

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

**INSTRUCTIONS:** This is a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to [info.calshpo@parks.ca.gov](mailto:info.calshpo@parks.ca.gov). You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

## Name of CLG

City of Chico

**Report Prepared by:** Madison Driscoll, Associate Planner **Date of commission/board review:** March 6, 2024

## MINIMUM REQUIREMENTS FOR CERTIFICATION

### I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

#### A. Preservation Laws

1. Are you considering amending or revising your certified ordinance this year?

**REMINDER:** Pursuant to the *CLG Agreement*, the Office of Historic Preservation (OHP) must have the opportunity to review and comment on ordinance changes prior to adoption. Please communicate directly with the OHP Local Government Unit staff to coordinate the review. Changes that do not meet the CLG requirements could affect certification status.

**No. There are no plans to revise or amend our ordinance.**

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

[https://codelibrary.amlegal.com/codes/chico/latest/chico\\_ca/0-0-0-15637](https://codelibrary.amlegal.com/codes/chico/latest/chico_ca/0-0-0-15637)

## B. New Local Landmark Designations (Comprehensive list of properties/districts designated during the reporting.

1. During the reporting period, October 1, 2022 – September 30, 2023, what properties/districts have been locally designated?

| Property Name/Address | Date Designated | If a district, number of contributors | Date Recorded by County Recorder |
|-----------------------|-----------------|---------------------------------------|----------------------------------|
| None                  | N/A             | N/A                                   | N/A                              |

**Reminder:** Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

| Property Name/Address | Date Removed | Reason |
|-----------------------|--------------|--------|
| None                  | N/A          | N/A    |

## C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan?  
☒ Yes, in a separate historic preservation element. ☐ No  
☐ Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation element. <https://chico.ca.us/Departments/Community-Development/Planning-Division/General-Plan--Other-Planning-Documents/Chico-2030-General-Plan/index.html>

## D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

- ☐ All projects subject to design review go the commission.
- ☒ Some projects are reviewed at the staff level without commission review.

**Staff determines if a project is exempt from the Certificate of Appropriateness process and if it meets the “Exemptions” definition under Chico Municipal Code (CMC) Section 19.37.120. In all cases where a project is determined to require a Certificate of Appropriateness, it is reviewed by the Architectural Review and Historic Preservation Board (ARHPB).**

What is the threshold between staff-only review and full-commission review?

**Staff will determine if the project warrants ARHPB review if the change is a major alteration. A major alteration is a physical change that does not meet the definition of a minor alteration and has the potential to affect the historic integrity of the resource such that the resource no longer meets one or more of the designation criteria established by CMC 19.37.040. Minor alterations are defined in CMC 19.37.030.A.1.**

## 2. California Environmental Quality Act (CEQA)

- Explain the historic preservation staff and commission role in *providing input* to CEQA documents prepared for or by the local government.

**All discretionary decisions made by the Board are subject to CEQA. In most cases, projects fall under a categorical exemption. In rare instances, an initial study/mitigated negative declaration is prepared and processed by staff. Staff makes recommendations and CEQA findings are adopted by the Board, Planning Commission, or City Council. All Notice of Exemptions (NOE) or Notice of Determinations (NOD) are filed at the county recorder’s office by staff. Input is provided via the public hearing to the Board.**

- Explain the staff and commission role in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government.

**The Board reviews all CEQA documents associated with design review projects that are brought to the Board for consideration.**

## 3. Section 106 of the National Historic Preservation Act

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

- Explain the staff and commission role in *providing input* to Section 106 documents prepared for, or by, the local government.

**Projects that require Section 106 review usually involve staff processing an initial study that leads to either a negative declaration or mitigated negative declaration. Staff will make recommendations to the Board, Planning Commission, or City Council.**

- Explain the staff and commission role in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government?

**In unusual cases where City of Chico Commentary is required, Section 106 reviews are forwarded to the appropriate staff in the Public Works and Community Development Departments for comment and review.**

## **II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.**

### **A. Commission Membership**

| <b>Name</b>    | <b>Professional Discipline</b> | <b>Date Appointed</b> | <b>Date Term Ends</b> | <b>Email Address</b>   |
|----------------|--------------------------------|-----------------------|-----------------------|--|
| Georgie Bellin | Economics and Real Estate      | Type here.            | Type here.            | <a href="mailto:Skycreekranch1@yahoo.com">Skycreekranch1@yahoo.com</a>                 |
| Tom Thomson    | Architecture (Semi-Retired)    | Type here.            | Type here.            | <a href="mailto:tlmat@sbcglobal.net">tlmat@sbcglobal.net</a>                           |
| Rod Jennings   | Engineering                    | Type here.            | Type here.            | <a href="mailto:roddenjames@yahoo.com">roddenjames@yahoo.com</a>                       |
| Austin Barron  | Real Estate                    | Type here.            | Type here.            | <a href="mailto:Austin.barron@c21selectgroup.com">Austin.barron@c21selectgroup.com</a> |
| Type here.     | Type here.                     | Type here.            | Type here.            | Type here.   |
| Type here.     | Type here.                     | Type here.            | Type here.            | Type here.   |
| Type here.     | Type here.                     | Type here.            | Type here.            | Type here.   |
| Type here.     | Type here.                     | Type here.            | Type here.            | Type here.   |

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

|            |            |            |            |            |
|------------|------------|------------|------------|------------|
| Type here. | Type here. | Type here. | Type here. | Type here. |
|------------|------------|------------|------------|------------|

Attach resumes and Statement of Professional Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications have not been met and how professional expertise is otherwise being provided.

**Mr. Thomson meets the professional qualifications. The lack of qualifications met for the second member is based on lack of applicants for the ARHPB.**

2. If all positions are not currently filled, why is there a vacancy, and when will the position be filled? **N/A**

## B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? ☐ Yes ☒ No

2. If not, please provide the Commission staff member's contact information.

**Principal Planner Mike Sawley AICP, [mike.sawley@chicoca.gov](mailto:mike.sawley@chicoca.gov)**

3. If the position(s) is not currently filled, why is there a vacancy?

**N/A**

Attach resumes and Statement of Professional Qualifications forms for staff.

| Name/Title       | Discipline        | Dept. Affiliation     | Email Address  |
|------------------|-------------------|-----------------------|--|
| Madison Driscoll | Associate Planner | Community Development | <a href="mailto:Madison.driscoll@chicoca.gov">Madison.driscoll@chicoca.gov</a> |

## C. Attendance Record

Please complete the commission meeting attendance chart for each commissioner and staff member. Commissions are required to meet a minimum of four times a year. If you haven't met at least four times, explain why not.

| Commissioner/Staff | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

## Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

| Commissioner/Staff          | Oct                                 | Nov                                 | Dec                                 | Jan                                 | Feb                      | Mar                      | Apr                                 | May                                 | Jun                                 | Jul                      | Aug                                 | Sep                      |
|-----------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Georgie Bellin              | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Tom Thomson                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Rod Jennings                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Austin Barron               | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Bryce Goldstein (Alternate) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Paul Cooper (Alternate)     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Larry Wahl (Alternate)      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Type here.                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Type here.                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Type here.                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

### D. Training Received

Please indicate the specific training each commissioner received last year.

