

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
February 16, 2022 at 4:00 p.m.

Zoom online meeting

Board Members Present: Tom Thomson, Vice Chair
Austin Barron
Rod Jennings

Board Members Absent: Georgie Bellin
Michael Guzzi

City Staff Present: Mike Sawley, Principal Planner
Madison Driscoll, Assistant Planner
Kelly Murphy, Planner
Nicole Acain, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Vice Chair Thomson called the meeting to order at 4:05 p.m. Vice Chair Thomson handed this meeting over to Board member Barron. 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 Jennings moved to approve the minutes from February 02, 2022.

The motion was seconded by Board Member Thomson.

The motion was carried by the following vote:

AYES: Thomson, Barron, Jennings.

NOES: None.

ABSENT: Bellin, Guzzi.

ABSTAIN:None.

4.0 PUBLIC HEARING AGENDA

- 4.1 Architectural Review 21-10 (Self Storage) – 2260 Park Avenue (APN 036-430-194): A proposal to expand an existing mini storage facility to include an additional five storage buildings.** The five proposed buildings would be approximately 31,518 square feet total in size. The site is currently designated Manufacturing and Warehousing on the City of Chico General Land Use Diagram and zoned ML (Light Manufacturing/Industrial). The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-Fill Development). **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

Assistant Planner Madison Driscoll provided an overview of the project and summarized the staff recommendation.

Board member Barron opened the public hearing at 4:11 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were: Jeff Spence- Engineer, Shelby Beck- Property owner

With no other members of the public wishing to address the Board, Board member Barron closed the public hearing at 4:14 p.m.

Board member Thomson made a motion to hold off deciding this project until refinements of the Park Avenue frontage can be made. The motion failed due to lack of a second.

Board member Jennings made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approval of Architectural Review 21-10 (Self Storage), subject to the recommended conditions with the addition that final landscape treatments along Park Avenue shall be enhanced subject to final approval by planning staff.

The motion was seconded by Board member Barron.

The motion was carried by the following vote:

AYES: Barron, Jennings.

NOES: Thomson.

ABSENT: Bellin, Guzzi.

ABSTAIN: None.

- 4.2 Architectural Review 21-25 (Chico Bar Triangle) – Southeast corner of Bar Triangle Street and Robailey Drive, APN 002-190-025-000. A proposal to construct five multi-family residential apartment buildings containing a total of 70 affordable housing units.** The new buildings would be three-story structures with tuck-under parking provided on the ground floor and additional uncovered parking available onsite. The project would include associated circulation and landscaping improvements as part of the development of this 2.97 acre site. The project site is designated Medium High Density Residential on the City of Chico General Plan Land Use Diagram and zoned R3 (Medium High Density Residential). The project has been determined to be categorically exempt from further environmental review pursuant to CEQA Section 15332 (Infill Development Projects). **Questions regarding this project may be directed to Planner Kelly Murphy at (530) 879-6535 or kelly.murphy@chicoca.gov.**

Planner Kelly Murphy provided an overview of the project and summarized the staff recommendation.

Board member Barron opened the public hearing at 4:35 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were:
David Mogavero- Architect
Laurie Doyle- Developer
Jim Stevens- North Star Civil Design
Laura K- Homeowner
Matt Johnson- City of Chico -Sr. Development Engineer

With no other members of the public wishing to address the Board, Board member Barron closed the public hearing at 4:58 p.m.

Board member Thomson made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approval of Architectural Review 21-25 (Chico Bar Triangle), subject to the recommended conditions therein,

The motion was seconded by Board member Jennings.

The motion was carried by the following vote:

AYES: Thomson, Barron, Jennings.

NOES: None.

ABSENT: Bellin, Guzzi.

ABSTAIN: None.

5.0 REGULAR AGENDA
None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Principal Planner Mike Sawley addressed the Board members to inform them we will be sending them information regarding Housing RHNA data.

8.0 ADJOURNMENT

There being no further business, Board member Barron adjourned the meeting at 5:13 p.m. to the regular meeting of March 2, 2022.

Approved on: 3-2-2022