



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 09/19/18

DATE: August 31, 2018

File: AR 17-38

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 17-38 (5th Street Steakhouse)
345 and 331 W. 5th Street, APNs 004-221-001 and 004-221-002

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 17-38 (5th Street Steakhouse), subject to the recommended conditions.

BACKGROUND

The applicant is proposing expansion of an existing outdoor dining patio area for 5th Street Steakhouse, located at 345 W. 5th Street, on the southeast corner of the intersection at W. 5th Street and Normal Avenue (see **Attachment A**, Location Map). The site is designated Residential Mixed Use on the General Plan Land Use diagram and is zoned RMU-L-COS (Residential Mixed Use with Landmark and Corridor Opportunity Site Overlay).

The proposal includes expansion of the existing outdoor dining area, new trellis structures, fire pits with surrounding seating, outdoor bar and landscape improvements and use of the existing structure on the adjacent parcel (formally Grace Jr.) for a staff staging area, banquets and events (see **Attachment B**, Site Plan and **Attachment C**, Renderings). The existing outdoor dining area and banquet room were constructed in 2008, following approval of a use permit and Certificate of Appropriateness. Beginning in the early 1970's the structure has been continuously used as a restaurant and bar. On 9/11/2018 the Zoning Administrator approved a modification to the existing use permit (Mod 18-02 of UP 08-02) to allow a restaurant greater than 2,500 square feet in the RMU zoning district. On 9/13/2018, the Map Advisory Committee approved a merger application to merge the two parcels into one to accommodate the patio expansion.

The existing restaurant building is designated as a historic structure on the City's Historic Resources Inventory. The project is located in the South Campus neighborhood, an area considered to be extremely sensitive for historic cultural resources. The project site is listed as a contributing property for the South of Campus Historic District, described in the listing as *"...a rectangular brick commercial structure. A large plate glass window with multipaned transom windows is on either side of the recessed entry. One set of plate glass and transoms is at the NW [northwest] corner of the building. It was originally built in the 1920s as a grocery store replacing an earlier dwelling."* The proposed patio expansion does not involve alteration

to the predominant historical features of the building, such as the exposed brick plate glass windows. Pursuant to CMC 19.37 (Historic Preservation), no Certificate of Appropriateness is required for minor alterations to historic property that involve only minor or negligible impacts to the historic integrity of a resource, such as fences and additions to existing structures (see **Attachment D**, National Registry Listing).

Design Elements

As illustrated on the proposed site plan, the project involves the expansion of the existing outdoor patio dining area onto the adjacent parcel (formally Grace Jr.). The total outdoor dining area would be expanded to approximately 5,200 square feet, for a total site area of approximately 11,700 square feet. The existing building on the adjacent parcel would be used for staging, events and banquets.

Several outdoor hardscape features are proposed, including fire tables with surrounding seating, decorative pavers and colored cement and a water fountain. Three new wood trellis structures are proposed to cover additional seating areas; two would be situated near the front property line and one at the rear of the site. The structures would be stained wood and would match the existing trellis structure on the restaurant site. Each structure would feature an outdoor ceiling fan and hanging outdoor heaters. New low-level lighting would be introduced throughout the site. Light sources include outdoor string lights and ceiling fan lights (see **Attachment E**, Design Elements).

A variety of outdoor seating is proposed. Several “lounge” areas are included under trellis structures and around fire tables. Proposed furniture for these areas would be consistent with the existing outdoor patio furniture that features padded outdoor couches and chairs. Additional wrought-iron dining tables and chairs would be located throughout the site, covered with a standard white linen table cloth during hours of operation. Decorative concrete and brick pavers would be utilized throughout the new seating areas (see **Attachment F**, Color Samples).

An outdoor bar would be constructed utilizing the exterior wall of the existing restaurant. The bar would feature composition roof shingles to match the existing building on the adjacent parcel. The bar would accommodate several barstools and would feature roll-up doors for security.

The entire site would be surrounded by a five-foot-tall wrought iron fence featuring brick columns. Fencing would be consistent with the existing fence surrounding the current outdoor patio area. A variety of plants would be provided in new planter beds, largely surrounding the perimeter of the site. Planting varieties include fountain grass, reed grass, moonbeam yarrow and New Zealand flax (see **Attachment G**, Landscape Plan).

DISCUSSION

The project is consistent with a number of General Plan policies, including those that encourage “third places” (ED-1.5.1), support locally owned businesses (ED-1.8.2) and enhance the character of Chico’s diverse neighborhoods (CD-4). The project supports redevelopment and rehabilitation projects that are compatible with surrounding properties and

neighborhoods (LU-4.2) and encourage infill development that enhances architectural quality (LU-4.4).

The project is consistent with Design Guidelines (DGs) that call the preservation and enhancement of buildings of special historic interest (DG 1.3.12), reflect the building's architectural characteristics, while effectively presenting the business's image (DG 1.3.51) and maintain and enhance strong pedestrian scale and orientation (DG 1.3.13) (see **Attachment H**, Project Description).

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 15303 (New Construction or Conversion of Small Structures). Consistent with this exemption, the proposal includes the construction of accessory (appurtenant) structures.

Architectural Review

According to the CMC 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 project is consistent with a number of General Plan policies, including those that encourage "third places" (ED-1.5.1), support locally owned businesses (ED-1.8.2) and enhance the character of Chico's diverse neighborhoods (CD-4). The project supports redevelopment and rehabilitation projects that are compatible with surrounding properties and neighborhoods (LU-4.2) and encourage infill development that enhances architectural quality (LU-4.4). The site is not within the bounds of a specific plan or neighborhood plan.

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, including the character, scale and quality of design, are consistent with Design Guidelines (DGs) that call the preservation and enhancement of buildings of special historic interest (DG 1.3.12), reflect the building's architectural characteristics, while effectively presenting the business's image (DG 1.3.51) and maintain and enhance strong pedestrian scale and orientation (DG 1.3.13).

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 outdoor dining area are compatible with

the existing restaurant building and surrounding development. Exterior lighting, screening and accessory structures have been thoughtfully incorporated into the project to ensure compatibility.

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 outdoor dining area is compatible with the site as well as the surrounding development and would enhance the building's outdoor space to create a distinctive architectural character near the Chico downtown area. The proposed structures do not unnecessarily block views from other structures or dominate their 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 would provide natural elements to complement the proposed outdoor dining area and would provide an attractive pedestrian-scale environment. The proposed landscaping will provide visual relief around the site perimeter and will buffer the dining area, providing an attractive environment throughout the year.

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 17-38 (5th Street Steakhouse). 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.

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)

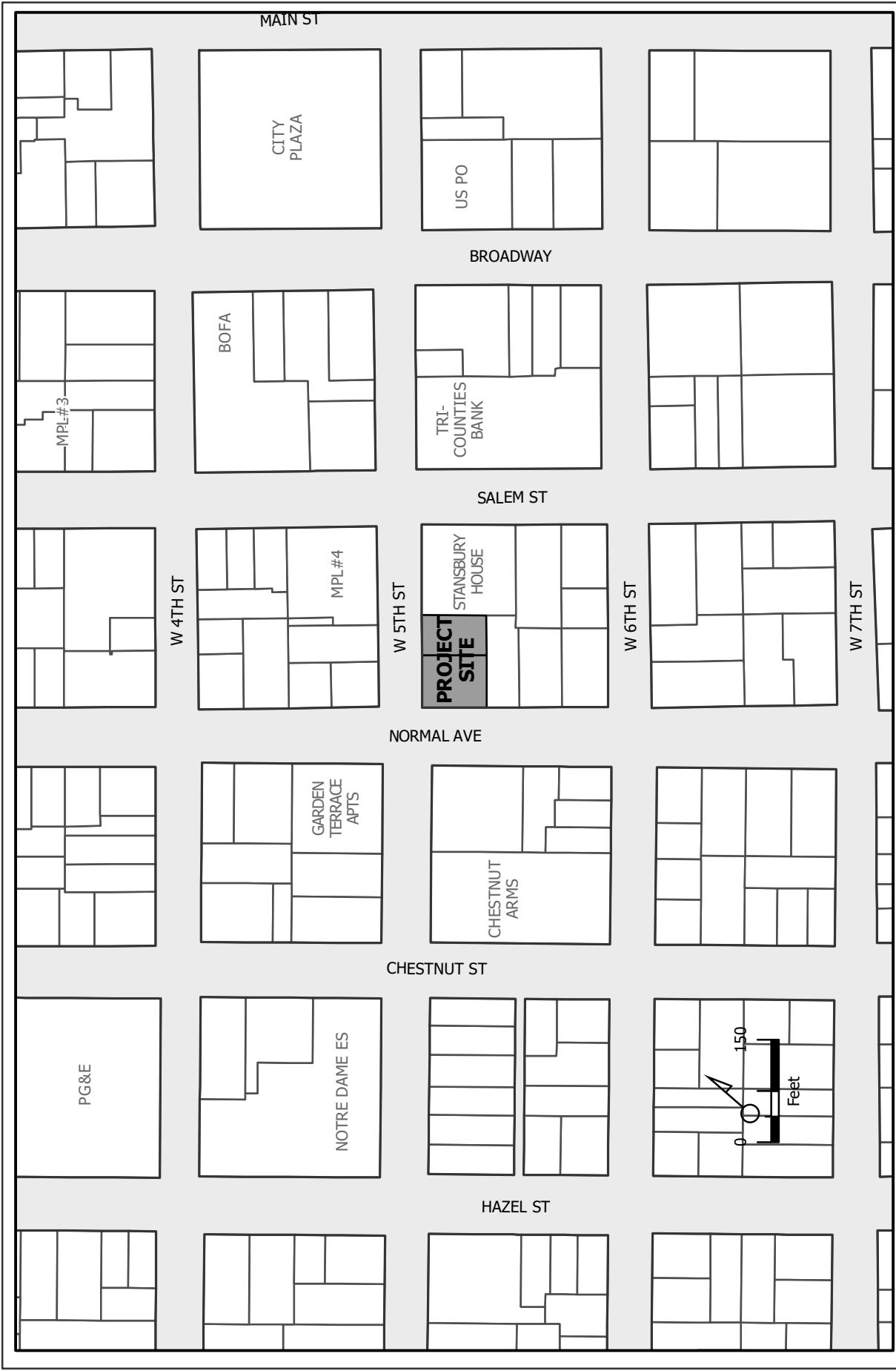
Mike Sawley, Senior Planner
Shannon Costa, Assistant Planner
File: AR 17-38