**Reminder:** It is a CLG requirement that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

| Commissioner/Staff Name | Training Title & Description (including method presentation, e.g., webinar, workshop) | Duration of Training | Training Provider | Date       |
|-------------------------|---|----------------------|-------------------|------------|
| Type here.              | Type here.  | Type here.           | Type here.        | Type here. |
| Type here.              | Type here.  | Type here.           | Type here.        | Type here. |

## Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

|            |            |            |            |            |
|------------|------------|------------|------------|------------|
| Type here. | Type here. | Type here. | Type here. | Type here. |
| Type here. | Type here. | Type here. | Type here. | Type here. |
| Type here. | Type here. | Type here. | Type here. | Type here. |
| Type here. | Type here. | Type here. | Type here. | Type here. |
| Type here. | Type here. | Type here. | Type here. | Type here. |
| Type here. | Type here. | Type here. | Type here. | Type here. |

### **III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act**

#### **A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by the OHP)**

**Reminder:** California CLG procedures require CLGs to submit survey results, including historic contexts, to the OHP. If you have not done so, submit an electronic copy or link if available online with this report.

| Context Name      | Description | How it is Being Used | Date Submitted to the OHP |
|-------------------|-------------|----------------------|---------------------------|
| None at this time | N/A         | N/A                  | N/A                       |

#### **B. New Surveys or Survey Updates (excluding those funded by the OHP)**

**Note:** The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

| Survey Area | Context Based-yes/no | Level: Reconnaissance or Intensive | Acreage | # of Properties Surveyed | Date Completed | Date Submitted to the OHP |
|-------------|----------------------|------------------------------------|---------|--------------------------|----------------|---------------------------|
|-------------|----------------------|------------------------------------|---------|--------------------------|----------------|---------------------------|

## Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

| Survey Area       | Context Based-yes/no | Level: Reconnaissance or Intensive | Acreage | # of Properties Surveyed | Date Completed | Date Submitted to the OHP |
|-------------------|----------------------|------------------------------------|---------|--------------------------|----------------|---------------------------|
| None at this time | N/A                  | N/A                                | N/A     | N/A                      | N/A            | N/A                       |

Explain how you are using the survey data: [Type here.](#)

### IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

#### **A. Public Education**

Has your CLG undertaken any public outreach, training, or publications programs this year? How were the commissioners and staff involved? Please provide an electronic link to all publications or other products not previously provided to the OHP.

| Item or Event     | Description | Date |
|-------------------|-------------|------|
| None at this time | N/A         | N/A  |

### ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

During the reporting period (October 1, 2022 – September 30, 2023) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. This includes the National Register, California Register, California Historical Landmarks, locally funded surveys, CLG surveys, and local designations.

| Program area | Number of Properties added |
|--------------|----------------------------|
|--------------|----------------------------|



# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

|     |     |
|-----|-----|
| N/A | N/A |
|-----|-----|

## A. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2022 – September 30, 2023) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? ☐ Yes ☒ No
2. If yes, how many properties have been added to your register or designated from October 1, 2022, to September 30, 2023?

N/A

## C. Local Property Tax Incentive Program

1. During the reporting period (October 1, 2022 – September 30, 2023) did you have a Mills Act program? ☒ Yes ☐ No
2. If yes, how many properties entered into a contract from October 1, 2022, to September 30, 2023?

None.

| Name of Program   | Number of Properties Added During 2022-2023 | Total Number of Properties Benefiting From Program |
|-------------------|---|--|
| Mills Act Program | 0   | 10   |

## D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2022 – September 30, 2023) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? ☐ Yes ☒ No
2. If yes, how many properties have been assisted under the program(s) from October 1, 2022, to September 30, 2023?

| Name of Program | Number of Properties that have Benefited |
|-----------------|--|
| N/A             | N/A                                      |

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

|  |  |
|--|--|
|  |  |
|--|--|

## E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2022 – September 30, 2023) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? ☐ Yes ☐ No
2. If yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) from October 1, 2022, to September 30, 2023?

N/A

## F. Local Property Acquisition Program

1. During the reporting period (October 1, 2022 – September 30, 2023) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? ☐ Yes ☒ No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2022, to September 30, 2023?

N/A

| Name of Program | Number of Properties that have Benefited |
|-----------------|--|
| N/A             | N/A                                      |

## IN ADDITION TO THE MINIMUM CLG REQUIREMENT THE OHP IS INTERESTED IN YOUR TRAINING NEEDS

- Whether or not you were able to participate in any of the free CAMP trainings in 2021, would you like to see the OHP fund CAMPs from the NAPC in the future?

Yes.

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

- What are your top three topics for future training provided by the OHP?

## **XII Attachments (electronic)**

- ☒ Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- ☒ Minutes from commission meetings
- ☐ Drafts of proposed changes to the ordinance
- ☐ Drafts of proposed changes to the General Plan
- ☐ Public outreach publications

Email to: [info.calshpo@parks.ca.gov](mailto:info.calshpo@parks.ca.gov)

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular meeting  
**October 5, 2022, at 4:00 p.m.**

---

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

**Board Members Absent:** Rod Jennings

**City Staff Present:** Mike Sawley, Principal Planner  
Tina Wilson, Associate 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**

None.

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Vice Chair Thomson* moved to approve the minutes from September 7, 2022.

*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.***

## **4.0 PUBLIC HEARING AGENDA**

**4.1 Planned Development Permit 22-01 (CCH Humboldt Road Apartments); APN 018-500-160:** A proposal to construct 79 senior affordable residential units and 1 manager's unit and associated parking and landscaping improvements on 4.74 acres of an 11.26-acre parcel near the northwest corner of Humboldt Road and Yosemite Drive. The site is designated Medium Density Residential on the City of Chico General Plan Land Use Diagram and is zoned R2 (Medium Density Residential) and within SD-2 (Humboldt Road-Foothill) and -FDSD (Foothill Development and Special Design considerations) overlay zones. The proposed project would include 80 single-story apartments, a clubhouse, parking and landscaping improvements on 4.74 acres on the southwest portion of the 11.26-acre parcel. The vacant portions of the parcel to the north and east would accommodate future development. Pursuant to Chico Municipal Code (CMC) Section 19.52.050, an application for a Planned Development Permit (PDP) has been submitted for the project. In accordance with CMC Section 19.28.050, the Architectural Review and Historic Preservation Board shall review the project's architectural design and forward a recommendation regarding the PDP application to the Planning Commission for consideration. The project falls within the scope of the Final Environmental Impact Report (FEIR) for the Oak Valley Subdivision, which was certified by the City Council on September 20, 2005. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. **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 4:14 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were:  
Brian Swartz- Christian Church Homes  
Chris Kelly- Architect

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:17 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 recommend that the Planning Commission approve Planned Development Permit 22-01 (CCH Humboldt Road Apartments), subject to the recommended conditions.*

*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 22-14 (Guardian Yards); APN 039-060-150:** A proposal to create a site for individual construction yards where local contractors can store equipment and supplies in a secure fenced location on 7.24 acres of a 21.52-acre parcel south of the terminus of Aztec Drive. The yards would be fenced with lockable gates, and at the tenant's option, would be provided with individual container boxes for secure weatherproof storage for tools, supplies, and smaller equipment. No construction or maintenance would be allowed on site. The use would be limited to storage only. The site is designated Manufacturing and Warehousing (MW) on the City of Chico General Plan Land Use Diagram and zoned ML (Light Manufacturing). 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 4:32 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were:

Jim Stevens- Surveyor

John Tomasello- Applicant

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:54 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 22-14 (Guardian Yards), subject to the recommended conditions therein,*

*The motion was seconded by Vice Chair Thomson.*

*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**

None.

**8.0     ADJOURNMENT**

There being no further business, Chair Bellin adjourned the meeting at 4:55 p.m. to the regular meeting of October 19, 2022.

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

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular meeting  
**November 16, 2022, at 4:00 p.m.**

---

**Board Members Present:** Georgie Bellin, Chair  
Austin Barron  
Bryce Goldstein, Planning Commission Alternate

**Board Members Absent:** Tom Thomson, Vice Chair  
Rod Jennings

**City Staff Present:** Mike Sawley, Principal Planner  
Tina Wilson, Associate Planner  
Nicole Acain, Administrative Assistant

**1.0 CALL TO ORDER/ROLL CALL**

*Chair Bellin called the meeting to order at 4:02 p.m. Board members and staff were present as noted above.*

**2.0 EX PARTE COMMUNICATION**

*Chair Bellin drove by both sites.*

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board member Barron moved to approve the minutes from October 5, 2022.*

*The motion was seconded by Chair Georgie Bellin.*

*The motion was carried by the following vote:*

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

***NOES: None.***

***ABSENT: Jennings, Thomson.***

***ABSTAIN: None.***



## **4.0 PUBLIC HEARING AGENDA**

- 4.1 Architectural Review 22-11 (Panda Express); 2350 Forest Avenue, APN 002-230-028:** A proposal to construct a free-standing Panda Express Restaurant with Drive-Through, and associated site improvements to the existing parking lot including landscaping on approximately one acre of a 17.91-acre parcel developed with the Lowe's Home Improvement store and parking lot. The proposed restaurant with drive-through would be located on the northeast portion of the parcel east of the most eastern accessway along Forest Avenue into the existing parking lot for Lowe's, south of Forest Avenue. The site is designated Regional Commercial (RC) on the City of Chico General Plan Land Use Diagram and zoned Regional Commercial (CR). 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 4:08 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were: Ruben Rodela, Senior Project Manager

