

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular adjourned meeting  
**May 15, 2019**

Municipal Center  
421 Main Street  
Conference Room 2

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Board Members Present: Dale Bennett, Vice Chair  
Dan Irving  
Rod Jennings

Board Members Absent: Georgie Bellin, Chair  
Thomas Thomson

City Staff Present: Bruce Ambo, Principal Planner  
Mike Sawley, Senior Planner  
Shannon Costa, Associate Planner  
Stephanie Lawson, Administrative Assistant

**1.0 CALL TO ORDER/ROLL CALL**

Vice Chair Bennett called the meeting to order at 4:00 pm. 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 Irving moved to approve the minutes from May 1, 2019.*

*Board member Jennings seconded the motion, which passed 3-0-2 (Bellin, Thomson absent).*

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 19-09 (The Humboldt) - 1991 Humboldt Road (APN 002-110-034):** A proposal to construct a new 23-unit multi-family housing development on a 1.24-acre site. The site is bounded by Little Chico Creek to the south, Humboldt Road to the north, Forest Avenue to the east and a single-family residential use to the west. The site is currently designated Low Density Residential on the General Plan Land Use Diagram and zoned R1 (Low Density Residential). A General Plan Amendment and Rezone of the property is necessary to allow for multi-family development. The applicant requests that the Board forward a recommendation for the site design and architecture for the proposed project to the Planning Commission. The Planning Commission will forward a recommendation to the City Council for final consideration of the General Plan

Amendment and Rezone, including the final architectural design approval. Based on the results of an Initial Study a Mitigated Negative Declaration was prepared for the project and circulated for a 30-day comment period, commencing on 12/19/2018, and extending until 1/17/2019. The Mitigated Negative Declaration discusses the environmental factors potentially affected by this project, including air quality, biological resources and cultural resources. The document in its entirety can be found on the City of Chico website. Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807, or shannon.costa@chicoca.gov.

Associate Planner Shannon Costa presented the staff report and answered questions from the Board. Costa communicated the notice for this project had transposed west and east descriptions.

***Vice Chair Bennett opened the public hearing and invited the applicant to make a presentation.***

Tom VanOverbeek, developer, addressed the Board and thanked the city and his team for all of their help on the project.

Kevin Easterling, architect of the project, addressed the Board and answered questions related to trellis design.

John Chambers, community member, addressed the Board regarding concerns for protection of creek greenway and lighting concerns.

Lois Johnson, community member, addressed the Board regarding concerns of traffic.

Earl Alves, owner of the CVS site, is in support of the project.

Brent Silberbauer, community member, is in support of the project and traffic does not appear to be an issue.

VanOverbeek addressed the Board to discuss trees, creekside greenway, and impact fees.

Easterling addressed the Board to discuss lighting.

Glenn Graves, community member, addressed the Board to comment on notice description and neighborhood meeting being held prior to Camp Fire.

Senior Planner Mike Sawley addressed the Board to clarify points regarding the creek greenway, infrastructure, light pollution mitigation, and purvue of Architectural Review and Historic Preservation Board.

Associate Planner Costa added the Board to clarification regarding project setback from greenway.

*With no other members of the public wishing to address the Board, Vice Chair Bennett closed the public hearing.*

*Board member Irving moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 19-09 (The Humboldt), subject to the recommended conditions.*

*The Motion was seconded by Board Member Jennings and passed 3-0-2 (Bellin, Thomson absent).*

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

Principal Planner Bruce Ambo communicated the hearing on the General Plan and Rezone Amendment. The Humboldt project will go to the Planning Commission on June 6<sup>th</sup> for zoning.

**8.0 ADJOURNMENT**

There being no further business, Vice Chair Bennett adjourned the meeting at 4:59 pm to the regular meeting of June 5, 2019.

Approved on: \_\_\_\_\_