

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**

Minutes of the special adjourned meeting  
**September 2, 2020 at 4:00 p.m.**

Municipal Center  
421 Main Street  
Council Chambers

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

**Board Members Absent:** Georgie Bellin, Chair

**City Staff Present:** Bruce Ambo, Principal Planner  
Dexter O’Connell, Associate Planner  
Kelly Murphy, Planner  
Marsi Hammon, Administrative Assistant

**1.0 CALL TO ORDER/ROLL CALL**

Vice Chair Poulin called the meeting to order at 4:02 pm. Board members and staff were attending online as noted above.

**2.0 EX PARTE COMMUNICATION**

Vice Chair Poulin excused herself from items 4.1 and 4.2, citing she worked for Gonzales Development when the projects were submitted.

**3.0 CONSENT AGENDA**

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 20-01 (Tank District) – Lots A9; A13; and A28 and A29 of Meriam Park Subdivision, located near Notre Dame Boulevard and Market Place, (APNs 002-690-001; 002-690-002; and 002-710-059 and 002-710-060): A proposal to construct a total of four buildings and associated site improvements including parking and landscaping in the Tank District of Meriam Park.** The proposed buildings include two small office buildings, one divisible multipurpose office and retail building, and one large indoor rock-climbing gym with additional divisible space for multipurpose use designed in a contemporary architectural style. The site is designated Special Mixed Use on the General Plan Land Use Diagram, is zoned TND (Traditional Neighborhood Development) and designated CORE by the Regulating Plan. The site consists of portions of three parcels. 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. 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 Dexter O’Connell at (530) 879-6810, or [dexter.oconnell@chicoca.gov](mailto:dexter.oconnell@chicoca.gov)**

*Associate Planner Dexter O’Connell provided an overview of the project and summarized the staff recommendations.*

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

Addressing the Board on this item were: Ty Yurkovic, Architect; Matt Gallaway, Applicant; Dan Gonzales, Applicant.

*With no other members of the public wishing to address the Board, Board Member Bennett 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 approving Architectural Review 20-01, with all recommended conditions therein, with the additional condition that the applicant shall provide artistic elements (such as a mural) that break up and provide a human scale to the south elevation of the “Market” Building, with final approval by City Staff.*

*The Motion was seconded by Board Member Jennings.*

*The motion was carried by the following vote:*

***AYES: Thomson, Bennett, Jennings***

***NOES:***

***ABSENT: Bellin***

***ABSTAIN: Poulin***

**4.2 Architectural Review 20-02 (Thrive District) -- Lots C0, C1, C5, and B10-13 of Meriam Park Subdivision, located near Bruce Road and Concord Avenue. (APNs 002-700-006, -007, -008, -009, and 002-180-203, and 002-180-202):** A proposal to construct a total of seven buildings and associated site improvements including parking areas and landscaping in the Thrive District of Meriam Park. The proposed buildings include four small buildings primarily for office use, two multipurpose buildings, and one divisible multipurpose building designed in contemporary architectural styles. The site is designated Special Mixed Use on the General Plan Land Use Diagram, is zoned TND (Traditional Neighborhood Development) and designated CORE by the Regulating Plan. The site consists of six parcels or portions of parcels. 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. 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 Dexter O’Connell at (530) 879-6810, or [dexter.oconnell@chicoca.gov](mailto:dexter.oconnell@chicoca.gov)**

*Associate Planner Dexter O'Connell provided an overview of the project, addressed correspondence that was forwarded to the Board, and summarized the staff recommendations.*

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

Addressing the Board on this item were: Matt Gallaway, Applicant

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

*Board Member Jennings made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report approving Architectural Review 20-02, with all recommended conditions therein.*

*The Motion was seconded by Board Member Thomson.*

*The motion was carried by the following vote:*

***AYES: Bennett, Jennings, Thomson***

***NOES:***

***ABSENT: Bellin***

***ABSTAIN: Poulin***

**4.3 Architectural Review 20-15 (Perkins Auto Glass) 2819 Esplanade, APNs 006-350-028 & 006-350-022: A proposal to construct a new 3,868 square foot commercial building with four automotive service bays, administrative office and a customer lobby for the existing Perkins Auto Glass business.**

The project site consists of two parcels designated CMU (Commercial Mixed Use) on the General Plan Use Diagram and zoned CC-AOD-COS (Community Commercial with Airport Overflight Zone D and Corridor Opportunity Site overlays). The adjacent parcel fronting onto West Lassen Avenue would be improved and used for additional off-street parking. The project has been determined to be categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-fill Development Projects). Consistent with this exemption, the project site is less than five acres, surrounded by urban uses and can be adequately served by all required utilities and public services. The proposal is consistent with the General Plan policies and regulations for the CC zoning district.

**Questions regarding this project may be directed to Planner Kelly Murphy (530) 879-6800, [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov).**

*Planner Kelly Murphy provided an overview of the project and summarized the staff recommendations.*

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

Addressing the Board on this item were: Gary Hawkins, Applicant

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

*Board Member Bennett made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report approving Architectural Review 20-15, with all recommended conditions therein.*

*The Motion was seconded by Board Member Thomson.*

*The motion was carried by the following vote:*

***AYES: Bennett, Jennings, Thomson, Poulin***

***NOES:***

***ABSENT: Bellin***

**5.0 REGULAR AGENDA**

**6.0 BUSINESS FROM THE FLOOR**

**7.0 REPORTS AND COMMUNICATIONS**

Associate Planner O'Connell informed the Board that he is taking a leave of absence for approximately one month.

**8.0 ADJOURNMENT**

There being no further business, Vice Chair Poulin adjourned the meeting at 5:04pm to the regular meeting of September 16, 2020.

Approved on: \_\_\_\_\_