

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular adjourned meeting
January 18, 2017

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Vice-Chair
Rod Jennings
Toni Scott, Planning Commission (Alternate)

Board Members Absent: Marci Goulart
Thomas Thomson

City Staff Present: Mike Sawley, AICP, Senior Planner
Kelly Murphy, Assistant Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Vice Chair Campbell Bennett called the meeting to order at 3:59 PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Board members disclosed they had driven by the sites.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 16-17 (Neely Apartments) 1289 East Avenue; APN 015-430-005 A proposal to construct one 3-unit, two-story apartment building and one 5-unit, two-story apartment building, for a total of 8 new multi-family housing units on a 0.43-acre site.

Assistant Planner Kelly Murphy presented the staff report and answered questions regarding the proposed project.

Vice Chair Campbell Bennett opened the public hearing at 4:02 PM and invited the applicant to make a presentation.

Greg Peitz, Architect, and Randy Neely, the applicant, presented the proposed project to the Board and answered questions.

With no other members of the public wishing to address the Board, Vice-Chair Campbell Bennett closed the public hearing at 4:03 PM.

Vice-Chair Campbell-Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-17 (Neely Apartments), 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 AR 16-17 (Neely Apartments). No building permits related to this approval shall be finalized 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. 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.
4. Use Permit 16-09 authorizes a new multi-family residential use in the Office Residential zoning district, in substantial accord with the "Plat to Accompany Use Permit 16-09 (Neely Apartments)" and in compliance with all other conditions of approval.
5. Ensure for adequate backup and maneuvering area for parking spaces #11 and #12.

The Motion was seconded by Board Member Jennings and passed 3-0-2, (Goulart & Thomson Absent).

- 4.2 Crossroads Subdivision (S/PDP 16-02) 2821 Cactus Avenue;**
APN 016-120-036 - A proposal to subdivide a 3.7-acre site into 13 lots and construct a new single-story, single-family residence on each lot. The gross density would be 3.7 units per acre. The existing residence would be removed.

Senior Planner Mike Sawley presented the staff report and answered questions from the Board.

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

Jake Morley presented the project to the board on behalf of the applicant. Mr. Morley stated that due to the neighbor concerns the applicant hosted two neighborhood meetings to address the concerns.

Paul Teegarden, Joyce Kirkland, and Marcie Carras addressed the Board expressing their concerns with the project. The concerns expressed included fencing, lighting, traffic, drainage and retaining walls.

Vice-Chair Campbell-Bennett closed the public hearing at 4:29 PM.

Discussion continued with the Board.

Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the Crossroads Subdivision (S/PDP 16-02), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans, final maps and permits shall note that the project shall comply with The Crossroads Subdivision and Planned Development Permit (S/PDP 16-02). No building permits related to this approval shall be finalized without prior authorization of Planning staff.
2. Planned Development Permit 16-02 does not authorize any exceptions or deviations from Title 19 of the Chico Municipal Code. Future construction shall comply with all applicable requirements of Title 19.
3. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and associated equipment, shall be screened by appropriate materials and colors, illustrated or notated on the building plans as requiring screening, and subject to approval by Planning staff prior to issuance of a certificate of occupancy.
4. Private yard fencing shall use steel posts.
5. Concrete retaining walls, as opposed to wooden retaining walls, shall be used along the subdivision boundary where grade differentials exceed one foot.

The Motion was seconded by Vice-Chair Campbell-Bennett and passed 3-0-2 (Goulart & Thomson absent).

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

Vice-Chair Campbell-Bennett inquired about the remodel occurring at the Italian Cottage on Skyway. She expressed her concern regarding the lack of screening for the HVAC units. Senior Planner Sawley stated that he would investigate the project and follow-up with Vice-Chair Campbell-Bennett.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Vice-Chair Campbell-Bennett adjourned the meeting at 4:41 PM. to the regular meeting of **February 1, 2017**.

Approved on: 4/19/17

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