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

REGULAR MEETING OF OCTOBER 7, 2020

Due to protocols established for COVID 19 community response, this hearing will be held via an online format.

4:00 p.m.

Georgie Bellin, Chair
Lindsay Poulin, Vice Chair
Dale Bennett
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.

CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
AGENDA
REGULAR MEETING OF OCTOBER 7, 2020
WebEx virtual meeting – 4:00p.m.

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 Zoning@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 Zoning@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

3.1 Approval of Minutes

September 2, 2020

September 16,2020

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 20-17 (Restaurant with Drive Through) 2422 Cohasset Road, APN 015-310-076: A proposal to construct a new 3,100 square foot quick service restaurant on the east side of Cohasset Road, south of the intersection of Cohasset Road and East Avenue. The proposal includes a new drive-through service lane accessed from Cohasset Road. The project site is designated RC (Regional Commercial) on the General Plan Use Diagram and zoned CR-AOD (Regional Commercial with Airport Overflight Zone D overlay). 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. **Questions regarding this project may be directed to Project Planner Kelly Murphy (530) 879-6535, kelly.murphy@chicoca.gov.**

4.2 Architectural Review 20-11 (Courtesy Automotive Center) East side of Garner Lane, between Esplanade and State Route 99, APNs 006-400-061 through 006-400-066: A proposal to construct a phased automotive dealership including three 17,000 square foot vehicle showrooms and a 56,000 square foot service and repair shop (Phase 1), and a pre-owned car dealership (8,000 square feet), car wash and detail center at a later date (Phase 2). Each phase will include vehicle parking and vehicle display areas, as well as landscaping and other amenities. Prior to annexation of the site by the City of Chico in 2017, the County of Butte had analyzed the project approved several plan amendments and adopted an Initial Study/Mitigated Negative Declaration allowing for the development under County jurisdiction. The project is within the scope of the Mitigated Negative Declaration adopted by the County

of Butte on March 28, 2017 (SCH# 2017012053). Pursuant to Section 15162 of the California Environmental Quality Act, no further environmental review is required. Approximately 11.3 undeveloped acres, the project site is designated CMU (Commercial Mixed Use) and MW (Manufacturing and Warehousing) on the Chico General Plan Use Diagram and split-zoned CC-AOD and ML-AOD (Community Commercial and Light Manufacturing, each with Airport Overflight Zone D overlay). **Questions regarding this project may be directed to Senior Planner Mike Sawley (530) 879-6812, mike.sawley@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 October 21, 2020.