
CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
REGULAR MEETING OF WEDNESDAY, JUNE 5, 2019
Municipal Center – 421 Main Street – Conference Room 1 – 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

May 15, 2019

4.0 PUBLIC HEARING AGENDA

4.1. Architectural Review 19-07 (Arco AM/PM): Southeast corner of the intersection at Bruce Road at Highway 32, APN 002-180-084 - **The proposal consists of an approximately 3,800-square-foot, 24-hour AM/PM convenience store, nine Arco gasoline pump stations under an approximately 5,500-square-foot canopy, and an approximately 1,200-square-foot drive-through car wash facility.** Also included in the proposed development are two underground storage tanks, parking areas, trash enclosure and surrounding landscaping. The project site is located in the southeasterly corner of the intersection at Bruce Road and Highway 32. The site is identified as CMU (Commercial Mixed Use) on the General Plan Land Use Diagram and is zoned CC (Community Commercial). The site is bounded by Bruce Road to the south and west, Highway 32 to the north and vacant land to the east. The applicant is seeking a use permit to authorize a gas station in the CC zoning district, pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*). The applicant requests that the Board forward a recommendation of approval to the Planning Commission. The Planning Commission will consider final approval of the Use Permit, including the final architectural design approval. Based on the results of an Initial Study a Mitigated Negative Declaration was prepared for the project and circulated for a 30-day comment period, commencing on 4/10/2019, and extending until 5/10/2019. The document in its entirety can be found on the City of Chico website. **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 19-11 (Visinoni Brothers):** 260 Lockheed Ave, APN 047-560-058 - **A proposal to construct a new building on an undeveloped 3.48 acre lot located at 260 Lockheed Avenue, on the northwest side of Lockheed Avenue.** The site is designated Manufacturing and Warehousing by the General Plan and zoned AM-AOB2 (Airport Manufacturing with Airport Overflight Zone B2 overlay). The proposal includes the construction of a new approximately 9,000 square foot storage building with an approximately 1,800 square foot attached office building. 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 Associate Planner Shannon Costa at (530) 879-6807, or shannon.costa@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 June 19, 2019.

Approved on: _____