



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 2/15/17

DATE: February 1, 2017

File: AR 16-25

TO: Architectural Review and Historic Preservation Board

FROM: Mark Corcoran, Senior Planner, (879-6800, zoning@chicoca.gov)
Community Development Department

RE: Architectural Review 16-25 (Starbucks Parklet) – 246 Broadway Street, APN 004-062-023

REPORT IN BRIEF

The proposed project includes the design review of an approximate 257 square foot outdoor café within the public right-of-way.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the project, subject to 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 16-25 (Starbucks Parklet), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct an approximate 257 square foot outdoor café for the Starbucks restaurant within the public right-of-way at 246 Broadway Street (see **Attachment A**, Location Map). The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram, and located in the DN-L-COS (Downtown North zoning district with Landmark and Corridor Opportunity Site zoning overlays) zoning district.

DISCUSSION

Approval Process

Section 14.70.075 of Chico Municipal Code (CMC) states that an outdoor café shall subject to Architectural Review pursuant to CMC Section 19.18.030.

In cases where a project requires a discretionary approval by the Planning Commission or City Council in addition to design review, such as a use permit and planned development permit, CMC 19.18.024(B), requires the Board to forward a recommendation regarding the site and architectural design.

Site Plan

The proposed structure would be located within the public right-of-way in an area that is currently dedicated to bicycle storage and adjacent to the existing Starbucks restaurant on the

corner of Broadway Street and West 3rd Street. The project would move the bicycle storage from the street to a dedicated area on the sidewalk (see **Attachment B**, Site Plan and **Attachment C**, Photo Simulations). Entry to the seating area will be via the sidewalk adjacent to the entry of the Starbucks restaurant. There will be no entry or exit on the street side abutting the vehicle travel lanes.

Architecture

The proposed structure would be composed of free standing steel columns with overhead beams with planters and a shelf installed along the street side of the seating area (see **Attachment D**, Floor Plan and **Attachment E**, Elevations). No trees will be removed by the proposed project.

ENVIRONMENTAL REVIEW

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

REQUIRED FINDINGS FOR A RECOMMENDATION OF APPROVAL

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 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 proposal includes a use that consistent with the Commercial Mixed Use Land Use Designation. The proposed project will ultimately increase the use of a previously developed site due to its location within an existing parking lot.

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 proposed project is designed to be a positive contribution to the existing streetscape and neighborhood identity due to its use of public space as a pedestrian gathering area allowing for consistency with DG 1.1.31, DG 1.1.32, and 1.1.33. In addition, the proposed project was designed to encourage safe pedestrian and bicycle access by incorporating design elements as stated in DG 3.1.33 and DG 3.1.34

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 new building are visually compatible with the existing street scene, and are not anticipated to be incompatible with future commercial development in the area. Any exterior equipment will be properly screened from view by perimeter fencing and landscaping.

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 structure is compatible with the existing street scene as well as the surrounding existing development. The height, massing, and placement of the proposed project would not block any existing views or dominate the existing surroundings.

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.*

The proposed landscaping will provide visual relief and an attractive environment within the proposed seating area while providing a buffer between the seating area and Broadway Street.

RECOMMENDED CONDITIONS OF APPROVAL FOR AR 16-05

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 16-25 (Starbucks Parklet). No building permits related to this approval shall be granted final approval without authorization of Planning Division staff.
2. The operation of the proposed project shall conform to the standards listed for the use of the public right-of-way for operation of outdoor cafes in Chapter 14.70 of Chico Municipal Code.

