
CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
AGENDA

REGULAR MEETING OF August 1, 2018
Municipal Center – 421 Main Street – Conference Room 1
4:00 p.m.

Sheryl Campbell-Bennett, Chair
Georgie Bellin, Vice-Chair
Dan Irving
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 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.

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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AGENDA**

REGULAR MEETING OF August 1, 2018
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

**3.1 Approval of Minutes
July 18, 2018**

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 18-05 (Orwitz Walnut Street Apartments), 808, 820, 0842 Walnut Street, APNs 004-265-003,0-004, -005, and -006: A proposal to construct an 18-unit multi-family residential development on the west side of Walnut Street, between West 8th and West 9th Streets. The 1.25-acre site is designated Commercial Mixed-Use (CMU) on the City's General Plan Land Use Diagram and is zoned CC (Community Commercial). At its June 26, 2018 meeting, the Zoning Administrator approved Use Permit (UP) 18-05 authorizing ground-level residential occupancy for the project site. The 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 Assistant Planner Shannon Costa at (530) 879-6807 or shannon.costa@chicoca.gov.

4.2 Architectural Review 18-08 (Penney Building), Lot B9 of Subdivision (S 09-01), APN 001-180-190 A proposal to construct an approximately 6,800 square foot commercial office building on Lot B9 of Tentative Subdivision Map 09-01 in Meriam Park. The proposed project includes a new, two-story multiple tenant office complex with surrounding landscaping and lighting. Located on the southwest corner of Beacon Street and Carlisle Lane, the site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned TND (Traditional Mixed Use), and designated TND "CORE" by the approved Regulating Plan. Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at kimber.gutierrez@chicoca.gov or (530) 879-6810.

4.3 Architectural Review 18-16 (Stoble Coffee), 418 Broadway Street, APN 004-142-002: A proposal for a façade remodel of an existing building in downtown Chico located at 418 Broadway Street, on the west side of Broadway Street, between West 4th Street and West 5th Street. The proposed project involves renovating the building exterior to redesign the façade and incorporate some of its original elements. The project does not include any expansion to the existing building footprint but would include an interior and exterior remodel for a new coffee shop and coworking space. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned DN-L-COS (Downtown North with a Landmark and Corridor Opportunity Site (Downtown) overlay). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at kimber.gutierrez@chicoca.gov or (530) 879-6810.

5.0 REGULAR AGENDA

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

8.0 ADJOURNMENT

Adjourn to August 15, 2018.