

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the special adjourned meeting
September 2, 2020 at 4:00 p.m.

Municipal Center
421 Main Street
Council Chambers

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

Board Members Absent: Georgie Bellin, Chair

City Staff Present: Bruce Ambo, Principal Planner
Dexter O’Connell, Associate Planner
Kelly Murphy, Planner
Marsi Hammon, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Vice Chair Poulin called the meeting to order at 4:02 pm. Board members and staff were attending online as noted above.

2.0 EX PARTE COMMUNICATION

Vice Chair Poulin excused herself from items 4.1 and 4.2, citing she worked for Gonzales Development when the projects were submitted.

3.0 CONSENT AGENDA

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 20-01 (Tank District) – Lots A9; A13; and A28 and A29 of Meriam Park Subdivision, located near Notre Dame Boulevard and Market Place, (APNs 002-690-001; 002-690-002; and 002-710-059 and 002-710-060): A proposal to construct a total of four buildings and associated site improvements including parking and landscaping in the Tank District of Meriam Park. The proposed buildings include two small office buildings, one divisible multipurpose office and retail building, and one large indoor rock-climbing gym with additional divisible space for multipurpose use designed in a contemporary architectural style. The site is designated Special Mixed Use on the General Plan Land Use Diagram, is zoned TND (Traditional Neighborhood Development) and designated CORE by the Regulating Plan. The site consists of portions of three parcels. The project falls within the scope of

the Environmental Impact Report (EIR) for the Meriam Park Master Plan, which was certified by the City Council on June 19, 2007. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. **Questions regarding this project may be directed to Associate Planner Dexter O’Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov**

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

Board Member Bennett opened the public hearing and invited the applicant to make a presentation.

Addressing the Board on this item were: Ty Yurkovic, Architect; Matt Gallaway, Applicant; Dan Gonzales, Applicant.

With no other members of the public wishing to address the Board, Board Member Bennett closed the public hearing.

Board Member Thomson made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report approving Architectural Review 20-01, with all recommended conditions therein, with the additional condition that the applicant shall provide artistic elements (such as a mural) that break up and provide a human scale to the south elevation of the “Market” Building, with final approval by City Staff.

The Motion was seconded by Board Member Jennings.

The motion was carried by the following vote:

AYES: Thomson, Bennett, Jennings

NOES:

ABSENT: Bellin

ABSTAIN: Poulin

4.2 Architectural Review 20-02 (Thrive District) -- Lots C0, C1, C5, and B10-13 of Meriam Park Subdivision, located near Bruce Road and Concord Avenue. (APNs 002-700-006, -007, -008, -009, and 002-180-203, and 002-180-202): A proposal to construct a total of seven buildings and associated site improvements including parking areas and landscaping in the Thrive District of Meriam Park. The proposed buildings include four small buildings primarily for office use, two multipurpose buildings, and one divisible multipurpose building designed in contemporary architectural styles. The site is designated Special Mixed Use on the General Plan Land Use Diagram, is zoned TND (Traditional Neighborhood Development) and designated CORE by the Regulating Plan. The site consists of six parcels or portions of parcels. The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan, which was certified by the City Council on June 19, 2007. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. **Questions regarding this project may be directed to Associate Planner Dexter O’Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov**

Associate Planner Dexter O'Connell provided an overview of the project, addressed correspondence that was forwarded to the Board, and summarized the staff recommendations.

Board Member Bennett opened the public hearing and invited the applicant to make a presentation.

Addressing the Board on this item were: Matt Gallaway, Applicant

With no other members of the public wishing to address the Board, Board Member Bennett closed the public hearing.

Board Member Jennings made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report approving Architectural Review 20-02, with all recommended conditions therein.

The Motion was seconded by Board Member Thomson.

