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

REGULAR MEETING OF December 19, 2018
Municipal Center – 421 Main Street – Conference Room 1
4:00 p.m.

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.

CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
AGENDA

REGULAR MEETING OF DECEMBER 19, 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
November 7, 2018

4.0 PUBLIC HEARING AGENDA

4.1 Planned Development Permit 18-01 (Eaton Ranch); Located on the south side of E. Eaton Road, between Floral Avenue and Ceanothus Avenue: The applicant proposes to construct 19 apartment buildings with a total of 257 units, developed in two phases. The overall site is 15-acres in size and is bounded to the north by E. Eaton Road, Floral Avenue to the west, Ceanothus Avenue to the east and a 40-foot-wide Pacific Gas and Electric (PG&E) easement to the south. The site is zoned R3-AOC-PD (Medium-High Density Residential with Airport Overflight Zone C and Planned Development Permit overlay) and designated Medium High Density Residential in the General Plan Land Use Diagram. With a Board recommendation, the proposal must go to the Planning Commission for final consideration of the permit, including final architectural design approval. The project falls within the scope of the Environmental Impact Report (EIR) for the Mountain Vista/Sycamore Glen Vesting Tentative Subdivision/Planned Development Permit (S/PDP 01-012 and S/PDP 00-11), which was certified by the City Council on July 17, 2017. No further environmental review is necessary. Questions regarding this project may be directed to Assistant Planner Shannon Costa shannon.costa@chicoca.gov or (530) 879-6807

4.2 Architectural Review 06-23 (Signs for The Shops at Mangrove), 605 and 615 Mangrove Avenue, APNs 003-210-018 and -019: A proposal to modify conditions of approval for The Shops at Mangrove to remove detailed signage requirements and revert to typical Municipal Code requirements for allowed signage. The project site is designated Commercial Mixed Use on the General Plan diagram and zoned CC (Community Commercial). The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311 (Accessory Structures). Questions regarding this project may be directed to Senior Planner Mike Sawley at mike.sawley@chicoca.gov or (530) 879-6812.

4.3 Architectural Review 17-22 (Jennings), 330 Main Street, APN 004-051-017: A proposal for reconstructing an existing single story retail space into a multi-story mixed use building in downtown Chico. The project site is located at 330 Main Street, on the west side of Main Street, between West 3rd Street and West 4th Street. The proposed project involves restaurant/retail space on the ground floor, twelve residential units on the second and third floors, and a small restaurant venue in a penthouse on the fourth floor. 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

None.

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 January 16, 2019.