PUBLIC CONTACT

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

ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Photo Simulations
- D. Floor Plan
- E. Elevations

DISTRIBUTION

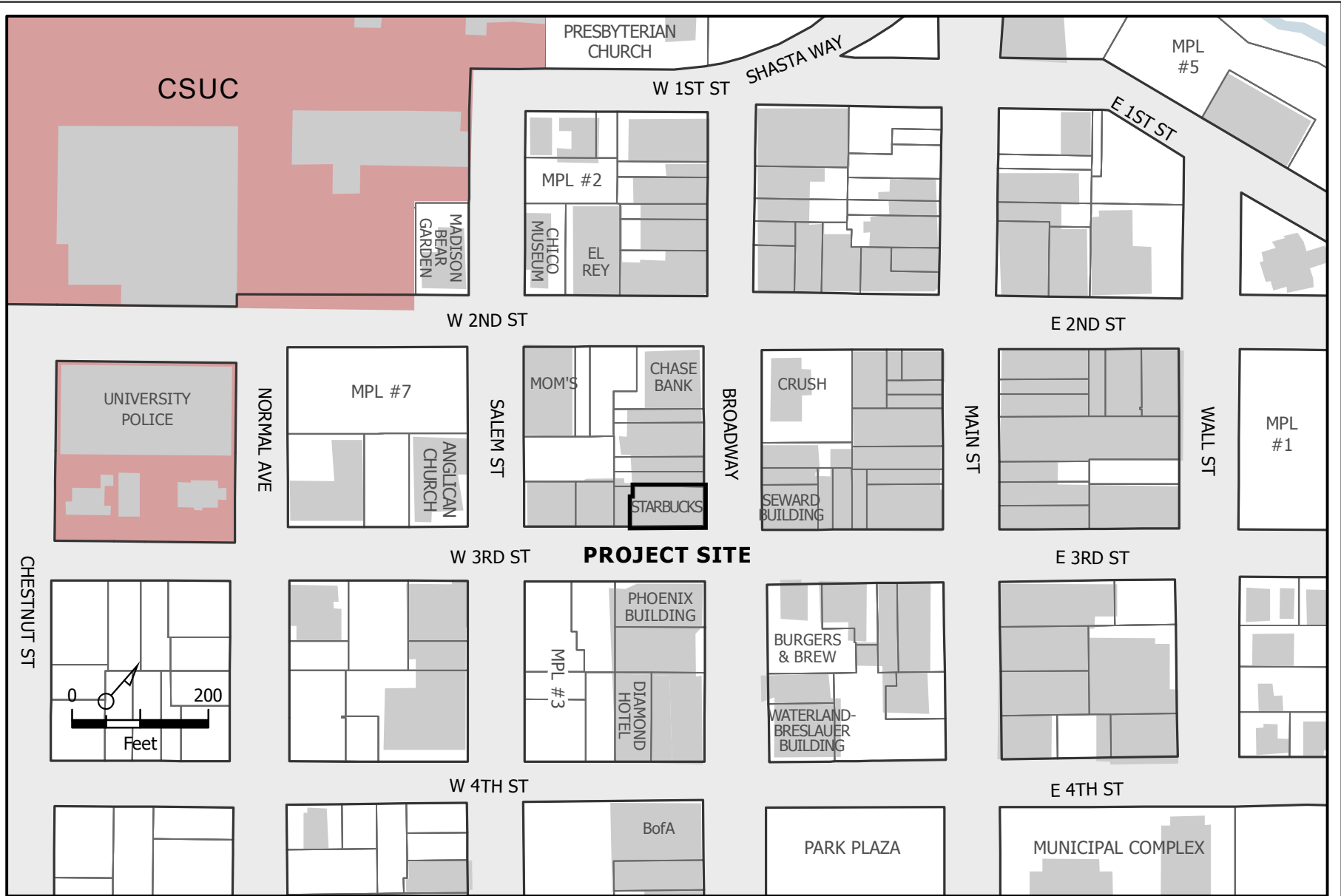
Internal (2)
Mark Corcoran, Senior Planner
Files: AR 16-25

External (2)

PM Design Group – Chet Rusit, 6930 Destiny Drive #100, Rocklin, CA 94105

Starbucks Company – 60 Spear Street, 7th Floor, San Francisco, CA 94105

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AR 16-25 (Starbucks Parklet)
 246 Broadway Street
 APN 004-062-023-000