External (3)

Kevin Riley, email: rileychico@yahoo.com
Brian Firth, email: brian@bfladesign.com
Greg Peitz, email: gregpeitz@sbcglobal.net

ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Renderings
- D. National Registry Listing
- E. Design Elements
- F. Color Samples
- G. Landscape Plan
- H. Project Description



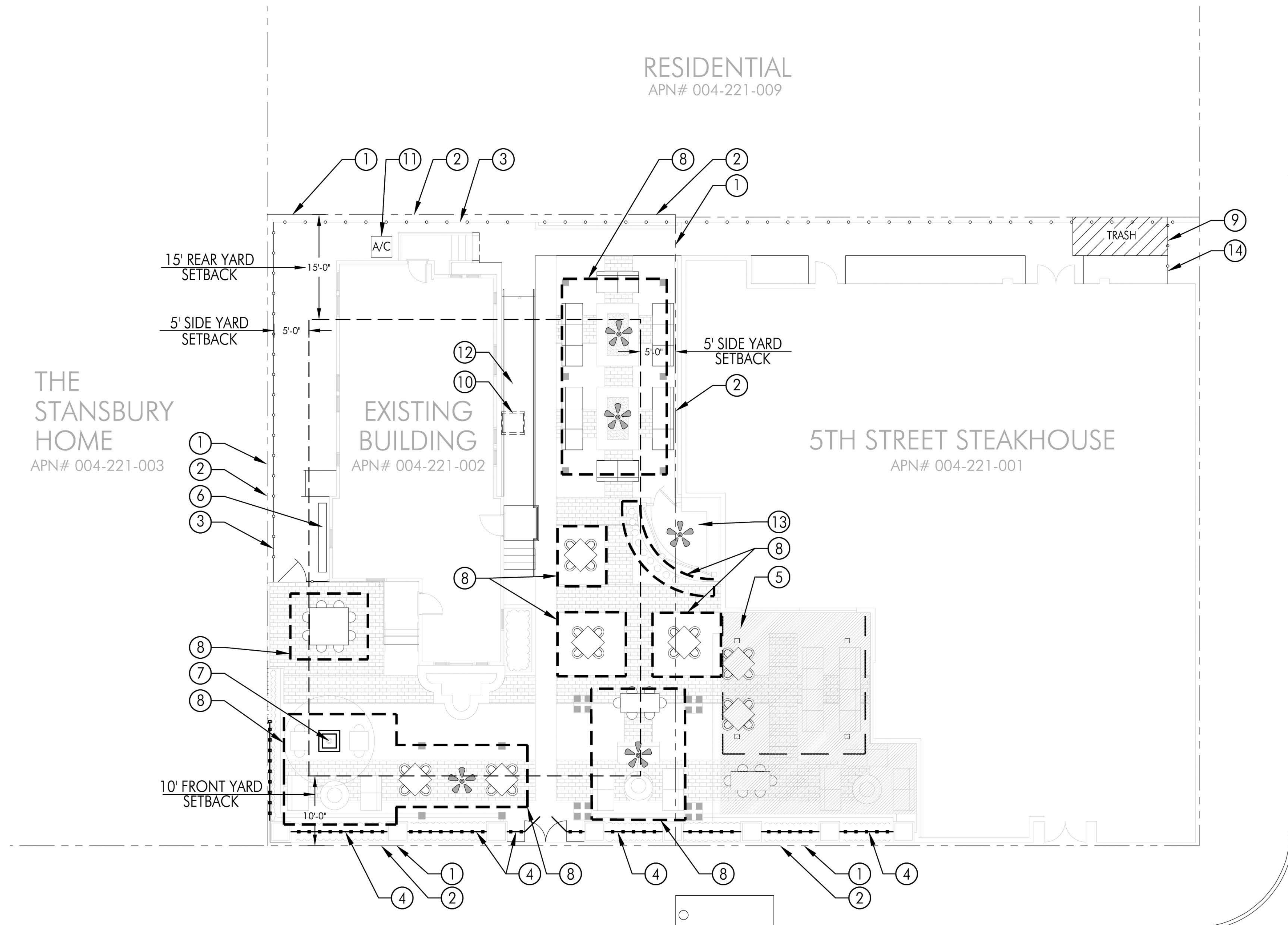
UP 18-02 modification, AR 17-38 (Fifth Street Steakhouse)
 345 W 5th Street & 331 W 5th Street
 APNs 004-221-(001 & 002)-000

RESIDENTIAL
APN# 004-221-009

THE STANSBURY HOME
APN# 004-221-003

EXISTING BUILDING
APN# 004-221-002

5TH STREET STEAKHOUSE
APN# 004-221-001



NORMAL AVENUE

5TH STREET

PARKING LOT

LAW OFFICE

PLAN LEGEND

SYMBOL	DESCRIPTION
①	LIMIT OF WORK
②	PROPERTY LINE
③	EXISTING WOOD FENCE
④	5' HIGH IRON FENCE.
⑤	EXISTING OUTDOOR PATIO WITH WOOD TRELLIS, STRING LIGHTS, TABLES AND CHAIRS AND PAVERS. SEE SHEET L-0.3 FOR ADDITIONAL INFORMATION
⑥	EXISTING UTILITIES
⑦	EXISTING ORANGE TREE. TO REMAIN.
⑧	OUTDOOR DINING AREA SEE "OUTDOOR DINING AREA" TABLE THIS SHEET. SEE SHEET L-0.3 & L-0.4 FOR ADDITIONAL INFORMATION
⑨	ENCLOSED TRASH AREA. THIS PROJECT WILL UTILIZE THE EXISTING ENCLOSED TRASH AREA. LOCATED BEHIND 5TH STREET STEAKHOUSE.
⑩	EXISTING A/C UNIT TO BE RE-LOCATED.
⑪	NEW LOCATION OF A/C UNIT.
⑫	ADA RAMP WITH HANDRAIL.
⑬	OUTDOOR BAR
⑭	EXISTING FENCE / GATE

OPEN SPACE

DESCRIPTION	AREA	PERCENT
TOTAL SITE	5,195 SF	100%
EXISTING BUILDING	1,209 SF	23%
OUTDOOR BAR	104 SF	2%
TOTAL OF BUILDING AND BAR	1,313 SF	25%
TOTAL OPEN SPACE	3,882 SF	75%

OUTDOOR DINING AREA

DESCRIPTION	AREA	PERCENT
TOTAL SITE	5,195 SF	100%
OUTDOOR DINING AREA	1,488 SF	29%

OUTDOOR DINING SEATS SHOWN ON PLAN IS 73

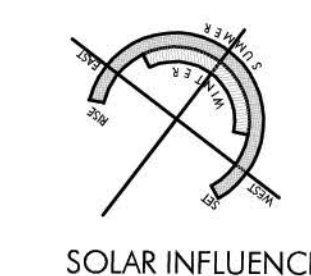
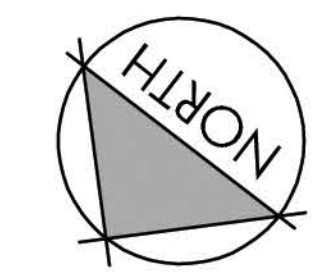
LANDSCAPE AREA

DESCRIPTION	AREA	PERCENT
TOTAL SITE	5,195 SF	100%
OUTDOOR LANDSCAPE AREA	297 SF	6%

5TH STREET STEAKHOUSE

SITE PLAN

PREPARED FOR:
KEVIN RILEY
345 W 5TH STREET
CHICO, CA 95928



PREPARED BY:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130/ FAX: (530) 899-1920
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SHEET L-0.1

