

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
July 21, 2021 at 4:00 p.m.

Municipal Center
421 Main Street
Council Chambers

Board Members Present: Lindsay Poulin, Vice Chair
Dale Bennett
Tom Thomson

Board Members Absent: Georgie Bellin, Rod Jennings

City Staff Present: Bruce Ambo, Principal Planner
Mike Sawley, Principal Planner
Nicole Acain, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Vice Chair Poulin called the meeting to order at 4:00 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 Thomson moved to approve the minutes from July 07, 2021.

The motion was seconded by Board Member Bennett.

The motion was carried by the following vote:

AYES: Poulin, Bennett, Thomson.

NOES: None.

ABSENT: Bellin, Jennings.

ABSTAIN: None.

4.0 PUBLIC HEARING AGENDA

- 4.1 Architectural Review 20-10 (Senator Conness Apartments) – located near Bruce Road at Native Oak Drive (APN 018-500-157): A proposal to construct a 162-unit apartment complex and associated site improvements including parking and landscaping.** The proposed apartment complex would consist of seven three-story garden-style apartment buildings with one-, two-, and three-bedroom units. All units within the project would be affordable units complying with California Government Code 65915-65918. The project would include a community building, pool, and laundry facilities. The site is designated Medium-High Density Residential and Commercial Mixed Use on the City of Chico General Plan Land Use Diagram, is zoned R3 (Medium-High Density Residential) and CC (Community Commercial). The project falls within the scope of the Final Environmental Impact Report (FEIR) for the Oak Valley Subdivision, which was certified by the City Council on September 20, 2005. Pursuant to Section 15162 of the California Environmental Quality Act, 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**

Principal Planner Mike Sawley provided an overview of the project and summarized the staff recommendation.

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

Addressing the Board on this item were: Steven Blanden- Applicant

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

Board Member Thomson made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 20-10 (Senator Conness Apartments), subject to the recommended conditions therein with the addition of Condition Nos. 8 and 9 as follows:

Condition No. 8, Research the onsite roundabout and keep it if required or remove if the applicant desires.

Condition No. 9, The exterior color palette for the buildings shall be supplemented with three additional colors to add variety amongst the buildings.

The motion was seconded by Board Member Bennett

The motion was carried by the following vote:

AYES: Poulin, Bennett, Thomson.

NOES: None.

ABSENT: Bellin, Jennings.

ABSTAIN: None.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Principal Planner Sawley summarized current California Building Code requirements for new commercial and multi-family projects to install facilities suitable for conversion into Electric Vehicle (EV) charging stations in new developments.

8.0 ADJOURNMENT

There being no further business, Vice Chair Poulin adjourned the meeting at 4:27 pm to the regular meeting of August 04, 2021.

Approved on: ___09-01-2021___