



# Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 10/03/18

DATE: September 17, 2018

File: AR 18-22

TO: Architectural Review and Historic Preservation Board

FROM: Kimber Gutierrez, Associate Planner, (530) 879-6810  
[kimber.gutierrez@chicoca.gov](mailto:kimber.gutierrez@chicoca.gov)

RE: Architectural Review 18-22 (Bella's Sports Pub)  
231 Main St, APN 004-082-009

## 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 18-22 (Bella's Sports Pub), subject to the recommended conditions.

## BACKGROUND

The project involves a façade remodel and tenant infill of an existing building in Downtown Chico located at 231 Main Street, on the east side of Main Street between East 2<sup>nd</sup> Street and East 3<sup>rd</sup> Street (see **Attachment A**, Location Map). Adjacent to the project building is the Garden Walk mall to the north and Fleet Feet Sports to the south. 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 separated into two retail spaces and storefronts (see As Built Floor Plan, **Attachment B**). The proposed project involves renovating the building interior and exterior to create a single suite and storefront for use as a restaurant (see Proposed Floor Plan, **Attachment C**). The project will expand the existing building footprint by 202 square-feet (sq. ft.) towards the back of the lot for access, utilities, and storage, and 83 sq. ft. in the front to move the storefront to the back of the sidewalk (see Site Plan, **Attachment D**). Additionally, an outdoor dining patio is proposed at the back of the lot, abutting the adjacent gravel parking lot.

The front elevation exterior renovations will include the installation of a new storefront, the opening of the existing transom windows, and the preservation of the existing brick columns, parapet wall, and metal awning (see Exterior Elevations, **Attachment E**). The new storefront would be pushed to the back of sidewalk to eliminate the existing recesses and the opening of the existing transom windows would restore a part of the building's original character. The front (west) elevation façade would feature natural brick columns, medium gray plaster walls, green and yellow sports-themed trim and accent colors on the awning, sign, and downspout scuppers, with black downspouts and awning supports (see Front Elevation, **Attachment F**; and Color and Materials Board, **Attachment G**). A new dark bronze anodized aluminum

storefront window system is proposed with a slight recess on the right side for the entry. The rear (east) elevation is proposed to include a new addition with plaster walls and a parapet matching the height of the existing roof, a new metal roof over the rear entrance and patio bussing area, and exposed brick on the existing exterior walls (see Rear Elevation, **Attachment H**). A thin brick trim is proposed along the top and bottom of the walls, and at door/window headers of the new addition to harmonize with the brick work of the existing building.

The back of the lot is proposed to be redeveloped into an outdoor patio and dining area (see Patio Plan, **Attachment I**). The existing brick storage building located in the rear patio area is proposed to be preserved. Outdoor seating is proposed on the south side of the existing storage building with the remaining area to be utilized for storage. The existing wood and metal fence and wrought iron finials above would remain and a new gate for emergency egress from the dining patio would be installed in the fence (see Rear Elevation from Wall Street, **Attachment J**).

Landscaping is limited as the project site is mostly developed with structures. The applicant is proposing to preserve the two existing trees in the rear patio area by creating planters to accommodate the mature trees. Additionally, there are two City street trees along the east elevation proposed to be retained (**Attachment C**).

Bronze gooseneck downlights are proposed to enhance the renovation, and to illuminate the wall signage (see lighting specifications included on **Attachment E**). This new lighting is anticipated to complement the architecture of the building, and create a well-lit, safe environment.

## **DISCUSSION**

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).

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 design revives architectural qualities that give the building a distinctive character and features natural brick elements, enhancing its connection to the context of Downtown Chico (DG 1.3.61 and 1.3.62). The proposed project lighting would be directed downward on facades and provide pedestrian-oriented street lighting (DG 1.3.55, 1.3.56, and 1.3.57). Additional consistency analysis with the City's Design Guidelines is provided in the applicant's Design Guidelines Statement, **Attachment K**.

