

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the Adjourned Regular Meeting
May 15, 2013

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Kris Zappettini

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

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 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 13-04 (Mom's Restaurant Outdoor Dining Patio) 209 Salem Street, APN 004-062-016

It was moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-04 (Mom's Restaurant Outdoor Dining Patio) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-04

1. All approved building plans and permits shall note that the project shall comply with AR 13-04 (Mom's Restaurant). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.

2. All structures, improvements, and landscaping shall be constructed and maintained in substantial conformance with the plans, elevations, visual

simulations, and color palettes attached to the agenda report, except as modified by any other condition of approval.

3. All requirements of other city departments shall be met, including building permit approval.
4. The fence around the dining patio may be modified to remove the “notch” *if and* when the traffic signal control box is relocated. The precast planters adjacent to the box may be relocated within the fenced patio area at the applicant’s discretion.
5. All umbrellas shall be constructed and/or located so that a minimum of 7'6" clearance is maintained above the adjacent sidewalk at all times. The umbrellas shall not match the fence color, but be a different complementary color. Final design of the umbrellas and other furniture shall be subject to Planning staff approval.
6. The new door to be installed on the W. 2nd Street frontage shall be of wood and glass construction, consistent with the existing building facade. Final design of the door shall be subject to Planning staff approval, and need not be as elaborate as the main entrance door on Salem Street.
7. The main body of the fence shall be in a color substantially similar to one of the colors in the 8011-8015 range as shown in the RAL color brochure presented at the meeting. The top rail of the fence shall be in a color which is complementary to the main fence color, with final approval of the color scheme subject to Planning staff review and approval.
8. All planter boxes shall be fitted with irrigation systems.
9. The bicycle racks may be different from what is depicted, and may include commercially available alternate designs (such as a custom rack by Dero or similar) or racks chosen through the art rack design competition currently being held by the City.
10. The Board wished to express its strong desire that the traffic control signal box be relocated. If the box remains in its current location, the Board recommends that an aesthetic or artistic treatment be applied to the box, if feasible to do so. Any artistic treatment should involve the City’s Arts Project Coordinator.

The motion was seconded and passed.

3.2 Architectural Review 13-02 (Warner Street Duplex) 1061 Warner Street, APN 003-083-001

It was moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 13-02 (Warner Street Duplex) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 13-02 (Warner Street Duplex). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. All wall-mounted utilities and roof penetrations, including vent stacks, utility boxes, gas meters and associated equipment, shall be screened by appropriate materials and colors, as approved by Planning staff prior to issuance of a certificate of occupancy.
3. Building Elevations: lighten change the grayish trim color to a white color (similar to the fascia boards and doors), paint the downspouts to match the trim, and add corner-board trim details at interior and exterior building corners.
4. Sidewalks between building entryways and the bicycle parking area shall be at least 5 feet in width.
5. Subject to Planning staff approval prior to issuance of a building permit, a revised, detailed, final landscape plan shall be submitted. The landscape plan shall include the following elements:
 - a. Specifications for how existing trees to remain will be protected during construction (per CMC 19.68.060).
 - b. A variety of low-growing, drought tolerant perennial species along the sides of the driveways (3-ft on center max. spacing), and staggered across the front and rear areas scheduled for “bark ground cover” on the site plan (min. 1 per 9 sq. ft., excepting areas within 2 feet of hardscape or within 6 feet of existing or proposed trees). Species may include Carmel creeper, barberry, autumn sage, Oregon grape, lily of the Nile, Spanish lavender, creeping mahonia, rock rose, bluebell creeper, rosemary, or similar.

- c. Installation notes and permanent irrigation for the new plantings (per 19.68.050).
6. A usable outdoor area with all weather surface shall be located on the First Avenue side of the building, either by retaining existing pavement or by constructing a new surface of paver stones, bricks, or similar.
7. Add view-permeable metal fencing (not chain link, simple steel balustrades ok), along the north side of the driveway to Warner Street.
8. Construct the proposed wooden fencing with cap and rail detail and increase fence height around trash bins/bike storage area to six feet.
9. Change composition roof color to natural wood or weather wood.
10. Use a different type of cementitious siding that includes vertical battens.
11. Install a barrier that prevents tenants from parking off the north side of the driveway to Warner Street.

The motion was seconded and passed.

3.3 Architectural Review 13-03 (BCAG) 326 Huss Lane, APN 039-060-126

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

1. All approved building plans and permits shall note that the project shall comply with AR 13-03 (BCAG). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.
2. Specify on related building plans and landscape plans that chain-link fencing along the south and west sides of the site shall be green, vinyl coated fabric installed with green vinyl slats.
3. Specify on related building plans that parking lot light fixtures shall be equipped with 4,000k LED lamps.
4. 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 and the Urban Forest Manager prior to the issuance of grading or building permits.

