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

REGULAR MEETING OF SEPTEMBER 16, 2020

**Due to protocols established for COVID 19 community response, this hearing will be held via an online format.**

4:00 p.m.

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

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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.

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

REGULAR MEETING OF SEPTEMBER 16, 2020  
WebEx virtual meeting – 4:00p.m.

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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 [ARPublicComments@ChicoCA.gov](mailto:ARPublicComments@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 [ARPublicComments@ChicoCA.gov](mailto:ARPublicComments@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 19, 2020

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 20-05 (Bloom Energy) – 1531 Esplanade -- APN 003-023-024, et al.: A proposal to locate 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, a living fence encompassing and screening the proposed cells, 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). The project was previously heard and Continued by the ARHPB at their meeting of August 19, 2020, and the applicant has submitted revised plans and specifications in response. **Questions regarding this project may be directed to Associate Planner Molly Marcussen at (530) 879-6808, or [molly.marcussen@chicoca.gov](mailto:molly.marcussen@chicoca.gov)**

**4.2 Architectural Review 19-17 (Elisha Court Apartments) 24 Elisha Court – APN 015-120-05: A request to construct an eight-unit apartment complex with associated site improvements including a parking lot, picnic area, and relaxation courtyard.** The site is 0.64 gross acres and is designated Office Mixed Use (OMU) on the General Plan Land Use Diagram. It is zoned Office Residential (OR) with the Airport Overflight Extended Approach/Departure Zone (-AOB2) 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 Planner Kelly Murphy at (530) 879-6535, or [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov)**

**4.3 Planned Development Permit 20-02 (Mountain Vista Plaza) -- Northeast Corner of Eaton Road and Floral Avenue -- APN 016-360-116.** The applicant requests approval for a three-building neighborhood commercial complex including a drive-through coffee service establishment totaling approximately 20,650 square feet. The site is designated Neighborhood Commercial on the General Plan Land Use Diagram and zoned CN (Neighborhood Commercial) with the Airport Overflight Traffic Pattern and the Planned Development (-AOC, -PD) overlays. The -PD overlay was applied to the site in 2007 in conjunction with City Council approval of the Mountain Vista Subdivision (S/PDP 01-12) and requires approval of a Planned Development Permit (PDP) prior to initial development of the neighborhood commercial center. The site is vacant/undeveloped and consists of approximately 1.98 acres. The Board is asked to forward a recommendation to the Planning Commission which will take final action on the PDP as well as a related master use permit. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15162. The proposal is within the scope of an Environmental Impact Report (SCH# 2003042068) that was previously certified, and no further environmental review is necessary. **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)**

**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 October 7, 2020.