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Available from:  
Telephone:

Community Development Department  
411 Main Street, 2<sup>nd</sup> Floor  
Chico, CA 95928

Agenda Posted: 11/26/14  
Prior to: 4:00 p.m.  
(530) 879-6800

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

**AGENDA**

REGULAR MEETING OF DECEMBER 3, 2014  
Municipal Center - 421 Main Street - Conference Room 1  
4:00 p.m.

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Dale Bennett, Chair  
Thomas Thomson, Vice Chair  
Marci Goulart  
Dan Irving  
Kris Zappettini

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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 Community Development Department at 879-6800 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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*Citizens and other interested persons 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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**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 AR 14-06 (Kibler) 1910 E. 20<sup>th</sup> Street, APNs 002-450-033 and -035** – A proposal to construct a new multi-tenant commercial building on the site currently occupied by Marie Callender's at the Chico Mall. This project was previously scheduled to be considered by the Architectural Review and Historic Preservation Board on November 5, 2014 but was continued due to an error in the previous public notice. A use permit to authorize drive-through sales for one of the future tenants was approved by the Zoning Administrator at a separate hearing on November 12th. The site is located on land designated Regional Commercial on the General Plan diagram and in the CR Regional Commercial zoning district. This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction). Questions regarding this project may be directed to Associate Planner Greg Redeker (530) 879-6810 or greg.redeker@chicoca.gov.

**4.2 AR 14-07 (Pour House) 855 East Avenue, APN 007-280-060** – A proposal to expand an existing outdoor dining patio. The proposal includes extending the existing low screen wall along the street frontages, to install glass screens above the wall, and construction of a central bar gazebo. The site is designated Regional Commercial by the General Plan diagram, and in the CR (Regional Commercial) zoning district. This project was previously reviewed by the Board at its September 3, 2014 meeting and continued for further review. This project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code (CMC) and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). Questions regarding this project may be directed to Senior Planner Bob Summerville (530) 879-6807 or bob.summerville@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 December 17, 2014.