

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the regular adjourned meeting
August 7, 2019 at 4:00 p.m.

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Rod Jennings

City Staff Present: Bruce Ambo, Principal Planner
 Mike Sawley, Senior Planner
 Shannon Costa, Associate Planner
 Dexter O’Connell, Associate Planner
 Kelly Murphy, Planner
 Andrew Jared, Assistant City Attorney
 Brendan Ottoboni, Public Works Director - Engineering
 Stephanie Lawson, Administrative Assistant
 Ashley Mullins, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Bellin called the meeting to order at 4:00 pm. Board Members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

Chair Bellin drove by the property and had a conversation with Mike Sawley.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Thomson moved to approve the minutes from July 17, 2019.

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

With unanimous consent from the other Board Members, Chair Bellin moved item 3.2 to the last item on the agenda and switched the order of items 4.1 and 4.2 so that item 4.2 Architectural Review 19-14 (Heritage Landing) will be heard first and 4.1 Architectural Review 19-14 (The Graduate) will be heard second.

4.0 PUBLIC HEARING AGENDA

- 4.2 Architectural Review 19-14 (Heritage Landing)** - Nord Highway west of Esplanade, APN 006-170-034 – **This is a request to modify a previously approved multi-family residential project (AR 09-15) to allow an additional 40 units, for a total of 152 apartment units on a 13.26-acre site located on the north side of Nord Highway adjacent to Mud Creek.** The project is designated MDR (Medium Density Residential) on the General Plan Land Use Diagram and zoned R2-AOD (Medium Density Residential with an Airport Overflight Zone D Overlay). The project site is located within the boundary of the Northwest Chico Specific Plan area (NWCSP), for which an Environmental Impact Report (EIR) was prepared and certified by the Chico City Council in 2006. Pursuant to Sections 15162 (Subsequent EIRs and Negative Declarations), 15168 (Program EIRs), and 15182 (Residential Projects Pursuant to a Specific Plan) of the California Environmental Quality Act (CEQA) Guidelines, this project has been examined with respect to the NWCSP and has been found to be within the scope of the previously-adopted EIR. No new significant effects are anticipated, and no new mitigation measures are warranted as a result of the project that were not previously identified in the Plan EIR. As a result, no further environmental review is required. **Questions regarding this project may be directed to Planner Kelly Murphy (530) 879-6535, kelly.murphy@chicoca.gov**

The item was moved up on the agenda and heard before items 3.2 and 4.1.

Planner Kelly Murphy presented the staff report and answered questions from the Board.

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

Jim Mann from Rural Consulting addressed the Board and answered questions from the Board.

Applicant representative, Mick Dupont, addressed the Board and answered questions from the Board.

Landscape architect, Jason Bisho discussed the landscape design and answered questions from the Board.

Rod Crawford, neighbor to the project, expressed flooding concerns due to the proximity of his house to the project.

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 19-14 (Heritage Landing Apartments), subject to the recommended conditions with the following added conditions: (changes are denoted by italicized and underlined text):

- 1. A third color option shall be identified for the buildings and the distribution of the color option is up to the developer;***
- 2. The parking garage space in front of Building 2, shall be changed to open parking.***

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

- 4.1 Architectural Review 18-32 (The Graduate) - 344 West 8th Street (APN 004-281-002) - The applicant proposes to construct a 78-foot-tall, 56-unit (135 bedroom) apartment complex located at 344 West 8th Street.** The site is located on the westerly portion of the block between West 8th Street, West 7th Street, Salem Street and Normal Avenue (formerly The Graduate restaurant). The property is designated Residential Mixed Use (RMU) on the General Plan Land Use Diagram and is located in the RMU-COS (Residential Mixed Use with Corridor Opportunity Site overlay) zoning district. The proposal would yield a residential density of 50.4 units per gross acre. The proposed project is incompatible with existing neighborhood characteristics in scale and architecture and is inconsistent with objectives of the City of Chico Design Guidelines Manual and General Plan Goals, Policies and Actions. For that reason, staff is recommending that the Architectural Review and Historic Preservation Board deny the project based on the findings. The project has been determined to be statutorily exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15270 (Projects Which Are Disapproved). CEQA does not apply to project which a public agency rejects or disapproves. **Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807, or shannon.costa@chicoca.gov**

Assistant 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.

Buddy Williams, architect for the project addressed the Board and answered questions.

Tom Phelps, landscape architect for the project, addressed the Board and answered questions.

Jefferey Reid, attorney for the project addressed the Board and answered questions.

Brian Albert neighbor to the site, spoke against the project and expressed concerns with parking.

Michael Trolinder, a local resident spoke in favor of the project, however also expressed that the lower level consisting of cinderblock walls does not promote a pedestrian environment.

Garrett Gilliland, project developer, expressed when he went to CSU Chico the student housing he found was moldy and had no available parking. His desire in the future is for his three daughters to have the opportunity to live in state-of-the-art apartments with diverse amenities like the ones provided in the Graduate project.

Dan Herbert, Chico State Director of off-campus Student Services, spoke on the availability of student housing and was not in favor or against the project.

Phil Strawn, Modern Building Company, expressed when he and his girlfriend where looking for housing around Chico State, they found the apartments to be of poor quality and therefore decided to move further away from campus. As a result, they soon encountered the issue of searching for a parking space in the subject neighborhood every time they drove to campus.

Before the closing of the public hearing, Chair Bellin read two emails:

Paul Lieberum, local architect wrote against the project.

Chad Woodard, local Chico resident, wrote against the project.

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

Assistant City Attorney Jared informed the Board that their duty to evaluate the project is based on the municipal code findings found in chapter 19.18 and additionally the Housing Accountability Act (HAA) findings brought up by the applicant's attorney.

Regarding the municipal code findings:

Board member Thomson moved that the Architectural Review and Historic Preservation Board adopt the recommended findings contained in the agenda report and deny Architectural Review 18-32 (The Graduate).

The Motion was seconded by Board Member Bennett and passed 2-1-1. (Jennings absent)

Regarding the HAA findings:

Board Member Thomson further moved that the project as it stands right now, the evidence that was provided that there is a specific adverse impact on the public health and safety. There is no feasible method other than to mitigate other than to lower the density.

The Motion was seconded by Board Member Bennett and passed 2-1-1. (Jennings absent)

3.0 CONSENT AGENDA (Continued)

3.2 Review of Certified Local Government Program 2017-2018 Annual Report -

As part of the maintenance of Certified Local Government (CLG) Programs, the State Office of Historic Preservation (OHP) requires that all local historic preservation boards or commissions review annual CLG reports prior to being submitted to OHP. Staff recommends that the Board review the 2017-2018 Annual Report, recommend any suggested changes, and authorize staff to forward the report to OHP.

Chair Bellin moved to accept the Review of Certified Local Government Program 2017-2018 Annual Report and recommended that we forward it to the state of California.

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

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

8.0 ADJOURNMENT

There being no further business, Chair Bellin adjourned the meeting at 6:47 pm to the regular meeting of August 21, 2019.

Approved on: 10/16/19