STARBUCKS COFFEE COMPANY
 2401 UTAH AVENUE SOUTH
 SEATTLE, WASHINGTON 98134
 (206) 318-1575

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STARBUCKS TEMPLATE VERSION 12015-12-23

ARCHITECT OF RECORD



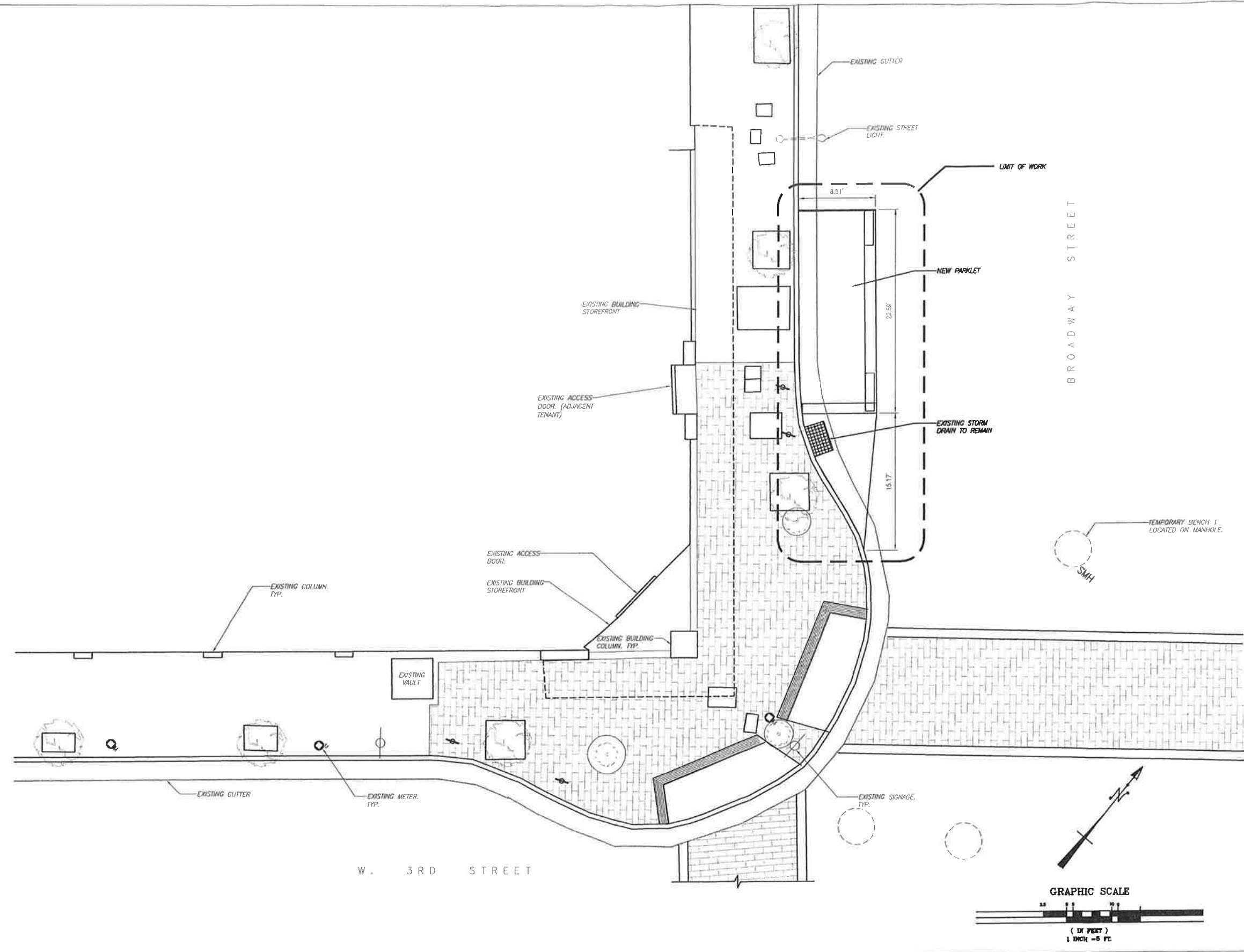
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CHICO PARKLET

