

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
February 6, 2019

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: 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
 Stephanie Lawson, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Vice-Chair Bellin called the meeting to order at 4:02 pm. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Vice Chair asked Administrative Assistant Stephanie Lawson to introduce herself. Rod Jennings communicated that Brian Firth was hired for a project at his firm.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Thomson moved to approve the minutes from January 16, 2019.

Board member Jennings seconded the motion, which passed 4-0-0.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 18-27 (Enclave on East) 1266 East Avenue, APN 016-040-020: This is a request to construct 11 four-plexes (44 dwelling units total) on a 2.7 gross acre (2.56 net acre) site on the north side of East Avenue, between Floral Avenue and Mariposa Avenue. The project site is designated Office Mixed Use on the General Plan Land Use Diagram and is zoned OR-AOC (Office Residential with an Airport Overflight Zone C overlay). The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-Fill Development). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez (530) 879-6810, kimber.gutierrez@chicoca.gov.

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

Vice-Chair Bellin opened the public hearing and invited the applicant to make a presentation.

Applicant, Leo DePaola addressed the Board to explain the project and answer any questions.

Applicant Representative Chuck Tatreau addressed the Board and answered questions. Presented updated landscape plan to Board Members and City Staff.

Aaron Jay, neighbor of the proposed project addressed the Board and expressed concerns for the project, regarding the height of the project.

Nate Boom, neighbor of the proposed project addressed the Board and expressed concerns for the project, regarding the setbacks of the project and location of dog area.

Questions from the Board to Architect Gregory Peitz regarding windows for the project. Mr. Peitz addressed these questions indicating obscuring windows was a viable option and all windows for the project met code.

Mr. DePaola addressed the Board and answered questions regarding parking.

Questions from the Board regarding privacy and backyard access were addressed by Mr. Tatreau.

Questions from the Board regarding garbage locations were addressed by Mr. DePaola.

Questions from the Board regarding landscaping and lighting were addressed by landscape architect Brian Firth.

Mr. Jay, expressed concerns with backyard usage and dog areas.

Vice-Chair Bellin closed the public hearing.

Board members addressed staff regarding parking. Principal Planner Bruce Ambo addressed the Board regarding required parking spaces.

Vice-Chair Bellin re-opened the public hearing to confer with the Applicant regarding the location of trash enclosures.

Applicant, Leo DePaola addressed the Board to respond to trash enclosures concerns.

Vice-Chair Bellin closed the public hearing.

Vice-Chair Bellin re-opened the public hearing to confer with the Applicant regarding the location and number of trash enclosures.

Mr. DePaola addressed the Board to respond to trash enclosure concerns.

Board members addressed staff regarding the project and recommendations.

Vice-Chair Bellin closed the public hearing.

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 18-27 (Enclave on East), subject to the recommended conditions and following conditions (Changes are denoted by italicized and underlined text):

9. The applicant shall designate a dog park area separate from the common area.

10. A minimum of two trash enclosures shall be provided for more convenient access. The size of the trash enclosures shall meet minimum code requirements.

11. The applicant shall provide barbeque pedestals within the common area.

12. Canary island pine and strawberry trees are an appropriate substitution for the trees proposed along the easterly property line.

The Motion was seconded by Board Member Irving and passed 4-0-0.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Principal Planner Ambo advised Board of the appointment of Dale Bennett to the panel by the City Council.

8.0 ADJOURNMENT

There being no further business, Vice-Chair Bellin adjourned the meeting at 5:57 pm to the regular meeting of February 20, 2019.

Approved on: _____