




City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
January 7, 2009 Meeting

NOTICE IS HEREBY GIVEN that the January 7, 2009 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet January 21, 2009 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.


Mary Fitch, Administrative Analyst
Dated: January 2, 2009

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
ADJOURNED REGULAR MEETING OF JANUARY 21, 2009
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Acting Chair
Nicholas Ambrosia
Michael Borzage
David Kim

City Staff Present: Mark Wolfe, Principal Planner
Zach Thomas, Senior Planner
Jake Morley, Assistant Planner
Nelson George, Building Official
Mary Fitch, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Acting Chair Goulart 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 AR 08-18 (Hawkins Co., LLC) 2507 Esplanade, APN 006-150-061

Final review of building elevations for a proposed Walgreens store with a drive-through window. The project site is designated Community Commercial on the General Plan diagram and is zoned CC Community Commercial. (*Report: Senior Planner Thomas*)

Acting Chair Goulart opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Lance Evans, project representative, and Steve Jewkes of Nedel Architects, provided information and answered questions about the project.

There being no further comments or questions, the public hearing was closed at 4:18 p.m.

Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-18 (Hawkins Companies) subject to the following conditions of approval:

1. *Prior to or concurrent with the submittal of a building permit application, the applicant shall submit four (4) final building elevations incorporating the following applicable conditions of approval. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-18.*
2. *All exterior lighting shall be fully shielded and directed on site to prevent glare and spillage onto adjacent sites as required by Chico Municipal Code section 19.60.050. Lighting from the commercial use shall not spill over into the residential component.*

3. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc., shall be screened from public view in compliance with Chico Municipal Code section 19.60.060(h)(2) by integrating the features into the approved architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on the building plan, and all screening shall be in place prior to issuance of a certificate of occupancy.*
4. *The exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on January 9, 2009, except as may be modified by conditions of approval.*
5. *The applicant shall use the darker stucco color as shown on the second sheet presented to the Board.*
6. *The applicant shall carry the brick veneer parapet to the west side of the trash enclosure.*
7. *The applicant shall use the same brick on the soldier course as is used on the horizontal course.*
8. *The applicant shall articulate the pilasters off the face of the building at least 6 inches.*

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

3.2 AR 08-30 (Hawkins Co., LLC) 860 and 862 East Avenue, APN 007-280-057

Final review of building elevations for a proposed Walgreens store with a drive-through window. The project site is designated CC Community Commercial on the General Plan diagram and is zoned CC Community Commercial/B2 Overflight for the Chico Municipal Airport. *(Report: Senior Planner Thomas)*

Acting Chair Goulart opened the public hearing at 4:30 p.m. and invited the applicant to make a presentation. Lance Evans, project representative, and Steve Jewkes of Nedel Architects, provided information and answered questions about the project. Community member Mike Trolinder commented on aspects of the store's design.

There being no further comments or questions, the public hearing was closed at 4:41 p.m.

Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-30 (Hawkins Companies) subject to the following conditions of approval:

1. *Prior to or concurrent with the submittal of a building permit application, the applicant shall submit four (4) final building elevations incorporating the following applicable conditions of approval. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-30.*

2. *All exterior lighting shall be fully shielded and directed on site to prevent glare and spillage onto adjacent sites as required by Chico Municipal Code section 19.60.050. Lighting from the commercial use shall not spill over into the residential component.*
3. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc., shall be screened from public view in compliance with Chico Municipal Code section 19.60.060(h)(2) by integrating the features into the approved architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on the building plan, and all screening shall be in place prior to issuance of a certificate of occupancy.*
4. *The exterior elevations, features, materials and colors of the structures shall conform to the plans submitted to the Planning Services Department on January 9, 2009, except as may be modified by conditions of approval.*
5. *The applicant shall use the darker stucco color as shown on the second sheet presented to the Board.*
6. *The applicant shall carry the brick veneer parapet to the west side of the trash enclosure.*
7. *The applicant shall use the same brick on the soldier course as is used on the horizontal course.*
8. *The applicant shall articulate the pilasters off the face of the building at least 6 inches.*

Board Member Borzage seconded the motion, which passed by a vote of 3-1 (Kim opposed).

3.3 AR 08-31 (Mad Dash Pizza) 2393 Cohasset Road, APN 007-280-044, -045

A proposal to construct a 600 square foot drive-through kiosk. The project site is designated Community Commercial on the General Plan diagram and is zoned CC Community Commercial. (*Report: Assistant Planner Morley*)

Acting Chair Goulart opened the public hearing at 5:02 p.m. and invited the applicant to make a presentation. Applicant Aaron Souza, and designer Michael Dunlavey, provided information and answered questions about the project. Community member Mike Trolinder complimented the applicant on the project's design. Community member Kasey Merrill expressed concerns regarding access of the building to the cycling and walking public.

There being no further comments or questions, the public hearing was closed at 5:29 p.m.

Board Member Kim moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-31 (Mad Dash Pizza) subject to the following conditions of approval:

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-31 (Mad Dash Pizza).*
2. *The site plan and landscape plan shall conform to plans submitted to the Planning Services Department on January 2, 2009, and the exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on December 26, 2008, unless modified by a condition of approval or by Architectural Review Board action.*
3. *All wall-mounted utilities and associated equipment, including the service door, shall be painted to match the structure.*
4. *A revised landscape plan, illustrating the installation of Forthnight Lily, Carpet Rose, Razzleberri, and Spring Bouquet Virburnum, shall be submitted for review and approval of Planning Services staff prior to the issuance of building permits.*
5. *The landscape plan shall be amended to move the proposed shade tree at the rear of the structure to the proposed landscape island that runs parallel with the northern drive-through aisle.*
6. *All areas of the triangle/wedge element not occupied by text or logos shall be opaque.*
7. *The size of proposed menu boards shall conform to CMC section 19.76.070.*
8. *Design of the drive-through screening wall shall match the existing perimeter wall along the Pillsbury and Cohasset street frontages. Where the wall returns to the property line, a 3-foot tall fence shall be constructed, of wrought iron or similar material, with a creeping vine installed below.*
9. *The following project details shall be revised and submitted to the Board for final review and approval at a future meeting:*
 - a. *Provide actual paint colors for the canopy, roof, and wedge element.*
 - b. *Revise lighting under the canopies to address Board concerns expressed during the meeting.*
 - c. *Provide additional landscaping in the island in front of the wedge element.*
 - d. *Provide an additional tree in the bulb out at the south end of the property.*
 - e. *Refine and provide more details regarding proposed signage on the wedge element.*
 - f. *Deepen the building field colors to khaki and gunmetal as shown on the rendering.*

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

The meeting was recessed at 5:57 p.m. and reconvened at 6:10 p.m. Board Members Goulart, Ambrosia, Borzage and Kim were present.

3.4 AR 08-32 (Enloe) 1531 Esplanade, APN 003-024-005

Proposed facade modifications to the existing tower of the Enloe Hospital building to make the architecture consistent with that of the tower currently under construction as part of the Enloe Century Project. The proposed remodel is within the scope of the Environmental Impact Report (EIR) prepared for the Enloe Master Plan. (*Report: Senior Planner Thomas*)

Acting Chair Goulart opened the public meeting at 6:14 p.m. and invited the applicant to make a presentation. Facilities Director for Enloe Hospital, Bill Seguine, and Steve Gonsalves, Kurt Jorgenson and Kraig Wilson, of Nichols, Melburg & Rossetto presented a power point presentation and answered questions about the project. Community members Mike Trolinder and Kasey Merrill expressed comments regarding the project.

There being no further comments or questions, the public hearing was closed at 6:38 p.m.

Board Member Borzage moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-32 (Enloe) subject to the following conditions of approval:

1. *Prior to or concurrent with the submittal of a building permit application, the applicant shall submit four (4) final elevation drawings incorporating the following applicable conditions of approval. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-32.*
2. *All exterior lighting shall be fully shielded and directed on site to prevent glare and spillage onto adjacent sites as required by Chico Municipal Code section 19.60.050. Lighting from the commercial use shall not spill over into the residential component.*
3. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc., shall be screened from public view in compliance with Chico Municipal Code section 19.60.60(h)(2) by integrating the features into the approved architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on the building plans, and all screening shall be in place prior to issuance of a certificate of occupancy.*
4. *The exterior elevations, features, materials and colors of the structure shall conform to the plans submitted to the Planning Services Department on December 10, 2008, except as may be modified by conditions of approval.*

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

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

Senior Planner Summerville provided information on the status of the Design Guidelines Manual.

