

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
June 02, 2021 at 4:00 p.m.

Municipal Center
421 Main Street
Council Chambers

Board Members Present: Georgie Bellin, Chair
Dale Bennett
Tom Thomson
Rod Jennings

Board Members Absent: Lindsay Poulin, Vice Chair

City Staff Present: Bruce Ambo, Principal Planner
Mike Sawley, Principal Planner
Molly Marcussen, Associate Planner
Kelly Murphy, Planner
Tina Wilson, Associate Planner
Nicole Acain, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Board Member Thomson called the meeting to order at 4:00 pm. Board members and staff were present as noted above, except Chair Bellin who arrived at 4:05pm.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board Member Jennings moved to approve the minutes from April 21, 2021.

The motion was seconded by Board Member Bennett.

The motion was carried by the following vote:

AYES: Bellin, Bennett, Thomson, Jennings

NOES: None.

ABSENT: Poulin

4.0 PUBLIC HEARING AGENDA

- 4.1 Architectural Review 20-13 (French Homes) 192 E. 1st Ave, APN 003-101-012: A proposal to redevelop an existing single-family use with a three story, multi-family use comprising four residential units.** Located on East 1st Avenue between Oleander Avenue and the Esplanade, the site is designated Medium-High Density Residential on the General Plan Land Use Diagram and zoned R3. The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-Fill Development). **Questions regarding this project may be directed to Associate Planner Molly Marcussen at molly.marcussen@chicoca.gov or (530) 879-6808.**

Planner Molly Marcussen provided an overview of the project and summarized the staff recommendation.

Board Member Thomson opened the public hearing and invited the applicant to make a presentation.

Addressing the Board on this item were: Jason French- Applicant, John Whitehead- Chico Avenues Neighborhood Association, Ted Sullivan- Neighbor, Jim Peterson- Streamline Engineering

With no other members of the public wishing to address the Board, Board Member Thomson closed the public hearing.

Board Member Bennett made a motion that the Architectural Review and Historic Preservation Board to continue the item to a future meeting to address the boards design concerns.

The motion was seconded by Board Member Thomson

The motion was carried by the following vote:

AYES: Bellin, Bennett, Thomson, Jennings.

NOES: None.

ABSENT: Poulin.

- 4.2 Architectural Review 21-06 (North Fork Storage) – Thorntree Drive, APN 016-200-122-000. A proposal to construct approximately 61,000 square feet of mini storage rental space and an approximately 1,800 square-foot rental office / caretaker’s residence.** The 7.0-acre project site is located at the southerly side of Thorntree Drive, approximately 700 feet east of Cohasset Road. The site is designated Industrial/Office Mixed-Use on the City of Chico General Land Use Diagram and zoned IOMU (Industrial Office Mixed-Use). The project falls within the scope of the Mitigated Negative Declaration (MND) prepared for the Thorntree Grading and Mini Storage Project (ER 19-01, SCH#: 2019089050) adopted by the City in September 2019, and as addended by the City in June 2020. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, 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 Tina Wilson provided an overview of the project and summarized the staff recommendation

Board Member Thomson opened the public hearing and invited the applicant to make a presentation

Addressing the Board on this item were: Jill McMahon- Applicant, Nicole Ledford- Engineer (NorthStar)

With no other members of the public wishing to address the Board, Board Member Thomson closed the public hearing.

Chair Bellin made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report approving Architectural Review 21-06 (North Fork Storage), with the addition of new Condition No. 11 as follows:

Condition No 11, The applicant shall add oleander bushes to the landscape plan to the southwest of the buildings in order to help screen the buildings from public view. The applicant shall have the flexibility to work with the urban forester and / or planner to determine the appropriate locations for the oleander bushes.

The motion was seconded by Board Member Jennings

The motion was carried by the following vote:

AYES: Bellin, Bennett, Thomson, Jennings.

NOES:None.

ABSENT:Poulin.

- 4.3 Architectural Review 20-18 (AMPM) – 15 W. Eaton Road, APN 006-690-022: A proposal to construct a 3,464 square foot convenience store with an 8-station fuel island on a 3.03-acre parcel located on the southwest corner at the intersection of Esplanade and Eaton Road. The site is currently designated Office Mixed Use on the General Plan Land Use Diagram and zoned OC (Office Commercial). Additional applications associated with the project include a request for a General Plan Amendment, Rezone, Use Permit and Minor Land Division. These applications will be reviewed by the Planning Commission and City Council at future meetings. The applicant requests that the Board forward a recommendation of approval for the project design to the Planning Commission. The Planning Commission will consider the design, and other applications, and forward a recommendation to the City Council regarding final approval of associated applications. **Questions regarding this project may be directed to Planner Kelly Murphy at (530) 879-6535 or kelly.murphy@chicoca.gov****

Planner Kelly Murphy provided an overview of the project and summarized the staff recommendation

Board Member Thomson opened the public hearing and invited the applicant to make a presentation

Addressing the Board on this item were: Robert Vermeltfoort-Architect

With no other members of the public wishing to address the Board, Board Member Thomson closed the public hearing.

Chair Bellin made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend that the Planning Commission approve Architectural Review 20-18 (AMPM Gas Station), subject to all recommended conditions therein, including a slight addition to Condition #3 regarding utility screening and added Condition #11 regarding the color of the bollards.

The motion was seconded by Board Member Jennings

The motion was carried by the following vote:

AYES: Bellin, Bennett, Thomson, Jennings.

NOES:None.

ABSENT:Poulin.

5.0 REGULAR AGENDA

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None

8.0 ADJOURNMENT

There being no further business, Board Member Thomson adjourned the meeting at 4:34 pm to the regular meeting of June 16, 2021.

Approved on: _____