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

ADJOURNED REGULAR MEETING OF MAY 15, 2013
Municipal Center - 421 Main Street - Conference Room 1
4:00 p.m.

Marci Goulart, Chair
Dale Bennett
Dan Irving
Thomas Thomson
Kris Zappettini

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 Board after distribution of the agenda packet are available for public inspection in the Planning Services Department at 411 Main Street during normal business hours.



Please contact the Planning Services Department at 879-6800 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.

Citizens and other interested persons 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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1.0 CALL TO ORDER/ROLL CALL

2.0 CONSENT AGENDA

There are no items for this agenda.

3.0 PUBLIC HEARING AGENDA

3.1 Architectural Review 13-04 (Mom's Restaurant) 209 Salem Street, APN 004-062-016

Site design and architectural review for the addition of an outdoor seating area, including low fencing and associated improvements. Installation of improvements will be coordinated with the widened sidewalk being installed as part of the Downtown Couplet project. The site is designated Commercial Mixed Use on the General Plan Diagram, and is located in the DN-L-COS zoning district (Downtown North with Landmark and Corridor Opportunity Site overlays). The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303, New Construction or Conversion of Small Structures. Questions regarding this project may be directed to Associate Planner, Greg Redeker, AICP, at 879-6810 or gredeker@ci.chico.ca.us

3.2 Architectural Review 13-02 (Warner Street Duplex) 1061 Warner Street, APN 003-083-001

Development of a new duplex on a 0.08 acre site located at the intersections of Warner Street, West 1st Avenue and Mechoopda Street. The duplex would replace a single-family residence that was destroyed by fire in 2012. The site is located on land designated Medium High Density Residential on the General Plan Diagram, and in the R3 Medium High Density Residential zoning district. The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303, New Construction of Small Structures. Questions regarding this project may be directed to Associate Planner, Mike Sawley, at 879-6812 or msawley@ci.chico.ca.us

3.3 Architectural Review 13-03 (BCAG) 326 Huss Lane, APN 039-060-126

Site design and architectural review of a new Butte Regional Transit Operations Center that will consolidate administrative, operations, and maintenance facilities for the Butte County Association of Governments and B-Line transit services. The proposal includes expanding the existing 2.2 acre site to 10 acres and the replacement of an existing 8,000 square foot building with approximately 80,000 square feet of new building and canopy space. The site is located on land designated Manufacturing and Warehousing on the General Plan Diagram, and in the ML Light Manufacturing/Industrial zoning district. A mitigated negative declaration (SCH No. 2012122045) was previously adopted for this project by BCAG on February 28, 2013 in accordance with the California Environmental Quality Act (CEQA). Questions regarding this project may be directed to Senior Planner, Bob Summerville, AICP, at 879-6807 or bsummerv@ci.chico.ca.us

4.0 REGULAR AGENDA

5.0 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.

6.0 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.

7.0 ADJOURNMENT

Adjourn to June 5, 2013.