

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
June 20, 2018

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. Vice-Chair Bellin arrived late at 4:04 pm.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Thomson moved to approve the minutes from June 6, 2018.

Board member Jennings seconded the motion, which passed 4-0-1 (Bellin absent).

Prior to start of Public Hearing, Board Member Irving asked if the City's Design Guidelines Manual set forth suggested "guidelines" or mandatory "requirements" that must be followed. Senior Planner Mike Sawley explained that a project need not be consistent with every Design Guideline but overall project consistency is required.

Vice-Chair Bellin arrived at 4:04 pm, during this discussion.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 18-04 (McGuire Apartments); 632 Cedar Street; APN 004-206-002, -008, and -011 – A proposal to construct a three-story, 20-unit multi-family housing development on a 0.6-acre site located on the west side of Cedar Street between West 6th Street and West 7th Street. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram, is

located within the CC (Community Commercial) zoning district with -COS (South Campus Corridor Opportunity Site) and -FS (Fraternity and Sorority) overlays. Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at kimber.gutierrez@chicoca.gov or (530) 879-6810.

Associate Planner Kimber Gutierrez gave the staff report and answered questions from the Board.

Chair Campbell-Bennett opened the public hearing at 4:13 pm and invited the applicant to make a presentation.

Architect for the project, Greg Peitz addressed the Board and answered any questions.

Owner/Applicant and Contractor for the project, Pat Conroy addressed the Board and answered their questions.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 4:22 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 18-04, subject to the recommended conditions with the following added condition: (changes are denoted by italicized and underlined text):

- 7. Install bollard lights along the central walk-way, light packs over each entryway and garage entry.***

The Motion was seconded by Thomson and passed 4-0-1 (Irving opposed).

- 4.2 Architectural Review 18-01 (Enloe Medical West East Avenue); Vacant parcel located on West East Avenue; APN 006-530-026** – A proposal to construct a new 3-story medical office building with a footprint of approximately 45,000 square feet, landscaping, lighting, trash enclosure and associated parking area. The site is currently designated Residential Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned RMU (Residential Mixed Use). The project includes several components; rezoning the property to OR and a Use Permits to allow medical service hours that extend beyond Monday through Friday, 8 a.m. to 6 p.m., perimeter fencing that exceeds the allowable 6-feet in height and to allow parking at an off-site location. The Planning Commission will forward a recommendation to the City Council for final consideration of the General Plan Amendment, Rezone, and Use Permit, including the final architectural design approval. 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.

Chair Campbell-Bennett opened the public hearing at 4:52 pm and invited the applicant to make a presentation.

Applicant representative, Bill Seguire, Director of Facilities of Enloe Medical Center addressed the Board and answered any questions.

Architect, Kelly Maves showed a PowerPoint Presentation of the project and answered any questions from the Board.

Landscape Architect, Brian Firth discussed the landscape design and answered questions from the Board.

With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing at 5:19 pm.

Board Member Bellin moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of Architectural Review 18-01, subject to the recommended conditions.

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

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

There will be no meeting on July 4, 2018 due to Independence Day Holiday.

8.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 5:22 pm to the regular meeting of July 18, 2018.

Approved on: _____

7/18/18