

---

---

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

REGULAR MEETING OF SEPTEMBER 7, 2022  
Municipal Center - 421 Main Street - Council Chambers  
4:00 p.m.

---

---

Georgie Bellin, Chair  
Thomas Thomson, Vice Chair  
Austin Barron  
Rod Jennings

---

---

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.*

---

---

---

---

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

REGULAR MEETING OF SEPTEMBER 7, 2022  
Municipal Center - 421 Main Street - Council Chambers - 4:00 p.m.

---

---

**1.0 CALL TO ORDER/ROLL CALL**

**2.0 EX PARTE COMMUNICATION**

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

August 3, 2022

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 22-09 (Foothill Fire Protection) – 160 Erma Court, APN 039-430-17–**

**A proposal to construct a 7,100 square foot single story building with accompanying parking lot.** The site is designated Manufacturing and Warehousing on the City of Chico General Plan Land Use Diagram and is zoned ML (Light Manufacturing/Industrial). 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 direct to Assistant Planner Madison Driscoll at [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov) or (530) 879-6810.**

**4.2 Architectural Review 21-27 (Santos) – 460 Ryan Avenue, APN 047-560-031 – A proposal**

**to construct two warehouse buildings, an industrial office, and accompanying parking lot on a 3 acre project site.** The site is designated Manufacturing and Warehousing on the City of Chico General Land Use Diagram and is zoned AM (Airport Manufacturing) with an -AOC (Airport Overflight Zone C) overlay. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15332 (In-Fill Development). **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov) or (530) 879-6810.**

**4.3 Architectural Review 22-12 (Coin Op Game Room) – 839 W 8<sup>th</sup> Street, APN 004-268-019 –**

**A proposal to convert the existing building into an arcade bar restaurant and request for an off-street parking reduction.** The site is designated Industrial/Office Mixed Use (IOMU) on the General Plan Land Use Diagram and is located in the IOMU (Industrial Office Mixed Use) zoning district. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (Infill Development). **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov) or (530) 879-6810.**

**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 September 21, 2022.