



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 12/2/15

REPORT

File: AR 15-31

DATE: November 24, 2015

TO: Architectural Review and Historic Preservation Board

FROM: Bob Summerville, AICP Senior Planner, (879-6807, bob.summerville@chicoca.gov)
Community Development Department

RE: Architectural Review 15-31 (Crepeville/Stephens) – 240 Main Street – Proposed
outdoor dining patio

SUMMARY AND RECOMMENDATION

The applicant is proposing a new outdoor dining patio along the Third Street frontage of the Grand View Building in Downtown Chico. Elements of the dining patio complement the historic character of the building and implement General Plan policies that promote a high-quality pedestrian environment and lively streetscape within the Downtown core.

Proposed Motion for Final Approval

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-31 (Crepeville/Stephens), subject to the recommended conditions therein.

BACKGROUND AND DISCUSSION

The applicant proposes a new outdoor dining patio in conjunction with a new restaurant on the ground-floor of the Grand View Building in downtown Chico at the northwest corner of E. 3rd and Main Streets (see location map, **Attachment A** and project description, **Attachment B**). Some architectural details of the new Crepeville patio will be similar to the new Burgers & Brew patio (located at the southeast corner of Third and Broadway) as both restaurants are under the same ownership. The Grand View Building is currently occupied by both retail and office uses. As with previously approved downtown outdoor dining patios, the Board's review will be conducted in conjunction with an outdoor café permit reviewed by the Director of Public Works.

The approximate 829 square foot Crepeville patio will be constructed within a portion of the existing public sidewalk and three parallel parking spaces along West Third Street, and be defined by a new decorative railing around the seating area where beer and wine will be sold in addition to food (see attached site plan and Third Street elevation, **Attachments C and D**). The new patio will retain two existing street trees and include a new fire place. An existing antique-style street light will be relocated outside of the patio close to Third Street. The site plan notes that bicycle racks currently located along Main Street will be relocated, although the new location is not shown. Staff recommends the Board discuss this issue with the applicant and confirm the style of the bike racks at a location close to the new dining patio and street corner. Although an existing City planter will be repositioned, no new landscape planters are introduced.

The site plan illustrates a new concrete patio surface with diamond-pattern score lines and gray finish similar to the Burgers & Brew patio. The West 3rd Street elevation illustrates a traditional railing proposed around the new patio, designed to match the fencing in the Downtown Plaza, the Celestino's dining patio at West First and Salem Streets, and around Children's Park next to Bidwell Presbyterian Church. The railing is comprised of black wrought iron, 3-feet tall, with loops over finial points.

Elevations of the new "Crepeville" signs include a tall vertical sign mounted on the second story building corner and facing the street intersection. Two blade sign are also proposed beneath the existing canvas awnings (see details **Attachments E and F**). Details of the vertical sign include dimensional gold letters mounted on an opaque burgundy background. The applicant intends focused down-lights to indirectly illuminate the sign although, fixture details have not been submitted.

Details and a photo example of the proposed fireplace are provided in **Attachment G**. Although not shown on the elevation, the gas-fired fireplace will be mounted within a steel cabinet that matches the height of the patio railing. The finish of the steel cabinet will match the gray-black metal of the Burgers & Brew patio railings. Dining tables will have off-white granite tops on black steel frames with matching black steel chairs (see **Attachment H**). Umbrella material will match the off-white fabric awnings of the Grand View Building (see **Attachment I**). As illustrated on the street elevation, decorative string lights (similar to Burgers & Brew) are proposed to hang between black metal posts that are incorporated with the patio railing (see light details, **Attachment J**).

Conclusion

The City Council adopted an ordinance in August 2010 that expanded the opportunities for outdoor café seating and sidewalk dining concepts in the Downtown, including the consumption of alcoholic beverages in these areas. The ordinance implements policies in the Downtown Element of the General Plan that support enhancement of the pedestrian environment. Included in the ordinance are provisions to widen public sidewalks through public-private partnerships between the City and participating business owners. The ordinance requires architectural review of outdoor cafes in areas of widened public sidewalks. The State Alcoholic Beverage Control (ABC) requires a physical separation (such as a fence or railing) between the public and areas where alcoholic beverages are consumed.

The Chico Chamber of Commerce and the Downtown Chico Business Association support the Crepeville dining patio and encourage more outdoor dining patios in the Downtown noting that "evening vitality in the downtown core is achieved in part through visible dining options and crowds which make the area safer and more attractive". According to the Chamber President, "the more sane and safe the evenings are, the less clean-up and repair is needed during the day. The more we can bridge daytime activities with nighttime activities the better, and outdoor dining accomplishes this nicely". Elements of the Crepeville proposal are elegant and compliment the historic Grand View Building, including the ivory umbrellas that match the building awnings, and the historic character of the patio railings. Similar to other dining patios downtown, the incandescent string lights add lively pedestrian interest to the streetscape.