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:14 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 approve Architectural Review 22-11 (Panda Express) subject to the recommended conditions.*

*The motion was seconded by Commissioner Goldstein.*

*The motion was carried by the following vote:*

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

***NOES: None.***

***ABSENT: Jennings, Thomson.***

***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 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 4:44 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were:

Doug Gibson- Architect  
Susan Craig- Neighbor  
Danielle Ius- Neighbor  
Clay Craig- Neighbor  
Javier Garcia- Neighbor  
Janice Bradford- Neighbor  
John Ortiz- Neighbor  
Lindsay Cross- Neighbor

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 5:27 p.m.*

*Commissioner Goldstein 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 22-05 (Cussick Apartments), subject to the recommended conditions therein,*

*The motion failed due to lack of a second.*

*Board Member Barron made a substitute motion that the Architectural Review and Historic Preservation Board direct the applicant to go back to the drawing board and address the following design concerns:*

*Reconsider the site planning, including the interior access drive and parking to be relocated along the northern boundary of the property;*

*Reconsider the location of the dog park and half-court basketball area to be farther away from the neighbors on Royce Lane;*

*Increase the fence height up to eight feet; and  
Move the two-story building to the northwest area of the site and site it farther away from  
the neighboring properties to the north along Royce Lane.*

*The motion was seconded by Commissioner Goldstein.*

*The motion was carried by the following vote:*

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

***NOES: None.***

***ABSENT: Jennings, Thomson.***

***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 5:48 p.m. to the regular meeting of December 7, 2022.

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

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

---

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

**Board Members Absent:** Rod Jennings

**City Staff Present:** Bruce Ambo, Principal Planner  
Madison Driscoll, Assistant Planner  
Nicole Acain, Administrative Assistant  
Nat Kratochvil, Assistant Engineer

**1.0 CALL TO ORDER/ROLL CALL**

*Chair Bellin* called the meeting to order at 3:59 p.m. Board members and staff were present as noted above.

**2.0 EX PARTE COMMUNICATION**

Chair Bellin discussed the color board with Board members Barron

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board member Barron moved to approve the minutes from November 16, 2022.*

*The motion was seconded by Vice Chair Tom Thomson.*

*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 22-20 (Thomas); Ceres Avenue, APN 015-030-032:** A proposal to construct a 6,027 square foot office building on the southwest corner of Ceres Avenue and East Eaton Road. The site is designated OMU (Office Mixed Use) on the General Plan Land Use Diagram and is located within the OR-AOB1 (Office Residential with Airport Overflight Zone B1 overlay) 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 (530) 879-6810 or [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov).**

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

*Chair Bellin opened the public hearing at 4:04 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were:  
Kevin Thomas- Applicant  
Gary Hawkins- Architect

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

*Vice Chair Tom Thomson made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report adding condition #4 regarding changing the color of the pilasters and approve Architectural Review 22-20 (Thomas) subject to the recommended conditions.*

*The motion was seconded by Commissioner 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**

None.

**8.0    ADJOURNMENT**

There being no further business, Chair Bellin adjourned the meeting at 4:13 p.m. to the regular meeting of December 21, 2022.

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

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

---

**Board Members Present:** Georgie Bellin, Chair  
Austin Barron  
Bryce Goldstein (PC Alternate)

**Board Members Absent:** Rod Jennings

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

**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**

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board member Barron moved to approve the minutes from December 7, 2022.*

*The motion was seconded by Goldstein.*

*The motion was carried by the following vote:*

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

***NOES: None.***

***ABSENT: Jennings.***

***ABSTAIN: None.***

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

**4.1 Architectural Review 22-19 (The Narrows); 1310 West Sacramento Avenue, APN 043-280-003:** A proposal to construct two multifamily apartment buildings and accompanying parking lot. The proposed buildings would be two stories in height and contain a total of 16 new units. The site is designated Medium-High Density Residential (MHDR) on the City of Chico General Plan Land Use Diagram and located in the R3-AOD (Medium High Density Residential, Airport Overflight Zone D overlay) 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 4:12 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were: Amber DePaola, applicant; Mike Watts, property owner to the east.

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:40 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 approve Architectural Review 22-19 (The Narrows) subject to the recommended conditions.*

*The motion was seconded by PC Alternate Goldstein.*

*The motion was carried by the following vote:*

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

***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 4:42 p.m. to the regular meeting of January 18, 2023.

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

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular meeting  
**April 5, 2023, at 4:00 p.m.**

---

**Board Members Present:** Austin Barron  
Alternate- Paul Cooper  
Alternate- Larry Wahl

**Board Members Absent:** Georgie Bellin  
Rod Jennings

**City Staff Present:** Bruce Ambo, Principal Planner  
Mike Sawley, Principal Planner  
Kelly Murphy, Senior Planner  
Nicole Acain, Administrative Assistant  
Nat Kratochvil, Assistant Engineer

**1.0 CALL TO ORDER/ROLL CALL**

Board member Barron called the meeting to order at 4:00 p.m. Board members and staff were present as noted above.

**2.0 EX PARTE COMMUNICATION**

None.

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board member Barron moved to approve the minutes from January 4, 2023.*

*The motion was seconded by Alternate Paul Cooper.*

*The motion was carried by the following vote:*

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

***NOES: None.***

***ABSENT: Bellin, Jennings.***

***ABSTAIN: Wahl.***

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

- 4.1 Architectural Review 19-22 (TownePlace Suites Hotel); APN 018-230-001: A proposal to construct a new hotel building on a vacant 4.09 acre site located south of Sierra Sunrise Terrace and northeast of the intersection of Deer Creek Highway (SR 32) and Bruce Road.** The site is designated Commercial Mixed Use on the General Plan Land Use Diagram and zoned CC (Community Commercial). The proposed hotel building would have four stories and a footprint of 16,655 square feet, containing a total of 112 guest rooms. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (Infill Development). **Questions relating to land use, zoning or architectural design of this project may be directed to Senior Planner Kelly Murphy at (530) 879-6535 or [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov). Questions regarding environmental review for this project may be directed to Principal Planner Bruce Ambo at (530) 879-6801 or [bruce.ambo@chicoca.gov](mailto:bruce.ambo@chicoca.gov).**

*Senior Planner Murphy provided an overview of the project and summarized the staff recommendation.*

*Board member Barron opened the public hearing at 4:23 p.m. and invited the applicant to make a presentation.*

Addressing the Board on this item were:

Ajay Anand- Applicant  
Melissa Stevens-Architect  
Vic Makau- Resident  
BT Chapman- Resident  
Nelly Robilliard- Vargas- Resident  
Martha Ellington-Resident  
Marci Goulart- Resident  
Lollie DeYoung-Resident  
Valerie Priola- Resident  
Kathleen Lambkin-Resident  
Jeff Lambkin- Resident  
Sandy Makau- Resident  
Marsha Burch- Attorney representing the HOA  
Tom Cullen-Resident  
Greg Steel- Resident

*With no other members of the public wishing to address the Board, Board member Barron closed the public hearing at 5:23 p.m.*

*Alternate Wahl made a motion that the Architectural Review and Historic Preservation Board determine the project to be categorically exempt from further environmental review pursuant to CEQA Section 15332, adopt the required findings contained in the agenda report and approve Architectural Review 19-22 (Towne Place Suites Hotel), subject to the recommended conditions therein.*

*Alternate Cooper offered a friendly amendment to add a condition to incorporate more stone veneer into the design. Alternate Wahl accepted the friendly amendment.*

*Board member Barron offered a friendly amendment to limit access at the westerly driveway to ingress only, and to limit egress at the easterly driveway to left-turn-out only, subject to review and approval by Traffic and Engineering staff. Alternate Wahl accepted the friendly amendment.*

*The motion was seconded by Board member Barron*

*The motion was carried by the following vote:*

***AYES: Barron, Cooper, Wahl.***

***NOES: None.***

***ABSENT: Bellin, 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, Board member Barron adjourned the meeting at 5:30 p.m. to the regular meeting of April 19, 2023.

