounted equipment shall be shielded from view.*
8. *Wall-mounted lighting shall be a maximum height of 10 feet and shall be directed downward.*
9. *All exterior light fixtures shall be a maximum of 14 feet high, equipped with high pressure sodium lamps, and fully shielded to prevent spillage onto adjacent properties.*
10. *The existing mobile container, shed, and other features on site from the previous development shall be removed prior to receiving the Certificate of Occupancy.*
11. *The proposed retaining wall shall be returned in an "S" design on both sides of, and tapered down toward, the pedestrian walkway nearest the Pillsbury Road entrance.*
12. *The building elevations shall be revised to incorporate ceramic tile wainscoting around the base of the building and each column.*

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

**3.2 AR 07-09 (Gibson) 1030 Mangrove, APN 003-220-051**

A request to construct a 3,226 square foot structure to replace the existing Wok and Roll restaurant.  
*(Report: Assistant Planner Morley)*

Chair Ertle opened the public hearing at 4:36 p.m. and invited the applicant to make a presentation. Project architect Scott Gibson provided information and answered questions about the project. There being no other comments, the public hearing was closed at 4:45 p.m.

*Board Member LaGrow moved that the Architectural Review Board adopt the findings contained in the staff report and approve AR 07-09 (Gibson) 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 07-09.*
2. *The site plan, landscape plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on May 2, 2007.*

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of May 16, 2007**

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3. *All signage shall be submitted for Board review and approval.*
4. *The existing mono-pole sign shall be removed.*
5. *Meters and utility fixtures shall be placed in a manner to minimize their view from the streetscape and shall be painted to match the structure and screened with landscaping.*
6. *The existing trash enclosure shall be painted to match the structure.*
7. *Wall-mounted lighting shall not be mounted higher than 8 feet and shall be directed downward.*
8. *All exterior light fixtures shall be no higher than 14 feet, equipped with high pressure sodium lamps, and shielded.*
9. *Proposed mounding shall be a minimum of 3 feet in height.*

*Board Member Ambrosia seconded the motion, which passed by a vote of 3-0-2 (Borzage, Goulart absent).*

**3.3 AR 06-12 (O'Bannon) 1267 North Cedar Street, APN 043-141-006**

A request to construct a two-story residential duplex, each unit to be four bedrooms. (*Report: Associate Planner Sawley*)

Chair Ertle opened the public hearing at 4:54 p.m. and invited the applicant to make a presentation. Applicant James O'Bannon and architect Mark Maybee provided information and answered questions about the project. Karen Laslo expressed concerns about landscaping. There being no further questions or comments, the public hearing was closed at 5:09 p.m.

*Board Member Ambrosia moved that the Board adopt the findings contained in the staff report and approve AR 06-12 (O'Bannon) 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 06-12.*
2. *The new front sidewalk shall either be re-routed or supplemented such that it makes a direct connection to the public sidewalk along North Cedar Street.*
3. *Prior to or concurrent with building plan submittal the developer shall submit a final landscape plan, subject to approval by the Planning Services Department, that has been revised to:*
  - a. *add a variety of shrubs, flowering plants, and grasses across the front of the new duplex to provide visual relief for the new building;*
  - b. *substitute the "Vinca minor" ground cover on the 4-foot interior sideyard with shredded bark or other material that will preserve access to this area;*
  - c. *address screening needs for above-ground utilities located along the access drive;*
  - d. *diversify the shrub plantings across the rear of the property; and*



**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of May 16, 2007**

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*e. eliminate all annuals and replace with perennials.*

*Installation of a public amenity in the common area, such as a barbeque grill, picnic table, and shade structure, is also strongly encouraged.*

4. *Prior to building plan submittal, the developer shall submit final building elevations, subject to review and approval by Planning Services Department staff in coordination with Board Member Ambrosia, that have been revised to:*
  - a. *incorporate elements to address building articulation, massing, and scale, such as a second type of building material or finish, color changes on expansion joints, banding, heavier fascia board, and/or larger vents on the gable ends; and*
  - b. *enhance the building entrance on the east elevation through the use of a different finish material on the back wall, lighting that identifies it as an entrance, a lower soffit, and an element that comes forward to welcome people in, such as a railing or fence.*

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

**3.4 AR 07-06 (Billson) 180 Erma Court, APN 039-430-015**

A request to construct a 9,718 square foot warehouse/office structure, including an 864 square foot caretaker's apartment. *(Report: Associate Planner Sawley/Planning Intern Hansen)*

Chair Ertle opened the public hearing at 5:20 p.m. and invited the applicant to make a presentation. Applicant Richard Billson and architect Keith Long provided information and answered questions about the project. There being no other comments, the public hearing was closed at 5:25 p.m.

*Board Member LaGrow moved that the Architectural Review Board adopt the findings contained in the staff report and approve AR 07-06 (Billson) 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 07-06.*
2. *The developer shall extend the paving, as necessary, where the bicycle parking is proposed on the site plan and install a minimum of two inverted-U bicycle parking racks with a minimum 3-foot spacing between the hoops and a minimum 2 feet of clearance from obstructions (utility boxes, etc.).*

*Board Member Ambrosia seconded the motion, which passed by a vote of 3-0-2 (Borzage, Goulart absent).*

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

Karen Laslo commented on AR 06-23 (The Shops at Mangrove).

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of May 16, 2007**

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**6.0     REPORTS AND COMMUNICATIONS**

**6.1     Planning Update**

Principal Planner Wolfe advised the Board that its work plan will be on the next meeting agenda and will be forwarded to Council in July.

**7.0     ADJOURNMENT**

There being no further business, Chair Ertle adjourned the meeting at 5:47 p.m. to the regular meeting of June 6, 2007.

