
CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

SPECIAL MEETING OF WEDNESDAY, JULY 10, 2019
Municipal Center – 421 Main Street – Conference Room 2 – 4:00 pm

Georgie Bellin, Chair
Dale Bennett, 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 the 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 Packet*
- c. *Staff Response to Questions from Board Members*
- d. *Public Hearing Opened*
 - a. *Applicant and/or Representatives*
 - b. *Other Interested Persons*
 - c. *Staff Response/Clarification of any New Issues or Evidence*
 - d. *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

3.1. Approval of Minutes

June 5, 2019

4.0 PUBLIC HEARING AGENDA

4.1. Architectural Review 19-12 (Boulevard Building): Lot A22 and A23, Meriam Park, APNs 002-069-010 and 002-069-011 - **A proposal to construct a new three-story, 32,000 square foot, mixed-use building with retail, restaurant, office and residential components.** The site is bounded by Notre Dame Boulevard to the east, Springfield Drive to the north, Market Place to the south and a shared parking lot to the west. Site improvements include outdoor seating areas, landscaping and sidewalk improvements. Parking is provided in a previously approved shared parking lot. 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 “CORE” by the approved Regulating Plan. The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan, which was certified by the City Council on June 19, 2007. **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807, or shannon.costa@chicoca.gov.**

4.2. Architectural Review 19-13 (Mangrove Commercial): 1030 Mangrove Avenue, APN 003-220-051 – **A proposal to construct a new two story, mixed use commercial building.** The site is located on the east side of Mangrove Avenue, approximately 415 feet south of the intersection of Mangrove Avenue and E. 1st Avenue. The proposed development includes the demolition of the existing commercial building and reconstruction of the new building within the same footprint. The proposed building would be 7,000 square feet in size, and includes space for restaurant, retail and office uses. The proposal would utilize many of the existing site improvements, including vehicle parking and access, a drive-through lane, trash enclosure, and site lighting. The site is zoned CC-COS (Community Commercial with Corridor Opportunity Site) and is designated Commercial Mixed Use by the General Plan. This project is categorically exempt from the California

Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction). **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807, or shannon.costa@chico.gov.**

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 July 17, 2019.

Approved on: _____