

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular meeting
December 3, 2014

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Dale Bennett, Chair
Marci Goulart
Dan Irving
Thomas Thomson

Board Members Absent: Kris Zappettini

City Staff Present: Nelson George, Building Official
Bob Summerville, Senior Planner
Greg Redeker, Associate Planner
Michelle Pease, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

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

2.0 EX PARTE COMMUNICATION – None

3.0 CONSENT AGENDA

There are no items for this agenda item.

4.0 PUBLIC HEARING AGENDA

- 4.1 AR 14-06 (Kibler) – 1910 E. 20th Street; APNs 002-450-033 and -035 – A**
proposal to construct a new multi-tenant commercial building on the site currently occupied by Marie Callender's at the Chico Mall.

Associate Planner Redeker presented the staff report and answered questions from the Board. Associate Planner Redeker also reviewed the recommended conditions of approval including a revision to the multi-use path considerations.

Chair Bennett opened the public hearing at 4:45 PM and invited the applicant to make a presentation.

Applicant Shelly Kibler presented information regarding the overall design and concept of the project. In order to meet the Design Criteria, the Applicant discussed each item, provided information, and answered questions regarding the project.

With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 5:18 PM.

The Board further discussed the item.

Board Member Goulart moved that the Architectural Review and Historic Preservation Board adopt the findings contained in the agenda report and approve AR 14-06 (Kibler), subject to the recommended conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 14-06

1. All approved building plans and permits shall note that the project shall comply with AR 14-06 (Kibler). No building permits related to this approval shall be finalized without prior authorization of Planning Division staff.
2. All structures, improvements, and landscaping shall be constructed and maintained in substantial conformance with the plans, elevations, and color/materials board attached to the agenda report, except as modified by any other condition of approval.
3. All requirements of other city, county, and state departments shall be met, including the Building Division, Development Engineering, Butte County Environmental Health, and Caltrans.
4. All development shall be consistent with the conditions of approval for UP 14-14 (Kibler).
5. Final landscaping plans shall comply with all landscaping requirements of Title 19, including water-efficiency requirements as established in CMC 19.68.070, and shall demonstrate 50% shading of the vehicle maneuvering area. To foster proper tree growth, final landscape plans shall note that newly planted trees shall require 100% soil replacement in tree wells, and deep irrigation.
6. The permittee shall install bicycle racks sufficient to permit a minimum of four bicycles to be parked onsite, near the northwest corner of the building or other location as directed by the ARHPB. Bicycle racks shall support the bicycle at two points (Dero "Hoop", Madrax "UX", or similar) and meet all standards in the CMC.
7. Existing onsite trees may be removed as indicated on the demolition plan. All trees to remain shall be protected during construction as required by CMC 19.68.060. Protective fencing around trees to remain shall be installed by the developer prior to demolition, grading, or other site work, and shall be inspected by Planning staff.
8. Any modification to the landscaping within the Caltrans right-of-way must be authorized by Caltrans, and should generally consist of cleaning up unkempt understory growth and pruning consistent with the ANSI A300 "prune to thin one inch" standard. Any tree removal should be limited to those species not

protected by the City's tree ordinance, such as privet, or those trees which are diseased or dying as determined by a certified arborist.

9. Limited architectural uplighting is authorized by this approval.
10. All signage shall comply with the area and location requirements in CMC 19.74, and shall consist of individually mounted channel letters and/or logos no greater than three feet in height. Other less intense illumination methods may also be used, such as reverse channel letters (halo lit) and indirect illumination. Sign locations shall be consistent with the approved elevations.
11. The southern portion of the project site, generally 15 feet in width, shall be kept clear of new above-ground structures in order to accommodate a future multi-use path. This clear area may be reduced in width to avoid trees or other improvements, subject to the approval of capital projects staff.
12. The applicant may add a canopy or awning on the west elevation at their discretion, subject to administrative architectural review by Planning staff.

Board Member Thomson seconded the motion, which passed by a vote of 4-0-1;(Zappettini absent).

4.2 AR 14-07 (Pour House) 855 East Avenue, APN 007-280-060 – A proposal to expand an existing outdoor dining patio.

Senior Planner Summerville presented the staff report and answered questions from the Board.

