

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the Adjourned Regular Meeting  
November 20, 2013

Municipal Center  
421 Main Street  
Conference Room 1

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

Board Members Absent:     None.

City Staff Present:         Bob Summerville, Senior Planner  
                                   Mike Sawley, Associate Planner

**1.0     CALL TO ORDER/ROLL CALL**

Chair Goulart called the meeting to order at 4:04 p.m. Board Members and staff were present as noted above.

**2.0     CONSENT AGENDA**

There were no items for this agenda.

**3.0     PUBLIC HEARING AGENDA**

**3.1     PDP 13-02 (Portland Place Carriage Apartments Project) 533 Orange Street:  
          APN 004-204-006-**

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

*Chair Goulart opened the public hearing at 5:12 pm and invited the applicant to make a presentation.*

Larry Coffman, and Tom Phelps, addressed the Board on behalf of the applicant. Graham Hutton, Mike Trolinder and Ray Murdoch also addressed the Board regarding this project.

*Chair Goulart closed the public hearing at 5:30 pm.*

Discussion continued with the Board.

***Board Member Zappettini moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of Planned Development Permit 13-02 (Portland Place Carriage Apartments Project) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):***

**Recommended Conditions of Approval for PDP 13-02  
(Portland Place Carriage Apartments Project)**

1. All approved building plans and permits shall note that the project shall comply with the Portland Place Carriage Apartments Planned Development Permit (PDP 13-02). No building permits related to this approval shall be finalized without prior authorization of Planning staff.
2. The approval documents for this project include the following exhibits:
  - a. Planned Development Permit Site Plan,
  - b. Site Development Plan,
  - c. Color Elevations and Floor Plans (sheets ARB-1 through ARB-6),
  - d. Color Sample Sheet, and
  - e. Lighting Cut Sheets
3. Planned Development Permit 13-02 authorizes the following development standards for the Portland Place development:
  - a. Ten-foot front yard setbacks
  - b. Five-foot rear yard setbacks
  - c. Building projections into setback areas on the second and third stories, as shown on the approved site plans and elevation drawings.
4. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and associated 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.
5. New 6-ft high wooden fencing along interior property lines shall include a top rail.
6. *Parking Lot standards shall be limited to 14 feet in height.*
7. *Climbing vines shall be used on the trash enclosure and shrub species shall be associated with their planting locations on the final landscape plan.*

8. Anti-graffiti coating shall be applied to the utility/sign screen wall.
9. Hand rails, if installed for the front steps, shall be powder coated.
10. Front doors shall include detailing to create interest, such as a window or creatively displayed unit numbers.

*The motion was seconded by Board Member Bennett and passed 5-0.*

**4.0 REGULAR AGENDA**

None.

**5.0 BUSINESS FROM THE FLOOR**

There was no business from the floor.

**6.0 REPORTS AND COMMUNICATIONS**

Senior Planner Summerville reported that the appeal on the Star Liquors project was denied by the City Council and the Board approval was upheld.

**7.0 ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting to the regular meeting of December 18, 2013.

Approved on: 10/18/17

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