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

Agenda Posted: 09-20-17
Prior to: 4:00 p.m.
(530) 879-6800

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

AGENDA

REGULAR MEETING OF September 20, 2017
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 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.

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

REGULAR MEETING OF September 6, 2017
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

August 6, 2014

September 3, 2014

October 1, 2014

October 15, 2014

November 5, 2014

September 6, 2017

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 17-13 (Shasta Crossing); Corner of Nord Highway

and Esplanade, APN 006-170-035 - A request to construct three two-story apartment buildings with a total of 39 residential units and 1,700-square-feet of commercial space as Phase II of the Shasta Crossing (formerly Fiore Di Monte) multifamily apartment complex. The site is designated Neighborhood Commercial by the General Plan Land Use Diagram and zoned CN-AOD (Neighborhood Commercial with Airport Overflight Zone D). The site is also located in the Northwest Chico Specific Plan (NWCSP) area. The proposed project is within the scope of the Environmental Impact Report (EIR) prepared for the Northwest Chico Specific Plan (NWCSP) and the Chico 2030 General Plan adopted in 2006 and 2011, respectively. In accordance with California Environmental Quality (CEQA) Guidelines Section 15162, no subsequent environmental review is necessary because the proposed project falls within the scope of the previously certified EIRs. Questions regarding this project may be directed to Assistant Planner Shannon Costa at shannon.costa@chicoca.gov or (530) 879-6807.

4.2 Architectural Review 17-15 (Chico Nissan Remodel); 575 Manzanita

Avenue, APN 007-270-03 - A request to construct a new 5,800-square-foot sales building and two service canopies at the Chico Nissan Hyundai dealership. The site is designated RC (Regional Commercial) by the General Plan Land Use Diagram and zoned CR-AOD (Regional Commercial with Airport Overflight Zone D). The site is identified within the North Valley Plaza Opportunity Site as a CR Opportunity 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 15302 (Replacement or Reconstruction). Questions regarding this project may be directed to Assistant Planner Shannon Costa at shannon.costa@chicoca.gov or (530) 879-6807.

4.3 Architectural Review 17-28 (JR Homes and Offices); 269/271 E. 3rd Street, APN 004-171-002 - A proposed vertical mixed use building with two offices on the first floor and two townhouse apartments comprising the second and third floors. The site is designated as OMU (Office Mixed Use) on the General Plan Land Use Diagram and located in an OC (Office Commercial) zoning district. The site is also located in an -L (Landmark) and -COS (Corridor Opportunity Site) overlay zone. The project has been determined to be categorically exempt from additional environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Senior Planner David Young at david.young@chicoca.gov or (530) 879-6535.

4.4 Architectural Review 17-30 (Trott, Schroeder, and Wise); 2570 Sierra Sunrise Terrace, APN 018-230-012 - A proposed 10,750 square foot, two-story building. The site is designated as CMU (Commercial Mixed Use) by the General Plan Land Use Diagram and located in a CC (Community Commercial) zoning district. The project has been determined to be categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Senior Planner David Young at david.young@chicoca.gov or (530) 879-6535.

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 September 20, 2017