

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
October 3, 2018

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Georgie Bellin, Vice-Chair
 Dan Irving
 Thomas Thomson
 Evan Tuchinsky

Board Members Absent: Rod Jennings

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

1.0 CALL TO ORDER/ROLL CALL

Vice-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

None.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Irving moved to approve the minutes from September 19, 2018.

Board member Thomson seconded the motion, which passed 3-1-1 (Jennings absent, Tuchinsky abstained).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 18-17 (Pabbi Nord Apartments); 824 Nord Avenue; APN 043-220-019: A proposal to construct two new three-story apartment buildings with a total of 15 residential units located on the east side of Nord Avenue, approximately 345 feet south of the intersection at Nord Avenue and W. Sacramento Avenue. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned Community Commercial (CC). The resultant density for the project would be 18 dwelling units per acre, which is consistent with the allowable range of 6 to 22 du/ac for the CC zoning district. At its 08/14/2018 meeting, the Zoning Administrator approved a Use Permit (UP 18-12) authorizing ground-floor residential use at the site. The project has been determined to be categorically exempt under Section 1.40.220 of the

Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Assistant Planner Shannon Costa shannon.costa@chico.ca.gov or (530) 879-6807.

Board Member Thomson moved that the Architectural Review and Historic Preservation Board continue Architectural Review 18-17 (Pabbi Nord Apartments), until the November 7, 2018 meeting based on the recommendation of city staff.

The Motion was seconded by Board Member Irving and passed 4-0-1 (Jennings absent).

- 4.2 **Architectural Review 18-23 (A26 Tank District Apartments); Meriam Park Subdivision S 09-01, APNs 002-690-014 and -015:** A proposal to construct two new three-story apartment buildings with a total of 48 residential units, surrounding landscaping and parking area on lot A26 of the Meriam Park Tentative Subdivision Map (S 09-01). 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 "Neighborhood Center" (NC) 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 and 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.

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

The applicant's architect, Chris Kelly, with LPAS, addressed the Board and answered their questions.

Applicant, Dan Gonzales, addressed the Board and answered their questions.

Landscape Architect for the project, Tom Phelps addressed the Board and answered their questions.

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

Board Member Irving moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-23 (A26 Tank District Apartments), subject to the recommended conditions therein.

The Motion was seconded by Board Member Tuchinsky and passed 4-0-1 (Jennings absent).

- 4.3 **Architectural Review 18-22 (Bella's Sports Pub); 231 Main Street; APN 004-082-009:** A proposal to renovate the front and rear exterior facades at 231 Main Street, which is located on the east side of Main Street between East 2nd Street and

East 3rd Street (building between the Garden Walk and Fleet Feet Sports). The proposed project involves consolidation of the two existing retail spaces into a single suite and storefront to accommodate a future restaurant. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned DN-L-COS (Downtown North with a Landmark overlay and a Downtown Corridor Opportunity Site overlay). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at kimber.gutierrez@chicoca.gov or (530) 879-6810.

Associate Planner Kimber Gutierrez presented the staff report and answered questions from the Board.

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

The applicant's representative, Richard Billson, with Billson Construction Company, addressed the Board and answered their questions.

Vice-Chair Bellin excused herself from the meeting at 4:55 pm as she had another meeting to attend. She asked Board Member Thomson to act as Chair for remainder of the meeting.

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

Board Member Tuchinsky moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-22 (Bella's Sports Pub), subject to the recommended conditions therein.

The Motion was seconded by Board Member Irving and passed 3-0-2 (Jennings and Bellin absent).

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

Chico State student, Yaritza Avon addressed the Board that she had attended the meeting as a writing assignment for one of her classes.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Sawley notified the Board that the City Clerk's office has posted Sheryl Campbell-Bennett's vacancy online and the position should be filled after the election.

8.0 ADJOURNMENT

There being no further business, Acting Chair Thomson adjourned the meeting at 5:01 pm to the regular meeting of November 7, 2018.

Approved on: _____

11/7/18