Chair Bennett opened the public hearing at 4:15 PM and invited the applicant to make a presentation.

Project architect Scott Gibson commented that changes were made according to the Board's input and answered the Board's questions. Landscape Architect Brian Firth also answered questions from the Board regarding the project.

The Board thanked the Applicant for responding to the directives from the previous hearing.

With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 4:31PM.

Board Member Goulart moved that the Architectural Review and Historic Preservation Board adopt the findings contained in the agenda report and approve a Modification of AR 14-07 (Pour House), subject to the recommended conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 14-07

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 14-07 (Pour House). 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, Public Works, and Fire Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. Prior to or concurrent with the submittal of a building permit application, the permittee shall submit to Planning staff one check-copy set of final revised site plans, landscape plans, and building elevations incorporating all applicable conditions of approval adopted by the Board.
4. All building and landscape plans shall specify specific light fixtures approved by the Board.
5. All building and landscape plans shall specify bike racks to be “Dero-Hoop” style or equivalent, with bike parking designed in compliance with CMC Section 19.70.080.
6. All building and landscape plans shall be consistent with all diagrams contained in the agenda report for the ARHPB meeting of December 3, 2014.

Board Member Irving seconded the motion, which passed by a vote of 4-0-1; (Zappettini absent).

5.0 REGULAR AGENDA

There were no items for this agenda item.

6.0 BUSINESS FROM THE FLOOR

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Bennett adjourned the meeting at 5:25 pm to the regular meeting of December 17, 2014.

Approved on: _____

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
January 7, 2015

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Marci Goulart
Dan Irving

City Staff Present: Bob Summerville, Senior Planner
Nelson George, Building Official
Jessica Henry, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Chair Bennett called the meeting to order at 4:08 pm. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

There were no items for this agenda item.

4.0 PUBLIC HEARING AGENDA

4.1 AR 14-12 (Tatreau) Oakdale Street, between W. 17th and W. 18th Streets; APNs 005-232-006 and -007 – A proposal to construct 26 multi-family residential dwelling units, split amongst four buildings, on a half-block of vacant property.

Associate Planner Redeker's last day with the City was 1/5/15, so Senior Planner Summerville presented the staff report and items of discussion.

Chair Bennett opened the public hearing at 4:14 pm and invited the applicant to make a presentation.

Greg Peitz, project Architect, spoke on behalf of the Applicant. He discussed the previous neighborhood meetings held for the project and the positive changes made to the design as a result of those meetings. Mr. Peitz addressed the pedestrian flow/movement changes to be made and request for secured, covered exterior bicycle parking.

Chuck Tatreau, Applicant, answered questions regarding landscaping in between buildings and agreed that his landscape Architect can work with staff to enhance and clarify what will be planted in this space to protect the area and coordinate with utilities. Mr. Tatreau agreed to add a secured, covered exterior bicycle area.

Members of the public addressing the Board on this agenda item were:

1. Paul Lieberum, neighbor, who spoke to support secured bicycle parking.
2. Hilary Herman, neighbor, who spoke to adding guest bicycle parking, adding individual storage for the units, adding an arbor and/or picnic table to encourage a communal area instead of just lawn, and questioned if there was enough trash and recycling area for the size of the project.
3. Sarah Fry, neighbor, spoke to the lighting that will impact near/adjacent properties.

With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 4:53 pm.

Chair Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 14-12 (Tatreau) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 14-12

1. All approved building plans and permits shall note that the project shall comply with AR 14-12 (Tatreau). No building permits related to this approval shall be finalized without prior authorization of Planning Division staff.
2. All structures, landscaping, and improvements shall be in substantial conformance with the plans, diagrams, elevations, color palette, and other materials attached to this staff report, except as modified by any other condition of approval.
3. All windows shall include off-white frames or other color as directed by the Board.
4. A note shall be placed on all building plans that all flashing and other galvanized metal elements (such as roof vents) shall be stuccoed and/or painted to match adjacent construction.
5. The existing black walnut street trees may be removed by the applicant, subject to obtaining proper approval from the Parks Division. Replacement trees should be Chinese Pistache.
6. All bicycle parking spaces shall include a permanent rack which allows for the bicycle frame to be supported at two points (Dero “Hoop” Rack, Madrax “UX”, or similar) including 8 spaces consisting of 4 Dero-hoop

racks (or similar) that are located in covered, secured enclosures constructed with black vinyl coated chain-link fencing material or similar. Four additional Dero-hoop racks (or similar) are encouraged at locations recommended by the architect at locations to serve guests.

