

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular meeting
March 5, 2014

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Marci Goulart, Chair
 Kris Zappettini
 Dan Irving
 Thomas Thomson

Board Members Absent: Dale Bennett

City Staff Present: Bob Summerville, Senior Planner
 Greg Redeker, Associate Planner
 Nelson George, Building Official
 Jessica Henry, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

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

2.0 SELECTION OF CHAIR AND VICE CHAIR

Board Member Bennett was nominated Chair and Board Member Thomson was nominated for Vice-Chair. Voting was continued to the next meeting due to Board Member Bennett's absence.

3.0 CONSENT AGENDA

None.

4.0 PUBLIC HEARING AGENDA

4.1 AR 13-18 (Fiore di Monte) Nord Highway, west of Esplanade, APN 006-170-

Associate Planner Redeker presented the staff report and answered questions from the Board. He stated that the applicant had incorporated the recommendations from the Board.

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

Brady Smith, Architect for the applicant, presented revisions and improvements based on recent meetings with the City and suggestions in Associate Planner Redeker's staff report. Mike Milet also responded to questions regarding the proposed project.

Community members Daryl Vercruyssen, Starla Knight, Jill McKay, Bruce Vlasoff addressed the Board and voiced concerns regarding pedestrian and bicycle traffic, sidewalks, lighting, trash, runoff from cars getting into well water, street side parking, noise, home values, noise levels, and sewer.

Community member Charles spoke in favor of project.

Associate Planner Redeker addressed the public concerns stating that this area is currently zoned multifamily and has been for some time. He also clarified that improvements such as sidewalks, street widening, lighting and storm drainage will all be included and must comply with code standards.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:05 pm.

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 13-18 (Fiore di Monte) subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-198 Fiore Di Monte

1. All approved building plans and permits shall note that the project shall comply with AR 13-18 (Fiore di Monte). No building permits related to this approval shall be finalized without prior authorization of Planning Division staff.
2. All structures, landscaping, and improvements shall be in substantial conformance with the plans, diagrams, elevations, color palette, and other materials attached to this staff report, except as modified by any other condition of approval or as superseded by the revised drawings, plans, elevations, signage, color board, and other materials submitted at the March 5 ARHPB meeting. Where the revised materials submitted at the meeting are in conflict with the materials attached to the staff report, the revised materials shall control.
3. Final site and landscaping plans shall include structural screening of all ground-mounted HVAC units in conjunction with landscape screening, taking into account any direction provided by the Board, subject to Planning staff review and approval.
4. One unified style of windows shall be used in the project. Movable windows should be single-hung vertical sliders. Note: The revised elevations submitted at the ARHPB hearing meet this condition.
5. A note shall be placed on all building plans that all flashing shall be stuccoed and/or painted to match adjacent construction.

6. The monument sign for the project shall incorporate an arch element as shown on the revised sign design presented at the March 5 ARHPB meeting, and shall be indirectly lit. The final sign design shall be subject to Planning staff review and approval.
7. The northern trash collection enclosure and the trash compactor enclosure shall be relocated to be further away from the mobile home park to the north of the project as shown on the revised site plan submitted at the March 5 ARHPB meeting. Where the revised site plan submitted at the meeting is in conflict with the plans attached to the staff report, the revised site plan shall control.
8. The width of walkways in front of parking spaces shall be increased to seven feet, so that five feet of clear access width is provided when parked vehicles protrude into the two-foot bumper overhang area.
9. The applicant shall comply with all mitigation measures contained in the NWCSP EIR, which are incorporated herein by reference, including payment of fees for cumulative impacts specific to the NWCSP area.
10. The applicant shall comply with all recommendations in the Biological Resources Assessment for the project, which are incorporated herein by reference, including conducting biological surveys immediately prior to construction during specified times of the year, and payment of Swainson's Hawk habitat loss mitigation fees.
11. Prior to issuance of a final certificate of occupancy for the project, the applicant shall record a deed notice acknowledging the site's proximity to the Chico Municipal Airport and the potential for noise and sleep disturbance resulting from said proximity.
12. All lighting fixtures under the carports shall be full cutoff designs. The cobra-head parking lot light standards shall be eliminated in favor of 12-foot decorative "candy cane" light standards, similar to those found in the outdoor recreation areas of the site.
13. The final project design shall incorporate site design features to provide a greater sense of place, acknowledge the winery connotations of the Fiore di Monte name, and provide a more unified modern Mediterranean design theme, potentially including but not limited to the following: more interesting paving, particularly in the entrance area; trellises with vines, possibly grape vines; possibly a different species of palm trees that are smaller than the Mexican fan palms proposed; espalier plantings if allowed by current building codes; incorporating the arch element into the fence around the pool, tot lot, and other similar public spaces within the project; and other similar elements which may be proposed by the

