
CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
REGULAR MEETING OF WEDNESDAY, AUGUST 7, 2019
Municipal Center – 421 Main Street – Conference Room 1 – 4:00 pm

Georgie Bellin, Chair
Dale Bennett, Vice Chair
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

July 17, 2019

3.2 Review of Certified Local Government Program 2017-2018 Annual Report - As part of the maintenance of Certified Local Government (CLG) Programs, the State Office of Historic Preservation (OHP) requires that all local historic preservation boards or commissions review annual CLG reports prior to being submitted to OHP. Staff recommends that the Board review the 2017-2018 Annual Report, recommend any suggested changes, and authorize staff to forward the report to OHP.

4.0 PUBLIC HEARING AGENDA

4.1. Architectural Review 18-32 (The Graduate) - 344 West 8th Street (APN 004-281-002) - **The applicant proposes to construct a 78-foot-tall, 56-unit (135 bedroom) apartment complex located at 344 West 8th Street.** The site is located on the westerly portion of the block between West 8th Street, West 7th Street, Salem Street and Normal Avenue (formerly The Graduate restaurant). The property is designated Residential Mixed Use (RMU) on the General Plan Land Use Diagram and is located in the RMU-COS (Residential Mixed Use with Corridor Opportunity Site overlay) zoning district. The proposal would yield a residential density of 50.4 units per gross acre. The proposed project is incompatible with existing neighborhood characteristics in scale and architecture and is inconsistent with objectives of the City of Chico Design Guidelines Manual and General Plan Goals, Policies and Actions. For that reason, staff is recommending that the Architectural Review and Historic Preservation Board deny the project based on the findings. The project has been determined to be statutorily exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15270 (Projects Which Are Disapproved). CEQA does not apply to project which a public agency rejects or disapproves. **Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807, or shannon.costa@chicoca.gov**

4.2. Architectural Review 19-14 (Heritage Landing) - Nord Highway west of Esplanade, APN 006-170-034 – **This is a request to modify a previously approved multi-family residential project (AR 09-15) to allow an additional 40 units, for a total of 152 apartment units on a 13.26 acre site located on the north side of Nord Highway adjacent to Mud Creek.** The project is designated MDR (Medium Density Residential) on the General Plan Land Use Diagram and zoned R2-AOD (Medium Density Residential with an Airport Overflight Zone D Overlay). The project site is located within the boundary of the Northwest Chico Specific Plan area (NWCSP), for which

an Environmental Impact Report (EIR) was prepared and certified by the Chico City Council in 2006. Pursuant to Sections 15162 (Subsequent EIRs and Negative Declarations), 15168 (Program EIRs), and 15182 (Residential Projects Pursuant to a Specific Plan) of the California Environmental Quality Act (CEQA) Guidelines, this project has been examined with respect to the NWCSP and has been found to be within the scope of the previously-adopted EIR. No new significant effects are anticipated, and no new mitigation measures are warranted as a result of the project that were not previously identified in the Plan EIR. As a result, no further environmental review is required. **Questions regarding this project may be directed to Planner Kelly Murphy (530) 879-6535, kelly.murphy@chicoca.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 August 21, 2019.

Approved on: _____