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Telephone:

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

Agenda Posted: 4/29/15
Prior to: 4:00 p.m.
(530) 879-6800

CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
AGENDA

REGULAR MEETING OF MAY 6, 2015
Municipal Center - 421 Main Street - Conference Room 1
4:00 p.m.

Marci Goulart, Chair
Sheryl Campbell-Bennett, Vice Chair
Keith Doglio
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 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.

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REGULAR MEETING OF MAY 6, 2015
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 15-11 (Chico Natural Foods) 818 Main Street; APN 004-287-002 – A proposal to construct a monument sign that exceeds the height requirements found in the municipal code. The site is designated Commercial Mixed Use on the General Plan diagram and located in the DS-L-COS Downtown South zoning district with Landmark and Corridor Opportunity Site overlay zones. This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Questions regarding this project may be directed to Associate Planner Jake Morley, who can be contacted at (530) 879-6810 or jake.morley@chicoca.gov.

4.2 AR 15-01 (Southeast Chico Primary Care Clinic) Northwest corner of East 20th Street and Concord Avenue; APN 002-180-165 – A proposal to construct a new 44,000 sq. ft. medical building and parking area on a 5-acre site at Meriam Park. The site is designated Special Mixed Use on the General Plan diagram, located in the Traditional Neighborhood Development (TND) zoning district, and is designated TND “CORE” by the approved Regulating Plan. This 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. Questions regarding this project may be directed to Associate Planner Mike Sawley (530) 879-6812 or mike.sawley@chicoca.gov.

4.3 AR 15-04 (Lassen Villa Apartments) 1080 E. Lassen Avenue; APN 007-160-019 – A proposal to construct 56 additional units on a 3.4-acre undeveloped portion of the project site. The project includes seven new apartment buildings, each containing eight units, 121 additional off-street parking spaces, and various appurtenant features. The proposed development area is designated Medium Density Residential on the General Plan diagram and located in the Medium Density Residential zoning district, with Airport Overflight Zone B1 overlay (R2-AOB1). This project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Associate Planner Mike Sawley, who can be contacted at (530) 879-6812 or mike.sawley@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 May 20, 2015.