

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular meeting
February 19, 2014

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Dale Bennett, Vice Chair
Kris Zappettini
Dan Irving
Thomas Thomson

Board Members Absent: Marci Goulart, Chair

City Staff Present: Bob Summerville, Senior Planner
Mike Sawley, Associate Planner

1.0 CALL TO ORDER/ROLL CALL

Vice Chair Bennett called the meeting to order at 4:05 pm. Board Members and staff were present as noted above.

2.0 CONSENT AGENDA

None.

3.0 PUBLIC HEARING AGENDA

3.1 AR 13-14 (The Printed Image) 2209 Park Avenue; APN 005-480-006

Associate Planner Mike Sawley presented the staff report and answered questions from the Board.

Vice Chair Bennett opened the public hearing at 4:08 pm and invited the applicant to make a presentation.

Greg Peitz and Scott Laursen addressed the Board on behalf of the applicant.

With no other members of the public wishing to address the Board, Vice Chair Bennett closed the public hearing at 4:20 pm.

It was moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-14 (The Printed Image) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-14 The Printed Image

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 13-14 (The Printed Image). 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 associated equipment, shall be screened by appropriate materials and colors, illustrated or notated on the building plans as requiring screening, and subject to approval by Planning staff prior to issuance of a certificate of occupancy.
3. All existing signage shall be removed from the site and new signage shall comply with the requirements of the Chico Municipal Code.
4. The 10-foot wide landscape buffer across the front of the property shall include permanent irrigation as noted on all building plans.
5. All barbed wire and/or razor wire shall be removed from the project site as noted on all building plans.
6. Exterior wall-pack light fixtures shall be mounted no more than twelve feet above grade.

The motion was seconded and passed, 4-0-1 (Goulart absent).

3.2 AR 13-19 (GPK/Hallmark) - Carriage Park Apartments, Northeast corner of Bruce Road and E. 20th Street, APN 018-390-020

Vice Chair Bennett opened the public hearing at 4:37 pm and invited the applicant to make a presentation.

Brady Smith and Michael Millet addressed the Board on behalf of the applicant. Jim Lynch, Richard Jameson, and Kathy Olson also addressed the Board regarding concerns about the proposed project.

With no other members of the public wishing to address the Board, Vice Chair Bennett closed the public hearing at 5:15 pm.

Discussion continued with the Board.

Vice Chair Bennett Reopened the public hearing at 5:40 pm. Further public comment and discussion occurred.

Vice Chair Bennett closed the public hearing at 5:45 pm.

The Board voted to continue the review of this project until a later meeting and requested that the applicant resubmit the design plans with the following revisions, including the recommended conditions of approval:

1. All approved building plans and permits shall note that the project shall comply with AR 13-19 (Carriage Park Apartments). No building permits

related to this approval shall be finalized without prior authorization of Planning Division staff.

2. Note on all site and landscape plans structural screening of all ground-mounted HVAC units in conjunction with landscape screening.
3. The bicycle/pedestrian connection to the commercial site adjacent to the south shall be shifted to Belgium Avenue and made part of a widened portion of the public sidewalk and shall be clearly illuminated for security purposes.
4. The style of windows depicted on new elevations presented at the meeting are a substantial improvement, and are acceptable with other changes as noted by related conditions.
5. The revised elevations presented at the meeting are a substantial improvement, however, consider a richer color palette.
6. Note on all building plans that all flashing at stairwells and balconies shall be stuccoed and/or painted to match.
7. One style of decorative pole lights is approved for the entire project, consistent with the style proposed around the pool area. The architect may adjust the lamp type for even light spread as necessary.
8. Synthetic turf as reviewed at the meeting is approved by the Board.
AR 13-19 (GPK/Hallmark-Carriage Park Apartments) Page 2 of 2
9. Trash compactors and enclosures will be relocated from landscape buffers as discussed at the meeting. New locations will be reviewed by the Board at a subsequent meeting. Creeping vines or shrubs will be added to the landscape plan close to the enclosures to dissuade graffiti vandalism.
10. Architectural elements that enhance the Craftsman style will be added to the buildings where possible such as outriggers at gables and support columns.
11. Incorporate volcanic rock elements, similar to the historic walls on the east side of Chico, as accents in various project areas to enhance a “sense of place” such as in landscape design, entry features, entry signage, clubhouse, or pavilion.
12. Provide design of monument signs for review at a subsequent meeting.

4.0 REGULAR AGENDA

None.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

7.0 ADJOURNMENT

There being no further business, Vice Chair Bennet adjourned the meeting to the regular meeting of March 5, 2014.

Approved on: 11-15-17

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