## **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 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 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 design revives architectural qualities that give the building a distinctive character and features natural brick elements, enhancing its connection to the context of Downtown Chico (DG 1.3.61 and 1.3.62). The proposed project 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.

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.

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 18-22 (Bella's Sports Bar). 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.

## **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  
Kimber Gutierrez, Associate Planner  
File: AR 18-22

### External (3)

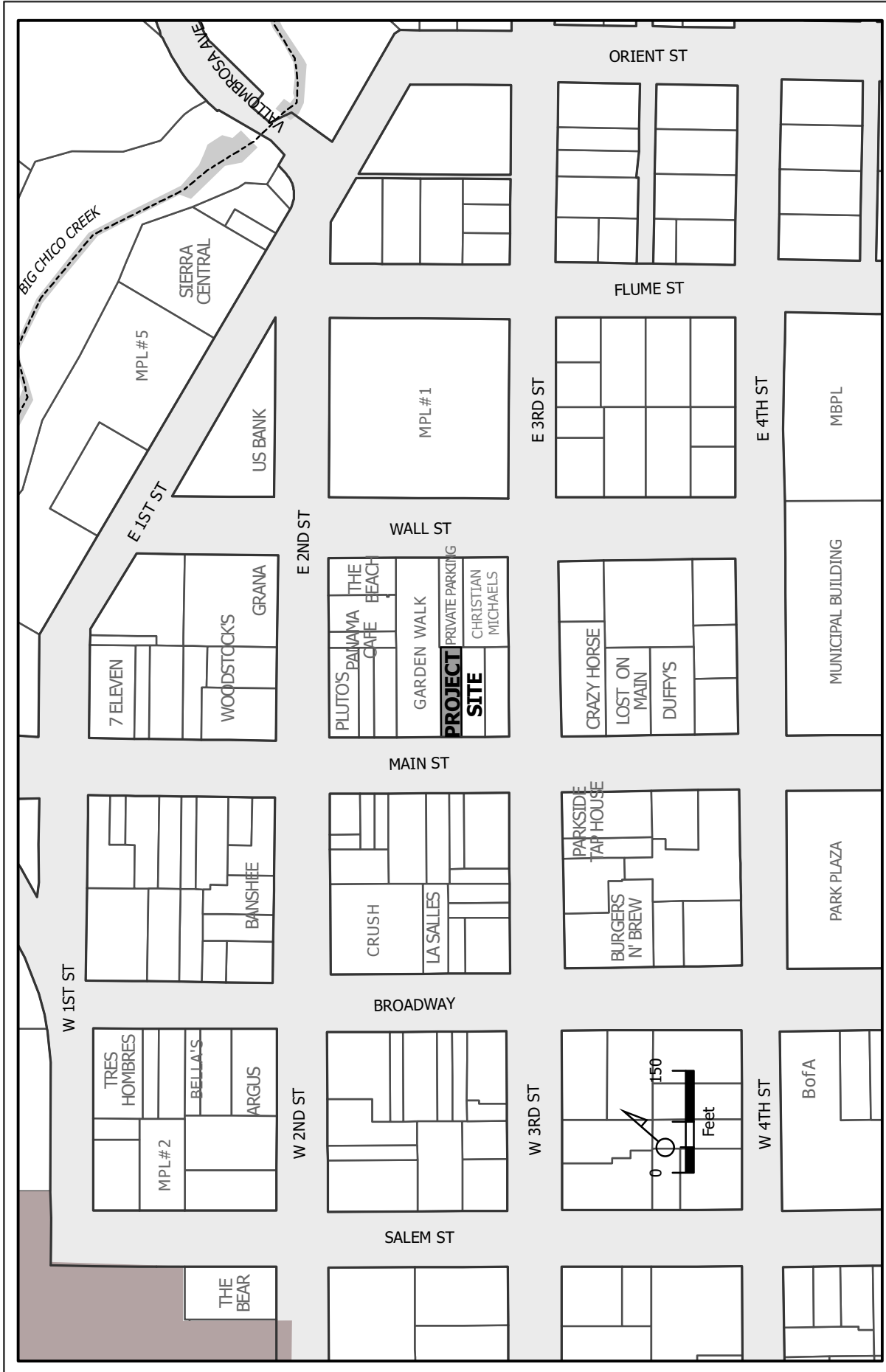
Gary Hawkins Architect, Email: [gary@ghachico.com](mailto:gary@ghachico.com)  
Billson Construction, Email: [richard@billsonconstruction.com](mailto:richard@billsonconstruction.com)  
M + K Properties, 1037 Village Lane, Chico, CA 95926

