

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
December 19, 2018

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Thomas Thomson, Acting Chair
Dan Irving
Rod Jennings

Board Members Absent: Georgie Bellin, Vice-Chair

City Staff Present: Bruce Ambo, Principal Planner
Mike Sawley, Senior Planner
Kimber Gutierrez, Associate Planner
Shannon Costa, Assistant Planner
Stephanie Lawson, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Board member Thomas Thomson 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 November 7, 2018.

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

4.0 PUBLIC HEARING AGENDA

4.1 Planned Development Permit 18-01 (Eaton Ranch); Located on the south side of E. Eaton Road, between Floral Avenue and Ceanothus Avenue: The applicant proposes to construct 19 apartment buildings with a total of 257 units, developed in two phases. The overall site is 15-acres in size and is bounded to the north by E. Eaton Road, Floral Avenue to the west, Ceanothus Avenue to the east and a 40-foot-wide Pacific Gas and Electric (PG&E) easement to the south. The site is zoned R3-AOC-PD (Medium-High Density Residential with Airport Overflight Zone C and Planned Development Permit overlay) and designated Medium High Density Residential in the General Plan Land Use Diagram. With a Board recommendation, the proposal must go to the Planning Commission for final consideration of the permit, including final architectural design approval.

The project falls within the scope of the Environmental Impact Report (EIR) for the Mountain Vista/Sycamore Glen Vesting Tentative Subdivision/Planned Development Permit (S/PDP 01-012 and S/PDP 00-11), which was certified by the City Council on July 17, 2017. No further environmental review is necessary. 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.

Board member Thomson opened the public hearing and invited the applicant to make a presentation.

Applicant, Jim Mann addressed the Board to explain the project and answer any questions.

Serafin Marauno, architect for the project addressed the Board and answered any questions.

Brian Firth, landscape architect for the project, addressed the Board and answered any questions regarding the landscaping of the project.

Dan Herbert, community member and neighbor of the project addressed the Board in support of the project.

Will Clark, neighbor of the proposed project addressed the Board and expressed concerns for the project, regarding compatibility with zoning and potential neighborhood traffic issues. Presented letter of concerns to Administrative Assistant Stephanie Lawson.

Principal Planner Bruce Ambo addressed the Board regarding Mr. Clark's concerns and the scope of the Board's review.

Assistant Planner Shannon Costa addressed the Board to answer questions regarding zoning.

Director of Public Works - Engineering Brendan Ottoboni addressed the Board to answer questions on traffic conditions and public safety.

Questions from the Board to Applicant and Owner's Representative Mark Funseth regarding play area for children and the project being a gated community. Mr. Funseth addressed these questions indicating that a play area for children is a viable addition to the project and that this is a gated community project.

Questions from Board member Irving to Architect Serafin Marauno regarding the color scheme from both one building to the next and all buildings along Eaton Road. Mr. Maurauno indicated that buildings will have unique color schemes both from one building to the next and all along Eaton Road.

Mike Trollinder, expressed concerns with density issues and bike theft in the area and the need for more bike appropriate areas. Applicant Jim Mann addressed these concerns explaining all bike storage locations and security for bikes in the project.

Phil Strawn from *Modern Building* and a neighbor of the project site spoke in favor of the project and commented on the safety of the neighborhood.

With no other members of the public wishing to address the Board, Board member Thomson 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 recommend approval of Eaton Ranch Planned Development Permit (PDP 18-01), subject to the staff recommended conditions and the following conditions (Changes are denoted by italicized and underlined text):

4. The addition of a play area for children on each of the two subject parcels.

5. A diversity of the color schemes shall be used for the buildings.

The Motion was seconded by Board Member Thomson and passed 3-0-1 (Bellin absent).

- 4.2 Architectural Review 06-23 (Signs for The Shops at Mangrove), 605 and 615 Mangrove Avenue, APNs 003-210-018 and -019:** A proposal to modify conditions of approval for The Shops at Mangrove to remove detailed signage requirements and revert to typical Municipal Code requirements for allowed signage. The project site is designated Commercial Mixed Use on the General Plan diagram and zoned CC (Community Commercial). The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311 (Accessory Structures). Questions regarding this project may be directed to Senior Planner Mike Sawley at mike.sawley@chicoca.gov or (530) 879-6812.

