

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
May 18, 2016

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Chair Goulart
Sheryl Campbell-Bennett, Vice-Chair
Keith Doglio
Thomas Thomson

Board Members Absent: Rod Jennings

City Staff Present: Bob Summerville, Senior Planner
Matt Johnson, Senior Development Engineer
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

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

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 16-08 (van Overbeek) – The Arcadian Courtyard Apartments – A proposed 15-unit apartment complex on a 0.83 acre site, creating a gross density of 12 units per gross acre.

Senior Planner Bob Summerville provided the project overview.

Mr. Summerville clarified for the Board and members of the public present that the scope of the Architectural Review and Historic Preservation Board review of this project is project design only. The issue of a use permit would be addressed by the Planning Commission at another hearing.

Vice-Chair Campbell-Bennett recused herself due to a conflict of interest.

Chair Goulart opened the public hearing at 4:08 p.m. and invited the applicant to make a presentation.

Tom van Overbeek addressed the Board with the concept of the design and reasoning behind the design. He wanted an “adult” apartment complex designed for professionals. Target audience is not students. Goal is to keep as many trees as possible. David Kim addressed the board regarding the courtyard design. The applicants responded to questions regarding parking, access, style, fencing, signage, lighting, courtyard features, landscaping, and screening.

Members of the public addressing the Board regarding this item were as follows: Jeff House, Joanne Skeen, John Whitehead, Dave Carroll, Michelle Barnhart, Nancy Fern, Linda Cooper, Bill Seguire, and Tom DiGiavanni. Members of the public raised concerns about the alley access, preservation of trees, privacy due to the two story building design, and additional traffic.

Senior Development Engineer Matt Johnson addressed concerns regarding traffic and the alley. Mr. Johnson stated that any new development on this lot would require improvements to the alley and future maintenance will be addressed.

Local Developer Tom DiGiovanni addressed the Board stating he has been involved in two general plan updates. He believes this project is “in-fill gold”. He feels it meets all the general plan goals and is a well thought out beautifully designed project. He provided many examples of areas that the alley access design has been successful.

David Kim, architect for the project clarified that the balconies shown in the south elevations do not allow access. They are windows, not doors and therefore not designed for standing, just a design feature.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:24 p.m.

Discussion continued with the Board.

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 16-08 (van Overbeek) subject to approval of the project use permit and the recommended conditions contained in the staff report 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 AR 16-08 (van Overbeek). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.

2. Approval of AR 16-08 (van Overbeek) is contingent on approval of Use Permit 16-01 (van Overbeek) and subject to all conditions and mitigation measures of Use Permit 16-01 (van Overbeek) including mitigation measures that limit the scope of any tree removals or preservation.
3. 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.
4. The front gate signage and style shall be consistent with the design presented at the meeting with final design approval delegated to planning staff. Signage shall be consistent with the "filigree" style presented at the meeting.
5. Additional light fixtures shall be installed in the rear parking area and pathways to the apartment buildings as determined by planning staff. The style of the fixtures shall be elegant in keeping with the project's architectural style, and shall be compliant with dark sky standards.
6. The proposed six-foot tall decorative wood fence shall be continued along the entire south property line and behind the south garage structure for security purposes.

Board Member Doglio seconded the motion, which passed (3-1-1;Jennings absent, Campbell-Bennett abstain)

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, Chair Goulart adjourned the meeting at 5:38 p.m. to the adjourned regular meeting of **June 1, 2016**.

Approved on: _____

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
June 1, 2016

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: None

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

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:07 p.m. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Board member Thomson spoke with Mr. Lydon regarding the history of the property involving item 4.2.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 16-03 Dr. Park's Office 2505 Valhalla Place

A proposal to construct a single-story 2,000 sq. ft. office structure on an 8,000 sq. ft. site at 2505 Valhalla Place.

Associate Planner Mike Sawley provided the project overview.

Chair Goulart opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation.