7.0 ADJOURNMENT

There being no further business, Acting Chair Goulart adjourned the meeting at 6:52 p.m. to the regular meeting of February 4, 2009.

Minutes accepted as to form: June 2, 2010



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
February 4, 2009 Meeting

NOTICE IS HEREBY GIVEN that the February 4, 2009 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet February 18, 2009 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.

Mary Fitch, Administrative Analyst
Dated: January 26, 2009

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
ADJOURNED REGULAR MEETING OF FEBRUARY 18, 2009
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Nicholas Ambrosia, Vice Chair
 Michael Borzage
 Ken Husby
 David Kim

City Staff Present: Mark Wolfe, Principal Planner
 Mike Sawley, Associate Planner
 Jake Morley, Assistant Planner
 Mary Fitch, Administrative Analyst

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.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 AR 08-31 (Mad Dash Pizza) 2393 Cohasset Road, APN 007-280-044, -045

Final review of project details as required by conditions of approval adopted by the Board at its January 21, 2009 meeting. The project site is designated Community Commercial on the General Plan diagram and is zoned CC Community Commercial (*Report: Assistant Planner Morley*)

Chair Goulart opened the public hearing at 4:04 p.m. and invited the applicant to make a presentation. Applicant Aaron Souza and designer Michael Dunlavey presented information and answered questions about the project.

There being no further comments, the public hearing was closed at 4:27 p.m.

Board Member Kim moved that the Architectural Review Board approve project details for AR 08-31 (Mad Dash Pizza) subject to the following additional conditions of approval:

10. *Lighting under the canopy shall be 40 watt single tube.*
11. *The landscape plan shall be revised to clearly indicate that the new shade tree in the bulb out area on the south property line is a Flame Maple.*

Board Member Husby seconded the motion, which passed by a vote of 5-0.

3.2 AR 08-28 (Beach Hut Deli) 146 W. 2nd Street, APN 004-071-012

A request to replace an awning, repair surface damage, and paint an existing building located on the northeast corner of the intersection of Broadway and West 2nd Streets. The project site is designated Downtown on the General Plan diagram and is zoned CD Downtown Commercial. (*Report: Associate Planner Sawley*)

Chair Goulart opened the public hearing at 4:43 p.m. and invited the applicant to make a presentation. Scott Krum with Holt Construction presented information and answered questions about the project.

There being no further comments, the public hearing was closed at 4:52 p.m.

After Board deliberation, the public hearing was reopened at 5:50 p.m.

Scott Krum with Holt Construction requested that this project be continued to allow revision of the signage proposal based on direction from the Board.

There being no further comments, the public hearing was closed at 5:51 p.m.

Board Member Borzage moved that the Architectural Review Board continue this item to a date uncertain. Board Member Kim seconded the motion, which passed by a vote of 5-0.

The meeting was recessed at 5:52 p.m. and reconvened at 6:02 p.m. Board Members Goulart, Ambrosia, Borzage, Kim, and Husby were present.

4.0 REGULAR AGENDA

4.1 Status Report on Preparation of Design Guidelines Manual

Senior Planner Bob Summerville and Greg Melton from Land Image presented information and answered questions from the Board Members. Dale Bennett provided comments and suggestions.

4.2 Status Report on Architectural Review Board Work Plan

Principal Planner Mark Wolfe provided an update to the Board.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 7:22 p.m. to the regular meeting of March 4, 2009.

Approved: April 7, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF MARCH 4, 2009
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Nicholas Ambrosia, Acting Chair
 Michael Borzage
 Ken Husby
 David Kim

Board Members Absent: Marci Goulart, Chair

City Staff Present: Mark Wolfe, Principal Planner
 Mike Sawley, Associate Planner
 Jake Morley, Assistant Planner
 Hilary Herman, Building Official

1.0 CALL TO ORDER/ROLL CALL

Acting Chair Ambrosia 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 AR 08-28 (Beach Hut Deli) 146 W. 2nd Street, APN 004-071-012

Review of a revised proposal to replace an awning, repair surface damage, and paint an existing building located on the northeast corner of the intersection of Broadway and West 2nd Streets. The project site is designated Downtown on the General Plan diagram and is zoned CD Downtown Commercial. (*Report: Associate Planner Sawley*)

Vice Chair Ambrosia opened the public hearing at 4:13 p.m. and invited the applicant to make a presentation. Applicant representative Joe Holt, Holt Construction, presented information and answered questions about the project.

There being no further comments, the public hearing was closed at 4:20 p.m.

After Board deliberation, Acting Chair Ambrosia reopened the public hearing at 4:40 p.m. for further discussion with the project proponents.

Applicant representative Joe Holt again answered questions from the Board.

There being no further comments, the public hearing was closed at 4:45 p.m.

After further Board deliberation, Acting Chair Ambrosia reopened the public hearing at 5:02 p.m. for further discussion with the project proponents.

Applicant representative Joe Holt again answered questions from the Board.

There being no further comments, the public hearing was closed at 5:15 p.m.

CHICO ARCHITECTURAL REVIEW BOARD

Regular Meeting of March 4, 2009

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Board Member Kim moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-28 (Beach Hut Deli), subject to the following conditions of approval:

- 1. The developer shall provide a note on the front of the building plans that the project shall be developed in compliance with AR 08-28.*
- 2. All requirements of the other city departments shall be met, including building permit approval. Demolition work shall be conducted under the same building permit as the proposed new awning.*
- 3. The awning shall be broken up into three distinct segments, separated by the width of the pilasters that divide the suites, as follows: one for each of the two ground-floor suites and one for the entrance to the second story suites. A fourth, optional awning may be located on the West Second Street elevation above the rear entrance to the restaurant.*
- 4. The awnings shall each have a valance of no more than one foot (12-inches) in height and an overall height (measured from back edge of awning) of no more than four feet. The awning above the second-story entrance may be taller.*
- 5. The "Tana" color (CL 2754 D, Frazee), shall be applied to the stone veneer below the awning.*
- 6. Signage on the valance shall be limited to 8-inch tall letters, in compliance with the areas depicted on the approved elevation. Any future signage proposed elsewhere on the awning or on the building walls above the awning shall be subject to review by the Architectural Review Board.*
- 7. The color of the supporting structure shall be selected or painted to match the fabric color.*
- 8. All exterior lighting shall be shown on the building plans and shall adhere to the standards of CMC 19.60.050, subject to staff approval.*

Board Member Borzage seconded the motion, which passed by a vote of 5-0.

3.2 AR 09-01 (Hampton Inn) 2465 Martin Luther King, Jr. Blvd., APN 005-490-055

Conceptual review of a 93-bed, 4-story hotel. The project involves 62,834 square feet of building area, with an outdoor pool and spa. Additional site improvements include landscaping, parking, and lighting. (*Report: Assistant Planner Morley*)

Vice Chair Ambrosia opened the public hearing at 5:45 p.m. and invited the applicant to make a presentation. Veenay Solanki, applicant's architect, presented information and answered questions about the project.

There being no further comments, the public hearing was closed at 6:00 p.m.

The Board provided the following comments:

1. *Applicant shall add additional detail around windows, including trim.*
2. *The applicant shall use windows sufficient to cover the noise of the Silver Dollar Racetrack activity and of Highway 99.*
3. *The applicant shall provide landscaping between Tractor Supply and the project location.*
4. *The applicant shall modify the colors to have deeper tones and shades.*
5. *The applicant shall revise landscaping on the north and south sides of the site plan.*
6. *Add additional detailing to the street/west elevation that address the street and reduces the massing.*
7. *Modify lighting to reduce spill-over on the southeast corner. This can be done with a reduction in brightness.*
8. *The applicant shall work with the City of Chico Urban Forest Manager and staff regarding requirements for landscaping as well as prepping the soil, etc.*

4.0 REGULAR AGENDA

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Vice Chair Ambrosia adjourned the meeting at 6:10 p.m. to the adjourned regular meeting of March 18, 2009.


