

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular meeting  
**June 7, 2023, at 4:00 p.m.**

---

---

**Board Members Present:** Georgie Bellin, Chair  
Austin Barron  
Alternate- Paul Cooper

**Board Members Absent:** Rod Jennings

**City Staff Present:** Mike Sawley, Principal Planner  
Tina Wilson, Associate Planner  
Nat Kratochvil, Assistant Engineer  
Wyatt West, Project Manager  
Nicole Acain, Administrative Assistant

**1.0 CALL TO ORDER/ROLL CALL**

*Chair Bellin* called the meeting to order at 4:03 p.m. Board members and staff were present as noted above.

**2.0 EX PARTE COMMUNICATION**

*Chair Bellin* announced that she drove by the site.

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board member Barron moved to approve the minutes from May 17, 2023.*

*The motion was seconded by Alternate Cooper.*

The motion was carried by the following vote:

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

***NOES: None.***

***ABSENT: Jennings.***

***ABSTAIN: None.***

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

**4.1 Architectural Review 21-24 (Dutch Bros Coffee); 2060 East 20<sup>th</sup> Street, APN 002-370-025:** A proposal to construct a free-standing Dutch Bros Coffee building with Drive-Through, and associated site improvements to the existing parking lot including landscaping on a 3.0-acre parcel developed with the WinCo Foods parking lot. The proposed building with drive-through would be located on the southwest portion of the parcel, west of the accessway along East 20<sup>th</sup> Street. The site is designated Commercial Mixed Use (CMU) on the City of Chico General Plan Land Use Diagram and zoned Community Commercial (CC). The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures). **Questions regarding this project may be directed to Associate Planner Tina Wilson at (530) 879-6807 or [tina.wilson@chicoca.gov](mailto:tina.wilson@chicoca.gov).**

*Associate Planner Wilson 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: Sandra Fox- Engineer, Melinda Vasquez, Julia Keener.

---

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:19 p.m.*

*Chair Bellin made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 21-24 (Dutch Bros Coffee), 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, Cooper.***

***NOES: None.***

***ABSENT: Jennings.***

***ABSTAIN: None.***

- 4.2 Architectural Review 22-05 (Cussick Apartments); APN 042-450-022: A proposal to construct a 76-unit apartment complex, and associated site improvements including outdoor amenities, parking, and landscaping on an approximately 3.23-acre site west of the intersection of Cussick and W. East Avenues.** The proposed apartment complex would consist of six three-story and one two-story contemporary apartment buildings. A community building would be centrally located on the site with outdoor amenities including a tot lot, benches, pergola, and community garden. The project has been redesigned since the previous Architectural Review and Historic Preservation Board (ARHPB) meetings held on April 19, 2023, and November 16, 2022. The site is designated Medium Density Residential (MDR) on the City of Chico General Plan Land Use Diagram and zoned Medium Density Residential (R2) within a Corridor Opportunity Site (-COS) overlay zone. 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 directed to Associate Planner Tina Wilson at (530) 879-6807 or [tina.wilson@chicoca.gov](mailto:tina.wilson@chicoca.gov).**

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

*Chair Bellin opened the public hearing at 4:36 p.m. and invited the applicant to make a presentation.*

---

Addressing the Board on this item were: Douglas Gibson- Architect, Suellen Rowlison, Melinda Vasquez, Javier Garcia.

---

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 5:02 p.m.*

*Alternate Cooper made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 22-05 (Cussick Apartments) as revised, subject to the recommended conditions therein, and with the following changes to the recommended conditions,*

10. *The applicant shall maintain evergreen (year-round) trees along the privacy wall along the northern property line.*
11. *The applicant shall install signage stating that there shall be “no parking” on the private street (i.e., Royce Lane) to the north.*
12. *The applicant shall include language in the lease agreement that there shall be “no parking” on the private street (i.e., Royce Lane) to the north.*

*The motion was seconded by Board member Barron.*

The motion was carried by the following vote:

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

***NOES: None.***

***ABSENT: Jennings.***

***ABSTAIN: None.***

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

None.

**8.0 ADJOURNMENT**

There being no further business, Chair Bellin adjourned the meeting at 5:07 p.m. to the regular meeting of June 21, 2023.

Approved on: 8-2-2023