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

REGULAR MEETING OF JULY 07, 2021  
Municipal Center- 421 Main Street- 4:00 p.m.

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Georgie Bellin, Chair  
Lindsay Poulin, Vice Chair  
Dale Bennett  
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 02, 2021

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 21-15 (Tank District) – Lot A1 of Meriam Park, located near East 20<sup>th</sup> Street and Market Place (APN 002-690-001): A proposal to construct one building and associated site improvements including parking and landscaping in the Tank District of Meriam Park.** The proposed single-story single-tenant restaurant and retail building is designed in a contemporary architectural style. The site is designated Special Mixed Use on the General Plan Land Use Diagram, is zoned TND (Traditional Neighborhood Development) and designated CORE by the Regulating Plan. The project falls 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. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. **Questions regarding this project may be directed to Associate Planner Tina Wilson at [tina.wilson@chicoca.gov](mailto:tina.wilson@chicoca.gov) or (530) 879-6807.**

**4.2 Planned Development Permit 20-03 (Chico Eye Center) (APN 006-820-013).** A proposal to construct a new 16,154 square foot commercial building and associated parking and landscaping improvements on a vacant 2.38 acre site at the northwest corner of the Esplanade and DeGarmo Drive. The site is currently designated Neighborhood Commercial on the General Plan Land Use Diagram and zoned CN-AOD-PD (Neighborhood Commercial with Airport Overflight and Planned Development overlays). The proposed project would accommodate medical offices and retail space for the Chico Eye Center. Pursuant to Chico Municipal Code (CMC) Section 19.52.050, an application for a Planned Development Permit (PDP) has been submitted for the project. In accordance with CMC Section 19.28.050, the Architectural Review and Historic Preservation Board shall review the project's architectural design and forward a recommendation regarding the PDP application to the Planning Commission for consideration. The project has been determined to be categorically exempt from further environmental review pursuant to CEQA Section 15332 (Infill Development Projects). **Questions regarding this project may be directed to Planner Kelly Murphy at [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov) or (530) 879-6535.**

**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**

*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 July 21, 2021.