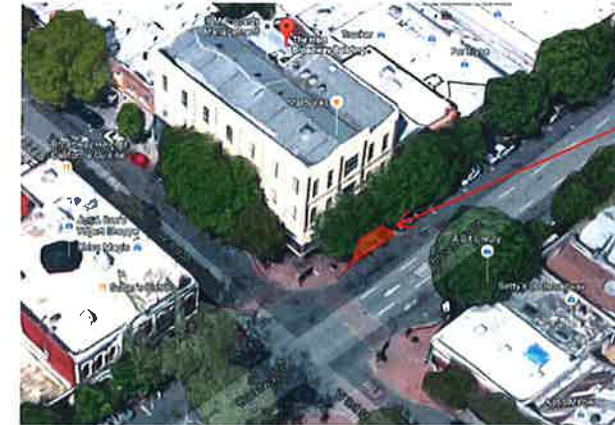
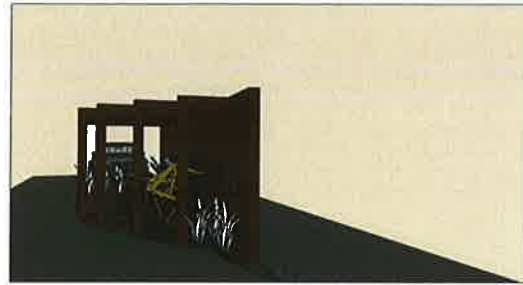
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**246 BROADWAY ST.
 CHICO, CA 95928**

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 LEED® AP:
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 CHECKED BY:

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SITE PLAN

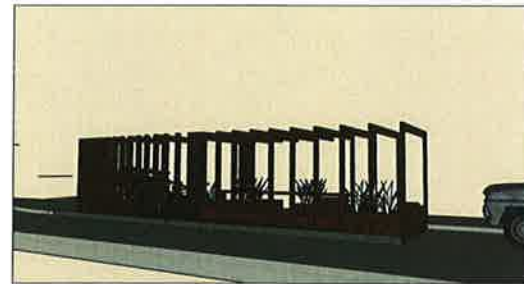
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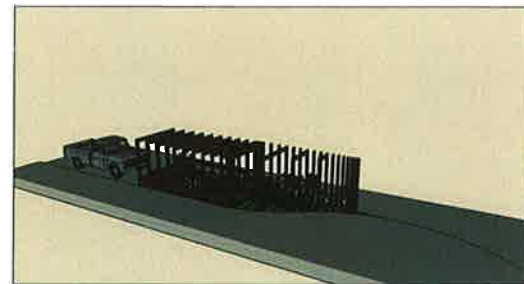
Proposed Parklet Location