RECOMMENDED DISCUSSION ITEM

1. Clarify that new bike racks will be located close to the dining patio and street corner with a decorative design such as those installed with past outdoor dining patios. Encourage alternate decorative designs for artistic interest.
2. Clarify lighting details of the vertical sign and delegate final approval to staff.

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 AR 15-31 (Crepeville/Stephens). No building permits related to this approval shall be finalized without prior authorization of 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. Final architectural and civil engineering site plans shall note and illustrate new bike racks located close to the dining patio and street corner, with a decorative design that matches past outdoor dining patio approvals.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code (CMC) and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 New Construction or Conversion of Small Structures. The project is consistent with the General Plan and zoning, and would not otherwise result in a potentially significant impact to the environment.

Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines based on the required findings itemized below.

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 the following goals and policies contained in the Community Design and Downtown Elements of the General Plan:

Goal CD-3: Ensure project design that reinforces a sense of place with context sensitive elements and a human scale.

Policy CD-3.1 (Lasting Design and Materials) - Promote architectural design that exhibits timeless character and is constructed with high quality materials.

LU-G-13: Maintain and enhance Downtown's vitality and economic well-being, and its presence as the City's symbolic center.

CD-G-22: Maintain and enhance a strong pedestrian scale and orientation within the Downtown through the design of buildings and streets.

CD-G-24: Encourage a lively streetscape environment, with buildings and activities oriented to the street and sidewalk areas at ground level.

Goal DT-3: Enhance the pedestrian environment in Downtown.

Policy DT-3.1 (Design for the Pedestrian Environment) - Enhance the high-quality pedestrian environment within Downtown through the design and maintenance of buildings, sidewalks, open spaces, and other pedestrian amenities.

3. *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 proposal is consistent with the following design objective and guidelines from Chapter 1 (Community Design-Downtown sub-section) of the Design Guidelines Manual:

Objective - Reinforce the historic urban character of Downtown Chico with the design of new development and redevelopment".

DG 1.3.68 - Respect the original design in remodeling of older buildings regarding color, materials, and architectural details of the remodeled building and neighboring buildings.

DG 1.3.74 - Design the shape of awnings to fit the building's architecture as well as relate to other awnings that exist along the street.

Design Guideline DG 1.3.57 – Direct building lighting downward on facades (“downwash”) and provide subtle accents to architectural elements.

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.*

Design elements of the new dining patio, including the railing, signage, lighting, and umbrellas compliment the timeless elegance of the Grand View Building and are consistent with finishes of the Burgers & Brews patio one block to the west.

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.

New railings allow adequate pedestrian circulation along the reconfigured sidewalks, and no new structures or awnings are associated with the project to block views of existing business storefronts or signs.

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.*

Two existing street trees are preserved and no new landscaping is introduced.

PUBLIC CONTACT

Public notice requirements were fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to this ARHPB meeting.

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Third Street elevation
- E. Sign elevation
- F. Sign details
- G. Fireplace details
- H. Dining table and chairs
- I. Patio umbrella
- J. String light details
- K. Application