BFLA PROJECT NUMBER: 1988.1
DECEMBER 20, 2017

ATTACHMENT "B"



AERIAL VIEW



5TH STREET VIEW

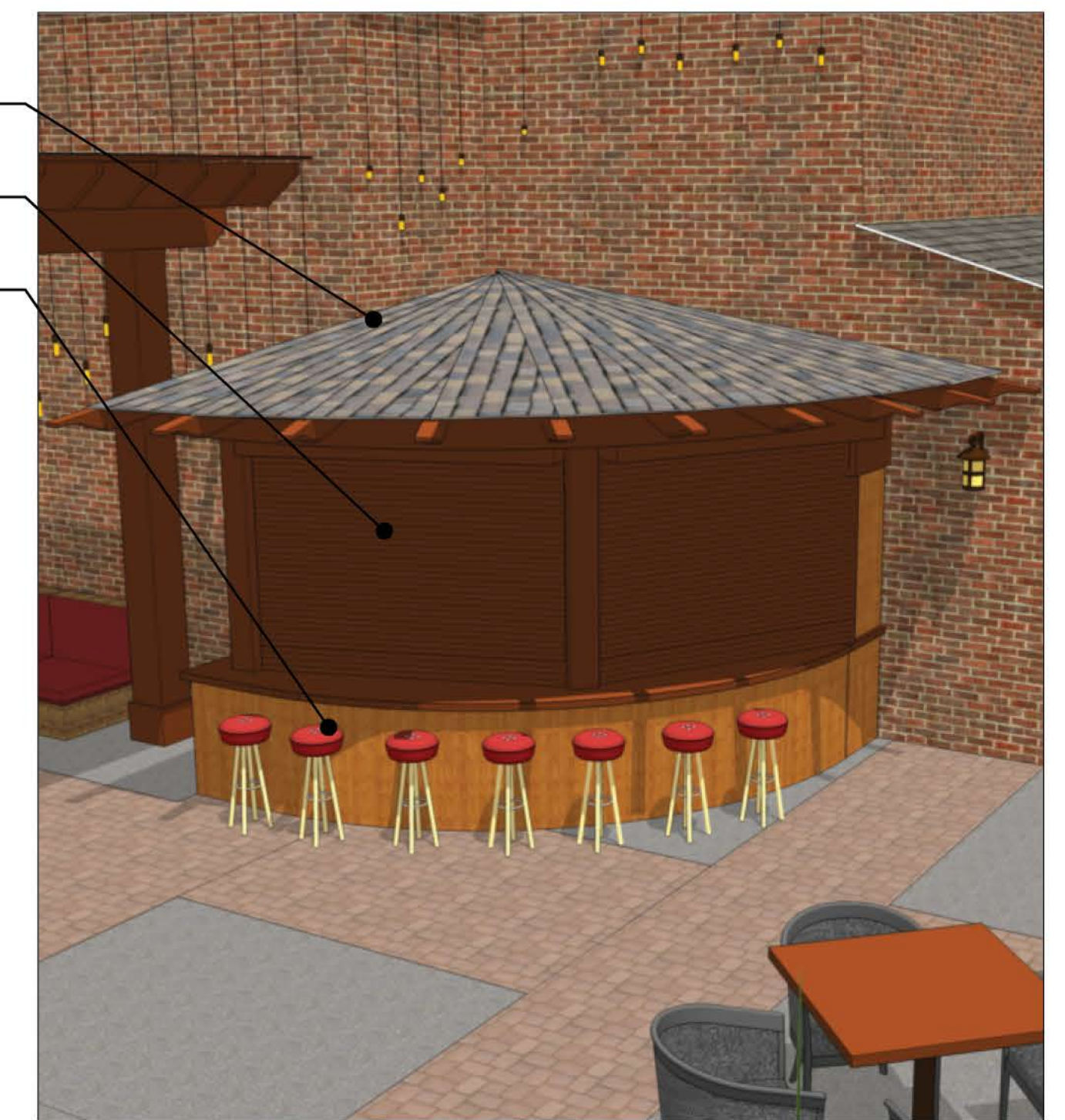


BIRDS EYE VIEW



**INTERIOR BAR VIEW
OPEN**

COMP ROOF TO MATCH
GRACE JR. BUILDING
LOCKABLE
ROLL DOWN DOORS
BAR STOOLS
BY OWNER

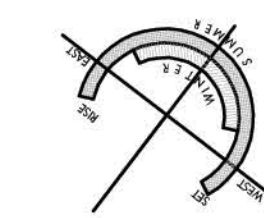
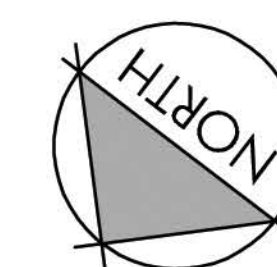


**INTERIOR BAR VIEW
CLOSED**

5TH STREET STEAKHOUSE

CONCEPTUAL OUTDOOR DINING TERRACE RENDERINGS

PREPARED FOR:
KEVIN RILEY
345 W 5TH STREET
CHICO, CA 95928



SOLAR INFLUENCE



SCALE: 1/8" = 1'-0"

PREPARED BY:



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SHEET L-0.4
BFLA PROJECT NUMBER: 1988.1
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ATTACHMENT "C"

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 12

52. Stansbury House National Register #75000424
307 W. 5th Street

This is Chico's best surviving square bay Italianate residence; built in 1883.

53. 330 W. 5th Street

A former ell-shaped building, the deep gables and double-hung windows are still in evidence. At some point, the ell was filled in and a cement Bungalow-style, L-shaped porch was added. The battered piers and vestiges of a pergola remain. According to the 1886 Sanborn map, this was the Presbyterian parsonage, the church being at the NE corner of W. 4th & Broadway until 1910.

54. 331 W. 5th Street Non-Contributor

This former 1880s, L-shaped cottage has been stuccoed and remodeled into a small commercial building.

55. 345 W. 5th Street

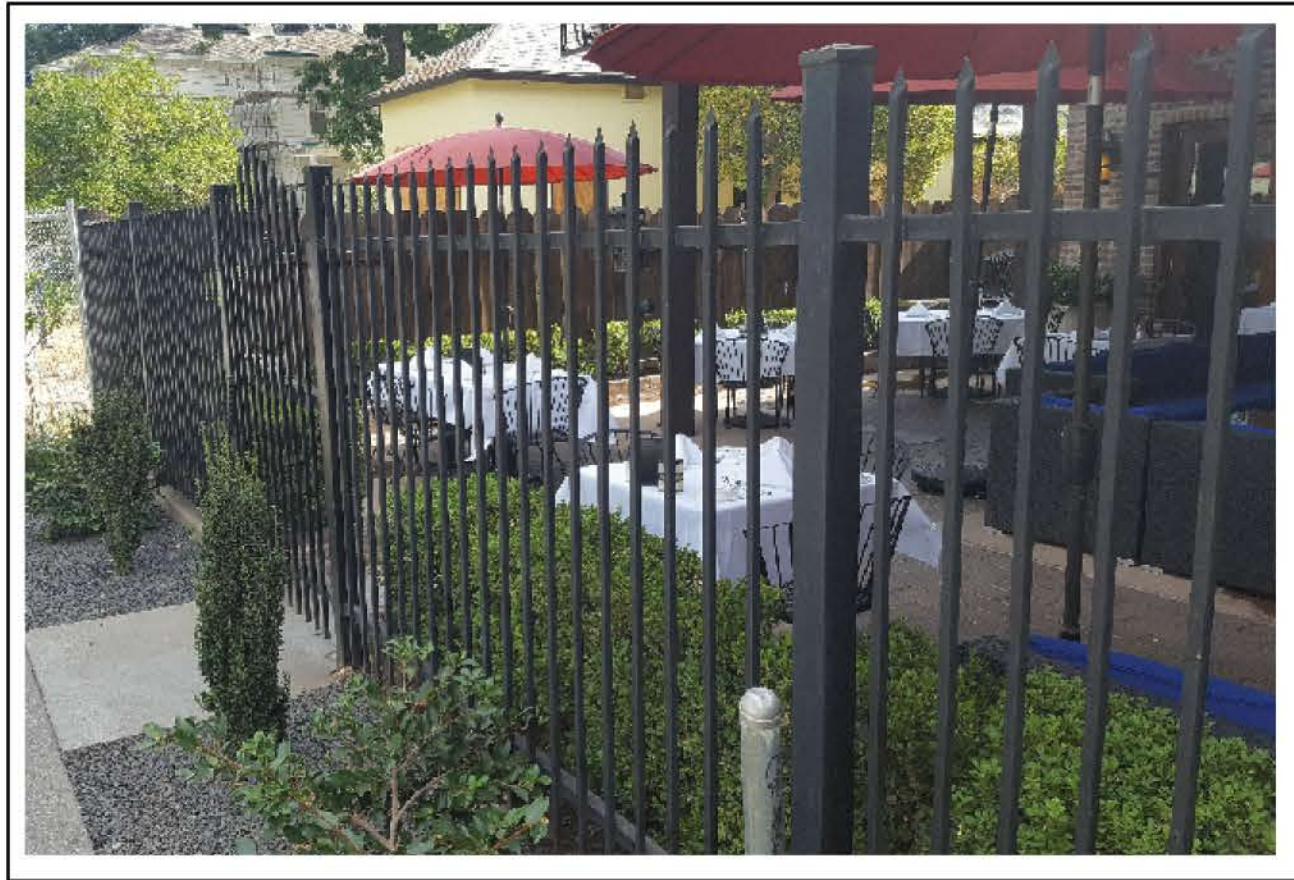
This is a rectangular brick commercial structure. A large plate glass window with multipaned transom windows is on either side of the recessed entry. One set of plate glass and transoms is at the NW corner of the building. It was originally built in the 1920s as a grocery store replacing an earlier dwelling. (interview; Sanborn)