Approved: February 6, 2008



City of Chico  
NOTICE OF CANCELLATION  
of  
Architectural Review Board  
June 6, 2007 Meeting

**NOTICE IS HEREBY GIVEN** that the June 6, 2007 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet June 20, 2007 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: May 31, 2007

**Distribution:**

Council (7)  
City Manager  
City Clerk

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
**ADJOURNED REGULAR MEETING OF JUNE 20, 2007**  
**Municipal Center - 421 Main Street - Conference Room 1**

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

Board Members Absent: Nicholas Ambrosia

City Staff Present: Mark Wolfe, Principal Planner  
Mike Sawley, Associate Planner  
Meredith Williams, Associate Planner  
Rob Peters, Assistant Planner  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

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

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 PUBLIC HEARING ITEMS**

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

Review of proposed improvements to the restaurant entrance for a previously approved façade remodel to the Holiday Inn. (*Report: Principal Planner Wolfe/Associate Planner Sawley*)

Chair Ertle opened the public hearing at 4:08 p.m. and invited the applicant to make a presentation. Project architect Anne Dennis provided information and answered questions about the project. There being no further comments or questions, the public hearing was closed at 4:12 p.m.

*Board Member Goulart moved that the Architectural Review Board approve the restaurant entrance design subject to the following condition:*

1. *The awning shall be made of fully opaque material, and any lighting under the awning shall be directed downward or fully shielded.*

*In addition to the condition of approval, the applicant is strongly encouraged to incorporate the landscaped area in front of the porte cochère, as shown on Attachment C to the staff report, and to provide a decorative concrete overlay at the two entrances and the porte cochère.*

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

**3.2 AR 07-03 (Carstenson Duplexes) 735 West 4<sup>th</sup> Avenue, APN 043-150-002**

A request to construct a multi-family project, consisting of two three-bedroom duplex units and two two-bedroom duplex units on an existing flag lot. (*Report: Assistant Planner Peters*)

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of June 20, 2007**

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Chair Ertle opened the public hearing at 4:30 p.m. and invited the applicant to make a presentation. Applicant Don Carstensen and project architect Mathew Amaro provided information and answered questions about the project. Neighbor Benn Davenport expressed concerns regarding treatment of the access drive. There being no further comments or questions, the public hearing was closed at 5:23 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 07-03 (Carstenson Duplexes) subject to the following conditions:*

- 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 07-03.*
- 2. The applicant shall submit a detailed proposal to address issues raised during the meeting regarding treatment of the access drive, including a possible pedestrian pathway and perimeter fencing screened with climbing vines, for Board review and approval at a future meeting.*
- 3. Dilapidated and non-sight obscuring perimeter fencing shall be replaced with 6-foot high wood fencing. The Board strongly encourages the applicant to work cooperatively with the neighbor with regard to fencing on the north side of the project site adjacent to the existing single-family residence.*
- 4. All utility meters and boxes shall be screened or painted to match the buildings.*
- 5. The trash enclosure shall be constructed of CMU block with solid metal doors, shall include a hose bib and drain, and shall be painted to match or complement the buildings.*
- 6. The north elevation of Building B shall be revised to include a cantilevered awning or similar feature above the sliding doors to provide shelter from the elements.*
- 7. The landscape plan shall be revised to eliminate the proposed sod lawns in the rear yards and incorporate stamped concrete patios with planters and ground cover accents.*
- 8. The proposed bicycle racks at the front of Building B shall be relocated away from the entrance.*
- 9. The two trees proposed for the rear yards of Building B shall be replaced with an evergreen species that will provide vertical screening for the adjacent residence.*
- 10. Any exterior lighting shall be fully shielded and directed downward, consistent with CMC Section 19.60.050 (Exterior Lighting).*

*In addition to the conditions of approval, the applicant is also encouraged to incorporate additional articulation at the building entrances and to include some type of screening between adjacent entrances for tenant privacy.*

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

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of June 20, 2007**

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**4.0 REGULAR AGENDA**

**4.1 Finalization of Architectural Review Board Work Plan**

The Board discussed the most recent iteration of the work plan and amended two sections as follows:

|   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Bringing projects to ARB earlier in the process</li></ul>       | <i>Increased efficiency for applicants, staff, and ARB</i>   |
| <ul style="list-style-type: none"><li>• Expanding opportunities for on-site parking reduction</li></ul> | <i>Aesthetic improvement; increased landscaping opportunities; encouraging alternative modes of transportation</i> |

*Chair Ertle moved that the Architectural Review Board approve the work plan as revised at this meeting. Board Member Goulart seconded the motion, which passed by a vote of 4-0-1 (Ambrosia absent).*

Mike Trolinder addressed the Board regarding the timetable for addressing Downtown design issues through the work plan.

**5.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**6.0 REPORTS AND COMMUNICATIONS**

**6.1 Planning Update**

There were no items for the update.

**7.0 ADJOURNMENT**

There being no further business, Chair Ertle adjourned the meeting at 6:10 p.m. to the adjourned regular meeting of July 18, 2007.

Approved: February 6, 2008



City of Chico  
NOTICE OF CANCELLATION  
of  
Architectural Review Board  
July 4, 2007 Meeting

**NOTICE IS HEREBY GIVEN** that the July 4, 2007 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet July 18, 2007 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: June 29, 2007

**Distribution:**

Council (7)  
City Manager  
City Clerk



City of Chico  
NOTICE OF CANCELLATION  
of  
Architectural Review Board  
July 18, 2007 Meeting

**NOTICE IS HEREBY GIVEN** that the July 18, 2007 adjourned regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet August 1, 2007 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: July 11, 2007



**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
**REGULAR MEETING OF AUGUST 1, 2007**  
**Municipal Center - 421 Main Street - Conference Room 1**

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

City Staff Present: Mark Wolfe, Principal Planner  
Bob Summerville, Senior Planner  
Jake Morley, Assistant Planner  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

