
CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
AGENDA

REGULAR MEETING OF October 3, 2018
Municipal Center – 421 Main Street – Conference Room 1
4:00 p.m.

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

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 (530) 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.

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 October 3, 2018
Municipal Center – 421 Main Street – Conference Room 1 – 4:00 p.m.

1.0 CALL TO ORDER/ROLL CALL

2.0 EX PARTE COMMUNICATION

3.0 CONSENT AGENDA

**3.1 Approval of Minutes
September 19, 2018**

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 18-17 (Pabbi Nord Apartments); 824 Nord Avenue; APN 043-220-019: A proposal to construct two new three-story apartment buildings with a total of 15 residential units located on the east side of Nord Avenue, approximately 345 feet south of the intersection at Nord Avenue and W. Sacramento Avenue. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned Community Commercial (CC). The resultant density for the project would be 18 dwelling units per acre, which is consistent with the allowable range of 6 to 22 du/ac for the CC zoning district. At its 08/14/2018 meeting, the Zoning Administrator approved a Use Permit (UP 18-12) authorizing ground-floor residential use at the site. The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and 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 Shannon Costa shannon.costa@chicoca.gov or (530) 879-6807.

4.2 Architectural Review 18-23 (A26 Tank District Apartments); Meriam Park Subdivision S 09-01, APNs 002-690-014 and -015: A proposal to construct two new three-story apartment buildings with a total of 48 residential units, surrounding landscaping and parking area on lot A26 of the Meriam Park Tentative Subdivision Map (S 09-01). The site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram, zoned TND (Traditional Neighborhood Development), and designated TND "Neighborhood Center" (NC) by the approved Regulating Plan. The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan. Pursuant to Section 15162 of the California Environmental Quality Act and no subsequent environmental review is necessary. Questions regarding this project may be directed to Assistant Planner Shannon Costa at shannon.costa@chicoca.gov or (530) 879-6807.

4.3 Architectural Review 18-22 (Bella's Sports Pub); 231 Main Street; APN 004-082-009: A proposal to renovate the front and rear exterior facades at 231 Main Street, which is located on the east side of Main Street between East 2nd Street and East 3rd Street (building between the Garden Walk and Fleet Feet Sports). The proposed project involves consolidation of the two existing retail spaces into a single suite and storefront to accommodate a future restaurant. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use

Diagram and is zoned DN-L-COS (Downtown North with a Landmark overlay and a Downtown Corridor Opportunity Site overlay). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at kimber.gutierrez@chicoca.gov or (530) 879-6810.

5.0 REGULAR AGENDA

None.

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 October 17, 2018.