56. Guy Kennedy House
413 W. 5th Street

This large, 2-story, clapboard-sided house is a classic box with a Craftsman veranda, now enclosed, exposed rafters, clinker brick fireplace, and "carved" brackets supporting the entry gable. An addition has been made on the SE side and the kitchen remodeled. Otherwise, this gracious home is intact, including much of its period detail. A garage remains at the rear of this large lot. It was built for Guy Kennedy, lawyer and city attorney, in 1916, by Chester Cole, architect for the Presbyterian Church and University buildings of the 1920s. (CHBS)

57. 428 W. 5th Street

This is a good extant example of a comfortable, middle-class home of the early 1880s. It is a 2-story, symmetrically arranged house clad in drop-siding and with a low hip roof. The front veranda has 4 round posts with low walls; the east side is screened in. The windows are all double-hung, 2/2 and the door has narrow sidelights. An addition has been made to the rear. A low, wooden garage is at the NW corner of the lot. Two slender palm trees are on either side of the front walk. (Sanborn)



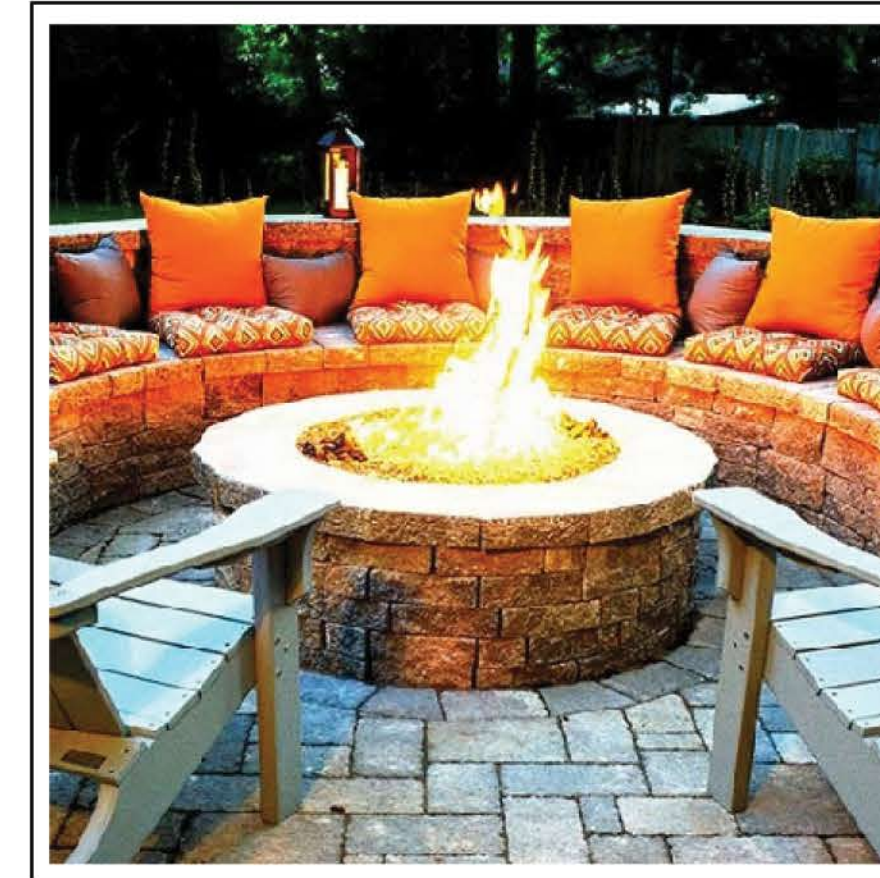
WROUGHT IRON FENCE



5' WIDE WOOD ACCESS GATE



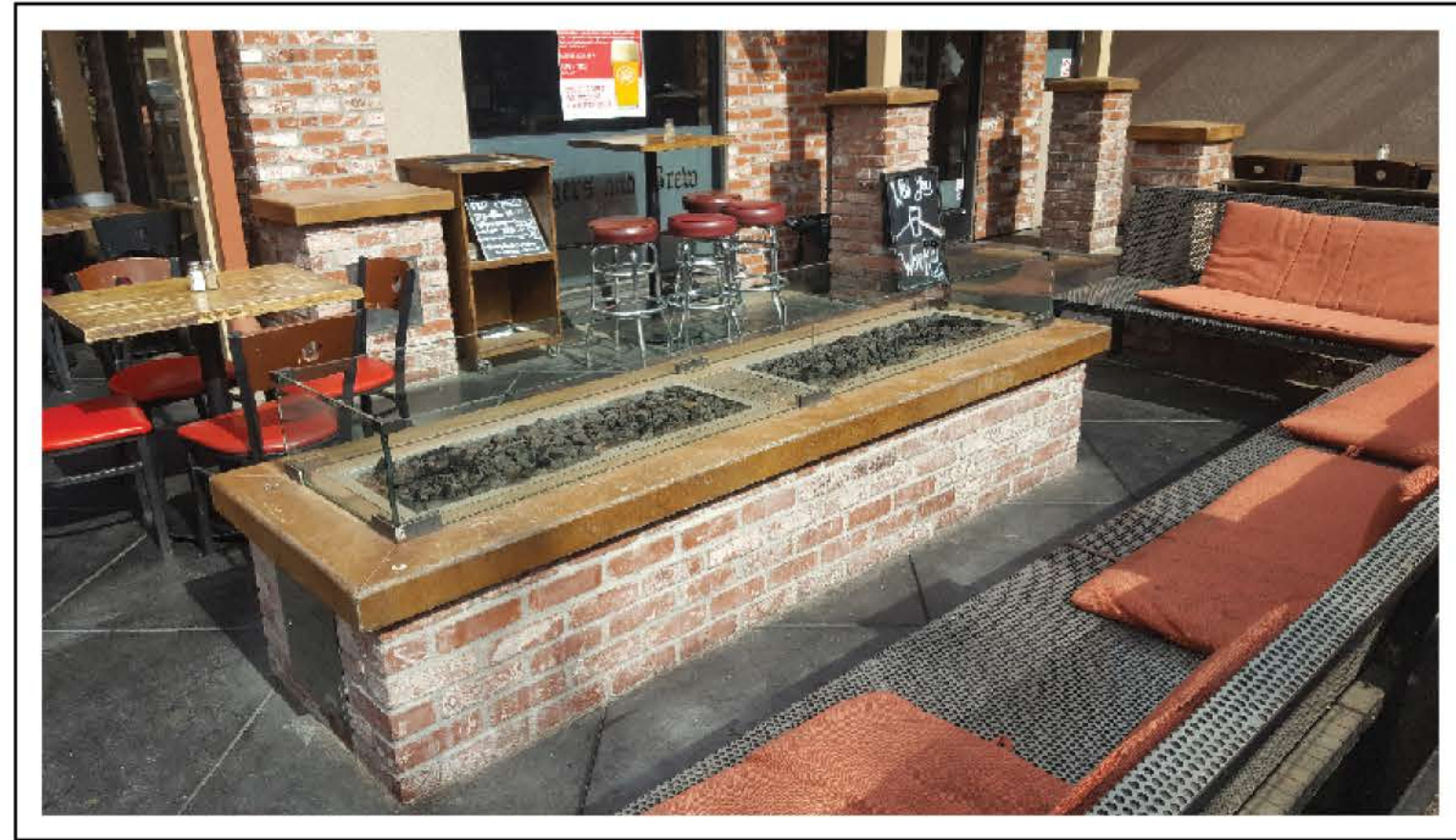
BRICK COLUMN



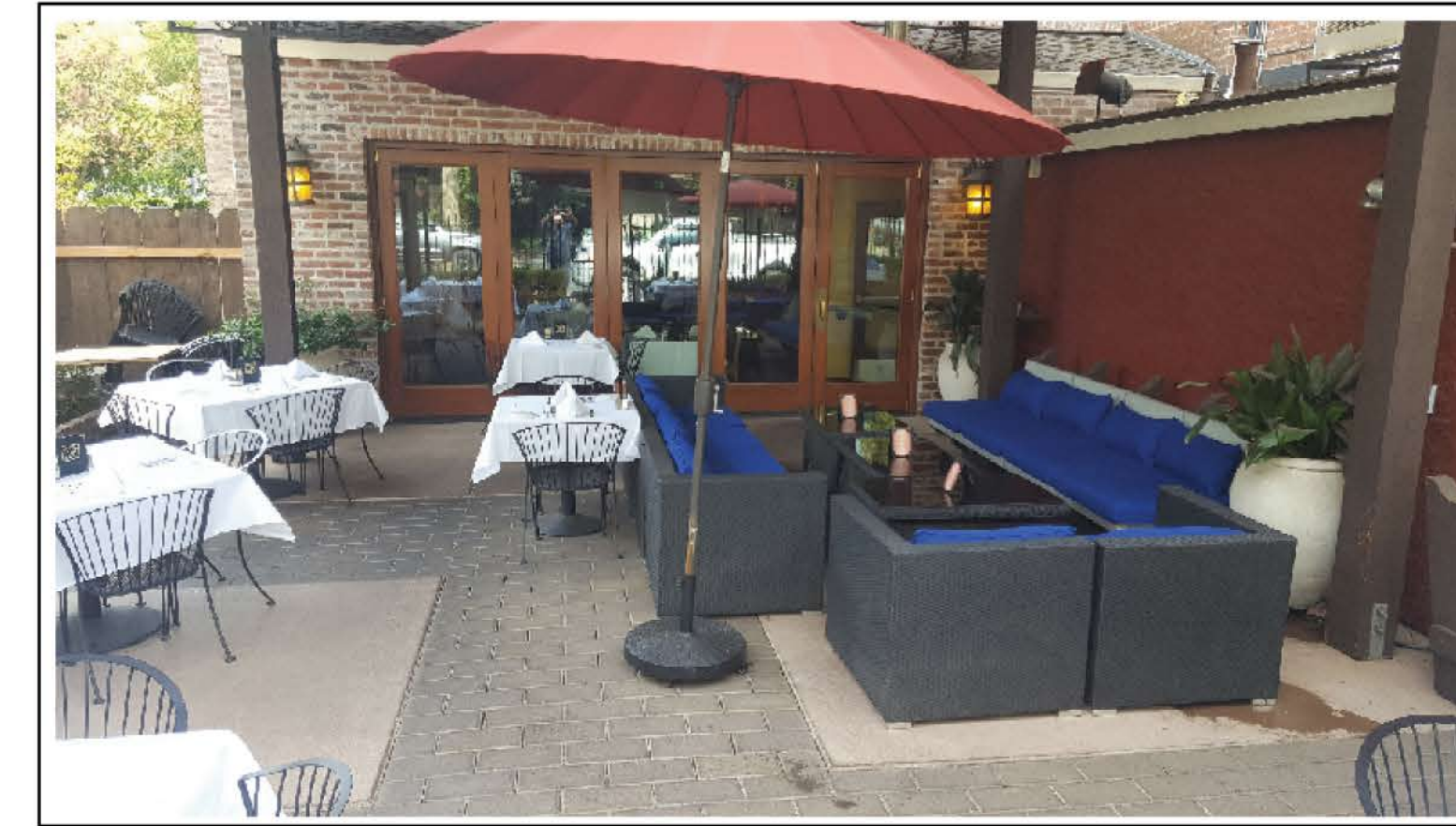
CIRCULAR FIRE TABLE



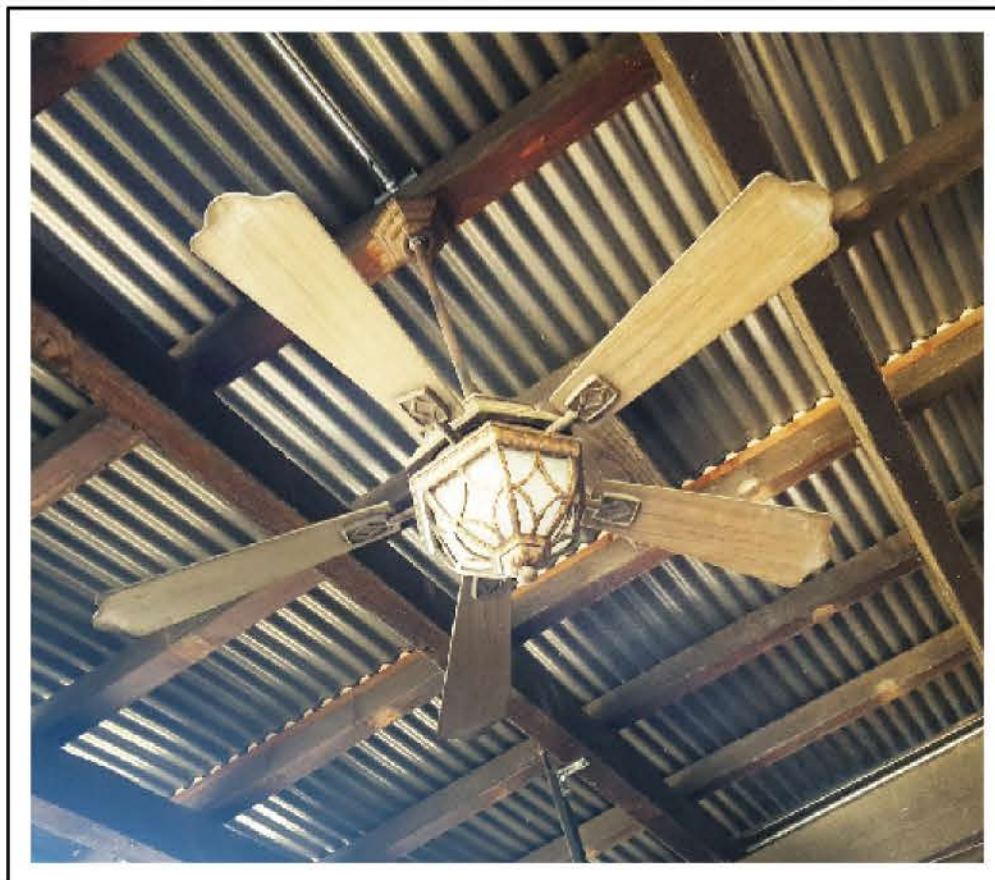
FOUNTAIN



RECTANGULAR FIRE TABLE



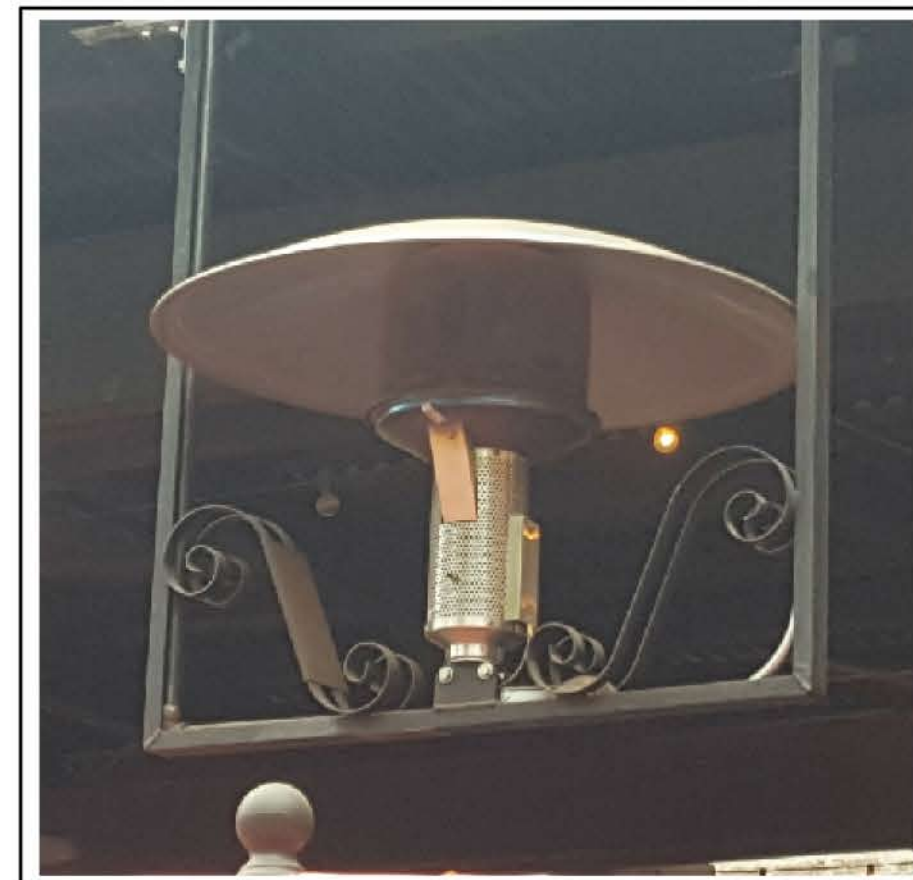
SITE FURNITURE



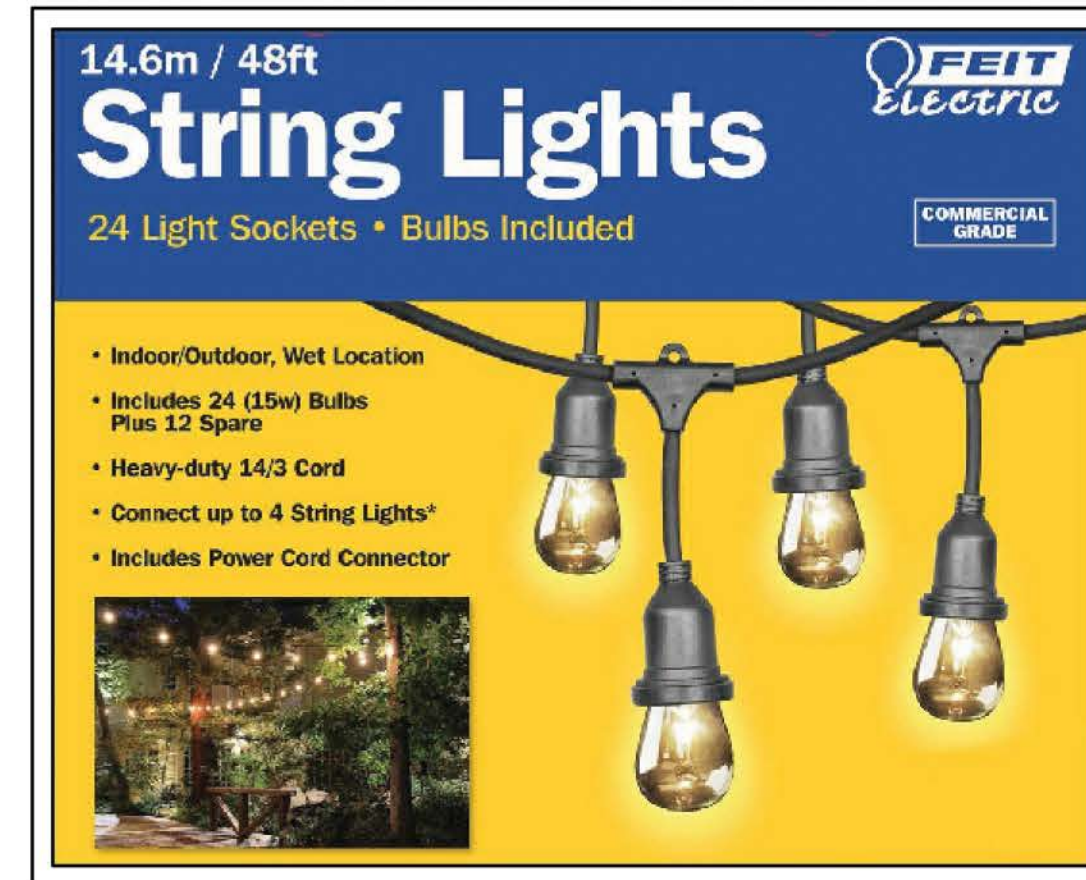
OUTDOOR CEILING FAN



MAIN ENTRY GATE



OUTDOOR HEATER



STRING LIGHTS



SHADE STRUCTURE

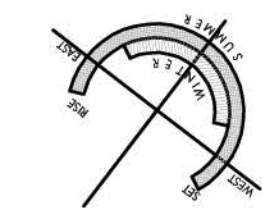
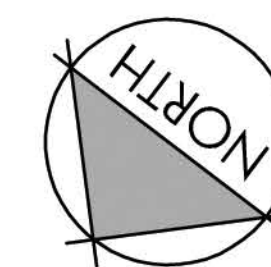
SHEET L-0.3

