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Available from:  
Telephone:

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

Agenda Posted: 05/10/2017  
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 May 17, 2017  
Municipal Center - 421 Main Street - Conference Room 1  
4:00 p.m.

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Sheryl Campbell-Bennett, Chair  
Georgie Bellin, Vice-Chair  
Dan Irving  
Rod Jennings  
Thomas Thomson

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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 City Clerk at 896-7250 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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*All those present 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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REGULAR MEETING OF May 17, 2017

Municipal Center - 421 Main Street - Conference Room 1 - 4:00 p.m.

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**1.0 CALL TO ORDER/ROLL CALL**

**2.0 EX PARTE COMMUNICATION**

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

May 18, 2016

June 1, 2016

July 20, 2016

August 17, 2016

October 19, 2016

April 19, 2017

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 17-14 (Domicile II Apartments) 2910 Joshua**

**Tree Road, APN 007-220-058** - A proposal to construct six (6) two-story apartment buildings, for a total of 44 new multi-family housing units, on a 2.92-acre lot. The site is designated Medium Density Residential on the City of Chico General Plan Land Use Diagram, is located within an R2-AOC (Medium Density Residential with Aircraft Overflight Compatibility Zone C overlay) zoning district. The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects).

Questions regarding this project may be directed to Assistant Planner Kelly Murphy at [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov) or (530) 879-6535.

**4.2 Architectural Review 16-27 Shelton Commercial Building, east side of Esplanade, 200 feet south of East Shasta Avenue, APN 006-380-014**

- A request to construct a new 9,900 square foot retail building on a 24,000-square foot (sf) undeveloped site. The site is designated Commercial Mixed Use by the General Plan and zoned CC-AOD-COS (Community Commercial with Airport Overflight Zone D and Corridor Opportunity Site overlays). The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects).

Questions regarding this project may be directed to Senior Planner Mike Sawley at [mike.sawley@chicoca.gov](mailto:mike.sawley@chicoca.gov) or (530) 879-6812

**4.3 Architectural Review 17-16 (Bills Town Lounge)135 Main Street, APN 004-072-010:** A request to remodel and existing storefront in the DN

(Downtown North) zoning district located. The site is designated Commercial Mixed Use by the General Plan and zoned DN-L-COS (Downtown North with Landmark and Corridor Opportunity Site overlays). The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). Questions regarding this project may be directed to Senior Planner Mike Sawley at mike.sawley@chicoca.gov or (530) 879-6812

- 4.4 Architectural Review 17-17, Humboldt Van Overbeek Apts,1991 Humboldt Rd, APN 002-110-034**-Conceptual review of a proposal to construct two-story apartment buildings, containing a total of 24 new multi-family housing units on a 1.4-acre site. No final decisions will be made on this project at this meeting. The site is currently designated Low Density Residential on the City of Chico General Plan Land Use Diagram, and is zoned R1 (Low Density Residential). The project will require a General Plan Amendment and Rezone as part of its future consideration. Questions regarding this project may be directed to Assistant Planner Shannon Costa at shannon.costa@chicoca.gov or (530) 879-6807.

**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 June 7, 2017.