

**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

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**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](mailto: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](mailto: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](mailto: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: \_\_\_\_\_