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

REGULAR MEETING OF SEPTEMBER 2, 2020

**Due to protocols established for COVID 19 community response, this hearing will be held via an online format.**  
4:00 p.m.

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Georgie Bellin, Chair  
Lindsay Poulin, Vice Chair  
Dale Bennett  
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**  
**HISTORIC PRESERVATION BOARD**  
**AGENDA**  
REGULAR MEETING OF SEPTEMBER 2, 2020  
WebEx virtual meeting – 4:00p.m.

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**Public Participation:** This meeting is being conducted in accordance with Executive Order N-29-20, with remote public participation allowed by submitting email with the subject line PUBLIC COMMENT ITEM, sent to [ARPublicComments@ChicoCA.gov](mailto:ARPublicComments@ChicoCA.gov) during the meeting, prior to the close of public comment on an item. The public is encouraged not to send more than one email per item and not to comment on numerous items in one email.

Members of the public may also attend the meeting virtually using the City's WebEx platform. Public participants interested in this method are encouraged to register in advance of the hearing by emailing [ARPublicComments@ChicoCA.gov](mailto:ARPublicComments@ChicoCA.gov). To remotely view and participate in the meeting online please visit the following link: <https://www.chico.ca.us/post/2020-agendas-1>

**1.0 CALL TO ORDER/ROLL CALL**

**2.0 EX PARTE COMMUNICATION**

**3.0 CONSENT AGENDA**

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 20-01 (Tank District) – Lots A9; A13; and A28 and A29 of Meriam Park Subdivision, located near Notre Dame Boulevard and Market Place, (APNs 002-690-001; 002-690-002; and 002-710-059 and 002-710-060): A proposal to construct a total of four buildings and associated site improvements including parking and landscaping in the Tank District of Meriam Park.** The proposed buildings include two small office buildings, one divisible multipurpose office and retail building, and one large indoor rock-climbing gym with additional divisible space for multipurpose use designed in a contemporary architectural style. The site is designated Special Mixed Use on the General Plan Land Use Diagram, is zoned TND (Traditional Neighborhood Development) and designated CORE by the Regulating Plan. The site consists of portions of three parcels. 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. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. **Questions regarding this project may be directed to Associate Planner Dexter O'Connell at (530) 879-6810, or [dexter.oconnell@chico.ca.gov](mailto:dexter.oconnell@chico.ca.gov)**

**4.2 Architectural Review 20-02 (Thrive District) -- Lots C0, C1, C5, and B10-13 of Meriam Park Subdivision, located near Bruce Road and Concord Avenue. (APNs 002-700-006, -007, -008, -009, and 002-180-203, and 002-180-202):** A proposal to construct a total of seven buildings and associated site improvements including parking areas and landscaping in the Thrive District of Meriam Park. The proposed buildings include four small buildings primarily for office use, two multipurpose buildings, and one divisible multipurpose building designed in contemporary architectural styles. The site is designated Special Mixed Use on the General Plan Land Use Diagram, is zoned TND (Traditional Neighborhood Development) and designated CORE by the Regulating Plan. The site consists of six parcels or portions of parcels. 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. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. **Questions regarding this project may be directed to Associate Planner Dexter O'Connell at (530) 879-6810, or [dexter.oconnell@chicoca.gov](mailto:dexter.oconnell@chicoca.gov)**

**4.3 Architectural Review 20-15 (Perkins Auto Glass) 2819 Esplanade, APNs 006-350-028 & 006-350-022:** A proposal to construct a new 3,868 square foot commercial building with four automotive service bays, administrative office and a customer lobby for the existing Perkins Auto Glass business. The project site consists of two parcels designated CMU (Commercial Mixed Use) on the General Plan Use Diagram and zoned CC-AOD-COS (Community Commercial with Airport Overflight Zone D and Corridor Opportunity Site overlays). The adjacent parcel fronting onto West Lassen Avenue would be improved and used for additional off-street parking. The project has been determined to be categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-fill Development Projects). Consistent with this exemption, the project site is less than five acres, surrounded by urban uses and can be adequately served by all required utilities and public services. The proposal is consistent with the General Plan policies and regulations for the CC zoning district. **Questions regarding this project may be directed to Planner Kelly Murphy (530) 879-6800, [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov).**

## **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**

*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 September 16, 2020.