

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
September 6, 2017

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Rod Jennings
Thomas Thomson
Georgie Bellin, Vice-Chair
Sheryl Campbell-Bennett, Chair

Board Members Absent: Dan Irving

City Staff Present: Leo DePaola, Community Development Director
Mike Sawley, Senior Planner
David Young, 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

Chair Campbell-Bennett stated she will recuse herself from item 4.2.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Thomson moved to approve the minutes from December 3, 2014, January 7, 2015, February 18, 2015, April 1, 2015, May 6, 2015, September 15, 2015.

Board member Jennings seconded the motion, which passed 4-0-1 (Board Member Irving absent).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-37 (Nine Star North Cedar); 1005 W. 6th Street, APN 004-206-005 – A proposal to construct a 3-story, 6-unit multifamily housing development on a 0.2-acre site located on the southwest corner of Cedar Street and West 6th Street.

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

Chair Campbell-Bennett opened the public hearing at 4:04 PM and invited the applicant to make a presentation.

Architect Greg Peitz, and Landscape Architect Brian Firth addressed the Board on behalf of the applicant and answered questions. Mr. Peitz clarified that the materials board presented to the Board were the true colors and the color elevation pages provided did not represent the actual colors due to printer variations.

Trace Woodward, Matt Thorpe, and Jessica Thorpe also addressed the Board regarding this item.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:10 PM.

Discussion continued with the Board Members.

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 17-37 (Nine Star Properties), subject to the following conditions (changes are denoted by italicized and underlined text):

Conditions for Approval for AR 17-37

1. All building plans shall note on the cover sheet that the project shall comply with AR 17-37 (Nine Star Cedar Street Apartments). No building permits related to this approval shall be finalized without authorization of planning staff.
2. 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.
3. 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.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. *Reduction of one (1) guest parking space is authorized.*

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

Chair Campbell-Bennett recused herself from Item 4.2 and Vice Chair Bellin continued with the meeting.

- 4.2 Architectural Review 17-12 (Salvation Army); 567 E. 16th Street, APN 005-217-002, 005-217-003 005-217-005, 005-251-021, and 005-251-002** - A proposal to construct a new community center to replace the existing Salvation Army community center.

Senior Planner David Young provided the staff report and answered questions from the Board.

Vice Chair Bellin opened the public hearing at 4:20 PM and invited the applicant to make a presentation.

Matt Gallaway, Architect for the project, and Brian Firth, Landscape Architect, addressed the Board on behalf of the applicant and answered questions regarding the project. Arwyn Rodriguera and Craig Rodriguera with the Salvation Army both addressed the Board providing information regarding hours of operations, activities, and general functions provided at the location.

Also addressing the Board were Pam Garnet, Rick Garnet, Woody Elliott, and Michael Holland with concerns regarding the operations, native tree species, architectural design, traffic flow, and wall details.

With no other members of the public wishing to address the Board, Vice Chair Bellin closed the public hearing at 5:22 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 forward a recommendation to the Planning Commission to approve Architectural Review 17-12 Salvation Army), subject to the following conditions (changes are denoted by italicized and underlined text):

RECOMMENDED CONDITIONS OF APPROVAL -AR 17-12

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-12 (Salvation Army).
2. 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 City Planning staff prior to issuance of a certificate of occupancy.

3. The final landscape plans shall indicate creeping vines against trash enclosure stucco walls.
4. The fence proposed for site security shall be constructed of tubular steel and powder coated black and comply with CMC 19.60.060.
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. Tubular steel fence shall include automatic/motorized gates with NOX switches for emergency access.
7. 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. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - c. 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.
 - d. 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.
8. Native species may be utilized as feasible in parking lot and street tree plantings as approved by the Urban Forest Manager.
9. Block wall separating the Community Center from the neighboring residences is acceptable as proposed.

10. The revised site plan dated September 1, 2017 is the recommended site plan.

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

Chair Campbell-Bennett rejoined the meeting and proceeded with the remaining agenda items.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

David Griffith, architect, made a presentation to the Board regarding his current project on 330 Main Street. Mr. Griffith and property owner, Chris Jennings, provided the Board with an overview of the historic finds in the deconstruction of the building and their proposed future plans for the project

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 6:15 PM to the regular meeting of **September 20, 2017.**

Approved on: 10/18/17