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

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular meeting  
**April 19, 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  
Madison Driscoll, Assistant Planner  
Marie Demers, Housing Manager  
Wyatt West, Project Manager  
Nat Kratochvil, Assistant Engineer  
Nicole Acain, Administrative Assistant

**1.0 CALL TO ORDER/ROLL CALL**

*Chair Bellin* called the meeting to order at 4:00 p.m. Board members and staff were present as noted above.

**2.0 EX PARTE COMMUNICATION**

Board member Barron discussed his questions with Nick Murdock -owner of Murdock Moving regarding item 4.1 AR 22-21 (Murdock Moving).  
Chair Bellin discussed with Principal Planner Sawley procedure of the meeting.

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board member Barron moved to approve the minutes from April 5, 2023.*

*The motion was seconded by Alternate Paul 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 22-21 (Murdock Moving); East Eaton Road, APN 007-250-083 and 007-250-083:** A proposal create a site for temporary moving pod storage with an accompanying office on a 3.23 acre site located along the northern side of East Eaton Road, between Cohasset Road and Highway 99. The site is split zoned with the northern portion of the parcel being designated Primary Open Space (POS) on the City of Chico General Land Use Diagram and zoned OS1 (Primary Open Space) with an -AOB1 (Airport Overflight Zone B1) overlay. To the south the parcel is designated Manufacturing and Warehousing (MW) and zoned ML (Light Manufacturing/Industrial) with an -AOB1 overlay. The proposed project would be fully located on the southern portion of the site. 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 (530) 879-6810 or [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov).**

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

*Chair Bellin opened the public hearing at 4:10 p.m. and invited the applicant to make a presentation.*

---

Addressing the Board on this item were: Neacail Murdock- Owner/Applicant, Jason Bisho- Landscape Architect- Brian Firth Landscaping, Lauren McSwain- Rolls Anderson and Rolls.

---

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:24 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 approve Architectural Review 22-21 (Murdock Moving), subject to the recommended conditions therein.*

*Condition No. 5, Modification all off- street parking areas, including driveways, any trash storage areas and vehicle maneuvering areas, shall be paved (with Portland cement concrete, asphaltic concrete, or double chip seal) and provided with storm drainage facilities subject to the approval of the Public Works Director. Porous surface materials which may reduce stormwater runoff may be used subject to review and approval of the Public Works Director.*

*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.**

- 4.2 Architectural Review 22-18 (Oak Valley View); APN 018-630-088:** A proposal to construct 26 multi-family residential units dispersed in duplex building modules and associated site improvements including outdoor amenities, parking, and landscaping on approximately 2.72 acres north of Native Oak Drive and east of Yosemite Drive. The site is currently designated Medium Density Residential on the City of Chico General Plan Land Use Diagram and is zoned R2 (Medium Density Residential) and within SD-2 (Humboldt Road-Foothill) and -FDSD (Foothill Development and Special Design considerations) overlay zones. The proposed project would include 26 two-story duplex residential units, a community outdoor recreation area, a connection between Thyme Place and Tarragon Way providing access to all of the units, and parking and landscaping improvements. The project falls within the scope of the Final Environmental Impact Report (FEIR) for the Oak Valley Subdivision, which was certified by the City Council on September 20, 2005. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. **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 4:35 p.m. and invited the applicant to make a presentation.*

---

Addressing the Board on this item were: Nicole Ledford, Engineer- North Star

---

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:40 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 approve Architectural Review 22-18 (Oak Valley View), subject to the recommended conditions therein.*

*Move the dog park away from the neighboring properties to the south with discretion by staff.*

*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.**

- 4.3 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) meeting held on 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 5:06 p.m. and invited the applicant to make a presentation.*

---

Addressing the Board on this item were: Doug Gibson- Architect, Chris Dart- Danco Communities, President, Kay Innocenti- Neighbor, Corin Meester- Neighbor, Becky White- Neighbor, Carla Norlie- Neighbor, Danielle Ius- Neighbor, Dawn Nielsen- Neighbor, Alexandra Shand- Neighbor, Kate Brogan- Neighbor, Roberta Moeller- Neighbor, Maria Giovanni- Neighbor, Javier Garcia- Neighbor, Roxanne Garcia- Neighbor, Greg Gee- Neighbor, Natalie Stromberg- Neighbor.

---

***Chair Bellin called for a brief recess at 6:10 p.m. The meeting was reconvened at 6:22 p.m. and all members were present.***

---

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 6:22 p.m.*

*Chair Bellin opened the public hearing at 6:45 p.m. and invited the architect to answer additional questions.*



*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 6:56 p.m.*

*Board Member Barron made a motion that the Architectural Review and Historic Preservation Board direct the applicant to go back to the drawing board and address the following design concerns:*

*Flatten roof lines of the buildings.*

*Reconsider the color scheme of the buildings to be neutral and blend in with the neighborhood.*

*Redesign the landscape plans to show thicker landscape coverage along the back fence for privacy.*

*Provide revised color elevations and renderings.*

*Provide renderings showing the effect of the rooftop solar panels.*

*Provide a photometric study or plan showing the light intensity measured in foot-candles.*

*The motion was seconded by Alternate Cooper*

The motion 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 7:22 p.m. to the regular meeting of May 03, 2023.

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

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular meeting  
**May 17, 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  
Madison Driscoll, Assistant Planner  
Nat Kratochvil, Assistant Engineer  
Nicole Acain, Administrative Assistant

**1.0 CALL TO ORDER/ROLL CALL**

*Chair Bellin* called the meeting to order at 4:00 p.m. Board members and staff were present as noted above.

**2.0 EX PARTE COMMUNICATION**

None.

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board member Barron moved to approve the minutes from April 19, 2023.*

*The motion was seconded by Alternate Paul Cooper.*

The motion was carried by the following vote:

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

***NOES: None.***

***ABSENT: Jennings.***

***ABSTAIN: None.***

- 3.2 Review of Certified Local Government Program (CLG) 2020-2021 Annual Report:** As part of the maintenance of CLG Programs, the State Office of Historic Preservation (OHP) requires that all local historic preservation boards or commissions review annual reports prior to being submitted to OHP. Staff recommends that the Board review the 2021-2022 annual report, recommend any suggested changes, and authorize staff to submit the reports to the State Office of Historic Preservation

*Board member Barron moved to approve the report.*

*The motion was seconded by Alternate Paul 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 22-10 (Staybridge Suites); Springfield Drive, APN 002-140-030:** A proposal to construct a new hotel on a vacant 2.51 acre site located on the west side of Springfield Drive between Chico Marketplace and Springfield Village. The site is designated Regional Commercial on the General Plan Land Use Diagram and is zoned CR (Regional Commercial). The proposed hotel building would have four stories and be 91,216 square feet in size, containing a total of 123 guest rooms. 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 (530) 879-6810 or [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov).**

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

*Chair Bellin opened the public hearing at 4:07 p.m. and invited the applicant to make a presentation.*

---

Addressing the Board on this item were:

David Burkett- Architect

Rodger Kumar- Applicant/Owner

---

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:12 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 22-10 (Staybridge Suites), 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.***

**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 4:14 p.m. to the regular meeting of June 7, 2023.

Approved on:

**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 Rowilson, 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: \_\_\_\_\_



**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular meeting  
**August 2, 2023, at 4:00 p.m.**

---

**Board Members Present:** Georgie Bellin, Chair  
Austin Barron  
Rod Jennings

**Board Members Absent:**

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

**1.0 CALL TO ORDER/ROLL CALL**

*Chair Bellin* called the meeting to order at 4:02 p.m. Board members and staff were present as noted above.

**2.0 EX PARTE COMMUNICATION**

None.