Approved: April 7, 2010



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
March 18, 2009 Meeting

NOTICE IS HEREBY GIVEN that the March 18, 2009 adjourned regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet April 1, 2009 for a regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.


Mary Fitch, Administrative Analyst
Dated: March 10, 2009

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF APRIL 1, 2009
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Nicholas Ambrosia, Vice Chair
 Michael Borzage
 Ken Husby
 David Kim

City Staff Present: Mark Wolfe, Principal Planner
 Debbie Presson, City Clerk
 Greg Redeker, Associate Planner
 Mary Fitch, Administrative Analyst

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.

2.0 BACK TO BASICS PRESENTATION BY THE CITY CLERK'S OFFICE

On behalf of applicant Greg Webb of Webb Homes, Member Borzage moved that the agenda items be taken out of order, with AR 09-02 (Webb Homes) being presented prior to the City Clerk's Back to Basics Presentation. Member Ambrosia seconded the motion which passed 5-0.

3.0 PUBLIC HEARING AGENDA

Declaration of Ex Parte Communications: Board Members Borzage and Ambrosia have discussed AR 09-02 (Webb Homes) with applicant Greg Webb.

4.1 AR 09-02 (Webb Homes) 3445 Esplanade, APN 006-680-009 (portion)

Conceptual review of a proposed 276-unit apartment complex at the southwest corner of Esplanade and Nord Highway. The review is to primarily address the issue of building orientation relative to bounding and proposed streets. The site is designated Medium-High Density Residential on the General Plan diagram and is zoned R3 Medium-High Density Residential. The site is located within the Northwest Chico Specific Plan Area. *(Report: Associate Planner Redeker)*

Chair Goulart opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Greg Webb of Webb Homes presented information and answered questions about the project.

There being no further comments or questions, the public hearing was closed at 4:45 p.m.

The Board provided the following comment:

All 12-plex buildings should be sited so that the front doors face the road wherever a road is adjacent, i.e., buildings 1, 2, 3, 11, 12, 13, 14, 15, 16, 21, 22, and 23 should all be oriented towards adjacent roadways.

CHICO ARCHITECTURAL REVIEW BOARD

Regular Meeting of April 1, 2009

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2.0 BACK TO BASICS PRESENTATION BY THE CITY CLERK'S OFFICE

City Clerk Debbie Presson presented information and answered questions from Board Members. The meeting was recessed at 5:58 p.m. and reconvened at 6:08 p.m. All Board Members were present.

4.2 DEVELOPMENT OF THE 2009-10 ARCHITECTURAL REVIEW BOARD WORK PLAN

It was agreed between all Board Members that this item would be continued to a date uncertain.

5.0 REGULAR AGENDA

There were no items for this agenda.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Board Member Ambrosia reported on the activity of the Downtown Committee.

Board Member Kim reported on the activity of the General Plan Advisory Committee.

Board Members Goulart and Borzage reported on the activity of the Design Guidelines Manual.

8.0 ADJOURNMENT

There being no further business, Acting Chair Goulart adjourned the meeting at 7:13 p.m. to the adjourned regular meeting of April 15, 2009.


Approved: April 7, 2010



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
April 15, 2009 Meeting

NOTICE IS HEREBY GIVEN that the April 15, 2009 adjourned regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet May 6, 2009 for a regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.



Mary Fitch, Administrative Analyst
Dated: April 8, 2009



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
May 6, 2009 Meeting

NOTICE IS HEREBY GIVEN that the May 6, 2009 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet May 20, 2009 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1, Chico Municipal Center, 421 Main Street.


Mary Fitch, Administrative Analyst
Dated: April 28, 2009

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
ADJOURNED REGULAR MEETING OF
MAY 20, 2009

Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Nicholas Ambrosia, Vice Chair
 Michael Borzage
 Ken Husby
 David Kim

City Staff Present: Mark Wolfe, Principal Planner
 Mike Sawley, Associate Planner
 Greg Redeker, 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.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 AR 08-26 (Christensen Apartments) 2925 Godman Avenue, APN 007-220-013

A request to add 33 additional apartment units to a partially-developed 4.3 acre site. The new units would be located on undeveloped portions of the site and an existing 8-unit building would be demolished to create an open space area. The project site is designated Medium-Density Residential on the General Plan diagram and is zoned R2 Medium-Density Residential. (*Report: Associate Planner Sawley*)

Chair Goulart opened the public hearing at 4:15 p.m. and invited the applicant to make a presentation. Applicant representative Jim Stevens of NorthStar Engineering, Tim Crete of Crete Designs, and Tom Phelps, landscape architect, presented information and answered questions about the project.

There being no further comments, the public hearing was closed at 4:30 p.m.

Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 08-26 (Christensen Apartments), subject to the following conditions of approval:

1. *The developer shall provide a note on the front of the building plans that the project shall be developed in compliance with AR 08-26.*
2. *All requirements of other city departments shall be met with building permit approval.*
3. *At the discretion of the owner, the 65-inch black walnut adjacent to Street B is approved for removal. If an attempt is made to retain the tree, then shifting all underground utilities away from the root zone and using pervious pavement under*

- the canopy is recommended. If the black walnut is removed, the applicant shall replace the tree with two 36" box trees of owners selection.*
4. *All grading and building plans shall include a site plan showing existing trees and noting if each is to be retained or removed, consistent with the approved site plan and CMC 19.68.060. For plans involving construction activity within 50 feet of the large oak trees proposed for retention (trees #31-33 on the site plan), tree protection fencing is to be installed no closer than the outer drip line. The fencing shall be inspected by Planning staff prior to commencement of construction and shall remain in place throughout construction activities.*
 5. *A final landscape plan shall be submitted prior to or concurrent with building plans that:*
 - a. *Complies with zoning code requirements, including parking lot shading,*
 - b. *Retains existing parking as shown on the approved site plan, and*
 - c. *Does not conflict with any access easements.*
 6. *The Hardi-plank siding, and wainscoting in the case of unit design #2, shall be carried around the full length of all elevations.*
 7. *The carport modifications shall be architecturally compatible with the remainder of the four-plex structures. The modified carport designs shall be submitted prior to or concurrent with building plan submittal, and shall be subject to review and approval by the Planning Services Department.*
 8. *Any phasing of the project shall be consistent with the following criteria:*
 - a. *Building and/or grading plans for each phase shall include the necessary information to demonstrate compliance with all zoning code requirements, and shall not rely upon a future phase to meet code requirements.*
 - b. *Improvements in the large open space area, including the play structure, shall be completed as shown on the landscape plan prior to issuance of a certificate of occupancy for the twenty-fourth new unit.*
 - c. *Except when improvements are being made to the area, access to the existing open space area behind the 8-plex shall be preserved for tenants.*
 - d. *If tenant parking is temporarily displaced during construction activities, then a temporary parking area may serve the tenants, subject to the review and approval by the Building and Development Services Director.*
 9. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc., shall be screened from public view by integrating the features into the architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on building permit plans, and all screening shall be in place prior to issuance of a certificate of occupancy.*

10. *All exterior lighting shall be shown on the building plans and shall adhere to the standards of CMC 19.60.050, subject to staff approval.*
11. *Contiguous sidewalk is allowed along Godman Avenue in order to save the existing trees in the alignment shown on the site plan, subject to approval by the Building and Development Services Director.*
12. *The pedestrian crossings at each end and the three within Street A shall be raised.*
13. *The sidewalk on the southern side of Street A shall be straightened to provide a more direct pedestrian path and to accommodate larger trash enclosure(s).*
14. *The proposed rectangular gable-end vents shall be replaced with triangular or circular vents (craftsman style recommended).*
15. *The small bathroom slider on the rear elevation shall be enlarged.*
16. *Driveway intersections of Streets B through E shall be constructed with minimum corner radii.*
17. *The mailboxes shall be grouped next to the tot lot, subject to approval by the Postal Service.*

Board Member Ambrosia seconded the motion, which passed by a vote of 5-0.

The meeting was recessed at 5:40 p.m. and reconvened at 5:55 p.m. All Board Members were present.