## **ATTACHMENTS**

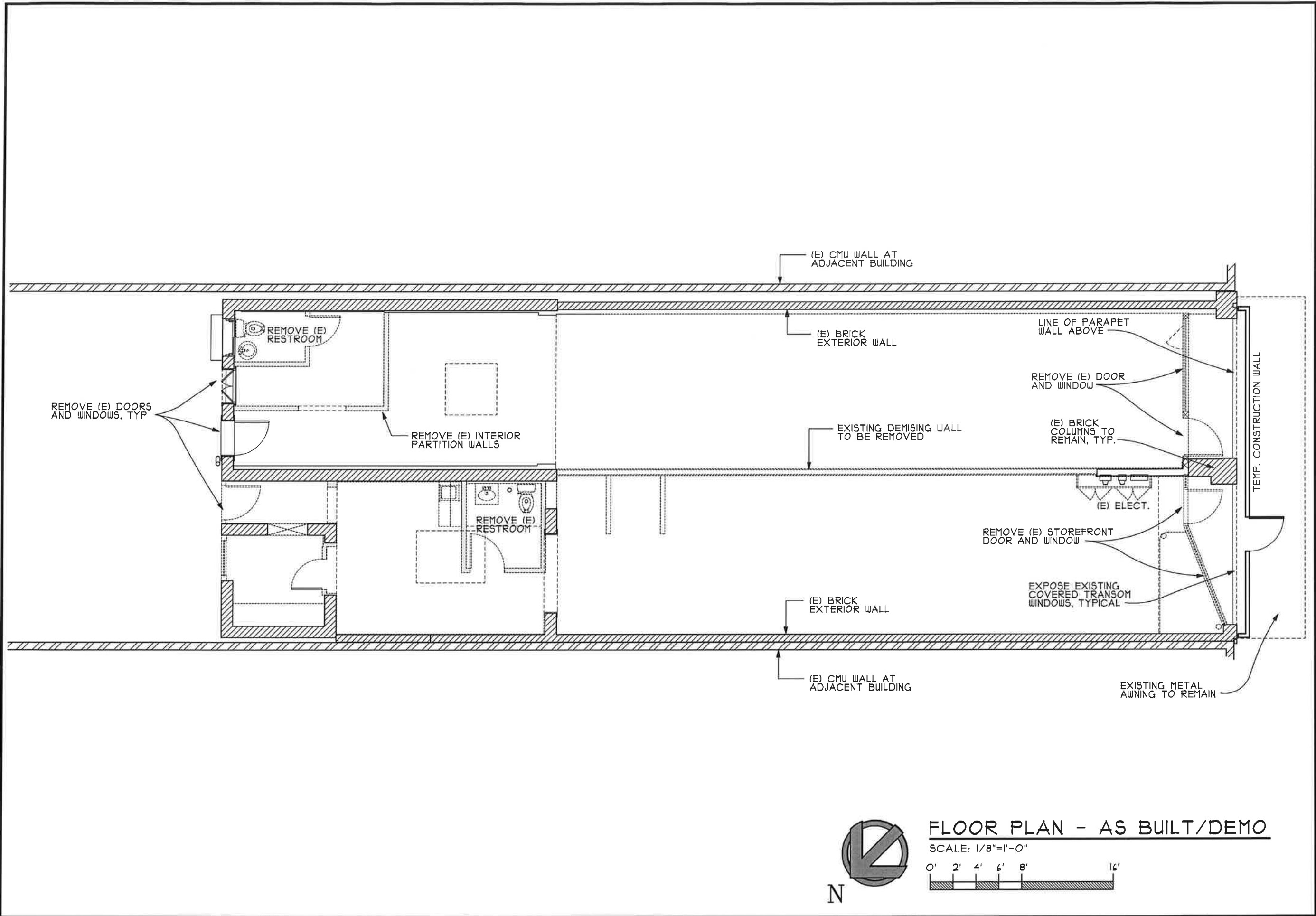
- A. Location Map
- B. As Built Floor Plan