applicant. The final design incorporating these elements shall be subject to Planning staff review and approval.

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

4.2 Modification of AR 13-09 (Nash/Peitz) 114 W. 7th Avenue, APNs 003-574-007, -008, and -009.

Senior Planner Summerville presented the staff report, suggested some additional conditions of approval, and answered questions from the Board.

Chair Goulart opened the public hearing at 5:35 pm and invited the applicant to make a presentation.

Gary Nash and Greg Peitz addressed the Board on behalf of the applicant.

With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 6:05 pm.

Discussion continued with the Board.

Chair Goulart re-opened the public hearing and asked if the applicant would be will to resubmit plans based on the discussion items and to address elevation element concerns.

Chair Goulart closed the public hearing with consensus that the item will be continued with the understanding that the applicant will resubmit plans addressing the following concerns:

1. The south elevation of the Front Building should address W. 7th Avenue as a true front elevation and not as a side, utility-oriented elevation as it currently appears. If the staircase remains on the south elevation, it should integrate with a true front elevation appearance.
2. Screen any ground-mounted HVAC equipment facing W. 7th Avenue.
3. Provide consistency with window design, particularly regarding grid dividers.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Board Member Irving requested an update on the Star Liquors Project. Senior Planner Summerville reported that there were some outstanding issues with the proposed landscaping and maintenance.

Senior Planner Summerville also reminded the Board that each member must attend an Historic Preservation seminar, he asked the Board to review the available selections on the California Preservation Foundation website to select a webinar that interests them and the City will pay for the class.

8.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 6:25 pm to the regular meeting of April 2, 2014.

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
April 02, 2014

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Dale Bennett, Chair
Marci Goulart
Thomas Thomson
Kris Zappettini

Board Members Absent: Dan Irving

City Staff Present: Bob Summerville, Senior Planner
Jessica Henry, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

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

2.0 SELECTION OF CHAIR AND VICE CHAIR

Board Member Bennett accepted the nomination of Chair and Board Member Thomson confirmed his acceptance of the nomination of Vice Chair.

Chair Goulart moved that the Board select Board Member Bennett as Chair and Board Member Thomson as Vice Chair. Board Member Zappettini seconded the motion, which passed by a vote of 4-0-1, (Irving absent).

Chair Goulart then handed the meeting over to newly selected Chair Bennett.

3.0 CONSENT AGENDA

None.

4.0 PUBLIC HEARING AGENDA

4.1 AR 13-19 (GPK/Hallmark) – Carriage Park Apartments; Northeast corner of Bruce Road and East 20th Street; APN 018-390-020 – Continuation of architectural review.

Senior Planner Summerville presented the staff report and answered questions.

Chair Bennett opened the public hearing at 4:15 pm and invited the applicant to make a presentation.

Project architect Ron Metzger, presented plans with requested changes that have been incorporated into their plans, provided information, and answered questions regarding the project.

Board Members commented about the responsiveness of the project consultants and thanked them.

Additional members of the public addressing the Board on this agenda item were:

- Jim Lynch, resident near the project residing on Remington, supports the project with some considerations regarding the landscaping and the type of trees under consideration, specifically cork oaks.
- Michael Millett, Project Landscaper
- Reed Youmans, Applicant thanked the Board for their feedback

With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 4:45 pm.

The Board further discussed the item.