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

**2.0 CONSENT AGENDA**

**2.1 ARB 06-06 (RGA/Land's End Real Estate) 2580 Sierra Sunrise Terrace, APN 018-230-011**

A request for final approval of a 7,050 square foot shell building for speculative office and retail uses in the CC Community Commercial zoning district that was conceptually approved at the ARB meeting of 4/19/06, contingent upon environmental review to address potential impacts to the giant garter snake. *(Report: Senior Planner Summerville)*

*Board Member Ambrosia moved that the Architectural Review Board make the environmental findings contained in the agenda report and approve ARB 06-06 (RGA/Land's End Real Estate) as submitted. Board Member LaGrow seconded the motion, which passed by a vote of 5-0.*

**3.0 PUBLIC HEARING ITEMS**

**3.1 AR 07-11 (Panda Express/Vigen Associates) North Valley Plaza Mall along the Cohasset Road Frontage, APN 007-280-050** - A request to construct a 2,450 square foot restaurant in the CC Community Commercial zoning district. *(Report: Assistant Planner Morley)*

Chair Ertle opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Property owner Michael Cadell and project architects Gary Vigen and Scott Gibson provided information and answered questions about the project. There being no further comments or questions, the public hearing was closed at 4:48 p.m. Chair Ertle reopened the public hearing at 4:55 p.m. to allow the Board to ask additional questions of the architects, and closed the public hearing again at 5:00 p.m.

*Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 07-11 (Panda Express/Vigen Associates) subject to the following conditions of approval:*

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Regular Meeting of August 1, 2007**

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1. *The site plan, landscape plan, exterior elevations, and features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on July 10, 2007.*
2. *The permittee shall comply with all other state and local code provisions, including those of the City Building and Engineering Divisions and Fire Department. The permittee is responsible for contacting these offices to verify the need for permits.*
3. *The permittee shall apply for a Use Permit prior to receiving a Certificate of Occupancy.*
4. *The rear of each parapet, the trash enclosure, and all wall-mounted utility panels and boxes shall be painted to match the building.*
5. *Wall signage shall be limited to two elevations only. The applicant is strongly encouraged to use both upper and lower case lettering, which shall be limited to a maximum of 14 inches in height. The circular sign shall be reduced in size to be more in scale with the building. The final sign package shall be submitted for review and approval by the Board at a subsequent meeting.*
6. *Exterior lighting shall be limited to a maximum height of 18 feet, including the pedestal and fixture.*
7. *The bicycle shelter shall be moved to the west side of the building.*
8. *Additional landscaping shall be incorporated that will shield the public view of the light from the menu board within 3 years.*
9. *The incandescent lamps for the gooseneck accent lighting shall be limited to a maximum of 50 watts. The wattage may be increased at Planning staff's discretion.*
10. *The pedestrian walkway shall be relocated to provide access to the site from Cohasset Road, extending across the near drive aisle, connecting to the front of the building, and continuing across the far drive aisle to the parking area. The patio area shall be redesigned in order to accommodate this walkway. A walkway providing pedestrian access shall also be incorporated at the northwest corner of the site, and the walkway shown on Attachment B to the staff report shall be removed.*
11. *The 3-foot high screen wall shall be flared out to prevent queued car lights from shining onto Cohasset Road.*

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

**3.2 AR 07-15 (Keller Supply) Hegan Lane, APN 039-620-019 - A request to allow the construction of a new 30,000 square foot structure just west of the existing "tank farm" at the intersection of Midway and Hegan Lane in the MG General Manufacturing zoning district. (Report: Assistant Planner Morley)**

Chair Ertle opened the public hearing at 5:20 p.m. and invited the applicant to make a presentation. Project architect Chad Finch and construction manager Steve Honeycutt of Guillon, Inc. provided information and answered questions about the project. There being no further comments or questions, the public hearing was closed at 5:43 p.m.

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Regular Meeting of August 1, 2007**

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*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the staff report and approve AR 07-15 (Keller Supply) 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 AR 07-15.*
2. *The site plan, landscape plan, exterior elevations, and features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on July 17, 2007.*
3. *The applicant shall submit a sign package for staff review and approval.*
4. *The proposed parking stalls immediately in front of the structure shall conform to Chico Municipal Code section 19.70.060 Table 5-5 (Design and development standards for off-street parking) in regards to parking stall dimensions.*
5. *The proposed trash enclosures shall be painted to match the structure and contain solid metal doors and be large enough to contain recycle totes or bins.*
6. *The applicant shall apply for and receive a Use Permit for the retail aspect of the project before a Certificate of Occupancy is issued.*
7. *Pole light height shall be limited to 30 feet within the project site and 20 feet along the length of the drive aisle.*
8. *Landscaping shall be incorporated to shield the electrical panel on the front of the building.*
9. *Rotate the transformer so that the door opens to the west, and provide additional landscaping around it for screening.*

*In addition to the conditions of approval, the applicant is strongly encouraged to provide some type of overhead protection from the elements above the door at the secondary entrance on the side of the building.*

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

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**6.0 REPORTS AND COMMUNICATIONS**

Board Member Borzage complimented Assistant Planner Morley on the quality of the agenda reports. Chair Ertle announced her resignation from the Board. Board Member Ambrosia mentioned the recent death of former Board Member Lorrin Ward and said that a celebration of his life would be scheduled in October.

**6.1 Planning Update**

Principal Planner Wolfe provided an update on the status of AR 06-23 (The Shops at Mangrove) and advised the Board that Chair Ertle's correspondence to staff regarding lighting in public places has

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Regular Meeting of August 1, 2007**

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been forwarded to Building and Development Services Director Fritz McKinley and General Services Director Dennis Beardsley for response.

**7.0**     **ADJOURNMENT**

There being no further business, Chair Ertle adjourned the meeting at 6:07 p.m. to the adjourned regular meeting of August 15, 2007.