4.0 REGULAR AGENDA

4.1 DEVELOPMENT OF THE 2009-10 ARCHITECTURAL REVIEW BOARD WORK PLAN

The Board Members discussed the development of the 2009-10 Work Plan. Principal Planner Wolfe summarized the items discussed:

1. *Board Member Kim's name is to appear on the Agenda as a Board Member.*
2. *The Board will continue to refine the application form.*
3. *Principal Planner Wolfe will work to develop language for a program of recently approved projects, possibly in conjunction with the Planning Commission.*
4. *A workshop will be scheduled to discuss the Board's conduct of business, motion making and decision making.*
5. *Principal Planner Wolfe will clarify language regarding the scope and authority of the Architectural Review Board in relation to other projects.*

5.0 BUSINESS FROM THE FLOOR

None.

6.0 **REPORTS AND COMMUNICATIONS**

Chair Goulart reviewed the activity of the Design Guidelines Committee.

7.0 **ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting at 7:00 p.m. to the regular meeting of June 3, 2009.

Approved: May 5, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF JUNE 3, 2009
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Nicholas Ambrosia, Vice Chair
 Michael Borzage
 Ken Husby
 David Kim

City Staff Present: Mark Wolfe, Principal Planner
 Angela Spain, Assistant Planner
 John Olson, Combination Inspector II
 Karen Masterson, Administrative Assistant

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.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 AR 09-03 (Anthem Memory Care) 3049 Esplanade, APN 006-500-009

Conceptual review of a proposed 50-bed extended care facility at the southwest corner of the Esplanade and Amber Grove Drive. The site is designated Office on the General Plan diagram and is zoned OR Office Residential. (*Report: Assistant Planner Spain*)

Chair Goulart opened the public hearing at 4:03 p.m. and invited the applicant to make a presentation. Applicant representative, George Robertson, and Greg Elmore, of CB2 Architects, presented information and answered questions about the project.

There being no further comments, the public hearing was closed at 5:05 p.m.

The Board provided the following suggestions:

1. *Applicant shall provide berming and additional landscaping along the Esplanade to buffer the parking area.*
2. *Applicant shall provide additional landscaping at the northeast corner of the project site.*
3. *Applicant shall provide an employee break area and covered bicycle parking.*

4.0 REGULAR AGENDA

None.

5.0 BUSINESS FROM THE FLOOR

None.

CHICO ARCHITECTURAL REVIEW BOARD

Regular Meeting of June 3, 2009

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6.0 REPORTS AND COMMUNICATIONS

Chair Goulart reported that she and Principal Planner Wolfe presented the 2009-2010 Architectural Review Board Work Plan to the City Council on June 2, 2009. The Council was very complimentary and approved the Work Plan.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:15 p.m. to the adjourned regular meeting of June 17, 2009.

Approved: May 5, 2010

862CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
ADJOURNED REGULAR MEETING OF JUNE 17, 2009
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Nicholas Ambrosia, Vice Chair
 Michael Borzage
 Ken Husby
 David Kim

City Staff Present: Mark Wolfe, Principal Planner
 Greg Redeker, Associate Planner
 Scott Arcoraci, Supervising Inspector
 Karen Masterson, Administrative Assistant

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.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 AR 09-02 (Webb Homes) 3445 Esplanade, APN 006-680-009

Final review of a proposed 276-unit apartment complex at the southwest corner of Esplanade and Nord Highway. The site is designated Medium-High Density Residential on the General Plan diagram and is zoned R3 Medium-High Density Residential. (*Report: Associate Planner Redeker*)

Chair Goulart opened the public hearing at 4:08 p.m. and invited the applicant to make a presentation. Applicant, Greg Webb, provided information and answered questions about the project. Architectural Review Board alternate John Merz expressed his interest in seeing a community garden space included and his concerns about infrastructure.

There being no further comments or questions, the public hearing was closed at 4:30 p.m.

After Board deliberation, the public hearing was reopened at 4:50 p.m. for further questions and discussion.

There being no further comments or questions, the public hearing was closed at 4:52 p.m.

Board Member Kim moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 09-02 (Webb) subject to the following conditions of approval:

1. *The developer shall provide a note on the front of the building plans that the project shall be developed in compliance with AR 09-02.*
2. *All requirements of other city departments shall be met with building permit approval.*

3. *All mitigation measures specified in the NWCSP EIR (SCH#2004082087) which are applicable to this project are hereby incorporated by reference and imposed as conditions of approval.*
4. *Prior to issuance of building permits, the property owner shall record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the project site properties by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.*
5. *Airspace review by the Airport Land Use Commission shall be required for all objects, including trees, over 100 feet in height.*
6. *Signs for the project shall be subject to review and approval by the Planning Services Department.*
7. *Fences and walls for the project shall be subject to review and approval by the Planning Services Department. Wooden fencing installed in conjunction with this project shall include a top rail.*
8. *A final landscape plan shall be submitted prior to or concurrent with building plan submittal that complies with all zoning code requirements, including parking lot shading.*
9. *Light standards and shade trees located in the same planter shall be placed as far away from each other as feasible.*
10. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc., shall be screened from public view by integrating the features into the architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on building permit plans, and all screening shall be in place prior to issuance of a certificate of occupancy.*
11. *All exterior lighting shall be shown on the building plans and shall adhere to the standards of CMC 19.60.050, subject to Planning Services Department staff approval. All wall packs shall be full cutoff fixtures, mounted no higher than 12 feet above grade. Small architectural fixtures adjacent to each front door do not need to meet the full cutoff requirement.*
12. *That portion of the carports extending beyond the planes of the adjoining buildings shall be either removed (such as by shifting the carport structure one or two stalls toward the interior of the project) or buffered with additional landscaping.*

Board Member Borzage seconded the motion, which passed by a vote of 5-0.

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

Principal Planner Wolfe provided the Architectural Review Board members with the final copy of the 2009-2010 Work Plan as adopted by the City Council at its meeting of June 2, 2009.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:22 p.m. to the regular meeting of July 1, 2009.

Approved: May 5, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF JULY 1, 2009
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Nicholas Ambrosia, Vice Chair
 Michael Borzage
 Ken Husby
 David Kim

City Staff Present: Mark Wolfe, Principal Planner
 Jerry Kotysan, Sr. Plan Check Engineer
 Jake Morley, Assistant Planner
 Karen Masterson, Administrative Assistant
 Ryan Martin, Planning Department Intern

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.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 AR 09-04 (Hartford Square Apartments) 2052 Hartford Drive, APN 002-110-093

A request to construct a 28-unit apartment complex at the northeast corner of Forest Avenue and Hartford Drive. The site is designated Medium-High Density on the General Plan diagram and is zoned R3 Medium-High Residential. (*Report: Assistant Planner Morley*)

Chair Goulart opened the public hearing at 4:03 p.m. and invited the applicant to make a presentation. Landscape architect, Jason Bisho, of Land Image, and architect, Greg Peitz, provided information and answered questions about the project.

There being no further comments or questions, the public hearing was closed at 4:38 p.m.

Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 09-04 (Hartford Square Apartments) subject to the following conditions of approval:

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 09-04 (Hartford Square Apartments).*
2. *The site and landscape plans submitted with building permit application shall conform to plans submitted to the Planning Services Department on June 15, 2009. Exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on June 2, 2009.*

3. *At the time of building permit application, the landscape plan shall be modified to illustrate the replacement of six Hackberry trees along Forest Avenue and Hartford Drive with either Chinese Elm or Zekova.*
4. *Prior to issuance of building permits, the landscape plan shall be modified, with Planning Services Department approval, to illustrate that the 50 percent shade requirement is being met.*
5. *Prior to Certificate of Occupancy, the portion of the property that is in conflict with right-of-way improvements shall be dedicated.*
6. *All bicycle racks may be the "winder style", as presented by the applicant.*
7. *Exterior parking lot lighting shall comply with CMC Section 19.60.050 (Exterior Lighting) and be mounted at a height of 12 feet.*
8. *All wall-mounted utilities and associated equipment shall be screened with approved materials and painted to match the structure.*
9. *Proposed monument signage shall meet CMC Section 19.74 standards.*
10. *The rear side of structures "G" and "F" shall be as illustrated on sheet labeled ARB-3.*
11. *The center four windows on structures "G" and "F" shall have the addition of shutters.*
12. *Trim for structures shall be that as shown on sheet labeled ARB-3.*
13. *The color palette shall be darker, but within the same color scale.*
14. *Screening for future PG&E equipment including transformers, shall be approved by Planning Services Department staff.*
15. *Screening of the proposed HVAC units shall be with plaster walls as shown on elevations.*

Board Member Borzage seconded the motion, which passed by a vote of 4-1 (Kim opposed).

