

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
June 6, 2018

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Sheryl Campbell-Bennett, Chair
 Dan Irving

City Staff Present: Bruce Ambo, Principal Planner
 Shannon Costa, Assistant Planner
 Robyn Ryan, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Vice-Chair Bellin called the meeting to order at 4:01PM. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

None for Board members Thomson and Jennings.
Vice-Chair Bellin called architect Kurt Jorgensen from NMR to ask questions regarding the windows and outdoor seating for the Chico Veteran's Village project.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Thomson moved to approve the minutes from May 16, 2018.

Board member Jennings seconded the motion, which passed 3-0-2 (Campbell-Bennett and Irving absent).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-20 (Hampton Inn & Suites); Springfield Drive, APN 002-140-025 – A proposal to construct a new 88,000 sq. ft. hotel building and parking area on a 2.7-acre site on the west side of Springfield Drive, between the Chico Mall and Springfield Village (Kohl's shopping center). The site is designated Regional Commercial on the General Plan Land Use Diagram and is zoned CR (Regional Commercial). The proposed project is comprised of a four-story building that includes 148 guest rooms, off-street parking area and associated landscaping. The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Assistant Planner Shannon Costa at Shannon.costa@chicoca.gov or (5300) 879-6807.

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

Vice-Chair Bellin opened the public hearing at 4:06 PM and invited the applicant to make a presentation.

The Applicant was not present for the meeting.

With no other members of the public wishing to address the Board, Vice-Chair Bellin closed the public hearing at 4:07 PM.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board continue this item to another date so the applicant can make adjustments to the project as well as attend the meeting.

The Motion was seconded by Board Member Jennings to continue this item to a later date with changes. This passed 3-0-2 (Campbell-Bennett and Irving absent).

- 4.2 Architectural Review 17-48 (Chico Veteran's Village): 1993 Bruce Road, APN 018-390-021-000** – A proposal to construct a new multi-family housing project for veterans on an undeveloped site located at 1993 Bruce Road, on the northeast corner of Bruce Road and E. 20th Street. The 2.5-acre site is designated Neighborhood Commercial on the City of Chico General Plan Land Use Diagram, and is located in the CN zoning district. The proposal consists of the construction of three two-story apartment buildings with a total of 52 residential units, landscaping, trash enclosure and associated parking. The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Assistant Planner Shannon Costa at shannon.costa@chicoca.gov or (530) 879-6807.

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

Vice-Chair Bellin opened the public hearing at 4:17 PM and invited the applicant to make a presentation.

The applicant's architect, Kurt Jorgensen, addressed the Board to explain the project, share pictures and a model of the project as well as answer any questions from the Board.

Shakma Wolske, Site Director for Chico Veteran's Resource Center, the applicant, answered questions from the Board.

Bob Summerville, former City Planner addressed the Board and asked staff if they were aware of the EIR that was done for the area in 1992-93. This report was applicable to the apartment complex that is next door to the project. Said staff may want to check that this project complies also.

With no other members of the public wishing to address the Board, Vice-Chair Bellin closed the public hearing at 4:47 PM.

Questions from the Board to staff regarding the EIR. Staff indicated that this will be addressed with the Use Permit when the project goes to the Planning Commission.

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 17-48, subject to the following conditions (changes are denoted by italicized and underlined text):

Recommended Conditions for Approval for AR 17-48:

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-48 (Veteran's Village). No building permits related to this approval shall be finalized without authorization of 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 approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. ***Strongly recommend constructing a transparent fence built around the project area to protect children.***
5. ***Provide a shuttle drop-off area in the parking lot.***
6. ***Study changing the roofline over the Community Center entrance.***
7. ***Consider a pathway provided to bus-stop from central area.***
8. ***Consider additional amenities to the Central Area social space.***

The Motion was seconded by Vice-Chair Bellin and passed 3-0-2 (Campbell-Bennett and Irving absent).

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Vice-Chair Bellin adjourned the meeting at 5:02PM to the regular meeting of June 20, 2018.

Approved on: 6/20/18