

Copies of this Agenda
Available from:
Telephone:

Community Development Department
411 Main Street, 2nd Floor
Chico, CA 95928

Agenda Posted: 4/9/14
Prior to: 4:00 p.m.
(530) 879-6800

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

AGENDA

ADJOURNED REGULAR MEETING OF APRIL 16, 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 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

ADJOURNED REGULAR MEETING OF APRIL 16, 2014
Municipal Center - 421 Main Street - Conference Room 1 - 4:00 p.m.

1.0 CALL TO ORDER/ROLL CALL

2.0 CONSENT AGENDA

- 2.1 Review of Certified Local Government Program (CLG) 2012-2013 Annual Report** – As part of the maintenance of CLG Programs, the State Office of Historic Preservation (OHP) requires all local historic preservation boards or commissions review annual reports prior to being submitted to OHP. Staff recommends that the Board review the 2012-2013 report, recommend any suggested changes, and forward to OHP.

3.0 PUBLIC HEARING AGENDA

- 3.1 S/PDP 14-01 Village Green Subdivision and Planned Development Permit; Southeast corner of Sierra Sunrise Terrace and Idyllwild Circle; APN 018-360-002** – Review of architectural concepts including proposed house styles, decorative privacy walls, landscaping, and a private park amenity for a medium density infill subdivision that was previously reviewed by the Board at its meeting of December 18, 2013. **No final approvals will be granted by the Board.** The Board will forward a recommendation of architectural concepts to the Planning Commission in conjunction with its review for final approval of the subdivision map and planned development permit at a subsequent noticed public hearing. The vacant 5.7 acre site is located on land designated Medium Density Residential on the General Plan diagram and in the R2 Medium Density Residential zoning district. Since the Board's review involves only a recommendation and does not involve a discretionary decision at this time, an environmental determination is not required pursuant to the California Environmental Quality Act (CEQA). Questions regarding this project may be directed to Senior Planner Bob Summerville (530) 879-6807 or bob.summerville@chicoca.gov.
- 3.2 AR 14-03 (Tochterman) Parking Lot; Southwest corner of 1st and Main Streets; APNs 004-071-002, -003, and -004** – Design review for a private parking lot for lease of spaces. The Planning Commission approved Use Permit 13-21 at its meeting of January 16, 2014 authorizing the land use and requiring final design review to be conducted by the Architectural Review & Historic Preservation Board. The site is located on land designated Commercial Mixed Use on the General Plan diagram and in the DN-L-COS zoning district (Downtown North-Landmark-Corridor Opportunity Site overlay). This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311(b) Accessory Structures. Questions regarding this project may be directed to Senior Planner Bob Summerville (530) 879-6807 or bob.summerville@chicoca.gov.
- 3.3 AR 14-04 (Billson) Crepeville Restaurant; 301 Broadway Street; APN 004-151-023** – A proposed remodel and minor expansion of an existing building into a restaurant. The proposal includes cosmetic changes to the building (new brick veneer accents, plaster over existing wood siding, and paint) and an outdoor dining patio along the Broadway frontage. The site is located on land designated Commercial Mixed Use on the General Plan diagram and in the DN-L-COS zoning district (Downtown North-Landmark-Corridor Opportunity Site overlay). This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). Questions regarding this project may be directed to Senior Planner Bob Summerville, who can be contacted at 879-6807 or bob.summerville@chicoca.gov.

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

ADJOURNED REGULAR MEETING OF APRIL 16, 2014
Municipal Center - 421 Main Street - Conference Room 1 - 4:00 p.m.

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 May 7, 2014.