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

REGULAR MEETING OF June 20, 2018  
Municipal Center – 421 Main Street – Conference Room 1  
4:00 p.m.

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Sheryl Campbell-Bennett, Chair  
Georgie Bellin, Vice-Chair  
Dan Irving  
Rod Jennings  
Thomas Thomson

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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.

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*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**  
June 6, 2018

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 18-04 (McGuire Apartments); 632 Cedar Street; APN 004-206-002, -008, and -011** – A proposal to construct a three-story, 20-unit multi-family housing development on a 0.6-acre site located on the west side of Cedar Street between West 6<sup>th</sup> Street and West 7<sup>th</sup> Street. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram, is located within the CC (Community Commercial) zoning district with -COS (South Campus Corridor Opportunity Site) and -FS (Fraternity and Sorority) overlays. Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at [kimber.gutierrez@chicoca.gov](mailto:kimber.gutierrez@chicoca.gov) or (530) 879-6810.

**4.2 Architectural Review 18-01 (Enloe Medical West East Avenue); Vacant parcel located on West East Avenue; APN 006-530-026** – A proposal to construct a new 3-story medical office building with a footprint of approximately 45,000 square feet, landscaping, lighting, trash enclosure and associated parking area. The site is currently designated Residential Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned RMU (Residential Mixed Use). The project includes several components; rezoning the property to OR and a Use Permits to allow medical service hours that extend beyond Monday through Friday, 8 a.m. to 6 p.m., perimeter fencing that exceeds the allowable 6-feet in height and to allow parking at an off-site location. The Planning Commission will forward a recommendation to the City Council for final consideration of the General Plan Amendment, Rezone, and Use Permit, including the final architectural design approval. Questions regarding this project may be directed to Assistant Planner Shannon Costa at [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov) or (530) 879-6807.

**5.0 REGULAR AGENDA**

**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**

**8.0 ADJOURNMENT**  
Adjourn to July 18, 2018.