

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
February 17, 2016

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent:

City Staff Present: Bob Summerville, Senior Planner
 Mike Sawley, Associate Planner
 Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:02 pm. Board Members and staff were present as noted above.

1.1 Presentation by Museum of Northern California Art (MONCA) of the old Veterans Hall located at 900 Esplanade

This item was postponed to another meeting at the request of MONCA

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 15-33 Reed Apartments, 1131 W 5th Street; APN 004-201-002 and 004-201-001-A proposal to construct a three-story, five-unit apartment complex located on West 5th Street between Oak Street and Walnut Street.

Associate Planner Mike Sawley provided the project overview.

Chair Goulart opened the public hearing at 4:05 p.m. and invited the applicant to make a presentation.

Greg Peitz, Architect, Brian Firth, Landscape Architect, and Donnie Lieberman, applicant, addressed the Board on behalf of the project.

Board members asked for clarification regarding parking, shading, and color palette.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:19 p.m.

Board Member Thomson moved to adopt the required findings contained in the agenda report and approve Architectural Review 15-33 (Reed Apartments), subject to the recommended conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-33 Reed Apartments

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-33 (Reed Apartments). The approval documents for this project are date stamped Jan 22, 2016.
2. The approval of AR 15-33 (Reed Apartments) shall only become effective upon recordation of a merger of the parcels underlying the project site, AP Nos. 004-201-002 and 004-201-001.
3. The new wall pack light fixtures shall match or be substantially consistent with the existing wall packs on the Phase I building located at 505 Oak Street.
4. 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.
5. All building and landscape plans shall note the addition of a 2x4 cap on existing fencing so that all perimeter 6-foot fencing is consistent with the detail shown on the approved site plan.
6. 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.
7. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
8. Add bollard lights along the pedestrian walkway in front of the new units (easterly side of the new building.)

9. Consider alternatives to the approved color palate, subject to final approval by staff in conjunction with building permits.

The Motion was seconded by Board Member Jennings, and passed (5-0).

4.2 AR 15-30 North Cedar Apartments, 1225 N. Cedar Street; APN 043-141-010

A proposal to construct 39 apartment units on a 1.7-acre site located on the west side of North Cedar Street, between West 2nd Avenue and West 4th Avenue.

Associate Planner Mike Sawley provided the project overview.

Chair Goulart opened the public hearing at 4:33 p.m. and invited the applicant to make a presentation.

Vince Chudka, Architect, addressed the Board on behalf of the applicant.

Board Members discussed options of additional landscaping (climbing vines) to discourage graffiti and additional lighting.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:45 p.m.

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 15-30 (North Cedar Street Student Apartments), subject to the recommended conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 15-30 North Cedar Street Apartments

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-30 (North Cedar Street Student Apartments). The approval documents for this project are date stamped Jan 19, 2016.
2. 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.
3. 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.

4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. Additional public right-of-way shall be dedicated and new public frontage improvements (curb/gutter/sidewalk, etc.), shall be installed during project construction, as required by the Public Works Department.
6. Add evergreen creeping vine plantings to the back side of the rear wall facing the bike path, if feasible, otherwise apply graffiti resistant coating to the side of the wall facing the bike path.
7. Add evergreen creeping vine plantings to both sides of the trash enclosure.

Board Member Jennings seconded the motion, which passed by a vote of 5-0.

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Bob Summerville reported that there has been several parties interested in relocating the the 5th Street Gothic house that was approved for demolition. There is hope that an agreement can be reached and a location secured to preserve the house.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:00 p.m. to the adjourned regular meeting of **March 2, 2016**.

Approved on: _____

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