

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
January 16, 2019

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Georgie Bellin, Vice-Chair
 Rod Jennings
 Thomas Thomson

Board Members Absent: Dan Irving

City Staff Present: Bruce Ambo, Principal Planner
 Mike Sawley, Senior Planner
 Kimber Gutierrez, Associate Planner
 Shannon Costa, Assistant Planner
 Robyn Ryan, Administrative Analyst

1.0 CALL TO ORDER/ROLL CALL

Vice-Chair Bellin called the meeting to order at 4:00 pm. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Site visits by Board Member Jennings.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Jennings moved to approve the minutes from December 19, 2018.

Board member Thomson seconded the motion, which passed 3-0-1 (Irving absent).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 18-21 (Odiase Duplexes) 1157 East Avenue, APN 015-260-003: This is a request to construct two duplexes behind an existing single-family residence on a 0.46-acre site on the south side of East Avenue east of the Ceres Avenue. The project site is designated Office Mixed Use by the General Plan Land Use Diagram and is zoned OR -AOC (Office Residential with an Airport Overflight Zone C overlay). 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 Kimber Gutierrez (530) 879-6810, kimber.gutierrez@chicoca.gov.

Associate Planner Kimber Gutierrez presented the staff report and answered questions from the Board.

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

Greg Peitz, architect for the project, addressed the Board and answered their questions.

Robert Demontigny, neighbor of proposed project, spoke against the project. His concerns were in regard to having a 2-story home behind his house and the lack of privacy that would occur. He also stated the 2-story design was inconsistent with the neighborhood and that the 2-story would impede his current views.

Jose Lara, neighbor of the proposed project also spoke against this project. His concerns were regarding the increase in noise, the loss of privacy and the change to his existing views with 2-story buildings constructed behind him.

The applicant, Dr. Osamide Odiase, addressed the Board and answered any questions. He stated he has been trying to work with the neighbors in regards to the privacy issues and is trying to meet their needs. He is willing to plant tall trees along the back fence to help with the privacy issues.

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

Discussion continued, the Board had several questions for City Staff and continued to discuss the project among themselves.

Vice-Chair Bellin reopened the public hearing to ask architect Greg Peitz questions regarding the landscape plans and resolutions for the privacy concerns.

Vice-Chair Bellin then closed the public hearing.

Discussion continued between the Board Members.

Principal Planner Ambo proposed adding a condition to the project which would require the addition of obscured/frosted windows to the second floor of the southern elevation of both buildings.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-21 (Odiase Duplexes), subject to the recommended conditions and with the additional condition:

#9. The second-story southern elevation windows shall be retrofitted with obscured/frosted glass.

The Motion was seconded by Board Member Jennings and passed 3-0-1 (Irving absent).

- 4.2 **Architectural Review 18-25 (Skyline Apartments) – Northwest corner of the intersection of Chico Canyon Road and California Park Drive, APN 018-250-001:** The applicant proposes to construct ten, two-story apartment buildings, containing a total of 104 multi-family residential units. The vacant site is located at the northeasterly corner of the intersection of Chico Canyon Road and California Park Drive. The site is designated CN (Neighborhood Commercial) in the General Plan Land Use Diagram and located in the CN (Neighborhood Commercial) zoning district. On July 24, 2018, the Zoning Administrator approved a use permit (UP 18-11) to allow ground-floor residential occupancy in the CN zoning district. All ten apartment buildings would be two-stories and vary slightly in height. On-site resident amenities include a community center, outdoor pool and dog park. Primary access to the site would be by through a main entrance off California Park Drive. Southerly to this entrance would be a second “right-in, right-out” access point. Each entry is secured by a rolling gate, accessed by residents with a keypad security system. This project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183.3 (Streamlining for In-Fill Projects). Consistent with this exemption, the project is: consistent with applicable general plan and zoning designation; the site would include a renewable energy feature; the site is not on any list compiled pursuant to Section 65962.5 of the Government Code; and is not located within 500-feet of a high-volume roadway or significant source of air pollution. The project site has no value as habitat for endangered, rare or threatened species.

Assistant Planner Shannon Costa presented the staff report and answered questions from the Board.

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

Applicant, Chuck Tatreau addressed the Board and answered any questions.

Landscape Architect, Brian Firth, addressed the Board and answered any questions.

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

Board Member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-25 (Skyline Apartments), subject to the recommended conditions therein.

The Motion was seconded by Board Member Thomson and passed 3-0-1 (Irving absent).

- 4.3 **Architectural Review 18-17 (Pabbi Nord Apartments); 824 Nord Avenue; APN 043-220-019:** A proposal to construct two new three-story apartment

buildings with a total of 15 residential units located on the east side of Nord Avenue, approximately 345 feet south of the intersection at Nord Avenue and W. Sacramento Avenue. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned Community Commercial (CC). The resultant density for the project would be 18 dwelling units per acre, which is consistent with the allowable range of 6 to 22 du/ac for the CC zoning district. At its meeting on 11/7/2018, the Board reviewed this project and suggested that changes to certain elements of the proposal be explored. The applicant submitted a revised proposal for the Boards consideration. Changes to the project include clarification on residential amenities and changing the building's exterior color scheme. The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Assistant Planner Shannon Costa shannon.costa@chicoca.gov or (530) 879-6807.

Assistant Planner Shannon Costa presented the staff report and answered questions from the Board.

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

Larry Coffman, architect for the project, addressed the Board and answered any questions.

Tom Phelps, landscape architect for the project, addressed the Board and answered any questions.

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

Vice-Chair Bellin moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-17 (Pabbi Nord Apartments), subject to the recommended conditions therein.

The Motion was seconded by Board Member Jennings and passed 3-0-1 (Irving absent).

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, Vice-Chair Bellin adjourned the meeting at 5:54 pm to the regular meeting of February 6, 2019.

Approved on: February 6, 2019