BFLA PROJECT NUMBER: 1988.1
DECEMBER 20, 2017

5TH STREET STEAKHOUSE

DESIGN DEVELOPMENT IMAGES

PREPARED FOR:
KEVIN RILEY
345 W 5TH STREET
CHICO, CA 95928

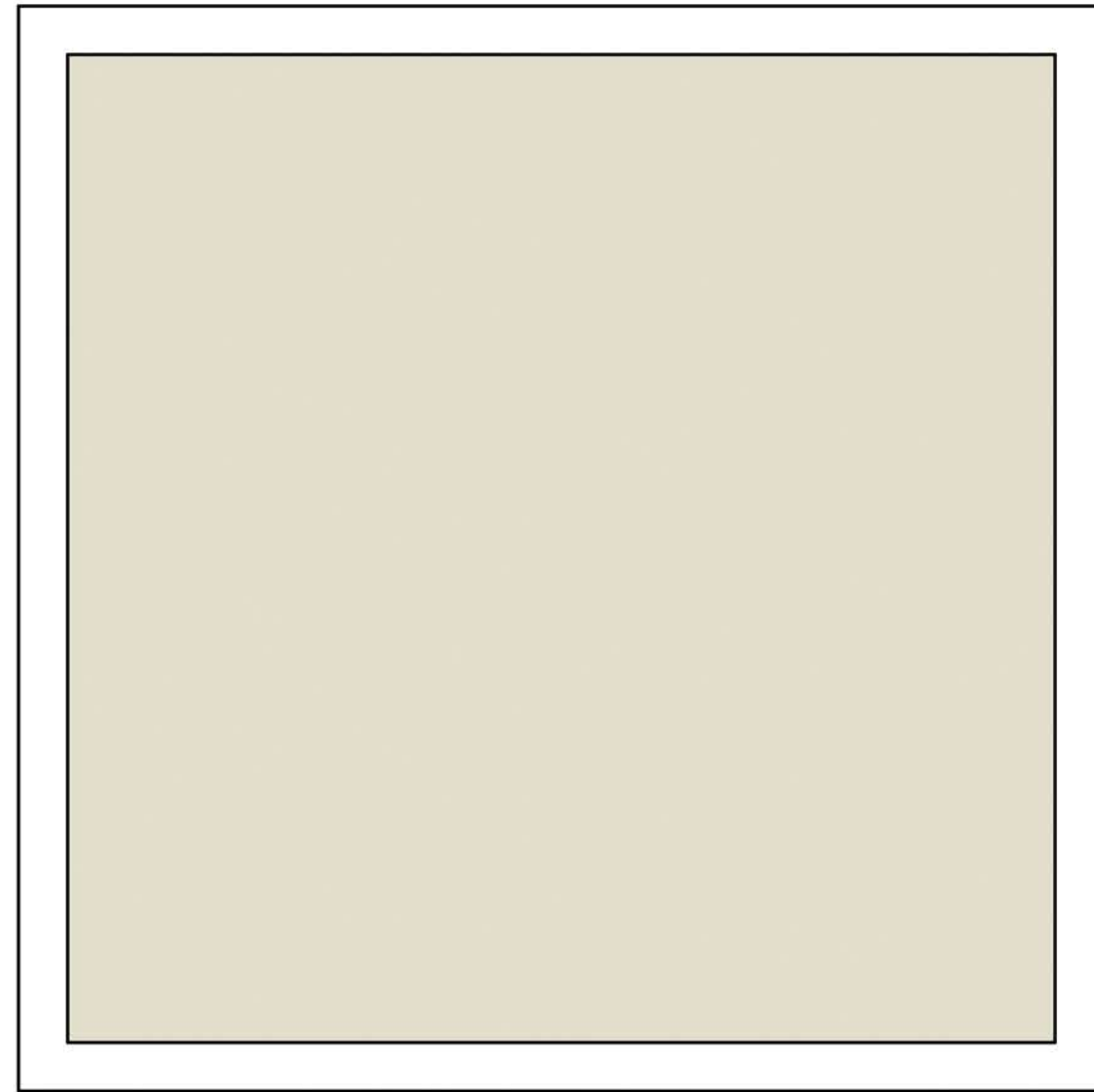


SOLAR INFLUENCE

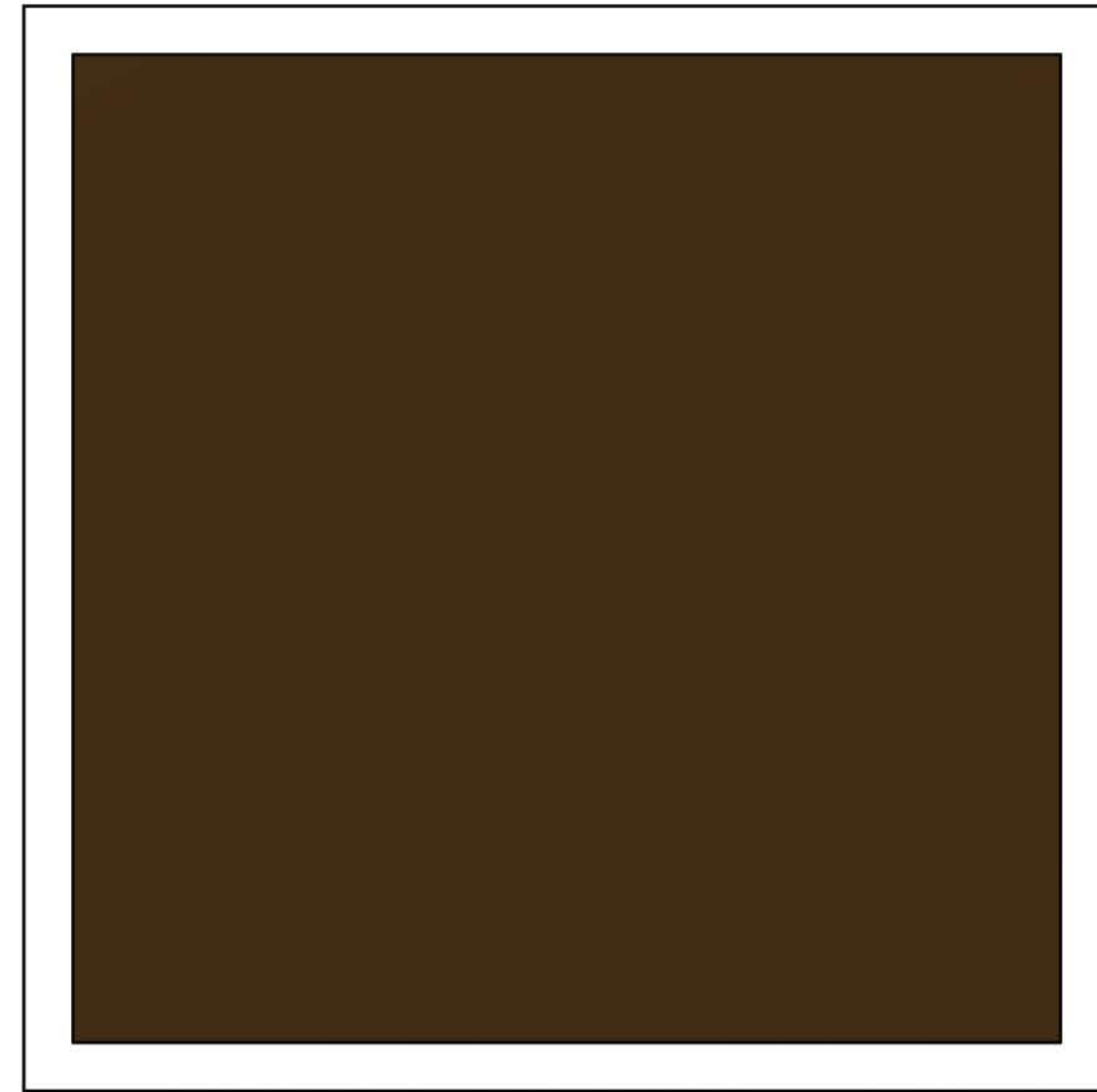
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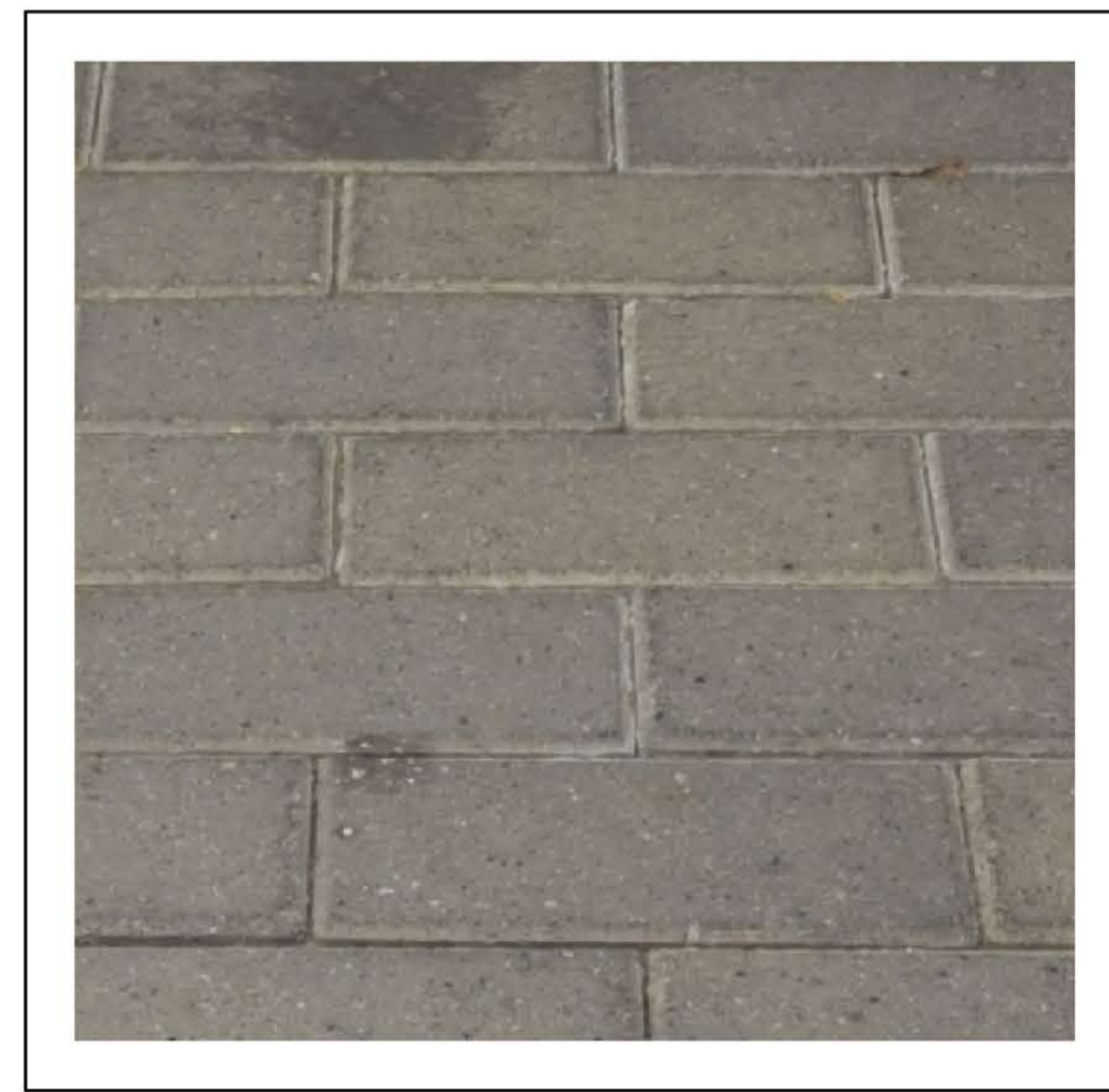
GRACE JR. BUILDING COLOR
PAINT COLOR: 1250 FROST
BY: KELLY MOORE



GRACE JR. BUILDING TRIM
SEMI SOLID STAIN COLOR; CORDOVAN BROWN
BY: CABOT WOOD STAIN



DECORATIVE CONCRETE



DECORATIVE PAVERS

5TH STREET STEAKHOUSE

DESIGN DEVELOPMENT

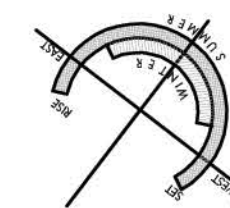
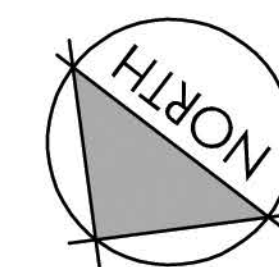
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KEVIN RILEY
345 W 5TH STREET
CHICO, CA 95928

SHEET L-0.5

BFLA PROJECT NUMBER: 1988.1
DECEMBER 20, 2017

ATTACHMENT " F "

PREPARED BY:



SOLAR INFLUENCE



SCALE: 1/8" = 1'-0"