The motion was carried by the following vote:

AYES: Bennett, Jennings, Thomson

NOES:

ABSENT: Bellin

ABSTAIN: Poulin

4.3 Architectural Review 20-15 (Perkins Auto Glass) 2819 Esplanade, APNs 006-350-028 & 006-350-022: A proposal to construct a new 3,868 square foot commercial building with four automotive service bays, administrative office and a customer lobby for the existing Perkins Auto Glass business.

The project site consists of two parcels designated CMU (Commercial Mixed Use) on the General Plan Use Diagram and zoned CC-AOD-COS (Community Commercial with Airport Overflight Zone D and Corridor Opportunity Site overlays). The adjacent parcel fronting onto West Lassen Avenue would be improved and used for additional off-street parking. The project has been determined to be categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-fill Development Projects). Consistent with this exemption, the project site is less than five acres, surrounded by urban uses and can be adequately served by all required utilities and public services. The proposal is consistent with the General Plan policies and regulations for the CC zoning district.

Questions regarding this project may be directed to Planner Kelly Murphy (530) 879-6800, kelly.murphy@chicoca.gov.

Planner Kelly Murphy provided an overview of the project and summarized the staff recommendations.

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

Addressing the Board on this item were: Gary Hawkins, Applicant

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 approving Architectural Review 20-15, with all recommended conditions therein.

The Motion was seconded by Board Member Thomson.

The motion was carried by the following vote:

AYES: Bennett, Jennings, Thomson, Poulin

NOES:

ABSENT: Bellin

5.0 REGULAR AGENDA

6.0 BUSINESS FROM THE FLOOR

7.0 REPORTS AND COMMUNICATIONS

Associate Planner O'Connell informed the Board that he is taking a leave of absence for approximately one month.

8.0 ADJOURNMENT

There being no further business, Vice Chair Poulin adjourned the meeting at 5:04pm to the regular meeting of September 16, 2020.

Approved on: _____

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the special adjourned meeting
September 16, 2020 at 4:00 p.m.

Municipal Center
421 Main Street
Council Chambers

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

Board Members Absent: Rod Jennings

City Staff Present: Bruce Ambo, Principal Planner
Mike Sawley, Senior Planner
Molly Marcussen, Associate Planner
Kelly Murphy, Planner
Marsi Hammon, Administrative Assistant
Josh Marquis, Information Systems

1.0 CALL TO ORDER/ROLL CALL

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

Chair Bellin communicated with City staff and an outside person regarding a project, and announced that she will excuse herself from Item 4.2, citing she was the listing agent for the property. Board member Bennett also communicated with City staff regarding a project.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board Member Thomson moved to approve the minutes from August 19, 2020.

The motion was seconded by Board Member Bennett.

The motion was carried by the following vote:

AYES: Bellin, Poulin, Thomson, Bennett

NOES:

ABSENT: Jennings

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 20-05 (Bloom Energy) – 1531 Esplanade -- APN 003-023-024, et al.: A proposal to locate a set of natural gas fuel cells consisting of four blocks of equipment on an approximately 4,700 square foot portion of the Enloe Hospital campus, west of the main building and parking lot, and east of Enloe Park, along West 5th Avenue. Proposed along with the fuel cells are grading, a retaining wall, a living fence encompassing and screening the proposed cells, and new bollards, along with appropriate gas and electrical equipment to operate the Fuel Cells. The site is designated Public Facilities and Services (PFS) on the General Plan Land Use Diagram and zoned PQ (Public and Quasi-Public Facilities) with the SD4 (Special Design Considerations - West Avenues Neighborhood Area) overlay. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). The project was previously heard and Continued by the ARHPB at their meeting of August 19, 2020, and the applicant has submitted revised plans and specifications in response. **Questions regarding this project may be directed to Associate Planner Molly Marcussen at (530) 879-6808, or molly.marcussen@chicoca.gov**

Associate Planner Molly Marcussen 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: James Matthews, Applicant; Bill Seguire, Enloe Director of Facilities; Brian Firth, Landscape Architect; Donna Wallace, neighbor of proposed project, spoke against the project; John Whitehead (CANA).

