

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
November 2, 2016

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
Sheryl Campbell-Bennett, Vice-Chair
Thomas Thomson
Rod Jennings

Board Members Absent: None

City Staff Present: Mark Wolfe, AICP, Community Development Director
Mark Corcoran, AICP, Senior Planner
Kelly Murphy, Assistant Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 3:57 PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Board member Campbell-Bennett stated she had driven by the site and had met with Carol Swartz from AMCAL (the applicant) regarding the Board procedure. Board members Thomson, Goulart and Jennings stated they had received an email from Ms. Swartz regarding the project.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

Staff presented a request to hear item 4.2 before 4.1. The Board approved the change and allowed item 4.2 to be heard prior to 4.1.

4.2 AR 16-19 (Wildwood Estates Townhomes) Pendant Place, between Eaton Road and Levi Lane within the Wildwood Estates Subdivision -

A proposal to construct four two-story townhomes on four lots located at the intersection of Pendant Place and Eaton Road. This proposal represents Phase V of the Wildwood Estates Subdivision project, originally approved in 2007 and having an overall gross density of 4.56 units per acre. The townhomes would be constructed as a single, attached structure, creating a total of four new dwelling units. The project site is located on land designated Low Density Residential on the General Plan diagram and within the R1-AOC-SD7, Low Density Residential with Airport

Overlay Zone C and Special Design Considerations 7 overlay zoning district. The project falls within the scope of the Mitigated Negative Declaration adopted by the City for the larger Wildwood Estates project on 02/06/07 (State Clearinghouse No. 2006062073). Questions regarding this project may be directed to Assistant Planner Kelly Murphy at (530) 879-6535, kelly.murphy@chicoca.gov.

Assistant Planner Kelly Murphy presented the staff report and answered questions from the Board.

Chair Goulart opened the public hearing at 4:02 PM.

Jake Morley addressed the board on behalf of the applicant. Tony Symms was also available to answer questions for the applicant.

Chair Goulart closed the public hearing at 4:11 PM.

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 16-19 (Wildwood Estates - Townhomes), subject to the recommended conditions therein as modified below (changes are denoted by Italicized and underlined text):

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 16-19 (Wildwood Estates Townhomes) and S/PDP 05-15, as applicable.
2. 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.
3. All ground-mounted HVAC shall be structurally screened as noted on all final site and landscape plans.
4. Window trim treatments present on the front elevations of the structure shall be applied to the rear elevations, no closer than 3-feet from the property line.
5. Modify the façade colors to further differentiate the individual units, making center units darker (Townhomes B and C) and keeping corner units lighter (Townhomes A and D).
6. Relocate the utilities equipment for Townhomes A and D to the alley-side of the units. For Townhomes B and C, place utilities equipment as far back as possible.

7. Add stucco with stone wainscoting to the front porch posts on Townhomes A and D.
8. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.

Board member Campbell-Bennett seconded the motion and passed 4-0.

- 4.1 **CSUC Student Housing (Architectural Review 16-14) CSU Student Housing 1118 – 1218 Nord Avenue, APN(s) 043-200-030, 043-200-031, 043-200-035, and 043-200-036.** – A proposal to construct a 173 unit residential complex that includes two (2) four story multi-unit buildings, a four story parking garage, a swimming pool, and recreation area on a 4.62 acre site. The site is designated Medium High Density Residential on the General Plan diagram and located in the R3-AOD-COS (Multi-Family Residential zoning district with Aircraft Operations and Corridor Opportunity Site overlays) zoning district. The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Senior Planner Mark Corcoran at (530) 879-6800, zoning@chicoca.gov.

Senior Planner Mark Corcoran provided the project overview and answered questions from the Board.

Chair Goulart opened the public hearing at 4:21 PM and invited the applicant to make a presentation.

Carol Swartz addressed the Board on behalf of the applicant. Ms. Swartz provided a brief background on AMCAL and described the proposed project. She stated the housing is geared towards college students and is laid out similar to off campus dormitories. The fee structure is based per bedroom not per unit. Management lives onsite.

Eric Martin, Woodland Commons manager, expressed his concern regarding the large Oak tree on the fence line. He stated that it causes security issues and is not healthy, he would like to see it removed.

Tonya Hernandez, ISM Property Management, stated she is excited about the project and hopes the increased activity, lighting and traffic will hopefully improve security in the neighborhood.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:57 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 16-14 (CSUC Student Housing) subject to the conditions therein 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 Architectural Review 16-14 (CSU Student Housing). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
2. 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.
3. The approval documents for this project consist of the following exhibits:
 - a. Site Plan (date stamped Oct 3, 2016),
 - b. Building Elevations (date stamped Oct 3, 2016),
 - c. Color Pallet (date stamped Oct 3, 2016),
 - d. Hardscape Plan (date stamped Oct 3, 2016),
 - e. Landscape Plan (date stamped Oct 3, 2016),
 - f. ~~Photometric Plan~~ Lighting Plan (date stamped Oct 3, 2016), and
 - g. Wall and Fence Plan (date stamped Oct 3, 2016).
4. All bicycle parking shall be of a design, such as an inverted "U" or similar, that allows two points of contact with the bicycle frame.
5. Prior to the removal of any trees meeting the definition for a tree as written in Chapter 16.66 of the City Municipal Code the project applicant shall submit a Tree Removal Permit application to the City for review.
6. The Landscape Plans shall be modified to remove the Round-Lobed Sweet Gum and African Sumac tree species to be replaced with comparably sized trees from the City's Approved Street and Parking Lot Trees List.

7. The applicant shall submit a lighting photometric plan as part of the building permit application. Light levels shall be consistent with, and not overpowering to, surrounding properties.
8. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning Department staff prior to issuance of a certificate of occupancy.
9. The existing block wall and proposed block wall on the northwest property line shall be planted with an evergreen clinging vine to prevent vandalism.
10. The applicant shall obtain a City Tree Removal Permit from the Parks Department prior to issuance of a building permit. Any mitigation fees resulting from the removal of trees from the project site shall be paid to the Parks Department prior to the issuance of a Certificate of Occupancy.

The Motion was seconded by Board Member Campbell-Bennett and passed 4-0.

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 5:06 PM. to the regular meeting of **November 16, 2016.**

Approved on: 4/19/17

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