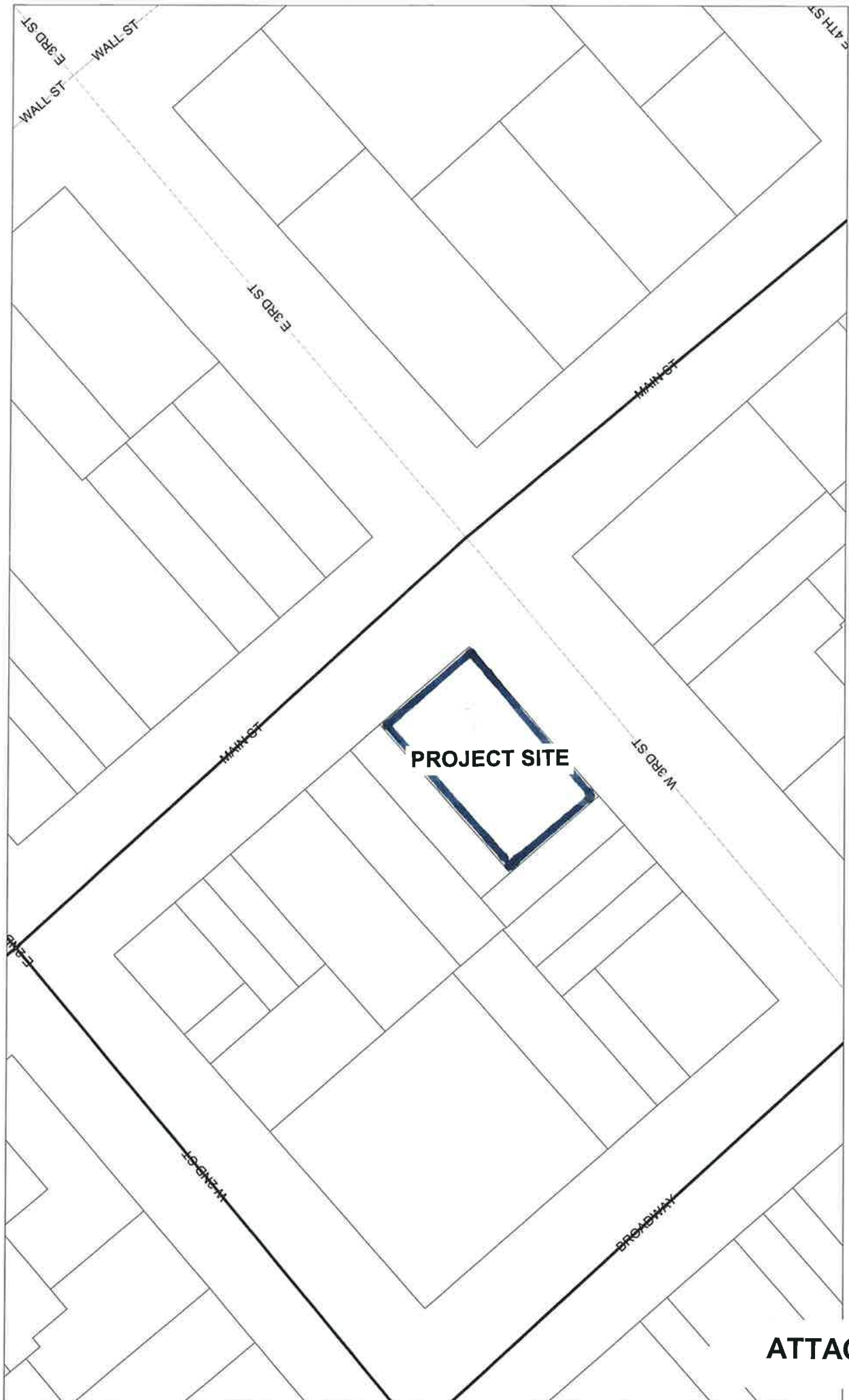
DISTRIBUTION

Internal (4)

Mark Wolfe, Community Development Director
Brendan Ottoboni, Interim DPW
Bob Summerville, Senior Planner
File: AR 15-31

External (5)

Ellen Stephens, 240 Main Street, Suite 200, Chico, CA 95928
Philippe Masoud, 330 3rd Street, Davis, CA 95616
Gary Hawkins, 3045 Ceres Avenue, Suite 135, Chico, CA 95973
DCBA, Melanie Bassett 330 Salem Street, Chico, CA 95928
Chico Chamber of Commerce, Katie Simmons, P.O. Box 3300, Chico, CA 95927





**GARY HAWKINS
ARCHITECT**

3045 Ceres Avenue, Suite 135
Chico, CA 95973

(530) 892-2700
Fax (530) 893-0532
info@ghachico.com

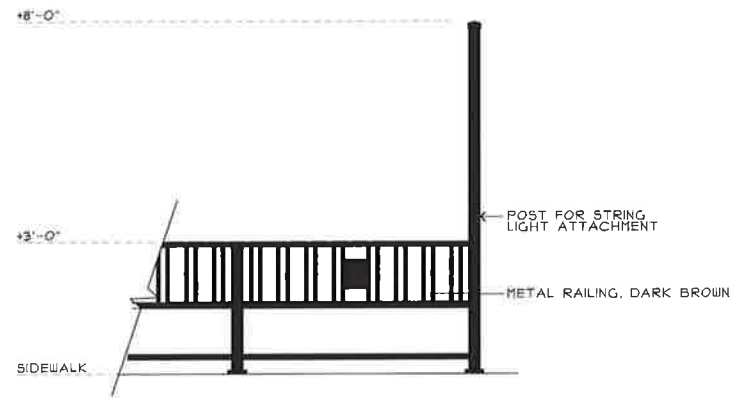
Project description and consistence with the Design Guidelines manual.

