

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular adjourned meeting
January 7, 2015

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Dale Bennett, Chair
Thomas Thomson, Vice Chair
Kris Zappettini

Board Members Absent: Marci Goulart
Dan Irving

City Staff Present: Bob Summerville, Senior Planner
Nelson George, Building Official
Jessica Henry, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Chair Bennett called the meeting to order at 4:08 pm. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

There were no items for this agenda item.

4.0 PUBLIC HEARING AGENDA

- 4.1 AR 14-12 (Tatreau) Oakdale Street, between W. 17th and W. 18th Streets; APNs 005-232-006 and -007** – A proposal to construct 26 multi-family residential dwelling units, split amongst four buildings, on a half-block of vacant property.

Associate Planner Redeker's last day with the City was 1/5/15, so Senior Planner Summerville presented the staff report and items of discussion.

Chair Bennett opened the public hearing at 4:14 pm and invited the applicant to make a presentation.

Greg Peitz, project Architect, spoke on behalf of the Applicant. He discussed the previous neighborhood meetings held for the project and the positive changes made to the design as a result of those meetings. Mr. Peitz addressed the pedestrian flow/movement changes to be made and request for secured, covered exterior bicycle parking.

Chuck Tatreau, Applicant, answered questions regarding landscaping in between buildings and agreed that his landscape Architect can work with staff to enhance and clarify what will be planted in this space to protect the area and coordinate with utilities. Mr. Tatreau agreed to add a secured, covered exterior bicycle area.

Members of the public addressing the Board on this agenda item were:

1. Paul Lieberum, neighbor, who spoke to support secured bicycle parking.
2. Hilary Herman, neighbor, who spoke to adding guest bicycle parking, adding individual storage for the units, adding an arbor and/or picnic table to encourage a communal area instead of just lawn, and questioned if there was enough trash and recycling area for the size of the project.
3. Sarah Fry, neighbor, spoke to the lighting that will impact near/adjacent properties.

With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 4:53 pm.

Chair Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 14-12 (Tatreau) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 14-12

1. All approved building plans and permits shall note that the project shall comply with AR 14-12 (Tatreau). No building permits related to this approval shall be finalized without prior authorization of Planning Division staff.
2. All structures, landscaping, and improvements shall be in substantial conformance with the plans, diagrams, elevations, color palette, and other materials attached to this staff report, except as modified by any other condition of approval.
3. All windows shall include off-white frames or other color as directed by the Board.
4. A note shall be placed on all building plans that all flashing and other galvanized metal elements (such as roof vents) shall be stuccoed and/or painted to match adjacent construction.
5. The existing black walnut street trees may be removed by the applicant, subject to obtaining proper approval from the Parks Division. Replacement trees should be Chinese Pistache.
6. All bicycle parking spaces shall include a permanent rack which allows for the bicycle frame to be supported at two points (Dero "Hoop" Rack, Madrax "UX", or similar) including 8 spaces consisting of 4 Dero-hoop

racks (or similar) that are located in covered, secured enclosures constructed with black vinyl coated chain-link fencing material or similar. Four additional Dero-hoop racks (or similar) are encouraged at locations recommended by the architect at locations to serve guests.

7. The applicant shall install and repair public improvements as directed by Development Engineering, consistent with the approved site plan.
8. All wall-pack lighting shall consist of IES full cutoff fixtures mounted no higher than 12 feet above grade. Parking lot lighting shall also be IES full cutoff fixtures no greater than 12 feet in height. Low intensity non-cutoff architectural light fixtures (800 lumens or less) may be installed near each unit's front door at the applicant's discretion. The architectural style of the parking lot light fixtures shall be consistent with the historic character and period of the neighborhood.
9. Within the courtyard area, sidewalk connections shall be added that follow the bulb-out around the two central zelcova trees. Passive recreation or gathering amenities are encouraged at the bulb out areas such as bench seating.
10. Six-foot tall wrought iron fencing that matches upper-level balcony railings shall be installed on the east and west side of the site between the apartment buildings to preclude the public traversing through these areas from Oakdale Street, or from behind the easterly buildings. These spaces shall, however, be opened to the courtyard.
11. Landscape species in the areas between the buildings shall be hardy species and combined with walkable bark or gravel that sustains pedestrian activity. The landscape architect shall work with staff for details.
12. Tenant storage lockers are not required but are encouraged, and may be combined with bike lockers.

Board Member Zappettini seconded the motion, which passed by a vote of 3-0-2 (Goulart & Irving absent).

5.0 REGULAR AGENDA

There were no items for this agenda item.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Bob advised Board that Greg Redeker has left City service and previous City Planner Jake Morley might be filling that spot.
Bob advised that council will be filling the 2 vacant boards spots.
TT thanked Kris for her service.

8.0 ADJOURNMENT

There being no further business, Chair Bennett adjourned the meeting at 5:25 pm to the adjourned regular meeting of January 21, 2015.

Approved on: 9/6/17

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