DATE: January 22, 2019

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Assistant Planner, (530) 879-6807
        shannon.costa@chicoca.gov

RE: Architectural Review 18-18 (Panamas Outdoor Café)
    177 E. 2nd Street, APN 004-082-002

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-18 (Panamas Outdoor Café), subject to the recommended conditions.

BACKGROUND

The project site is located at 177 E. 2nd Street, between Wall Street and Main Street (see Attachment A, Location Map). Adjacent to the project building is the Café Petra to the west and Diamond W Western Wear to the east. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned DN-L-COS (Downtown North with a Landmark and Corridor Opportunity Site (Downtown) overlay). The building is currently occupied by Panama Bar and Café.

The exterior of the existing building features a white stucco body with green cloth awning and square tile detail around the first-floor window frame. The building shares three walls with surrounding buildings leaving only the front façade visible to the public. Adjacent buildings feature a variety of colors and textures, including red stucco with pink trim (Café Petra) and extensive brick with copper details (Diamond W Western Wear).

The front elevation exterior renovations would include the installation of a new storefront window and door, replacement of the existing green cloth awning and widening the public sidewalk to accommodate a new outdoor dining area (see Attachment B, Elevation and Site Plan). The new dark bronze storefront would include a large front window and door providing access to the sidewalk dining area. The restaurant’s main entry door would be replaced with a new French door storefront system. The existing tile window trim would be removed and quoining and trim elements with plaster finish would be added. A new, arched metal awning would be installed over the window and doors with matching metal roofing to be added to the projecting parapet at the top of the building (see Attachment C, Color Rendering). Exterior finishes would include refreshing the main body paint color in light green (“Antique Green”) and green metal awning and parapet (“Aged Copper”) (see Attachment D, Colors and Material Board). The existing sign would be reinstalled under the metal canopy, and two small cantilever light fixtures would be installed to provide accent lighting.
Outdoor Cafe

Similar to previous outdoor patio projects in the downtown area, this project represents a public-private partnership that would utilize portions of widened public sidewalk, allowed by an ordinance adopted by the City Council in 2010. The ordinance implements policies of the Downtown Element of the General Plan that support enhancement of the pedestrian environment. The ordinance requires architectural review of outdoor cafes in areas of widened public sidewalks. The site plan shows outdoor dining areas including surrounding fencing that will fit within the expanded sidewalk area.

The outdoor dining area would accommodate seating for 17 guests. Outdoor furniture would be black powder coated metal frames with stained wood (see Attachment E, Patio Furniture). The outdoor dining area would be enclosed by black iron fencing measuring 48 inches tall. At least six-feet clear pedestrian walkway will be maintained between the new fence and face of curb at all locations. Three existing street trees would be preserved, however, depending on the final hardscape design for the sidewalk widening, existing street tree grates may encroach within the pedestrian walkway. A condition of approval is recommended that would provide flexibility for removal and replacement of the trees as deemed necessary by the City’s Urban Forest Manager. Landscaping is limited as the project site is mostly developed with structures and public improvements, however, a new planter is proposed adjacent to the new fence, adjoining the existing street tree planter (see Attachment F, Color Site Plan).

As detailed in the findings below, the proposed project is consistent with a number of objectives and guidelines in the Design Guidelines Manual, as well as various policies in the Downtown Element of the General Plan.

DISCUSSION

The site is located within the Landmark overlay district, which is a defined geographic area with a concentration of historic resources. The building itself is not listed as a historic resource, nor does it contain architectural details that would qualify it as a historic resource. The proposal does feature architectural elements that complement the historic nature of buildings within the District, including quoin detailing and preservation of the existing second-story transom windows. The arched canopy mimics the arched window frames found on the nearby historic buildings, including the Graves Building (201 Main Street) and Noonan Building (300 Broadway).

The project is consistent with several General Plan goals and policies, including those that support redevelopment and rehabilitation projects that are compatible with surrounding properties (LU-4.2), encourage development and redevelopment of designated Downtown Opportunity Sites (LU-5.1), and encourage the improvement of downtown building façades to enhance the character and identity of the downtown area (DT-8.1.1). Further, the project implements several Downtown Vision Concepts, such as enhancing pedestrian activity (Concept #4) and reinforcing downtown as the community core for cultural and civic activities such as meeting places and outdoor activities (Concept #13).