This project involves adding a new outdoor café to a historical, downtown building. A few parking stalls will be removed to develop the new café space and sidewalk. We will utilize the existing materials and colors to maintain consistency with the historical character of down town per DG1.3.43.

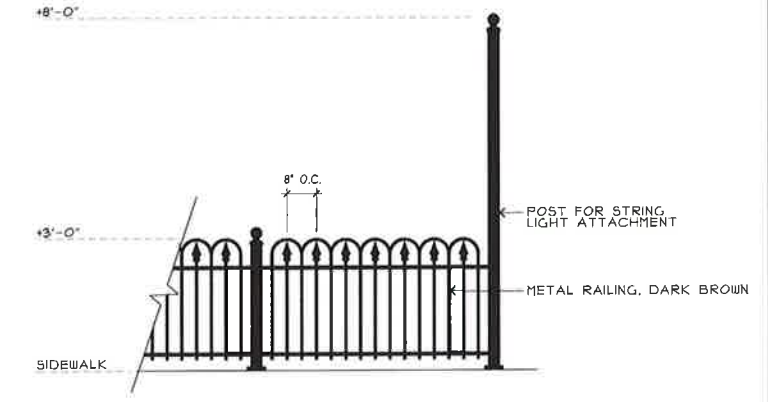
RECEIVED

NOV 09 2013

**CITY OF CHICO
PLANNING SERVICES**



FENCING DETAIL - ALTERNATE
 SCALE: 1/2"=1'-0"
 MATCHES EXISTING RAILING AT BUILDING INTERIOR FOYER



FENCING DETAIL
 SCALE: 1/2"=1'-0"
 MATCHES EXISTING FENCING AT DOWNTOWN CITY PLAZA



ELEVATION ALONG WEST 3RD STREET
 SCALE: 1/4"=1'-0"

Z:\CAD\DATA\CAD\2015 FILES\15-099 Crepeville Patios 099 Site Plan sec DS-2 11/23/2015 11:4



EXISTING ADDRESS
NUMBERS WILL
NEED TO BE
REMOVED



signsofchico.com

158 Commercial Avenue
Chico, California 95973
Phone: (530) 343-2543
Fax: (530) 343-7767
Email: SignsOfChico.com
Lic. No. 990728