7. The applicant shall install and repair public improvements as directed by Development Engineering, consistent with the approved site plan.
8. All wall-pack lighting shall consist of IES full cutoff fixtures mounted no higher than 12 feet above grade. Parking lot lighting shall also be IES full cutoff fixtures no greater than 12 feet in height. Low intensity non-cutoff architectural light fixtures (800 lumens or less) may be installed near each unit's front door at the applicant's discretion. The architectural style of the parking lot light fixtures shall be consistent with the historic character and period of the neighborhood.
9. Within the courtyard area, sidewalk connections shall be added that follow the bulb-out around the two central zelcova trees. Passive recreation or gathering amenities are encouraged at the bulb out areas such as bench seating.
10. Six-foot tall wrought iron fencing that matches upper-level balcony railings shall be installed on the east and west side of the site between the apartment buildings to preclude the public traversing through these areas from Oakdale Street, or from behind the easterly buildings. These spaces shall, however, be opened to the courtyard.
11. Landscape species in the areas between the buildings shall be hardy species and combined with walkable bark or gravel that sustains pedestrian activity. The landscape architect shall work with staff for details.
12. Tenant storage lockers are not required but are encouraged, and may be combined with bike lockers.

Board Member Zappettini seconded the motion, which passed by a vote of 3-0-2 (Goulart & Irving absent).

5.0 REGULAR AGENDA

There were no items for this agenda item.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Bob advised Board that Greg Redeker has left City service and previous City Planner Jake Morley might be filling that spot.
Bob advised that council will be filling the 2 vacant boards spots.
TT thanked Kris for her service.

8.0 ADJOURNMENT

There being no further business, Chair Bennett adjourned the meeting at 5:25 pm to the adjourned regular meeting of January 21, 2015.

Approved on: _____

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
February 18, 2015

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart
 Sheryl Campbell-Bennett
 Keith Doglio
 Rod Jennings

Board Members Absent: Thomas Thomson

City Staff Present: Bob Summerville, Senior Planner
 Jake Morley, Associate Planner
 Mike Sawley, Associate Planner
 Shannon Costa, Comm. Dev. Technician
 Nelson George, Building Official
 Jessica Henry, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Senior Planner Bob Summerville called the meeting to order at 4:03 PM. Board Members and staff were present as noted above.

An Oath/Affirmation was signed by each of the new Board Members – Sheryl Campbell-Bennett, Keith Doglio, and Rod Jennings.

2.0 SELECTION OF CHAIR AND VICE CHAIR

Board Member Campbell-Bennett nominated Marci Goulart as chair, Board Member Doglio seconded, Board Member Goulart accepted. Board Member Goulart nominated Sheryl Campbell-Bennett as vice chair, Board Member Jennings seconded, Board Member Campbell-Bennett accepted. Both nominations passed by a vote of 4-0-1; (Thomson absent).

3.0 EX PARTE COMMUNICATION

None.

4.0 CONSENT AGENDA

There were no items for this agenda item.

5.0 PUBLIC HEARING AGENDA

5.1 AR 14-16 (Galaxies) 801 East Avenue; APN 007-280-063 – A proposal to construct an 18,000-square foot restaurant and indoor entertainment center located on a portion of vacant land within the North Valley Plaza shopping center.

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

Chair Goulart asked if the Board had any questions, there were none; she opened the public hearing at 4:11 PM and invited the applicant to make a presentation.

Scott Gibson, Architect, spoke on behalf of the Applicant and reviewed the project, architectural elements, future amphitheater, and regional draw of the project. The Board and Mr. Gibson discussed the placement of the trash enclosure, lighting fixtures, HVAC to be hidden in a roof well, windows, doors, mansard, and parapet walls.

