

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
July 07, 2021 at 4:00 p.m.

Municipal Center
421 Main Street
Council Chambers

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

Board Members Absent: Georgie Bellin, Chair

City Staff Present: Bruce Ambo, Principal Planner
Kelly Murphy, Planner
Tina Wilson, Associate Planner
Nicole Acain, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Vice Chair Poulin called the meeting to order at 4:01 pm. Board members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board Member Thomson moved to approve the minutes from June 02, 2021.

The motion was seconded by Board Member Bennett.

The motion was carried by the following vote:

AYES: Bennett, Jennings, Thomson.

NOES: None.

ABSENT: Bellin.

ABSTAIN: Poulin.

4.0 PUBLIC HEARING AGENDA

- 4.1 Architectural Review 21-15 (Tank District) – Lot A1 of Meriam Park, located near East 20th Street and Market Place (APN 002-690-001): A proposal to construct one building and associated site improvements including parking and landscaping in the Tank District of Meriam Park.** The proposed single-story single-tenant restaurant and retail building is 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 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 Tina Wilson at tina.wilson@chicoca.gov or (530) 879-6807**

Associate Planner Tina Wilson provided an overview of the project and summarized the staff recommendation.

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

Addressing the Board on this item were: Kevin Easterling- RGA

With no other members of the public wishing to address the Board, Board Member Thomson 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 approve Architectural Review 21-15 (Tank District), subject to the recommended condition therein.

The motion was seconded by Board Member Jennings

The motion was carried by the following vote:

AYES: Bennett, Jennings, Thomson.

NOES: None.

ABSENT: Bellin.

ABSTAIN: Poulin.

- 4.2 Planned Development Permit 20-03 (Chico Eye Center) (APN 006-820-013).** A proposal to construct a new 16,154 square foot commercial building and associated parking and landscaping improvements on a vacant 2.38 acre site at the northwest corner of the Esplanade and DeGarmo Drive. The site is currently designated Neighborhood Commercial on the General Plan Land Use Diagram and zoned CN-AOD-PD (Neighborhood Commercial with Airport Overflight and Planned Development overlays). The proposed project would accommodate medical offices and retail space for the Chico Eye Center. Pursuant to Chico Municipal Code (CMC) Section 19.52.050, an application for a Planned Development Permit (PDP) has been submitted for the project. In accordance with CMC Section 19.28.050, the Architectural Review and Historic Preservation Board shall review the project's architectural design and forward a recommendation regarding the PDP application to the Planning Commission for consideration. The project has been determined to be categorically exempt from further environmental review pursuant to CEQA Section 15332 (Infill Development Projects). **Questions regarding this project may be directed to Planner Kelly Murphy at kelly.murphy@chicoca.gov or (530) 879-6535**

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

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

Addressing the Board on this item were: Greg Pietz- Architect

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 that the Planning Commission approve Planned Development Permit 20-03 (Chico Eye Center) subject to the recommended conditions.

The motion was seconded by Vice Chair Poulin

The motion was carried by the following vote:

AYES: Bennett, Jennings, Poulin, Thomson.

NOES: None.

ABSENT: Bellin.

ABSTAIN: None.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None

8.0 ADJOURNMENT

There being no further business, Vice Chair Poulin adjourned the meeting at 4:34 pm to the regular meeting of July 21, 2021.

Approved on: _____