

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular meeting
October 7, 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
Kelly Murphy, Planner
Nicole Acain, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Bellin called the meeting to order at 4:04 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 Thomson moved to approve the minutes from September 2, 2020 and September 16, 2020.

The motion was seconded by Board Member Bennett.

The motion was carried by the following vote:

AYES: Bellin, Thomson, Poulin, Bennett

NOES:

ABSENT: Jennings

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 20-17 (Restaurant with Drive Through) 2422 Cohasset Road, APN 015-310-076: A proposal to construct a new 3,100 square foot quick service restaurant on the east side of Cohasset Road, south of the intersection of Cohasset Road and East Avenue. The proposal includes a new drive-through service lane accessed from Cohasset Road. The project site is designated RC (Regional Commercial) on the General Plan Use Diagram and zoned CR-AOD (Regional Commercial with Airport Overflight Zone D overlay). 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. **Questions regarding this project may be directed to Project Planner Kelly Murphy (530) 879-6535, kelly.murphy@chicoca.gov**

Associate 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: Jason Voorhees

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

Board Member Poulin made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report approving Architectural Review 20-17, with all recommended conditions therein, with the additional condition that the applicant will coordinate with staff to add additional bollard lights at the perimeter and add a light fixture for additional lighting.

The Motion was seconded by Board Member Bennett

The motion was carried by the following vote:

AYES: Bellin, Thomson, Poulin, Bennett

NOES:

ABSENT: Jennings

4.2 Architectural Review 20-11 (Courtesy Automotive Center) East side of Garner Lane, between Esplanade and State Route 99, APNs 006-400-061 through 006-400-066: A proposal to construct a phased automotive dealership including three 17,000 square foot vehicle showrooms and a 56,000 square foot service and repair shop (Phase 1), and a pre-owned car dealership (8,000 square feet), car wash and detail center at a later date (Phase 2). Each phase will include vehicle parking and vehicle display areas, as well as landscaping and other amenities. Prior to annexation of the site by the City of Chico in 2017, the County of Butte

had analyzed the project approved several plan amendments and adopted an Initial Study/Mitigated Negative Declaration allowing for the development under County jurisdiction. The project is within the scope of the Mitigated Negative Declaration adopted by the County of Butte on March 28, 2017 (SCH# 2017012053). Pursuant to Section 15162 of the California Environmental Quality Act, no further environmental review is required. Approximately 11.3 undeveloped acres, the project site is designated CMU (Commercial Mixed Use) and MW (Manufacturing and Warehousing) on the Chico General Plan Use Diagram and split-zoned CC-AOD and ML-AOD (Community Commercial and Light Manufacturing, each with Airport Overflight Zone D overlay). **Questions regarding this project may be directed to Senior Planner Mike Sawley (530) 879-6812, mike.sawley@chicoca.gov**

Senior Planner Mike Sawley 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 Seegert and Jerry Pajouh

With no other members of the public wishing to address the Board, Chair Bellin 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 20-11, with all recommended conditions therein, with the additional condition that the applicant coordinate with staff to potentially adjust the color scheme of the service center building.

The motion was seconded by Board Member Poulin

The motion was carried by the following vote:

AYES: *Bellin, Thomson, Bennett, Poulin*

NOES:

ABSENT: *Jennings*

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Sawley informed the Board that staff is continuing to evaluate options for holding these meetings using WebEx, and may have to return to a fully virtual model. Multiple Board Members stated their preference for attending in person, some adding that all virtual wouldn't work since the Board needs to be able to review physical material

samples and true colors. Boardmember Bennett would like to keep the meeting format as is.

8.0 ADJOURNMENT

There being no further business, Chair Bellin adjourned the meeting at 4:51 pm to the adjourned meeting of October 21, 2020.

Approved on: _____