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

Vice Chair Poulin made a motion that the Architectural Review and Historic Preservation Board continue the item pending additional options for the screening of the fuel cells.

The motion was seconded by Board Member Thomson.

The motion was carried by the following vote:

AYES: *Bellin, Poulin, Thomson, Bennett*

NOES:

ABSENT: *Jennings*

4.2 Architectural Review 19-17 (Elisha Court Apartments) 24 Elisha Court – APN 015-120-05: A request to construct an eight-unit apartment complex with associated site improvements including a parking lot, picnic area, and relaxation courtyard. The site is 0.64 gross acres and is designated Office Mixed Use (OMU) on the General Plan Land Use

Diagram. It is zoned Office Residential (OR) with the Airport Overflight Extended Approach/Departure Zone (-AOB2) overlay. The project is categorically exempt from 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 Planner Kelly Murphy at (530) 879-6535, or kelly.murphy@chicoca.gov**

Planner Kelly Murphy provided an overview of the project and summarized the staff recommendations.

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

Addressing the Board on this item were: Greg Peitz, Architect; Bruce McCrea, Applicant; Mindy Honea, neighbor of the proposed project; Cody Gruenwald, neighbor of proposed project; Cory Olson, neighbor of proposed project; Kalah Horton, neighbor of proposed project.

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

Board Members Thomson and 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 20-12 approving Architectural Review 19-17 (Elisha Court Apartments), with all recommended conditions therein, and with the additional condition that the buildings honor the architectural motif of the neighborhood, that tree H be moved north away from the house to the east, and the parking lot lighting be moved away from the neighboring residence.

The motion was seconded by Vice Chair Poulin.

The motion was carried by the following vote:

AYES: Poulin, Bennett, Thomson

NOES:

ABSENT: Jennings

ABSTAIN: Bellin

4.3 Architectural Review 20-12 (Mountain Vista Plaza) -- Northeast Corner of Eaton Road and Floral Avenue -- APN 016-360-116. The applicant requests approval for a three-building neighborhood commercial complex including a drive-through coffee service establishment totaling approximately 20,650 square feet. The site is designated Neighborhood Commercial on the General Plan Land Use Diagram and zoned CN (Neighborhood Commercial) with the Airport Overflight Traffic Pattern and the Planned Development (-AOC, -PD) overlays. The -PD overlay was applied to the site in 2007 in conjunction with City Council approval of the Mountain Vista Subdivision (S/PDP 01-12) and requires approval of a Planned Development Permit prior to initial development of the neighborhood commercial center. The Board is asked to forward a recommendation to the Planning Commission which will take final action on the PDP as well as a related master use permit. The site consists of approximately 1.98 acres. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15162. The proposal is within the scope of an Environmental Impact Report (SCH# 2003042068) that was previously certified, and no further

environmental review is necessary. **Questions regarding this project may be directed to Planner Kelly Murphy at (530) 879-6535, or kelly.murphy@chicoca.gov**

Planner Kelly Murphy 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: Matt Gallaway, Applicant; Jason Bisho, Landscape Architect; Kathy Leppanen, neighbor of the proposed project; Keith, neighbor of the proposed project; Matha Hobson, neighbor of the proposed project; Tony Hobson, neighbor of the proposed project.

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. 20-13 approving Architectural Review 20-12 (Mountain Vista Plaza), with all recommended conditions therein.

The motion was seconded by Board Member Thomson.

The motion was carried by the following vote:

AYES: Bennett, Bellin, Poulin, Thomson

NOES:

ABSENT: Jennings

5.0 REGULAR AGENDA

6.0 BUSINESS FROM THE FLOOR

7.0 REPORTS AND COMMUNICATIONS

8.0 ADJOURNMENT

There being no further business, Chair Bellin adjourned the meeting at 7:00pm to the regular meeting of October 7, 2020.

Approved on: _____