Brian Firth, Landscape Architect, spoke on behalf of the Applicant and reviewed the landscaping plan for the project and the mall/plaza in general. The Board and Mr. Firth discussed the shade tree selection.

Peter Bell, North Valley Mall owner, discussed the lighting.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:43 PM.

The Board discussed the project including, shade tree variety, lighting, windows, architectural styling, signage.

Chair Goulart re-opened the public hearing at 4:55 PM and invited the applicant to address the Board's concerns.

Scott Gibson addressed the lighting concerns and the architectural elements that seemed inconsistent.

Lucy Parks, North Valley Mall owner, discussed the project and overall shopping center design elements, with each building looking different.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:12 PM.

Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 14-16 (Galaxies) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 14-16

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 14-16 (Galaxies). 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. The pedestals and other façade elements (arches around windows, wainscot) shall provide additional depth and relief by extending 6 to 18-inches from the structure.
5. Landscape plans shall be modified to allow the silk tree (Mimosa tree) to be utilized as an accent or ornamental tree only, and not as a parking lot shade tree.
6. The proposed standing seam metal shall be removed, and replaced with curved parapet cap consistent with same element shown on the elevations.
7. The design of the plaza shall be reviewed by the Architectural Review and Historic Preservation Board at a future meeting.
8. Building plans shall illustrate that the lights utilized to illuminate the dome, shall be low-level intensity, limited to illumination of the dome only without spillage onto adjacent property or buildings, and shall not contribute to night-sky light pollution.
9. Proposed stacked field stone, shall be removed and replaced with stucco to match the adjoining structure.

Board Member Bennett seconded the motion, which passed by a vote of 3-1-1; (Goulart opposed, Thomson absent).

- 5.2 AR 14-05 (CHP Facility) 425 Southgate Avenue; APN 004-400-088 –**
Consideration of a Board recommendation to the Planning Commission for the design of a new California Highway Patrol (CHP) facility.

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

Chair Goulart opened the public hearing at 5:31 PM and invited the applicant to make a presentation.

Eric Glass, Architect, spoke on behalf of the Applicant and discussed the project and architectural design elements. He answered questions from the Board regarding the telecommunications tower and security issues.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 6:20 PM.

Chair Goulart moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 14-05 (New CHP Facility) subject to the recommended conditions, as modified below: (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 14-05

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 14-05 (New CHP Facility). 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. The finished height of parking lot lights shall not exceed 26 feet above grade.
4. *Explore using creeping vines on the outside of the perimeter security wall to dissuade graffiti.*

Board Member Bennett seconded the motion, which passed by a vote of 4-0-1; (Thomson absent).

6.0 REGULAR AGENDA

There were no items for this agenda item.

7.0 BUSINESS FROM THE FLOOR

None.

8.0 REPORTS AND COMMUNICATIONS

None.

9.0 ADJOURNMENT

There being no further business, Chair Bennett adjourned the meeting at 6:25 PM to the adjourned regular meeting of March 4, 2015.

Approved on: _____

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

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: _____

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular meeting
May 6, 2015

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Marci Goulart, Chair

City Staff Present: Mike Sawley, Associate Planner
Jake Morley, Associate Planner
Jessica Henry, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Vice-Chair Campbell-Bennett called the meeting to order at 4:02 PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Board member Jennings stated he would recuse himself for item 4.3 due to a conflict of interest.

3.0 CONSENT AGENDA – No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 15-11 (Chico Natural Foods) 818 Main Street; APN 004-287-002 – A proposal to construct a monument sign that exceeds the height requirements found in the municipal code.

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

The Board asked staff for clarification regarding square footage and lighting.

Vice-Chair Campbell-Bennett opened the public hearing at 4:07 PM and invited the applicant to make a presentation.

TJ Glenn, Project Architect, spoke on behalf of the applicant. He verified that the aluminum sign is painted and very durable.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 4:12 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 15-11 (Chico Natural Foods) subject to the recommended conditions, as listed below:

Conditions of Approval for AR 15-11

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 15-11 (Chico Natural Foods). 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, Public Works, Fire Departments and the Building Division of the Community Development Department. The permittee is responsible for contacting these offices to verify the need for compliance.