Approved: February 6, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
**ADJOURNED REGULAR MEETING OF AUGUST 15, 2007**  
**Municipal Center - 421 Main Street - Conference Room 1**

Board Members Present: Philip LaGrow, Acting Chair  
Nicholas Ambrosia  
Michael Borzage (*arrived 4:02 p.m.*)  
Marci Goulart

City Staff Present: Mark Wolfe, Principal Planner  
Mike Sawley, Associate Planner  
Greg Redeker, Associate Planner  
Jake Morley, Assistant Planner  
Hilary Herman, Building Official  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

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

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 PUBLIC HEARING ITEMS**

**3.1 AR 07-10 (Provincial Park Plaza) Located on a 2.5-acre site bounded by Bruce Road, East 20th Street and Belgium Avenue, APN 018-390-021 - A request to construct a neighborhood retail center consisting of five structures totaling approximately 27,000 square feet, multiple outdoor eating/seating plaza areas totaling approximately 3,000 square feet, and a 126-space parking area on vacant property located in the CN Neighborhood Commercial zoning district. The Architectural Review Board will provide a recommendation to the Planning Commission, which will subsequently act upon a Planned Development Permit and Use Permit to authorize the project. (*Report: Associate Planner Sawley*)**

Acting Chair LaGrow opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Project architect Chris Magee provided information and answered questions about the project. There being no further comments or questions, the public hearing was closed at 4:30 p.m.

*Board Member Borzage moved that the Architectural Review Board forward the following comments and recommendations to the Planning Commission:*

1. *The ARB generally supports the project but requests that the Planning Commission refer it back to the Architectural Review Board for final review and approval of the architecture and landscape design.*
2. *The proposed colors appear to be acceptable.*
3. *All of the recommended conditions of approval from agenda report should be incorporated into the project, and detailed information regarding how all items described in recommended condition no. 5 will be addressed should be provided.*

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of August 15, 2007**

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4. *Evidence that building elevation details are genuine should be provided.*
5. *Offsets of the buildings at the breaks in materials and at major field color changes should be incorporated.*
6. *Consider flipping the site plan so that retail 1 and 2 are at the corner, or moving Pad A back further and adding interest or public art.*
7. *Explore with City staff the possibility of incorporating a deceleration lane at the Bruce Road entrance.*
8. *The use of spandrel glass on both the Bruce Road and 20th Street elevations should be limited.*
9. *Consider including public art, such as a fountain or other element.*
10. *One more dormer should be added to the east elevation of Building B.*
11. *Architectural interest should be added to the west elevation of Building B.*
12. *Exterior lighting should be metal halide, and light fixtures should incorporate internal louvers to reduce glare.*

*Board Member Ambrosia seconded the motion, which passed by a vote of 4-0.*

**4.0 REGULAR AGENDA**

- 4.1 AR 07-08 (Coffee Canyon, LLC) 2393 Cohasset Road, APN 007-280-044** - A request to approve the proposed signage for a previously approved coffee kiosk. *(Report: Assistant Planner Morley)*

Acting Chair LaGrow opened the public hearing at 5:00 p.m. and invited the applicant to make a presentation. Applicant representative Dan Richardson provided information and answered questions about the project. There being no further questions or comments, the public hearing was closed at 5:07 p.m.

*Board Member Goulart moved that the Architectural Review Board approve the proposed sign package associated with AR 07-08 (Coffee Canyon) subject to the condition that the lumens be minimized to the extent possible for the red "Coffee" section of the sign. Board Member Ambrosia seconded the motion, which passed by a vote of 4-0.*

- 4.2 AR 07-17 (Sportsman's Warehouse) 396 East Park Avenue, APNs 005-500-028 and 029** - Conceptual review of a proposed 49,136 square foot retail store on a 4.34 acre site at the northwest corner of East Park Avenue and Martin Luther King Jr. Drive. *(Report: Principal Planner Wolfe)* Acting Chair LaGrow opened the public hearing at 5:12 p.m. and invited the applicant to make a presentation. Project architect Glenn Anderson provided information and answered questions about the project. There being no further comments or questions, the public hearing was closed at 5:58 p.m.

*By consensus, the Architectural Review Board agreed that it generally supports the project but provided the following direction:*

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of August 15, 2007**

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1. *Provide additional interest on the east elevation through the use of architectural features, color and materials changes, and/or building undulation. Consider providing an attractive mural with a nature theme.*
2. *At the northeast corner of the building, provide a decorative wall or fence to shield the trash enclosure and any mechanical equipment or utility boxes from view and incorporate landscaping between it and the parking lot. Shield all roof-mounted equipment from view behind the parapet wall. Clearly identify any other boxes, valves, mechanical equipment, etc. and provide details regarding proposed treatment to minimize their visual impact.*
3. *Consider incorporating a water element at the building entrance, as described by the architect during his presentation to the Board.*
4. *Consult with the City's Urban Forester and follow her direction regarding appropriate excavation and soil enhancement for tree planting.*
5. *Limit parking lot lighting height to 18 feet, including the pedestal and fixture.*
6. *Provide clearly marked pedestrian access through the parking lot to the public way.*
7. *Along both street frontages, provide a 3-foot berm and a variety of trees and shrubs to screen parked cars from the public view. At the southeast corner of the site, provide additional landscaping and consider incorporating benches with vine-covered trellis features to invite pedestrian activity.*

**5.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**6.0 REPORTS AND COMMUNICATIONS**

**6.1 Response to Board correspondence of July 10, 2007 regarding the status of ARB 04-13 (Herrera/MCG Architects) and AR 06-23 (The Shops at Mangrove)**

Principal Planner Wolfe discussed the status of the project with the Board and agreed to provide an additional update at an upcoming meeting.

**6.2 Planning Update**

There were no items for the update.

**7.0 ADJOURNMENT**

There being no further business, Acting Chair LaGrow adjourned the meeting at 6:34 p.m. to the regular meeting of September 5, 2007.

Approved: February 6, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
**REGULAR MEETING OF SEPTEMBER 5, 2007**  
**Municipal Center - 421 Main Street - Conference Room 1**

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

City Staff Present: Mark Wolfe, Principal Planner  
Jake Morley, Assistant Planner  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

Acting Chair LaGrow called the meeting to order at 6:00 p.m. Board Members and staff were present as noted above.