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes**

*Board member Barron moved to approve the minutes from June 7, 2023.*

*The motion was seconded by Board member Jennings*

The motion was carried by the following vote:

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

***NOES: None.***

***ABSENT: None.***

***ABSTAIN: None.***

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

**4.1 Architectural Review 23-04 (Wall Street South Townhomes); 254 & 266 Humboldt Avenue, APNs 004-426-008 & 004-426-007:** A proposal to construct two multifamily apartment buildings, each two stories in height, for a total of eight new units. Two existing single-family residences would be removed to accommodate the project. The site is designated Residential Mixed Use (RMU) on the City of Chico General Plan Land Use Diagram and is located in the RMU -L, -COS (Residential Mixed Use, Landmark and Corridor Opportunity Site overlay) zoning district. The project has been determined categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15532 (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 4:07 p.m. and invited the applicant to make a presentation.*

---

Addressing the Board on this item were: Emily Ostrovskiy- Architect, Brian, Landscape Architect, Pam Figge, Bryce Goldstein- Climate Action Commissioner, Paul Lieberum.

---

*With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing at 4:21 p.m.*

*Board member Jennings made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 23-04 (Wall Street South Townhomes), 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, Jennings.**

**NOES: None.**

**ABSENT: None.**

**ABSTAIN: None.**

**5.0     REGULAR AGENDA**

None.

**6.0     BUSINESS FROM THE FLOOR**

None.

**7.0     REPORTS AND COMMUNICATIONS**

Principal Planner Mike Sawley reported that the Architectural Review and Historic Preservation Board will continue to meet in the Council Chamber on the first and third Wednesday of the month at 4:00 pm, except it will be comprised of new members selected from the Planning Commission. Mr. Sawley thanked the Board members for their service.

**8.0     ADJOURNMENT**

There being no further business, Chair Bellin adjourned the meeting at 4:28 p.m. to the regular meeting of August 16, 2023.

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

## **Statement of Qualifications**

Associate Planner Madison Driscoll

City of Chico CLG Coordinator

I have worked as a Planning Intern for the City of San Luis Obispo from June 2019 to June 2020. Additionally, I have worked as an Intern for the City Managers Office for the City of Elk Grove during the summer of 2018. Currently I work for the City of Chico as an Associate Planner since February 2021.

I review residential and commercial plans regularly while working with applicants to ensure that their work complies with building code, zoning code, and historical preservation requirements.

I received my Bachelor of Science in City and Regional Planning from California State Polytechnic State University San Luis Obispo in June of 2020. I also have a Certificate in Urban Design from Universidade Lusófona de Hummandades e Tecnologias where I studied the urban design, historical presence, and its interaction with urban environment in Lisbon, Portugal.



COMMUNITY DEVELOPMENT  
DEPARTMENT

411 Main Street - 2nd Floor  
P.O. Box 3420  
Chico, CA 95927

PLANNING SERVICES  
(530) 879-6800  
Fax (530) 895-4726  
<http://www.chicoca.gov>

## ARHPB Member Statement of Qualifications

(For Compliance with State Certification of CLG Status)

ARHPB Member Name:

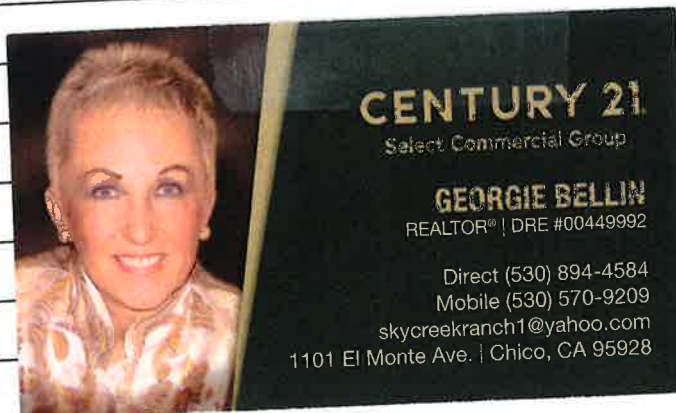
*Georgie (Ann Marie) Bellin*

1. Please briefly explain your interests, competence, experience, or knowledge in historic preservation.

*I have been in real estate in Chico since 1973. I know Chico, it's neighborhoods & character - I have built and upgraded a lot of properties that I have won architectural awards for!*

2. Please briefly explain your education, professional experience, and any appropriate licenses or certificates related to history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography. If you don't have any, you are still qualified, just write "None."

*see attached.*



# Georgie Bellin

---

## Real Estate Broker

### Value Offered

Over 45 years of experience in residential and commercial real estate sales.  
Proven track record of property development.  
Specialized skills in tax deferred exchanges, property management, and commercial building re-purposing.  
Strong command of real estate negotiations.  
Expert relationship builder, negotiator and sales strategist.

---

### Key Skills

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| Social Media Marketing              | Strategic Partnership Building    |
| Business Development                | Complex Negotiations & Sales      |
| Sales Team Training and Management  | Development Concept Research      |
| Cost Analysis                       | Construction Coordination         |
| Land Acquisition                    | Material Selection                |
| State/City Permits and Zone Changes | Interior Design Consultation      |
| Neighborhood Meetings and By-In     | Sales Office Set Up and Contracts |

---

### Career Highlights

**Century 21 Select Commercial Group**  
Broker Associate, 2018

#### **The Group Real Estate Brokers**

Owner/Broker, 2002 to Present

In 2002, Georgie Bellin and Fran Shelton, while remaining best friends, separated their long-term business partnership and Georgie then set up The Group under the corporate umbrella of the "Seva Corporation," which is a Tibetan word for "generations to come" showing Georgie's continued interest in building for the future. Georgie then built an office in the new and larger location in the Vista Del Lago lake front office building. While growing into one of Chico most successful real estate brokerage offices, Georgie expanded the staff to 15, and created a new property management and development division.

#### **The Group Real Estate Brokers**

Part-Owner/Broker, 1996 to 2002

The Group was established in 1996 with a friend and fellow broker Fran Shelton, to provide clients with comprehensive and professional full-brokerage services in all facets of investment, residential subdivision and industrial development, and residential and commercial sales and leasing.

#### **Coldwell Banker DuFour Realty**

Top Producing Broker Associate, 1982 to 1996

As a broker, Georgie negotiated listings and sales of real property & managed and developed many large subdivisions projects. Direct involvement with

clients, lenders, escrow officers, building professionals and government entities to successfully developed and sell property was Georgie forte!

### **Sears-Porter Realty, 1972 to 1982**

Property Manager & real estate sales.

Used economics, accounting and finance knowledge in residential and commercial property management. Additionally, negotiated personal real estate transactions.

### **Achievement Highlights**

*Earned repeated commendations for sales leadership throughout 38-year tenure in the Chico, California real estate market. Significant achievements include:*

- California State University, Chico, B.A. Economics, 1972
- Licensed real estate broker since 1982; licensed real estate agent since 1973
- Appointed to the City of Chico Planning Commission, 1978 and second term 1980
- Elected to Chico City Council, 1983 and 1987
- Mayor of Chico, 1985 to 1987
- First recipient of the Chico Association of Realtors, Realtor of the Year Award, 1989
- Consistently a member of top ten real estate producers for several consecutive years
- Chico Chamber of Commerce, Community Service Award, 1990
- Coldwell Banker "Real Estate Agent of the Year" Award, 1993
- Appointed to City of Chico Airport Commission for two terms
- California State University, Chico Civic Leader Award, 2005
- Chico Chamber of Commerce, Citizen of the Year (Pat Lappin Award), 2006
- Chico State University, Spirit of a Woman Community Service Award, 2007
- Chico Economic Development Award for Excellence in Real Estate Development, 2007
- Appointed to three-year term on the Butte County General Plan 2030 Task Force, 2009
- CSU, Chico, Leadership Award, 2010
- CSU, Chico, Entrepreneur Award, 2011
- Chairperson for the Local Government Relations Committee for the Chico Association of Realtors
- Chico Rotary Club member & Women's Council of Realtors
- Chairwoman Directing Committee for the CSU, Chico Jackie Farris-Rees Annual Leadership Conference 2008
- Board member of Chico Women's Club 2007-2009
- Recognition as a Paul Harris Fellow of Rotary International

