

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: 5/17/17

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