3.2 AR 09-09 (Billson Duplex) 432 Nord Avenue, APN 043-230-031

A request to conceptually review a proposal to construct three duplex units on a site containing an existing single family home. The site is designated Medium-High Density on the General Plan diagram and is zoned R3 Medium-High Residential. (*Report: Assistant Planner Morley*)

Chair Goulart opened the public hearing at 5:10 p.m. and invited the applicant to make a presentation. Applicant Billson provided information and answered questions about the project.

There being no further comments or questions, the public hearing was closed at 5:42 p.m.

The Board provided the following suggestions:

1. *Work with Planning Services staff to bring the proposed project into the required density range for the Medium-High Density general plan range.*
2. *Consider relocating the two proposed stalls closest to Nord Avenue to within the project site.*
3. *Check with the Fire Department to see the potential of reducing the drive aisle near the house down from 24 feet.*
4. *Add additional elements to the western elevation on the structure that fronts the parking lot. Elements could include:*
 - *The use of corrugated metal*
 - *Addition of gables*
 - *Addition of landscaping/vines on lower elevation*
 - *Utilize bracket details*
5. *Use a variety of colors for each structure.*
6. *Consider relocating the trash enclosure to the northern property line.*
7. *Limit the potential for the trash enclosure metal door being left open, consider adding a pedestrian entrance by jogging one of the enclosure walls.*
8. *Provide tenant amenity throughout the site so that one unit does not seem to have "possession" over proposed amenity.*
9. *Utilize the large un-used area located at the rear of the project site.*
10. *Better utilize large pavement area between first unit and parking area.*

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

Principal Planner Wolfe provided an update on the Design Guidelines Manual. Board Member Ambrosia provided an update on the Ad Hoc Downtown Committee.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:44 p.m. to the adjourned regular meeting of July 15, 2009.

Approved: May 5, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
ADJOURNED REGULAR MEETING OF JULY 15, 2009
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Nicholas Ambrosia, Vice Chair
 Michael Borzage
 David Kim

Board Members Absent: Ken Husby

City Staff Present: Mark Wolfe, Principal Planner
 Jake Morley, Assistant Planner
 Angela Spain, Assistant Planner
 Karen Masterson, Administrative Assistant

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.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 AR 09-03 (Anthem Memory Care) 3049 Esplanade, APN 006-500-009

Review of a 50-bed extended care facility at the southwest corner of Esplanade and Amber Grove Drive. The site is designated Office on the General Plan diagram and is zoned OR Office Residential. (*Report: Assistant Planner Spain*)

Chair Goulart opened the public hearing at 4:10 p.m. and invited the applicant to make a presentation. Applicant, George Robertson, and architect, Greg Elmore of CB/2, provided information and answered questions about the project.

There being no further comments or questions, the public hearing was closed at 4:30 p.m.

Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 09-03 (Anthem Memory Care) subject to the following conditions of approval:

1. *The applicant shall provide a note on the front of the building plans that the project shall be developed in compliance with AR 09-03 (Anthem Memory Care).*
2. *The applicant shall secure approval of a Use Permit to allow an extended care facility at the project site. This approval shall not become effective until such Use Permit has been approved and issued.*
3. *All wall mounted utilities and associated equipment shall be painted to match the structure.*
4. *All bicycle racks shall be of an inverted "U" design (Dero "Hoop" or equivalent).*

5. *A final landscape plan shall be submitted prior to or concurrent with building plan submittal that complies with the Chico Municipal Code (CMC).*
6. *All requirements of other city departments shall be met with building permit approval.*
7. *All exterior lighting shall be shown on the building plans and shall adhere to the standards of CMC 19.60.050, subject to Planning Services Department staff approval.*
8. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc., shall be screened from public view by integrating the features into the architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on building permit plans, and all screening shall be in place prior to issuance of a certificate of occupancy.*
9. *On the east elevation, stone veneer wainscot shall be used to accent the front entrance. The wainscot shall wrap around the front entrance section. The stone veneer wainscot shall match the stone veneer wainscot on the entry columns.*
10. *All proposed signs shall be submitted for review and approval by Planning Services Department staff.*
11. *On the east elevation, the window on the tower element shall be reduced in size. The design of the window shall be submitted to Planning Services Department staff for final review and approval.*
12. *The generator screen wall and the trash enclosure shall be constructed with split face CMU block in beige.*
13. *On the south elevation, the fence around the outdoor area shall be constructed with white vinyl materials.*

Board Member Borzage seconded the motion, which passed by a vote of 4-1. (Husby absent).

3.2 AR 09-05 (Butte County Vector Control) 444 Otterson Drive, APN 039-620-026

A request to construct a 10,000 square foot industrial building at the terminus of Otterson Drive. The site is designated Manufacturing and Warehousing on the General Plan diagram and is zoned ML Light Manufacturing/Industrial. *(Report: Assistant Planner Morley)*

Chair Goulart opened the public hearing at 4:50 p.m. and invited the applicant to make a presentation. Applicant, Steve Honeycutt, and architect, Chad Finch of RGA Associates, provided information and answered questions about the project.

Community member, Emily Alma, lives directly across the creek from this project. She expressed concerns about continued buildout of this area. Community member and neighbor, Sheldon Frasier, expressed his concerns regarding use and storage of pesticides at the site.

There being no further comments or questions, the public hearing was closed at 6:10 p.m.

CHICO ARCHITECTURAL REVIEW BOARD

Adjourned Regular Meeting of July 15, 2009

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The meeting was recessed at 6:30 p.m. and reconvened at 6:40 p.m. Board members Goulart, Ambrosia, Borzage and Kim were present.

Board Member Ambrosia moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 09-05 (Butte County Vector Control) subject to the following conditions of approval:

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 09-05 (Butte County Vector Control).*
2. *The site and landscape plans, exterior elevations, features, materials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on June 11, 2009, except as may be modified by conditions of approval.*
3. *All wall-mounted utilities and associated equipment shall be screened with approved materials and painted to match the structure.*
4. *All bicycle racks shall be of an inverted "U" design (Dero "Hoop" or equivalent) with a paint or powder coated finish.*
5. *Parking lot lighting shall be at a height of 14 feet from finish grade to the bottom of fixture.*
6. *Fencing along the western elevation shall be vinyl coated chain-link (Green or Black) with no slats.*
7. *Landscape plan shall be modified to introduce a new island planter, the length of a parking stall, in front of the building. A new parking lot shade tree shall be installed within this planter.*
8. *Planting area along the front of the building shall be increased to a width of 4 to 5 feet to allow the installation of larger planting material.*
9. *Provide a path of travel to a new gate feature in the western fence to allow employees the ability to access the green space.*
10. *Provide a photometric for staff review and approval.*
11. *Provide a catalog cut sheet for staff for the proposed up-lighting on each column. Lighting shall be cut off at the top of each column.*
12. *Lighting on the north elevation shall be mounted at 10 feet with motion sensors.*
13. *The base of the monument sign shall be increased to 18 inches.*
14. *Windows shall contain one horizontal mullion, not vertical.*

Board Member Borzage seconded the motion, which passed by a vote of 3-1-1. (Kim opposed, Husby absent).

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

Chair Goulart reviewed the activity of the Design Guidelines Committee.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 6:55 p.m. to the regular meeting of August 5, 2009.

Approved: May 5, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF AUGUST 5, 2009
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Michael Borzage
 David Kim
 Ken Husby

Board Members Absent: Nicholas Ambrosia, Vice Chair

City Staff Present: Mark Wolfe, Principal Planner
 Jerry Kotysan, Sr. Plan Check Engineer
 Zach Thomas, Senior Planner
 Mary Fitch, Administrative Analyst
 Judy Cooper, Office Assistant III

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.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 AR 09-07 (16th Street Subdivision) APN 005-422-023

Review of eight single-family residential units to be developed within an 8-lot 1.01 acre residential subdivision located south of the intersection of 16th Street and D Street, within the Chapman/Mulberry Neighborhood. The project site is designated Medium Density Residential on the General Plan diagram and is zoned R-2 Medium Density Residential. (*Report: Senior Planner Thomas*)

Chair Goulart opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation. Project architect, Matt Gallaway of RGA, provided information and answered questions about the project.

