

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
June 7, 2017

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Chair
Georgie Bellin, Vice-Chair
Dan Irving
Rod Jennings
Thomas Thomson

Board Members Absent: None.

City Staff Present: Mike Sawley, AICP, Senior Planner
David Young, Senior Planner
Shannon Costa, Assistant Planner
Kelly Murphy, Assistant Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Campbell-Bennett called the meeting to order at 4:00 PM. Board Members and staff were present as noted above. Board Member Bellin arrived after roll call and the consent agenda.

2.0 EX PARTE COMMUNICATION

Chair Campbell-Bennett stated she had visited the sites.

3.0 CONSENT AGENDA

Board member Thomson moved to approve the minutes from February 17, 2016, March 2, 2016, March 16, 2016, April 6, 2016, April 20, 2016, May 17, 2017. Board member Jennings seconded the motion, which passed 4-0-1 (Board Member Bellin absent).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-18 (Jennings), 707 Wall Street, APN 004-385-002.

Assistant Planner Kelly Murphy provided the staff report and answered questions from the Board.

Chair Campbell-Bennett opened the public hearing at 4:04 PM and invited the applicant to make a presentation.

Chris Jennings, Applicant, and Gary Hawkins, Architect, addressed the Board and answered questions regarding exterior and parking lot lighting.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:15 PM.

Discussion continued with the Board Members. Board Member Thomson expressed his concern that the architectural design was too “over done” to be consistent and blend with the neighborhood.

Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-18 (Jennings), subject to the following conditions (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL- AR 17-18

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 17-18 (Jennings). 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 approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. *Developer shall show on building plans all exterior lighting and parking lot lighting.*

The Motion was seconded by Board Member Irving and passed 4-0-1 (Thomson Abstain).

Board Member Bellin recused herself for item 4.2.

4.2 Architectural Review 17-21 (Veteran's Administration Clinic), West side of Bruce Road, just south of Picholine Way.

Senior Planner Mike Sawley provided the staff report and answered questions from the Board.

Chair Campbell-Bennett opened the public hearing at 4:31 PM and invited the applicant to make a presentation.

Steve Gonsalves, Architect, addressed the Board on behalf of the applicant and answered questions regarding the project, public transportation, exterior lighting, respite areas, and the placement of the flag poles.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:57 PM.

Discussion continued with the Board.

Chair Campbell-Bennett re-opened the public hearing at 4:58 PM to allow the applicant to address further questions from the Board.

Chair Campbell-Bennett closed the public hearing at 4:58 PM.

Discussion continued with the Board.

Chair Campbell-Bennett re-opened the public hearing at 5:00 PM to allow the applicant to address further questions from the Board.

Chair Campbell-Bennett closed the public hearing at 5:01 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-21 (Chico Veteran's Administration Outpatient Clinic), subject to the following conditions (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL -AR 17-21

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-21 (VA Outpatient Clinic).
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. The applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program. These include AES-1, AIR-1a, AIR-1b, AIR-1c, AIR-1d, AIR-2, BIO-8, CUL-2a, CUL-2b, CUL-3, CUL-4, HYDRO-3, and UTIL-1b, which are incorporated herein by reference.
4. The developer shall explore opportunities with the Veteran's Administration to relocate the flag poles to: (1) the landscaped median located in front of the covered entrance area, or (2) the inside or outside edge of the pedestrian walkway where the poles are shown on the approved site plan.

The Motion was seconded by Board Member Jennings and passed 4-0-1 (Bellin Recused).

4.3 Architectural Review 17-08 (Fountain Residential Partners), 322, 328, 332 Nord Avenue, APNs 043-230-006, -007, -008

Assistant Planner Shannon Costa provided the staff report and answered questions from the Board.

Chair Campbell-Bennett opened the public hearing at 5:11 PM and invited the applicant to make a presentation.

Brent Little addressed the Board on behalf of the applicant. Matt Stratmann, Fared Pittalwala, and Frank Condon answered questions and spoke on behalf of the applicant. Dan Gonzales spoke in favor of the project and stated he believed that parking would not be an issue.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 5:34 PM.

Discussion continued with the Board.

Chair Campbell-Bennett re-opened the public hearing at 5:48 PM to get further clarification regarding parking fees from the applicant.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 5:55 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-08 (Fountain Residential Partners), subject to the following conditions (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL- AR 17-08

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-08 (Fountain Residential Partners).
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. The final landscape plans shall indicate creeping vines against trash enclosure stucco walls.
4. A parking reduction is authorized in compliance with CMC 19.70.050.
5. The proposed perimeter fence shall be reduced to 6 feet tall (7 foot with permeable material incorporated into the top 1 foot) to comply with CMC 19.60.060
6. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
7. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches in DBH removed, a new 15 gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.

- e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.

The Motion was seconded by Board Member Jennings and passed 4-1 (Irving Opposed).

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 6:01 PM to the regular meeting of **July 19, 2017**.

Approved on: 8/2/17