Greg Peitz addressed the Board for the applicant. He stated that he didn't agree with the staff report and believes the design guidelines are sometimes contradictory. He shared some of the challenges involved in working with a small lot. Brian Firth also addressed the Board representing the applicant. He

discussed the challenges with the landscaping and his solutions to some of the design challenges. Mr. Firth and Mr. Peitz answered questions regarding the design, parking, landscaping transitions, color palette, and lighting.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:37 p.m.

Board Member Campbell-Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-03 (Dr. Park's Office), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval

1. All building plans shall note on the cover sheet that the project shall comply with AR 16-03 (Dr. Park's Office). The approval documents for this project are date stamped Apr 21, 2016. No building permits related to this approval shall be finalized without authorization of planning staff.
2. Provide an evergreen ~~a structural~~ screen for the parking area using an earthen berm and shrubs that will result in a total finished height of 36 inches to 42 inches. ~~at least 15 feet in length and three to four feet in height, matching the style of the trash enclosure walls. Signage may be allowed on the screen wall, in compliance with City signage regulations.~~
3. ~~Provide a structural cover over the bicycle parking area, or relocate the bicycle parking to a covered location within 20 feet of the front building entrance.~~
3. ~~Replace the white vinyl windows with~~ Use tan- or bronze-colored vinyl window frames (not white) that complement the approved color scheme of the office structure.
4. ~~All new exterior lighting shall be full cutoff and directed onsite such that no light shines offsite and luminaires are minimally visible from adjacent properties. Parking lot light fixtures shall be bollard lighting, and~~ not exceed a total height measured from grade of ~~12~~ 4 feet.
5. 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.
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. Use a contrasting color at the portico entrance area.

Board Member Thomson seconded the motion which passed (5-0-0).

4.2 Architectural Review 16-04 Lydon Apartments 330 Cedar Street

A proposal to construct a 5-unit apartment structure located at 330 Cedar Street.

Associate Planner Jake Morley provided the project overview.

Chair Goulart opened the public hearing at 4:47 p.m. and invited the applicant to make a presentation.

Greg Peitz, Architect, and Tom Phelps, Landscape Architect addressed the Board on behalf of the applicant. They responded to questions regarding parking, driveway entry, trash enclosures, lighting, color palette, fencing materials, and existing trees.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:10 p.m.

Board Member Campbell-Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-04 (Lydon Apartments), subject to the recommended conditions therein as modified below (changes are indicated with italicized and underlined text):

Conditions of Approval

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 16-04 (Lydon 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. Required number of parking stalls may be reduced by one vehicle stall.
5. Gabel details as shown in the color elevations are approved.

6. Fencing shall be installed on the north and south side of the structure to the property line to increase safety.
7. Motion light shall be installed on the north, south and west side of the structure to increase safety.
8. Applicant shall investigate the feasibility and variety of adding texture to proposed permeable concrete and present findings to staff.
9. Structure lighting shall be dark sky approved lighting.
10. Window frames shall be tan in color.
11. Wood fencing along the north and side property line shall be of "dog ear" designed.
12. Berming shall be added to the front landscaped areas along Cedar Street.

Board Member Jennings Seconded the motion, which passed (5-0-0).

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, Chair Goulart adjourned the meeting at 5:27 p.m. to the adjourned regular meeting of **June 15, 2016**.

Approved on: _____

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
July 20, 2016

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Vice-Chair
Rod Jennings
Toni Scott, Alternate

Board Members Absent: Chair Goulart
Tom Thomson

City Staff Present: Bob Summerville, ACIP, Senior Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Vice-Chair Campbell-Bennett called the meeting to order at 4:00 PM. Board Members and staff were present as noted above. Board Member Doglio resigned from the Board due to relocation outside of the City limits. Planning Commission Chair Toni Scott was asked to participate as an alternate member due to Board member absences.

2.0 EX PARTE COMMUNICATION

Alternate Scott and Vice-Chair Campbell-Bennett stated they had driven by the site.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 16-09 (Nord Avenue Apartments) 557 Nord Avenue –

A proposal to build a new 18 unit apartment complex on a 0.92 acre parcel, creating a gross density of 18 units per acre.