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 PUBLIC HEARING AGENDA**

There were no items for this agenda.

**4.0 REGULAR AGENDA**

**4.1 AR 07-11 (Vigen Associates) North Valley Plaza Mall, APN 007-280-050**

A request to approve the proposed signage for a previously approved 2,450 square foot restaurant. (Report: Assistant Planner Morley)

Acting Chair LaGrow opened the public hearing at 6:06 p.m. and invited the applicant to make a presentation. Property owner Michael Cadell and project architect Gary Vigen provided information and answered questions about the project. There being no further comments or questions, the public hearing was closed at 6:19 p.m.

*Board Member Goulart moved that the Architectural Review Board approve the proposed sign package for AR 07-11 (Panda Express/Vigen Associates) subject to the following conditions of approval:*

- 1. The proposed menu board sign shall be reduced in size to an area no larger than 24 square feet and shall be mounted at a maximum height of 6 feet, in conformance with the provisions of CMC Section 19.76.070 (Drive-in and drive-through facilities).*
- 2. Directional signage shall not feature any advertising or logos.*
- 3. The horizontal "Panda Express" sign on the south elevation shall be moved to the west end of the building.*
- 4. The LED lighting used to illuminate the horizontal "Panda Express" signs shall be spread out to minimize the brightness of the red color.*



**CHICO ARCHITECTURAL REVIEW BOARD**  
**Regular Meeting of September 5, 2007**

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5. *The incandescent lamps for the gooseneck accent lighting shall be limited to a maximum of 60 watts. (This condition supersedes condition number 9 from the August 1, 2007 approval, which limited the lighting to 50 watts.)*

*Board Member Ambrosia seconded the motion, which passed by a vote of 4-0.*

**4.2 AR 07-05 (Sierra Nevada Brewery) 1085 East 20th Street, APN 005-550-023**

Review of colors and ornamentation for a previously approved solar array structure immediately east of the Sierra Nevada Brewery. *(Report: Principal Planner Wolfe)*

Acting Chair LaGrow opened the public hearing at 6:25 p.m. and invited the applicant to make a presentation. Project architect Matt Gallaway provided information and answered questions about the project. Mike Trolinder commented on the proposed lighting. There being no further comments or questions, the public hearing was closed at 6:42 p.m.

*Board Member Ambrosia moved that the Architectural Review Board approve the colors and ornamentation as proposed on Sheets ARB1, ARB2, ARB3, and ARB4 attached to the agenda report, modified such that the color scheme shown on Sheet ARB4 is reversed so that each instance of Color 'A' is changed to Color 'B' and vice versa. Board Member Goulart seconded the motion, which passed by a vote of 4-0.*

**5.0 BUSINESS FROM THE FLOOR**

Mike Trolinder spoke regarding the need for Downtown design guidelines.

**6.0 REPORTS AND COMMUNICATIONS**

**6.1 Planning Update**

Principal Planner Wolfe introduced David Kim, newly appointed member of the Board. Mr. Kim spoke with the Board regarding his background and experience.

**7.0 ADJOURNMENT**

There being no further business, Acting Chair LaGrow adjourned the meeting at 7:00 p.m. to the adjourned regular meeting of September 19, 2007.

Approved: February 6, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
ADJOURNED REGULAR MEETING OF SEPTEMBER 19, 2007  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia  
Michael Borzage  
Marci Goulart

Board Members Absent: David Kim  
Philip LaGrow

City Staff Present: Mark Wolfe, Principal Planner  
Jake Morley, Assistant Planner  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

Administrative Analyst Fitch called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above. By consensus, the Board agreed that Board Member Ambrosia would serve as acting chair for the meeting.

**2.0 SELECTION OF CHAIR**

*Board Member Ambrosia nominated Board Member LaGrow as chair. Board Member Goulart seconded the motion, which passed 3-0-2 (Kim, LaGrow absent).*

*Board Member Borzage nominated Board Member Goulart as vice chair. Board Member Ambrosia seconded the motion, which passed 3-0-2 (Kim, LaGrow absent).*

**3.0 CONSENT AGENDA**

There were no items for this agenda.

**4.0 PUBLIC HEARING AGENDA**

**4.1 AR 07-18 (Nantucket Home) 603 Broadway, APN 004-251-001**

Proposed renovation of an existing 14,015 square foot structure. *(Report: Assistant Planner Morley)*

The public hearing was opened at 4:10 p.m. Project architect T.J. Glenn, project proponent Mike Trolinder, and applicant Rick Tofanelli provided information and answered questions about the project. There being no further comments, the public hearing was closed at 4:48 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 07-18 (Nantucket Home) 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 07-18.*
2. *The site plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on August 8, 2007.*

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Adjourned Regular Meeting of September 19, 2007**

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3. *The gooseneck lighting shall contain full cut-offs to limit the amount of spillover onto the public right-of-way.*
4. *ADA compliant retrofits shall be constructed along the public street frontages and any damaged public improvements shall be repaired.*
5. *Final color and lighting choices shall be subject to Planning Services staff review and approval.*
6. *Siding on the north elevation shall be repaired or replaced.*
7. *Window glazing on the west elevation shall be as transparent as possible while achieving the insulative values required by the energy code.*
8. *Incorporation of artwork into the floor of the entry area is strongly encouraged.*

*Board Member Borzage seconded the motion, which passed 3-0-2 (Kim, LaGrow absent).*

**5.0 REGULAR AGENDA**

**5.1 Discussion of Possible Revisions to the ARB Application Checklist**

The Board discussed a number of items and directed staff to revise the application checklist and return for additional review at a subsequent meeting.

**6.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**7.0 REPORTS AND COMMUNICATIONS**

**7.1 Planning Update**

There was no update.