- C. Proposed Floor Plan
- D. Site Plan
- E. Exterior Elevations
- F. Front Elevation
- G. Color and Materials Board
- H. Rear Elevation
- I. Patio Plan
- J. Rear Elevation from Wall Street
- K. Design Guidelines Statement

X:\Current Planning\AR\2018\22 Bella's Sports Pub\ARHPB 10-3-18\ARHPB Staff Report\_AR 18-22.Docx



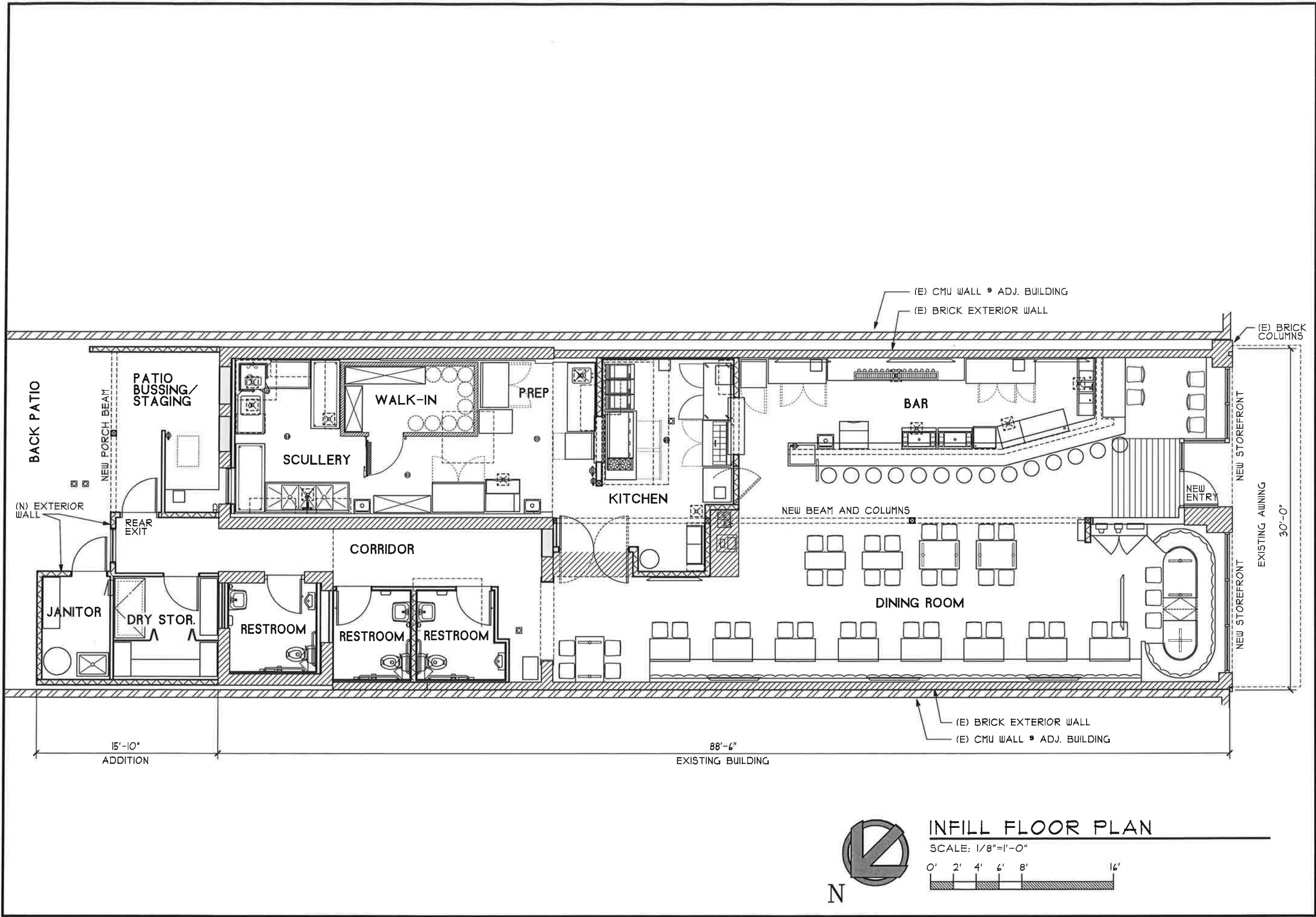
AR 18-22 (Bella's Sports Pub)  
 231 Main Street  
 APN 004-082-009-000