Board Member Goulart moved that the Architectural Review and Historic Preservation Board adopt the findings contained in the agenda report and approve AR 13-19 (GPK/Hallmark), subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-19 (GPK/Hallmark)

1. All approved building plans and permits shall note that the project shall comply with AR 13-19 (Carriage Park Apartments). No building permits related to this approval shall be finalized without prior authorization of Planning Division staff.
2. Rocks incorporated with the monument sign shall closely resemble the volcanic type utilized in the historic walls in the area and not generic creek cobbles with Minimal mortar, dry stacked.
3. The finish of all vinyl fences shall not be overly glossy, but instead will maintain an authentic wood (flat) finish. The color of the vinyl fencing shall be selected from one of the darker tones proposed on the color/material sample board. *Color-not white or overly glossy, work with staff on color*
4. Additional bollard lighting along the widened sidewalk (pedestrian/bicycle path) leading to the adjacent commercial site to the south shall be noted on all site and landscape plans.
5. A note shall be placed on all building plans specifying that all flashing at stairwells and balconies shall be stuccoed and/or painted to match adjoining surfaces.

6. *Applicant will work with staff on the mixture of trees on north and east elevations, with possibilities of canary pine, cork oaks*

Board Member Thomson seconded the motion, which passed by a vote of 4-0-1 (Irving absent).

4.2 Modification of AR 13-09 (Nash/Peitz) 114 W. 7th Avenue, APNs 003-574-007, -008, and -009.

Senior Planner Summerville presented the staff report and answered questions from the Board.

Chair Bennett opened the public hearing at 4:54 pm and invited the applicant to make a presentation.

Project architect Greg Peitz addressed the Board. He commented that changes were made according to the Board's input and answered questions. Applicant Greg Nash also answered questions from the Board regarding the project.

With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 5:05 pm.

Board Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the findings contained in the agenda report and approve a Modification of AR 13-09 (Nash/Peitz), subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-09(Nash/Peitz)

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Modification of AR 13-09 (Nash-Peitz). 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, Public Works, and Fire Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. Prior to or concurrent with the submittal of a building permit application, the permittee shall submit to Planning staff one check-copy set of final revised site plans, landscape plans, and building elevations incorporating all applicable conditions of approval adopted by the Board.
4. Prior to the issuance of building permits, the permittee shall complete either a parcel merger or boundary line modification to resolve all existing property lines that conflict with building codes.

5. The permittee shall comply with CMC 16.66 and 19.68 regarding tree preservation of existing black walnut and Chinese elm trees noted on the approved landscape plan. Any required arborist reports and recommendations shall be provided to Planning staff and the City Park and Natural Resources Manager prior to the issuance of grading or building permits.
6. Replace the autumn blaze maple trees located within the new planter interfacing the new parking lot and W. 7th Avenue with a lower-story tree such as an ornamental dogwood or crepe myrtle to avoid crowding of tree canopies.
7. Bicycle racks shall be relocated on-site at one convenient shared location near the front entrances of the new apartment buildings and restaurant entrances, or at two locations. All building plans shall specify that bicycle rack location and design shall comply with CMC 19.70.080.
8. Design of the trash enclosure will consist of split-face block and metal doors painted to match the new building, and landscaped with shrubs and creeping vines to dissuade graffiti vandalism.
9. The upper one foot of the 7-foot screen fence along W. 7th Avenue shall be a view-permeable material such as lattice, wrought iron, or similar material.
10. Parking lot lights will be the existing pole lights as on attachment A and not bollards.

Board Member Thomson seconded the motion, which passed by a vote of 4-0.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

Charles Withuhn of Chico Tree Advocates addressed the Board regarding light/cool roofs and provided handouts with data and internet links.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Bennett adjourned the meeting at 5:25 pm to the regular meeting of April 16, 2014.

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
April 16, 2014

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Dale Bennett, Chair
Marci Goulart
Dan Irving

Board Members Absent: Thomas Thomson
Kris Zappettini

City Staff Present: Bob Summerville, Senior Planner
Michelle Pease, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

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

2.0 CONSENT AGENDA

2.1 Review of Certified Local Government Program (CLG) 2012-2013 Annual Report – This item was pulled from the consent agenda and was heard under Regular Agenda item 5.1.

3.0 PUBLIC HEARING AGENDA

3.1 S/PDP 14-01 Village Green Subdivision and Planned Development Permit; Southeast corner of Sierra Sunrise Terrace and Idyllwild Circle; APN 018-360-002 –

Senior Planner Summerville presented the staff report and answered questions from the Board.