Senior Planner Mike Sawley presented the staff report and answered questions from the Board.

Board member Thomson opened the public hearing and invited the applicant to make a presentation.

The Applicant was not present for the meeting.

With no other members of the public wishing to address the Board, Board member Thomson 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 modified conditions for Architectural Review 06-23 (Signs for The Shops at Mangrove).

The Motion was seconded by Board Member Jennings and passed 3-0-1 (Bellin absent).

Board member Thomson called for a short recess.

Board member Thomson called the meeting to order.

4.3 Architectural Review 17-22 (Jennings), 330 Main Street, APN 004-051-017:

A proposal for reconstructing an existing single-story retail space into a multi-story mixed use building in downtown Chico. The project site is located at 330 Main Street, on the west side of Main Street, between West 3rd Street and West 4th Street. The proposed project involves restaurant/retail space on the ground floor, twelve residential units on the second and third floors, and a small restaurant venue in a penthouse on the fourth floor. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned DN-L-COS (Downtown North with a Landmark and Corridor Opportunity Site (Downtown) overlay). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at kimber.gutierrez@chicoca.gov or (530) 879-6810.

Associate Planner Kimber Gutierrez presented the staff report and answered questions from the Board.

Board member Thomson invited the applicant to make a presentation.

David Griffith, Applicant's Architect addressed the Board to give a presentation for the proposed project and answered any questions.

Applicant Chris Jennings addressed the Board to answer questions regarding parking issues, stating this project aims to attract tenants who do not need or want a car. Owner has looked in to the purchase of spaces and currently no spaces are available.

David Griffith addressed the Board to discuss parking issues.

Board members discussed the staff recommendations with Principal Planner Ambo, Senior Planner Sawley, and Architect David Griffith.

Owner Sharon Jennings spoke regarding the vision of the project.

Tom Overbeek, Owner of neighboring land spoke in support of this project and requested light wells be installed with the project.

David Halimi spoke on behalf of DCBA in support of this project.

Mike Trollinder, expressed concern over whether the Architectural Review and Historic Preservation Board is the appropriate venue to discuss parking.

David Griffith addressed the Board to include the Applicant's willingness to provide tenants with overnight hang tags for use at 10-hour parking meters at time of lease and in lease agreements if tenants do not want a tag would be provided with a rent discount to provide the money to support an alternate transportation option of their choice.

Board member Thomson closed the public hearing.

Board members addressed staff questions regarding the project and recommendations. Senior Planner Sawley acknowledged that a minor modification to the design could be approved by staff at the building plan stage to accommodate light wells if such a change were included by that time. Principal Planner Ambo offered language for a condition which would state: *“This approval includes direction to staff that minor modifications to include light wells on the south building elevation may be administratively approved”*.

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 17-22 (Jennings), subject to the recommended conditions and following conditions (Changes are denoted by italicized and underlined text):

6. This approval includes direction to staff that minor modifications to include light wells on the south building elevation may be administratively approved.

Board member Thomson re-opened the public hearing to confer with the Applicant regarding the provision of parking for the 12 units.

Applicant Chris Jennings addressed the Board with a specific proposal for parking requirements and Architect David Griffith stated that the Applicant would be willing to provide hang tags for use at 10-hour parking meters for all 12 units.

Board member Thomson closed the public hearing.

Board Member Thomson discussed his concern with the possible impact for the Public Works Department. Principal Planner Ambo commented on the concerns hang tags would entail and that staff believes Condition 5 is crucial and needed.

Board member Thomson re-opened the public hearing to discuss the conditions of the project recommended by staff with the Applicant.

Applicant Chris Jennings addressed the Board to respond he would be willing to lease 4-6 spots and could possibly obtain a 5 year lease.

Board member Thomson 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 17-22 (Jennings), subject to the recommended conditions and following conditions (Changes are denoted by italicized and underlined text):

6. This approval includes direction to staff that minor modifications to include a light well on the south building elevation may be administratively approved.

The Motion was seconded by Board Member Jennings and passed 2-1-1 (Jennings opposed,

Bellin absent).

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 Thomson adjourned the meeting at 8:01 pm to the regular meeting of January 16, 2019.

Approved on: _____