

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular meeting
July 15, 2015

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Vice-Chair
Keith Doglio
Rod Jennings
Thomas Thomson

Board Members Absent: Marci Goulart, Chair

City Staff Present: Bob Summerville, Senior Planner
Mike Sawley, Associate Planner
Michelle Pease, Administrative Analyst

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 15-08 (West Sacramento Avenue Apartments) 1217 W. Sacramento Avenue; APN 043-260-004 – A proposal to construct 32 units on a 1.6-acre undeveloped site, including eight new four-plex buildings, 68 off-street parking spaces and various other features.

Associate Planner Sawley presented the staff report and items of discussion.

The Board requested clarification regarding the location of the entrance.

Vice-Chair Campbell-Bennett opened the public hearing at 4:05 PM and invited the applicant to make a presentation.

Architect Greg Peitz and Landscape Architect Tom Phelps spoke on behalf of the Applicant.

The Board requested clarification regarding lighting, fencing, landscaping,

windows, color palette, trees, bike racks, and signage.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 4:26 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 15-08 (West Sacramento Avenue Apartments) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-08

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-08 (West Sacramento Avenue Apartments). The approval documents for this project are date stamped Jun 23, 2015.
2. The approval of AR 15-08 (West Sacramento Avenue Apartments) shall only become effective upon successful annexation of the subject site (A.P. No. 043-260-004) to the City of Chico.
3. Provide a structural screen for the parking area, 6 to 10 feet in length and four feet in height, or a combination of graded berm and vertical landscape plantings. Signage may be allowed on the screen wall, in compliance with City signage regulations.
4. 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.
5. In conjunction with building permit or grading permit review, the developer shall submit a Tree Protection Plan meeting the requirements of CMC 19.68.060. The Plan shall be prepared by a certified arborist and specify the actions necessary to minimize potential construction impacts on the trees that are to be retained, as specified by the approved plans. The Plan shall cover all phases of the project including site preparation, active construction, and post-construction disposition of the areas around the trees.
6. Move the second story bedroom windows to the side elevations where such a change in window placement would provide views toward West Sacramento Avenue, the "mailboxes", the "common area" or the "sports court" (five elevations in total).
7. Entries shall be lit with soffit lighting, no wall-mounted lighting is permitted.
8. Add two more bicycle parking pads between adjacent buildings, where absent

on the site plan.

9. Add more bollard lights to adequately illuminate sidewalks and parking areas throughout the site.
10. The developer shall comply with the mitigation measures set forth by the adopted Mitigated Negative Declaration and Mitigation Monitoring Program for General Plan Amendment and Rezone 14-01 (Tatreau), as follows:
 - a. MITIGATION C.1 (Air Quality): To reduce long-term air quality impacts from future development at the project site, operational mitigation measures shall be incorporated into the design of the project as specified in Appendix C of the Butte County Air Quality Management District's CEQA Air Quality Handbook, October 23, 2014, available at http://www.bcaqmd.org/page/_files/CEQA-Handbook-Appendices-2014.pdf. These measures include but are not limited to:
 - i. Utilizing energy-efficient lighting systems.
 - ii. Utilizing energy-efficient and/or automated controls for heating and air conditioning.
 - iii. Utilizing EPA Phase II certified wood burning devices.
 - iv. Installing additional bicycle racks or storage facilities to encourage alternatives to driving vehicles.
 - v. Including additional shade trees to maximize natural cooling.
 - vi. Utilizing centralized space and water heating and/or use of solar water heating.
 - b. MITIGATION D.1 (Biological Resources): If construction is scheduled to occur within the nesting season (March 1 – August 15), the developer shall hire a qualified biologist to conduct a preconstruction survey of the project site to identify any active nests within 500 feet of the project area. The survey will be conducted no more than 14 days before the beginning of construction. If nesting raptors or migratory birds are found during the survey, impacts will be avoided by establishment of appropriate buffers. No construction activities will commence within the buffer area until a qualified biologist confirms that the nest is no longer active. CDFW guidelines recommend implementation of 500 foot buffers around construction areas, but the size of the buffer may be adjusted if a qualified biologist determines that construction activities would not likely adversely affect the nest. Monitoring of the nest by a qualified biologist may be required if the activity has potential to adversely affect the nest. The migratory bird survey shall be conducted by a qualified, professional biologist.
 - c. MITIGATION E.1. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources

are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Further, Planning staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and plans to ensure contractor knowledge and responsibility for proper implementation.

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

- 4.2 AR 15-14 (Hotel Diamond/Cook) 220 W. 4th Street; APN 004-132-006 – A proposed Comprehensive Sign Program (CSP) to allow a new projecting sign advertising an existing hotel and new restaurant in Downtown Chico.**

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

The Board asked for clarification regarding sign standards and previous approvals.

Vice-Chair Campbell-Bennett opened the public hearing and invited the applicant to make a presentation.

Architect David Rogers spoke on behalf of the Applicant. He addressed questions from the board regarding the types of signs, the locations and size.

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

- Joe Hupp, sign contractor spoke on the quality of the sign he will construct. It is a high-quality sign; the paint is automobile quality. The copula will be constructed to prohibit pigeon problems. Diamond letters will be channel set.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 5:21 PM.

It was moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 15-14 (Hotel Diamond/Cook) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-14

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 15-14 (Hotel Diamond/Cook). 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 AR 15-14 (Hotel Diamond/Cook).
3. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
4. The oval wall sign (noted as symbol 'C' on Sheet A1 of the architectural elevations) is approved as part of the Comprehensive Sign Program, however, shall be modified as follows: The cabinet shall remain, but the face of the sign shall be replaced with push-through acrylic letters (not neon) so that only the letters illuminate, but not the face.
5. All building plans shall note that the neon-tubes of the primary Hotel Diamond projecting sign shall be constructed to not allow the illuminated colors to "bleed" onto the adjacent pan faces, but instead, shall remain true to the colors illustrated on the approved elevations.
6. All building plans shall illustrate that the proportions and scale of approved architectural Sheet A1 shall govern (prevail) over the sign contractor sheet SF1.

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

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

7.1 The Board discussed dates for a tour of existing projects during the months of August and September. The Board will look at their calendars and suggest possible dates to Senior Planner Summerville.

8.0 ADJOURNMENT

There being no further business, Vice-Chair Campbell-Bennett adjourned the meeting at 5:48 PM to the adjourned regular meeting of **August 5, 2015**.

Approved on: 8/2/17

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