Chair Bennett opened the public hearing at 4:20 pm and invited the applicant to make a presentation.

Project architect David Rogers, representing SG Investment Group presented slideshow of project. Brian Firth, landscape architect, presented plans with changes from the original submittal. BT Chapman, William Sheridan, Charles Withuhn, Mary Jensen, Gary Solberg, and Greg Steel also addressed the Board regarding the project.

With no other members of the public wishing to speak, Chair Bennett closed public hearing at 5:00 pm.

Board Member Marci Goulart moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of S/PDP 14-01 Village Green Subdivision; subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for the modification of S/PDP 14-01

1. The final development plan shall require street lighting to remain at low levels.
2. House elevations included with the final development plan shall illustrate French doors in place of sliding glass doors.
3. Landscape plans included with final development plan shall illustrate moveable structural screens around the utility boxes located at the street corner of Idyllwild Circle and Sierra Sunrise Terrace.

The motion was seconded by Board Member Irving and passed 3-0-2 (Thomson & Zappettini absent.)

3.2 AR 14-03 (Tochterman Parking Lot); Southwest corner of 1st and Main Streets; APNs 004-071-002, -003, and -004

Senior Planner Summerville presented the staff report and answered questions about the project.

Chair Bennett opened the public hearing at 5:15 pm.

David Rogers presented overview of the proposed parking lot and answered questions from the Board.

Melinda Vostess also addressed the Board regarding this project.

With no other members of the public wishing to address the Board, Chair Bennett Closed the public hearing at 5:30pm

Board Member Marci Goulart moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 14-03 (Tochterman Parking Lot); subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 14-03

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 14-03 (Tochterman). 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, Public Works, and Fire Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. Parameters and design elements of a wayfinding feature defined by the ARHPB shall be delegated to staff for final approval.
4. Paint Equipment Bronze to match light fixtures and bollard lights, and to soften appearance of bollards subject to staff approval.
5. Landscape specifics and finishes to dissuade loitering.

The motion was seconded by Board Member Irving and passed 3-0-2 (Thomson & Zappettini absent.)

3.3 AR 14-04 (Crepeville Restaurant/Billson); 301 Broadway

Senior Planner Summerville presented the staff report and answered questions from the Board.

Chair Bennett opened the public hearing at 5:45 pm.

Richard Billson addressed the Board on behalf of the applicant. Phillipe Masoud, applicant/restaurant owner, also addressed the Board and answered questions regarding the project.

With no other member s of the public wishing to address the Board Chair Bennett closed the public hearing at 6:15 pm.

Discussion continued with the Board.

Chair Bennett Reopen the public hearing at 6:22 pm to allow the applicant to further clarify details of the project.

Chair Bennett Closed the public hearing at 6:24 pm.

Board member Irving moved to continue the project to allow the applicant to present the Board with more detailed information at a later date. The Board would like to see greater detail on the following items:

1. Roof samples (and manufacturer cut sheets) of canopy roofing over new dining patio.
2. Specific railing design and/or sample with proposed color finish (include pickets and handrails).

3. Revised north elevation illustrating design interest on equipment cabinet doors (such as louvers).
4. Landscape plan (show existing and proposed plant species).
5. Light fixtures under roof canopies over dining patio.
6. Column details supporting canopies over dining patio.
7. Design proposal of pedestrian path across parking lot.

Board Member Goulart seconded the motion which passed 3-0-2 (Thomson & Zappettini absent.).

5.0 REGULAR AGENDA

5.1 Review of Certified Local Government Program (CLG) 2012-2013 Annual Report – This item was pulled from the consent agenda.

There was a typo in the report on page 4, the appointment of Dan Irving ends 2015.

Board Member Goulart moved to adopt the Certified Local Government Program Annual Report and submit it as amended. Board Member Irving seconded the motion which passed 3-0-2 (Thomson & Zappettini absent).

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Board member Goulart received an email from Karen Lasso with pictures of the Salvation Army duplexes and some comments noting the loss of the big tree is significant now that the project is built.

