

To: Board of Directors
From: Audrey Taylor, PBID Coordinator
Date: December 8, 2025
Subject: Request from Property Owner re Architectural Review Board authorization to approve Murals

Property Owner:	Lupine Legacy Foundation
Properties:	119 Main Street (former Mr. Kopy) 101 Main Street (former 7-11)
Architectural Review Board (ARB) Meeting	November 19, 2025
Subject	Murals – back wall of 101 Main Street facing back parking lot, and side wall of 119 Main Street facing 7-11 parking lot
Action being Appealed	Added Condition 9 to Architectural Review AR25-07 and AR25-012, requiring that a proposed mural would require the applicant to return to ARHPB at a future date for review and approval

Background

The property owner has asked the PBID Board to support their Letter of Appeal submitted by their Architect Outlier, see attached letter. As outlined in the letter previously murals have not been approved by the ARB, murals have been initiated organically over the year being approved by staff.

As noted in letter, Item #7, at Planning Staff's direction, the elevations provided on our application were shown as a blank wall with a note showing the location of a future mural, with the design to be determined. The mural itself was never provided as an element for the ARHPB to review.

The applicant **is requesting the specific condition be removed.**

Also enclosed is city staff report and the minutes of the Nov 19 ARB meeting.

Research for PBID Response – Areas of Concern

After talking with Planning Staff there appear to be several items at play that maybe of concern for PBID in facilitating “filling buildings with new businesses” and “promoting beautification”.

1. Such a condition could delay final approval for occupancy permit.
2. The two walls in question have not previously had murals or architectural review approval. Both walls have been blank painted walls with little or no façade treatment. *Note elevations provided on our application were shown as a blank wall with a note showing the location of a future mural, with the design to be determined. The mural itself was never provided as an element for the ARHPB to review.*

To condition these walls for ARB to review the murals when chosen would only delay the occupancy.

3. Clarity of who and process for mural review in Downtown. There appears to be a need for a clear outlined process for private developers interested in public art on their buildings.
 - 1) The Downtown Guidelines, Chapter 1 Community Design 1.3.31, pg 1-20 promotes public art for downtown and highlights various art medium currently in downtown.
 - 2) Also on page 20 of the Arts\Art in Public Place Program\Policy\Council Approved, Private Development Projects (Voluntary Program) pg 19-20 notes once installed the property owner is responsible for maintenance and conservation and the developer/landowner retains ownership of the work. Also references “The developer shall submit an art plan to the City of review” with no further reference or clarification to process.

PBID Response

As this affects two of PBID roles and responsibilities – Economic Vitality and Beautification, the Board may wish to submit a letter of support covering the following items:

1. Downtown’s economic vitality depends on timely permitting. We urge the City to minimize delays so new businesses can open without unnecessary barriers, time delays, or costs.
2. PBID strongly supports public art as an essential element of downtown’s identity.

Because private property owners invest in, install, and maintain these artworks—and retain responsibility for them—PBID believes any review process should respect their freedom of expression (not advertising that would fall possibly under other regulations) while ensuring clarity and efficiency. To avoid conflicting interpretations and unnecessary delays, PBID

asks that a single, appropriate body—such as the Arts Commission—serve as the reviewing entity for private mural proposals, with a clear, timely, and predictable process consistent with existing Downtown Design Guidelines and the City’s Art in Public Places Program.

3. PBID supports the applicant’s appeal to remove the added condition requiring a separate return to the Architectural Review and Historic Preservation Board for mural approval. Removing this condition allows the project to proceed without delay on the submitted blank wall elevations, with the final mural design to be reviewed later by City staff, consistent with longstanding downtown practice.

ATTACHMENT A

REASON FOR APPEAL

On November 19, the City of Chico Architectural Review and Historic Preservation Board (ARHPB), in a 2/3 vote, added Condition 9 to Architectural Review AR25-07 and AR25-012, requiring that a proposed mural would require the applicant to return to ARHPB at a future date for review and approval. We request that this specific condition be removed.

There are a number of reasons why this decision is problematic.