Senior Planner Bob Summerville provided the project overview.

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

Greg Peitz addressed the Board on behalf of the applicant. Mr. Peitz discussed the configuration of the buildings and expressed the challenges of positioning the buildings on an odd shaped lot. Rick Souza, Bob Stofa and Brian Firth also addressed the Board on behalf of the applicant. They responded to questions regarding landscaping, fencing, screening, and utility placement.

With no other members of the public wishing to address the Board, Vice-Chair Campbell-Bennett closed the public hearing at 4:32 PM.

Discussion continued with the Board.

Vice-Chair Campbell-Bennett re-opened the public hearing at 4:39 PM. Applicant provided clarification regarding space between buildings and fencing.

Vice-Chair Campbell-Bennett closed the public hearing again at 4:41 PM.

Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-09 (Aguilar/Souza) subject to approval of the project use permit and the conditions contained in the staff report as modified below (Changes are denoted by Italicized and underlined text):

Conditions of Approval

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 16-09 (Aguilar/Souza). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. All ground-mounted HVAC units shall be structurally screened as noted on all final site and landscape plans.
3. *All building plans shall note, that prior to the installation of fencing or decorative walls near the Nord Avenue frontage, planning and development engineering staff shall verify on-site with the developer that the fencing or rock walls will not create unsafe sight distance for vehicles accessing the project driveway.*
4. *The final site and landscape plans shall note and illustrate vinyl slats to be installed on all existing chainlink fencing to remain, and to be landscaped with dense evergreen creeping vines (such as star jasmine or similar) and shrubs (as necessary) to preclude car headlights from the adjacent parking lot impacting the new apartment buildings, and to serve as an additional privacy buffer for the benefit of the project's apartment tenants.*
5. A note in bold type face shall be included on the final landscape plans attached with all building plan sets that the valley oak tree to be preserved near the southwest corner of the site shall be preserved in accordance with Chico Municipal Code sections 16.66.110 and 19.68.060. A tree preservation plan, including fencing around the drip line and methods for excavation, shall be prepared by the project landscape architect for review and approval by planning staff prior to any ground-disturbing activities.

6. Outrigger supports shall be included below the second-story window pop-outs on the 4-plex building, consistent with other buildings.

Alternate Board Member Scott seconded the motion which passed (3-0-2; Goulart & Thomson 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 4:51 PM to the regular meeting of **August 3, 2016**.

Approved on: _____

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
August 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

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 4:01 PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Board members Campbell-Bennett and Jennings declared they had made site visits and received emails.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 AR 15-35 Humboldt Oaks Apartments (Fishcamp) – A proposed 40-unit apartment complex on a 2.2-acre site, creating a gross density of 17.5 units per acre.

Associate Planner Mike Sawley provided the project overview and responded to questions regarding fencing, set backs, and parking.

Chair Goulart opened the public hearing at 4:08 PM and invited the applicant to make a presentation.

Greg Peitz, Architect, Brian Firth, Landscape Architect, Larry Coffman, and Pat Conroy addressed the Board representing the applicant.

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

Don McClaskey, owner of the neighboring property addressed the Board regarding his concerns for privacy due to the height of the structure (3 stories).

Discussion continued regarding solutions to obscuring the line of sight.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 4:47 PM.

Board Member Thomson moved to adopt the required findings contained in the agenda report and approve Architectural Review 15-35 (Fishcamp) Humboldt Apartments, subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-35 (Humboldt Oaks Apartments). The approval documents for this project are date stamped Mar 29, 2016.
2. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. The approval of AR 15-35 (Humboldt Oaks Apartments) shall only become effective upon successful annexation of the subject site (A.P. No. 002-050-061) to the City of Chico.
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 along Humboldt Road shall be dedicated, as necessary to provide a 32-foot half-section and new public frontage improvements (curb/gutter/sidewalk, etc.), shall be installed during project construction, as required by the Public Works Department.
6. Trees shown to be retained with the project shall be protected during construction. Landscape plans shall include a sheet that specifies tree protection fencing around the drip line of all retained trees, and note that the fencing shall be inspected by Planning staff prior to commencement of demolition, clearing/grubbing, or other construction activities. Civil and architectural drawings shall be modified, as applicable, to avoid any trenching and to minimize hardscape improvements and/or grade changes within

existing drip line areas. Landscape plans shall specify appropriate mulch materials to be placed beneath existing drip lines at project completion.

