

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the special adjourned meeting  
**July 10, 2019**

Municipal Center  
421 Main Street  
Conference Room 2

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

Board Members Absent:

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**

Chair Bellin called the meeting to order at 4:02 pm. Board Members and staff were present as noted above. Vice Chair Bennett joined the meeting during Item 4.1.

**2.0     EX PARTE COMMUNICATION**

Tom Thomson lives within 750 ft. of the Mangrove Commercial site, but more than 300 ft.

**3.0     CONSENT AGENDA**

**3.1     Approval of Minutes**

*Board member Thomson moved to approve the minutes from June 5 2019.*

*Board member Jennings seconded the motion, which passed 3-0-1 (Bennett absent).*

**4.0     PUBLIC HEARING AGENDA**

**4.1     Architectural Review 19-12 (Boulevard Building):** Lot A22 and A 23, Meriam Park, APNs 002-069-010 and 002-069-011 – **A proposal to construct a new three-story, 32,000 square foot, mixed-use building with retail, restaurant, office and residential components.** The site is bounded by Notre Dame Boulevard to the east, Springfield Drive to the north, Market Place to the south and a shared parking lot to the west. Site improvements include outdoor seating areas, landscaping and sidewalk improvements. Parking is provided in a previously approved shared parking lot. 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.*

Applicant, Dan Gonzales addressed the Board to present the project and answered questions.

Architect, Scott Gibson addressed the Board to present the project and answered questions.

Gonzales addressed the Board to clarify uses associated with the project and Juliet balconies encroaching into the ROW.

Gibson addressed the Board to answer Chair Bellin's questions regarding right of way

Gonzales addressed the Board to answer Chair Bellin's questions regarding shop ownership and access

Gibson addressed the Board to address Board member Thomson's concerns with the look of the back of the building facing the parking lot. He pointed out a patio, awnings, and the potential for movie showings.

*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 19-12 (Boulevard Building), subject to the recommended conditions contained in the report.*

*The Motion was seconded by Board Member Jennings and passed 4-0-0.*

*Chair Bellin called for a short recess at 4:24 pm.*

*Chair Bellin called the meeting to order at 4:26 pm.*

- 4.2 Architectural Review 19-13 (Mangrove Commercial):** 1030 Mangrove Avenue, APN 003-220-051 – **A proposal to construct a new two-story, mixed-use commercial building.** The site is located on the east side of Mangrove Avenue, approximately 415 feet south of the intersection of Mangrove Avenue and E. 1<sup>st</sup> Avenue. The proposed development includes the demolition of the existing commercial building and reconstruction of the new building within the same footprint. The proposed building would be 7,000 square feet in size, and

includes space for restaurant, retail and office uses. The proposal would utilize many of the existing site improvements, including vehicle parking and access, a drive-through lane, trash enclosure, and site lighting. The site is zoned CC-COS (Community Commercial with Corridor Opportunity Site) and is designated Commercial Mixed Use by the General Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction). **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807, or [shannon.costa.chicoca.gov](mailto: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.***

Architect, Scott Gibson addressed the Board to present the project and answered questions.

Decorator, Pam Hellen addressed the Board to answer questions regarding the color scheme of the project.

Resident, Debora Robinson addressed the Board with concerns regarding existing trees behind her property.

Associate Planner Shannon Costa confirmed all existing trees behind Robinson's property are on an adjacent parcel and will not be affected by the project.

Gibson addressed the Board to include that the existing sign for the project will be replaced with a conforming sign.

Resident, Cathy Nonie addressed the board with concerns of increased alley traffic and operating hours for the project.

Costa clarified the alley as a private alley and addressed questions from Chair Bellin regarding hours of operation being no later than 10 pm. Costa clarified with the Board that the Architectural Review and Historic Preservation Board was the only required Board meeting for this project.

***With no other members of the public wishing to address the Board, 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 19-13 (Mangrove Commercial), subject to the recommended conditions contained in the report.***

***The Motion was seconded by Board Member Bennett and passed 4-0-0.***

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

Senior Planner Mike Sawley let the Board know Board member Dan Irving resigned and the City will be looking for a replacement.

**8.0 ADJOURNMENT**

There being no further business, Chair Bellin adjourned the meeting at 4:48 pm to the regular meeting of July 17, 2019.

Approved on: July 17, 2019