Chair Bennett asked about having a training workshop for the Board. The Board agreed to schedule the workshop for June 4, 2014. Members of the public, including developers and property owners, are encouraged to attend. The workshop topics will include: processes of the Board, etiquette, effective and efficient meetings, Robert's Rules of Order and the Brown Act.

8.0 ADJOURNMENT

There being no further business, Chair Bennett adjourned the meeting at 6:40 pm to the regular meeting of May 7, 2014.

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
May 7, 2014

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Dale Bennett, Chair
Thomas Thomson, Vice Chair
Marci Goulart
Dan Irving
Kris Zappettini

Board Members Absent: None

City Staff Present: Mike Sawley, Associate Planner
Michelle Pease, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Bennett 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

There are no items for this agenda item.

4.0 PUBLIC HEARING AGENDA

4.1 AR 14-04 (Billson) Crepeville Restaurant; 301 Broadway Street; APN 004-151-023 – A proposed remodel and minor expansion of an existing building into a restaurant (this project was previously reviewed by the Board at its April 16, 2014 meeting and continued to review remaining details.)

Associate Planner Sawley presented the staff report and responded to questions from the Board.

Chair Bennett opened the public hearing and invited the applicant to make a presentation.

Richard Billson and Phillippe Masoud addressed the Board on behalf of the applicant.

With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing.

It was moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 14-04 ((Billson) Crepeville Restaurant), subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 14-04

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 14-04 (Crepeville/Billson). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. The permittee shall submit a sign review application to the Community Development Department that includes all architectural plans and drawings approved by the Board in conjunction with their approval of AR 14-04 (Crepeville/Billson).
3. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development, Public Works, and Fire Departments, and the Engineering Division of the Community Services Department. The permittee is responsible for contacting these offices to verify the need for compliance.
4. Prior to or concurrent with the submittal of a building permit application, the permittee shall submit to Planning staff one check-copy set of final revised site plans, landscape plans, and building elevations incorporating all applicable conditions of approval adopted by the Board.
5. Unless design details and materials differ from those approved with this project, expansion of the outdoor seating area as depicted on the concept drawing provided at the 5/7/14 meeting may be approved by staff as a minor modification.

The motion was seconded, and passed.

5.0 REGULAR AGENDA

There were no items for this agenda item.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Bennett adjourned the meeting at 5:05 pm to the adjourned regular meeting of May 21, 2014.

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 4, 2014

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Dale Bennett, Chair
Marci Goulart
Dan Irving
Kris Zappettini

Board Members Absent: Thomas Thomson, Vice Chair

City Staff Present: Bob Summerville, Senior Planner
Michelle Pease, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Bennett 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

There were no items for this agenda item.

4.0 PUBLIC HEARING AGENDA

4.1 Modification of AR 13-03 (BCAG); 326 Huss Lane; APN 039-060-126 – Site design and architectural review of a new Butte Regional Transit Operations Center that will consolidate administrative, operations, and maintenance facilities for the Butte County Association of Governments (BCAG) and B-Line transit services. This project was previously approved by the Board at its May 15, 2013 meeting.

Senior Planner Summerville presented the staff report and spoke about the original plan and the changes made.

Chair Bennett opened the public hearing at 4:15 pm and invited the applicant to make a presentation.

Project architect Ron Metzger, presented plans with requested changes that have been incorporated into their plans, provided information, and answered questions regarding the project.

Additional members of the public addressing the Board on this agenda item were:

- Jim Lynch, resident near the project residing on Remington, supports the project with some considerations regarding the landscaping and the type of trees under consideration, specifically cork oaks.
- Michael Millett, Project Landscaper
- Reed Youmans, Applicant thanked the Board for their feedback

With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 4:45 pm.

The Board further discussed the item.