7. Perimeter fencing shall be consistent with the "Arch Site Plan" (Attachment C of the staff report), except that additional board and batten with cap fencing may be constructed along interior property lines.
8. Use a combination of additional evergreen tree plantings and, as a temporary measure, obscured window glass to screen views from 2nd and 3rd story bedroom windows within the project toward the rear yard of the single-family residential use located at 2120 Humboldt Road. The obscured window glass shall be used on the four (4) south-facing bedroom windows at the southwest corner of the "Green-Red-White" building and on the four (4) west-facing windows of the "Blue-Gray-White" building, as labeled on the Arch Site Plan. Each instance of obscured glass may be replaced with standard transparent glass in the future, once the associated evergreen screen tree(s) exceeds the height of the window.
9. The developer shall comply with the mitigation measures set forth by the adopted Mitigated Negative Declaration and Mitigation Monitoring Program for the "Humboldt Oaks Apartments (ANX 15-05, UP 15-18, AR 15-35)", as follows:
 - a. MITIGATION C.1 (Air Quality): To minimize air quality impacts during the construction phase of the project, specific best practices shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the Butte County Air Quality Management District's CEQA Air Quality Handbook, October 23, 2014, available at <http://bcaqmd.shasta.com/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf>. Examples of these types of measures include but are not limited to:
 - Limiting idling of construction vehicles to 5 minutes or less.
 - Ensuring that all small engines are tuned to the manufacturer's specifications.
 - Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.
 - Utilizing construction equipment that meets ARB's 2007 certification standard or cleaner.
 - Using electric powered equipment when feasible.
 - b. MITIGATION D.1 (Biological Resources): Vegetation removal or ground disturbance should be conducted between September 1st and February 28th (non-breeding season) to prevent impacts to protected birds that may be utilizing the project area to nest. If vegetation removal or ground disturbance occurs during the breeding season (March 1st-August 31st),

then a pre-construction survey should be conducted by a qualified biologist to locate potential nests of protected bird species and establish a no disturbance buffer zone around nests that is sufficient to ensure breeding is not likely to be disrupted or adversely impacted by construction activities. No construction activities will commence within the buffer area until a qualified biologist confirms the nest is no longer active. The survey should be conducted no more than 14 days before the beginning of construction. If no nests are identified, no additional mitigation would be necessary.

- c. MITIGATION E.1. (Cultural Resources): Prior to any ground disturbance the developer shall arrange to have a qualified archaeologist conduct a pedestrian survey within the parcel(s) planned for development/redevelopment in the annexation area, with a tribal monitor from the Mechoopda Tribe present. The survey shall determine the number and placement of shovel test pits to investigate the possibility of subsurface resources. Soil from the test pits shall be screened through standard quarter-inch mesh (hardware cloth). The results of the survey shall be reported to City planning staff by letter from the consulting archaeologist. If no subsurface evidence of prehistoric cultural resources is located, no additional pre-construction mitigation is necessary under this measure. Should any prehistoric cultural resources be located, additional consultation with the Mechoopda Tribe shall occur before any construction-related ground disturbance. If historic resources are discovered, evaluation by a qualified archaeologist will be necessary before any construction related ground disturbance.
- d. MITIGATION E.2. (Cultural Resources): Prior to the start of any construction or ground disturbance, the developer shall arrange for construction crews to be given cultural awareness training by a qualified archaeologist, and shall provide adequate notification to City planning staff regarding the time and location of the training.
- e. MITIGATION E.3. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any evidence of prehistoric cultural resources (freshwater shells, beads, bone tool remnants or an assortment of bones, soil changes including subsurface ash lens or soil darker in color than surrounding soil, lithic materials such as flakes, tools or grinding rocks, etc.), or historic cultural resources (foundations or walls, structures and remains with square nails, refuse deposits or bottle dumps, often associated with wells or old privies), the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 879-6800. A qualified archaeologist shall be retained by the developer to evaluate the significance of the find. Further, Planning staff shall notify the Mechoopda Tribe to provide the opportunity to monitor evaluation of the

