

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

Minutes of the special adjourned meeting  
**November 20, 2019 at 4:00 p.m.**

Municipal Center  
421 Main Street  
Conference Room 1

---

Board Members Present:     Georgie Bellin, Chair  
                                  Dale Bennett, Vice Chair  
                                  Lindsay Poulin  
                                  Thomas Thomson

Board Members Absent:     Rod Jennings

City Staff Present:         Bruce Ambo, Principal Planner  
                                  Mike Sawley, Senior Planner  
                                  Shannon Costa, Associate Planner  
                                  Debbie Presson, City Clerk  
                                  Ashley Mullins, Administrative Assistant

**1.0     CALL TO ORDER/ROLL CALL**

Chair Bellin called the meeting to order at 4:00 pm. Board members and staff were present as noted above.

**2.0     SWEARING-IN OF NEWLY APPOINTED BOARD MEMBER**

At its meeting of 11/05/19, the City Council appointed Lindsay Poulin to serve on the Architectural Review and Historic Preservation Board. City Clerk Presson administered the Oaths of Office.

**3.0     EX PARTE COMMUNICATION**

Vice Chair Bennett spoke to Associate Planner Shannon Costa. Board member Thomson spoke to Senior Planner Mike Sawley. Chair Bellin spoke to the developer Jim Stevens and Senior Planner Mike Sawley.

**4.0     CONSENT AGENDA**

**3.1     Approval of Minutes**

*Board member Thomson moved to approve the minutes from October 16, 2019 and October 23, 2019.*

*The motion was seconded by Vice Chair Bennett.*

*The motion was carried by the following vote:*

**AYES:**            *Bellin, Bennett, Poulin, Thomson*  
**NOES:**            *None*  
**ABSENT:**        *Jennings*

## **5.0    PUBLIC HEARING AGENDA**

- 4.1    Architectural Review 18-32 (The Graduate Revised) - 344 West 8th Street (APN 004-281-002) – At its August 7, 2019 meeting, the Architectural Review and Historic Preservation Board (ARHPB) voted to deny a request to construct a 56-unit (135 bedroom), six-story apartment building with 59 vehicle parking spaces located on the westerly portion of the block bounded by West 8th Street, West 7th Street, Normal Avenue and Salem Street. The applicant subsequently revised the project for the ARHPB’s consideration. Revisions to the project include elimination of corner masses from the fifth and sixth story of the building, reduction in the number of residential units, elimination of rooftop deck amenities, application of cement lap siding to the north and south building elevations, and the addition of a ground-level commercial suite. The proposed changes to the project design bring the proposal into closer conformance with the General Plan and design guidelines, and Planning staff is recommending approval of the project. The project has been determined to be statutorily exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807, or shannon.costa@chicoca.gov.****

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

Addressing the Board on this item were: Project architect Buddy Williams and the applicant Garrett Gilliland. Paul Lieberum and Mike Campos both spoke against the project due to scale, color and inconsistency to the neighborhood architecture.

*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 adopt the required findings contained in the agenda report and approve Architectural Review 18-32 (The Graduate), subject to the recommended conditions therein with the added condition that final colors and materials are subject to final approval at a future ARHPB meeting.*

*The Motion was seconded by Board member Poulin.*

*The motion was carried by the following vote:*

**AYES:**        *Bellin, Bennett, Poulin, Thomson*  
**NOES:**        *None*  
**ABSENT:**    *Jennings*

**5.0    REGULAR AGENDA**

None.

**6.0    BUSINESS FROM THE FLOOR**

None.

**7.0    REPORTS AND COMMUNICATIONS**

Senior Planner Mike Sawley addressed the Board to announce that after recommending to the City Council code amendments and General Plan text amendments affecting properties with Corridor Opportunity Site Zoning Overlays, no action was taken, and the amendments will not be adopted.

**8.0    ADJOURNMENT**

There being no further business, Chair Bellin adjourned the meeting at 5:21 pm to the regular meeting of December 18, 2019.

Approved on:        12-18-19 \_\_\_\_\_