5. All building plans shall specify that bicycle rack location and design shall comply with CMC 19.70.080.
6. The monument sign shall be a maximum height of 5 feet.
7. Replace uplighting in plazas with bollard lighting and add bollard lighting at pedestrian passageways to plazas and parking areas for security purposes.
8. Illumination of building signage shall be discreet.
9. The applicant is encouraged to work with staff in integrating public art with the project.

The motion was seconded and passed.

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting to the regular meeting of June 5, 2013.

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 Adjourned Regular Meeting
June 19, 2013

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Kris Zappettini

City Staff Present: Bob Summerville, Senior Planner
 Greg Redeker, Associate Planner

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 CONSENT AGENDA

There were no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 13-05 (Thomas) 642 Ivy, APN 004-215-008

Kevin Thomas, applicant, addressed the Board and answered questions.

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 13-05 (Thomas) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

1. All approved building plans and permits shall note that the project shall comply with AR 13-05 (Thomas). No building permits related to this approval shall be finalized without prior authorization of Planning Services Department staff.

2. All structures, improvements, and landscaping shall be constructed and maintained in substantial conformance with the plans, elevations, and

color/materials board attached to this agenda report, except as modified by any other condition of approval.

3. All requirements of other city departments shall be met, including building permit approval and the repair or replacement of frontage improvements as directed by Public Works.
4. This approval shall not be effective until July 5, 2013, when the revised parking standards recently approved by the City take effect.
5. Final landscaping plans shall comply with all landscaping requirements of Title 19, including water-efficiency requirements as established in CMC 19.68.070, and shall demonstrate 50% shading of the vehicle maneuvering area.
6. The permittee shall install at least one bicycle rack for guest bicycle parking, in a location subject to review and approval by Planning staff, taking into account any direction provided by the Board.
7. The permittee shall install signs visible from the vehicle maneuvering area indicating that parking in the area is not allowed, and that open containers of alcohol in that area are prohibited.
8. All new fencing shall be wood, Applicant may choose to utilize alternative more durable fencing materials on the west side parking area, with the final design subject to review and approval by Planning staff. At the permittee's discretion, a low wrought-iron or similar open fence may be installed adjacent to the street frontages. All fences shall be subject to review and approval by Planning staff.
9. Coordinate the front door & second floor slider alignment as feasible, including double window panels for the front door, subject to review and approval by Planning staff.
10. Increase color detail by bringing the darker green into the pop-outs, at control joints add a band or reveal color contrast for interest. Add trim color around porches subject to review and approval by Planning staff.
11. Increase overhang/eaves 18-24" subject to review and approval by Planning staff.
12. Increase size of porch columns to a minimum of 12" subject to review and approval by Planning staff.

Chair Goulart reopened the public hearing to discuss lighting wattage. The public hearing was closed and discussion on the motion continued.

The motion was seconded by Board Member Bennett and passed 4-0-1 (Zappettini absent).

3.2 Architectural Review 13-06 (McDonald's) 1388 East Avenue, APN 016-060-054-Conceptual Review

Members of the public addressing the Board during the public hearing include; Susan Christiansen, Mary Motto, and Ken Rensink. Concerns included the drive-thru, additional traffic, impact on local businesses, pedestrian and bike traffic, and handicap parking/accessibility.

The Architectural Review and Historic Preservation Board in general supported the submitted elevations and forwarded the following comments regarding the submitted plan:

1. Make trash enclosure disappear as much as possible
2. Create more outdoor seating
3. Create better pedestrian connectivity - orient to SE
4. Hide the switch out front as best you can
5. Provide a shade structure for outdoor seating
6. Include more landscaping
7. Make it welcoming

4.0 REGULAR AGENDA

There were no items for this agenda.

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting to the regular meeting of July 17, 2013.

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 Adjourned Regular Meeting
July 17, 2013

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Kris Zappettini

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

1.0 CALL TO ORDER/ROLL CALL

Chair Goulart called the meeting to order at 4:01 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 Architectural Review 13-08 (Blanshei) 555 Flying V Street; APN 002-550-020

This item was pulled from the agenda and postponed to August 7, 2013.

3.2 Architectural Review 13-10 (2nd and Broadway), 201 Broadway Street, APN 004-081-021

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

Chair Goulart opened the public hearing at 4:11 pm and invited the applicant to make a presentation.

- . David Griffith, project architect spoke on behalf of the project and responded to Board questions. David Halimi, owner, also spoke in favor of the project.
- . Richard Macias, President of Chico Heritage Association and Mike Trollinder addressed the Board. In favor of the project.