- Served on numerous community foundations and boards, including Victor Family Children Services, Cross-Cultural Leadership Program, City of Chico Chamber of Commerce Board, and Board of Directors Chico Economic Development Corporation.
  - Participated as development broker in numerous offices, warehouse, and housing projects, 1998 to 2008
- 

**Formal Education** California State University, Chico, California  
BA Economics, 1972

---

**Significant Project  
Involvement**

*1973 to Present: Worked with all the large local Chico builders such as Drake Homes, Webb Homes, Shastan Homes, Leete Homes, Fogarty Construction, and Ramsey Homes over 25 years of residential subdivision sales and development.*

*Involved in every aspect of the development and sale/lease from the “ground up” in the following specific projects:*

*1998: Pleasant Valley Courtyard Professional Office Complex. Built, condominiumized, and fully leased 28,000 square feet of commercial office space.*

*1999 to 2006: Doe Mill housing development by New Urban Builders. 21 acres and 183 homes and condos. Design based on new urbanism concepts of narrow streets to calm traffic, alleys behind homes for parking and rental units above garages. Small yards and large front porches for socializing with neighbors. Extensive use of “green” materials.*

*2001: Skycreek Business Park. Owner and developer. Seven years of planning went into this commercial subdivision of building lots on 42-acres at the Chico Airport Complex. Award-winning and Chico’s premier state-of-the-art research and business park dedicated to reflecting the area’s steady economic growth. Constructed large office/warehouses for clients.*

*2002: Safor Corporation’s award-winning downtown Camellia Courtyard Office and Retail Complex. This project won the Golden Rose Award for its aesthetic beauty. Fully leased the 22,000 square feet of commercial space at time of construction completion, including second office for The Group Real Estate Brokers.*

*2005: Vista Del Lago Lakeside Office Building. Planned, condominiumized, (and purchased one unit for The Group) in this lovely 34,000 square foot building located on the lake at California Park in Chico. Served on originating board setting up Homeowners Association & by laws.*



## GEORGIE BELLIN

Georgie's experience in the Chico Real Estate Market and her care and knowledge of real estate planning and development of long-term projects help make Georgie one the top women in her field. Georgie has a unique knowledge of Butte County from serving two terms on the Chico City Council, then elected to two terms served as mayor in 1985 and two terms on the City of Chico Planning Commission, along with many years of volunteer work with local group. Georgie was appointed by supervisor Jan Dola to the "Butte County General Plan 2030", which was a three-year commitment, where she was a instrumental in development of the back road at old Magalia and gained a wide range of understanding of Butte County. Georgie then served on the City of Chico Airport Commission and currently serves as a Chairman of the City of Chico Architectural Review & Historic Preservation Board.

# Statement of Qualifications

Esteemed Mayor, Vice Mayor and Council Members,

I am asking for your consideration of my application(s) for appointment to the City of Chico's Planning Commission or continuing to serve on the Architectural Review and Historical Preservation Board. My preference is to serve on the Planning commission. However, if I am not appointed to the Planning commission I wish to continue to serve on the ARHPB and gladly serve as an alternate on either board as needed (and, I can serve temporarily on both boards if needed).

For the past four years I have both enjoyed and grown from my participation in the ARHPB. This experience has allowed me to become familiar with the city staff and the processes to better serve our growing community. I have a firm understanding of the challenges and needs of the City of Chico and have an optimistic viewpoint when it comes to the growth of our community.

I have property management and remodeling services experience as well as consulting design expertise. In addition, I am well known for having a pragmatic and practical eye for design. However, I appreciate and have created bold design elements as well.

As a professional contracting field engineer\* I bring to the commission an understanding of the basic principles of the requirements of any new development. This enables me to assess a proposed project for the aesthetic as well as the needs of the builder seeking to create long-lived, aesthetically pleasing buildings and accompanying landscapes, decorative and functional fixtures.

As a member of the planning commission I will strive to provide a workable, prosperous and sustainable growth model for the City that I call home.

If you should have any questions, comments or requests for personal references, please feel free to reach out to me at:

[roddenjames@me.com](mailto:roddenjames@me.com) - or - 1692 Mangrove Ave. #143 Chico CA 95926

Warmest regards,

Rod Jennings

*\*My profession takes me away from home in the autumn and spring months occasionally causing me to miss a meeting. However, my attendance has been consistent and I have always provided notice of my absences to staff well ahead of the scheduled meetings. Additionally, as my client base continues to grow in Chico I am able to take on less of these out-of-state assignments and I will be fully available as a commissioner by Spring 2020.*

# Statement of Qualifications



City of Chico

## Architectural Review & Historic Preservation Supplemental

Print Form

*To be considered for appointment, you must include a completed supplemental questionnaire for each commission you are interested in serving on.*

Name of Applicant:

Thomas Thomson, Architect

Official Use

Please indicate how you heard about the recruitment:

☐ Community Forum ☐ Newspaper ☐ Councilmember ☐ Commissioner ☐ Website ☐ Service Organization ☒ Other

1. Describe your education and/or experience in reviewing architectural, landscape architectural drawings, and/or visual arts, and any experience dealing with architects, landscape architects, building contractors, land developers, etc.

### Qualifications:

1. California Registered Architect-#C-9461 since 1975. Also formerly registered in IL., CO., MO. & NCARB Certified.
2. Professor Emeritus of Architecture--Washington University in St. Louis, MO.
3. Served on the Architectural Review & Historic Preservation Board for past 5 years.
4. Owned and currently own an Architectural Practice since 1972, both as sole practitioner and partner in 20 person firm. The architectural services these firms provided were for City Hall Buildings, University Buildings, Multifamily Housing, Religious Facilities, ski resorts and single family residents.
5. As a Professor of Architecture our role was to review architectural projects. Taught for 38 years.
6. Served on Architectural Review Board and City Planning Commission in Clayton, MO.
7. Work has been published in several national shelter magazines.
8. Participated in many national and international Architectural Competitions and received commendations for those submittals. Also received local AIA award for project in St. Louis.
9. Historic renovation projects included churches, residences, and warehouses.
10. Clients included Greek Orthodox Church, Archdiocese of St. Louis, Housing developers, City of Arnold, MO., University of Missouri, and others private and public.
11. Served on the Board of "Built St. Louis" an organization dedicated to preserving St. Louis's built history.
12. Currently designing and building projects in Mendocino, CA. which are under the strict review of the Mendocino Historic Review Board.
13. Have made innumerable presentations to review boards, city councils and other review agencies.

2. Potential conflicts of interest?

None

3. Describe your education, experience and/or level of interest in architectural history or architectural preservation?

1. B.S. in Applied Science, California State University, Chico, 1964.
2. Master of Architecture, University of California, Berkeley. 1968.
3. As an Architect have worked to preserve the essence & character of many historic structures in St. Louis, MO. including The St. Louis Basilica, house dated 1814, St. Cronin's Church 1868, and others.
4. Worked in Mendocino on houses dated 1890, 1898, 1860 and others.
5. Have lived in, owned & own historic houses.
6. Ardent supporter of preserving Architectural History of Chico.
7. Extended family has resided in and owned businesses in Chico since 1894.
8. Grew-up in Chico while participating and observing it's growth through working in the office of Lawrence G. Thomson since age of 12.
9. Personal commitment to maintaining a quality of Architecture that reflects Chico as a wonderful place to live.

4. What do you believe the role of this Board is and its relationship to the role of the City Council and staff?

1. Enormous effort, both economic and mentally, is required to design a building.
2. The Board needs to approach each application with the intent to approve it.
3. It is the mandate of the Board to respect the Application and to, if necessary, assist the Applicant to meet the 'Findings' enumerated in the "City of Chico Design Guidelines Manual" as adopted by the City Council in December 2009.
4. The staff has prepared excellent reviews of submitted projects. It is the role of the Board to review submitted material, ask questions of both staff and the Applicant, and, if necessary, make recommendations as to fit with the 'Findings' and approve the project.

Explain how you would maintain an open and unbiased public forum.

The Board meetings should be an unbiased and open forum to ask questions of the Applicant, have a rational discussion of the project's intentions and specific characteristics and determine that it satisfies the 'Findings'. If it requires some alterations then to make recommendations and approve the application. The ultimate goal of the 'Findings' and the Board's discussion is to have buildings that contribute to the City of Chico of which we can all be proud.

