

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the Adjourned Regular Meeting
September 4, 2013

Municipal Center
421 Main Street
Conference Room I

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

Board Members Absent: Dale Bennett

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 4:02 p.m. Board Members and staff were present as noted above. Chair Goulart disclosed she had received ex-parte communications in the form of an email from Karen Swartz.

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 13-12 (Peitz/Bridges) 1024 Esplanade; APN 002-550-020

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

Chair Goulart opened the public hearing at 4:07 pm and invited the applicant to make a presentation.

- Vera Bridges, applicant/owner, and Greg Peitz, project architect addressed the Board on behalf of the applicant.
- Karen Laslo, and Karen Swartz, expressed to the Board concerns regarding parking and design.

Chair Goulart closed the public hearing at 4:36 pm.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-12 (Peitz/Bridges) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-12 (Peitz/Bridges)

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 13-12 (Peitz/Bridges). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and associated equipment, shall be screened by appropriate materials and colors, illustrated or notated on the building plans as requiring screening, and subject to approval by Planning staff prior to issuance of a certificate of occupancy.
3. The lap siding on the new structure shall extend down to no more than four feet, six inches, above grade the sills of the windows on the left elevation, or lower. Exposed stucco or masonry below the lap siding shall be painted to match the body of the building and a painted trim piece shall be installed over the seam between the two types of exterior materials.
4. Subject to Planning staff approval prior to issuance of a building permit, a detailed landscape plan shall be submitted that specifies how existing trees to remain will be protected during construction (per CMC 19.68.060). At least two new trees shall be planted at the site to replace the palm trees that were recently removed. Include landscape shrubs that will provide screening for the additional width of the new structure, aiming to preserve the square appearance of the existing residence.
5. Exterior light fixtures shall be mounted no more than eight feet above grade, or no more than ten feet above grade if full-cutoff models are installed.
6. Carriage-style hardware shall be used for the garage door and pedestrian doors.

7. New porch columns shall be turned wood with simple square capitals that match the columns on the existing residence.
8. The two doors on the left-hand side of the rear elevation shall have a similar level of architectural detail as the doors on the right-hand side of the rear elevation, or the doors on the front elevation.
9. Use windows with muntins on the new structure, similar windows on the existing residence.
10. Use 6-inch by 6-inch columns on the front porch of the lower story of the new structure.
11. Add one or more bike racks for common use.
12. *Information Only: Consider reducing the number of different window sizes and using more of the windows shown on the left elevation of the new building.*

The motion was seconded by Board Member Irving and passed 3-1-1 (Goulart opposed, Bennett absent).

3.2 Architectural Review 13-08 (Blanshei) 555 Flying V Street; APN 002-550-020

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

Chair Goulart opened the public hearing at 5:10 pm and invited the applicant to make a presentation.

Scott Gibson, architect, Bill Brouhard, property owner, Shelly Blanshei, applicant, and Mike Trollinder, addressed the Board on behalf of the project and responded to Board questions.

With no other members of the public wishing to address the Board, 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 13-08 (Blanshei) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-08 (Blanshei)

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 13-08 (Blanshei/T-Bar). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. The permittee shall submit a sign review application to the Community Development Department that includes all architectural plans and drawings approved by the Board in conjunction with their approval of a comprehensive sign program for AR 13-08 (Blanshei/T-Bar).
3. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development, Public Works, and Fire Departments. and the Engineering Division of the Community Services Department. The permittee is responsible for contacting these offices to verify the need for compliance.
4. Prior to or concurrent with the submittal of a building permit application, the permittee shall submit to Planning staff one check-copy set of final revised site plans, landscape plans, and building elevations incorporating all applicable conditions of approval adopted by the Board.
5. *The architect shall work with staff to design a safe, visible pedestrian path from Flying 'V' Street to the café, passing through but not degrading landscaped areas as necessary. The path shall be illustrated on all building plans, subject to staff review and approval.*
6. *Architectural review and approval of future expansion of the café and outside dining areas may be conducted administratively by planning staff.*

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

3.3 Architectural Review 13-06 (McDonald's) 1388 East Avenue; APN 016-060-054

Greg Redeker presented staff report and responded to Board questions.

Chair Goulart opened the public hearing at 5:42 pm and invited the applicant to make a presentation.

Lance Crannell and Efrain Corona addressed the Board on behalf of the applicant.

Chair Goulart closed the public hearing at 6:00 pm.

Chair Goulart moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-06 (McDonald's) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-06 McDonald's (East Avenue)

1. The applicant shall provide a note on the front of the building plans that the project will be developed in compliance with AR 13-06.
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 sheets attached to this report, except as modified by any other condition of approval.
3. Landscaping shall conform to the details on the landscape plan, except as modified by any other condition of approval. In cases where the site improvements associated with landscaping vary from the architectural site plan, the landscape plan shall control. Final landscape plans shall comply with all landscaping requirements of Title 19, including water-efficiency requirements as established in CMC 19.68.070, and shall demonstrate 50% shading of the vehicle maneuvering area as required by CMC 19.70, subject to the standards in that section (including the minimum six-foot interior curb width for tree planters).
4. The applicant shall comply with all requirements of the Public Works Department regarding construction/repair of public improvements.
5. All signs shall be substantially similar to the depictions shown on the elevations and sign package, except that a diffuser film shall be applied to the inside of the monument sign.
6. The bicycle racks shall support the bicycle frame at two points (Dero "Hoop", Madrax "UX" or similar) and be located beneath an architecturally compatible shade structure.
7. The parking lot drive aisles shall be reduced in width to 28 feet or less (minimum 24 feet).
8. Final layout of the outdoor seating area and shade structures shall be

subject to Planning staff review and approval.

9. Either prior to or at the same time that building plans are submitted for plan check, the applicant shall submit revised landscape and site plans to the Planning Division which eliminate conflicts and meet all above noted requirements.
10. The approved color scheme shall be "Coyote Brown" as indicated on the color elevations and visual simulations. The original color scheme with "Alexandria Beige" and "Monroe Bisque" shall not be used.
11. All parking lot light standards shall be reduced to no more than 14 feet in height.
12. The trash enclosure shall be moved a few feet further north, if it is feasible to do so without requiring the relocation or alteration of other site elements.
13. The green screen and associated landscaping adjacent to the southeast corner of the site shall be extended westward to line up with the eastern edge of the adjacent parking space.

The motion was seconded by Board Member Zappettini and passed 4-0-1 (Bennett absent).

4.0 REGULAR AGENDA

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:05 pm to the regular meeting of September 18, 2013.

Approved on: 11-15-17

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