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

Agenda Posted: 10/26/2016
Prior to: 4:00 p.m.
(530) 879-6800

CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
AGENDA

REGULAR MEETING OF NOVEMBER 2, 2016
Municipal Center - 421 Main Street - Conference Room 1
4:00 p.m.

Marci Goulart, Chair
Sheryl Campbell-Bennett, Vice Chair
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
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AGENDA

REGULAR MEETING OF November 2, 2016
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 – No Items.

4.0 PUBLIC HEARING AGENDA

4.1 CSUC Student Housing (Architectural Review 16-14) CSU Student Housing 1118 – 1218 Nord Avenue, APN(s) 043-200-030, 043-200-031, 043-200-035, and 043-200-036.

– A proposal to construct a 173 unit residential complex that includes two (2) four story multi-unit buildings, a four story parking garage, a swimming pool, and recreation area on a 4.62 acre site. The site is designated Medium High Density Residential on the General Plan diagram and located in the R3-AOD-COS (Multi-Family Residential zoning district with Aircraft Operations and Corridor Opportunity Site overlays) zoning district. The project has been determined to be categorically exempt 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 Mark Corcoran at (530) 879-6800, zoning@chicoca.gov.

4.2 AR 16-19 (Wildwood Estates Townhomes) Pendant Place, between Eaton Road and Levi Lane within the Wildwood Estates Subdivision - A proposal to construct four two-story townhomes on four lots located at the intersection of Pendant Place and Eaton Road.

This proposal represents Phase V of the Wildwood Estates Subdivision project, originally approved in 2007 and having an overall gross density of 4.56 units per acre. The townhomes would be constructed as a single, attached structure, creating a total of four new dwelling units. The project site is located on land designated Low Density Residential on the General Plan diagram and within the R1-AOC-SD7, Low Density Residential with Airport Overlay Zone C and Special Design Considerations 7 overlay zoning district. The project falls within the scope of the Mitigated Negative Declaration adopted by the City for the larger Wildwood Estates project on 02/06/07 (State Clearinghouse No. 2006062073). Questions regarding this project may be directed to Assistant Planner Kelly Murphy at (530) 879-6535, kelly.murphy@chicoca.gov.

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 November 16, 2016.