Chair Goulart closed the public hearing at 4:46 pm.

Discussion continued with the Board.

Chair Goulart re-opened the public hearing at 4:55 pm. The public hearing was closed.

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 13-10 (2nd and Broadway) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-10

1. All approved building plans and permits shall note that the project shall comply with AR 13-10 (2nd and Broadway). No building permits related to this approval shall be finalized without prior authorization by Planning staff.
2. All improvements shall be constructed and maintained in substantial conformance with the plans and elevations attached to this agenda report, except as modified by any other condition of approval.
3. All requirements of other City departments shall be met, including building permit approval.
4. The fence alignment around the dining patio as well as other project details may be modified at the discretion of the Public Works Director as a result of final design decisions made for the Downtown Couplet Project.
5. The developer shall be responsible for ensuring that a minimum of 7.5 feet of public sidewalk width is maintained for pedestrian circulation outside of the dining patio fence. Options for complying with this condition include, but are not necessarily limited to, replacing existing tree grates with grates that are flush with the sidewalk, or relocating certain street trees subject to approval by the Public Works Director. *The Board recommends using flush-mounted grates to achieve minimum sidewalk width.*
6. *If rectangular planters are provided by the developer, a fourth planter shall be placed on the West 2nd Street frontage and all four planters shall be irrigated.*

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

3.2 Architectural Review 13-11 (Nacht & Lewis) West side of Dr. Martin Luther King Jr. Parkway; APNs 005-490-041 & 005-490-042

Senior Planner Bob Summerville presented the conceptual review and responded to Board questions.

Chair Goulart opened the public hearing at 5:10 pm and invited the applicant to make a presentation.

Michel E. Smith, architect, presented a power point and responded to Board questions. Pat McCuen & Brad Hays spoke in favor of the project.

Chair Goulart closed the public hearing at 5:40 pm.

The Board was supportive of the project, and in discussion with the applicant, provided the comments below to take into consideration when preparing a final package for review:

Recommendations for Formal Review Application Package for AR 13-11 (Nacht & Lewis):

1. Please provide list of project elements that may be negotiable with State or CHP regarding flexibility in design, i.e., the lattice tower (such as stealthing techniques), razor wire (with attending creeping vines), and lower parking lot light fixtures.
2. Consider photovoltaic cells on carport roofs. The City is supportive of LEED certification and other similar sustainability features in new development.
3. A visual study of the lattice tower will be needed. A few visual simulations from high-traffic areas should be sufficient to illuminate any aesthetic issues. These simulations are required for all wireless telecommunications facilities - it may just be a matter of providing one or two additional perspectives.
4. Confirm that no lights will be mounted on the lattice tower, and it is not required to be painted red and white. City regulations require that all towers be unlit and unstriped unless required by FAA regulations. Because this project site is well beyond the overflight zones for both Chico Municipal and Rancho airports, such markings should be unnecessary.
5. Confirm the number of antennas and dishes that may be mounted (co-located), and include with the visual study.

6. Please note that the use permit will need to be obtained prior to issuance of any building or grading permits. The use permit will authorize both the public safety facility, razor wire, and a wireless telecommunications facility greater than 100 feet in height.
7. Confirm the number of cars that may queue in the pull-out. Demonstrate that the stacking room is sufficient, and that vehicles will not back up onto Dr. Martin Luther King Jr. Blvd.
8. The Board recommended that landscaping be placed in the median of the pullout for screening purposes.
9. Provide a material and color sample for the colored razor wire.
10. The parking lot light standards are tall, mostly 32 feet. Poles should be reduced in height to approximately 14 feet. The 14-foot height is more appropriate when in close proximity to shade trees or near the edge of the property. Taller standards, up to approximately 20 feet, may be approved when located farther from trees and/or near the interior of the property.
11. For the fence screening for south parking area, the Board wanted to see a return on the corrugated metal on top of the block wall. The depth of the return should be enough to help screen razor wire which will continue around the back of the facility.

Chair Goulart called for a recess at 6:05 pm.

The meeting was re-convened at 6:15 pm.

3.3 Architectural Review 13-09 (Nash/Peitz) 114 and 120 W. 7th Avenue, APNs 003-574-007, 008, and 009

Bob Summerville presented staff report and responded to Board questions. He recommended additional condition requiring approval of use permit.

Chair Goulart opened the public hearing at 6:28 pm and invited the applicant to make a presentation.

Shawn Rohrbacker, project landscape architect, presented landscape aspects and responded to Board questions. Gary Nash, owner, also addressed the Board and responded to questions.

Chair Goulart closed the public hearing at 7:00 pm.

