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**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND**  
**HISTORIC PRESERVATION BOARD**  
**AGENDA**  
REGULAR MEETING OF MAY 1, 2019  
Municipal Center – 421 Main Street – Conference Room 1  
4:00 p.m.

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Georgie Bellin, Chair  
Dale Bennett, Vice Chair  
Dan Irving  
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 (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.

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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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**CITY OF CHICO  
ARCHITECTURAL REVIEW AND  
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AGENDA**

REGULAR MEETING OF MAY 1, 2019

Municipal Center – 421 Main Street – Conference Room 1 – 4:00 p.m.

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**1.0 CALL TO ORDER/ROLL CALL**

**2.0 EX PARTE COMMUNICATION**

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**  
March 20, 2019

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 18-24 (Springfield Apartments D4) – Block D4, Meriam Park Subdivision S09-01, (APNs 002-180-174 and -173):** The applicant proposes to construct four new residential apartment buildings on Block D4 of the Meriam Park Tentative Subdivision Map (S 09-01). The site is bounded by ‘C’ Avenue to the north, Alcott Avenue to the east, Springfield Drive to the south and ‘B’ Avenue to the east. The proposed project includes three new three-story buildings and one clubhouse building with apartments and a rooftop terrace. A total of 110 residential units is proposed. The site plan depicts the location of a new landscaping, dog park, trash enclosure, clubhouse building with a pool, outdoor kitchen, lounge area, fitness room, rooftop terrace and yoga studio. The site is designated Special Mixed Use in the City of Chico General Plan Land Use Diagram, zoned TND (Traditional Neighborhood Development), and designated TND “Neighborhood Center” (NC) in the approved Regulating Plan. The 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 Shannon Costa at (530) 879-6807, or [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov).

**4.2 Architectural Review 19-08 (Tank District Mixed Use A16-21) – Lots A16-21, Block H2, Meriam Park Subdivision S 09-01, (APNs 002-690-004, -005, -006, -007, -008, and -009):** The applicant proposes to construct three new mixed-use buildings on lots A16-A21 of the Meriam Park Tentative Subdivision Map (S 09-01). The site is located on lots A16-21 of Block H2 and is bounded to the north by Springfield Drive. The proposed project includes three new, two-story buildings. The first floor of each building would feature one residential unit and five commercial suites. The second floor would feature eight residential units. New landscaping, lighting and bicycle parking is proposed. The site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned TND (Traditional Neighborhood Development). The site has two TND designations; the two buildings positioned to the easterly side of the site are designated “CORE” and the westerly building is designated “Neighborhood Center” (NC) in the approved Regulating Plan. The 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 Shannon Costa at (530) 879-6807, or [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov).

**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 May 15, 2019.