

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
May 1, 2019

Municipal Center
421 Main Street
Conference Room 2

Board Members Present: Dale Bennett, Vice Chair
Dan Irving
Rod Jennings
Thomas Thomson

Board Members Absent: Georgie Bellin, Chair

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

1.0 CALL TO ORDER/ROLL CALL

Vice Chair Bennett called the meeting to order at 4:03 pm. 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 Irving moved to approve the minutes from March 20, 2019.

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

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 18-24 (Springfield Apartments D4) – Block D4, Meriam Park Subdivision S09-01, (APNs 002-180-174 and -173): The applicant proposes to construct four new residential apartment buildings on Block D4 of the Meriam Park Tentative Subdivision Map (S 09-01). The site is bounded by ‘C’ Avenue to the north, Alcott Avenue to the east, Springfield Drive to the south and ‘B’ Avenue to the east. The proposed project includes three new three-story buildings and one clubhouse building with apartments and a rooftop terrace. A total of 110 residential units is proposed. The site plan depicts the location of a new landscaping, dog park, trash enclosure, clubhouse building with a pool, outdoor kitchen, lounge area, fitness room, rooftop terrace and yoga studio. The site is designated Special Mixed Use in the City of Chico General Plan Land Use Diagram, zoned TND (Traditional Neighborhood Development), and designated

TND “Neighborhood Center” (NC) in 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.

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

Applicant, Chris Kelly presented the project and answered questions from the Board.

Builder, Dan Gonzalez addressed the Board to answer questions regarding workforce housing.

Community member, Mike Trollinder addressed the Board in favor of the use of sidewalks and reduced street widths in slowing down traffic in the project.

Gonzalez answered questions from the Board regarding future plans for parks.

Landscape Architect, Michael Millett addressed the Board and answered questions.

With no other members of the public wishing to address the Board, Vice Chair Bennett 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 18-24 (Springfield Apartments D4), subject to the recommended conditions.

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

- 4.2 **Architectural Review 19-08 (Tank District Mixed Use A16-21) – Lots A16-21, Block H2, Meriam Park Subdivision S 09-01, (APNs 002-690-004, -005, -006, -007, -008, and -009):** The applicant proposes to construct three new mixed-use buildings on lots A16-A21 of the Meriam Park Tentative Subdivision Map (S 09-01). The site is located on lots A16-21 of Block H2 and is bounded to the north by Springfield Drive. The proposed project includes three new, two-story buildings. The first floor of each building would feature one residential unit and five commercial suites. The second floor would feature eight residential units. New landscaping, lighting and bicycle parking is proposed. The site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned TND (Traditional Neighborhood Development). The site has two TND designations; the two buildings positioned to the easterly side of the site are designated “CORE” and the westerly building is designated “Neighborhood Center” (NC) in 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.

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

Gonzales addressed the Board and presented the vision of the project.

Architect, Kevin Easterling addressed the Board to discuss colors and materials of the project.

Gonzales addressed the Board and answered questions regarding the big picture of the project.

Matt Gallaway addressed the Board to discuss style of the project.

Gonzales addressed the Board to answer questions regarding street access.

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

Board Member Irving addressed the Staff to request future projects contain color pallets in agenda packets.

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 19-08 (Tank District Lots A16-21), subject to the recommended conditions.

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

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

Trollinder stated there is currently a nice park in Meriam Park for children.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Vice Chair Bennett adjourned the meeting at 5:28pm to the regular meeting of May 15, 2019.

Approved on: _____