

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the adjourned regular meeting
March 6, 2013

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
 Dale Bennett
 Dan Irving
 Tom Thomson
 Kris Zappettini

Board Members Absent: None

City Staff Present: Brendan Vieg, Principal Planner
 Mike Sawley, Associate Planner

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above.

2.0 SWEARING-IN OF NEWLY APPOINTED BOARD MEMBER

City Clerk Debbie Presson administered the Oath of Office to the appointed Architectural Review and Historic Preservation Board members Dale Bennett, Marci Goulart, Dan Irving, and Thomas Thomson.

3.0 SELECTION OF CHAIR AND VICE CHAIR

Board Member Marci Goulart was elected Chair and Board Member Dale Bennett was elected Vice-Chair.

4.0 CONSENT AGENDA

There were no items for this agenda.

5.0 PUBLIC HEARING AGENDA

5.1 Subdivision/Planned Development 12-01 (Deer Park Subdivision) East 8th Street/Forest Avenue, APNs Various

Associate Planner Mike Sawley presented the staff report and responded to questions from the Board.

Chair Goulart opened the public hearing.

Tom DiGiovanni, R. John Anderson, Carol DiGiovanni, and Jim Stevens addressed the Board regarding this project.

Chair Goulart closed the public hearing.

Motion was passed that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the Deer Park Subdivision and Planned Development (S/PDP 13-01), subject to conditions therein as modified below (changes are denoted by italicized and underlined text):

Recommended Conditions of Approval for S/PDP 13-01

1. All approved building plans and permits shall note that the project shall comply with the Deer Park Subdivision and Planned Development Permit (S/PDP 13-01). No building permits related to this approval shall be finalized without prior authorization of Planning staff.
2. The approval documents for this project include the following exhibits:
 - a. Vesting Tentative Subdivision Map Deer Park (S/PDP 13-01), 2 sheets,
 - b. Off-street Parking and PD Exceptions,
 - c. Wildwood Court Plan & Details,
 - d. Exclusive Use Easements,
 - e. Typical House Elevations – One Story,
 - f. Typical House Elevations – Two Story,
 - g. Color Board, and
 - h. Conceptual Landscape Plans, 2 sheets.
3. Building permit grading plans for each lot shall demonstrate accordance with the City's Tree Preservation Standards set forth in Section 19.68.060 of the Chico Municipal Code, which is included herein by reference. The plans shall include or reference a report from a certified arborist (commissioned by developer) which assesses conformance of the plans with the City's Tree Preservation Standards. The arborist's report shall be subject to review and approval by the City's Urban Forest Manager, with the City retaining the right to obtain a third-party review, if deemed necessary.
4. Prior to grading or other major ground-disturbing activities on any of the subject lots, the developer shall install temporary tree protection fencing (or other approved means of tree protection), around the drip-line of the trees scheduled for retention. The physical means of tree protection shall be reviewed and approved by the Urban Forest Manager prior to commencement of grading or other construction activities.
5. Final building permit plans for all residential units shall be reviewed and approved by Planning staff for substantial conformance with the approved development plans.
6. Clearly indicate on the plans where four-foot fencing versus six-foot fencing is proposed.

7. Ensure that the homes facing East 8th Street use non-repetitive color schemes and different roof lines where the same floor plans are located adjacent to one another.
8. Include the digital elevation renderings of the proposed homes (presented at the Board meeting) when the project goes before the Planning Commission.
9. Limit rear/side yard fence heights to the standard six feet with optional one foot of lattice.

5.2 Architectural Review 13-01 (Colebrook Place Apartments) 2925 Godman Avenue, APN 007-220-013

Senior Planner Bob Summerville presented the staff report.

Chair Goulart opened the public hearing and invited the applicant to make a presentation.

Community member Jim Stevens spoke on behalf of the project and responded to Board questions.

There being no further comments, the public hearing was closed.

The Architectural Review and Historic Preservation Board continued the project to a future meeting date, to allow the design team time to address the following issues and conditions:

1. *Provide manufacturer cut sheets for wall mounted light fixtures (illustrated as a "lantern" style on the architectural elevations). Include lamp type and wattage.*
2. *Add architectural features to all buildings that enhance interest and color. (Provide new color/material sample boards as necessary. Illustrate the enhancements on revised elevations.)*
3. *Provide architectural screening around all ground-mounted HVAC units, and enhance with landscaping as necessary. (As discussed with Greg Melton today, wire screens will be installed with creeping vines along the base of each screen).*
4. *Specify light fixtures and lamp types at carports, including a valence (or similar architectural feature) that shields clear views of the lamps and directs glare downward. (Also discussed with Greg, the lamps will be changed from fluorescent to LED to reduce the blue light spectrum that concerned some Board members.)*
5. *Specify larger columns at carports. (Greg also clarified that the columns will be larger and support a canti-levered roof.)*

6. *Relocate the trash enclosures further from the north and south property lines (away from existing residential uses). In discussing with Greg today, it may be best to clarify on the new site and/or landscape plans that the trash enclosures were moved 6 feet further than was illustrated on the plans provided to the Board in their report packets.*
7. *Illustrate a new trash enclosure in Phase II, close to the Godman Avenue frontage.*
8. *The Board asked to clarify the location of emergency access bollards and the fence separating project phases. Greg clarified that the bollards will be removed from the proposal to allow through access during both phases. Please illustrate this on a revised site and landscape plan, and note the location of fencing to separate the phases.*
9. *Clearly note the location of covered bike parking proposed beneath certain stairwells. (Building plans submitted for permits should include a plan and section detail of the related stairwells noting adequate space and height in accordance with CMC 19.70.080.)*
10. *Clearly illustrate the location of bench seating areas (or other passive recreation features) that are proposed throughout the site.*
11. *Clearly note on all final building plans that the central water feature will be 18 inches or less in depth.*

6.0 REGULAR AGENDA

None.

7.0 BUSINESS FROM THE FLOOR

None.

8.0 REPORTS AND COMMUNICATIONS

None.

9.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting to the regular meeting of April 3, 2013.

Approved on: 4/4/18

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