

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the Adjourned Regular Meeting
October 2, 2013

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
 Dale Bennett
 Dan Irving
 Tom Thomson
 Kris Zappettini

Board Members Absent: None.

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

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above. Board member Thomson recused himself from agenda item 3.1 due to a potential conflict of interest.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 13-13 (Star Liquor) 933 Nord Avenue; APN 043-590-060

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

Chair Goulart opened the public hearing at 4:17 pm and invited the applicant to make a presentation.

Tom Phelps and Kesheb Pabbi addressed the Board on behalf of the applicant. Bill Sheridan, owner of adjacent apartment complex spoke in opposition of the project and submitted written statements of opposition.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:40 pm.

Chair Goulart moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-13 (Star Liquors) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-13 (Star Liquors)

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 13 13 (Star Liquors). 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. The depth of the sign structure over the entry edifice shall be increased an adequate distance to preclude a thin appearance from the side and rear elevations. The rear of the sign shall be finished with stucco surfaces and not with visible structural members or material.
4. Illustrate on all site and landscape plans that the trash enclosure is relocated to the rear of the building, equipped with solid metal gates and locks, and landscaped with creeping vines to dissuade graffiti vandalism. Amend the landscape plan to extend the planter on the front elevation into the former location of the trash enclosure.
5. Illustrate and note on building plan west elevations that electrical panels are located to the rear of the west elevation and painted to blend with the adjoining wall.
6. Illustrate and note on all building plans that roof-mounted HVAC units are located close to the southwest building corner to reduce potential noise impacts to adjacent residents to the east.
7. Illustrate and note on all building plan elevations that metal awnings include side panels (not left open on ends).
8. Illustrate and note on all building plans that the building and monument signs utilize channel letters, or similar design to create a channel letter effect, utilizing opaque backgrounds and finishes similar to the building.

Externally illuminated signs may be approved. The monument sign shall not exceed 5 feet in height.

9. Illustrate and note on all building plans that roof drains shall not drain across sidewalks and shall direct flows to parking lot storm drains.
10. The project landscape architect shall amend the landscape plans to address changes to planting species per comments submitted by Bill Sheridan at the meeting (see attached annotated copy).
11. Illustrate and note on all building plans that decorative building lights are mounted no higher than 9 feet on walls and shall be full cut-off design. A heavier gauge (or more durable) decorative building light than originally proposed shall be utilized to reduce potential breakage from vandalism.

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

Senior Planner Summerville excused himself from the meeting.

3.2 Architectural Review 13-15 (Butte Premier Physical Therapy)

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

Chair Goulart opened the public hearing at 5:20 pm and invited the applicant to make a presentation.

John Anderson addressed the Board on behalf of the applicant and answered questions regarding the project.

Chair Goulart closed the public hearing at 5:45 pm.

The Board discussed a general lack of support for the project due to lack of architectural detail, interest and enhancement. They found the project to be inconsistent with the surrounding buildings and foothill viewsheds.

Chair Goulart re-opened the public hearing at 6:05 pm and the applicant requested the item be continued to a later meeting to allow the project to return at a later date with design changes.

The public hearing was closed and the Board approved the continuance.

4.0 REGULAR AGENDA

None.

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:05 pm to the regular meeting of October 16, 2013.

Approved on: 11-15-17

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