It was moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve a Modification of AR 13-03 (BCAG), subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for the modification of AR 13-03

1. All approved building plans and permits shall note that the project shall comply with Modification of AR 13-03 (BCAG). No building permits related to this approval shall be finalized without prior authorization of Planning Division staff.
2. *Black, wrought iron fencing, up to 7 feet in height, shall be illustrated on all building plans along the south and west sides of the site, designed consistent with the diagrams submitted at the Board meeting on June 4, 2014.*
3. Specify on building plans that parking lot light fixtures shall be 14-foot total height in *all public and employee parking areas* and *23-foot* total height in bus fleet circulation and parking areas. *Wall pack lights on the maintenance, bus wash, and fueling buildings may be mounted a maximum height of 23-feet. Building plans shall note that all fixtures utilize 4,000k LED lamps and are equipped with 20 percent automatic dimming controls.*
4. *All roof-mounted equipment, including "mushroom" exhaust vents, shall be painted to blend with roofing material.*
5. The permittee shall comply with CMC 16.66 and 19.68 regarding tree preservation of existing sycamore trees along Huss Drive. Any required arborist reports and recommendations shall be provided to Planning staff prior to the issuance of grading or building permits.
6. All building plans shall specify that bicycle rack location and design shall comply with CMC 19.70.080.

7. Manufacturer diagrams for all mushroom roof vents shall be included and illustrated on all building plans, including elevations.
8. Irrigated hydro-seed is approved for landscaping on either side of the driveway accessing Aztec Drive. The alternate landscape plans illustrated on the plans reviewed by the Board are also approved and may be implemented at a future date at the discretion of the applicant.
9. Future solar arrays mounted on the bus fleet parking canopies are approved as illustrated on the submitted drawings and are delegated to planning staff for final review.
10. Irrigated climbing vines shall be noted on all landscape plans adjacent to columns within courtyard areas.

The motion was seconded, which passed by a vote of 4-0-1(Thomson absent).

5.0 REGULAR AGENDA

There were no items for this agenda item.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Bennett adjourned the meeting at 4:50 pm to the adjourned regular meeting of June 18, 2014.

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
July 9, 2014

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Dale Bennett, Chair
Thomas Thomson, Vice Chair
Marci Goulart
Dan Irving
Kris Zappettini

Board Members Absent: None

City Staff Present: Mark Wolfe, Community Development Director
Mike Sawley, Associate Planner
Jessica Henry, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Chair Bennett 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

There were no items for this agenda item.

4.0 PUBLIC HEARING AGENDA

4.1 AR13-21 (560 Manzanita Avenue Apartments); 560 Manzanita Avenue; APN 015-330-001 – A proposal to construct 12 apartment units (two six-plex two-story buildings).

Associate Planner Sawley presented the staff report and addressed questions from the Board.

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

Brian Firth spoke on behalf of the Applicant regarding the landscaping, choice of trees and shrubs, HVAC screening, building material colors, the development will not have an onsite manager, and trash enclosure landscaping.

With no other members of the public wishing to address the Board, Chair Bennett closed the public hearing at 4:36 pm.

Board Member Goulart moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve AR 13-21 (560 Manzanita Avenue Apartments), subject to the recommended conditions, as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-21

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 13-21 (560 Manzanita Avenue Apartments). No building permits related to this approval shall be finalized without authorization of Planning staff.
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, illustrated or notated on the building plans as requiring screening, and subject to approval by Planning staff prior to issuance of a certificate of occupancy.
3. All new trees shall be planted a minimum of three feet from hardscape.
4. A structural screen shall be shown on the building plans and constructed to block public views of the condenser unit located on the building elevation facing Manzanita Avenue. The screen shall be architecturally compatible with the approved design in terms of materials, colors, shape, and size.
5. The proposed Chinese pistache trees and forest pansy redbud trees are acceptable replacement trees to satisfy the requirements of CMC 16.66, and shall be noted as such on the building plans. Red maple trees may be substituted for some or all of the forest pansy redbud trees, at the discretion of the Landscape Architect. Survival of replacement trees 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. 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. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
6. The tree protection requirements of Chico Municipal Code section 19.68.060(B), as specifically applicable to the project site, shall be indicated on the building plans and applied to construction and trenching near the large oak tree located immediately east of the project site.
7. All new wooden fencing shall be stained or painted.

8. Deepen the stucco color a shade or two to enhance compatibility with the other, darker colors.
9. Consider adding project signage for the development, in the future.
10. Consider reducing the number of window pane dividers on the buildings.

Board Member Zappettini seconded the motion, which passed by a vote of 5-0.

5.0 REGULAR AGENDA

There were no items for this agenda item.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Bennett adjourned the meeting at 4:50 pm to the adjourned regular meeting of August 6, 2014.

Approved on: _____

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