Please print this document and return it with an original signature.

Date:

11/28/2010

Signature:

Thomas I. Thomson, Architect  
799 Hill View Way Chico, CA. 95926

Resume

**THOMAS L. THOMSON**

Professor Emeritus

Washington University  
in St. Louis  
Sam Fox School of Design  
& Visual Art--Architecture

- 
- Teaching Area:** Architectural design studios at undergraduate and graduate levels ; Architectural Programming; Design Methods; Participatory Design Seminar; Case Study Seminar; Architectural/Legal/Policy Issues in Housing; Architectural/Legal/Policy Planning; Issues in Urban Renewal (with St. Louis University), Independent Study and Thesis Advisor in Architecture and Urban Design, History and Potential of Urban Living(multi-disciplinary course in George Warren Brown School of Social Work in Urban Family and Community Development Program with Professor Harry Schwartz); Participants in the Urban Design Process.
- Education:** M. Arch., University of California, Berkeley, 1968  
B.S., Applied Science, California State, Chico, 1964
- Teaching and Administrative Experience:** 1968-2006: School of Architecture, Washington University, St. Louis.  
School of Architecture Committees: Faculty Search Committee-Chairman; Dean's Advisory Committee; Advisor's Council; Tenure Committee - Chairman; Graduate Admissions Committee - Chairman; Library Committee; Third and Fourth Year Design Committee; Dean's Search Committee; Graduate Program Restructuring Committee; Urban Design Committee; Outreach Programs Committee.
- Registration:** California, NCRB, Illinois & Missouri inactive  
**Memberships:** American Institute of Architects former member  
National Council of Architectural Registration Boards
- Academic and Professional Honors:** AIA Citation of Merit: Massucci's Restaurant, 1978  
Steedman Competition, 1969 second place  
Lake St. Louis House Competition - Second Place  
Landmarks Association Hyde Park Competition, Second Place (with Bernice Michaud)  
RRoosevelt Island Housing Competition - Published (with Gregory Palermo)  
Pahlavi National Library Competition (with George Nikolajevich)  
Delmar Loop Design - First Place (with Zack Davis)  
Misco-Shawnee Renovation - First Place  
EagleRidge Competition, Phase I - Designed one of 5 finalists (with Iain Fraser, Tom Fisher, Dave Dymecki, Tim Michels)  
EagleRidge Competition, Phase III - First Place (with Iain Fraser, Paul Fairbank)  
Leesburg, Virginia City Hall - Noteworthy Honorable Mention (with Phil Kean, Martin Kaplan, Yassin Bada)  
Clemson Performing Arts Complex( 4 student submissions)  
Matteson Public Library  
Keysport Waterfront Development Competition-(6 student submissions)  
Village of Channahon Town Center Competition: Second Place(with Tim Franke) 1998  
Architectural work exhibited in various venues at the University.
- Publications: (Selected)** Editor, *Design Methods Newsletter*, Design Research Journal, 1968-78  
"Alternative Financing for St. Louis Public Schools" with James W. Fitzgibbon, 1972  
"Trekking Through a Participatory Wilderness", DMG Conference, 1975  
"Who Minds What Matters", DMG/DRS Conference, 1976 with Hanno Weber, Mike Pyatok, Ed Robbins(also published in *Design Italia*, 1977)  
*EagleRidge Design Competition*, February 1982, McGraw Hill (with Iain Fraser, et Alia.)  
Work in Gunn, S., "EagleRidge: An Architectural Competition from Inside the Jury Room", *Innerimages*,  
"Robust, De Riquer" (Thomson house, Clarksville), *Country Home Special Issue: Style of the 1990's - The Way America Wants to Live*, October 1989 cover story  
(Thomson house, Clarksville), *Better Homes and Gardens*, Country Home Collection, Meredith Corp.

# Thomas I. Thomson, Architect

## 799 Hill View Way Chico, CA. 95926

(Thomson house, Clarksville) Published in various Meridith publications  
(Thomson house, Clarksville) Published in international advertising brochure, Martin Senior Paints  
"A Collaborative Architectural and Legal Study of Zoning and Fair Housing Laws with Respect to Affordable Housing" with Stella Hernandez and Peter Salsich, 1992, presented at Governor's Conference on Affordable Housing at Arizona State University (to be published in proceedings of conference, 1994)  
Thomson House Clarksville "Mon Die! Missouri" *Traditional Home*, 1999, Meredith Corporation.  
Thomson House, Special Feature, *Better Homes & Gardens*, April 2002.  
Over 20 articles published on My houses in various Meredith Publications.

### Research: (Selected)

Alternative Financing for St. Louis Schools  
Data Base for Design Methods, Department of Transportation  
Wrought Iron - Its History in St. Louis  
"Old Man River", Umbrellaed City for 50,000 People in East St. Louis  
Radiology Clinic Design  
Various Research Projects for Design Commissions  
Papers presented at four Design Methods Conferences  
Research in Architecture Conference  
ACSA Conference in Miami on Participatory Design  
Bridging the Rivers; collaboration with University of Minnesota Grant from the McKnight Foundation 1999.  
Urban Rivers—research on the way cities use their waterfronts in the US in preparation for publication-1999  
Community Development Technical Assistance Program Grant sponsored by the Regional Housing and Community development Alliance participated in the preparation of grant.  
American Heritage Rivers Conference, St. Louis, 1998  
American Heritage Rivers Conference, Davenport, IA. 1999.  
St. Louis University Inaugural Planning Program Conference, 1997  
American Bar Association Conference on Law Student Participation in Community Projects-presented paper, 1997.  
Mayor's Institute, Washington University, St. Louis, 1994,1996, 1997.

### Service:

University Committees: Library Council, Computer Advisory, Bookstore Advisory Committee, School of Architecture Representative to Landmarks Association of St. Louis, Graduate Programs University Council.

### Professional Experience:

Principal, Thomas L. Thomson, 1972 to present  
President, Fraser Thomson & Associates, Inc. (FTA), 1981-87  
Consultant, Urban Research and Design Center, Washington University, St. Louis, 1971  
Consultant Educational Facilities Laboratory, Ford Foundation, New York City, 1970-71  
Senior Designer, James W. Fitzgibbon and R. Buckminster Fuller, 1970-71  
Project Engineer, Healy-Tibbets Construction Co., San Francisco, CA 1967  
Architectural Projects Selected list below.  
Religious Facilities:  
St. Louis Cathedral Improvements, St. Louis, MO (lobby, bathrooms, crypts, lighting, confessionals)  
St. Cronan Catholic Church, St. Louis, MO  
Assumption Greek Orthodox Church, Town and Country, MO (FTA)  
Educational & Governmental Facilities:  
Child Care Center Prototype, 2001  
Cuba Childcare Center 2003  
Arnold, MO, Municipal Police, Courts and Administrative Facility (FTA)  
Health, Information and Security Building, University of Missouri-Rolla (FTA)  
Bracken Building Renovation, City of Clayton School Board, Clayton, MO  
Site Planning & Planning:  
Gramex Corp. -- Plans for various shopping center sites in St. Charles County (FTA)  
Jefferson Savings & Loan -- Site plan for 20 acre site in Lake St. Louis, MO (FTA)  
Elgin, IL, Downtown Revitalization "Land Use Controls Systems," Research with Students  
Sustainable 2004—Plan for Mark Twain Neighborhoods—2000.  
INDEECO Campus Planning.

Thomas I. Thomson, Architect  
799 Hill View Way Chico, CA. 95926

**Interior Design, Office Planning and Buildings:**

Bracken Building—City of Clayton School District Office Building Remodeling  
East-West Gateway Coordinating Council Office Spaces, St. Louis, MO  
Office Away Feasibility Studies and Offices for various locations  
Redatum Manufacturing Facilities in St. Louis, Cuba, and Booneville, MO.  
INDEECO Facility Adaptation.  
Granger Facility—Hanley Industrial Court. St. Louis, MO.