Site Image



Proposed Parklet Location

Site Image



Proposed Parklet Location

Site Image



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CHICO, CA 95928

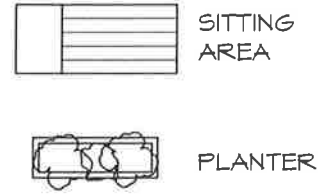
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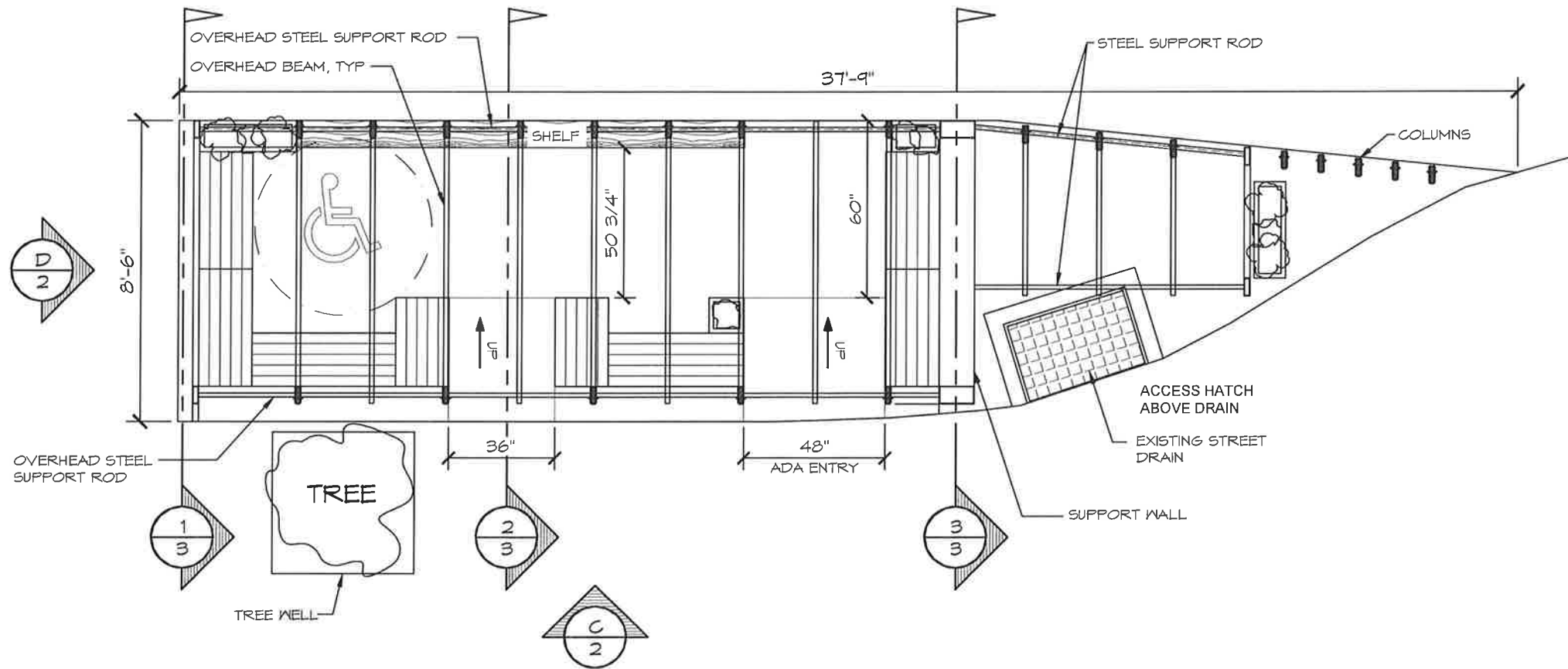
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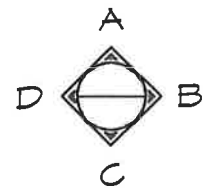
LEGEND