**8.0 ADJOURNMENT**

There being no further business, Acting Chair Ambrosia adjourned the meeting at 5:35 p.m. to the regular meeting of October 3, 2007.


Approved: February 20, 2008



City of Chico  
NOTICE OF CANCELLATION  
of  
Architectural Review Board  
October 3, 2007 Meeting

**NOTICE IS HEREBY GIVEN** that the October 3, 2007 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet October 17, 2007 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 26, 2007

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD &**  
**AIRPORT ARCHITECTURAL COMMITTEE**  
ADJOURNED REGULAR MEETING OF OCTOBER 17, 2007  
Municipal Center - 421 Main Street - Conference Room 1

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

Airport Commissioners Present: Bob Koch  
Allen Sherwood

City Staff Present: Mark Wolfe, Principal Planner  
Zach Thomas, Senior Planner  
Meredith Williams, Associate Planner  
Hilary Herman, Building Official  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

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

**2.0 CONSENT AGENDA**

There were no items for this agenda.

**3.0 AIRPORT ARCHITECTURAL COMMITTEE AGENDA**

**3.1 AR 07-19 (Mooney Farms) Fortress Street, APN 047-560-069**

A request to construct a 35,845 square feet (s.f.) addition to an existing 21,020 s.f. structure. The addition is broken down into two areas: 6,918 s.f. for office space and 28,927 s.f. for production. 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: Senior Planner Thomas*)

Chair LaGrow opened the public hearing at 4:10 p.m. and invited the applicant to make a presentation. Project manager David Lupton provided information and answered questions about the project. There being no further comments, the public hearing was closed at 4:30 p.m.

*Airport Commissioner Sherwood moved that the Airport Architectural Committee adopt the findings contained in the agenda report and approve AR 07-19 (Mooney Farms) subject to the following conditions:*

1. *Prior to or concurrent with the submittal of a building permit application, the applicant shall submit four (4) final 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 07-19.*

**CHICO ARCHITECTURAL REVIEW BOARD & AIRPORT ARCHITECTURAL COMMITTEE**  
**Adjourned Regular Meeting of October 17, 2007**

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2. *All exterior lighting shall be fully shielded and directed on site to prevent glare and spillage onto adjacent sites and prevent interference with airport operations.*
3. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc., shall be screened from public view by integrating the features into the approved architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on the building plans to the extent known at the time of building permit application, and all screening shall be in place prior to issuance of a certificate of occupancy.*
4. *The exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on August 24, 2007.*
5. *The site plan shall conform to the plans submitted to the Planning Services Department on October 4, 2007 and is subject to all development standards as specified in Title 19 of the CMC.*

*Commissioner Koch seconded the motion, which passed 2-0.*

**4.0 ARCHITECTURAL REVIEW BOARD: PUBLIC HEARING ITEMS**

**4.1 AR 07-16 (Fayek) Forest Avenue, APN 002-190-023**

*A request to construct a new structure totaling 13,688 square feet for commercial use. (Report: Associate Planner Williams)*

Chair LaGrow opened the public hearing at 4:42 p.m. and invited the applicant to make a presentation. Project architect Keith Long and builder Pat Conroy provided information and answered questions about the project. There being no further comments, the public hearing was closed at 5:22 p.m. After some Board deliberation, the public hearing was reopened at 5:25 p.m. to receive additional testimony from the project proponents. There being no further questions or comments, the public hearing was closed at 5:30 p.m.

*Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 07-16 (Fayek) 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 07-16.*
2. *The site plan, landscape plan, exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department (date stamped September 27, 2007), revised to provide additional landscaping on the south side of the building and multiple free-standing vertical lattices with climbing plant material, to more fully conceal utilities.*
3. *The pole-mounted parking lot light fixtures shall incorporate high pressure sodium lamps and shall be limited to a maximum finished height of 16 feet from adjacent*

**CHICO ARCHITECTURAL REVIEW BOARD & AIRPORT ARCHITECTURAL COMMITTEE**  
**Adjourned Regular Meeting of October 17, 2007**

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*parking lot grade. The wall-mounted light fixtures shall incorporate metal halide or other low-watt white lamps, shall be directed downward, and shall be mounted at a height of 10 feet above the adjacent sidewalk such that the bottom of the fixtures align with the base of the awnings. In addition, all exterior light fixtures near the trash enclosure shall be no higher than 8 feet.*

4. *Six matching pole-mounted light fixtures shall be installed in the parking areas on parcels 002-260-016 and 002-190-024.*
5. *All water meters shall be placed underground. Alternatively, irrigated landscaping or other screening materials shall be installed to screen the water meters.*
6. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc. shall be screened from public view by integrating the features into the approved architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on the building plans.*
7. *All signage shall be subject to review and approval of the Architectural Review Board at a subsequent meeting. Lettering on building signs shall be limited to a maximum height of 18" for upper case and 14" for lower case.*
8. *The south and east building elevations shall be revised to incorporate a 2" colored reveal at 30-36" high to create a pedestrian-scale wainscot.*
9. *Additional elements, such as windows adjacent to the bicycle rack, shall be incorporated on the south elevation at the southeast corner to create the appearance of a pedestrian entry.*
10. *Cultured stone shall be incorporated between the pilasters on the tower elements, below the gables and above the windows, to repeat what is proposed for the higher tower.*
11. *Proposed colors "Stuart Gold" and "Concord Ivory" shall be revised to be less opposing and shall be resubmitted for review and approval by staff, in consultation with Board Member Goulart.*
12. *The trash enclosure shall be finished in cultured stone consistent with the building and shall have metal gates.*

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

**5.0 REGULAR AGENDA**

**5.1 Continued Discussion of Possible Revisions to the ARB Application Checklist**

The Board reviewed draft revisions to the application checklist and directed staff to make additional changes and return for approval at a subsequent meeting.

