

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
February 21, 2018

Old Municipal Building
441 Main Street
2nd Floor Conference Room

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

Board Members Absent: Georgie Bellin, Vice-Chair
Dan Irving

City Staff Present: Bruce Ambo, Principal Planner
Mike Sawley, Senior Planner
Shannon Costa, Assistant Planner
Robyn Ryan, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

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

2.0 ELECTION OF NEW CHAIR AND VICE-CHAIR

Board member Thomson moved to postpone the election of a new Chair and Vice-Chair to the next meeting on March 21, 2018 when more of the Board members will be present.

Board member Jennings seconded the motion, which passed 3-0 with 2 absent.

3.0 EX PARTE COMMUNICATION

None.

4.0 CONSENT AGENDA

4.1 Approval of Minutes

Board member Thomson moved to approve the minutes from May 15, 2013, June 19, 2013, July 17, 2013, and November 15, 2017.

Board member Jennings seconded the motion, which passed 3-0 with 2 absent.

4.2 Review of Certified Local Government Program (CLG) 2015-2016 and 2016-2017 Annual Reports (Presented by Principal Planner Bruce Ambo)

Board member Jennings moved to approve the CLG Annual Reports for the years 2015-2016 and 2016-2017.

Board member Thomson seconded the motion which passed 3-0 with 2 absent.

5.0 PUBLIC HEARING AGENDA

- 5.1 Architectural Review 17-46 (Moore Duplexes); 1429 Sheridan Avenue, APN 003-480-034** – A proposal to construct a 4-unit multi-family housing development on a 0.30-acre lot at 1429 Sheridan Avenue, on the southwest corner of Sheridan Avenue and East 5th Avenue.

Assistant Planner Shannon Costa provided the staff report and answered questions from the Board.

Chair Campbell-Bennett opened the public hearing at 4:06 PM and invited the applicant to make a presentation.

Architect Greg Peitz addressed the Board on behalf of the applicant and answered questions.

Landscape Architect Jason Bisho addressed the Board and answered questions.

Connor Gilmartin, a student at Chico State addressed the Board and asked City Staff why this project is exempt from CEQA.

Assistant Planner Shannon Costa addressed the Board and Mr. Gilmartin and answered his question.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:20 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 AR 17-46 (Moore Duplexes), subject to the following conditions (changes are denoted by italicized and underlined text):

- 1) All building plans shall note on the cover sheet that the project shall comply with AR 17-46 (Moore Duplexes). No building permits related to this approval shall be finalized without authorization of planning staff.
- 2) The proposed landscape plan may be modified as necessary to comply with Low Impact Development (LID) requirements, as promulgated under Chico Municipal Code Section 15.50.

- 3) 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.
- 4) The applicant shall install four (4) additional bicycle racks on the site within proximity of the main entrance of the units.
- 5) The applicant shall provide additional architectural design elements to the rear building elevation along Sheridan Avenue.
- 6) All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
- 7) 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.

The Motion was seconded by Board Member Jennings and passed 3-0 with 2 absent.

Board member Thomson then moved that the Architectural Review and Historic Preservation Board rescind his previous motion to adopt the required findings contained in the agenda report and approve Architectural Review AR 17-46 (Moore Duplexes), subject to the

conditions previously listed.

The Motion was seconded by Board Member Jennings and passed 3-0 with 2 absent.

Board Member Thomson then moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review AR 17-46 (Moore Duplexes), subject to the following conditions (changes are denoted by italicized and underlined text):

- 1) All building plans shall note on the cover sheet that the project shall comply with AR 17-46 (Moore Duplexes). No building permits related to this approval shall be finalized without authorization of planning staff.
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- 5) ~~The applicant shall provide additional architectural design elements to the rear building elevation along Sheridan Avenue.~~
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- 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.

The Motion was seconded by Board Member Jennings and passed 3-0 with 2 absent.

6.0 REGULAR AGENDA

None.

7.0 BUSINESS FROM THE FLOOR

None.

8.0 REPORTS AND COMMUNICATIONS

Senior Planner Mike Sawley addressed the request from Board member Irving to revisit the restriping of Sacramento Avenue. This was not the Board's request but an individual request and not in the purview of this Board. This is a street maintenance issue.

9.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 4:30 pm to the regular meeting of March 21, 2018.

Approved on: 4/4/18