

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
April 1, 2015

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Vice-Chair
Keith Doglio
Rod Jennings
Thomas Thomson

Board Members Absent: Marci Goulart, Chair

City Staff Present: Bob Summerville, Senior Planner
Jake Morley, Associate Planner
Michelle Pease, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Vice Chair Campbell-Bennett called the meeting to order at 4:12 PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Rod Jenning declared that Kathy Jennings is his real estate agent. Keith Doglio recused himself for a potential work conflict.

3.0 CONSENT AGENDA

- 3.1 Review of Certified Local Government Program (CLG) 2013-2014 Annual Report** – As part of the maintenance of CLG Programs, the State Office of Historic Preservation (OHP) requires all local historic preservation boards or commissions review annual reports prior to being submitted to OHP. Staff recommends that the Board review the 2013-2014 report, recommend any suggested changes, and forward to OHP.

Board member Thomson moved to approve the 2013-2014 CLG report. The motion was seconded and passed (4-0-1;Goulart absent).

4.0 PUBLIC HEARING AGENDA

- 4.1 AR 15-03 (Harrison) 930 East Lassen Avenue; APN 007-320-032** – A proposal to construct 4 duplex structures, along with other site improvements such as parking and landscaping.

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

The Board asked for clarification regarding color palette, elevations and landscaping.

Vice-Chair Campbell-Bennett opened the public hearing at 4:16 pm and invited the applicant to make a presentation.

Greg Peitz, Kathy Harrison, and Tom Phelps spoke on behalf of the Applicant in regards to the overall concept of design, tenant parking, building elements, color scheme, and landscaping.

The Board requested clarification regarding the trash enclosure, landscaping, window design, and lighting

With no other members of the public wishing to address the Board, Vice-Chair Bennett closed the public hearing at 4:41pm.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 15-03 (Harrison Duplexes) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-03

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-01 (Harrison Duplexes). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. Proposed parking lot lighting shall not exceed a maximum height of 15 feet.
5. ~~Trash enclosure shall be rotated 90 degrees, so that it is further away from the residential unit to the south.~~
6. Structural plans shall be modified to extend the eaves at least one foot.
7. All trim elements around all windows and doors shall be enhanced, as shown on the two front windows.

8. Proposed color pallet shall be modified to option 1 as present at the hearing. Option 1 includes "696 Southern Moss" for stucco, "16 Silver Gray" for trim, "Harvest Brown" for shingles, and "SW 7520 Plantation Brown" for doors.

Board Member Jennings seconded the motion, which passed (3-0-1-1; Doglio abstain, Goulart absent).

5.0 REGULAR AGENDA

5.1 OVERVIEW OF HISTORIC PRESERVATION PROGRAM

Senior Planner Bob Summerville introduced three board members from the Chico Heritage Association.

Senior Planner Bob Summerville provided an overview of the City of Chico Historic Preservation program, focusing on Chapter 19.37 (Historic Preservation) of the Chico Municipal Code, including the Board's responsibilities, processes, and authority in implementing the Code. Senior Planner also provided a review of the Cultural Resources/Historic Preservation Element of the General Plan, and the Board's role in Chico's designation as a Certified Local Government (CLG).
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6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Vice-Chair Campbell-Bennett adjourned the meeting at 5:25 PM to the adjourned regular meeting of **April 15, 2015**.

Approved on: 9/6/17

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