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Telephone:

Community Development Department
411 Main Street, 2nd Floor
Chico, CA 95928

Agenda Posted: 05/31/2017
Prior to: 4:00 p.m.
(530) 879-6800

**CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
AGENDA**

REGULAR MEETING OF June 7, 2017
Municipal Center - 421 Main Street - Conference Room 1
4:00 p.m.

Sheryl Campbell-Bennett, Chair
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 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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ARCHITECTURAL REVIEW AND
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REGULAR MEETING OF June 7, 2017

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

February 17, 2016

March 2, 2016

March 16, 2016

April 6, 2016

April 20, 2016

May 17, 2017

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-18 (Jennings), 707 Wall Street, APN 004-385-002. A proposal to remodel an existing building to create five “Live/Work” studio dwelling units on a developed 0.24-acre lot. The site is designated Residential Mixed Use on the City of Chico General Plan Land Use Diagram, and is located within the RMU-L-COS (Residential Mixed Use with Landmark and Corridor Opportunity Site Overlays) zoning district. The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 New Construction or Conversion of Small Structures. Questions regarding this project may be directed to Assistant Planner Kelly Murphy at kelly.murphy@chicoca.gov or (530) 879-6535.

4.2 Architectural Review 17-21 (Veteran’s Administration Clinic), West side of Bruce Road, just south of Picholine Way. A proposal to construct 53,000 sq. ft. medical building and 296-space parking area on a 7-acre site at Meriam Park. The site is designated Special Mixed Use on the General Plan Land Use Diagram and zoned TND (Traditional Neighborhood Development). The project is 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 Senior Planner Mike Sawley at mike.sawley@chicoca.gov or (530) 879-6812.

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- 4.3 Architectural Review 17-08 (Fountain Residential Partners), 322, 328, 332 Nord Avenue, APNs 043-230-006, -007, -008** A proposal to construct a three-story apartment building, containing a total of 46 new multi-family housing units, on a 2-acre site. The site is designated Medium-High Density Residential on the City of Chico General Plan Land Use Diagram, and is located within the R3 (Medium-High Density Residential) zoning district. 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 Assistant Planner Shannon Costa at shannon.costa@chicoca.gov or (530) 879-6807.

5.0 REGULAR AGENDA

No Items

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 21, 2017.