

Copies of this Agenda  
Available from:  
Telephone:

Community Development Department  
411 Main Street, 2<sup>nd</sup> Floor  
Chico, CA 95928

Agenda Posted: 10/29/14  
Prior to: 4:00 p.m.  
(530) 879-6800

---

---

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

**AGENDA**

REGULAR MEETING OF NOVEMBER 5, 2014  
Municipal Center - 421 Main Street - Conference Room 1  
4:00 p.m.

---

---

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

---

---

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 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.

---

---

*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.*

---

---

---

---

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

REGULAR MEETING OF NOVEMBER 5, 2014  
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 – No Items**

**4.0 PUBLIC HEARING AGENDA**

**4.1 AR 14-14 (Starbucks) – 851 East Avenue, APNs 007-280-060 and -063** – A proposal to construct a new 5,200 sq. ft. multi-tenant commercial building on an undeveloped pad site at the North Valley Plaza shopping center in north Chico. The pad site is located adjacent to East Avenue, just westerly of existing buildings (*Jamba Juice*) situated near the intersection of East Avenue and Cohasset Road. A use permit for the drive through will be considered by the Zoning Administrator at a separate meeting. The site is located on land designated Regional Commercial on the General Plan diagram and in the CR Regional Commercial zoning district. This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction). Questions regarding this project may be directed to Associate Planner Mike Sawley (530) 879-6812 or mike.sawley@chicoca.gov.

**4.2 AR 14-06 (Kibler) – 1910 E. 20<sup>th</sup> Street, APNs 002-450-003 and -035** – A proposal to construct a new multi-tenant commercial building on the site currently occupied by Marie Callender's at the Chico Mall. A use permit to authorize drive-through sales for one of the future tenants is being considered by the Zoning Administrator at a separate hearing on October 28th. The site is located on land designated Regional Commercial on the General Plan diagram and in the CR Regional Commercial zoning district. This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction). Questions regarding this project may be directed to Associate Planner Greg Redeker (530) 879-6810 or greg.redeker@chicoca.gov.  
***Staff recommends this item be continued to the adjourned regular meeting of November 19, 2014.***

**4.3 AR 14-08 (Peitz) – 1105 Stewart Avenue, APN 043-230-011** – A proposal to construct a 6-unit apartment building, including two townhouse units, on vacant property located near the intersection of Stewart and Nord Avenues. Vehicle access will be taken from an alley to the rear, and the large oak tree on the site will be preserved. The site is located on land designated Medium-High Density Residential on the General Plan diagram and in the R3 Medium-High Density Residential zoning district. This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction). Questions regarding this project may be directed to Associate Planner Greg Redeker (530) 879-6810 or greg.redeker@chicoca.gov.

**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 November 19, 2014.