

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes for the regular adjourned meeting  
**September 16, 2015**

Municipal Center  
421 Main Street  
Conference Room J

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Board Members Present: Sheryl Campbell-Bennett, Vice-Chair  
Rod Jennings  
Thomas Thomson  
Dale Bennett, Alternate Board Member

Board Members Absent: Marci Goulart, Chair  
Keith Doglio

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

**1.0 CALL TO ORDER/ROLL CALL**

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

**2.0 EX PARTE COMMUNICATION**

None.

**3.0 CONSENT AGENDA**

No Items.

**4.0 PUBLIC HEARING AGENDA**

**4.1 AR 15-17 (Dutch Bros. Downtown) 196 Humboldt Avenue; APN 004-425-003**

A proposal to construct a drive-through coffee kiosk on a 0.4-acre site located on Wall Street, between 9th Street and Humboldt Avenue.

Senior Planner Summerville presented the staff report and items of discussion.

*Vice-Chair Campbell-Bennett opened the public hearing at 4:10 PM and invited the applicant to make a presentation.*

Alan Chambers and Tom Phelps addressed the Board and answered questions on behalf of the applicant.

*With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 4:25 PM.*

*Vice-Chair Campbell-Bennett reopened the public hearing 4:35 PM to get clarification from the applicant. The public hearing was closed again.*

*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 15-17(Dutch Bros. Downtown) subject to the recommended conditions therein, as modified below (changes are denoted by italicized and underlined text):*

**Recommended Conditions of Approval for AR 15-17**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-17 (Dutch Bros Downtown). The approval documents for this project are date stamped Sep 2, 2015.
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. On-site pedestrian crossings of drive aisles shall be enhanced by using raised crossings, textured surfaces, and/or colored pavement, as well as a pole-mounted pedestrian crossing sign shall be installed to heighten awareness of the pedestrian crossings for drivers awaiting in the vehicle queue.
4. A final onsite traffic flow and directional signage plan shall be submitted prior to or concurrent with building plans, subject to review and approval by the Community Development Director and Public Works Director. The plan shall detail all proposed onsite signage, including menu boards, and shall indicate all pavement markings and curbs intended to inform and direct onsite traffic.
5. Replace the cabinet-style wall signs with wall signage comprised of individually mounted letters and symbols that are either indirectly illuminated or raised and backlit for a halo effect.
6. Final pavement markings and onsite signage shall be subject to review and approval by Public Works traffic engineering staff in conjunction with building permits to minimize customer confusion with intended site circulation patterns.

*Vice Chair Campbell-Bennett recused herself due to a potential conflict. Alternate Board member Dale Bennett was seated.*

- 4.1 AR 15-20 (Ulta Beauty Store) 1-acre pad site in front of Costco; APN 005-560-035 – A proposal to construct a new 10,000 square foot retail building and

49-space parking area with landscaping at the southwest corner of Dr. Martin Luther King Jr. Parkway and Costco Drive.

***The public hearing opened at 4:55 PM and the applicant was given an opportunity to address the Board.***

Marne Bouillon addressed the Board on behalf of the applicant and answered questions regarding the project.

***The public hearing was closed at 5:15 PM.***

Discussion continued with the Board.

***The public hearing was re-opened at 5:25 PM to clarify conditions. The public hearing was closed again at 5:49 PM.***

***Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-20 (Ulta Beauty Store) subject to the recommended conditions therein, as modified below (changes are denoted by italicized and underlined text):***

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-20 (Ulta Beauty Store). The approval documents for this project are date stamped Sep 3, 2015.
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. Replace the privet hedge with Photinia (red tip), Abelia, Euonymus compactus (burning bush), or similar acceptable middle-height hedge-forming shrub species. Show the replacement species on the building plans.
4. Awnings shall not be internally illuminated with exterior lighting.
5. Awnings shall be cleaned regularly and repaired or replaced if torn, sagging or substantially faded.
6. Change the subordinate pilasters to an off-white color. Provide four alternative elevations subject to staff review and approval prior to or in conjunction with building plans.

***The motion was seconded by Board Member Thomson and passed (3-0-2-1; Goulart & Doglio absent, Campbell-Bennett recused).***

**5.0 REGULAR AGENDA**

No Items.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

None.

**8.0 ADJOURNMENT**

There being no further business, Vice-Chair Campbell-Bennett adjourned the meeting to the adjourned regular meeting of **October 7, 2015**.

Approved on: 9/6/17

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