

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
April 5, 2023, at 4:00 p.m.

Board Members Present: Austin Barron
Alternate- Paul Cooper
Alternate- Larry Wahl

Board Members Absent: Georgie Bellin
Rod Jennings

City Staff Present: Bruce Ambo, Principal Planner
Mike Sawley, Principal Planner
Kelly Murphy, Senior Planner
Nicole Acain, Administrative Assistant
Nat Kratochvil, Assistant Engineer

1.0 CALL TO ORDER/ROLL CALL

Board member Barron called the meeting to order at 4:00 p.m. 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 Barron moved to approve the minutes from January 4, 2023.

The motion was seconded by Alternate Paul Cooper.

The motion was carried by the following vote:

AYES: Barron, Cooper.

NOES: None.

ABSENT: Bellin, Jennings.

ABSTAIN: Wahl.

4.0 PUBLIC HEARING AGENDA

- 4.1 Architectural Review 19-22 (TownePlace Suites Hotel); APN 018-230-001: A proposal to construct a new hotel building on a vacant 4.09 acre site located south of Sierra Sunrise Terrace and northeast of the intersection of Deer Creek Highway (SR 32) and Bruce Road.** The site is designated Commercial Mixed Use on the General Plan Land Use Diagram and zoned CC (Community Commercial). The proposed hotel building would have four stories and a footprint of 16,655 square feet, containing a total of 112 guest rooms. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (Infill Development). **Questions relating to land use, zoning or architectural design of this project may be directed to Senior Planner Kelly Murphy at (530) 879-6535 or kelly.murphy@chicoca.gov. Questions regarding environmental review for this project may be directed to Principal Planner Bruce Ambo at (530) 879-6801 or bruce.ambo@chicoca.gov.**

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

Board member Barron opened the public hearing at 4:23 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were:

Ajay Anand- Applicant
Melissa Stevens-Architect
Vic Makau- Resident
BT Chapman- Resident
Nelly Robilliard- Vargas- Resident
Martha Ellington-Resident
Marcie Goulart- Resident
Lollie DeYoung-Resident
Valerie Priola- Resident
Kathleen Lambkin-Resident
Jeff Lambkin- Resident
Sandy Makau- Resident
Marsha Burch- Attorney representing the HOA
Tom Cullen-Resident
Greg Steel- Resident

With no other members of the public wishing to address the Board, Board member Barron closed the public hearing at 5:23 p.m.

Alternate Wahl made a motion that the Architectural Review and Historic Preservation Board determine the project to be categorically exempt from further environmental review pursuant to CEQA Section 15332, adopt the required findings contained in the agenda report and approve Architectural Review 19-22 (Towne Place Suites Hotel), subject to the recommended conditions therein.

Alternate Cooper offered a friendly amendment to add a condition to incorporate more stone veneer into the design. Alternate Wahl accepted the friendly amendment.

Board member Barron offered a friendly amendment to limit access at the westerly driveway to ingress only, and to limit egress at the easterly driveway to left-turn-out only, subject to review and approval by Traffic and Engineering staff. Alternate Wahl accepted the friendly amendment.

The motion was seconded by Board member Barron

The motion was carried by the following vote:

AYES: Barron, Cooper, Wahl.

NOES: None.

ABSENT: Bellin, Jennings.

ABSTAIN: None.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Board member Barron adjourned the meeting at 5:30 p.m. to the regular meeting of April 19, 2023.

Approved on: 4-19-2023