1. The ARHPB provides immense value to our community in their guidance toward conformance with architectural design guidelines. This appeal is by no means an indictment of the important function they serve in our community, and I will continue to appreciate and respect their feedback on future architectural projects submitted for their review. However, the ARHPB does not appear to have any purview over public art installations. Per Section 2.56.020.A of the City of Chico Code of Ordinances, "The action of the [ARHPB] shall be based on a project design meeting those design standards established in Chapter 19.18 of this code." While Chapter 19.18 addresses "the *architectural* design of structures, including all elevations, materials and colors..." (emphasis mine), murals should not fall under this category as they are not an architectural element.
2. The City of Chico does not have a formally codified process for review of public art installations. However, the *ad hoc* process has historically been for City Planning staff to review public art installations for general conformance, at their discretion. If there is a felt need by the community for a more formal process, then that should be explored. Until such time as the City establishes and codifies an official process, proposed public art installations should follow the same precedent as past public art installations, with Planning staff providing review at their discretion.
3. Following a similar process for every proposed public art installation will eliminate any perception of unfair scrutiny.
4. Art is inherently deeply subjective. Opening up a work of art to approval by a committee of folks who are not trained in the arts, and inviting public comment into the style, composition, technique, content or any other aspect of a mural, is highly inappropriate.
5. It was strongly implied by the Board members who voted in favor of this condition that they feel it is their responsibility to verify that the proposed public art display relates to the architectural style of the proposed building. There is really no precedent for this in

Chico. Downtown itself is rich with examples of vibrant, eclectic, beautiful murals that reflect our culture and add to our identity, with little to no relation to the buildings they are installed on. A diverse and engaging art community is part of what makes Chico, Chico.

6. One Board member who introduced this topic for discussion began suggesting actual content for the mural, i.e. nods or references to historical figures or places. These types of suggestions regarding actual artistic content are not appropriate.
7. One Board member suggested that the need to return for a further review was the applicant's fault for providing an inconsistent design. We provided realistic renderings as a visual aid to provide some better flavor and context for the end product. These images were supplementary to our application. At Planning Staff's direction, the elevations provided on our application were shown as a blank wall with a note showing the location of a future mural, with the design to be determined. The mural itself was never provided as an element for the ARHPB to review.
8. Each Board member who voted in favor of this condition expressed reticence at raising the issue, and whether this condition would be an over-reach of their purview, even inquiring/requesting if the City Attorney should/would be available at the meeting. This seems to indicate that there was at least a hesitation regarding the appropriateness of this condition.
9. We feel this sets an uncomfortable precedent for future art installations. We do not want our project used as a precedent to require additional reviews on future public art installations, for the reasons stated above.

**CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
PLANNING COMMISSION SUB-COMMITTEE
AGENDA**

REGULAR MEETING OF NOVEMBER 19, 2025
Municipal Center - 421 Main Street - Council Chambers
4:00 p.m.

Brandi Laffins
Mark Wolfe
Larry Wahl

NOTE: Items Not Appearing on Posted Agenda - This agenda was posted on the Council Chamber bulletin board at least 72 hours in advance of this meeting. For each item not appearing on the posted agenda, upon which the Board wishes to take action, it must make one of the following determinations:

1. Determine by a two-thirds vote, or by a unanimous vote if less than two-thirds of the Board is present, that the need to take action arose subsequent to the agenda being posted.
2. Determine that the item appears on a posted agenda for a meeting occurring not more than five calendar days prior to this meeting and the item was continued to this meeting.

Items may be added to the agenda for the Board to acknowledge receipt of correspondence or other information, or for discussion only, of items brought up by a member of the general public that are within the subject matter jurisdiction of the Board.

Materials related to an item on this agenda submitted to the Architectural Review and Historic Preservation Board after distribution of the agenda packet are available for public inspection in the Community Development Department at 411 Main Street during normal business hours.



Please contact the City Clerk at (530) 896-7250 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate your request. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device.

All those present are encouraged to participate in the public process and will be invited to address the Board regarding each item listed on the Public Hearing Agenda. The following procedural guidelines will be used for consideration of each item

- a. *Declaration of Ex Parte Communications or Conflicts of Interest*
- b. *Staff Presentation of Agenda Report*
- c. *Staff Response to Questions from Board Members*
- d. *Public Hearing Opened*
 1. *Applicant and/or Representatives*
 2. *Other Interested Persons*
 3. *Staff Response/Clarification of any New Issues or Evidence*
 4. *Applicant and/or Representatives Rebuttal*
- e. *Public Hearing Closed*
- f. *Board Deliberation/Action*

Persons wishing to address the Board are requested to clearly state their names for the record before beginning to speak and to refrain from speaking at any time other than during the public hearing.

