

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
September 5, 2018

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Sheryl Campbell-Bennett, Chair
Georgie Bellin, Vice-Chair
Rod Jennings
Thomas Thomson

Board Members Absent: Dan Irving

City Staff Present: Bruce Ambo, Principal Planner
Mike Sawley, Senior Planner
Shannon Costa, Assistant Planner
Robyn Ryan, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

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

2.0 EX PARTE COMMUNICATION

Chair Campbell-Bennett recused herself from both Items 4.1 and 4.2 due to the fact that her employer is the architect for both projects.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Thomson moved to approve the minutes from August 1, 2018.

Board member Jennings seconded the motion, which passed 4-0-1 (Irving absent).

Chair Campbell-Bennett recused herself from the meeting.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 18-15 (A24 Tank District Retail); Lot A24 Tank District, Meriam Park Subdivision S 09-01; APN 002-690-012 (portion): The applicant proposes to construct an approximately 8,500 square foot retail building on Lot A24 of the Meriam Park Tentative Subdivision Map S 09-01. The proposed project includes a new single-story shell retail building and surrounding landscaping. Parking is provided in a previously-approved shared parking field with trash enclosure. 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. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. Questions regarding this project may be directed to Assistant Planner Shannon Costa at shannon.costa@chico.ca.gov or (530) 879-6807.

Assistant Planner Shannon Costa presented the staff report and answered questions from the Board.

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

Applicant, Dan Gonzales, spoke about the project and answered questions from the Board.

With no other members of the public wishing to address the Board, Acting 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 18-15 (A24 Tank District Retail.), subject to the recommended conditions therein.

The Motion was seconded by Board Member Jennings and passed 3-1-1 (Irving absent; Campbell-Bennett recused).

- 4.2 **Architectural Review 18-20 (B4 Thrive Office Building); Lot B4 Thrive District, Meriam Park Subdivision S 09-01; APN 002-180-185 and -186 (portion):** The applicant proposes to construct an approximately 9,500 square foot office building on Lot B4 of the Meriam Park Tentative Subdivision Map S 09-01. The proposed project includes a new single-story shell building and surrounding landscaping. Parking is provided in a previously-approved shared parking field with trash enclosure. 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. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. Questions regarding this project may be directed to Assistant Planner Shannon Costa at shannon.costa@chico.ca.gov or (530) 879-6807.

Assistant Planner Shannon Costa presented the staff report and answered questions from the Board.

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

Applicant, Dan Gonzales, spoke about the project and answered questions from the Board.

Landscape Architect for the project, Jason Bisho, addressed the Board and answered any questions.

With no other members of the public wishing to address the Board, Acting 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 18-20, subject to the recommended conditions therein.

The Motion was seconded by Board Member Thomson and passed 3-1-1 (Irving absent; Campbell-Bennett recused).

Chair Campbell-Bennett returned to the meeting.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Mike Sawley updated the Board on the two Mills Act Contracts that went before the City Council on September 4, 2018.

8.0 ADJOURNMENT

There being no further business, Chair Campbell-Bennett adjourned the meeting at 4:35 pm to the regular meeting of September 19, 2018.

Approved on: _____

9/19/18