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Telephone:

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

Agenda Posted: 09/09/15
Prior to: 4:00 p.m.
(530) 879-6800

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

AGENDA

ADJOURNED REGULAR MEETING OF SEPTEMBER 16, 2015
Municipal Center - 421 Main Street - Conference Room 1
4:00 p.m.

Marci Goulart, Chair
Sheryl Campbell-Bennett, Vice Chair
Keith Doglio
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.

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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 AR 15-17 (Dutch Bros. Downtown) 196 Humboldt Avenue; APN 004-425-003 – A proposal to construct a drive-through coffee kiosk on a 0.4-acre site located on Wall Street, between 9th Street and Humboldt Avenue. The site is designated Commercial Mixed-Use by the General Plan and zoned DS-L-COS (Downtown South with Landmark and Corridor Opportunity Site overlays). This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction of Small Structures). Questions regarding this project may be directed to Associate Planner Mike Sawley at (530) 879-6812 or mike.sawley@chicoca.gov.

4.2 AR 15-20 (Ulta Beauty Store) 1-acre pad site in front of Costco; APN 005-560-035 – A proposal to construct a new 10,000 square foot retail building and 49-space parking area with landscaping at the southwest corner of Dr. Martin Luther King Jr. Parkway and Costco Drive. Vehicle access would be from within the Costco parking area and existing trees around the pad site would be retained. The site is designated Regional Commercial by the General Plan and zoned CR (Regional Commercial). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development projects). Questions regarding this project may be directed to Associate Planner Mike Sawley at (530) 879-6812 or mike.sawley@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 October 7, 2015.