

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes for the regular adjourned meeting
August 19, 2015

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Vice-Chair
Rod Jennings
Dale Bennett, Alternate Board Member

Board Members Absent: Marci Goulart, Chair
Thomas Thomson
Keith Doglio

City Staff Present: Bob Summerville, Senior Planner
Michelle Pease, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Vice-Chair Campbell-Bennett called the meeting to order at 4:00 PM. Board Members and staff were present as noted above. Planning Commissioner Bennett participated as an alternate member to provide a quorum.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 Modification of Phase II of DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11) – Northwest corner of The Esplanade and DeGarmo Drive – A proposal to modify the commercial phase of a mixed-use development that was previously approved by the Planning Commission as part of the DeGarmo Terrace Subdivision/Planned Development Permit (S/PDP 07-11).

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

Vice-Chair Campbell-Bennett opened the public hearing at 4:05 PM and invited the applicant to make a presentation.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 4:26 PM.

It was moved that the Architectural Review and Historic Preservation Board recommend the Planning Commission adopt the required findings contained in the agenda report and approve a Modification of Phase II of the DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11) subject to the recommended conditions therein, as modified below (changes are denoted by italicized and underlined text):

Recommended Conditions of Approval for Modification of S/PDP 07-11

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Modification of Phase II of DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All building plans shall be consistent with the architectural plan set date stamped July 15, 2015 approved by the Architectural Review & Historic Preservation Board.
4. Tenant wall signage shall be scaled and located on buildings within the boundaries illustrated on Architectural Sheets A5 – A7 and A10.
5. The center identification sign located at the site corner of The Esplanade and DeGarmo Drive shall be consistent with the architectural rendering illustrated on Sheet A8.
6. Uplighting shall not be allowed consistent with Chico Municipal Code Section 19.60.050 unless approved by the Planning Commission through the planned development permit process.

The motion was seconded and passed (3-0-3;Goulart, Thomson, & Doglio absent)

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 **REPORTS AND COMMUNICATIONS**

None.

8.0 **ADJOURNMENT**

There being no further business, Vice-Chair Campbell-Bennett adjourned the meeting at 5:48 PM to the adjourned regular meeting of **September 2, 2015**.

Approved on: 8/2/17

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