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Available from:  
Telephone:

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

Agenda Posted: 3/26/14  
Prior to: 4:00 p.m.  
(530) 879-6800

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

REGULAR MEETING OF APRIL 2, 2014  
Municipal Center - 421 Main Street - Conference Room 1  
4:00 p.m.

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Marci Goulart, Chair  
Dale Bennett, Vice Chair  
Dan Irving  
Thomas Thomson  
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 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 SELECTION OF CHAIR AND VICE CHAIR**

The chair and vice chair are selected annually by the members of the Board. The chair serves as the presiding officer for all Board meetings. In the chair's absence, the vice chair serves as the presiding officer.

**3.0 CONSENT AGENDA**

There are no items for this agenda.

**4.0 PUBLIC HEARING AGENDA**

**4.1 AR 13-19 (GPK/Hallmark) – Carriage Park Apartments; Northeast corner of Bruce Road and East 20<sup>th</sup> Street; APN 018-390-020** – Continuation of architectural review 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 units per gross acre. This project was previously reviewed by the Board at its February 19, 2014 meeting. 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. Questions regarding this project may be directed to Senior Planner Bob Summerville (530) 879-6807 or bob.summerville@chicoca.gov.

**4.2 Modification of AR 13-09 (Nash/Peitz) 114 W. 7<sup>th</sup> Avenue, APNs 003-574-007, -008, and -009**  
Continuation of architectural review of a proposed demolition of a residential structure and new construction of two multi-family residential buildings containing a total of four apartment rental units. This project was previously reviewed by the Board at its March 5, 2014 meeting. The site is designated Commercial Mixed Use on the General Plan Diagram, and is located in the CC-SD-4 Community Commercial-Special Design 4 Overlay zoning district. The project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development). Questions regarding this project may be directed to Senior Planner Bob Summerville (530) 879-6807 or bob.summerville@chicoca.gov.

**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 April 16, 2014.