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

REGULAR MEETING OF JANUARY 19, 2022  
Municipal Center- 421 Main Street- 4:00 p.m.

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

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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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**Public Participation:** This meeting is being conducted in accordance with Executive Order N-29-20. Members of the public may virtually attend and participate in the meeting using the City's Zoom platform. To remotely view and participate in the meeting online please visit and follow the viewing instructions using the following link: <https://chico.ca.us/post/2022-agendas>

Comments may also be submitted in advance of the meeting by sending an email with the subject line PUBLIC COMMENT ITEM to [Zoning@chicoca.gov](mailto:Zoning@chicoca.gov). Email comments received by 12:00 p.m. the day of the meeting will be forwarded to the Architectural Review and Historic Preservation Board. The public is encouraged not to send more than one email per item and not to comment on numerous items in one email

**1.0 CALL TO ORDER/ROLL CALL**

**2.0 EX PARTE COMMUNICATION**

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

January 5, 2022

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 21-23 (Tonea Senior Apartments) – 184 Tonea Way (APN 006-220-015):** A proposal to construct a 104-unit senior apartment complex, and associated site improvements including outdoor amenities, parking, and landscaping on an approximately 4-acre site on the north side of Tonea Way. The proposed apartment complex would consist of seven two-story ranch-style apartment buildings with 103 one-bedroom units and one two-bedroom manager unit. A community building would include a landscaped plaza and provide a one-story scale along the public street frontage to the south and a community courtyard to the north. The site is designated Medium-High Density Residential (MHDR) on the City of Chico General Plan Land Use Diagram and zoned Medium-High Density Residential (R3). The project falls within the scope of the Final Environmental Impact Report (FEIR) prepared for the Northwest Chico Specific Plan. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, no subsequent environmental review is necessary. **Questions regarding this project may be directed to Associate Planner Tina Wilson at (530) 879-6807 or [tina.wilson@chicoca.gov](mailto:tina.wilson@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 February 02, 2022.