

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
December 3, 2025, at 4:00 p.m.

Board Members Present: Brandi Laffins
Toni Scott (Alternate)
Mark Wolfe

Board Members Absent: Larry Wahl

City Staff Present: Garrett Fenimore-Norman, Principal Planner
Madison Driscoll, Associate Planner
Nicole Acain, Administrative Specialist

1.0 CALL TO ORDER/ROLL CALL

Chair Scott called the meeting to order at 4:02 p.m. Board members and staff were present as noted above.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Wolfe moved to approve the minutes from November 19, 2025.

The motion was seconded by Board member Laffins.

The motion was carried by the following vote:

AYES: Laffins, Scott, Wolfe.

NOES: None.

ABSENT: Wahl.

ABSTAIN: None.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 25-09 (Riley Apartments); APN 004-125-001: A proposal to construct a three story, six unit multi-family apartment building on approximately 0.33 acres. The project site is located on the north side of W 5th Street, between Cherry Street and Ivy Street. The site is designated Residential Mixed Use on the City of Chico General Plan Land Use Diagram and zoned RMU-L, -FS (Residential Mixed Use with Landmark and

Fraternity and Sorority overlays). The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15332 (In-Fill Development Projects). **Questions regarding this project may be directed to Associate Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

Associate Planner Driscoll provided an overview of the project and summarized the staff recommendation.

Chair Scott opened the public hearing at 4:13 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were:

Pat Conroy- Applicant
Jason Ridenour- Architect
Kevin Riley- Property Owner
Jason Bisho- Landscape Architect

With no other members of the public wishing to address the Board, Chair Scott closed the public hearing at 4:22 p.m.

Board member Laffins made a motion to approve the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 25-09 (Riley Apartments), subject to the recommended conditions therein.

The motion was seconded by Board Member Wolfe.

The motion was carried by the following vote:

AYES: Laffins, Scott, Wolfe.

NOES: None.

ABSENT: Wahl.

ABSTAIN: None.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Principal Planner Garrett Fenimore-Norman announced the projects that were from the November 19, 2025 meeting have been appealed to Council.

8.0 ADJOURNMENT

There being no further business, Chair Scott adjourned the meeting at 4:26 p.m. to the regular meeting of December 17, 2025.

Approved on: 3-4-2026 NA