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Telephone:

Community Development Department  
411 Main Street  
(530) 879-6800

Agenda Posted: 08/30/2013  
Prior to: 4:00 p.m.

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

REGULAR MEETING OF SEPTEMBER 4, 2013  
Municipal Center - 421 Main Street - Conference Room 1  
4:00 p.m.

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Marci Goulart, Chair  
Dale Bennett, Vice Chair  
Dan Irving  
Thomas Thomson  
Kris Zappettini

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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 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 Community Development Department at 879-6800 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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*Citizens and other interested persons 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 CONSENT AGENDA**

There are no items for this agenda.

**3.0 PUBLIC HEARING AGENDA**

**3.1 Architectural Review 13-12 (Peitz/Bridges) 1024 Esplanade; APN 003-104-014**- Site design and architectural review for the addition of an apartment building located behind an existing residence that is listed on the City's Historic Resources Inventory. The site is designated Office Mixed Use on the General Plan diagram, and is located in an OR (Office Residential) zoning district. The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). Questions regarding this project may be directed to Associate Planner Mike Sawley at 879-6812 or [msawley@ci.chico.ca.us](mailto:msawley@ci.chico.ca.us).

**3.2 Architectural Review 13-08 (Blanshei) 555 Flying V Street; APN 002-550-020** – Site design and architectural review for the addition of an outdoor seating area, including trellises, awnings, seat walls, and associated improvements. Approval of a comprehensive sign program is also requested to allow two signs to be incorporated into the trellis structure adjacent to Forest Avenue. The site is designated Commercial Mixed Use on the General Plan diagram, and is located in the CC zoning district (Community Commercial). The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). Questions regarding this project may be directed to Senior Planner Bob Summerville at 879-6807 or [bsummerv@ci.chico.ca.us](mailto:bsummerv@ci.chico.ca.us)

**3.3 Architectural Review 13-06 (McDonald's) 1388 East Avenue; APN 016-060-054** - Site design and architectural review of a proposed McDonald's restaurant with drive-through. The site is designated Commercial Mixed Use on the General Plan diagram, and is located in the CC-AOC zoning district (Community Commercial with Airport Traffic Pattern overlay). The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). The Board will make a recommendation to the Planning Commission, which will make a final determination on the design of the project, in conjunction with the use permit authorizing the drive-through, at a future noticed hearing. Questions regarding this project may be directed to Associate Planner Greg Redeker at 879-6810 or [gredeker@ci.chico.ca.us](mailto:gredeker@ci.chico.ca.us).

**4.0 REGULAR AGENDA**

**5.0 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.*

**6.0 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.*

**7.0 ADJOURNMENT** Adjourn to September 18, 2013.