

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
July 17, 2019

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Dale Bennett, Vice Chair

City Staff Present: Bruce Ambo, Principal Planner
 Mike Sawley, Senior Planner
 Stephanie Lawson, Administrative Assistant
 Ashley Hamer, Administrative Assistant
 Parker Graham, Planning Intern

1.0 CALL TO ORDER/ROLL CALL

Chair Bellin called the meeting to order at 4:01 pm. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Chair Bellin has visited the site.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Jennings moved to approve the minutes from July 10, 2019.

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

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 18-26 (Corrigan): 2503 Floral Avenue & 1190 East Avenue – A request to construct a multifamily complex consisting of two triplexes, an eight-plex, and a nine-plex (23 dwelling units total) on the northwest corner of East Avenue and Floral Avenue. The project site is designated OMU (Office Mixed Use) on the General Plan Land Use Diagram and zoned OR-AOB2 (Office Residential with an Airport Overflight Zone B2 Overlay). The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (Infill Development). **Questions regarding this project may be directed to Senior Planner Mike Sawley at (530) 879-6812 mike.sawley@chicoca.gov.**

Senior Planner Mike Sawley 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, Greg Peitz addressed the Board to present the project and answered questions.

Applicant Representative, Chuck Tatreau addressed the Board to emphasize individuality among units, bus stop installation, and corner stop light design and answered questions.

Landscape Architect, Brian Firth addressed the Board and answered questions regarding fencing and dumpster locations.

Senior Planner Sawley answered questions from the Board regarding dumpster requirements.

Mr. Firth addressed the Board regarding lighting at dumpsters.

Mr. Tatreau addressed the Board to answer questions regarding the number of dumpsters and pick-ups.

Community Member, Kenneth Todd Mayor addressed the Board with concerns over traffic and the entry/exit location of the project. Chair Bellin addressed traffic concerns and the Eaton ring road connection.

Community Member, Katherine Kerr addressed the Board with concerns over traffic and the number of units for the project being too many.

Senior Planner Sawley answered Chair Bellin's questions regarding the number of units allowed on the parcels, stating City Council approved up to 25 units in 2016.

Community Member, Charlene Edwards addressed the Board with concerns of traffic and the number of units being too many.

Senior Planner Sawley discussed the purpose of the ARHPB and the project factors that the board should consider.

Senior Planner Sawley communicated traffic issues are a Public Works Department issue, and the Eaton Road interchange project was currently a City wide priority. Principal Planner Bruce Ambo further explained the General Plan adopted in the early 2000's was the appropriate time to weigh in.

Senior Planner Sawley addressed Chair Bellin's question regarding the range of allowable units per acre for the project site is 6-20 units per acre.

Community Member, Lisa Furr addressed the Board with questions as to whether a retaining wall was a potential option for a sound barrier. Senior Planner Sawley explained that this was

not a proposed part of the project and that the requirements for noise attenuation would be met through building code compliance.

Community Member, Jan Bielfert addressed the Board with concerns over there being too many people on the property and that there was not enough greenspace within the project. Mr. Tatreau addressed greenspace concerns noting popular desire in these types of projects to have back yards, which each of these units will have.

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 18-26 (Corrigan – East & Floral), subject to the recommended conditions.

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

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Principal Planner Bruce Ambo announced that Administrative Assistant Stephanie Lawson will be leaving and Administrative Assistant Ashley Hamer would be taking over. Principal Planner Ambo also introduced Planning Intern Parker Graham.

8.0 ADJOURNMENT

There being no further business, Chair Bellin adjourned the meeting at 4:49 pm to the regular meeting of August 7, 2019.

Approved on: _____