

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
October 4, 2017

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Thomas Thomson
Georgie Bellin, Vice-Chair
Sheryl Campbell-Bennett, Chair

Board Members Absent: Rod Jennings
Dan Irving

City Staff Present: Mike Sawley, Senior Planner
Shannon Costa, Assistant Planner
Stina Cooley, Administrative Assistant
Robyn Ryan, 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.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Thomson moved to approve the minutes from March 5, 2014, April 2, 2014, April 16, 2014, May 7, 2014, June 4, 2014, and July 9, 2014.

Board member Bellin seconded the motion, which passed 3-0-2. (Jennings and Irving absent).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-32 (Grove Office Building); 1270 E 9th Street, APN 004-331-036 - A proposal to construct a single-story 3,000 sq. ft. office building and parking area.

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

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

Architect Greg Peitz addressed the Board on behalf of the applicant and answered questions.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:17 PM.

Discussion continued with the Board Members.

Board Member Thomsen moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-32 (Grove Office Building), subject to the following conditions (changes are denoted by italicized and underlined text):

Recommended Conditions for Approval for AR 17-32

1. All building plans shall note on the cover sheet that the project shall comply with AR 17-32 (Grove Office Building). No building permits related to this approval shall be finalized without authorization of planning staff.
2. All new exterior lighting shall be full cutoff and directed onsite such that no light shines offsite and luminaires are minimally visible from adjacent properties. Parking lot light fixtures shall not exceed a total height measured from grade of ~~18~~ 12 feet.
3. The proposed landscape plan may be modified as necessary to comply with Low Impact Development (LID) requirements, as promulgated under Chico Municipal Code Section 15.50.
4. ~~The applicant shall provide architectural design elements to the northeast elevation.~~
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. 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.

The Motion was seconded by Chair Campbell-Bennett and passed 3-0-2 (Board Member Jennings and Board Member Irving absent).

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

Woody Elliott had concerns about the Salvation Army project planting natives. Mr. Elliott requested a copy of the ARHPB meeting minutes from 9/6/17, was told they are not yet available.

Senior Planner, Mike Sawley explained that those minutes have not been distributed to or approved by the Board yet.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 4:32 PM to the regular meeting of **October 18, 2017**.

Approved on: 10/18/17