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Available from:  
Telephone:

Community Development Department  
411 Main Street, 2<sup>nd</sup> Floor  
Chico, CA 95928

Agenda Posted: 10/8/14  
Prior to: 4:00 p.m.  
(530) 879-6800

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

**AGENDA**

ADJOURNED REGULAR MEETING OF OCTOBER 15, 2014  
Municipal Center - 421 Main Street - Conference Room 1  
4:00 p.m.

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

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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 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.

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*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 EX PARTE COMMUNICATION**

**3.0 CONSENT AGENDA – No Items**

**4.0 PUBLIC HEARING AGENDA**

**4.1 AR 14-09 (Buffalo Wild Wings) – 845 East Avenue, APN 007-280-061** – A proposal to construct a new 6,500 sq. ft. restaurant and parking area at the North Valley Plaza. The site is undeveloped (formerly occupied by Montgomery Ward department store), consisting of exposed soil that has been fenced off for several years. The project involves extending two new, double-loaded parking lot drive aisles from Cohasset Road to access a new 67-space parking area. The site is located on land designated Regional Commercial on the General Plan diagram and in the CR Regional Commercial zoning district. This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Associate Planner Mike Sawley at (530) 879-6812 or mike.sawley@chicoca.gov.

**4.2 AR 14-10 (Mechoopda Administration Building) – Lot 303 of Meriam Park Phase 3A, a portion of APN 002-180-053** – A proposal to construct a new 13,740 sq. ft. office building and parking area at Meriam Park. The site is identified as Lot 303 within Meriam Park Phase 3A, and will front onto a new street named Alcott Avenue. Initial public street improvements for Phase 3A are underway. The site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram, zoned TND (Traditional Neighborhood Development), and is designated TND “CORE” by the approved Regulating Plan. This project falls within the scope of the Environmental Impact Report for the Meriam Park development, which was certified by the City Council on June 19, 2007. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. Questions regarding this project may be directed to Associate Planner Mike Sawley at (530) 879-6812 or mike.sawley@chicoca.gov.

**5.0 REGULAR AGENDA – No Items**

**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 November 5, 2014.