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

REGULAR MEETING OF MARCH 5, 2014
Municipal Center - 421 Main Street - Conference Room 1
4:00 p.m.

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

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 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.

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 SELECTION OF CHAIR AND VICE CHAIR

The chair and vice chair are selected annually by the members of the Board. The chair serves as the presiding officer for all Board meetings. In the chair's absence, the vice chair serves as the presiding officer.

3.0 CONSENT AGENDA

There are no items for this agenda.

4.0 PUBLIC HEARING AGENDA

4.1 AR 13-18 (Fiore di Monte) Nord Highway, west of Esplanade, APN 006-170-033 - Site design and architectural review for a 156-unit apartment complex ("Fiore di Monte") on an 8 acre site located on the north side of Nord Highway, just west of the Esplanade. The site is designated Medium and Medium-High Density Residential on the General Plan diagram, and is located in the R2-AOD and R3-AOD zoning districts (Medium and Medium-High Density Residential with Other Airport Environs overlay). The site is also within the boundaries of the Northwest Chico Specific Plan (NWCSP). The proposed project is within the scope of the Northwest Chico Specific Plan EIR and Chico 2030 General Plan EIR, which were certified by the City of Chico 2006 and 2011, respectively. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162, no subsequent environmental review is required. Questions regarding this project may be directed to Associate Planner Greg Redeker at (530) 879-6810 or greg.redeker@chicoca.gov.

4.2 Modification of AR 13-09 (Nash/Peitz) 114 W. 7th Avenue, APNs 003-574-007, -008, and -009 - Demolition of a residential structure and new construction of two multi-family residential buildings containing a total of four apartment rental units. A previous mixed-use version of this project was reviewed by the Board at its July 17, 2013 meeting. The site is designated Commercial Mixed Use on the General Plan Diagram, and is located in the CC-SD-4 Community Commercial-Special Design 4 Overlay zoning district. The project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development). Questions regarding this project may be directed to Senior Planner Bob Summerville (530) 879-6807 or bob.summerville@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 March 19, 2014.