

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular adjourned meeting  
**September 19, 2018**

Municipal Center  
421 Main Street  
Conference Room 1

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Board Members Present: Dan Irving  
Rod Jennings  
Thomas Thomson

Board Members Absent: Georgie Bellin, Vice-Chair

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

*Effective September 9, 2018, Board Chair Sheryl Campbell-Bennett has resigned from the ARHP Board due to an employment conflict.*

**1.0 CALL TO ORDER/ROLL CALL**

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

**2.0 EX PARTE COMMUNICATION**

Board Member Thomson spoke with one of the project applicants before the meeting started, but not about the project.

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board Member Jennings moved to approve the minutes from September 5, 2018.*

*Board Member Irving seconded the motion, which passed 3-0-1 (Bellin absent).*

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 17-38 (5<sup>th</sup> Street Steakhouse); 345 and 331 W. 5<sup>th</sup> Street; APNs 004-221-001 and -002;** The applicant is proposing an expansion of an existing outdoor dining patio area for 5<sup>th</sup> Street Steakhouse, located at 345 W. 5<sup>th</sup> Street, on the southeast corner of the intersection at W. 5<sup>th</sup> Street and Normal Avenue. The site is designated Residential Mixed Use on the General Plan Land Use Diagram and is zoned RUM-L-COS (Residential Mixed Use with Landmark and Corridor Opportunity Site Overlay). The project is exempt from further environmental review under the California Environmental Quality Act (CEQA)

Guidelines Section 15303(e), New Construction or Conversion of Small Structures. Questions regarding this project may be directed to Assistant Planner Shannon Costa at shannon.costa@chicoca.gov or (530) 879-6807.

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

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

The applicant's Landscape Architect, Brian Firth, addressed the Board and answered their questions.

The applicant, Kevin Riley, addressed the Board and answered their questions.

*With no other members of the public wishing to address the Board, Acting Chair Thomson 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 17-38 (5<sup>th</sup> Street Steakhouse), subject to the recommended conditions therein.*

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

- 4.2 Architectural Review 18-13 (Tri Counties Bank - Mangrove); 900 Mangrove Avenue; APN 031-280-021:** A proposal to construct an approximately 10,000 square-foot bank building at the northeast corner of Mangrove Avenue and Palmetto Avenue. The proposed project involves demolition of the existing building and construction of a new bank building that would utilize the existing drive-through layout. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned CC-COS (Community Commercial with the Mangrove Avenue 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.

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

The applicant's architect, Reza Hadaegh, addressed the Board and answered their questions.

*With no other members of the public wishing to address the Board, Acting Chair Thomson 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 18-13 (Tri Counties Bank – Mangrove), subject to the recommended conditions therein.***

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

- 4.3 Architectural Review 18-19 (D10-14 Notre Dame Courtyard Quads); Meriam Park Subdivision; APN 002-690-012:** A proposal to construct five new fourplex buildings on the west side of Notre Dame Blvd., just north of Springfield Drive. The proposed project includes five new two-story buildings each containing four residential units, surrounding landscaping and parking area. The site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned TND (Traditional Neighborhood Development), and designated TND “NC” (Neighborhood Center) 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 shannon.costa@chicoca.gov or (530) 879-6807.

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

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

The applicant’s architect, Ty Yurkovic addressed the Board and answered their questions.

The applicant’s representative, Brian Klinginsmith addressed the Board and answered their questions.

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

Leif Hasle inquired about the location of the project, stating he couldn’t find it on Google Maps.

***With no other members of the public wishing to address the Board, Acting Chair Thomson 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 18-19 (D10-14 Notre Dame Courtyard Quads), subject to the recommended conditions therein and adding:***

- 6. The building color options may be modified to include colors as presented at the**

**Board meeting.**

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

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

Acting Chair Thomson made a motion to thank Sheryl Campbell-Bennet for her service to the Architectural Review and Historic Preservation Board.

The motion was seconded by Board Member Irving and passed 3-0-1 (Bellin absent).

**7.0 REPORTS AND COMMUNICATIONS**

Senior Planner Mike Sawley announced to the Board that he had received a resignation letter from Chair Campbell-Bennett earlier this week. She had to resign because she had accepted a position with the City of Chico.

**8.0 ADJOURNMENT**

There being no further business, Acting Chair Thomson adjourned the meeting at 5:27 pm to the regular meeting of October 3, 2018.

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