

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the special adjourned meeting
June 17, 2020 at 4:00 p.m.

WebEx online meeting

Board Members Present: Georgie Bellin, Chair
Lindsay Poulin, Vice Chair
Rod Jennings
Dale Bennett
Tom Thomson

Board Members Absent:

City Staff Present: Bruce Ambo, Principal Planner
Mike Sawley, Senior Planner
Dexter O’Connell, Associate Planner
Marsi Hammon, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Bellin called the meeting to order at 4:00 pm. Board members and staff were attending online as noted above.

2.0 EX PARTE COMMUNICATION

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board Member Jennings moved to approve the minutes from June 3, 2020.

The motion was seconded by Board Member Bennett.

The motion was carried by the following vote:

AYES: Jennings, Bellin, Poulin, Bennett, Thomson

NOES:

ABSENT:

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 20-08 (Deer Creek Apartments) -- Native Oak Drive, about 500 feet east of Bruce Road, APN 018-600-082: A proposal to construct eleven apartment buildings, a community building, recreational amenities, and associated parking, landscaping and site improvements. The project would have a total of 204 affordable residential units. The site is designated Medium Density Residential (MDR) on the General Plan Land Use Diagram and zoned R2 (Medium Density Residential) with an SD-2 (Humboldt Road-Foothill) overlay zone. The site is approximately 11.78 acres and is within the Oak Valley Subdivision. Pursuant to California Environmental Quality Act (CEQA) Section 15162, the proposed project is within the scope of an Environmental Impact Report (SCH# 1998032048) that was previously certified for the Oak Valley Subdivision. **Questions regarding this project may be directed to Associate Planner Dexter O'Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov**

Associate Planner O'Connell provided an overview of the project and summarized the staff recommendations.

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

Addressing the Board on this item were: Architect Doug Gibson, Applicant Cameron Johnson

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

Board Member Bennett made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend that the Planning Commission adopt Resolution No. 20-09 approving Architectural Review 20-08 and Planned Development Permit 20-01 (Deer Creek Apartments), with all recommended conditions except amending proposed condition #9 to require five additional color schemes instead of two additional color palettes.

The Motion was seconded by Vice Chair Poulin.

The motion was carried by the following vote:

AYES: *Bellin, Poulin, Bennett, Jennings, Thomson*

NOES:

ABSENT:

4.2 Architectural Review 20-09 (1297 Park Apartments) -- 1297 Park Avenue et al. APN 005-136-013, 005-136-010, and 005-136-009: A proposal to construct an apartment building and associated parking, landscaping and site improvements. The project would have a total of 59 residential units, 58 affordable units and a manager's unit. The site consists of approximately 1.15 gross acres with several different General Plan designations and zoning classifications. Both parcels facing East 13th Street are designated Residential Mixed Use (RMU) on the General Plan Land Use Diagram and zoned RMU (Residential Mixed Use) with an SD-8 (Southwest Chico Neighborhood) overlay zone. 179 East 12th Street is designated Low Density Residential (LDR) on the General Plan Land Use Diagram, and zoned R1 (Low density Residential). 1297 Park Avenue has the COS (Corridor Opportunity Site) overlay zone. The project is categorically

exempt from further environmental review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). **Questions regarding this project may be directed to Associate Planner Dexter O'Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov**

Associate Planner O'Connell provided an overview of the project and summarized the staff recommendations.

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

Addressing the Board on this item were: Applicant Philip Harvey, Kathrine McFadden/Jamboree Housing

During the Public Hearing, Chair Bellin excused herself and left the meeting. Vice Chair Poulin took over the duties of running the meeting.

Public comments were made by Judy Graves, Alan Mittman and Hilary Herman. Two emails were received for public comment from Mike Trollinder and from Janet Ellner, along with two other Board Members on behalf of Barber Neighborhood Association.

With no other members of the public wishing to address the Board, Vice Chair Poulin closed the public hearing.

Board Member Bennett made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of 1297 Park Apartments (AR 20-09) with the recommended conditions, as well as three new conditions as shown below:

10. Balconies shall be extended where appropriate as an aesthetic option in order to break up the façade, with final approval by city staff.

11. The building's Park Avenue Entry shall be improved and enhanced with features appropriate to a major secondary entryway that make it evident from the streetscape, with final approval by city staff.

12. The portions of the building proposed to be painted white (SW "7005 Pure White") shall be changed to a softer white color, and the architect shall study alterations of the other colors to ensure consistency with existing structures in the surrounding neighborhood, with final approval by city staff.

The Motion was seconded by Board Member Thomson.

The motion was carried by the following vote:

AYES: Poulin, Bennett, Thomson, Jennings

NOES:

ABSENT: Bellin

5.0 REGULAR AGENDA

6.0 BUSINESS FROM THE FLOOR

7.0 REPORTS AND COMMUNICATIONS

Mike Sawley talked to the Board Members about the required COVID-19 training that needs to be completed through Target Solutions.

8.0 ADJOURNMENT

There being no further business, Vice Chair Poulin adjourned the meeting at 5:35 pm to the regular, or virtual, meeting of July 1, 2020.

Approved on: _____