RESTAURANT INFILL FOR: APN: 004-082-009  
**BELLA'S SPORTS PUB**  
 231 MAIN ST CHICO CA

Date: 8-2018  
 Drawn: GC  
 Job No: 18-004  
 AS BUILT FLOOR PLAN

**A2.1**



RESTAURANT INFILL FOR: APN: 004-082-009  
**BELLA'S SPORTS PUB**  
 231 MAIN ST CHICO CA

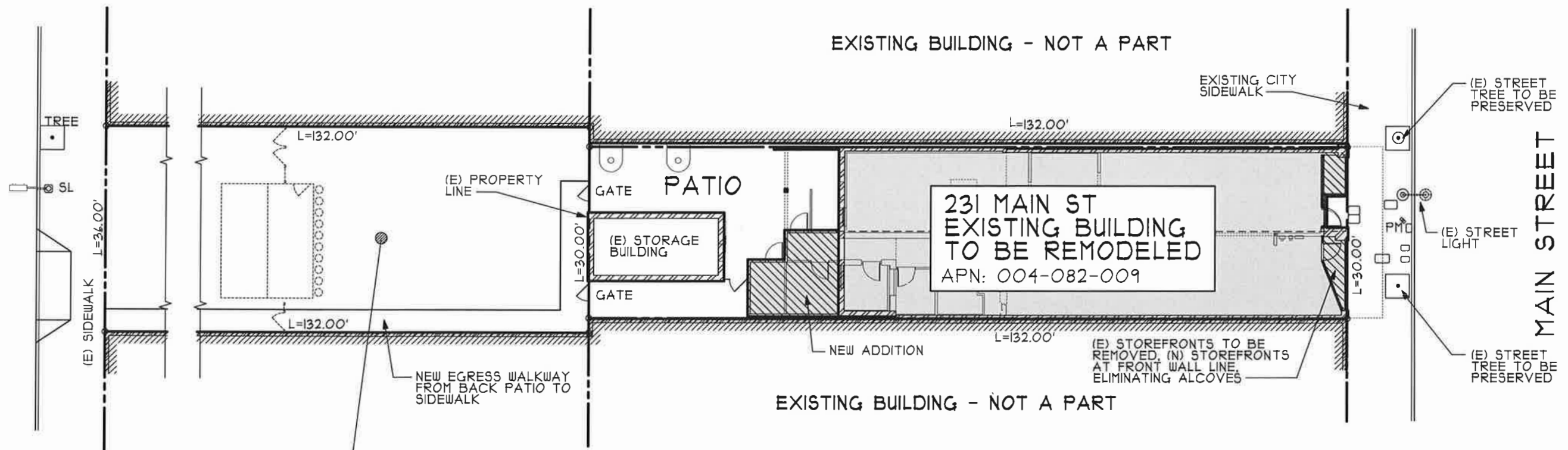
Date: 8-2018  
 Drawn: GC  
 Job No: 18-004

