

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular adjourned meeting  
**August 1, 2018**

Municipal Center  
421 Main Street  
Conference Room 1

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Board Members Present: Sheryl Campbell-Bennett, Chair  
Dan Irving  
Rod Jennings  
Evan Tuchinsky, Alternate

Board Members Absent: Georgie Bellin, Vice-Chair  
Thomas Thomson

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**

Chair Campbell-Bennett had communication with staff and recused herself from Item 4.2 due to the fact that her employer is the architect for the project. Board Member Irving read the letter from Robert Fortino and visited the Silberstein Building to see the view from the second story window. Board Members Jennings and Tuchinsky visited all three sites.

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board Member Tuchinsky recused himself from this item because he did not attend the July 18, 2018 meeting.*

*Board member Jennings moved to approve the minutes from July 18, 2018.*

*Board member Irving seconded the motion, which passed 3-0-2-1 (Bellin and Thomson absent; Tuchinsky recused).*

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 18-05 (Orwitz Walnut Street Apartments), 808, 820, 0842 Walnut Street, APNs 004-265-003,0-004, -005, and -006:** A proposal to construct an 18-unit multi-family residential development on the west side of Walnut Street, between West 8<sup>th</sup> and West 9<sup>th</sup> Streets. The 1.25-acre site is

designated Commercial Mixed-Use (CMU) on the City's General Plan Land Use Diagram and is zoned CC (Community Commercial). At its June 26, 2018 meeting, the Zoning Administrator approved Use Permit (UP) 18-05 authorizing ground-level residential occupancy for the project site. The project has been determined to be categorically exempt under CMC Section 1.40.220 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 (530) 879-6807 or shannon.costa@chicoca.gov.

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

***Chair Campbell-Bennett opened the public hearing and invited the applicant to make a presentation.***

Architect for the project, Greg Peitz addressed the Board and answered questions. Landscape Architect, Brian Firth was available to the Board for any questions.

***With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing.***

***Board Member Irving moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-05 (Orwitz Walnut Street Apts.), subject to the city's recommended conditions.***

***The Motion was seconded by Board Member Jennings and passed 4-0-2 (Bellin and Thomson absent).***

***Chair Campbell-Bennett recused herself for Item 4.2 due to a conflict .  
Board Member Rod Jennings was appointed temporary Chair.***

- 4.2 Architectural Review 18-08 (Penney Building), Lot B9 of Subdivision (S 09-01), APN 001-180-190** A proposal to construct an approximately 6,800 square foot commercial office building on Lot B9 of Tentative Subdivision Map 09-01 in Meriam Park. The proposed project includes a new, two-story multiple tenant office complex with surrounding landscaping and lighting. Located on the southwest corner of Beacon Street and Carlisle Lane, the site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned TND (Traditional Mixed Use), and designated TND "CORE" by the approved Regulating Plan. 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.

***Temporary Chair Jennings opened the public hearing and invited the applicant to make a presentation.***

Applicant and architect for this project, Matt Gallaway addressed the Board and answered questions.

Landscape Architect Brian Firth addressed the Board and answered questions.

***With no other members of the public wishing to address the Board, Temporary Chair Jennings closed the public hearing.***

***Board Member Tuchinsky moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-08 (Penney Building), subject to the city's recommended conditions.***

***The Motion was seconded by Board Member Irving and passed 3-0-2-1 (Bellin and Thomson absent; Campbell-Bennett recused).***

***Recess called for the return of Chair Campbell-Bennett.***

***Chair Campbell-Bennett called the meeting to order at 4:35 pm.***

- 4.3 Architectural Review 18-16 (Stoble Coffee), 418 Broadway Street, APN 004-142-002:** A proposal for a façade remodel of an existing building in downtown Chico located at 418 Broadway Street, on the west side of Broadway Street, between West 4th Street and West 5th Street. The proposed project involves renovating the building exterior to redesign the façade and incorporate some of its original elements. The project does not include any expansion to the existing building footprint but would include an interior and exterior remodel for a new coffee shop and coworking space. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned DN-L-COS (Downtown North with a Landmark and Corridor Opportunity Site (Downtown) overlay). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at [kimber.gutierrez@chicoca.gov](mailto: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 and invited the applicant to make a presentation.***

Applicant, Trevor Miller with Form Design Build, addressed the Board and answered questions.

Matt Theide, owner of the building and operator of Stoble Coffee addressed the Board and answered questions.

Janice Hannah, representing the Silberstein Building and Safor Corp. Property Management addressed the Board with concerns of the placement of the elevator and its obstructing the view from some second story office windows. Concerns were also with the rooftop lighting and how it will affect and impact the offices on the second floor.

*With no other members of the public wishing to address the Board, Chair Campbell-Bennett closed the public hearing.*

*Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-16 (Stoble Coffee), subject to the city's recommended conditions.*

*The Motion was seconded by Board Member Tuchinsky and passed 4-0-2 (Bellin and Thomson absent).*

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

Senior Planner Mike Sawley told the Board about two Mills Act contracts that will be coming to the City Council.

Principal Planner Ambo announced the next scheduled meeting of August 15, 2018 will be canceled.

**8.0 ADJOURNMENT**

There being no further business, Chair Campbell-Bennett adjourned the meeting at 4:58 pm to the regular meeting of September 5, 2018.

Approved on: \_\_\_\_\_

9/5/18