CITY OF CHICO

ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
November 20, 2024, at 4:00 p.m.

Board Members Present: Lindsay Poulin- Chair
Paul Cooper

Board Members Absent: Mark Wolfe

City Staff Present: Mike Sawley, Principal Planner
Madison Driscoll, Associate Planner
Nicole Acain, Administrative Specialist

1.0 CALL TO ORDER/ROLL CALL

Chair Poulin called the meeting to order at 4:03 p.m. 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 Cooper moved to approve the minutes from June 5, 2024.

The motion was seconded by Chair Poulin.

The motion was carried by the following vote:

AYES: Poulin, Cooper.
NOES: None.
ABSENT: Wolfe.
ABSTAIN: None.

4.0 PUBLIC HEARING AGENDA

4.1 Recommendation Regarding Historic Resource Nomination HIST 24-01 (Enloe House); 488 E. 3rd Street, APN 004-094-023: The Board is asked to forward a recommendation to the City Council regarding a proposed nomination of the residence located at 488 E. 3rd Street as a landmark on the City of Chico Historic Resources Inventory. Based on the historical research submitted with the application, the property qualifies for listing on the City's Inventory by meeting one of the three significance criteria required by Chico Municipal Code Chapter 19.37 (Historic Preservation). The application is not subject to review under the California Environmental Quality Act because it does not constitute a Project. **Questions regarding this application may be directed to Associate Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

Associate Planner Driscoll provided an overview of the project and summarized the staff recommendation.

Chair Poulin opened the public hearing at 4:10 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were:
Anna Alexander- Applicant
Bob Summerville

With no other members of the public wishing to address the Board, Chair Poulin closed the public hearing at 4:12 p.m.

Board member Cooper made a motion to recommend that the City Council adopt a resolution designating 488 E. 3rd Street as a landmark on the City of Chico Historic Resources Inventory.

The motion was seconded by Chair Poulin.

The motion was carried by the following vote:

AYES: Poulin, Cooper.
NOES: None.
ABSENT: Wolfe
ABSTAIN: None.

4.2 **<u>Architectural Review 24-01 (Villabona Courtyards); 3325 Esplanade, APN 006-190-005</u>: A proposal to construct a new 31-unit residential development, and associated site improvements including outdoor amenities, parking, and landscaping on an approximately 1.35-acre lot on the west side of Esplanade.** The three-story apartment building would be located on the northern portion of the lot, fronting on Esplanade between Innsbrook Way and Tonea West. Onsite outdoor amenities would include a bocce ball court, a fenced dog park, and a community garden. The site is designated Medium-High Density Residential (MHDR) on the General Plan Land Use Diagram and is located in the R3 (Medium-High Density Residential) zoning district. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (Infill Development). **Questions regarding this project may be directed to Associate Planner Tina Wilson at (530) 879-6807 or tina.wilson@chicoca.gov.**

Principal Planner Sawley provided an overview of the project and summarized the staff recommendation.

Chair Poulin opened the public hearing at 4:18 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were:
Douglas Gibson- Architect
Nicki Roethler

With no other members of the public wishing to address the Board, Chair Poulin closed the public hearing at 4:29p.m.

Board member Cooper made a motion to approve the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 24-01 (Villabona Courtyards), subject to the recommended conditions therein.

The motion was seconded by Chair Poulin

The motion was carried by the following vote:

AYES: Poulin, Cooper.
NOES: None.
ABSENT: Wolfe.
ABSTAIN: None.

5.0 <u>REGULAR AGENDA</u>
None.

6.0 <u>BUSINESS FROM THE FLOOR</u>
None.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Chair Poulin adjourned the meeting at 4:32 p.m. to the regular meeting of December 4, 2024.

Approved on:_11-19-25 NRA