INFILL FLOOR PLAN

**A3.1**



WALL STREET



(E) VACANT LOT/  
GRAVEL PARKING AREA

APN: 004-082-005  
(FUTURE EXPANSION AREA,  
UNDER SEPARATE PERMIT)

EXISTING BUILDING - NOT A PART

EXISTING CITY  
SIDEWALK

(E) STREET  
TREE TO BE  
PRESERVED

MAIN STREET

(E) STREET  
LIGHT

(E) STREET  
TREE TO BE  
PRESERVED

231 MAIN ST  
EXISTING BUILDING  
TO BE REMODELED  
APN: 004-082-009

EXISTING BUILDING - NOT A PART

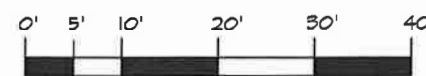
NEW ADDITION

(E) STOREFRONTS TO BE  
REMOVED, (N) STOREFRONTS  
AT FRONT WALL LINE,  
ELIMINATING ALCOVES



SITE PLAN

SCALE: 1"=20'-0"



RESTAURANT INFILL FOR: APN: 004-082-009  
**BELLA'S SPORTS PUB**  
 231 MAIN ST CHICO CA

Date: 8-2018  
 Drawn: GC  
 Job No: 18-004

SITE PLAN

**A1.1**

**WALL MOUNT LIGHTING**

**L-1 FRONT SIGNAGE ILLUM.**  
 BARN LIGHT ELECTRIC (OR EQUAL)  
 "UNIVERSAL" 12" SHADE  
 GIO 3/4" GOOSENECK ARM  
 DIRECTED AT SIGNAGE  
 PRE-FINISHED 'BRONZE'  
 LED LAMP  
 QUANTITY = 3



**L-2 LIGHT AT PATIO**  
 BARN LIGHT ELECTRIC (OR EQUAL)  
 "UNIVERSAL" 16" SHADE  
 G6 28 1/2" GOOSENECK ARM  
 DIRECTED DOWN  
 PRE-FINISHED 'BRONZE'  
 LED LAMP  
 QUANTITY = 1



**EXTERIOR SIGNAGE**

EXTERIOR SIGNAGE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL UNDER SEPARATE PERMIT. SIGNAGE SHOWN ON THESE DRAWINGS IS FOR REFERENCE PURPOSES ONLY.

**ALLOWABLE SIGNAGE:**

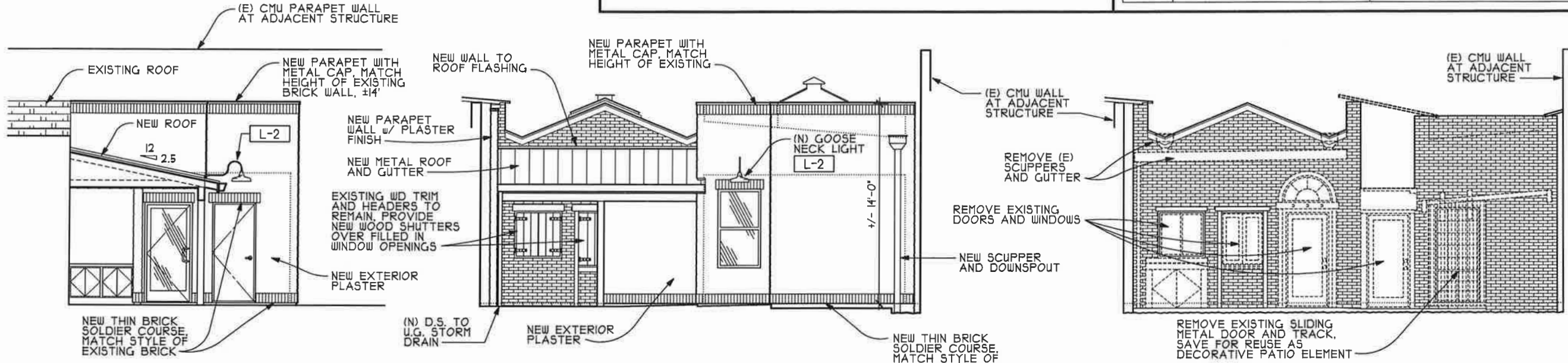
DOWNTOWN NORTH ZONE = 1 SF SIGNAGE PER 1 LF OF FRONTAGE  
 FRONTAGE = 30.00'  
 ALLOWABLE SIGN AREA = 30 SF

