

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular meeting  
**January 19, 2022 at 4:00 p.m.**

Zoom online meeting

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**Board Members Present:** Tom Thomson, Vice Chair  
Austin Barron  
Rod Jennings  
Lindsay Poulin, Planning Commission Alternate

**Board Members Absent:** Georgie Bellin, Chair  
Michael Guzzi

**City Staff Present:** Mike Sawley, Principal Planner  
Tina Wilson, Associate Planner  
Nicole Acain, Administrative Assistant

**1.0 CALL TO ORDER/ROLL CALL**

*Vice Chair Thomson called the meeting to order at 4:09 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 Barron moved to approve the minutes from January 05, 2022.*

*The motion was seconded by Board Member Jennings.*

*The motion was carried by the following vote:*

***AYES: Thomson, Barron, Jennings.***

***NOES: None.***

***ABSENT: Bellin, Guzzi.***

***ABSTAIN: Poulin.***

#### **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).**

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

*Vice-Chair Thomson opened the public hearing at 4:19 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were:  
Maurice Ramirez- Developer  
Bob Lindley- Studio T-Square Architects  
Jason Bisho-BFLA, Landscape Architects  
Chuck Tatreau- Builder  
Ken Ball- Neighbor

*With no other members of the public wishing to address the Board, Vice- Chair Thomson closed the public hearing at 4:38 pm.*

*Board member Barron made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approval of Architectural Review 21-23 (Tonea Senior Apartments), subject to the recommended conditions therein, as revised by staff's Addendum Memorandum dated January 18, 2022, and with the following changes to the recommended conditions,*

6. ~~Senior housing projects are required to provide 1 parking space per 2 dwelling units and half of the spaces shall be covered. Based on these requirements, 52 parking spaces are required for the proposed project, with a minimum of 26 spaces covered. A total of 71~~

~~vehicle parking spaces are provided, meeting requirements for the minimum number of spaces. The site plan shall be revised to include at least 26 spaces to be covered by carports or garages, subject to final approval by planning staff in conjunction with building permits. Prior to the approval of any building permits, the applicant shall provide a modified site plan that shows proposed structures outside of PG&E's powerline easement and meeting required setbacks.~~

12. The applicant shall add more benches, ideally in clusters, to the project plans with final approval by City staff, prior to approval of building permits.
13. The applicant shall differentiate the colors of the entrances / porticos of the apartment buildings, prior to occupancy clearance for each apartment building.

*The motion was seconded by Planning Commission Alternate Poulin.*

*The motion was carried by the following vote:*

***AYES: Thomson, Barron, Jennings, Poulin.***

***NOES: None.***

***ABSENT: Bellin, Guzzi.***

***ABSTAIN: None.***

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

None.

**8.0 ADJOURNMENT**

There being no further business, Vice- Chair Thomson adjourned the meeting at 4:44 pm to the regular meeting of February 2, 2022.

Approved on: 2-2-2022