

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
September 15, 2021 at 4:00 p.m.

Municipal Center
421 Main Street
Council Chambers

Board Members Present: Georgie Bellin, Chair
Tom Thomson, Vice Chair
Austin Barron
Michael Guzzi
Rod Jennings

Board Members Absent:

City Staff Present: Bruce Ambo, Principal Planner
Mike Sawley, Principal Planner
Nicole Acain, Administrative Assistant
Debbie Presson, City Clerk

1.0 CALL TO ORDER/ROLL CALL

Chair Bellin called the meeting to order at 4:06 pm. Board members and staff were present as noted above.

Chair Bellin announced item 6.2 Greenfield/Esplanade Apartments will be postponed to a date uncertain.

2.0 Oath of Office

City Clerk, Debbie Presson gave the oath of office for Board members Austin Barron and Michael Guzzi.

3.0 Selection of Chair/Vice Chair

Clerk Presson facilitated the Board in re-appointing Chair Bellin as Chair and appointing Board Member Tom Thomson as Vice Chair, both of which were acclimated by unanimous consent (5-0).

4.0 EX PARTE COMMUNICATION

None.

5.0 CONSENT AGENDA

5.1 Approval of Minutes

Vice Chair Thomson moved to approve the minutes from September 02, 2021.

The motion was seconded by Board Member Jennings.

The motion was carried by the following vote:

AYES: Bellin, Thomson, Barron, Guzzi, Jennings.

NOES: None.

ABSENT: None.

ABSTAIN: None.

6.0 PUBLIC HEARING AGENDA

- 6.1 BCM Construction on Morrow Lane (AR 21-01, GPA 19-02/RZ 19-02. A proposal to develop a 3.5-acre site with two warehouse buildings and associated site improvements, including parking spaces, trash enclosures, and a crossing of the open space.** The proposed warehouses would be approximately 17,750 and 15,000 square feet in size. The project also includes a General Plan Amendment and rezone (GPA/RZ) to reconfigure open space zoning associated with a remnant stream corridor that traverses the site. The Board will consider the project design at this meeting and forward a recommendation to the Planning Commission. The site is currently designated Manufacturing and Warehousing (2.75 acres) and Primary Open Space (0.38 acres) on the General Plan Land Use diagram and zoned ML (Light Manufacturing) and OS1 (Primary Open Space). **Questions regarding this project may be directed to Principal Planner Mike Sawley at mike.sawley@chicoca.gov or (530) 879-6812.**

Principal Planner Mike Sawley provided an overview of the project and summarized the staff recommendation.

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

Addressing the Board on this item were: Roy Cotterill- Architect, Gary Graves- Applicant

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

Board Member Guzzi made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of Architectural Review 21-01 (BCM Construction on Morrow Lane), subject to the recommended conditions therein.

The motion was seconded by Board Member Jennings

The motion was carried by the following vote:

AYES: Bellin, Thomson, Barron, Guzzi, Jennings.

NOES: None.

ABSENT: None.

ABSTAIN: None.

- 6.2 Greenfield and Esplanade Apartments (AR 21-11) SW Corner of Esplanade and Greenfield Drive; APN 006-500-014: Design review for a mixed-use project consisting of a 64-unit apartment building with outdoor amenities, a 1,900 square-foot café, and 122-space parking on a 3.14 gross-acre site. The site is designated Office Mixed Use (OMU) on the City's General Plan Land Use Diagram. It is zoned Office Residential (OR) with the Airport Overflight Other Airport Environs (-AOD) and Corridor Opportunity Site (-COS) overlays. **Questions regarding this project may be directed to Principal Planner Mike Sawley at mike.sawley@chicoca.gov or (530) 879-6812****

This item was skipped, as noted above.

7.0 REGULAR AGENDA

None.

8.0 BUSINESS FROM THE FLOOR

9.0 REPORTS AND COMMUNICATIONS

10.0 ADJOURNMENT

There being no further business, Chair Bellin adjourned the meeting at 4:28 pm to the regular meeting of October 06, 2021.

Approved on: _____