**CHICO ARCHITECTURAL REVIEW BOARD & AIRPORT ARCHITECTURAL COMMITTEE**  
**Adjourned Regular Meeting of October 17, 2007**

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**6.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**7.0 REPORTS AND COMMUNICATIONS**

**7.1 Planning Update**

Principal Planner Wolfe advised the Board that an update on the status of ARB 04-13 (Herrera/MCG Architects) and AR 06-23 (The Shops at Mangrove) would be provided at the next meeting.

**8.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 6:27 p.m. to the regular meeting of November 7, 2007.

Approved: March 5, 2008





City of Chico  
NOTICE OF CANCELLATION  
of  
Architectural Review Board  
November 7, 2007 Meeting

**NOTICE IS HEREBY GIVEN** that the November 7, 2007 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet November 21, 2007 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: October 29, 2007

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
REGULAR MEETING OF DECEMBER 5, 2007  
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Philip LaGrow, Chair  
Michael Borzage  
Marci Goulart, Vice Chair  
David Kim

Board Members Absent: Nicholas Ambrosia

City Staff Present: Mark Wolfe, Principal Planner  
Zach Thomas, Senior Planner  
Mike Sawley, Associate Planner  
Mary Fitch, Administrative Analyst

**1.0 CALL TO ORDER/ROLL CALL**

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

**2.0 CONSENT AGENDA**

**2.1 Approval of Final ARB Application Checklist**

*Board Member Goulart moved that the Architectural Review Board approve the checklist as submitted. Board Member Kim seconded the motion, which passed by a vote of 4-0-1 (Ambrosia absent).*

**3.0 PUBLIC HEARING AGENDA**

**3.1 AR 07-10 (Provincial Park Plaza) Northeast corner of Bruce Road and East 20<sup>th</sup> Street, APN 018-390-021** - A proposal to construct a neighborhood retail center consisting of five structures, multiple outdoor eating/seating plaza areas, and a parking area. The Board originally reviewed the project at its meeting of August 15, 2007 and forwarded its recommendation to the Planning Commission. The Planning Commission subsequently reviewed and conditionally approved the project at its meeting of October 4, 2007. The Board is now being asked to review and approve the final building elevations, landscape plan, and sign package. *(Report: Associate Planner Sawley)*

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Board Member Kim declared a conflict of interest and left the meeting during the Board's review of this project.

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Chair LaGrow opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Project architect Tom DeKleer and applicant Bill Hughes provided information and answered questions about the project. There being no further comments, the public hearing was closed at 4:40 p.m.

**CHICO ARCHITECTURAL REVIEW BOARD**  
**Regular Meeting of December 5, 2007**

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*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 07-10 (Provincial Park Plaza) 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 07-10.*
- 2. An administrative sign permit shall be obtained from the Planning Services Department for each sign at the project site. Signs shall be consistent with the approved drawings, except as modified by any other condition of approval, and shall be consistent with the Section 19.74 of the Chico Municipal Code.*
- 3. The use of spandrel glass shall be limited on the Bruce Road elevation and on the south side of the building on Pad A.*
- 4. Signage shall be reverse lit (halo). There shall be no cabinet-type signage or internally lit channel lettering.*
- 5. The 2" horizontal beams on the monument sign shall be heavier in dimension.*
- 6. The proposed field color "Simply Blue" shall be replaced by a "muddier" shade or a different color altogether.*
- 7. The south elevation of Retail 1 shall be revised to address the discontinuity between the arches and the storefront. Revised drawings shall be submitted to staff and shall be subject to review and approval by Board Member Borzage, who is authorized to speak for the Board on this matter.*

*Board Member Borzage seconded the motion, which passed by a vote of 3-0-1-1 (Ambrosia absent, Kim abstain).*

- 3.2 DeGarmo Terrace (S/PDP 07-11) Northwest corner of Esplanade and the future DeGarmo Drive, directly across from DeGarmo Park, APNs 006-690-013 and -010** - A proposal to develop a 6.14 acre vacant site with 41 residential units and 5 single-story commercial buildings totaling approximately 25,000 square feet. The project site is designated Medium-High Density and Mixed-Use Neighborhood Core on the General Plan diagram and is located within the R-3 Medium-High Density Residential and the Neighborhood Commercial zoning districts. The site is also designated Multi-family Residential and Mixed-Use Commercial within the Northwest Chico Specific Plan. The Architectural Review Board will provide a recommendation to the Planning Commission, which will subsequently act upon a Subdivision and Planned Development Permit to authorize the project. *(Report: Senior Planner Thomas)*

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Board Member Kim rejoined the meeting at this time.  
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**CHICO ARCHITECTURAL REVIEW BOARD**  
**Regular Meeting of December 5, 2007**

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Chair LaGrow opened the public hearing at 5:02 p.m. Project landscape architect Brian Firth, project architect Greg Peitz, and project developer Paul Leete provided information and answered questions about the project. Mike Trolinder expressed a concern about the location of the trash enclosure. There being no further comments, the public hearing was closed at 5:52 p.m.

*Chair LaGrow moved that the Architectural Review Board forward the following comments to the Planning Commission:*

1. *Consider a more centrally located ADA access from the Esplanade to the commercial buildings via a redesign in the stairs leading to the plaza in the middle of the commercial buildings.*
2. *Given the design of the commercial buildings, consider the potential of future tenants blocking, shading, or frosting the windows facing the street.*
3. *Consider potential bus stop locations at the project site.*
4. *Consider returning the project to the Architectural Review Board for final approval of architecture, landscaping, and site design.*

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

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

Mike Trolinder addressed the Board regarding Downtown design concerns.

**6.0 REPORTS AND COMMUNICATIONS**

**6.1 Planning Update**

Principal Planner Wolfe advised the Board that the revised application checklist will be available to the public right away but that it would not be considered a completeness item for at least 60-90 days.

**7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 6:07 p.m. to the adjourned regular meeting of December 19, 2007.