CUSTOMER: CREPEVILLE
240 MAIN STREET

PROJECT: BUILDING SIGNAGE

DATE: 9/3/15

DWG #: BUILDING SIGN - CONCEPTS - R1

SCALE: NOT TO SCALE

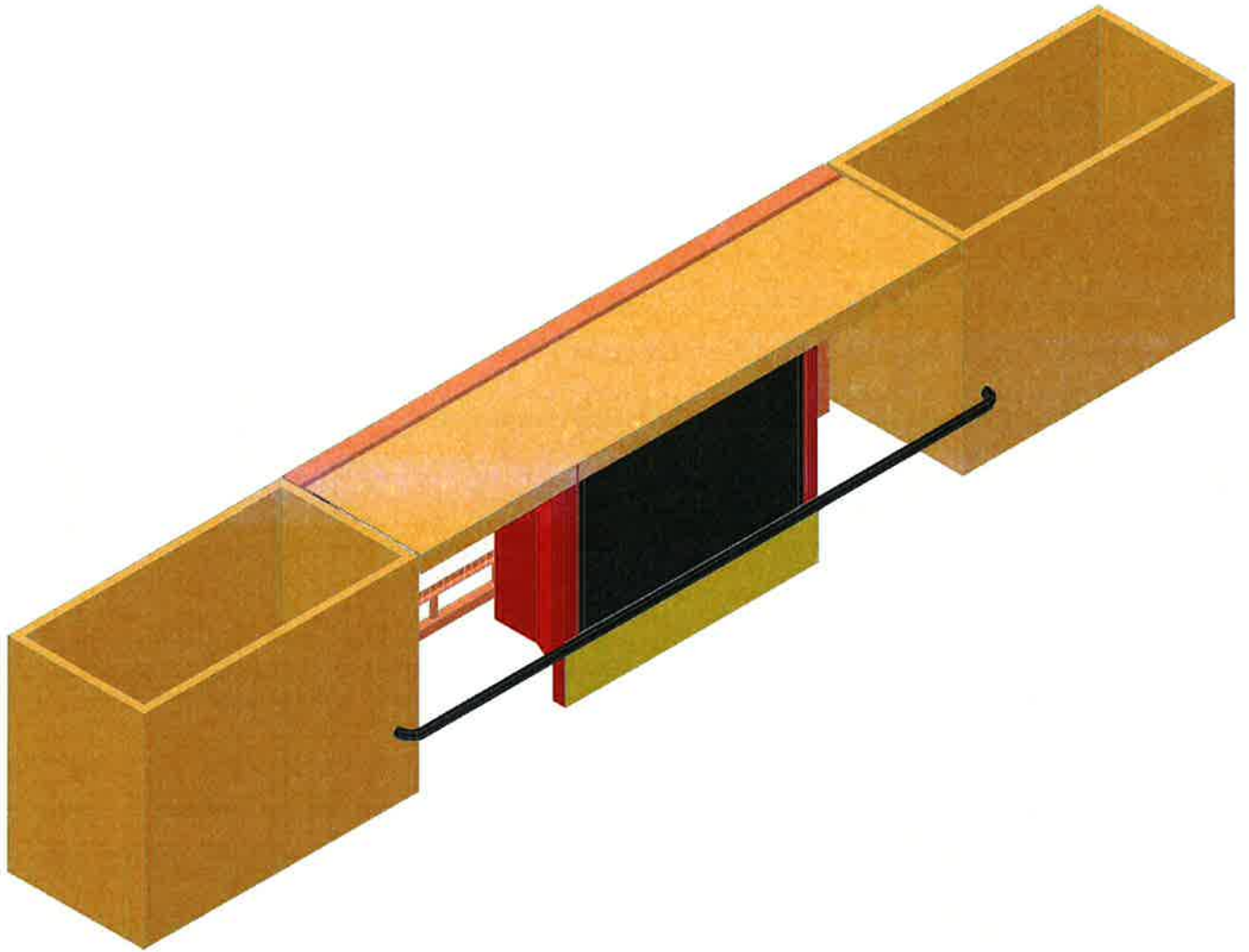
DESIGNER: LeAnn Cooley

ATTACHMENT E

C
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V
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ATTACHMENT F



2

3D Front View

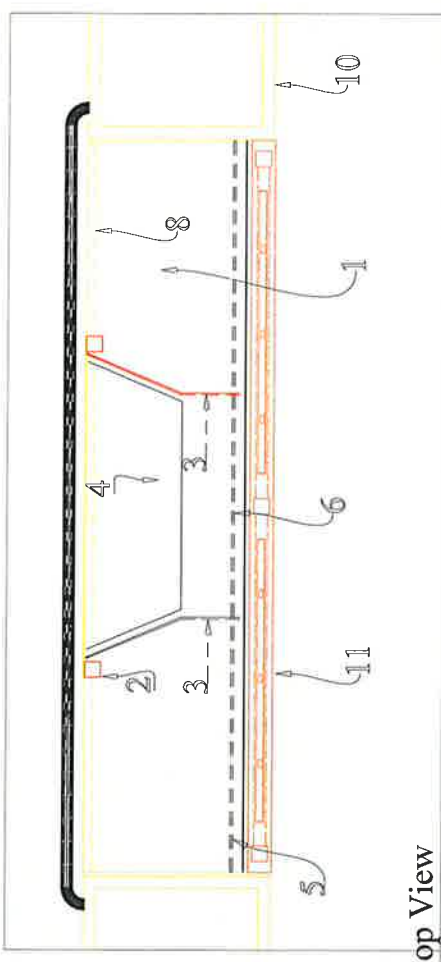
Scale: 1:1

4 3 2 1

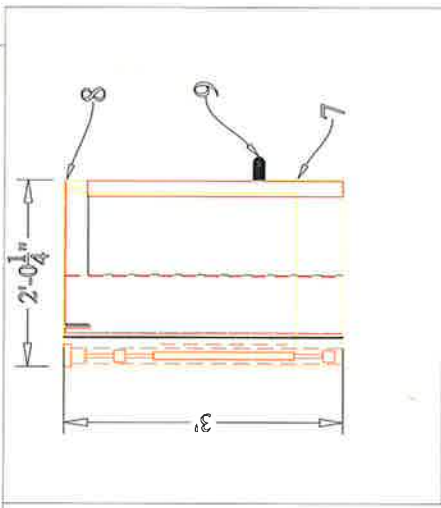
| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |

Key notes:

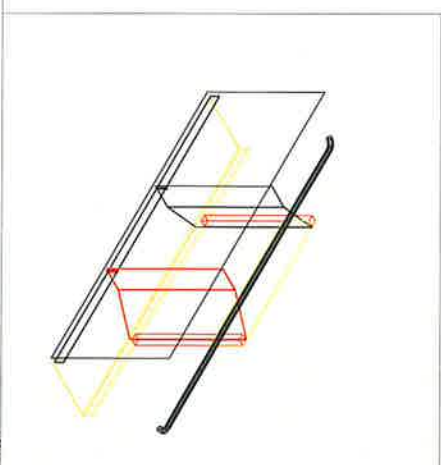
1. 3/16 x 24"x7" - 10 3/4" Top Steel Plate
2. TS 2x2x1/8 Post
3. Supporting 3/16" steel plate
4. Heater
5. Rear support Plate
6. Rear Screen
7. Heater Access Door
8. TS 3x1x0.120 Front Support
9. 1 1/2" OD bottom Guard
10. Existing Steel Planter
11. Existing Railing



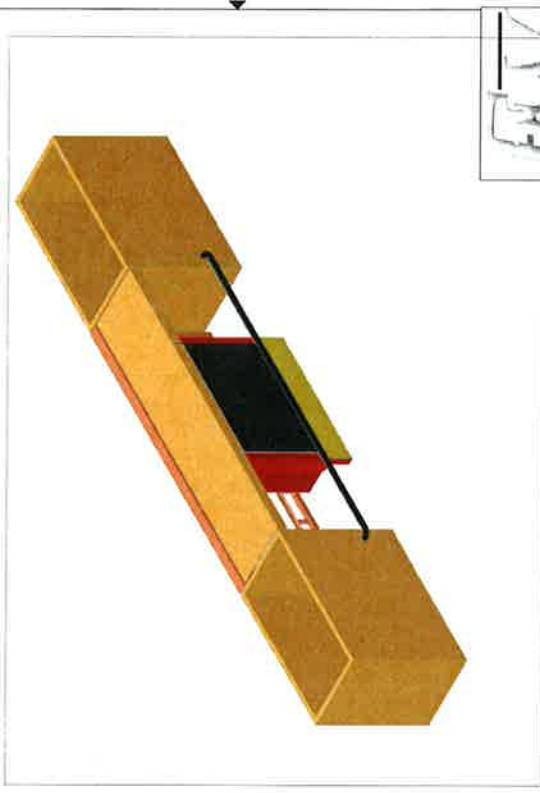
1-Top View



3 Right View
Scale: 1"=1'



2 Front View
Scale: 1:1

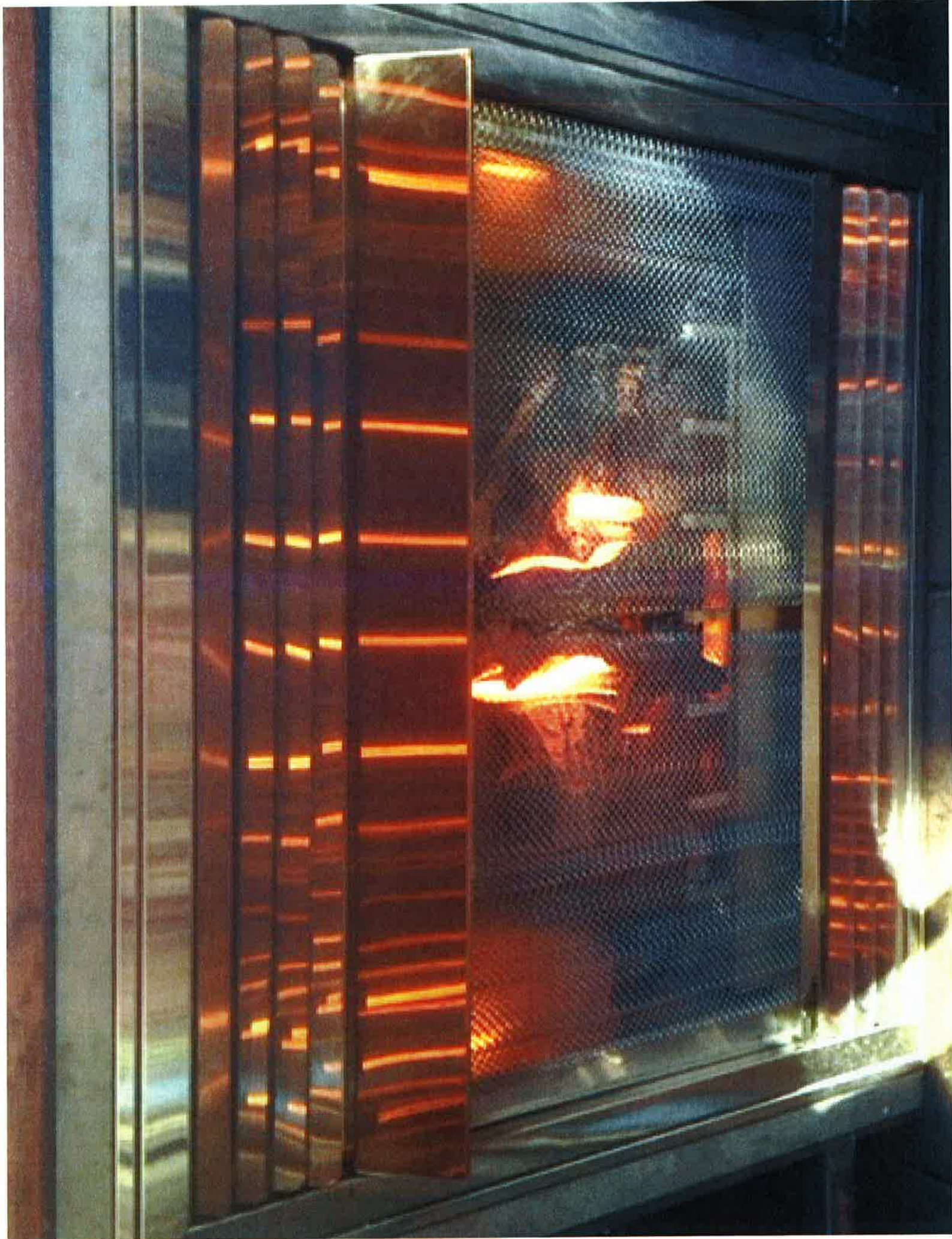


4 3D View with SS Rod
Scale: 1"=1'



| | | |
|------------------------------|----------------------------|--------------|
| FILE NAME: Building 200 Ramp | Eldorado Iron works | |
| CONTRACT NO: ### | Burger N Brew | |
| DRAWN 1/19/2015 | Shelf E | |
| CHECK: Sam | | |
| APPR: | | |
| ISSUED: | | |
| | DWG NO: 2013-BB 05 | REV: |
| | SCALE: 1:1 | WEIGHT: |
| | | SHEET: DI 05 |

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ATTACHMENT H



ATTACHMENT I

CREPEVILLE

LIGHTS & DÉCOR (default.aspx)

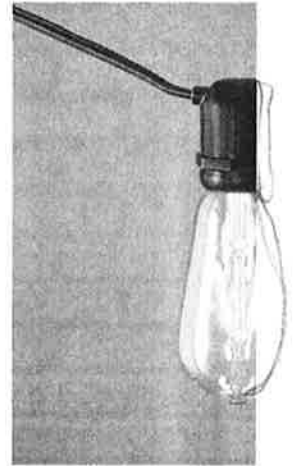
FOR ALL OCCASIONS

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[Home \(/default.aspx\)](#) > [String Lights \(/c-41-string-lights.aspx\)](#) > [LED Electric Plug-In String Lights \(/c-180-led-electric-plug-in-string-lights.aspx\)](#) > [Commercial Edison String Lights, ST58 Dimmable LED, 54ft Black Wire, Warm White \(/p-5952-commercial-edison-string-lights-st58-dimmable-led-54ft-black-wire-warm-white.aspx\)](#)

Commercial Edison String Lights, ST58 Dimmable LED, 54ft Black Wire, Warm White



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[View Larger Image](#)

SKU: SV-CGBL54-SFST58LEDWW

Availability: In stock

Price: \$496.99

Quantity:

1

[Add to Cart](#)

Commercial grade dimmable LED Edison string lights are the quintessential permanent lighting solution for restaurants and venues that want versatile lighting. With the help of a [dimmer](#) (<http://www.lightsforalloccasions.com/nsearch.aspx?keywords=dimmer>) (sold separately), transform the energy efficient lights from brightly lit dancefloors to romantic dinner settings. The 54 foot black wire encapsulates 24 cool to the touch LED bulbs, each 2.25 inches in diameter with E26/E27 bases. The commercial strand is PVC protected to be weather and UV resistant in outdoor events and décor. Suspend the scratch resistant bulbs alongside brick walls as an industrial accent, or hang metal lanterns with the string lights for romantic Italian restaurant décor. Decorate your restaurant, bistro or venue with the warm glow of our [dimmable light strings](#) (<http://www.lightsforalloccasions.com/nsearch.aspx?keywords=dimmable%20string%20lights>)!