The project is consistent with Design Guidelines (DGs) that call for downtown buildings to maintain an urban character that distinguishes the Downtown and creates new development
with an urban scale, architectural finish treatment, and character (DG 1.3.11). The proposed fencing, dark bronze storefront and patio furniture continues the style and material of public amenities in the area, consistent with DG 1.3.41, 1.3.45 and 1.3.44. The proposed lighting would be directed downward on facades and provide pedestrian-oriented street lighting (DG 1.3.55, 1.3.56, and 1.3.57).

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15302 (Replacement and Reconstruction). The project consists of an exterior renovation of the existing building to accommodate a permitted land use.

Architectural Review

According to the CMC Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

   The project is consistent with several General Plan goals and policies, including those that support redevelopment and rehabilitation projects that are compatible with surrounding properties (LU-4.2), encourage development and redevelopment of this designated Downtown Opportunity Site (LU-5.1), and encourage the improvement of downtown building façades to enhance the character and identity of the downtown area (DT-8.1.1).

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

   The project is consistent with Design Guidelines (DGs) that call for downtown buildings to maintain an urban character that distinguishes the Downtown and creates new development with an urban scale, architectural finish treatment, and character (DG 1.3.11). The proposed fencing, dark bronze storefront and patio furniture continue the styles of public amenities in the area, consistent with DG 1.3.41, 1.3.45 and 1.3.44. The proposed lighting would be directed downward on facades and provide pedestrian-oriented street lighting (DG 1.3.55, 1.3.56, and 1.3.57).

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

   The design, materials and colors of the proposed building renovation would create a pedestrian-oriented storefront along the Downtown streetscape and corridor. The renovation would bring consistency and compatibility with the adjacent buildings and is not
anticipated to be incompatible with future renovation in the area. Proposed signage is consistent with design guidelines that encourage under-canopy signs and exterior lighting would be shielded by the new canopy. Outdoor furniture and patio fencing are high-quality and consistent with design guidelines that encourage dark metal and wood materials.

4. **The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.**

The proposed renovations are compatible with the site as well as the surrounding development in that they would renovate an existing building. The proposed remodel would enhance the building’s exterior façade to create a distinctive architectural character for the Chico downtown area. At least six-feet clear pedestrian walkway will be maintained between the new fence and face of curb at all locations maintaining pedestrian access to surrounding sites.

5. **The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.**

Although limited in scope due to its context in the Downtown area, the proposed landscaping would preserve existing trees on-site to provide natural elements to complement the structure.

**RECOMMENDED CONDITIONS OF APPROVAL**

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 18-18 (Panama Outdoor Café). No building permits related to this approval shall receive final approval without authorization of Community Development Department Planning staff.

2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.

3. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy or final permit approval.

4. All proposed signage shall comply with Chico Municipal Code (CMC) 19.74.

5. A tree preservation plan shall be reviewed and approved by the City’s Urban Forest Manager prior to the issuance of any building, grading or demolition permit.

**PUBLIC CONTACT**

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, notices were mailed out to all property owners and tenants within 500 feet of the project site,
and a notice was placed on the project site. The meeting agenda was posted at least 10 days prior to the Architectural Review and Historic Preservation Board meeting.

**DISTRIBUTION**

**Internal (3)**  
Mike Sawley, Senior Planner  
Shannon Costa, Assistant Planner  
File: AR 18-18

**External**  
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**ATTACHMENTS**

A. Location Map  
B. Elevation and Site Plan  
C. Color Rendering  
D. Colors and Materials  
E. Patio Furniture  
F. Color Site Plan

X:\Current Planning\AR\2018\18 Panama Bar Cafe\For 2-20 ARHPB\ARHPB Staff Report_AR.Docx
AR 18-18 (Panama Ba Cafe)
177 E 2nd Street
APN 004-082-002-000
METAL AWNING
METAL SALES AGED COPPER (65)
PVDF PAINT SYSTEM

STOREFRONT
DARK BRONZE
ANODIZED ALUM.
CLEAR GLAZING

EXTERIOR PLASTER
OMEGA PRODUCTS
236 ANTIQUE GREEN
TABLE TOP
QUARTER SAWN WOOD TABLE TOP
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Description

The Elliot Collection features distressed wood and a mix of warmth and coolness with a perfect commercial environment.

- Made of durable 18-gauge metal with a powder-coated finish
- Floor protecting pads
- Limited lifetime warranty
- Made of solid oak
- Fully welded joints
- Side and rear stabilizers

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Attachment E
6/12/2018