Approved: February 20, 2008

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW BOARD**  
ADJOURNED REGULAR MEETING OF DECEMBER 19, 2007  
Municipal Center - 421 Main Street - Conference Room 1

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

Board Member Absent:      Michael Borzage

City Staff Present:          Bob Summerville, Senior Planner  
   Greg Redeker, Associate Planner  
   Jake Morley, Assistant Planner  
   Hilary Herman, Building Official  
   Denice Britton, Urban Forest Manager  
   Mary Fitch, Administrative Analyst

**1.0      CALL TO ORDER/ROLL CALL**

**2.0      CONSENT AGENDA**

There were no items for this agenda.

**3.0      PUBLIC HEARING AGENDA**

**3.1      AR 07-21 (McGinnis) 1052 East Avenue, APN 015-240-053**

Review of a revised proposal to construct an eight-unit apartment structure on the northeast corner of East and North Avenues. The Board reviewed the original proposal at its meeting of November 21, 2007 and provided design recommendations and comments to the applicant. (*Report: Assistant Planner Morley*)

Chair LaGrow opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Applicant Tim McGinnis and project architect Mathew Amaro provided information and answered questions about the project. There being no further comments, the public hearing was closed at 4:37 p.m.

*The Board provided the following guidance and directed the applicant to return at a later date for final review of the revised project:*

1.      *Specifically address on the plans the location, type, and height of the light fixture.*
2.      *Provide details regarding treatment of perimeter fencing.*
3.      *Provide details regarding location and treatment of all HVAC units, utilities, and standpipes.*
4.      *Document the corrected colors and building materials, including what sizes and types of windows are proposed.*

5. *Provide corrected elevations indicating true reveal on the pop outs.*
6. *Incorporate enhanced detail on the west elevation consistent with the changes made to the north and south elevations.*
7. *Clearly indicate on the landscape plan that the cypress shall be planted 8 foot on center.*
8. *If deleting the enclosure around the gas meters, incorporate an additional cypress in its place.*
9. *Revise plantings along the north property line to utilize more evergreens, in order to screen headlights.*

**3.2 AR 07-17 (Sportsman's Warehouse) 396 East Park Avenue, APNs 005-500-028 and 029**

Review of a revised proposal to construct a 49,136 square foot retail store on a 4.34 acre site at the northwest corner of East Park Avenue and Dr. Martin Luther King Jr. Parkway. The Board reviewed the original proposal at its meeting of August 15, 2007 and provided design recommendations and comments to the applicant. *(Report: Associate Planner Redeker)*

The applicant provided additional materials for the Board's consideration. The meeting was recessed

at 5:07 p.m. to allow an opportunity for the Board and the public to review the materials and reconvened at 5:12 p.m. Board Members Ambrosia, Goulart, Kim, and LaGrow were present.

Chair LaGrow opened the public hearing at 5:17 p.m. and invited the applicant to make a presentation. Project architect Glenn Anderson provided information and answered questions about the project. Karen Laslo commented that she does not think this site is appropriate for this type of building. There being no further comments, the public hearing was closed at 5:53 p.m. As a result of some questions that arose during the Board's discussion, Chair LaGrow reopened the public hearing at 6:09 p.m. to receive additional information from Mr. Anderson, and then closed it again at 6:12 p.m.

*Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 07-17 (Sportsman's Warehouse) 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 07-17.*
2. *The site plan, exterior elevations, features, materials and colors of the structures shall conform to the revised plans submitted to the Planning Services Department on December 19, 2007, except as modified by any other condition of approval.*
3. *The applicant shall comply with all requirements of the Building and Development Services Department regarding construction of full frontage improvements, merging the two parcels, and dedication of right-of-way.*
4. *The final landscape plan shall be revised to provide 50% parking lot shading, as defined in Chapter 19.70 of the Chico Municipal Code, in a form substantially*

*similar to the revised site/landscaping plan submitted on December 19, 2007. The final landscape plan shall be subject to Planning staff review and approval.*

5. *Parking lot lighting shall be limited to an overall height of 18 feet above grade, with no greater than 200W metal halide fixtures. All parking lot, security, and other outdoor utility lighting shall consist of full cut-off fixtures, substantially similar to the cut sheets submitted by the applicant on December 19, 2007. The final lighting design, including intensity and location of light fixtures, shall be subject to Planning staff review and approval.*
6. *The final sign design, including colors, locations, and size, shall be in substantial conformance with the provided elevations, site plan, and other documentation, and shall be subject to Planning staff review and approval.*
7. *All bicycle racks shall be of an inverted "U" design (Dero "Hoop" or equivalent).*
8. *The sidewalk on the E. Park Avenue frontage shall meander around the existing scarlet oak trees, which shall be preserved. Impacts to the root zones of these trees shall be minimized in accordance with CMC standards, and subject to the direction of the Urban Forest Manager.*
9. *The east elevation shall incorporate the single larger architectural element (which mimics the south elevation) as submitted by the applicant on December 19, 2007. The parapet on the east elevation shall be modified to have a five-foot return, similar to the south elevation. The back of all parapets shall be painted to match the structure, not the roof.*
10. *The north elevation shall incorporate a total of five pilasters substantially similar to the ones on the eastern elevation. The west elevation shall also incorporate a total of four pilasters in the approximate location of the wall-packs shown.*
11. *Italian cypress shall be planted along the west elevation, approximately 8 feet on center, with the intent of screening the west elevation at plant maturity. The cypress shall be planted so as not to interfere with required emergency exiting.*
12. *The final location of the bench shall be coordinated with BCAG to enable its future use as a transit stop.*
13. *The final split face block and cultured stone colors shall have a slightly greater contrast from what was shown, with final colors to be determined by the project architect.*

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

**4.0 REGULAR AGENDA**

There were no items for this agenda.

**5.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**6.0 REPORTS AND COMMUNICATIONS**

There were no reports or communications.

**7.0 ADJOURNMENT**

There being no further business, Chair LaGrow adjourned the meeting at 6:35 p.m. to the adjourned regular meeting of January 16, 2008.