

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
November 15, 2023, at 4:00 p.m.

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

Board Members Absent:

City Staff Present: Mike Sawley, Principal Planner
Madison Driscoll, Associate Planner
Nat Kratochvil, Assistant Engineer
Nicole Acain, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

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

2.0 EX PARTE COMMUNICATION

Vice Chair Wolfe and Board member Cooper both drove by the site of the proposed project.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Vice Chair Wolfe moved to approve the minutes from October 4, 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 23-07 (New Smile Now); Southeast corner of Cohasset Road and Glenbrook Court, APN 015-070-010: A proposal to construct a two-story dental office with an accompanying parking lot.** This site is designated Office Mixed Use OMU on the General Plan Land Use Diagram and is zoned CR-AOB2 (Commercial Residential with Airport Overflight Zone B2 Overlay). The project has been determined categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15532 (Infill Development). **Questions regarding this project may be directed to Associate Planner Madison Driscoll at madison.driscoll@chicoca.gov or (530) 879-6810.**

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

Chair Poulin opened the public hearing at 4:09 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were:

Jamie Jenks- Architect

Jason Bisho - Landscape Architect

The following speakers spoke against the project with concerns with parking, traffic, and safety:

Sandra Smith

Michelle Cooper

Carol Sinatra

Angela Alcantar

Gilbert Alcantar

Mark Sanchez

Alisha Ready

Robin Coley

David Armstrong

Bob Orput

With no other members of the public wishing to address the Board, Chair Poulin closed the public hearing at 4:59 p.m.

Chair Poulin made a motion to continue Architectural Review 23-07 (New Smile Now) to a later meeting date once more information on the internal layout and proposed use is provided

Vice- Chair Wolfe made a friendly amendment to evaluate the traffic going into the neighborhood. Reevaluate the parking for the proposed use.

Board member Cooper made a second amendment that RGA hide the air conditioning unit from the public view. Change the brown wall to a masonry wall to fall under the design guidelines. Provide a wood privacy fence for the abutting neighbors.

The motion was seconded by Vice Chair Wolfe.

The motion was carried by the following vote:

AYES: Poulin, Wolfe, Cooper

NOES: None.

ABSENT: None.

ABSTAIN: None.

Chair Poulin called for a brief recess at 5:08 p.m. The meeting reconvened at 5:09 p.m. and all members were present.

5.0 REGULAR AGENDA

5.1 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.**

6.0 BUSINESS FROM THE FLOOR
None.

7.0 REPORTS AND COMMUNICATIONS

8.0 ADJOURNMENT

There being no further business, Chair Poulin adjourned the meeting at 5:20 p.m. to the regular meeting of December 6, 2023.

Approved on: 1-17-2024