**ASSUMED SIGN SIZE:**

3'-9" H x 8'-0" W = 30 SF  
 SIGNAGE DESIGN BY OTHERS.

**EXTERIOR FINISH SCHEDULE**

MARK	DESCRIPTION	COLOR/MATERIAL
P-1	BUILDING COLOR	PAINT: SW 7013 'NETWORK GRAY'
P-2	AWNING, SIGN BACKGROUND	PAINT: SW 6733 'GRASSHOPPER'
P-3	ACCENT, SIGN LETTERING	PAINT: SW 6905 'GOLDFINCH'
P-4	DOWNSPOUTS	PAINT: SW 6992 'INKWELL'
L-x	LIGHT FIXTURES	BRONZE, PRE-FINISHED
SF-1	STOREFRONTS	DARK BRONZE ANODIZED ALUMINUM



**RIGHT PATIO ELEVATION - REMODEL**

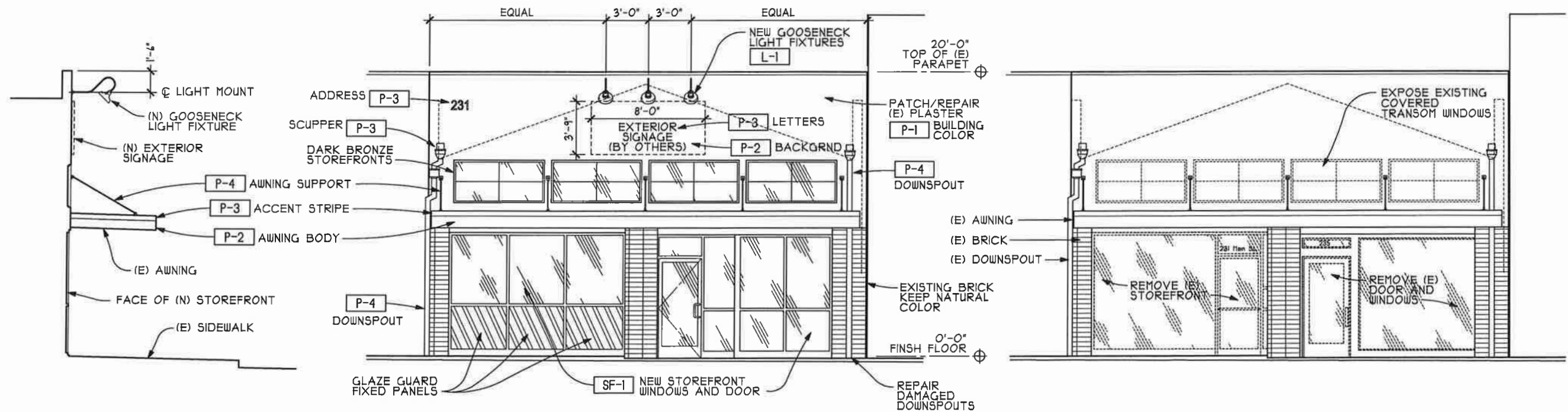
SCALE: 1/8"=1'-0"

