

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular meeting

May 4, 2016

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Chair Goulart
Keith Doglio

City Staff Present: Bob Summerville, Senior Planner
Jake Morley, Associate Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Vice-Chair Campbell-Bennett called the meeting to order at 4:00 p.m. Board Members and staff were present as noted above. Planning Commissioner Dale Bennett was called upon to fulfill his duties as an alternate due to the absence of two Board Members.

2.0 EX PARTE COMMUNICATION

Board Member Thomson stated he had visited the site.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 PDP 16-01, AR 15-34, Lava Ridge Apartments Vacant Lot in the Oak Valley Subdivision, Located Approximately 2,100 feet to East of Highway 32 and Bruce Road Intersection (APN 018-600-078)

A proposal to construct an apartment complex composed of 9 residential structures for a total of 98 apartment units.

Associate Planner Jake Morley provided the project overview.

Vice-Chair Campbell-Bennett opened the public hearing at 4:08 p.m. and invited the applicant to make a presentation.

Tom Phelps, Jim Stephens, Garry Laughlin, Mauricio Morales, and Pat Laughlin all addressed the Board on behalf of the applicant. They answered questions from

the Board regarding, lighting, pavement, concrete, entryway design, tree species, roofing, color palette, and building accents/detailing.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 5:23 p.m.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board recommend the Planning Commission adopt the required findings contained in the agenda report and approve Planned Development 16-01 and Architectural Review 15-34 (Lava Ridge 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 Planned Development Permit 16-01 and Architectural Review 15-34 (Lava Ridge 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. Height of all structures is limited to 35 feet from finished grade.
4. Monument signage shall conform to Chico Municipal Code section 19.74 Table 5-8 prior to issuance of building permits.
5. Bicycle parking shall be of a design, such as an inverted “U” or similar, that allows two points of contact for the bicycle frame.
6. Parking lot lighting shall be limited to 10 to 12 feet in height from finished grade.
- ~~7. Landscape plan shall be modified to remove Canary Pine and Strawberry Tree and introduce more native or near native species~~
7. Bronze Granite pavers, as submitted shall be installed in locations noted on the plans that are to contain pavers. Where appropriate, such public sidewalk (ADA compliance), pavers shall not be used, instead, concrete stained to match shall be utilized.
8. Composition shingles as submitted shall be utilized instead of tile roofs. Shingles shall be “Aged Bark” and “Autumn Blend” colors.

9. Two additional color pallets shall be submitted and utilized for structural finishes. Colors shall be of tans and browns to blend into the foothill settings.
10. Introduce stone wainscoting to structures "A", "E" and "F" as they face the street. Wainscoting shall proportionately terminate (4 or 5 feet).
11. Landscape plan shall be modified to include the introduction of native and near native shade trees.
12. If the applicant chooses to utilize concrete for the vehicle parking and maneuverability area, the concrete shall be stained to compliment the pavers.

Vice-Chair Campbell-Bennett seconded the motion, which passed (4-0-2;Goulart & Doglio absent).

5.0 REGULAR AGENDA
No Items.

6.0 BUSINESS FROM THE FLOOR
None.

7.0 REPORTS AND COMMUNICATIONS
None.

8.0 ADJOURNMENT

There being no further business, Vice-Chair Campbell-Bennett adjourned the meeting at 5:36 p.m to the adjourned regular meeting of **May 18, 2016.**

Approved on: 5/17/17

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