
**CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
AGENDA**

REGULAR MEETING OF AUGUST 19, 2020
Municipal Center – 421 Main Street – Council Chambers
4:00 p.m.

Georgie Bellin, Chair
Lindsay Poulin, Vice Chair
Dale Bennett
Rod Jennings
Thomas Thomson

NOTE: Items Not Appearing on Posted Agenda - This agenda was posted on the Council Chamber bulletin board at least 72 hours in advance of this meeting. For each item not appearing on the posted agenda, upon which the Board wishes to take action, it must make one of the following determinations:

1. Determine by a two-thirds vote, or by a unanimous vote if less than two-thirds of the Board is present, that the need to take action arose subsequent to the agenda being posted.
2. Determine that the item appears on a posted agenda for a meeting occurring not more than five calendar days prior to this meeting and the item was continued to this meeting.

Items may be added to the agenda for the Board to acknowledge receipt of correspondence or other information, or for discussion only, of items brought up by a member of the general public that are within the subject matter jurisdiction of the Board.

Materials related to an item on this agenda submitted to the Architectural Review and Historic Preservation Board after distribution of the agenda packet are available for public inspection in the Community Development Department at 411 Main Street during normal business hours.



Please contact the City Clerk at (530) 896-7250 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate your request. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device.

All those present are encouraged to participate in the public process and will be invited to address the Board regarding each item listed on the Public Hearing Agenda. The following procedural guidelines will be used for consideration of each item

- a. *Declaration of Ex Parte Communications or Conflicts of Interest*
- b. *Staff Presentation of Agenda Report*
- c. *Staff Response to Questions from Board Members*
- d. *Public Hearing Opened*
 1. *Applicant and/or Representatives*
 2. *Other Interested Persons*
 3. *Staff Response/Clarification of any New Issues or Evidence*
 4. *Applicant and/or Representatives Rebuttal*
- e. *Public Hearing Closed*
- f. *Board Deliberation/Action*

Persons wishing to address the Board are requested to clearly state their names for the record before beginning to speak and to refrain from speaking at any time other than during the public hearing.

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Public Participation: This meeting is being conducted in accordance with Executive Order N-29-20, with remote public participation allowed by submitting email with the subject line PUBLIC COMMENT ITEM, sent to Zoning@Chicoca.gov during the meeting, prior to the close of public comment on an item. The public is encouraged not to send more than one email per item and not to comment on numerous items in one email.

Members of the public may also attend the meeting virtually using the City's WebEx platform. Public participants interested in this method are encouraged to register in advance of the hearing by emailing Zoning@Chicoca.gov. To remotely view and participate in the meeting online please visit the following link: <https://www.chico.ca.us/post/2020-agendas-1>

1.0 CALL TO ORDER/ROLL CALL

2.0 EX PARTE COMMUNICATION

3.0 CONSENT AGENDA

3.1 Approval of Minutes
August 5, 2020

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**

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**

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**

5.0 REGULAR AGENDA

6.0 BUSINESS FROM THE FLOOR

The Chair will invite persons in the audience wishing to address the Board to identify themselves and any matter not appearing on the current posted agenda that they may wish to discuss. Although the Board may discuss items brought forward at this time, no action can be taken. Should the Board determine that action is required, the item or items may be included for action on a subsequent posted agenda.

7.0 REPORTS AND COMMUNICATIONS

These items are provided for the Board's information. Although the Board may discuss the items, no action can be taken at this meeting. Should the Board determine that action is required, the item or items may be included for action on a subsequent posted agenda.

8.0 ADJOURNMENT

Adjourn to September 2, 2020