There being no further comments or questions, the public hearing was closed at 4:22 p.m.

Board Member Kim moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 09-07 (16th Street Subdivision) subject to the following conditions of approval:

1. *Prior to or concurrent with the submittal of a building permit application, the applicant shall submit four (4) final elevation drawings incorporating the following applicable conditions of approval. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 09-07.*

CHICO ARCHITECTURAL REVIEW BOARD

Regular Meeting of August 5, 2009

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2. *All exterior lighting shall be fully shielded and directed on site to prevent glare and spillage onto adjacent sites as required by Chico Municipal Code section 19.60.050.*
3. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc., shall be screened from public view in compliance with Chico Municipal Code section 19.60.060(h)(2) by integrating the features into the approved architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on the building plans, and all screening shall be in place prior to issuance of a certificate of occupancy.*
4. *The exterior elevations features, materials and colors of the structure shall conform to the plans submitted to the Planning Services Department on June 2, 2009, except as may be modified by conditions of approval.*

Board Member Borzage seconded the motion, which passed by a vote of 4-1. (Ambrosia absent).

3.2 AR 09-08 (Joe's Bar) 749 West 5th Street, APN 004-211-001

Review of the reconstruction of a structure on the southeast corner of West 5th Street and Cherry Street. The reconstruction will seismically retrofit the structure and accommodate Americans with Disabilities Act building standards. The site is designated Medium-High Density Residential on the General Plan diagram and is zoned R3 Medium-High Density Residential (*Report: Senior Planner Thomas*)

Chair Goulart opened the public hearing at 4:27 p.m. and invited the applicant to make a presentation. Applicant representatives Ed Burns, and architect, Tom Norlie, provided information and answered questions about the project. Community member, Timothy Muir, expressed his fondness of the building and doesn't want to see it torn down.

There being no further comments or questions, the public hearing was closed at 5:58 p.m.

Board Member Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 09-08 (Joe's Bar) subject to the following conditions of approval:

1. *Prior to or concurrent with the submittal of a building permit application, the applicant shall submit four (4) final elevation drawings incorporating the following applicable conditions of approval. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 09-08.*
2. *All exterior lighting shall be fully shielded and directed on site to prevent glare and spillage onto adjacent sites as required by Chico Municipal Code section 19.60.050.*

CHICO ARCHITECTURAL REVIEW BOARD

Regular Meeting of August 5, 2009

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3. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc., shall be screened from public view in compliance with Chico Municipal Code section 19.60.060(h)(2) by integrating the features into the approved architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on the building plans, and all screening shall be in place prior to issuance of a certificate of occupancy.*
4. *The exterior elevations, features, materials and colors of the structure shall conform to the plans submitted to the Planning Services Department on June 2, 2009, except as may be modified by conditions of approval.*
5. *The applicant shall return the brick on the corner by 2 feet.*
6. *The applicant shall move the electrical panel away from the first half of the building, preferably to the south facade.*
7. *The patio cover is to be green to match the front awning.*
8. *The current window lettering is to be replicated on the two new front windows.*
9. *The stucco color is to be as close as possible to the existing color and it shall match the new brick color.*

Board Member Kim seconded the motion, which passed by a vote of 4-1. (Ambrosia absent).

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

Principal Planner Wolfe reported that AR 09-05 (Butte County Vector Control) was appealed on the basis of environmental issues. Board Member Goulart reported that Mr. Wolfe has been promoted to Interim Planning Services Director.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:30 p.m. to the adjourned regular meeting of August 19, 2009.

Approved: May 5, 2010

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
ADJOURNED REGULAR MEETING OF AUGUST 19, 2009
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Nicholas Ambrosia, Vice Chair
 Ken Husby
 Michael Borzage

Board Members Absent: David Kim

City Staff Present: Mark Wolfe, Principal Planner
 Jake Morley, Assistant Planner
 Bob Summerville, Senior Planner
 Nelson George, Building Official
 Mary Fitch, Administrative Analyst
 Judy Cooper, Office Assistant III

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.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 AR 08-21 (Mock) 2432 Esplanade, APN 006-072-036

A proposal to remodel an existing 17,213 square foot structure (Thrifty Bargain). The project site is designated Community Commercial on the General Plan diagram and is zoned CC Community Commercial. (*Report: Assistant Planner Morley*)

Chair Goulart opened the public hearing at 4:00 p.m. and invited the applicant to make a presentation. Project architect Greg Peitz and project landscape architect Jason Bisho provided information and answered questions about the project. There being no further comments or questions, the public hearing was closed at 4:20 p.m.

After the Board expressed concerns regarding location of the dumpster and the height of the lights, the public hearing reopened to discuss with the neighbor, Judy Johnson, her concerns about the location of the dumpster in relation to trash that is always found across the fence and in her yard. She consented to work with the architect and property owner towards a resolution. The public hearing was again closed at 4:26 p.m.

Vice Chair Ambrosia moved that the Architectural Review Board adopt the finding contained in the agenda report and approve AR 08-21 (Mock) subject to the following conditions of approval:

1. *The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 08-21 (Mock).*

2. *The site plan, landscape plan, exterior elevations, features, aterials, and colors of the structures shall conform to the plans submitted to the Planning Services Department on July 23, 2009, unless modified by a condition of approval or by Architectural Review Board action.*
3. *All wall-mounted utilities, including future utility boxes, gas meters and associated equipment, shall be painted to match the structure and screened by appropriate materials as approved by the Planning Services Department.*
4. *The landscaping plan shall be amended to include Purple Flax, or equivalent species to screen utility boxes, gas meters and back flow prevention devices.*
5. *All bicycle racks shall be of an inverted "U" design (Dero "Hoop" or equivalent).*
6. *Future signage shall conform to the CMC regulations governing signage and that staff will review for compliance.*
7. *The applicant shall work with the neighbor (Ms. Johnson) and City staff to develop a mutually satisfactory resolution for the existing trash enclosure.*
8. *Final design of wall-mounted lighting shall minimize spillover through the use of limited wattage and cutoff fixtures, subject to staff review and approval. All-wall mounted lighting shall be installed at 9 feet from grade.*
9. *Existing Cork Oaks along the Esplanade are to remain and shall be subject to CMC section 19.68 Tree Preservation Measures.*

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

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

Principal Planner Wolfe updated the Board on the status of the Design Guidelines Manual. Senior Planner Summerville provided information on the status of the Historic Preservation Program.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 4:52 p.m. to the regular meeting of September 2, 2009.

Approved: March 3, 2010



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
September 2, 2009 Meeting

NOTICE IS HEREBY GIVEN that the September 2, 2009 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet September 16, 2009 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street.

By: Mary Fitch, Administrative Analyst

Dated: August 27, 2009

Distribution:

Council (7)
City Manager
City Clerk



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
September 16, 2009 Meeting

NOTICE IS HEREBY GIVEN that the September 16, 2009 adjourned regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet October 7, 2009 for a regular meeting at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street.

By: Mary Fitch, Administrative Analyst

Dated: September 9, 2009

Distribution:

Council (7)
City Manager
City Clerk

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF OCTOBER 7, 2009
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Ken Husby
 Michael Borzage

Board Members Absent: Nicholas Ambrosia, Vice Chair

City Staff Present: Bob Summerville, Senior Planner
 Jake Morley, Associate Planner
 Greg Redeker, Associate Planner
 Jerry Kotysan, Sr. Plan Check Engineer
 Mary Fitch, Administrative Analyst II
 Judy Cooper, Office Assistant III

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.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 AR 07-20 (Lassen View Promenade) 2760 Esplanade, APN 006-044-002

A request to modify a condition of approval which limited the size of tenant signage in a retail center to 14 inches in height. The subject site is designated Community Commercial on the General diagram and is located in the CC Community Commercial zoning district. (*Report: Associate Planner Morley*)

Chair Goulart opened the public hearing at 4:05 p.m. and invited the applicant to make a presentation. Project architect Scott Gibson, Joe Hupp of Hupp Neon, and property owner Byron Cross provided information and answered questions about the project. Mark Panighetti, tenant and owner of Panighetti's Restaurant, talked about the need for larger signage. There being no further comments or questions, the public hearing was closed at 4:27 p.m.