**CITY OF CHICO
ARCHITECTURAL REVIEW AND
HISTORIC PRESERVATION BOARD
A SUB-COMMITTEE OF THE PLANNING COMMISSION
AGENDA**

REGULAR MEETING OF NOVEMBER 19, 2025
Municipal Center - 421 Main Street - Council Chambers - 4:00 p.m.

1.0 CALL TO ORDER/ROLL CALL

1.1. Selection of Chair and Vice Chair

2.0 EX PARTE COMMUNICATION

3.0 CONSENT AGENDA

3.1 Approval of Minutes
[November 20, 2024](#)

4.0 PUBLIC HEARING AGENDA

4.1 [Architectural Review 25-10 \(Lot B18 Meriam Park\); APN 002-180-205](#): A proposal to construct a new 8,360 square foot single-story office building with multiple tenants on an undeveloped 2.24 acre lot. The site is designated Special Mixed Use (SMU) on the General Plan Land Use Diagram and is located in the TND (Traditional Neighborhood Design) zoning district. The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information has become available which was not known and could not have been known at the time the EIR was completed. **Questions regarding this project may be directed to Associate Planner Molly Marcussen at (530) 879-6808 or molly.marcussen@chicoca.gov.**

4.2 [Architectural Review 25-07 \(Second Cousin\); 119 Main Street, APN 004-072-007](#): A proposal to remodel the façade of an existing 5,500 square foot building in Downtown Chico from an office supply store to an art gallery. This site is designated Commercial Mixed Use on the General Plan land use diagram and is in the DN-L, -COS (Downtown North with Landmark and Corridor Opportunity Site overlays) zoning district. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15301 (Existing Facilities). **Questions regarding this project may be directed to Associate Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

4.3 [Architectural Review 25-12 \(SlodoCo\); 101 Main Street, APN 004-072-001 & 004-072-008](#): A proposal to remodel the façade of an existing 2,575 square foot building in Downtown Chico to a donut shop with site improvements. This site is designated Commercial Mixed Use on the General Plan land use diagram and is in the DN-L, -COS (Downtown North with Landmark and Corridor Opportunity Site overlays) zoning district. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15301 (Existing Facilities). **Questions regarding this project may be directed to Associate Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

5.0 REGULAR AGENDA

6.0 Public Comment

The Chair will invite persons in the audience wishing to address the Board to identify themselves and any matter not appearing on the current posted agenda that they may wish to discuss. Although the Board may discuss items brought forward at this time, no action can be taken. Should the Board determine that action is required, the item or items may be included for action on a subsequent posted agenda.

7.0 REPORTS AND COMMUNICATIONS

These items are provided for the Board's information. Although the Board may discuss the items, no action can be taken at this meeting. Should the Board determine that action is required, the item or items may be included for action on a subsequent posted agenda.

8.0 ADJOURNMENT

Adjourn to December 3, 2025

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular meeting
November 19, 2025, at 4:00 p.m.

Board Members Present: Brandi Laffins
Toni Scott (Alternate)
Mark Wolfe

Board Members Absent: Larry Wahl

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

1.0 CALL TO ORDER/ROLL CALL

Board Clerk Nicole Acain called the meeting to order at 4:02 p.m. Board members and staff were present as noted above.

1.1 SELECTION OF CHAIR/VICE CHAIR

Principal Planner Fenimore-Norman asked the Board whether they wished to postpone the nominations until the next meeting, when all members are expected to be present.

For this meeting, Board Member Wolfe nominated Board Member Scott for Chair
This was seconded by Board Member Laffins.

AYES: Laffins, Scott, Wolfe.

NOES: None.

ABSENT: Wahl.

ABSTAIN: None.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Wolfe moved to approve the minutes from November 20, 2024.

The motion was seconded by Board member Laffins.

