

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the Adjourned Regular Meeting
April 17, 2013

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Marci Goulart, Chair

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

1.0 CALL TO ORDER/ROLL CALL

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

2.0 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 13-01 (Colebrook Place Apartments) 2925 Godman Avenue, APN 007-220-013 – Continued from previous meeting.

Associate Planner Sawley provided the staff report and answered questions from the Board.

Ex parte communication: Vice Chair Bennett reported he had discussed project changes with Jim Stevens.

Vice Chair Bennett opened the public hearing at 4:20 p.m. and invited the applicant to make a presentation.

Project landscape architect Greg Melton presented revisions and answered questions regarding the project. Jim Stevens also addressed the Board on behalf of the applicant responded to Board questions.

Community members Trudy Vaughn, Doug Hasse, Mary Old-Kooi, and Sherry Prater spoke in opposition to the project, mostly regarding potential traffic impacts. A neighborhood petition in opposition to the project was presented to the Board.

There being no further comments, the public hearing was closed at 4:50 p.m.

Board Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-01 (Colebrook Place Apartments) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-01

1. All approved building plans and permits shall note that the project shall comply with AR 13-01 (Colebrook Place Apartments). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.
2. Note on related building and landscape plans to repair and replace existing wood fence boards along the north and south property lines as necessary. Install batten strips and a top rail detail for all fencing.
3. Illustrate on all applicable plan drawings structural screening of all ground-mounted HVAC units in conjunction with landscape screening.
4. Note on all building plans black wrought iron fencing along both street frontages (in accordance with development of both phases).
5. Note on all site and landscape plans consistent solid wood fencing with battens and a cap detail between Phase I and Phase II development areas.
6. Note on all building plans that all flashing at stairwells and balconies shall be stuccoed, covered with matching trim, and/or painted to match as necessary.
7. Security wall lights shall be mounted no higher than 10-feet.
8. Note on all building plans that all wall sconce light fixtures shall direct lighting downward only.
9. The permittee shall comply with CMC 16.66 regarding tree preservation and replacement, either planting onsite replacement trees or paying an off-site tree replacement fee for those trees to be removed which are subject to the City's tree preservation regulations. Onsite replacement trees shall be in areas directed by the Board, or as determined by Planning staff in consultation with the Urban Forest Manager. Any required arborist reports and recommendations shall be provided to Planning staff and the Urban Forest Manager prior to the issuance of grading or building permits.
10. Phase II of the project may be developed in accordance with this approval.

11. All building plans shall specify the roof colors of each building.
12. The vehicular and pedestrian gates for the site entrance off Godman Avenue shall use similar materials and design as the Joshua Tree Road entrance gate (as indicated on "Entry Gate" detail).
13. Revise the carport design to incorporate architectural design elements of the Community Building, specifically addressing the support posts.
14. Add more covered bike parking for the 8-plex buildings, subject to review and approval by Planning staff in conjunction with building permits.
15. Add a water table on the front and side elevations of the storage buildings. The water table shall be located approximately two-thirds of the way up the wall and be a dark color similar to the belly band on the main buildings.

Board Member Irving seconded the motion, which passed by a vote of 4-0-1 (Goulart absent).

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Acting Chair Bennett adjourned the meeting at 5:35 p.m. to the regular meeting of May 1, 2013.

Approved on: 4/4/18

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