

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular meeting  
**March 2, 2022, at 4:00 p.m.**

---

**Board Members Present:** Georgie Bellin, Chair  
Tom Thomson, Vice Chair  
Austin Barron  
Michael Guzzi (4:02 p.m.)

**Board Members Absent:** Rod Jennings

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

**1.0 CALL TO ORDER/ROLL CALL**

*Chair Bellin* called the meeting to order at 4:00 p.m. Board members and staff were present as noted above. Board member Michael Guzzi arrived at 4:02 p.m., after Item 3.1 and before the start of Item 4.1.

**2.0 EX PARTE COMMUNICATION**

None.

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board member Thomson moved to approve the minutes from February 16, 2022.*

*The motion was seconded by Board Member Barron.*

*The motion was carried by the following vote:*

***AYES: Bellin, Thomson, Barron.***

***NOES: None.***

***ABSENT: Jennings, Guzzi.***

***ABSTAIN: None.***

#### **4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 21-26 (SNBC Craft Beverage Warehouse) – 1085 E. 20th Street, APN 005-550-037-000. A proposal to construct a new 80,000 square foot industrial warehouse building for Sierra Nevada Brewery Company.** The project would be situated on a vacant 4.5-acre portion the site located south of E. 20th Street and the existing solar covered parking area and hopyard. The site is designated Manufacturing and Warehousing on the City of Chico General Plan Land Use Diagram and zoned ML (Light Industrial). The proposed building would create additional storage space to meet the needs of the existing brewery operations and allow for new specialized production equipment which would provide capabilities not currently available in the main brewing facility. The project would include associated circulation and landscaping improvements. 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](mailto:kelly.murphy@chicoca.gov).**

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

*Chair Bellin opened the public hearing at 4:06 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were:  
Matt Gallaway- Architect with RGA

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:10 p.m.*

*Board member Barron 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 21-26 (SNBC Craft Beverage Warehouse), subject to the recommended conditions therein, (changes are denoted by italicized and underlined text)*

#### **Conditions of Approval for AR 21-26 (SNBC Craft Beverage Warehouse)**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 21-26 (SNBC Warehouse). No building permits related to this approval shall be finale without authorization of Planning staff.
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by planning staff prior to issuance of a certificate of occupancy.

3. All new signage shall be permitted through a separate sign permit in compliance with CMC 19.74 (Signs).

*The motion was seconded by Board member Thomson.*

*The motion was carried by the following vote:*

***AYES: Bellin, Thomson, Barron, Guzzi.***

***NOES: None.***

***ABSENT: Jennings.***

***ABSTAIN: None.***

**4.2 Greenfield and Esplanade Apartments (AR 21-11) SW Corner of Esplanade and Greenfield Drive; APN 006-500-014: Design review for a mixed-use project consisting of a 64-unit apartment building with outdoor amenities, a 1,700 square-foot café, and 121-space parking area on a 3.14 gross-acre site. The site is designated Office Mixed Use (OMU) on the City's General Plan Land Use Diagram. It is zoned Office Residential (OR) with the Airport Overflight Other Airport Environs (-AOD) and Corridor Opportunity Site (-COS) overlays. 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 Principal Planner Mike Sawley at [mike.sawley@chicoca.gov](mailto:mike.sawley@chicoca.gov) or (530) 879-6812.****

*Principal Planner Mike Sawley provided an overview of the project and summarized the staff recommendation.*

*Chair Bellin opened the public hearing at 4:19 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were:

Buddy Williams- Architect with Studio KDA

Mark Ping- President of Amber Grove Neighborhood Safety Group

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:42 p.m.*

*Board member Guzzi 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 21-11 (Greenfield and Esplanade Apartments), subject to the recommended conditions therein, and as set forth by the revised Materials and Color Board dated February 28, 2022.*

*The motion was seconded by Board member Thomson.*

*The motion was carried by the following vote:*

***AYES: Bellin, Thomson, Barron, Guzzi.***

***NOES: None.***

***ABSENT: Jennings.***

***ABSTAIN: None.***

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

Principal Planner Sawley announced to the board the Community Development Director's determination that the design for the Greenfield and Esplanade project that was approved earlier during this meeting (AR 21-11) is deemed substantially consistent with the approved Use Permit (UP 20-02). With minor deviations in the building layout noted, the approved design includes all notable features included in the approval of Use Permit 20-02, including but not limited to the 1,700 square-foot café (establishing a mix of uses at the site), the pool and hot tub area, the clubhouse space (now on the first floor of the building), and two covered pavilions and two turf play areas in the common amenity space.

**8.0 ADJOURNMENT**

There being no further business, Chair Bellin adjourned the meeting at 4:44 p.m. to the regular meeting of March 16, 2022.

Approved on: 6-1-2022