Board Member Borzage moved that the Architectural Review Board approve the following modification to Condition of Approval, No. 4 E for AR 07-20 (Lassen View Promenade):

For tenant signage, letter height shall be limited to a maximum of 30 inches, and the overall size of signs shall be further limited according to the following formula: Beginning along the Esplanade frontage, a maximum of 1 square foot of sign area per linear foot of frontage for the first 25% of the building length, a maximum of 1.25 square feet of sign area per linear foot of frontage for the next 25% of the building length, and a maximum of 1.5 square feet of sign area per linear foot of frontage for the remaining 50% of the building length. City staff shall have discretion to make minor adjustments to the ratio restrictions as necessary in order to most reasonably comply with the intent of this condition.

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Board Member Husby seconded the motion, which passed by a vote of 3-0-1 (Ambrosia absent).

The meeting was recessed at 4:50 p.m. and reconvened at 5:00 p.m. Board Members Borzage, Goulart and Husby were present.

3.2 AR 09-12 (Cunningham Development Co.) North side of Forest Avenue, west of Jan Court, APNs 002-210-067, -068, -069, -070 & -071 (portion)

A request to construct an 11,200 s.f. office building for use by the Social Security Administration. The subject site is designated Community Commercial on the General Plan diagram and is located in the CC Community Commercial zoning district. (*Report: Associate Planner Redeker*)

Chair Goulart opened the public hearing at 5:10 p.m. and invited the applicant to make a presentation. Project architect Mike Brady provided information and answered questions about the project. There being no further comments or questions, the public hearing was closed at 5:40 p.m.

Board Member Borzage moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 09-12 (Cunningham Development Co.) subject to the following conditions of approval:

1. *The applicant shall provide a note on the front of the Building plans that the project will be developed in compliance with AR 09-12.*
2. *The site plan, exterior elevations, features, materials and colors of the structures and site improvements shall conform to the plans, cut sheets, and materials board submitted to the Planning Services Department on September 3, 2009, except as modified by any other condition of approval.*
3. *The final building design shall incorporate the "Olive Sprig" stucco accents on all four sides as indicated on the supplemental elevations date-stamped September 30, 2009. All other building details, including the striped masonry pattern, shall conform to the original elevations date-stamped September 3, 2009.*
4. *Landscaping shall conform to the Landscape Plan submitted to the Planning Services Department on September 3, 2009, except as modified by any other conditions of approval.*
5. *The applicant shall replace or repair any public improvements damaged during construction as directed by the Building and Development Services Department, and shall construct all public improvements directly serving the project.*
6. *The underlying parcels shall be merged prior to issuance of a building permit for the project.*
7. *The final sign design, including colors, location and size, shall be subject to Planning Services staff review and approval, and shall be substantially similar to what is shown on the elevations. The ground-mounted sign shall be modified to be no more than 6 feet in height.*

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8. *All bicycle racks shall be of an inverted "U" design (Dero "Hoop" or equivalent). The racks shall be factory coated in a color compatible with the project design, and shall be placed beneath an architecturally-compatible flat-roofed accessory shade structure.*
9. *All parking lot lighting shall be no greater than 18 feet above finished grade, and shall incorporate additional shields as needed along the northern property line to prevent light spill onto adjacent property.*
10. *The applicant shall construct a CMU block wall six feet in height along the northern property line, with a design that matches the main building materials.*
11. *The blue oaks shall be removed from the north side of the building and substituted with a different species to be approved by Planning staff. The replacement species shall be larger and faster growing than blue oaks.*
12. *An outside break area shall be provided, subject to Planning staff approval of the design.*
13. *Architecturally compatible screening of roof-mounted mechanical units shall be provided, to be approved by Planning staff. The parapet wall need not be increased in height to provide this screening.*

Board Member Husby seconded the motion, which passed by a vote of 3-0-1 (Ambrosia absent).

3.3 AR 09-14 (Tochterman) 341 Broadway, APN 004-151-007

A request to apply cosmetic improvements to the exterior of the Waterland-Breslauer Building, consistent with the building's original design including the addition of a replicated cornice and scrolled trim and the application of a new three-tone paint scheme. The Waterland-Breslauer Building is a prominent landmark in Downtown Chico and is designated Downtown on the General Plan diagram and in the CD-LM Downtown Commercial-Landmark overlay zoning district. (*Report: Senior Planner Summerville*)

Chair Goulart opened the public hearing at 6:18 p.m. and invited the applicant to make a presentation. Project architect Lenn Goldmann, contractor Richard Billson, and property owner Alan Tochterman provided information and answered questions about the project. Contractor Billson presented a side-view diagram of the cornice detail.

The meeting was recessed at 6:32 p.m. and the Board and interested parties went outside to look at an example of the cornice that the builder brought to the meeting in his truck. The meeting was reconvened at 6:44 p.m. Board Members Borzage, Goulart, and Husby were present.

There being no further comments or questions, the public hearing was closed at 6:45 p.m. *Board member Ken Husby moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 09-14 (Tochterman) subject to the following condition of approval:*

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The cover sheet of all approved building plans shall note in bold type face that the project shall comply with AR 09-14 (Tochterman) including all paint colors, cornice, and trim details applied to the building. No building permits shall be finalized without prior approval of Planning Service Department staff.

Board Member Borzage seconded the motion, which passed by a vote of 3-0-1 (Ambrosia absent).

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

Administrative Analyst Fitch announced the resignation of board member David Kim, effective immediately. Senior Planner Summerville briefly discussed the joint ARB/PC meeting that will take place on October 15, 2009.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 7:10 p.m. to the joint ARB/PC meeting of October 15, 2009.

Approved: March 3, 2010



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
October 21, 2009 Meeting

NOTICE IS HEREBY GIVEN that the October 21, 2009 adjourned regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet November 4, 2009 for a regular meeting at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street.

By: Mary Fitch, Administrative Analyst

Dated: October 15, 2009

Distribution:

Council (7)
City Manager
City Clerk

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING OF NOVEMBER 4, 2009
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Nicholas Ambrosia, Vice Chair
 Michael Borzage
 Ken Husby

City Staff Present: Bob Summerville, Senior Planner
 Zach Thomas, Senior Planner
 Mike Sawley, Associate Planner
 Nelson George, Interim Building Official
 Mary Fitch, Administrative Analyst II
 Judy Cooper, Office Assistant III

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.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

Board Member Ken Husby reported that he knew one of the presenters about ten years ago in college.

3.1 Modification of AR 08-28 (Beach Hut Deli) 146 W. 2nd Street, APN 004-071-012

A request to modify previously approved signage consisting of the reinstallment of a decorative wall sign with internally illuminated channel letters above a new awning . The subject site is designated Downtown on the General Plan diagram and is located in the CD-LM Downtown Commercial zoning district. *(Report: Associate Planner Sawley)*

Chair Goulart opened the public hearing at 4:03 p.m. and invited the applicant to make a presentation. Christina Dimas, representing the applicant, provided information and answered questions regarding the project. There being no further comments, the public hearing was closed at 4:10 p.m.

Board member Ambrosia moved that the Architectural Review Board approve the proposed modification to project signage for AR 08-28.

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

3.2 AR 09-11 (David Murray) 354 E. 5th Street, APN 004-175-011

A request to construct a second story on an existing nonconforming structure, located on a nonconforming parcel. The proposal would result in a mixed-use project with ground floor offices and a second story residential unit. The subject site is designated Downtown on the General Plan diagram and is located in the RD-LM Downtown Residential-Landmark overlay district. *(Report: Associate Planner Sawley)*

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Regular Meeting of November 4, 2009

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Chair Goulart opened the public hearing at 4:15 p.m. and invited the applicant to make a presentation. Lenn Goldmann, project architect, provided information, answered questions regarding the project and presented an original colors and materials board. Neighbor Sara Myles expressed concerns that the project will affect the solar access to her home and the lack of value in a saltbox design. There being no further comments, the public hearing was closed at 4:33 p.m.

