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

REGULAR MEETING OF January 16, 2019  
Municipal Center – 421 Main Street – Conference Room 1  
4:00 p.m.

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Georgie Bellin, Vice-Chair  
Dan Irving  
Rod Jennings  
Thomas Thomson

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

REGULAR MEETING OF JANUARY 16, 2019  
Municipal Center – 421 Main Street – Conference Room 1 – 4:00 p.m.

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**1.0 CALL TO ORDER/ROLL CALL**

**2.0 EX PARTE COMMUNICATION**

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes  
December 19, 2018**

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 18-21 (Odiase Duplexes) 1157 East Avenue, APN 015-260-003:** This is a request to construct two duplexes behind an existing single-family residence on a 0.46-acre site on the south side of East Avenue east of the Ceres Avenue. The project site is designated Office Mixed Use by the General Plan Land Use Diagram and is zoned OR -AOC (Office Residential with an Airport Overflight Zone C overlay). The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-Fill Development). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez (530) 879-6810, [kimber.gutierrez@chicoca.gov](mailto:kimber.gutierrez@chicoca.gov).

**4.2 Architectural Review 18-25 (Skyline Apartments) – Northwest corner of the intersection of Chico Canyon Road and California Park Drive, APN 018-250-001:** The applicant proposes to construct ten, two-story apartment buildings, containing a total of 104 multi-family residential units located at the northeasterly corner of the intersection of Chico Canyon Road and California Park Drive. The site is designated CN (Neighborhood Commercial) in the General Plan Land Use Diagram and located in the CN (Neighborhood Commercial) zoning district. This project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects consistent with a community plan or zoning). Questions regarding this project may be directed to Assistant Planner Shannon Costa shannon.costa@chicoca.gov or (530) 879-6807.

**4.3 Architectural Review 18-17 (Pabbi Nord Apartments); 824 Nord Avenue; APN 043-220-019:** A proposal to construct two new three-story apartment buildings with a total of 15 residential units located on the east side of Nord Avenue, approximately 345 feet south of the intersection at Nord Avenue and W. Sacramento Avenue. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned Community Commercial (CC). Changes to the project following the Board's initial consideration on November 7, 2018 include clarification on residential amenities and changing the building's exterior color scheme. The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Assistant Planner Shannon Costa shannon.costa@chicoca.gov or (530) 879-6807.

**5.0 REGULAR AGENDA**

None.

**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 6, 2019.