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1 FLOOR PLAN
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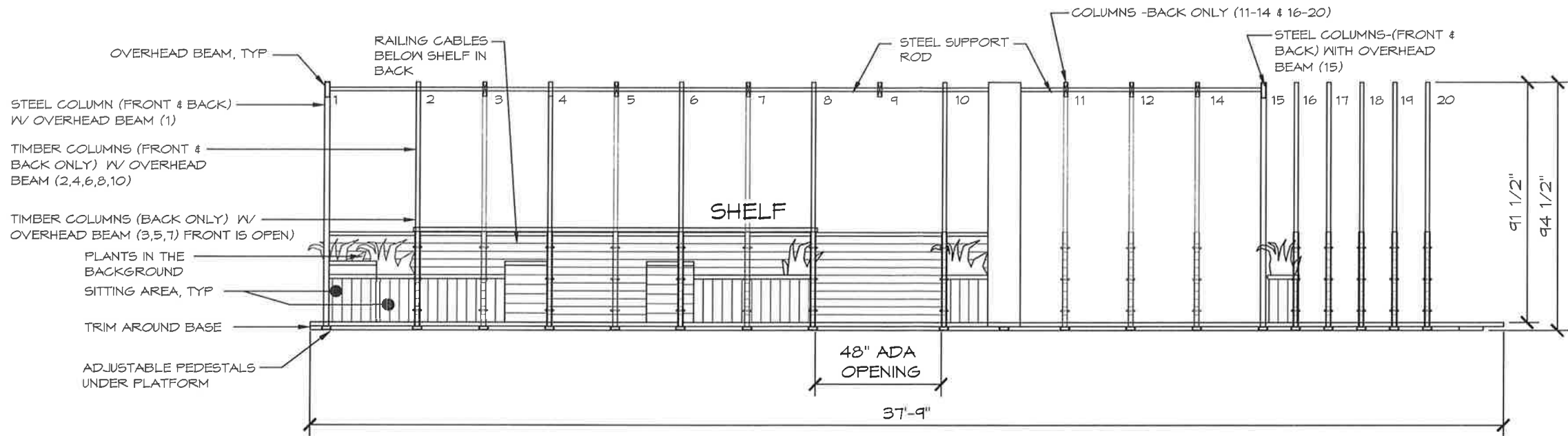
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MODEL#: PARKLET
DATE: 06/15/2016

REV.	DATE	BY
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2	08/05/2016	CR

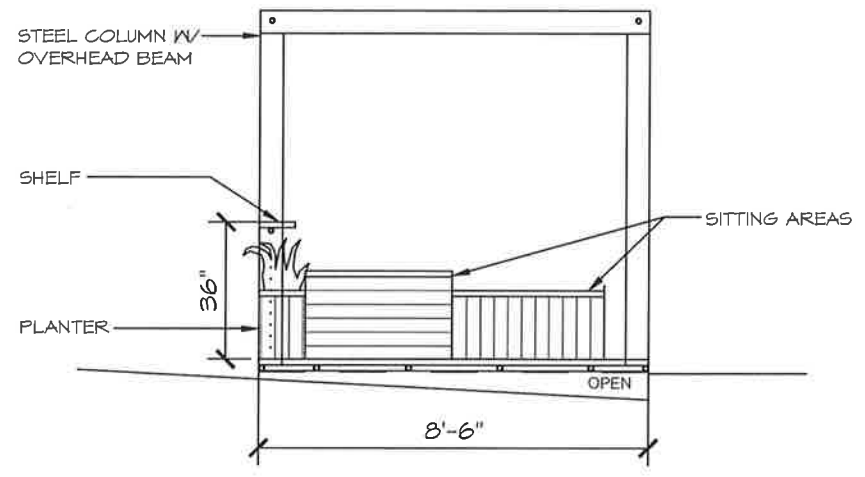
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C ELEVATION VIEW
SCALE: 1/4" = 1'-0"



