

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular meeting  
September 7, 2022, at 4:00 p.m.

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**Board Members Present:** Georgie Bellin, Chair  
Tom Thomson, Vice Chair  
Austin Barron

**Board Members Absent:** Rod Jennings

**City Staff Present:** Mike Sawley, Principal Planner  
Madison Driscoll, Assistant Planner  
Nicole Acain, Administrative Assistant

**1.0 CALL TO ORDER/ROLL CALL**

*Chair Bellin* called the meeting to order at 4:04 p.m. Board members and staff were present as noted above.

**2.0 EX PARTE COMMUNICATION**

Board member Barron drove by the site.

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board member Barron moved to approve the minutes from August 3, 2022.*

*The motion was seconded by Chair Bellin.*

*The motion was carried by the following vote:*

***AYES: Bellin, Barron, Thomson.***

***NOES: None.***

***ABSENT: Jennings.***

***ABSTAIN: None.***

#### **4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 22-09 (Foothill Fire Protection), 160 Erma Court, APN 039-430-17: A proposal to construct a 7,100 square foot single story building with accompanying parking lot.** The site is designated Manufacturing and Warehousing on the City of Chico General Plan Land Use Diagram and is zoned ML (Light Manufacturing/Industrial). The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-Fill Development). **Questions regarding this project may be direct to Assistant Planner Madison Driscoll at [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov) or (530) 879-6810.**

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

*Chair Bellin opened the public hearing at 4:09 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were: Greg Peitz- Architect

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:10 p.m.*

*Board member Thomson made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approval of Architectural Review 22-09 (Foothill Fire Protection), subject to the recommended conditions therein,*

*The motion was seconded by Board member Barron.*

*The motion was carried by the following vote:*

***AYES: Bellin, Barron, Thomson.***

***NOES: None.***

***ABSENT: Jennings.***

***ABSTAIN: None.***

**4.2 Architectural Review 21-27 (Santos) – 460 Ryan Avenue, APN 047-560-031: A proposal to construct two warehouse buildings, an industrial office, and accompanying parking lot on a 3 acre project site.** The site is designated Manufacturing and Warehousing on the City of Chico General Land Use Diagram and is zoned AM (Airport Manufacturing) with an -AOC (Airport Overflight Zone C) overlay. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15332 (In-Fill Development). **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov) or (530) 879-6810.**

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

*Chair Bellin opened the public hearing at 4:15 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were: Cendra Shook- Gary Hawkins Architect

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:20 p.m.*

*Board member Barron made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approval of Architectural Review 21-27 (Santos), subject to the recommended conditions therein,*

*The motion was seconded by Chair Bellin.*

*The motion was carried by the following vote:*

***AYES: Bellin, Barron.***

***NOES: Thomson.***

***ABSENT: Jennings.***

***ABSTAIN: None.***

**4.3 Architectural Review 22-12 (Coin Op Game Room), 839 W 8<sup>th</sup> Street, APN 004-268-019: A proposal to convert the existing building into an arcade bar restaurant and request for an off-street parking reduction.** The site is designated Industrial/Office Mixed Use (IOMU) on the General Plan Land Use Diagram and is located in the IOMU (Industrial Office Mixed Use) zoning district. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (Infill Development). **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov) or (530) 879-6810.**

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

*Chair Bellin opened the public hearing at 4:39 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were: Matt Gallaway- Architect, RGA  
Jesse Grigg- Property Owner  
Roy Ledo- Coin-Op Game Room, Owner  
Liz Stewart- Historian  
David Stahl- Neighbor

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 5:07 p.m.*

*Board member Thomson made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approval of Architectural Review 22-12 (Coin-Op Game Room), subject to the recommended conditions therein, with the additional condition that the Board recommends that the applicant place a plaque recognizing the history of the building and surrounding area.*

*The motion was seconded by Board member Barron.*

*The motion was carried by the following vote:*

***AYES: Bellin, Barron, Thomson.***

***NOES: None.***

***ABSENT: Jennings.***

***ABSTAIN: None.***

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

Principal Planner Sawley addressed the Board to advise them, the City Council has overturned the Planning Commission denial of TownePlace Suites Hotel. This will be going before the Architectural Review and Historic Preservation Board. A date is TBA.

**8.0 ADJOURNMENT**

There being no further business, Chair Bellin adjourned the meeting at 5:16 p.m. to the regular meeting of September 21, 2022.

Approved on: \_\_\_\_\_