The motion was carried by the following vote:

AYES: *Laffins, Scott, Wolfe.*

NOES: *None.*

ABSENT: *Wahl.*

ABSTAIN: *None.*

4.0 PUBLIC HEARING AGENDA

- 4.1 Architectural Review 25-10 (Lot B18 Meriam Park); APN 002-180-205:** A proposal to construct a new 8,360 square foot single-story office building with multiple tenants on an undeveloped 2.24 acre lot. The site is designated Special Mixed Use (SMU) on the General Plan Land Use Diagram and is located in the TND (Traditional Neighborhood Design) zoning district. The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information has become available which was not known and could not have been known at the time the EIR was completed. **Questions regarding this project may be directed to Associate Planner Molly Marcussen at molly.marcussen@chicoca.gov or (530) 879-6808.**

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

Chair Scott opened the public hearing at 4:11 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were:
Kevin Easterling- Applicant

With no other members of the public wishing to address the Board, Chair Scott closed the public hearing at 4:13 p.m.

Board member Laffins made a motion to approve the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 25-10 (Lot B18 Meriam Park), subject to the recommended conditions therein.

The motion was seconded by Board Member Wolfe.

The motion was carried by the following vote:

AYES: Laffins, Scott, Wolfe.

NOES: None.

ABSENT: Wahl.

ABSTAIN: None.

- 4.2 Architectural Review 25-07 (Second Cousin); 119 Main Street, APN 004-072-007:** A proposal to remodel the façade of an existing 5,500 square foot building in Downtown Chico from an office supply store to an art gallery. This site is designated Commercial Mixed Use on the General Plan land use diagram and is in the DN-L, -COS (Downtown North with Landmark and Corridor Opportunity Site overlays) zoning district. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15301 (Existing Facilities). **Questions regarding this project may be directed to Associate Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

Associate Planner Madison Driscoll provided an overview of the project and summarized the staff recommendation.

Chair Scott opened the public hearing at 4:25 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were:
Trevor Miller- Applicant

With no other members of the public wishing to address the Board, Chair Scott closed the public hearing at 4:27 p.m.

At 4:32 p.m. Chair Scott reopened the public hearing and invited members of the public to speak.

Addressing the Board on this item were:
Mattie Hinkley- Artist
Matt Thiede- Property Owner
Trevor Miller- Architect

Board member Wolfe made a motion to approve the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 24-07 (Second Cousin), subject to the recommended conditions therein.

Added Condition #9: The applicant shall present the mural design for the side façade to the ARHPB for final approval.

The motion was seconded by Chair Scott

The motion was carried by the following vote:

AYES: Scott, Wolfe.

NOES: Laffins.

ABSENT: Wahl.

ABSTAIN: None.

- 4.3 Architectural Review 25-12 (SloDoCo); 101 Main Street, APN 004-072-001 & 004-072-008: A proposal to remodel the façade of an existing 2,575 square foot building in Downtown Chico to a donut shop with site improvements.** This site is designated Commercial Mixed Use on the General Plan land use diagram and is in the DN-L, -COS (Downtown North with Landmark and Corridor Opportunity Site overlays) zoning district. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15301 (Existing Facilities). **Questions regarding this project may be directed to Associate Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

Associate Planner Madison Driscoll provided an overview of the project and summarized the staff recommendation.

Chair Scott opened the public hearing at 4:52 p.m. and invited the applicant to make a presentation.

Addressing the Board on this item were:
Trevor Miller- Applicant

With no other members of the public wishing to address the Board, Chair Scott closed the public hearing at 4:53 p.m.

At 4:54 p.m. Chair Scott reopened the public hearing and invited members of the public to speak.

Addressing the Board on this item were:
Trevor Miller- Architect
Nicole Hill

With no other members of the public wishing to address the Board, Chair Scott closed the public hearing at 4:55 p.m.

Board member Wolfe made a motion to approve the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 25-12 (SloDoCo), subject to the recommended conditions therein.

Added Condition #9: The applicant shall present the mural design for the rear façade to the ARHPB for final approval.

The motion was seconded by Chair Scott

The motion was carried by the following vote:

AYES: Scott, Wolfe.

NOES: Laffins.

ABSENT: Wahl.

ABSTAIN: None.

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

None.

7.0 REPORTS AND COMMUNICATIONS

Principal Planner Fenimore-Norman noted that the next regularly ARHPB meeting on December 3, 2025 will be held in Old City Hall at 441 Main Street at 4:00 p.m.

8.0 ADJOURNMENT

There being no further business, Chair Scott adjourned the meeting at 5:00 p.m. to the regular meeting of December 3, 2025.

Approved on: 12-3-25 NA