

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
November 03, 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

Board Members Absent: Rod Jennings

City Staff Present: Bruce Ambo, Principal Planner
Mike Sawley, Principal Planner
Madison Driscoll, Assistant Planner
Kelly Murphy, Planner
Nicole Acain, Administrative Assistant

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

None.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Barron moved to approve the minutes from October 06, 2021.

The motion was seconded by Board Member Thomson.

The motion was carried by the following vote:

AYES: Bellin, Thomson, Barron, Guzzi.

NOES: None.

ABSENT: Jennings.

ABSTAIN: None.

4.0 PUBLIC HEARING AGENDA

- 4.1 Architectural Review 21-20 (Humboldt) – 1991 Humboldt Road (APN 002-110-034): A proposal to construct a new 30-unit multi-family housing development on a 1.24-acre site. The site is bounded by Little Chico Creek to the south, Humboldt Road to the north, Forest Avenue to the east and single-family residential use to the west. The site is currently designated Medium-High Density Residential on the General Plan Land Use Diagram and zoned R3 (Medium-High Density Residential). The project will be composed of three two-story buildings multi-family buildings and one one-story pool house. **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at madison.driscoll@chicoca.gov or (530) 879-6810.****

Assistant Planner Madison Driscoll informed the Board of the need to hear the project at the next Board meeting on 11/17/2021 due to an error with the Public Notice. The Board took no action on this item and moved on to the next item on the agenda.

- 4.2 Architectural Review 20-21 (Riley Apartments) – 418 Ivy Street and 702 W. 5th Street; APNs 004-125-001 and -004. A proposal to construct four (4) multi-family residential apartment buildings containing a total of 18 student housing units. The new buildings would be three-story structures with tuck-under parking provided on the ground floor. The project would include associated circulation and landscaping improvements and reconfigure the existing parking area for Riley's Bar and Grill. The project site consists of two parcels with a gross area of 1.25 acres. The proposed apartments would be located at 418 Ivy Street and 417 Cherry Street (APN 004-125-001), replacing existing warehouses that occupy the interior to the block bounded by W. 4th, W. 5th, Ivy and Cherry Streets, on a site designated Residential Mixed Use on the City of Chico General Plan Land Use Diagram and zoned RMU-L-FS (Residential Mixed Use with Landmark and Fraternity and Sorority overlays). The project does not propose a change in use or structural alterations to Riley's Bar and Grill, which is located on the secondary project parcel at 702 W. 5th Street (APN 004-125-004). 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 (530) 879-6535 or kelly.murphy@chicoca.gov****

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

Chair Bellin opened the public hearing at 4:18pm and invited the applicant to make a presentation.

Addressing the Board on this item were: Jason Ridenour- on behalf of Architect Greg Peitz, Kevin Riley- Applicant, Jason Bisho- Landscape Architect.

With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:39pm.

Board Member Thomson made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report adding condition #8, regarding variation in color scheme and approve Architectural Review 20-21 (Riley Apartments), subject to the recommended conditions therein.

The motion was seconded by Board Member Guzzi

The motion was carried by the following vote:

AYES: Bellin, Thomson, Barron, Guzzi.

NOES: None.

ABSENT: Jennings

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, Chair Bellin adjourned the meeting at 4:47 pm to the regular meeting of November 17, 2021.

Approved on: _____