

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the Adjourned Regular Meeting
October 30, 2013

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Marci Goulart, Chair

City Staff Present: Mark Wolfe, AICP, Community Development Director
Rubin Martinez, Public Works Director
Mike Sawley, Associate Planner

1.0 CALL TO ORDER/ROLL CALL

Vice Chair Bennett called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 13-20 (Salvation Army) 245 W. 8th Street, 717 & 719 Salem Street

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

Vice Chair Bennett opened the public hearing at 4:05 pm.

Community member Karen Laslo spoke in opposition to the project, mostly regarding the proposed destruction of a large oak tree and lack of native species on the landscape plan.

Community member Scott Wineland spoke mostly regarding the large oak tree, noting that it could only be saved if provided with a 20-foot no-construction zone.

Community member Frank Zebley spoke in opposition to the project, mostly regarding the proposed destruction of a large oak tree.

Applicant representative Zeke Wright (CSU Chico Construction Mgt. student) gave a presentation in favor of the project, recapitulated project redesigns and layout iterations that led to proposed design.

Applicant representative Jim O'Bannon spoke in favor of the project.

Project architect Greg Peitz spoke in favor of the project.

Project landscape architect Brian Firth spoke in favor of the project, noted that more native species could be incorporated into the landscape design.

Project engineer Neil Graber spoke in favor of the project.

Community member Mike Borzage spoke in favor of the project.

Applicant representative Steve Gibson spoke in favor of the project.

There being no further comments, the public hearing was closed at 4:58 p.m.

Board Member Irving moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and as discussed by the Board and amended below and approve Architectural Review 13-20 (Salvation Army) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-20 Salvation Army

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 13-20 (Salvation Army). 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. Subject to Planning staff approval prior to issuance of a building permit, a detailed landscape plan shall be submitted that specifies how existing trees to remain will be protected during construction (per CMC 19.68.060).

4. Exterior light fixtures shall be full-cutoff.
5. Use the revised elevation details presented at the meeting, entitled "Addendum to Attachment E" as the approved elevations.
6. Pave the trash storage area located behind the existing residence and work with Planning staff to determine the feasibility of including a shortest-distance pathway from the proposed units to the trash storage area.
7. Substitute some of the proposed tree and shrub species with native species that would perform a similar function.

Vice Chair Bennett seconded the motion, which passed by a vote of 4-0-1 (Goulart absent).

4.0 REGULAR AGENDA

There were no items for this agenda.

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, Acting Chair Bennett adjourned the meeting at 5:35 p.m. to the regular meeting of November 6, 2013.

Approved on: 11-15-17

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