
CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
AGENDA

REGULAR MEETING OF JUNE 02, 2021

Due to protocols established for COVID 19 community response, this hearing will be held via an online format.
4:00 p.m.

Georgie Bellin, Chair
Lindsay Poulin, Vice Chair
Dale Bennett
Rod Jennings
Thomas Thomson

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.

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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REGULAR MEETING OF JUNE 02, 2021
Zoom virtual meeting – 4:00p.m.

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/2021-agendas-0>

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. 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

April 21, 2021

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 20-13 (French Homes) 192 E. 1st Ave, APN 003-101-012: A proposal to redevelop an existing single-family use with a three story, multi-family use comprising four residential units. Located on East 1st Avenue between Oleander Avenue and the Esplanade, the site is designated Medium-High Density Residential on the General Plan Land Use Diagram and zoned R3. The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-Fill Development). **Questions regarding this project may be directed to Associate Planner Molly Marcussen at molly.marcussen@chicoca.gov or (530) 879-6808.**

4.2 Architectural Review 21-06 (North Fork Storage) – Thorntree Drive, APN 016-200-122: A proposal to construct approximately 61,000 square feet of mini storage rental space and an approximately 1,800 square-foot rental office / caretaker's residence. The 7.0-acre project site is located at the southerly side of Thorntree Drive, approximately 700 feet east of Cohasset Road. The site is designated Industrial/Office Mixed-Use on the City of Chico General Land Use Diagram and zoned IOMU (Industrial Office Mixed-Use). The project falls within the scope of the Mitigated Negative Declaration (MND) prepared for the Thorntree Grading and Mini Storage Project (ER 19-01, SCH#: 2019089050) adopted by the City in September 2019, and as addended by the City in June 2020. 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.**

- 4.3 **Architectural Review 20-18 (AMPM) – 15 W. Eaton Road, APN 006-690-022: A proposal to construct a 3,464 square foot convenience store with an 8-station fuel island on a 3.03-acre parcel located on the southwest corner at the intersection of Esplanade and Eaton Road.** The site is currently designated Office Mixed Use on the General Plan Land Use Diagram and zoned OC (Office Commercial). Additional applications associated with the project include a request for a General Plan Amendment, Rezone, Use Permit and Minor Land Division. These applications will be reviewed by the Planning Commission and City Council at future meetings. The applicant requests that the Board forward a recommendation of approval for the project design to the Planning Commission. The Planning Commission will consider the design, and other applications, and forward a recommendation to the City Council regarding final approval of associated applications. **Questions regarding this project may be directed to Planner Kelly Murphy at (530) 879-6535 or kelly.murphy@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 June 16, 2021.