Discussion continued with the Board.

Chair Goulart re-opened the public hearing at 7:10 pm. The public hearing was closed a second time at 7:18 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 13-09 (Nash/Peitz) subject to the conditions therein as modified below (changes are denoted by italicized and underlined text):

Conditions of Approval for AR 13-09

1. The front page of all approved building plans shall note in bold type face that the project shall comply with 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. and the Engineering Division of the Community Services Department. 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. All building plans shall specify that bicycle rack location and design shall comply with CMC 19.70.080.

7. *A use permit shall be approved prior to issuance of building permits to allow non-conforming parking improvements, expansion of a non-conforming parking lot, and to allow a residential use on the ground floor.*
8. *The applicant shall work with staff regarding timing for development of the future courtyard.*
9. *Wall mounted light sconces shall be the "Forward Throw" fixture with 70 watt lamps identified in the staff report.*
10. *Two new light poles, bollard lights, or other fixtures approved by staff shall be located in the west parking lot landscape planter to provide adequate security lighting.*
11. *The applicant is strongly encouraged to locate the front door to face W. 7th Street (front elevation) between the columns of the east-most bay.*
12. *The stucco wall located on the ground-level of the rear elevation shall be replaced with wrought iron pickets consistent with the railing above.*

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

4.0 REGULAR AGENDA

4.1 Draft Annual Work Plan for 2013-2014

The Board recommended the Annual Work Plan be forwarded to the City Council for approval.

5.0 BUSINESS FROM THE FLOOR

There was no business from the floor.

6.0 REPORTS AND COMMUNICATIONS

None.

7.0 ADJOURNMENT

There being no further business, Chair Goulart adjourned the meeting at 7:25 pm to the regular meeting of August 7, 2013.

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 adjourned meeting
November 15, 2017

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent:

City Staff Present: Bruce Ambo, Principal Planner
Mike Sawley, Senior Planner
Kimber Gutierrez, Associate Planner
Shannon Costa, Assistant Planner
Robyn Ryan, 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

None.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Thomson moved to approve the minutes from August 21, 2013, September 4, 2013, October 2, 2013, October 30, 2017, February 19, 2014, and October 18, 2017.

Board member Irving seconded the motion, which passed 5-0.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-39 (Surf Thru Car Wash Esplanade); 2573 Esplanade, APN 006-530-013 – A proposal to construct a new car wash facility at 2573 Esplanade, between East Avenue and Panama Avenue.

Associate Planner Kimber Gutierrez 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 Robert Vermeltfoort addressed the Board on behalf of the applicant and answered questions.

Landscape Architect Brian Firth addressed the Board and asked applicant about the use and planting of native trees on site.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:19 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 17-39 (Surf Thru Car Wash Esplanade), subject to the following conditions (changes are denoted by italicized and underlined text):

- 1) The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-39 (Surf Thru Car Wash Esplanade). No building permits related to this approval shall receive final approval without 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 and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
- 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 proposed signage shall be reviewed under a separate permit and in compliance with CMC 19.74.
- 5) All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
- 6) The following shall be reflected on the project's landscape plan at building plan submittal:
 - a. Substitute the Eastern redbud trees proposed along Esplanade with a larger native species; and
 - b. Explore substituting at least one non-native tree species with a native tree species.

Final tree species selected to meet this condition shall be subject to review and approval by the City's Urban Forest Manager.

The Motion was seconded by Board Member Jennings and passed 5-0.

4.2 Architectural Review 17-41 (Aguilar Duplex Apartments); 917 West Sacramento Avenue, APN 043-210-045 – A proposal to construct an 8-unit multi-family housing development on a 0.35-acre lot on the south side of West Sacramento Avenue, adjacent to the railroad tracks.

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

Chair Campbell-Bennett opened the public hearing at 4:33 PM and invited the applicant to make a presentation.

Architect Greg Peitz addressed the Board on behalf of the applicant and answered questions.

Landscape Architect Jason Bisho addressed the Board and answered questions.

Applicant Bob Stofa addressed the Board and answered questions.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:50 PM.

Board Member Bellin moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-41 (Aguilar Duplex Apartments), subject to the following conditions (changes are denoted by italicized and underlined text):

- 1) All building plans shall note on the cover sheet that the project shall comply with AR 17-41 (Aguilar Duplex 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) 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) Off-site. 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.
- c) Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
- d) 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.
- e) 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.

The Motion was seconded by Board Member Jennings and passed 5-0.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Mike Sawley introduced the City of Chico's new Principal Planner Bruce Ambo to the Board Members.

8.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 5:03 PM to the regular meeting of December 6, 2017.

Approved on: _____