

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
April 19, 2023, at 4:00 p.m.

Board Members Present: Georgie Bellin, Chair
Austin Barron
Alternate- Paul Cooper

Board Members Absent: Rod Jennings

City Staff Present: Mike Sawley, Principal Planner
Tina Wilson, Associate Planner
Madison Driscoll, Assistant Planner
Marie Demers, Housing Manager
Wyatt West, Project Manager
Nat Kratochvil, Assistant Engineer
Nicole Acain, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Bellin called the meeting to order at 4:00 p.m. Board members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Board member Barron discussed his questions with Nick Murdock -owner of Murdock Moving regarding item 4.1 AR 22-21 (Murdock Moving).
Chair Bellin discussed with Principal Planner Sawley procedure of the meeting.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Barron moved to approve the minutes from April 5, 2023.

The motion was seconded by Alternate Paul Cooper.

The motion was carried by the following vote:

AYES: Bellin, Barron, Cooper.

NOES: None.

ABSENT: Jennings.

ABSTAIN: None.

4.0 PUBLIC HEARING AGENDA

- 4.1 Architectural Review 22-21 (Murdock Moving); East Eaton Road, APN 007-250-083 and 007-250-083: A proposal create a site for temporary moving pod storage with an accompanying office on a 3.23 acre site located along the northern side of East Eaton Road, between Cohasset Road and Highway 99.** The site is split zoned with the northern portion of the parcel being designated Primary Open Space (POS) on the City of Chico General Land Use Diagram and zoned OS1 (Primary Open Space) with an -AOB1 (Airport Overflight Zone B1) overlay. To the south the parcel is designated Manufacturing and Warehousing (MW) and zoned ML (Light Manufacturing/Industrial) with an -AOB1 overlay. The proposed project would be fully located on the southern portion of the site. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (Infill Development). **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

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

Chair Bellin opened the public hearing at 4:10 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were: Neacail Murdock- Owner/Applicant, Jason Bisho- Landscape Architect- Brian Firth Landscaping, Lauren McSwain- Rolls Anderson and Rolls.

With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:24 p.m.

Board Member Barron made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 22-21 (Murdock Moving), subject to the recommended conditions therein.

Condition No. 5, Modification all off- street parking areas, including driveways, any trash storage areas and vehicle maneuvering areas, shall be paved (with Portland cement concrete, asphaltic concrete, or double chip seal) and provided with storm drainage facilities subject to the approval of the Public Works Director. Porous surface materials which may reduce stormwater runoff may be used subject to review and approval of the Public Works Director.

The motion was seconded by Alternate Cooper.

The motion was carried by the following vote:

AYES: Bellin, Barron, Cooper.

NOES: None.

ABSENT: Jennings.

ABSTAIN: None.

- 4.2 Architectural Review 22-18 (Oak Valley View); APN 018-630-088: A proposal to construct 26 multi-family residential units dispersed in duplex building modules and associated site improvements including outdoor amenities, parking, and landscaping on approximately 2.72 acres north of Native Oak Drive and east of Yosemite Drive. The site is currently designated Medium Density Residential on the City of Chico General Plan Land Use Diagram and is zoned R2 (Medium Density Residential) and within SD-2 (Humboldt Road-Foothill) and -FDSD (Foothill Development and Special Design considerations) overlay zones. The proposed project would include 26 two-story duplex residential units, a community outdoor recreation area, a connection between Thyme Place and Tarragon Way providing access to all of the units, and parking and landscaping improvements. The project falls within the scope of the Final Environmental Impact Report (FEIR) for the Oak Valley Subdivision, which was certified by the City Council on September 20, 2005. 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 (530) 879-6807 or tina.wilson@chicoca.gov.****

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

Chair Bellin opened the public hearing at 4:35 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were: Nicole Ledford, Engineer- North Star

With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:40 p.m.

Board member Barron made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 22-18 (Oak Valley View), subject to the recommended conditions therein.

Move the dog park away from the neighboring properties to the south with discretion by staff.

The motion was seconded by Alternate Cooper.

The motion was carried by the following vote:

AYES: Bellin, Barron, Cooper.

NOES: None.

ABSENT: Jennings.

ABSTAIN: None.

- 4.3 Architectural Review 22-05 (Cussick Apartments); APN 042-450-022: A proposal to construct a 76-unit apartment complex, and associated site improvements including outdoor amenities, parking, and landscaping on an approximately 3.23-acre site west of the intersection of Cussick and W. East Avenues. The proposed apartment complex would consist of six three-story and one two-story contemporary apartment buildings. A community building would be centrally located on the site with outdoor amenities including a tot lot, benches, pergola, and community garden. The project has been redesigned since the previous Architectural Review and Historic Preservation Board (ARHPB) meeting held on November 16, 2022. The site is designated Medium Density Residential (MDR) on the City of Chico General Plan Land Use Diagram and zoned Medium Density Residential (R2) within a Corridor Opportunity Site (-COS) overlay zone. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-Fill Development). **Questions regarding this project may be directed to Associate Planner Tina Wilson at (530) 879-6807 or tina.wilson@chicoca.gov.****

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

Chair Bellin opened the public hearing at 5:06 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were: Doug Gibson- Architect, Chris Dart- Danco Communities, President, Kay Innocenti- Neighbor, Corin Meester- Neighbor, Becky White- Neighbor, Carla Norlie- Neighbor, Danielle Ius- Neighbor, Dawn Nielsen- Neighbor, Alexandra Shand- Neighbor, Kate Brogan- Neighbor, Roberta Moeller- Neighbor, Maria Giovanni- Neighbor, Javier Garcia- Neighbor, Roxanne Garcia- Neighbor, Greg Gee- Neighbor, Natalie Stromberg- Neighbor.

Chair Bellin called for a brief recess at 6:10 p.m. The meeting was reconvened at 6:22 p.m. and all members were present.

With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 6:22 p.m.

Chair Bellin opened the public hearing at 6:45 p.m. and invited the architect to answer additional questions.

With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 6:56 p.m.

Board Member Barron made a motion that the Architectural Review and Historic Preservation Board direct the applicant to go back to the drawing board and address the following design concerns:

Flatten roof lines of the buildings.

Reconsider the color scheme of the buildings to be neutral and blend in with the neighborhood.

Redesign the landscape plans to show thicker landscape coverage along the back fence for privacy.

Provide revised color elevations and renderings.

Provide renderings showing the effect of the rooftop solar panels.

Provide a photometric study or plan showing the light intensity measured in foot-candles.

The motion was seconded by Alternate Cooper

The motion carried by the following vote:

AYES: Bellin, Barron, Cooper.

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 7:22 p.m. to the regular meeting of May 03, 2023.

Approved on: _____