- Bulb Type: [Warm White ST58 LED Bulbs with E26 base, 2 Watts](#) (<http://www.lightsforalloccasions.com/p-5827-edison-light-bulb-dimmable-led-st58-e26-e27-base-2w-warm-white.aspx>), energy efficient, cool to the touch, scratch resistant (included and replaceable)
- Bulb Count: 24
- Lighted Length: 48 ft
- Bulb Spacing: 2 ft
- Lead Length: 6 ft
- Tail Length: 0 inches
- Overall Length: 54 ft
- Wire Color: Black
- Plug Type: Standard
- End-to-End connectable: No
- PVC encapsulated sockets: Weather and UV resistant
- Socket & Fixture: Standard 16 gauge socket with E26/E27 bulb base
- Grade: Indoor & outdoor use
- Power (Strand): 120 Volt, 0.4 Amps, 48 Watts
- Special Feature: Dimmable bulbs with [dimmer](#) (<http://www.lightsforalloccasions.com/nsearch.aspx?keywords=dimmer>) (sold separately)
- [How to Hang Globe Lights](#) (<http://www.lightsforalloccasions.com/p-4854-how-to-hang-outdoor-globe-string>)

Chat

ATTACHMENT J

[lights.aspx](#))

Dimmable LED Globe String Lights



Our ST58 dimmable LED bulbs (<http://www.lightsforalloccasions.com/p-5827-edison-light-bulb-dimmable-led-st58-e26-e27-base-2w-warm-white.aspx>) craft the perfect image of industrial chic for your restaurant, bistro or venue.

Combine Your Purchase With



[\(/p-5993-dimmer-for-string-lights-indoor-electric-6-ft-cord-white.aspx\)](#)
Dimmer for String Lights, Indoor, Electric, 6 ft cord, White ([/p-5993-dimmer-for-string-lights-indoor-electric-6-ft-cord-white.aspx](#))

Out of stock
\$20.39



[\(/p-5984-dimmer-for-string-lights-indoor-electric-6-ft-cord-black.aspx\)](#)
Dimmer for String Lights, Indoor, Electric, 6 ft cord, Black ([/p-5984-dimmer-for-string-lights-indoor-electric-6-ft-cord-black.aspx](#))

In stock
\$20.39



[\(/p-5827-edison-light-bulb-dimmable-led-st58-e26-e27-base-2w-warm-white.aspx\)](#)
Edison Light Bulb, Dimmable LED, ST58, E26 E27 Base, 2W, Warm White ([/p-5827-edison-light-bulb-dimmable-led-st58-e26-e27-base-2w-](#)



[\(/p-5957-commercial-edison-string-lights-st58-dimmable-led-106ft-black-wire-warm-white.aspx\)](#)
Commercial Edison String Lights, ST58 Dimmable LED, 106ft Black Wire, Warm White ([/p-5957-commercial-edison-string-lights-st58-dimmable-](#)



PLANNING DIVISION

411 Main Street (530) 879-6800
P.O. Box 3420
Chico, CA 95927-3420
www.chicoca.gov

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Application No. 15-31

CITY OF CHICO PLANNING SERVICES APPLICATION FOR Site Design and Architectural Review

- Administrative []
Conceptual []
Board Review [x]

Applicant Information
Applicant Name ELLEN STEPHENS
Applicant Street Address 240 MAIN STREET, SUITE 200
City CHICO
Property Owner SCOTT AND ELLEN STEPHENS
Property Owner Address 240 MAIN STREET, SUITE 200
City CHICO
Architect or Historical Consultant GARY HAWKINS
Address 3045 CERES AVE., SUITE 135
City CHICO

General Project Information
Project Name CREPEVILLE CHICO
Location/Address 240 MAIN STREET, CHICO
Description RESTAURANT WITH OUTDOOR CAFE
APN 004 - 081 - 013 - 000
Parcel Size 7364 sq ft
General Plan Designation CMU
Zoning DN

Submittal Requirements
Application requirements are as indicated on attached checklist. The City's Design Guidelines Manual (which is available online at www.ci.chico.ca.us/planning_services/DesignGuidelinesManual.asp) must be consulted to ensure that important design principles are considered and to help expedite the processing of applications.

Applicant Authorization and Signature
I certify that the information provided with this application is complete, true and correct to the best of my knowledge and belief, and that if I am not the property owner, I have been authorized by the property owner to submit this application.
Applicant's Signature Ellen Stephens
Date Oct. 23, 2015

For Office Use Only
Application Received By Shannon Costa
Date 11/09/15
Assigned Planner
Tentative Hearing Date
Butte County Filing Fee \$50 (Check payable to Butte County)
Receipt No. 190775
Application Fee \$ 3,347
Environ. Review Fee \$ -
Total Fees \$ 3347 (Check payable to City of Chico)