

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
October 4, 2023, at 4:00 p.m.

Board Members Present: Lindsay Poulin, Chair
Mark Wolfe, Vice Chair
Paul Cooper

Board Members Absent: None

City Staff Present: Mike Sawley, Principal Planner
Madison Driscoll, Associate Planner
Brendan Ottoboni, Public Works Director - Engineering
Nat Kratochvil, Assistant Engineer
Wyatt West, Project Manager
Sommer Stephenson, Management Analyst

1.0 CALL TO ORDER/ROLL CALL

1.1 Selection of Chair and Vice Chair

Board member Wolfe nominated Board member Poulin for Chair – 3-0
Board member Cooper nominated Board member Wolfe for Vice Chair—3-0

Call to Order- After the re-organization of the Architectural Review and Historic Preservation Board, The Board meeting was called to order by Chair Poulin at 4:05 p.m. 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 Wolfe moved to approve the minutes from August 2, 2023.

The motion was seconded by Board member Cooper.

The motion was carried by the following vote:

AYES: Poulin, Wolfe, Cooper.

NOES: None.

ABSENT: None.

ABSTAIN: None.

4.0 PUBLIC HEARING AGENDA

- 4.1 Architectural Review 23-05 (Foothill Ranch West and East Apartments); Located on the South side of E. Eaton Rd between Ceanothus Ave & E. Eaton Road, APNs 016-200-101 & 016-200-102: A proposal to construct 29 apartment buildings with a total of 420 units on two separate parcels. All buildings would be a maximum of two stories in height. The site is designated Medium Density Residential on the General Plan Land Use Diagram and is zoned R2-AOC-SD3 (Medium Density Residential with Airport Overflight Zone C and Special Design Foothill Park East, South of Eaton Road Overlays). The project falls within the scope of the Environmental Impact Report (EIR) for Foothill Park East which was approved by the City Council on April 3, 2001. **Questions regarding this project may be directed to Associate Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.****

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

Public Works Director Ottoboni provided an overview of the traffic analysis for Eaton Road and future capital project improvements.

Chair Poulin opened the public hearing at 4:15 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were: Jim Mann (applicant), Wes Gilbert (engineer), Jason Bisho (landscape architect), Serafin Maranan (architect), Cedric LaFaix, Mike McDermont, Pam Figge.

With no other members of the public wishing to address the Board, Chair Poulin closed the public hearing at 4:53 p.m.

Board member Wolfe made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 23-05 (Foothill Ranch West and East Apartments), subject to the recommended conditions therein. With an additional condition that the final landscape plan come back to the Board with design details for the carports and visual renderings of the streetscape and fencing along Eaton Road.

Board member Cooper made a friendly amendment that the barbecue pit area be moved further away from the abutting neighbors.

The motion was seconded by Chair Poulin.

The motion was carried by the following vote:

AYES: Poulin, Wolfe, Cooper.

NOES: None.

ABSENT: None.

ABSTAIN: None.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Board member Wolfe made a request to add a discussion to a future agenda to hold future meetings in Conference Room 1.

Principal Planner Mike Sawley reported that there were no projects scheduled for the October 19, 2023, meeting, and the next regular meeting would be held on November 1, 2023.

8.0 ADJOURNMENT

There being no further business, Chair Poulin adjourned the meeting at 5:07 p.m. to the regular meeting of November 1, 2023.

Approved on: 11-15-2023