

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

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**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: 12-7-2022