

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
May 18, 2016

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Rod Jennings

City Staff Present: Bob Summerville, Senior Planner
 Matt Johnson, Senior Development Engineer
 Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart 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 16-08 (van Overbeek) – The Arcadian Courtyard Apartments – A proposed 15-unit apartment complex on a 0.83 acre site, creating a gross density of 12 units per gross acre.**

Senior Planner Bob Summerville provided the project overview.

Mr. Summerville clarified for the Board and members of the public present that the scope of the Architectural Review and Historic Preservation Board review of this project is project design only. The issue of a use permit would be addressed by the Planning Commission at another hearing.

Vice-Chair Campbell-Bennett recused herself due to a conflict of interest.

Chair Goulart opened the public hearing at 4:08 p.m. and invited the applicant to make a presentation.

Tom van Overbeek addressed the Board with the concept of the design and reasoning behind the design. He wanted an “adult” apartment complex designed for professionals. Target audience is not students. Goal is to keep as many trees as possible. David Kim addressed the board regarding the courtyard design. The applicants responded to questions regarding parking, access, style, fencing, signage, lighting, courtyard features, landscaping, and screening.

Members of the public addressing the Board regarding this item were as follows: Jeff House, Joanne Skeen, John Whitehead, Dave Carroll, Michelle Barnhart, Nancy Fern, Linda Cooper, Bill Seguire, and Tom DiGiavanni. Members of the public raised concerns about the alley access, preservation of trees, privacy due to the two story building design, and additional traffic.

Senior Development Engineer Matt Johnson addressed concerns regarding traffic and the alley. Mr. Johnson stated that any new development on this lot would require improvements to the alley and future maintenance will be addressed.

Local Developer Tom DiGiovanni addressed the Board stating he has been involved in two general plan updates. He believes this project is “in-fill gold”. He feels it meets all the general plan goals and is a well thought out beautifully designed project. He provided many examples of areas that the alley access design has been successful.

David Kim, architect for the project clarified that the balconies shown in the south elevations do not allow access. They are windows, not doors and therefore not designed for standing, just a design feature.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:24 p.m.

Discussion continued with the Board.

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 16-08 (van Overbeek) subject to approval of the project use permit and the recommended conditions contained in the staff report as modified below (Changes are denoted by italicized and underlined text):

Recommended Conditions of Approval

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 16-08 (van Overbeek). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.

2. Approval of AR 16-08 (van Overbeek) is contingent on approval of Use Permit 16-01 (van Overbeek) and subject to all conditions and mitigation measures of Use Permit 16-01 (van Overbeek) including mitigation measures that limit the scope of any tree removals or preservation.
3. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches in DBH removed, a new 15 gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
 - e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
4. The front gate signage and style shall be consistent with the design presented at the meeting with final design approval delegated to planning staff. Signage shall be consistent with the "filigree" style presented at the meeting.
5. Additional light fixtures shall be installed in the rear parking area and pathways to the apartment buildings as determined by planning staff. The style of the fixtures shall be elegant in keeping with the project's architectural style, and shall be compliant with dark sky standards.
6. The proposed six-foot tall decorative wood fence shall be continued along the entire south property line and behind the south garage structure for security purposes.

Board Member Doglio seconded the motion, which passed (3-1-1; Jennings absent, Campbell-Bennett abstain)

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, Chair Goulart adjourned the meeting at 5:38 p.m. to the adjourned regular meeting of **June 1, 2016**.

Approved on: 5/17/17

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