

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
November 7, 2018

Municipal Center
421 Main Street
Conference Room 1

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

Board Members Absent: Rod Jennings

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

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 October 3, 2018.

Board member Thomson seconded the motion, which passed 3-0.

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@chicoca.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, Larry Coffman, with NorthStar addressed the Board and answered their questions.

Dan Ostrander, owner of the property next door, addressed the Board to relay the issues he has regarding this project. He has concerns regarding the parking with this project, not enough for the tenants and no guest parking proposed.

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

Board Member Thomson moved that the Architectural Review and Historic Preservation Board continue with direction for further study of the redesign of the buildings, color scheme, roof forms, parking provided, and recreational amenities; and for staff to return with a response from Public Works to the 11/7/18 letter from Dan Irving regarding pavement striping and traffic safety signage on West Sacramento Avenue in the vicinity of project Architectural Review 18-17 (Pabbi Nord Apartments).

The Motion was seconded by Board Member Irving and passed 3-0.

Vice-Chair Bellin called for a short recess.

- 4.2 Architectural Review 17-20 (Hampton Inn & Suites); Springfield Drive; APN 002-140-025:** A proposal to construct an 88,000-sq. ft. (four story) hotel building and parking area on a 2.5-acre site. The site is designated Regional Commercial on the General Plan Land Use Diagram and zoned CR (Regional Commercial). 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@chicoca.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, Jaime Martinez, addressed the Board answered their questions.

The applicant, Roger Kumer, 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 17-20 (Hampton Inn & Suites), subject to the recommended conditions and to the Elevations presented at the meeting.

The Motion was seconded by Board Member Thomson and passed 3-0.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Senior Planner Mike Sawley told the Board that there will not be a November 21, 2018 meeting, but there are two items scheduled for the December 5, 2018 meeting.

8.0 ADJOURNMENT

There being no further business, Vice-Chair Bellin adjourned the meeting at 5:48 pm to the regular meeting of December 5, 2018.

Approved on: December 19, 2018