

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

Minutes of the regular adjourned meeting  
**September 18, 2019 at 4:00 p.m.**

Municipal Center  
421 Main Street  
Conference Room 1

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Board Members Present: Dale Bennett, Vice Chair  
Thomas Thomson  
John Howlett (appointed Planning Commission alternate)

Board Members Absent: Georgie Bellin, Chair  
Rod Jennings

City Staff Present: Mike Sawley, Senior Planner  
Dexter O'Connell, Associate Planner  
Ashley Mullins, 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**

Board Member Howlett drove by the site.

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board member Thomson recommended that City Staff reexamine the minutes from Wednesday, August 7 meeting to include further details on what was said during the public comment section regarding the Graduate project.*

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 19-19 (Orwitz Lassen and El Paso Apartments): 2751 El Paso Way, APN 007-410-009 – **A request to construct four two-story apartment buildings with a total of 17 residential units on the southeast corner of East Lassen Avenue and El Paso Way.** The site is designated Medium Density Residential on the City's General Plan Land Use Diagram and is zoned R2-AOC (Medium Density Residential with Airport Overflight Zone C Overlay). The site consists of approximately 1.21 gross acres. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Infill Development**

Projects). **Questions regarding this project may be directed to Associate Planner Dexter O’Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov**

Associate Planner Dexter O’Connell presented the staff report and answered questions from the Board.

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

Addressing the Board on this item were: Greg Peitz, architect for the project, and Brian Firth, landscape architect for the project.

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

*Board member Thomson made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 19-19 (Orwitz, Lassen and El Paso Apartments), subject to the recommended conditions therein.*

*The Motion was seconded by Board Member Howlett.*

*The motion was carried by the following vote:*

*AYES: Thomson, Howlett, Bennett*

*NOES: None*

*ABSENT: Bellin, Jennings*

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

Senior Planner Mike Sawley addressed the Board to announce that staff will be recommending code amendments and General Plan text amendments affecting properties with Corridor Opportunity Site Zoning Overlays, which will be brought to the Planning Commission in October.

**8.0 ADJOURNMENT**

There being no further business, Vice Chair Bennett adjourned the meeting at 4:51 pm to the regular meeting of September 2, 2019.

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