**Residential & Condominium**

EagleRidge, Phase I, Steamboat Springs, CO  
Lake Shore Knoll, Lake St. Louis, MO (FTA)  
Polo Place Condominium, St. Louis, MO (FTA Design only)  
40 Residential Alteration and Addition projects (20 published in various magazines)  
Forrester Residence St. Louis, MO.  
Podolsky Residence, Fairfield, IL.  
Edwards Residence, Belleville, IL.  
Borson Residence, St. Louis, MO.  
Thomson Residence, St. Louis, MO.  
Levy Residence, St. Louis, MO.  
Thomson Residence, Mendocino, CA.  
About 30 residential additions.

**Public Service:**

City of Clayton Planning Commission and Architectural Review Board  
City of Clayton: Strategic Issues Committee-Affordable Housing Subcommittee Facilitator  
Co-founder of Committee to Save Wydown Blvd.-- 1998  
Envisions Outsider Art Association Show: COCA 1998: four pieces of my collection were exhibited.  
Rawlins Committee—Sustainability Advisory Committee to California State University in Chico.  
Architectural Review & Historic Preservation Board City of Chico, CA.  
Janet Turner Museum Board member, California State University Chico





## City of Chico Board & Commission Application

Please note that all submitted applications are public information and may be reviewed by any member of the public upon request. In addition, you must include a completed supplemental questionnaire for each commission you are interested in serving on, and a resume for consideration of appointment to BCMATCD.

Print Form  
**RECEIVED**  
NOV 30 2020  
CITY CLERK  
CITY OF CHICO  
Official Use

### Applicant Information:

Name: Austin Barron E-mail Address: [Redacted]  
Address: [Redacted] Home Phone: [Redacted]  
City/State/Zip Code: Chico, CA 95928 Cell Phone: [Redacted]

### Please Check the Following Requirements for Serving:

☒ Reside within the City limits of the City of Chico ☒ 18 years or older ☒ Registered Voter in the City of Chico

### Board and Commission Information:

Listed below are the City of Chico's Board and Commissions. Please check the Board or Commission you are interested in serving on. If applying for more than one Commission or Board, please number the commissions in order of your preference.

Check Advisory  
Body Interested In:

☐ Airport Commission

☒ Architectural Rev. & Historical Preservation Board\*

☐ Arts Commission\*

☐ Bidwell Park & Playground Commission

☒ Planning Commission

☐ Butte County Mosquito Abatement Trustee\*

Indicate Order  
of Preference

[ ]

[ 2 ]

[ ]

[ ]

[ 1 ]

[ ]

#### \* Special Requirements

Please refer to the cover sheet to determine what is needed.

#### Architectural Rev. & Historical Preservation Board -

All members must have a demonstrated interest or knowledge of historic preservation, American studies, along with three of the five members to also be engaged in architectural design or engaged in visual arts.

Arts Commission - Must have three of the five members who work or are involved with the arts.

Butte County Mosquito Abatement - Need experience, training, and education in the field that will assist in the governance of the district. Appointee shall represent the interests of the public as a whole.

### General Applicant Information:

Name of Employer: Century 21 Select Real Estate, Inc.  
Occupation: Realtor  
Business Phone Number: [Redacted]  
Education: Some college  
Prior Volunteer Experience: Butte County Library  
If you have applied for a position with special membership requirements, please explain how you meet those requirements.  
4 Years Architectural Drafting & Design education  
2 Years Real Estate Agent

### Voluntary Applicant Information:

This  
information is  
voluntary

☐ White (Not of Hispanic origin)

☐ Black (Not of Hispanic origin)

☐ Hispanic

☐ Asian/Pacific Islander

☐ American Indian/Alaskan Native

☒ Other/BI-Racial

Please indicate  
the racial/ethnic  
category which  
you most closely  
identify with

Prior City of Chico Commission Experience:

None to date

By signing this application, I certify that I am a registered voter in the City of Chico. Please print this document and return it with an original signature.

Date: 11/19/2020

Signature: [Signature]



City of Chico

## Architectural Review & Historic Preservation Supplemental

*To be considered for appointment, you must include a completed supplemental questionnaire for each commission you are interested in serving on.*

Print Form  
**RECEIVED**

NOV 30 2020

CITY CLERK  
CITY OF CHICO  
Official Use

Name of Applicant:

Austin Barron

Please indicate how you heard about the recruitment:

☐ Community Forum ☐ Newspaper ☐ Councilmember ☒ Commissioner ☐ Website ☐ Service Organization ☐ Other

1. Describe your education and/or experience in reviewing architectural, landscape architectural drawings, and/or visual arts, and any experience dealing with architects, landscape architects, building contractors, land developers, etc.

My experience in architecture started when I attended Butte College Architectural Drafting and Design courses at Chico High School, and expanded into my career in Real Estate Sales as a Realtor at Century 21 Select Real Estate. I also gained quite a bit of experience learning from my grandmother Georgina Sanders did her fair share of development in her younger years in the town of Corning and in the area of Elkhorn Slough in Monterey County, she taught me everything she knows about the effects of development, the benefits proper architectural conformity can affect on a city or county, and most importantly of all, how to always maintain honesty, fairness, and an open mind. My experience in real estate has also brought me to the forefront of what homeowners in this city want, where they would like to see development look like (and not look like), and how the city could improve its supply of inventory for commercial and residential real estate. I am a born and raised Chicoan and promise to maintain the integrity this commission deserves.

2. Potential conflicts of interest?

I am a Realtor for Century 21 Select Real Estate. There may be the instance when a client of my broker comes before the commission and recusal may be necessary.

3. Describe your education, experience and/or level of interest in architectural history or architectural preservation?

I have a strong interest in preserving and restoring the Downtown Chico corridor and its architectural resilience. I believe that architectural preservation is to be kept at all times, while enabling land owners to properly restore and modify to the needs of the tenants who lease historical buildings.

4. What do you believe the role of this Board is and its relationship to the role of the City Council and staff?

I believe the proper function of the planning commission is to be the agent of the community by performing its duties in a manner to assure the architectural integrity, and historic significance of the City of Chico is consistently preserved and that thought and consideration is given to the ideas and different perspectives of all parties hoping to apply or modify that vision.

Explain how you would maintain an open and unbiased public forum.

Please print this document and return it with an original signature.

Date:

11/19/2020

Signature:



## Stina Cooley

**From:** Austin Barron [REDACTED]  
**Sent:** Monday, November 30, 2020 4:19 PM  
**To:** Stina Cooley  
**Subject:** Application for 2021-2025 Boards & Commissions Seat  
**Attachments:** Commission Application.pdf

**ATTENTION:** This message originated from outside **City of Chico**. Please exercise judgment before opening attachments, clicking on links, or replying.

Hello,

My name is Austin Barron. I am a Realtor at Century 21 Select in Chico. I would like to submit the following application to an appointment on the Planning Commission, and the Architectural Review Board. I work with many land owners, developers, and homeowners alike. I took 4 years of college architectural CAD design before I went into to real estate, and I have developed a keen eye for proper balance in this city. I believe we need more of that. I believe that a commissioner should keep the historic and traditional Chico at the forefront of their decisions, while always keeping an open mind to the new age of development and the needs for expansion due to the 2018 and 2020 fires. I was inspired by my coworker Georgie Bellin, chair of the ARB, to apply for an appointment to a seat. She has taught me a great deal about keeping a balance in development between conditioning developers to better beautify and in some cases, restore, the town, and conceding that some requirements may be too costly to inflict on a developer.

I would surely like to hear back from you soon and look forward to the potential for an interview.

Thank you,

*Austin Barron*

SRS, RENE, E-PRO, PSA, AHWD

### WARNING-FRAUDULENT FUNDING INSTRUCTION:

Email hacking and fraud are on the rise to fraudulently misdirect funds. I do NOT send wiring instructions for real estate transactions via email. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet. To verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the intended recipient, Any review, transmission, dissemination or other use of, or taking of any action by persons or entities other than the intended recipient is prohibited. If you are not the intended recipient, please delete the information from your system and contact the sender. This information does not constitute legal advice and should not be relied on as such. Austin Barron - Realtor® - Century 21 Select Real Estate. It is not legal counsel, and in no way guarantees accuracy of legal information provided. For this email communication, please do not include any non-public information such as your Social Security #, Driver License # or Date of Birth.