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

ADJOURNED REGULAR MEETING OF DECEMBER 18, 2013
Municipal Center - 421 Main Street - Conference Room 1
4:00 p.m.

Marci Goulart, Chair
Dale Bennett, Vice Chair
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 Community Development Department at 411 Main Street during normal business hours.



Please contact the Community Development 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 AR 13-19 (GPK/Hallmark) - Carriage Park Apartments, Northeast corner of Bruce Road and E. 20th Street, APN 018-390-020** - A proposal to develop a new apartment complex on a vacant 7.1 acre site involving the construction of eight apartment buildings, containing a total of 141 dwelling units and creating a gross density of approximately 18 dwelling units per acre. 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. This project is within the scope of the Doe Mill Ridge/Warfield Lane EIR that was certified by the City of Chico in 1992. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162, no subsequent environmental review is required.

At the request of the applicant, this project is being continued to a future date in order to complete the application with all required information and drawings. The project will be re-noticed when the new public hearing date is determined.

- 3.2 AR 13-14 (The Printed Image) 2209 Park Avenue; APN 005-480-006** - Proposed partial demolition of unoccupied warehouses and new construction of a 21,300 sq. ft. building for light manufacturing use. The site is located on land designated Industrial Office Mixed Use on the General Plan diagram and in the IOMU (Industrial Office Mixed Use) zoning district. The site is also located within "The Wedge" Opportunity Site identified by the General Plan. This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Associate Planner Mike Sawley (530) 879-6812 or mike.sawley@chicoca.gov

- 3.3 Conceptual Architectural Review for Village Green (Leete/Brown) – A single-family residential subdivision and planned development permit located at the southeast corner of Idyllwild Circle and Sierra Sunrise Terrace, APN 018-360-002** - Preliminary review only of a subdivision to create 46 single-family home lots on a vacant 5.7 acre site, and a planned development permit to authorize architectural concepts of homes, decorative privacy walls, a park amenity, and landscaping. The project creates a gross density of approximately 7.1 units per acre. The applicant is seeking Board input only on architectural concepts related to the planned development permit. The applicant will return for formal Board review and recommendation at a subsequent noticed public hearing. The site is located on land designated Medium Density Residential on the General Plan diagram and in the R2 Medium Density Residential zoning district. The level of environmental review pursuant to the California Environmental Quality Act (CEQA) will be determined after the required development applications have been submitted.

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 January 15, 2014.