

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular meeting  
**November 19, 2025, at 4:00 p.m.**

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**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  
Molly Marcussen, Associate Planner  
Nicole Acain, Administrative Specialist

**1.0 CALL TO ORDER/ROLL CALL**

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

**1.1 SELECTION OF CHAIR/VICE CHAIR**

Principal Planner Fenimore-Norman asked the Board whether they wished to postpone the nominations until the next meeting, when all members are expected to be present.

For this meeting, Board Member Wolfe nominated Board Member Scott for Chair  
This was seconded by Board Member Laffins.

***AYES: Laffins, Scott, Wolfe.***

***NOES: None.***

***ABSENT: Wahl.***

***ABSTAIN: None.***

**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 20, 2024.*

*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 25-10 (Lot B18 Meriam Park); APN 002-180-205:** A proposal to construct a new 8,360 square foot single-story office building with multiple tenants on an undeveloped 2.24 acre lot. The site is designated Special Mixed Use (SMU) on the General Plan Land Use Diagram and is located in the TND (Traditional Neighborhood Design) zoning district. The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information has become available which was not known and could not have been known at the time the EIR was completed. **Questions regarding this project may be directed to Associate Planner Molly Marcussen at [molly.marcussen@chicoca.gov](mailto:molly.marcussen@chicoca.gov) or (530) 879-6808.**

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

*Chair Scott opened the public hearing at 4:11 p.m. and invited the applicant to make a presentation.*

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Addressing the Board on this item were:  
Kevin Easterling- Applicant

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*With no other members of the public wishing to address the Board, Chair Scott closed the public hearing at 4:13 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 25-10 (Lot B18 Meriam Park), 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.***

- 4.2 Architectural Review 25-07 (Second Cousin); 119 Main Street, APN 004-072-007:** A proposal to remodel the façade of an existing 5,500 square foot building in Downtown Chico from an office supply store to an art gallery. This site is designated Commercial Mixed Use on the General Plan land use diagram and is in the DN-L, -COS (Downtown North with Landmark and Corridor Opportunity Site overlays) zoning district. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15301 (Existing Facilities). **Questions regarding this project may be directed to Associate Planner Madison Driscoll at (530) 879-6810 or [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov).**

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

*Chair Scott opened the public hearing at 4:25 p.m. and invited the applicant to make a presentation.*

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Addressing the Board on this item were:  
Trevor Miller- Applicant

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*With no other members of the public wishing to address the Board, Chair Scott closed the public hearing at 4:27 p.m.*

*At 4:32 p.m. Chair Scott reopened the public hearing and invited members of the public to speak.*

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Addressing the Board on this item were:  
Mattie Hinkley- Artist  
Matt Thiede- Property Owner  
Trevor Miller- Architect

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*Board member Wolfe 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 24-07 (Second Cousin), subject to the recommended conditions therein.*

*Added Condition #9: The applicant shall present the mural design for the side façade to the ARHPB for final approval.*

*The motion was seconded by Chair Scott*

The motion was carried by the following vote:

**AYES: Scott, Wolfe.**

**NOES: Laffins.**

**ABSENT: Wahl.**

**ABSTAIN: None.**

- 4.3 Architectural Review 25-12 (SloDoCo); 101 Main Street, APN 004-072-001 & 004-072-008: A proposal to remodel the façade of an existing 2,575 square foot building in Downtown Chico to a donut shop with site improvements.** This site is designated Commercial Mixed Use on the General Plan land use diagram and is in the DN-L, -COS (Downtown North with Landmark and Corridor Opportunity Site overlays) zoning district. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15301 (Existing Facilities). **Questions regarding this project may be directed to Associate Planner Madison Driscoll at (530) 879-6810 or [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov).**

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

*Chair Scott opened the public hearing at 4:52 p.m. and invited the applicant to make a presentation.*

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Addressing the Board on this item were:  
Trevor Miller- Applicant

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*With no other members of the public wishing to address the Board, Chair Scott closed the public hearing at 4:53 p.m.*

*At 4:54 p.m. Chair Scott reopened the public hearing and invited members of the public to speak.*

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Addressing the Board on this item were:  
Trevor Miller- Architect  
Nicole Hill

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*With no other members of the public wishing to address the Board, Chair Scott closed the public hearing at 4:55 p.m.*

*Board member Wolfe 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 25-12 (SloDoCo), subject to the recommended conditions therein.*

*Added Condition #9: The applicant shall present the mural design for the rear façade to the ARHPB for final approval.*

*The motion was seconded by Chair Scott*

The motion was carried by the following vote:

***AYES: Scott, Wolfe.***

***NOES: Laffins.***

***ABSENT: Wahl.***

***ABSTAIN: None.***

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

Principal Planner Fenimore-Norman noted that the next regularly ARHPB meeting on December 3, 2025 will be held in Old City Hall at 441 Main Street at 4:00 p.m.

**8.0 ADJOURNMENT**

There being no further business, Chair Scott adjourned the meeting at 5:00 p.m. to the regular meeting of December 3, 2025.

Approved on: 12-3-25 NA