site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. If human remains are discovered, all work must immediately cease, and the local coroner must be contacted. Procedures for the discovery of human remains will be followed in accordance with provisions of the State Health and Safety Code, Sections 7052 and 7050.5 and the State Public Resources Code Sections 5097.9 to 5097.99. If the Coroner determines that the remains are those of a Native American, the Coroner shall contact the NAHC and subsequent procedures shall be followed, according to State Public Resources Code Sections 5097.9 to 5097.99, regarding notification of the Native American Most Likely Descendant. The preceding requirement shall be incorporated into construction contracts and plans to ensure contractor knowledge and responsibility for proper implementation.

The Motion was seconded by Board Member Jennings, and passed (4-0).

Chair Goulart called for a recess at 4:53 PM.

Chair Goulart reconvened the meeting at 5:03 PM.

- 4.2** **AR 16-12 (Del Taco)** -A proposed drive-through restaurant at the southwest intersection of East 20th Street and Forest Avenue, inside the Village (Target) shopping center.

Associate Planner Mike Sawley provided the project overview.

Chair Goulart opened the public hearing at 5:12 PM the applicant was unavailable to make a presentation. With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:12 PM.

Board Member Campbell-Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-12 Del Taco), subject to the recommended conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 16-12 (Del Taco). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. To comply with City sign regulations the 8-foot ground-mounted monument sign shall be removed from the project.
4. Replace or adapt the proposed exterior lighting to remove upward-directed lighting. Use the black-and-white elevations for exterior wall-mounted light locations (total 3 lamps).
5. Remove the hardscape (concrete, etc.) associated with the existing pedestrian connection to the East 20th Street sidewalk and replace it with a mounded landscape berm similar to the existing landscape buffer along the street frontages.
6. The new trash enclosure shall be constructed using split-faced concrete masonry units and solid metal doors, similar to the trash enclosure for the restaurant located immediately west of the project. Add evergreen vine plantings (not Boston ivy) at the trash enclosure and provide training supports to encourage vine growth onto the trash enclosure exterior.
7. Add structural webbing, lattice or mesh below the "rail for ivy screen" to aid vine growth onto the railing.
8. Include additional red exterior color to the west elevation such the it covers the lower half of the elevation (similar to the left-hand side of the south elevation).

Board Member Thomson seconded the motion, which passed (4-0).

5.0 REGULAR AGENDA

No Items.

6.0 BUSINESS FROM THE FLOOR

Board member Campbell-Bennett asked if there were any plans to update the City's Design Guidelines. She stated that she felt they were in need of revision.

The Board Directed staff to request a review of the Design Guidelines.

7.0 REPORTS AND COMMUNICATIONS

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 5:35 PM. to the adjourned regular meeting of **September 7, 2016**.

Approved on: _____

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
October 19, 2016

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
Sheryl Campbell-Bennett, Vice-Chair
Thomas Thomson

Board Members Absent: Rod Jennings

City Staff Present: Mark Wolfe, AICP, Community Development Director
Kelly Murphy, Assistant Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

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

2.0 EX PARTE COMMUNICATION

Board member Campbell-Bennett she had driven by the site.

3.0 CONSENT AGENDA

No Items.

4.0 PUBLIC HEARING AGENDA

4.1 PDP 16-04, AR 16-22 (SCSH Chico) The Urban Apartments 1033 W. 5th Street & 1046 W. 6th Street, APN 004-202- 007 and 004-202-018 – A proposal to construct a 36-unit apartment complex on a 0.81-acre site, creating a gross density of 38 units per acre.

Assistant Planner Kelly Murphy provided the project overview.

Chair Goulart opened the public hearing at 4:02 PM and invited the applicant to make a presentation.

