

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
March 20, 2019

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Georgie Bellin, Vice-Chair
 Dale Bennett
 Dan Irving
 Thomas Thomson

Board Members Absent: Rod Jennings

City Staff Present: Bruce Ambo, Principal Planner
 Mike Sawley, Senior Planner
 Shannon Costa, Associate Planner
 Stephanie Lawson, Administrative Assistant

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 BOARD ELECTIONS

Senior Planner Sawley facilitated the nomination of Chair & Vice-Chair. Board member Thomson nominated Vice-Chair Bellin for Chair. There being no other nominations for Chair, Vice-Chair Bellin accepted the position of Chair. Board member Thomson nominated Board member Bennett for Vice-Chair. There being no other nominations for Vice-Chair, Board member Bennett accepted the position of Vice-Chair.

3.0 EX PARTE COMMUNICATION

None.

4.0 CONSENT AGENDA

4.1 Approval of Minutes

Board member Irving moved to approve the minutes from February 20, 2019.

Board member Thomson seconded the motion, which passed 4-0-1 (Jennings absent).

5.0 PUBLIC HEARING AGENDA

5.1 Architectural Review 19-05 (Ginno Construction) - 397 Convair Avenue, APN 047-560-026: A proposal to construct a new building on a one-acre, partially developed site located at 397 Convair Avenue, on the southwest corner of Marauder Street and Convair Avenue. The project involves a new 15,700 square foot building, surrounding landscaping and parking area. The site is designated Manufacturing and Warehousing by the General Plan and zoned AM-

AOC (Airport Manufacturing with Airport Overflight Zone C overlays). Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807, or shannon.costa@chicoca.gov.

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

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

Jaime Jenkins, representing RGA at Russell, Gallaway & Associates addressed the Board and answered questions.

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

Board member Irving moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 19-05 (Ginno Construction), subject to the recommended conditions.

The Motion was seconded by Board Member Thomson and passed 4-0-1 (Jennings absent).

- 5.2 Architectural Review 19-02 (Thrive B3) Block T2, Lot B3, Thrive District, Meriam Park Subdivision (S 09-01) APN 002-180-184:** A proposal to construct an approximately 6,200 square foot building on Lot B3 of Meriam Park Tentative Subdivision Map (S 09-01). The proposed project includes a new single-story shell building and surrounding landscaping. Parking is provided in a previously approved shared parking field with trash enclosure. The Building Type is Small Single-Story Shopfront Building, and the Frontage Type is Shopfront. The site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram, zoned TND (Traditional Neighborhood Development), and designated TND "CORE" by the approved Regulating Plan. The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan, which was certified by the City Council on June 19, 2007. Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807, or shannon.costa@chicoca.gov.

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

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

Ty Yurkovic, architect of the project addressed the Board and answered questions.

Tom Phelps, landscape architect of the project addressed the Board and answered questions regarding the outdoor seating area.

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

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 19-02 (Thrive B3), subject to the recommended conditions therein.

The Motion was seconded by Vice-Chair Bennett and passed 4-0-1 (Jennings absent).

6.0 REGULAR AGENDA

None.

7.0 BUSINESS FROM THE FLOOR

None.

8.0 REPORTS AND COMMUNICATIONS

Senior Planner Sawley announced that the April 3, 2019 meeting will be cancelled and next scheduled meeting is set for April 17, 2019.

9.0 ADJOURNMENT

There being no further business, Chair Bellin adjourned the meeting at 4:40pm to the regular meeting of April 17, 2019.

Approved on: May 1, 2019