

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the special adjourned meeting
December 18, 2019 at 4:00 p.m.

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Georgie Bellin, Chair
 Rod Jennings
 Thomas Thomson

Board Members Absent: Lindsay Poulin
 Dale Bennett, Vice Chair

City Staff Present: Bruce Ambo, Principal Planner
 Mike Sawley, Senior Planner
 Shannon Costa, Associate Planner
 Dexter O’Connell, Associate Planner
 Ashley Mullins, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Bellin called the meeting to order at 4:03 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 Thomson moved to approve the minutes from November 20, 2019.

The motion was seconded by Board Member Jennings.

The motion was carried by the following vote:

AYES: *Bellin, Thomson, Jennings*
NOES: *None*
ABSENT: *Bennett, Poulin*

3.2 AR 18-32 (The Graduate) – Color and Material Board Review

At its November 20, 2019 meeting, the Architectural Review and Historic Preservation Board (ARHPB) conditionally approved the revised submittal items for AR 18-32 (The Graduate). The proposal consists of the construction of a 56-unit multi-family housing development located on the westerly portion of the block bounded by West 8th Street, West 7th Street, Normal Avenue and Salem Street. Condition of Approval #7 was added by the Board, providing that “final colors and materials are subject to final approval at a future ARHPB meeting”.

Board member Thomson made a motion to accept the colors and materials as presented to the board.

The motion was seconded by Board Member Jennings.

The motion was carried by the following vote:

AYES: *Bellin, Thomson, Jennings*
NOES: *None*
ABSENT: *Bennett, Poulin*

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 19-24 (Creekside Place); Located on the West side Notre Dame Blvd., about 200 feet south of Humboldt Rd. APN 002-180-109: A proposal to construct one three-story apartment building with two wings. The project would have a total of 101 residential units restricted for use by senior citizens. All units in this development, apart from one manager’s unit, will be affordable according to terms of an agreement made between the City of Chico and the applicant, Community Housing Improvement Program. The site is designated High Density Residential (HDR) on the City’s General Plan Land Use Diagram and is zoned R4 (High Density Residential). The site consists of approximately 4.92 gross acres. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). **Questions regarding this project may be directed to Associate Planner Dexter O’Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov.**

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

Addressing the Board on this item were: Kris Zappettini, CHIP’s vice president and director of rental housing, Brian Firth, landscape architect, and Philip Harvey, project architect.

With no other members of the public wishing to address the Board, Chair Bellin 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 and approve Architectural Review 19-24 (Creekside Place), subject to the recommended conditions therein.

The Motion was seconded by Board member Jennings.

The motion was carried by the following vote:

*AYES: Bellin, Jennings, Thomson,
NOES: None
ABSENT: Bennett, Poulin*

5.0 REGULAR AGENDA

It was announced that the next meeting would be February 5, 2020.

Board member Thomson asked the planners for clarification regarding the board's decision-making role relating to subjective/objective standards. Senior Planner Mike Sawley clarified that the law prohibits the board from denying a project or reducing its density, unless the City makes special findings to support doing those things.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Bellin adjourned the meeting at 4:36pm to the regular meeting of February 5, 2019.

Approved on: 02-05-20