
CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
AGENDA

REGULAR MEETING OF September 19, 2018
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 (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.

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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REGULAR MEETING OF September 19, 2018
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
September 5, 2018**

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-38 (5th Street Steakhouse); 345 and 331 W. 5th Street; APNs 004-221-001 and -002: The applicant is proposing an expansion of an existing outdoor dining patio area for 5th Street Steakhouse, located at 345 W. 5th Street, on the southeast corner of the intersection at W. 5th Street and Normal Avenue. The site is designated Residential Mixed Use on the General Plan Land Use Diagram and is zoned RUM-L-COS (Residential Mixed Use with Landmark and Corridor Opportunity Site Overlay). The project is exempt from further environmental review under the California Environmental Quality Act (CEQA) Guidelines Section 15303(e), New Construction or Conversion of Small Structures. Questions regarding this project may be directed to Assistant Planner Shannon Costa at shannon.costa@chicoca.gov or (530) 879-6807.

4.2 Architectural Review 18-13 (Tri Counties Bank - Mangrove); 900 Mangrove Avenue; APN 031-280-021: A proposal to construct an approximately 10,000 square-foot bank building at the northeast corner of Mangrove Avenue and Palmetto Avenue. The proposed project involves demolition of the existing building and construction of a new bank building that would utilize the existing drive-through layout. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned CC-COS (Community Commercial with the Mangrove Avenue Corridor Opportunity Site overlay). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at kimber.gutierrez@chicoca.gov or (530) 879-6810.

4.3 Architectural Review 18-19 (D10-14 Notre Dame Courtyard Quads); Meriam Park Subdivision; APN 002-690-012: A proposal to construct five new fourplex buildings on the west side of Notre Dame Blvd., just north of Springfield Drive. The proposed project includes five new two-story buildings each containing four residential units, surrounding landscaping and parking area. The site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned TND (Traditional Neighborhood Development), and designated TND "NC" (Neighborhood Center) by the approved Regulating Plan. The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. Questions regarding this project may be directed to Assistant Planner Shannon Costa shannon.costa@chicoca.gov or (530) 879-6807.

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 September 19, 2018.