

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular meeting  
**October 5, 2022, at 4:00 p.m.**

---

---

**Board Members Present:** Georgie Bellin, Chair  
Tom Thomson, Vice Chair  
Austin Barron

**Board Members Absent:** Rod Jennings

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

**1.0 CALL TO ORDER/ROLL CALL**

*Chair Bellin* called the meeting to order at 4:04 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**

*Vice Chair Thomson* moved to approve the minutes from September 7, 2022.

*The motion was seconded by Board member Barron.*

*The motion was carried by the following vote:*

***AYES: Bellin, Barron, Thomson.***

***NOES: None.***

***ABSENT: Jennings.***

***ABSTAIN: None.***

#### **4.0 PUBLIC HEARING AGENDA**

**4.1 Planned Development Permit 22-01 (CCH Humboldt Road Apartments); APN 018-500-160:** A proposal to construct 79 senior affordable residential units and 1 manager's unit and associated parking and landscaping improvements on 4.74 acres of an 11.26-acre parcel near the northwest corner of Humboldt Road and Yosemite Drive. The site is designated Medium Density Residential on the City of Chico General Plan Land Use Diagram and is zoned R2 (Medium Density Residential) and within SD-2 (Humboldt Road-Foothill) and -FDSD (Foothill Development and Special Design considerations) overlay zones. The proposed project would include 80 single-story apartments, a clubhouse, parking and landscaping improvements on 4.74 acres on the southwest portion of the 11.26-acre parcel. The vacant portions of the parcel to the north and east would accommodate future development. Pursuant to Chico Municipal Code (CMC) Section 19.52.050, an application for a Planned Development Permit (PDP) has been submitted for the project. In accordance with CMC Section 19.28.050, the Architectural Review and Historic Preservation Board shall review the project's architectural design and forward a recommendation regarding the PDP application to the Planning Commission for consideration. The project falls within the scope of the Final Environmental Impact Report (FEIR) for the Oak Valley Subdivision, which was certified by the City Council on September 20, 2005. Pursuant to Section 15162 of the California Environmental Quality Act, 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).**

*Associate Planner Wilson provided an overview of the project and summarized the staff recommendation.*

*Chair Bellin opened the public hearing at 4:14 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were:  
Brian Swartz- Christian Church Homes  
Chris Kelly- Architect

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:17 p.m.*

*Board member Thomson made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend that the Planning Commission approve Planned Development Permit 22-01 (CCH Humboldt Road Apartments), subject to the recommended conditions.*

*The motion was seconded by Board member Barron.*

*The motion was carried by the following vote:*

***AYES: Bellin, Barron, Thomson.***

***NOES: None.***

***ABSENT: Jennings.***

***ABSTAIN: None.***

- 4.2 Architectural Review 22-14 (Guardian Yards); APN 039-060-150: A proposal to create a site for individual construction yards where local contractors can store equipment and supplies in a secure fenced location on 7.24 acres of a 21.52-acre parcel south of the terminus of Aztec Drive. The yards would be fenced with lockable gates, and at the tenant's option, would be provided with individual container boxes for secure weatherproof storage for tools, supplies, and smaller equipment. No construction or maintenance would be allowed on site. The use would be limited to storage only. The site is designated Manufacturing and Warehousing (MW) on the City of Chico General Plan Land Use Diagram and zoned ML (Light Manufacturing). The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures). **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).****

*Associate Planner Wilson provided an overview of the project and summarized the staff recommendation.*

*Chair Bellin opened the public hearing at 4:32 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were:

Jim Stevens- Surveyor

John Tomasello- Applicant

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:54 p.m.*

*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 22-14 (Guardian Yards), subject to the recommended conditions therein,*

*The motion was seconded by Vice Chair Thomson.*

*The motion was carried by the following vote:*

***AYES: Bellin, Barron, Thomson.***

***NOES: None.***

***ABSENT: Jennings.***

***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, Chair Bellin adjourned the meeting at 4:55 p.m. to the regular meeting of October 19, 2022.

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