

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the Adjourned Regular Meeting  
November 6, 2013

Municipal Center  
421 Main Street  
Conference Room 1

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Board Members Present:     Marci Goulart, Chair  
                                   Dale Bennett  
                                   Kris Zappettini

Board Members Absent:     Dan Irving  
                                   Tom Thomson

City Staff Present:         Bob Summerville, Senior Planner  
                                   Greg Redeker, Associate Planner  
                                   Mike Sawley, Associate Planner

**1.0     CALL TO ORDER/ROLL CALL**

Chair Goulart called the meeting to order at 4:01 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     AR 13-15 (Butte Premier Physical Therapy) Between 121 and 131 Raley Boulevard**

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

*Chair Goulart opened the public hearing and invited the applicant to make a presentation.*

John Anderson addressed the Board on behalf of the applicant.

Mike Trolinder addressed the Board in favor of the project.

*Chair Goulart closed the public hearing.*

*Board Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-15 (Butte Premier Physical Therapy) subject to the conditions therein as modified*

*below (changes are denoted by italicized and underlined text):*

1. All approved building plans and permits shall note that the project shall comply with AR 13-15 (Butte Premier Physical Therapy). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department
2. All wall-mounted utilities and roof penetrations, including vent stacks, utility boxes, gas meters and associated equipment, shall be screened by appropriate materials and colors, as approved by the Planning Services Department prior to issuance of a certificate of occupancy.
3. A pedestrian connection shall be striped from the accessible loading area located near the main entrance, across the drive isle to the sidewalk in line with the front of the Skyway Orthopedics building at 131 Raley Boulevard.
4. Plant an additional shade tree in the planter located around the new trash enclosure, or otherwise demonstrate a minimum of 50 percent shading of all paved parking lot areas on the project site.
5. The parking lot light fixtures shall be mounted no more than 15 feet high and shall use high-pressure sodium bulbs or other warm-spectrum lamp type.
6. Provide a decomposed granite access point at both ends of the break area.
7. *Paint electric closet doors to match the main building color.*
8. *Paint backside of parapet walls to match the main building color.*
9. *Move backflow preventer to landscape peninsula planter.*

*Board member Bennett seconded the motion that passed 3-0-2 (Irving & Thomson absent).*

**3.2 AR 13-17 (East Shasta Townhomes) 158 East Shasta Avenue, APNs 006-380-019 and -020**

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

*Vice Chair Bennett disclosed that he and Mr. Peitz will be working on a different project together but he does not believe it creates a conflict of interest with the current project under*

*review.*

***Chair Goulart opened the public hearing and invited the applicant to make a presentation.***

Greg Peitz addressed the Board on behalf of the applicant.

***Chair Goulart closed the public hearing.***

***Board Member Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-17 (East Shasta Townhomes) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):***

**Conditions of Approval for AR 13-17 East Shasta Townhomes**

1. All approved building plans and permits shall note that the project shall comply with AR 13-17 (East Shasta Townhomes). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department.
2. All wall-mounted utilities and roof penetrations, including vent stacks, utility boxes, gas meters and associated equipment, shall be screened by appropriate materials and colors, as approved by the Planning Services Department prior to issuance of a certificate of occupancy.
3. Widen all of the proposed three-foot wide sidewalks to four feet in width. Four-foot-wide sidewalks shall be shown on the building plans and shall be constructed prior to issuance of a certificate of occupancy.
4. The proposed bicycle parking shall be ~~moved approximately 20 feet to the west~~, as reflected on Attachment C, so that access can be taken directly from the sidewalk that runs in front of the vehicle spaces.
5. Add at least two windows to the left elevation of the single-unit building that are a minimum size of two feet by two feet.
6. Include a top rail on the 6' high wooden fence.
7. Explore alternatives to providing a trash enclosure.
8. Explore using composition roofing with more than one color.

*The motion was seconded by Board Member Zappettini and passed 3-0-2 (Irving & Thomson absent).*

**4.0 REGULAR AGENDA**

None.

**5.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**6.0 REPORTS AND COMMUNICATIONS**

Board member Zappettini inquired if there was a mechanism in place to ensure that applicants are aware that projects may need to come before the Architectural Review and Historic Preservation Board more than once before they are approved. She expressed frustration and concern regarding comments from applicants, that the Board would be “killing a project” if they didn’t approve it at the first meeting. She stated that she felt it impaired her ability to review projects objectively. Staff advised the Board that applicants are made aware of the option for conceptual review on projects with major design concerns, however, applicants typically choose to press forward requesting full Board review of the project.

**7.0 ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting to the regular meeting of November 20, 2013.

Approved on: 10/18/17

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