Chair Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 09-11 (Murray), subject to the following conditions of approval:

1. *The developer shall provide a note in bold typeface on the front of the building plans that the project shall be developed in compliance with AR 09-11.*
2. *All requirements of other city departments shall be met, including building permit approval.*
3. *Six-foot solid wood fencing shall be installed along the rear property line following demolition of the existing garage. The fencing shall either match the existing fencing or replace the entire segment of 6-foot fencing along the rear property line.*
4. *The building plans shall be revised such that:*
 - a. *The size of the ground floor windows facing East 5th Street are 2646,*
 - b. *The ground floor windows facing Flume Street are 4046 on the left hand side and a pair of 2646 on the right hand side (separated by a six inch divider),*
 - c. *The second floor windows facing Flume Street are 4046 on the left hand side and a pair of 2646 on the right hand side (separated by a six inch divider), and*
 - d. *Trim on the building corners shall match the body of the building (pickle barrel).*
5. *The brick wainscot shall continue across the wall of the rear elevation.*
6. *Double the thickness of the shutters on the Flume Street elevation to provide a bi-fold appearance (i.e. build them with 2 inches of relief from the building surface instead of the standard 1 inch).*

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

The meeting was recessed at 4:45 p.m. and reconvened at 5:00 p.m. Board Members Ambrosia, Borzage, Goulart, and Husby were present.

3.3 AR 09-13 (Skyway Corners Plaza) Southwest corner of Raley Boulevard and Bruce Road, APNs 002-210-023, -024, and -025

Conceptual review of a request to develop a 3.32 acre site with a commercial center consisting of four retail/office buildings and 141 parking spaces. The subject site is designated Community Commercial on the General Plan diagram and is located in the CC-Community Commercial zoning district. (*Report: Senior Planner Thomas*)

CHICO ARCHITECTURAL REVIEW BOARD

Regular Meeting of November 4, 2009

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Chair Goulart opened a public hearing at 5:10 p.m. and invited the applicant to make a presentation. Owner and developer Williams Hughes and project architect Dean Taise provided information and answered questions about the project. There being no further comments, the public hearing was closed at 5:58 p.m.

The Architectural Review Board provided the following comments:

1. *Reconsider the location and design of Pad A from the standpoint of making the corner an entry feature to the overall center.*
2. *Consider reducing the exposure of the parking along Bruce Road with a slight berm or wall.*
3. *Due to their visibility from adjacent property, provide enhanced architectural detail on the rear elevations of Retail 1, Retail 2, and Pad B.*
4. *Limit site lighting to a maximum of 14 feet around the perimeter and 18 feet in the central parking lot.*

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

Senior Planner Summerville invited the Board Members to attend the Design Guidelines presentation at the Planning Commission meeting on November 5, 2009.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 6:05 p.m. to the adjourned regular meeting of November 18, 2009.

Approved: March 3, 2010



City of Chico
NOTICE OF CANCELLATION
of
Architectural Review Board
November 18, 2009 Meeting

NOTICE IS HEREBY GIVEN that the November 18, 2009 adjourned regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet December 2, 2009 for a regular meeting at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street.

By: Mary Fitch, Administrative Analyst

Dated: November 12, 2009

Distribution:

Council (7)
City Manager
City Clerk



City of Chico

NOTICE OF CANCELLATION

of

Architectural Review Board

December 2, 2009 Meeting

NOTICE IS HEREBY GIVEN that the December 2, 2009 regular meeting of the Architectural Review Board of the City of Chico has been cancelled.

The Architectural Review Board will meet December 16, 2009 for an adjourned regular meeting at 4:00 p.m. in Conference Room 1 of the Chico Municipal Center, 421 Main Street.

Mary Fitch by jc
By: Mary Fitch, Administrative Analyst

Dated: November 24, 2009

Distribution:
Council (7)
City Manager
City Clerk

CITY OF CHICO
ARCHITECTURAL REVIEW BOARD
ADJOURNED REGULAR MEETING OF DECEMBER 16, 2009
Municipal Center - 421 Main Street - Conference Room 1

Board Members Present: Marci Goulart, Chair
 Michael Borzage
 Ken Husby

Board Members Absent: Nicholas Ambrosia, Vice Chair

City Staff Present: Bob Summerville, Senior Planner
 Mike Sawley, Associate Planner
 Nelson George, Interim Building Official
 Judy Cooper, Office Assistant III

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.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 AR 09-15 (Heritage Landing Apartments), APN 006-170-034

A request to construct an apartment complex consisting of seven apartment buildings with a total of 112 apartment units and a clubhouse on an eight acre site. The subject site is designated Medium Density Residential on the General Plan diagram and falls within the scope of the Northwest Chico Specific Plan Environmental Impact Report. It is zoned R2 Medium Density Residential. (*Report: Associate Planner Sawley*)

Chair Goulart opened the public hearing at 4:08 p.m. and invited the applicant to make a presentation. Project consultants Jim Mann, Peter Stackpole, Jason Bisho, West Gilbert, Salvatore Evola, and Albert Seeno provided information and answered questions regarding the project.

There being no further comments, the public hearing was closed at 5:01 p.m.

Chair Goulart moved that the Architectural Review Board adopt the findings contained in the agenda report and approve AR 09-15 (Heritage Landing Apartments), subject to the following conditions of approval:

1. *The developer shall provide a note on the front of the building plans that the project shall be developed in compliance with AR 09-15.*
2. *All requirements of other city departments shall be met with building permit approval.*
3. *The developer shall construct shelters over a minimum of one-half of the bicycle parking spaces using a variation of the trash enclosure design that includes a roof.*

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Regular Meeting of December 16, 2009

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Each bicycle parking shelter shall measure approximately 16 feet wide by eight feet deep, situated over approved banks of bike parking.

4. *A minimum of three unique exterior paint schemes that add interest shall be used, and assigned such that adjacent buildings do not receive the same paint scheme. The additional schemes may reuse colors from the approved color palette but shall include at least one other compatible color that provides stronger variation in the palette, subject to Planning staff approval in coordination with Chair Goulart. The exterior color scheme for each building shall be specified on the building plans.*
5. *A minimum of four feet clear shall be provided for sidewalks with overhanging bumpers (typically resulting in a total sidewalk width of six feet), and a minimum of three feet clear shall be provided around all trees for hardscape features (ensuring that 2-foot bumper overhangs will leave space for the tree to grow). Revised site and landscape plans shall be submitted demonstrating that all zoning requirements will be met.*
6. *Fencing types shall be limited to the proposed cedar fencing along the eastern boundary and metal picket fencing for the balance of the site. Wooden fencing installed in conjunction with this project shall include a top rail.*
7. *If vehicular access to the site interior is controlled by electronic gates, then all such gates shall be equipped with emergency response activation in the form of radio, strobe, siren, or other method deemed acceptable by the City Police and Fire Departments.*
8. *A fourth trash enclosure shall be provided near the midpoint of the drive aisle fronting the levee and the trash enclosure near the southwest corner of the site shall be relocated a minimum of 50 feet closer to the primary entrance. Alternatively, the applicant may modify the size and number of trash enclosures in a manner that would provide refuse disposal locations within 250 feet of all units.*
9. *All utility equipment, including water back-flow prevention devices, electrical boxes, etc., shall be screened from public view by integrating the features into the architecture, under-grounding, landscaping, painting, or some combination thereof. These features and the screening technique shall be shown on building permit plans, and all screening shall be in place prior to issuance of a certificate of occupancy.*
10. *All exposed metal scuppers and flashing on porches, stairwells, etc., shall be painted to match adjacent wall surfaces. Reposition porch scuppers to the sides of exterior porches.*
11. *The following mitigation measures specified in the NWCSP EIR (SCH #2004082087) are applicable to this project and are hereby incorporated by reference and imposed as conditions of approval: AIR-1a, AIR-1b, BIO-5, BIO-6, BIO-7, CULT-3a, CULT-3b, GEO-1, and HYDRO-3.*
12. *Pedestrian crosswalks shall be added connecting the courtyard between buildings 1 and 2 to the central recreational area, and connecting the center of building 3 to the central recreational area (see enclosed Annotated Site Plan).*

CHICO ARCHITECTURAL REVIEW BOARD

Regular Meeting of December 16, 2009

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Board Member Borzage seconded the motion, which passed by a vote of 3-0-1 (Abrosia absent).

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

None.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:17 p.m. to the regular meeting of January 6, 2010.

Approved: March 3, 2010