D ELEVATION VIEW
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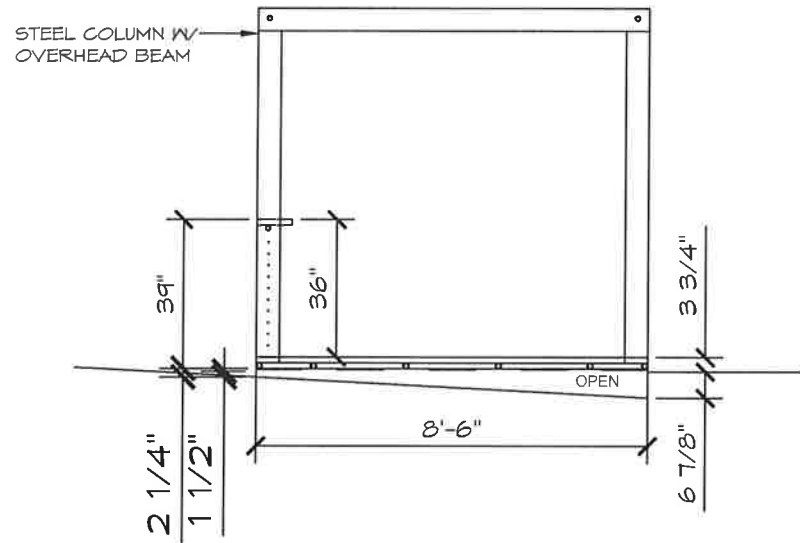
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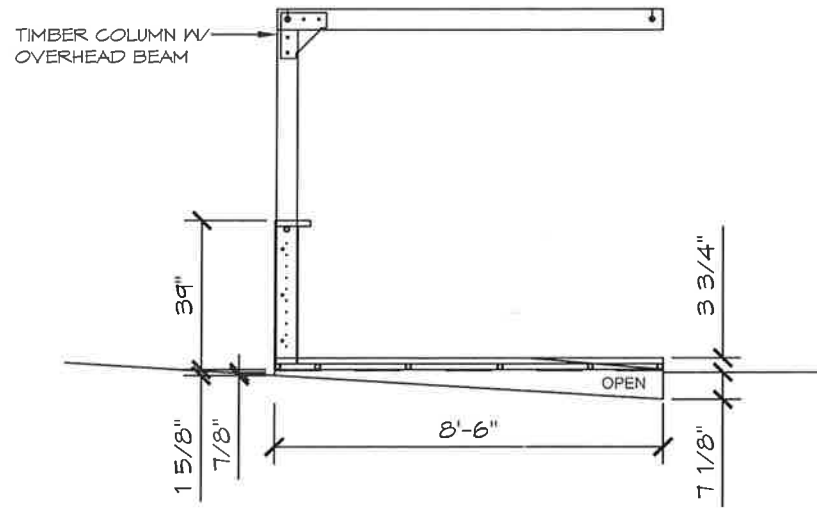
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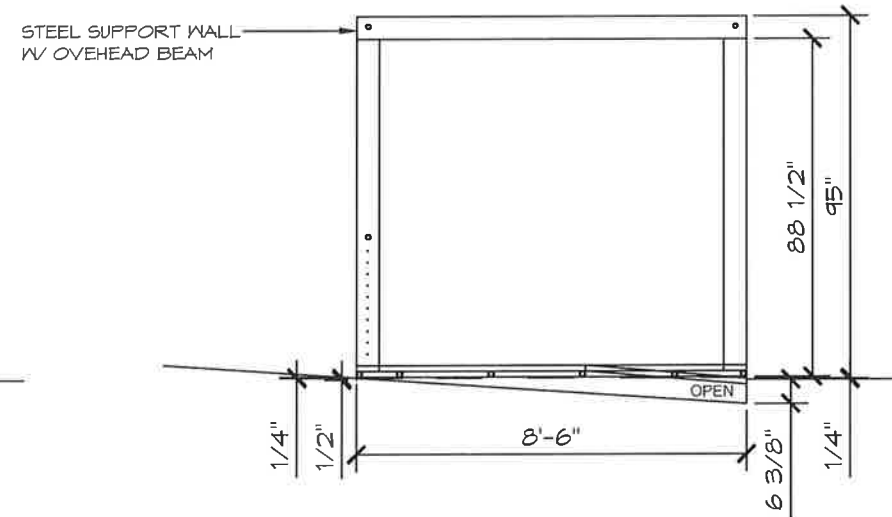
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1 CROSS SECTION
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2 CROSS SECTION
SCALE: 1/4" = 1'-0"



3 CROSS SECTION
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