

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the special adjourned meeting
August 19, 2020 at 4:00 p.m.

Municipal Center
421 Main Street
Council Chambers

Board Members Present: Georgie Bellin, Chair
Rod Jennings
Dale Bennett
Tom Thomson

Board Members Absent: Lindsay Poulin, Vice Chair

City Staff Present: Bruce Ambo, Principal Planner
Mike Sawley, Senior Planner
Dexter O’Connell, Associate Planner
Marsi Hammon, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Chair Bellin called the meeting to order at 4:05 pm. Board members and staff were attending online as noted above.

2.0 EX PARTE COMMUNICATION

Site visits by Board Member Bennett and Chair Bellin. Board Member Thomson spoke to an employee at Home Depot regarding fuel cells.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board Member Thomson moved to approve the minutes from August 5, 2020.

The motion was seconded by Board Member Jennings.

The motion was carried by the following vote:

AYES: Bellin, Thomson, Jennings, Bennett

NOES:

ABSENT: Poulin

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 20-03 (Tandon Apartments) – 123 West 14th Street -- APN 005-176-001 and 005-176-002: A proposal to construct a two-story apartment building with eight residential units.

The site is on the southeast corner of West 14th Street and Oakdale Street. The site is designated Commercial Mixed Use (CMU) on the General Plan Land Use Diagram and zoned CC (Community Commercial) with COS (Corridor Opportunity Site) and SD8 (Special Design Considerations – Southwest Chico Neighborhood) overlays. The residential density for the project would be 16.7 dwelling units per gross acre (du/ac), which is consistent with the allowable range of 6 to 22 du/ac for residential development in the CC zoning district. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). A related application for the project, Use Permit 19-20, was previously heard and approved by the Planning Commission on August 6, 2020. **Questions regarding this project may be directed to Associate Planner Dexter O’Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov**

Associate Planner Dexter O’Connell provided an overview of the project and summarized the staff recommendations.

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

Addressing the Board on this item were: Chuck Tatreau, Applicant; Jason Bisho, Landscape Architect

With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing.

Board Member Bennett made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report approving Architectural Review 20-03, with all recommended conditions therein, with the additional condition that the applicant will coordinate with staff to adjust the colors of the railings in the courtyard and the pop outs along the façade.

The Motion was seconded by Board Member Thomson.

The motion was carried by the following vote:

AYES: Bellin, Thomson, Jennings, Bennett

NOES:

ABSENT: Poulin

4.2 Architectural Review 20-05 (Bloom Energy) – 1531 Esplanade (Specific Location Described Below) -- APN 003-023-024, et al.: A proposal to construct a set of natural gas fuel cells consisting of four blocks of equipment on an approximately 4,700 square foot portion of the Enloe Hospital campus, west of the main building and parking lot, and east of Enloe Park, along West 5th Avenue. Proposed along with the fuel cells are grading, a retaining wall, and new bollards, along with appropriate gas and electrical equipment to operate the Fuel Cells. The site is designated Public Facilities and Services (PFS) on the General Plan Land Use Diagram and zoned PQ (Public and Quasi-Public Facilities) with the SD4 (Special Design Considerations - West Avenues Neighborhood Area) overlay. 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

Associate Planner Dexter O'Connell provided an overview of the project, addressed correspondence that was forwarded to the Board, and summarized the staff recommendations.

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

Addressing the Board on this item were: James Matthews (representing the applicants); Bill Seguire (Director of Facilities at Enloe); John Whitehead (CANA); Donna Wallace, neighbor of proposed project, spoke against the project. Her concern was the emissions from the fuel cells.

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 continue the item pending additional or new design details that adequately address the noise and screening concerns.

The Motion was seconded by Board Member Bennett.

The motion was carried by the following vote:

AYES: Bellin, Jennings, Thomson, Bennett

NOES:

ABSENT: Poulin

4.3 Architectural Review 20- 14 (N+PH Office Building) – Foundation Lane at Beacon Street, Meriam Park -- APN 002-180-179: A proposal to construct a one-story, 8,360 square foot office building along Beacon Street between Foundation Lane and Bruce Road in Meriam Park. The site is designated Special Mixed Use on the General Plan Land Use Diagram, zoned TND (Traditional Neighborhood Development), and designated TND "CORE" by the approved Regulating Plan. The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan, which was certified by the City Council on June 19, 2007. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. **Questions regarding this project may be directed to Associate Planner Dexter O'Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov**

Associate Planner Dexter O'Connell provided an overview of the project and summarized the staff recommendations.

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

Addressing the Board on this item were: Kevin Easterling (Architect)

With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing.

Board Member Jennings made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report approving Architectural Review 20-14, with all recommended conditions therein.

The Motion was seconded by Board Member Thomson.

The motion was carried by the following vote:

AYES: Bellin, Thomson, Jennings, Bennett

NOES:

ABSENT: Poulin

5.0 REGULAR AGENDA

Board Member Thomson visited Enclave Apartments on the corner of Floral and East Ave. His concern is the address signage used on the buildings. He would like the Board and staff to review the address signage on buildings in the future.

6.0 BUSINESS FROM THE FLOOR

7.0 REPORTS AND COMMUNICATIONS

8.0 ADJOURNMENT

There being no further business, Chair Bellin adjourned the meeting at 5:45 pm to the regular meeting of September 3, 2020.

Approved on: _____ September 16, 2020