Andrew Clark, applicant, addressed the Board and described the project. Project architect Tarek Abdel-Ghaffar also answered questions regarding the project on behalf of the applicant. Board members discussed with the applicant project details & features, vehicle & bike parking, safety concerns, the Walnut street fence, the materials used for the fencing, and fence height.

With no other members of the public wishing to address the Board, Chair Goulart 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 recommend approval of the Urban Apartments Planned Development Permit (PDP 16-04), 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 building plans shall clearly note that the project shall comply with the Urban Apartments Planned Development Permit (PDP 16-04).
2. The approval documents for this project consist of the following exhibits:
 - a. Planned Development Permit Site Plan (sheet A-0.10)
 - b. Landscape Plan (sheets L-1.0 through L-2.2)
 - c. Color Elevations and Floor Plans (sheets A-1.10 through A-2.40),
 - d. Color Sample Sheet, and
 - e. Lighting Plans (sheets A-5.10, E-0.01 and L-4.0)
 - f. Monument Sign (sheet A-6.30)
3. Planned Development Permit 16-04 authorizes the following development standards for the Urban Apartments development:
 - a. Relief from compliance with shading requirement for paved areas using trees and landscaping.
4. The applicant shall submit a tree removal permit application pursuant to CMC Section 16.66.070 prior to the issuance of building permits.
5. The 5-foot wire-mesh fencing proposed in the front-yard (Walnut Street frontage) of the project site ~~shall be reduced to comply with the 3-foot height maximum or be removed from the project plans.~~ is approved as proposed.
6. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.

The Motion was seconded by Board Member Campbell-Bennett and passed 3-0-1, (Jennings Absent).

5.0 REGULAR AGENDA

No Items.

5.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 4:23 PM. to the regular meeting of **November 2, 2016**.

Approved on: _____

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

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
April 19, 2017

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Chair
Georgie Bellin, Vice-Chair
Dan Irving
Thomas Thomson

Board Members Absent: Rod Jennings

City Staff Present: Mark Wolfe, AICP, Community Development Director
Mike Sawley, AICP, Senior Planner
Shannon Costa, Assistant Planner
Stina Cooley, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Campbell-Bennett called the meeting to order at 4:00 PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Board members Campbell-Bennett and Irving disclosed they had driven by the site.

3.0 CONSENT AGENDA

Board member Thomson moved to approve the minutes from November 2, 2016, November 16, 2016, December 7, 2016, January 18, 2017, February 15, 2017, and April 5, 2017. Board member Bellin seconded the motion, which passed 4-0-1 (Jennings absent).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-03 (Meriam Park Foundation Building) Lot B2 of Subdivision S 09-01 (Meriam Park Phases 1-4, 9 and 10) APN 002-180-157

A proposed 16,095 square-foot commercial office building and common parking field on Lot B2 of Tentative Subdivision Map S09-01 in Meriam Park.

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

Chair Campbell-Bennett opened the public hearing at 4:10 PM and invited the applicant to make a presentation.

Ty Yurkovic addressed the Board on behalf of the applicant. Mr. Yurkovic discussed the design and answered questions from the Board regarding building materials, entrances/exits, and parking.

Jason Bisho, Brian Firth Landscaping, addressed the Board on behalf of the applicant. He addressed questions regarding the parking lot shading, tree species and height, lighting, and design.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:39 PM.

Discussion continued with the Board.

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 17-03 (Meriam Park Foundation Building), subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL FOR AR 17-03

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-03 (Meriam Park Foundation Building). No building permits related to this approval shall receive final approval 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. All parking lot lighting shall be limited to 12 ~~16~~–feet in height.

The Motion was seconded by Board Member Irving and passed 4-0-1(Jennings Absent).

5.0 REGULAR AGENDA

- 5.1 Community Development Director Mark Wolfe provided the Board with information packets and a training regarding the role of the Architectural Review and Historic Preservation Board and proper conduct.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 5:36 PM to the regular meeting of **May 3, 2017**.

Approved on: _____