

**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

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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. 5<sup>th</sup> Street & 1046 W. 6<sup>th</sup> 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: 5/17/17

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