
**CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
PLANNING COMMISSION SUB-COMMITTEE
AGENDA**

REGULAR MEETING OF NOVEMBER 15, 2023
Municipal Center - 421 Main Street - Council Chambers
4:00 p.m.

Lindsay Poulin, Chair
Mark Wolfe, Vice Chair
Paul Cooper

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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1.0 CALL TO ORDER/ROLL CALL

2.0 EX PARTE COMMUNICATION

3.0 CONSENT AGENDA

3.1 Approval of Minutes

October 4, 2023

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 23-07 (New Smile Now); Southeast corner of Cohasset Road and Glenbrook Court, APN 015-070-010: A proposal to construct a two-story dental office with an accompanying parking lot. This site is designated Office Mixed Use OMU on the General Plan Land Use Diagram and is zoned CR-AOB2 (Commercial Residential with Airport Overflight Zone B2 Overlay). The project has been determined categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15532 (Infill Development). **Questions regarding this project may be directed to Associate Planner Madison Driscoll at madison.driscoll@chicoca.gov or (530) 879-6810.**

5.0 REGULAR AGENDA

5.1 Architectural Review 23-05 (Foothill Ranch West and East Apartments Revised); Located on the South side of E. Eaton Road between Ceanothus Ave & E. Eaton Road, APNs 016-200-101 & 016-200-102: At its October 4, 2023 meeting, the Architectural Review and Historic Preservation Board (ARPHB) voted to approve a request to construct 29 apartment buildings with a total of 420 units on two separate parcels. All buildings would be a maximum of two stories in height. The project has provided additional information to the ARHPB to satisfy conditions of approval #15 and #16. The site is designated Medium Density Residential on the General Plan Land Use Diagram and is zoned R2-AOC-SD3 (Medium Density Residential with Airport Overflight Zone C and Special Design Foothill Park East, South of Eaton Road Overlays). The project falls within the scope of the Environmental Impact Report (EIR) for Foothill Park East (certified by the Planning Commission on June 2, 1997, and subsequent Addendum to the Foothill Park East EIR adopted by City Council Resolution 106 00-01 for the general plan amendment (GPA)/rezone which was approved by the City Council on April 3, 2001. **Questions regarding this project may be directed to Associate Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

5.2 Board Consideration of Meeting Venue: Board to discuss whether it will continue meeting in the Council Chambers or go back to meeting in Conference Room 1 for its regular meetings.

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 December 6, 2023.