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Available from:  
Telephone:

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

Agenda Posted: 03/09/2016  
Prior to: 4:00 p.m.  
(530) 879-6800

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

REGULAR MEETING OF MARCH 16, 2016  
Municipal Center - 421 Main Street - Conference Room 1  
4:00 p.m.

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Marci Goulart, Chair  
Sheryl Campbell-Bennett, Vice Chair  
Keith Doglio  
Rod Jennings  
Thomas Thomson

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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 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 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.

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*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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**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 15-28 Holiday Inn (Lotus Management) Springfield Drive, APN 002-370-073**

A proposal to allow two hotel structures on a 2.83 acre site, to be constructed on a vacant parcel over two phases. The first phase would be a 93 room, 4 story hotel located on the southern end of the parcel, while phase two would be a 76 room, 4 story hotel on the northern end of the parcel. The property is designated Commercial Mixed Use on the General Plan diagram and located in the CC (Community Commercial) zoning district. Questions regarding this project may be directed to Associate Planner Jake Morley at (530) 879-6810 or [jake.morley@chicoca.gov](mailto:jake.morley@chicoca.gov). This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).

**4.2 AR 15-41 (Floral Gardens Square Building Four) 1260 East Avenue, APN 016-040-070**

A Proposed 5,960 square foot office building on a 0.56 acre site. The site is designated Office Mixed Use on the City of Chico General Plan Land Use Diagram and is located in the OR (Office Residential) zoning district. Questions regarding this project may be directed to Mark Wolfe, AICP, who can be contacted at 879-6801 or [mark.wolfe@chicoca.gov](mailto:mark.wolfe@chicoca.gov). This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).

**4.3 HRN 16-01 Historic Resource Nomination (Thomson) 799 Hill View Way**

A proposed nomination of the residence located at 799 Hill View Way as a landmark on the City of Chico Historic Resources Inventory. Based on the historical research submitted with the application, the property qualifies for listing on the City's Inventory by meeting two of the three significance criteria required by Chapter 19.37 (Historic Preservation) of the Chico Municipal Code. Questions regarding this project may be directed to Senior Planner Bob Summerville at (530) 879-6807 or [bob.summerville@chicoca.gov](mailto:bob.summerville@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 April 6, 2016.