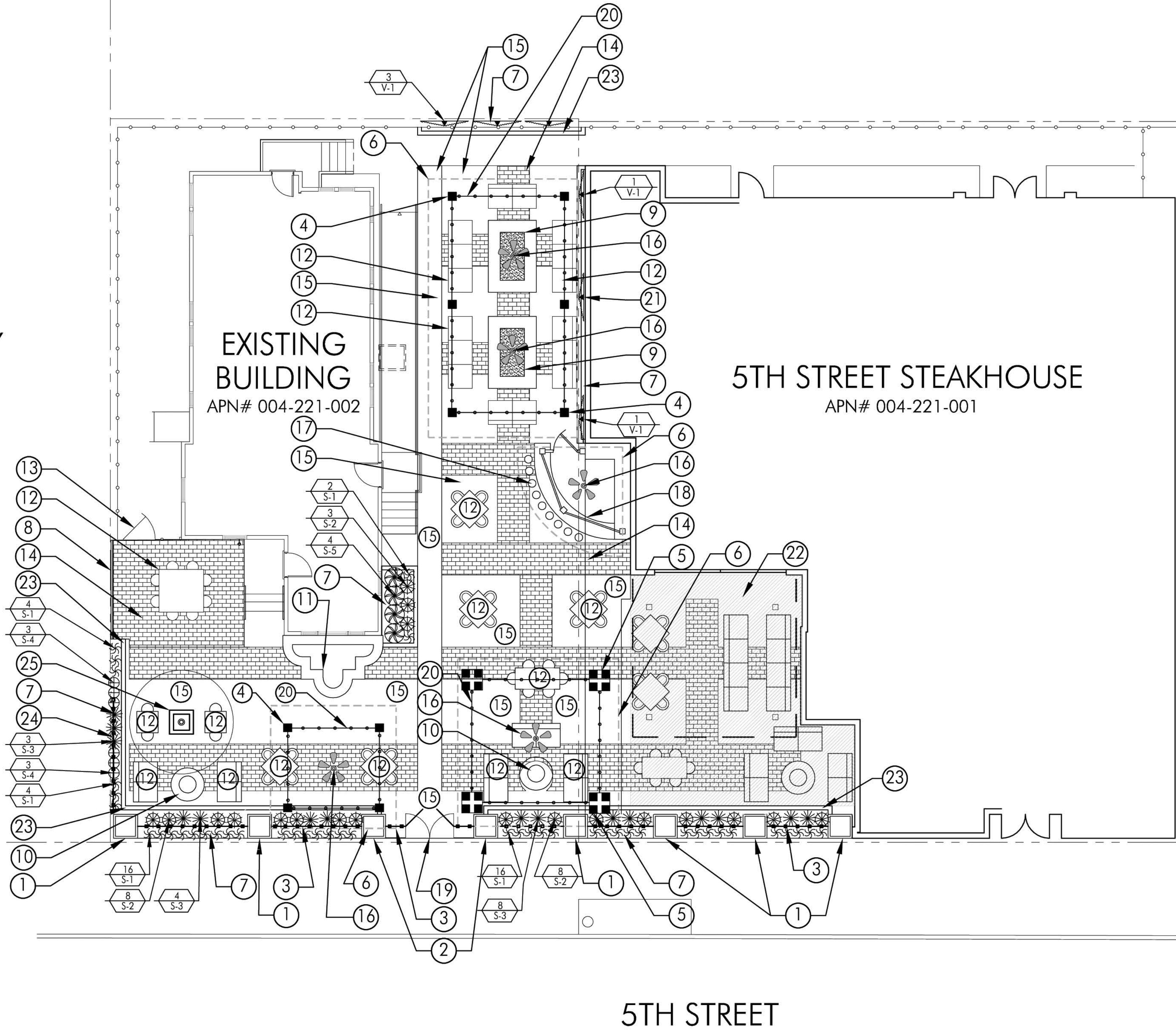
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THE STANSBURY HOME
APN# 004-221-003

EXISTING BUILDING
APN# 004-221-002

RESIDENTIAL
APN# 004-221-009

5TH STREET STEAKHOUSE
APN# 004-221-001



PARKING LOT

LAW OFFICE

5TH STREET

NORMAL AVENUE

PLANT LIST

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
SHRUBS			
S-1	LIRIOPE MUSCARI 'SILVERY SUNPROOF' SILVERY SUNPROOF LILYTURF	1 GAL	45
S-2	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY DWARF FOUNTAIN GRASS	1 GAL	16
S-3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	1 GAL	18
S-4	ACHILLEA 'MOONBEAM' MOONBEAM YARROW	1 GAL	6
S-5	PHORMIUM 'RAINBOW WARRIOR' NEW ZEALAND FLAX	1 GAL	4
VINES			
V-1	FICUS PUMILA CREEPING FIG	1 GAL	5
SYMBOLS		QUANTITY	
V-1		PLANT DESIGNATION	

PLAN LEGEND

SYMBOL	DESCRIPTION
1	BRICK COLUMN. 5'-6" HIGH BRICK COLUMN WITH CONCRETE CAP. SEE SHEET L-0.3 & L-0.4 FOR ADDITIONAL INFORMATION
2	BRICK COLUMN. 6'-6" HIGH BRICK COLUMN WITH CONCRETE CAP. SEE SHEET L-0.3 & L-0.4 FOR ADDITIONAL INFORMATION
3	WROUGHT IRON FENCE, 5' HIGH. MATCH EXISTING. SEE SHEET L-0.3 & L-0.4 FOR ADDITIONAL INFORMATION
4	SHADE STRUCTURE SINGLE POST. WOOD TO MATCH EXISTING OUTDOOR PATIO. SEE SHEET L-0.3 & L-0.4 FOR ADDITIONAL INFORMATION
5	SHADE STRUCTURE WITH MULTI POST SUPPORTS. WOOD TO MATCH EXISTING OUTDOOR PATIO. SEE SHEET L-0.3 & L-0.4 FOR ADDITIONAL INFORMATION
6	SHADE STRUCTURE ROOF OUTLINE. SEE SHEET L-0.3 FOR ADDITIONAL INFORMATION
7	ON GRADE PLANTER. WITH DECOMPOSED GRANITE OR BARK MULCH.
8	WROUGHT IRON SLIDING GATE TO MATCH STYLE AND COLOR OF EXISTING WROUGHT IRON GATE.
9	RECTANGULAR FIRE TABLE. SEE SHEET L-0.3 & L-0.4 FOR ADDITIONAL INFORMATION
10	CIRCULAR FIRE TABLE. SEE SHEET L-0.3 & L-0.4 FOR ADDITIONAL INFORMATION
11	FOUNTAIN. SEE SHEET L-0.3 & L-0.4 FOR ADDITIONAL INFORMATION
12	SITE FURNITURE. MATCH EXISTING. SEE SHEET L-0.3 & L-0.4 FOR ADDITIONAL INFORMATION
13	5' WIDE SIDE YARD GATE. MATCH HEIGHT AND STYLE OF EXISTING ADJACENT WOOD FENCE. SEE SHEET L-0.3 & L-0.4 FOR ADDITIONAL INFORMATION
14	DECORATIVE PAVERS. MATCH EXISTING. SEE SHEET L-0.3 FOR ADDITIONAL INFORMATION
15	DECORATIVE COLORED CONCRETE. MATCH EXISTING COLORED CONCRETE. SEE SHEET L-0.3 FOR ADDITIONAL INFORMATION
16	OUTDOOR CEILING FAN WITH DOWN LIGHTING. MATCH EXISTING. SEE SHEET L-0.3 FOR ADDITIONAL INFORMATION
17	BAR STOOLS. COLOR AND MODEL BY OWNER. SEE SHEET L-0.4 FOR ADDITIONAL INFORMATION
18	OUTDOOR BAR WITH LOCKING WINDOWS AND DOORS. SEE SHEET L-0.4 FOR ADDITIONAL INFORMATION
19	MAIN ENTRY GATE. 5' HIGH WROUGHT IRON. PAINTED BLACK. SEE SHEET L-0.3 & L-0.4 FOR ADDITIONAL INFORMATION
20	STRING LIGHTS. MATCH EXISTING. SEE SHEET L-0.3 FOR ADDITIONAL INFORMATION
21	EXISTING FIG. RETAIN AND PROTECT.
22	EXISTING OUTDOOR PATIO.
23	6" HIGH CONCRETE CURB.
24	IRON FENCE. TO REMAIN RETAIN AND PROTECT.
25	RECTANGULAR IRON TREE GRATE.

SHEET L-0.2

BFLA PROJECT NUMBER: 1988.1
DECEMBER 20, 2017

ATTACHMENT "G"

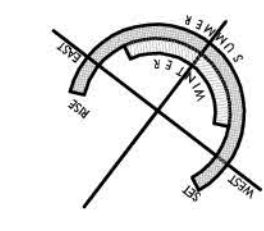
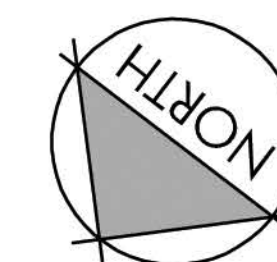
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5TH STREET STEAKHOUSE

LANDSCAPE PLAN

PREPARED FOR:
KEVIN RILEY
345 W 5TH STREET
CHICO, CA 95928



SOLAR INFLUENCE



June 28, 2017

City of Chico Planning Department
411 Main Street
Chico, CA 95928

Project Description

**5th Street Steak House Outdoor Patio Expansion
Chico, California**

The project consists of a proposed expansion of the outdoor dining area into the adjacent Grace JR. property to the east.

The design of the expansion will match the existing outdoor patio area with wood shade structures with corrugated metal roofing. Hardscape will be brick with concrete matching existing

In addition to shade structures, there will be an outdoor bar, a fountain, and multiple fire pits.

Lighting will either be from light strings and ceiling fan lights, matching existing lighting in softness and muted ambiance. Both will be beneath shade structures

The expansion of the outdoor dining space reinforces the existing sense of place created by the existing iconic 5th Street Steak House **D.G 1.1.34 Utilize elements that reinforce a sense of place, referencing architectural or cultural ties to the surrounding neighborhood and then the greater Chico neighborhood DG 1.2.31 Use building materials that reinforce a sense of permanence, history, or place.**

A positive contribution to the streetscape with consideration of project scale in relationship to adjacent street and Neighborhood. **DG 2.1.11 Strengthen neighborhood identity by incorporating design elements that reflect the surrounding environment.**