

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: 5/17/17

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