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

REGULAR MEETING OF SEPTEMBER 15, 2021
Municipal Center- 421 Main Street- 4:00 p.m.

Georgie Bellin, Chair
Rod Jennings
Thomas Thomson
Austin Barron
Michael Guzzi

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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1.0 CALL TO ORDER/ROLL CALL

2.0 OATH OF OFFICE

3.0 SELECTION OF VICE CHAIR

4.0 EX PARTE COMMUNICATION

5.0 CONSENT AGENDA

5.1 Approval of Minutes

September 01, 2021

6.0 PUBLIC HEARING AGENDA

6.1 BCM Construction on Morrow Lane (AR 21-01, GPA 19-02/RZ 19-02). A proposal to develop a 3.5-acre site with two warehouse buildings and associated site improvements, including parking spaces, trash enclosures, and a crossing of the open space. The proposed warehouses would be approximately 17,750 and 15,000 square feet in size. The project also includes a General Plan Amendment and rezone (GPA/RZ) to reconfigure open space zoning associated with a remnant stream corridor that traverses the site. The Board will consider the project design at this meeting and forward a recommendation to the Planning Commission. The site is currently designated Manufacturing and Warehousing (2.75 acres) and Primary Open Space (0.38 acres) on the General Plan Land Use diagram and zoned ML (Light Manufacturing) and OS1 (Primary Open Space). **Questions regarding this project may be directed to Principal Planner Mike Sawley at mike.sawley@chicoca.gov or (530) 879-6812.**

6.2 Greenfield and Esplanade Apartments (AR 21-11) SW Corner of Esplanade and Greenfield Drive; APN 006-500-014: Design review for a mixed-use project consisting of a 64-unit apartment building with outdoor amenities, a 1,900 square-foot café, and 122-space parking on a 3.14 gross-acre site. The site is designated Office Mixed Use (OMU) on the City's General Plan Land Use Diagram. It is zoned Office Residential (OR) with the Airport Overflight Other Airport Environs (-AOD) and Corridor Opportunity Site (-COS) overlays. **Questions regarding this project may be directed to Principal Planner Mike Sawley at mike.sawley@chicoca.gov or (530) 879-6812.**

7.0 REGULAR AGENDA

8.0 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.

9.0 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.

10.0 ADJOURNMENT

Adjourn to October 06, 2021.