Copies of this Agenda Available from:

Community Development Department
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Chico, CA 95928
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Agenda Posted: November 10, 2026
Prior to: 4:00 p.m.

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
PLANNING COMMISSION SUB-COMMITTEE
AGENDA

REGULAR MEETING OF NOVEMBER 18, 2026
Municipal Center - 421 Main Street - Council Chambers
4:00 p.m.

Brandi Laffins - Chair
Mark Wolfe - Vice Chair
Larry Wahl

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
A SUB-COMMITTEE OF THE PLANNING COMMISSION
AGENDA
REGULAR MEETING OF NOVEMBER 18, 2026
Municipal Center - 421 Main Street - Council Chambers - 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
June 4, 2026

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 26-02 (Mister Car Wash); 2520 Cohasset Road, APN 015-230-033: A proposal to construct a single-story 4,782-square foot drive-through car wash and supporting facilities on a 1.94-acre-lot on the east side of Cohasset Road, between East Avenue and East Lassen Avenue. The site is designated Regional Commercial on the City of Chico General Plan Land Use Diagram and is zoned Regional Commercial and is within the Airport Overflight Zone B2 overlay (CR-AOB2). 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.**

5.0 REGULAR AGENDA

6.0 Public Comment

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 2, 2026