

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
March 4, 2026, at 4:00 p.m.

Board Members Present: Brandi Laffins
Larry Wahl
Mark Wolfe

Board Members Absent:

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

1.0 CALL TO ORDER/ROLL CALL

Board Clerk called the meeting to order at 4:22 p.m. Board members and staff were present as noted above.

1.1 Selection of Chair and Vice Chair

Board member Wahl nominated Board member Laffins for Chair

Board member Wahl nominated Board member Wolfe for Vice Chair

Ayes: Laffins, Wahl, Wolfe.

Noes: None.

2.0 EX PARTE COMMUNICATION

Board member Wolfe spoke with the Architect.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Wolfe moved to approve the minutes from December 3, 2025.

The motion was seconded by Board member Laffins.

The motion was carried by the following vote:

AYES: Laffins, Wolfe.

NOES: None.

ABSTAIN: Wahl.

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 25-11 (Casino Chico Sign); 325 Broadway Street, APN 004-151-010: A proposal to construct a new 71 square foot double-sided projecting sign along the front elevation of 325 Broadway Street. The sign requires Board approval because it does not comply with the maximum sign allowance for projecting signs pursuant to Chico Municipal Code Section 19.74.140.E. The project site is located on the north side of Broadway Street between W. 4th Street and W. 3rd Street. The 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 categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15311 (Accessory Structures). **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 Laffins opened the public hearing at 4:34 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were:

David Griffith - Architect, Jon Scott – Applicant, Mike Trolinder, Graham Hutton, Richard Macias, Irv Schiffman.

With no other members of the public wishing to address the Board, Chair Laffins closed the public hearing at 5:03 p.m.

Board member Wahl 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 25-11 (Casino Chico), subject to the recommended conditions therein.

The motion was seconded by Board Member Wolfe.

The motion was carried by the following vote:

AYES: Laffins, Wahl, Wolfe.

NOES: None.

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 Laffins adjourned the meeting at 5:11 p.m. to the regular meeting of March 18, 2026.

Approved on: 6-4-2026 NA