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

4.2 AR 15-01 (Southeast Chico Primary Care Clinic) Northwest corner of East 20th Street and Concord Avenue; APN 002-180-165 – A proposal to construct a new 44,000 sq. ft. medical building and parking area on a 5-acre site at Meriam Park.

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

The Board asked for clarification regarding access for parking, screening for utilities, and lighting.

Vice-Chair Campbell-Bennett opened the public hearing at 4:18 PM and invited the applicant to make a presentation.

Larry Coffman, Architect, Tom Phelps, Landscape Architect, and Sandra Knight spoke on behalf of the applicant. They addressed questions regarding the project, including design elements, stone work, bike racks, lighting, fencing, landscape plan and the screening of utilities.

Additional members of the public addressing the Board on this agenda item were:

- Merle Fred, in favor.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 5:10 pm.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 15-01 (Southeast Chico Primary Care) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-01 (Southeast Chico Primary Care 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 28-foot parking lot setback areas along Alcott Avenue and Concord Avenue shall be mounded to a minimum height of three feet above the parking lot surface grade and shall be landscaped with dense plantings, including taller evergreen shrubs, similar to the utility screening details shown on sheet 6 of the landscape drawings. Landscape retaining walls shall be provided as necessary to continue mounding past and/or around utility boxes and other appurtenances.
4. The roof mounted mechanical screen lights (SL on the site plan) *shall be strip lights*. Alternative types of lighting that comply with code requirements may be substituted in these areas on the building plans, subject to staff approval. *All uplights (UL on the site plan) and screen lights (SL on the site plan) shall be equipped with adjustable timers and initially set to turn off no later than 1 AM. Timers shall be adjusted by the owner in the future, as directed by the Community Development Director to ensure code compliance.*
5. The parking lot light fixture shown in front of the bicycle parking at the north, rear corner of the building shall be relocated to ensure unobstructed access to the bicycle parking.
6. The future planned expansions of the main building shall be subject to administrative review, so long as staff finds them to be consistent with the approved design.
7. 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.

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

Alternate Board member Dale Bennett disclosed that his wife, Sheryl Campbell-Bennett has relatives that work for Gallaway. Sheryl Campbell Bennett also disclosed she has relatives that work for Gallaway

Vice-Chair Bennett inquired if there were any objections to their participation in the hearing for item 4.3; no members of the public/audience objected.

Board Members Jennings and Doglio recused themselves from this item due to a conflict of interest.

Vice-Chair Campbell-Bennett, Board Member Thomson and Alternate Bennett heard item 4.3.

- 4.3 AR 15-04 (Lassen Villa Apartments) 1080 E. Lassen Avenue; APN 007-160-019** – A proposal to construct 56 additional units on a 3.4-acre undeveloped portion of the project site.

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

Vice-Chair Campbell-Bennett opened the public hearing at 5:40 PM and invited the applicant to make a presentation.

Bob Kuchman, Architect, Tom Phelps, Landscape Architect, and Philip Larios, Applicant spoke on behalf of the applicant and discussed the project.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 5:54 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 15-04 (Lassen Villa Apartments) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-04

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-04 (Lassen Villa Apartments).
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. In conjunction with building permit or grading permit review, the developer shall submit a Tree Protection Plan meeting the requirements of CMC 19.68.060. The Plan shall be prepared by a certified arborist and specify the actions necessary to minimize potential construction impacts on the trees that are to be retained, as specified by the approved plans. The Plan shall cover all phases of the project including site preparation, active construction, and post-construction disposition of the areas around the trees.
4. Modify color palette to create three different schemes, substituting grey with different muted colors and apply schemes as drawn in meeting; one scheme for the northwest building, one for the southeast building, and one for the five middle buildings.

Alternate Board Member Bennett seconded the motion, which passed (3-0-1-2; Goulart absent, Jennings & Doglio abstain).

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 6:04 PM to the adjourned regular meeting of **May 20, 2015**.

Approved on: _____

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