**REAR PATIO ELEVATION - REMODEL**

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

**REAR PATIO ELEVATION - AS BUILT/DEMO**

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



**SIDE ELEVATION AT FRONT**

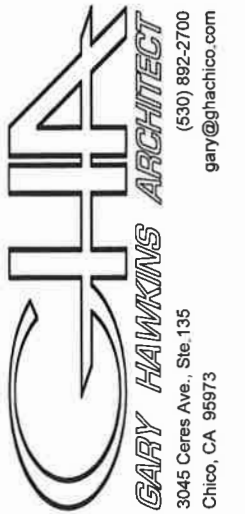
SCALE: 1/8"=1'-0"

**MAIN ST ELEVATION - REMODEL**

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

**MAIN ST ELEVATION - AS BUILT/DEMO**

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



RESTAURANT INFILL FOR: APN: 004-082-009  
**BELLA'S SPORTS PUB**  
 231 MAIN ST CHICO CA

Date: 8-2018  
 Drawn: GC  
 Job No: 18-004  
 EXTERIOR ELEVATIONS

**A4.1**



# EXTERIOR FINISH SCHEDULE

MARK	LOCATION	COLOR
P-1	BUILDING COLOR	SW 7013 'NETWORK GRAY'
P-2	AWNING, SIGN BACKGROUND	SW 6733 'GRASSHOPPER'
P-3	ACCENT, SIGN LETTERING	SW 6905 'GOLDFINCH'
P-4	DOWNSPOUTS	SW 6992 'INKWELL'
L-1	LIGHT FIXTURES	BRONZE, PRE-FINISHED
SF-1	STOREFRONTS	DARK BRONZE ANODIZED ALUMINUM CLEAR LOW E GLAZING

**GTH**  
**GARY HAWKINS ARCHITECT**  
 (530) 892-2700  
 gary@gharchico.com  
 3045 Ceres Ave., Ste 135  
 Chico, CA 95973

RESTAURANT INFILL FOR: APN: 004-082-009  
**BELLA'S SPORTS PUB**  
 231 MAIN ST CHICO CA

Date: 1-2018  
 Drawn: GC  
 Job No: 18-006  
 COLOR ELEVATION

**A4.2**



SF-1 NEW STOREFRONTS

## FRONT ELEVATION - FACADE REMODEL

EXTERIOR SIGNAGE SHALL BE SUBMITTED FOR REVIEW UNDER SEPARATE PERMIT



MATERIALS AND COLOR LEGEND



**P-1**  
 BUILDING COLOR  
 SW 7073 'NETWORK GRAY'



**P-3**  
 AWNING ACCENT STRIPE,  
 SCUPPERS, AND SIGN LETTERING  
 SW 6905 'GOLDFINCH'



**P-2**  
 AWNING BODY AND  
 SIGN BACKGROUND  
 SW 6733 'GRASSHOPPER'



**P-4**  
 DOWNSPOUTS AND  
 AWNING SUPPORTS  
 SW 6992 'INKWELL'



**SF-1**  
 STOREFRONT FRAME  
 DARK BRONZE  
 ANODIZED ALUMINUM



**L-1**  
 BARN LIGHT ELECTRIC  
 LED LIGHT (OR EQUAL)  
 'UNIVERSAL' 12" SHADE  
 GIO GOOSENECK ARM  
 BRONZE, PRE-FINISHED

RESTAURANT INFILL FOR: APN: 004-082-009  
**BELLA'S SPORTS PUB**  
 231 MAIN ST CHICO CA

Date: 7-2018  
 Drawn: GC  
 Job No: 18-004

MATERIAL SAMPLES

**A4.3**



# EXTERIOR FINISH SCHEDULE

MARK	LOCATION	COLOR
P-1	BUILDING COLOR	SW 7013 'NETWORK GRAY'
P-2	AWNING, SIGN BACKGROUND	SW 6733 'GRASSHOPPER'
P-3	ACCENT, SIGN LETTERING	SW 6905 'GOLDFINCH'
P-4	DOWNSPOUTS	SW 6992 'INKWELL'
L-1	LIGHT FIXTURES	BRONZE, PRE-FINISHED
SF-1	STOREFRONTS	DARK BRONZE ANODIZED ALUMINUM CLEAR LOW E GLAZING

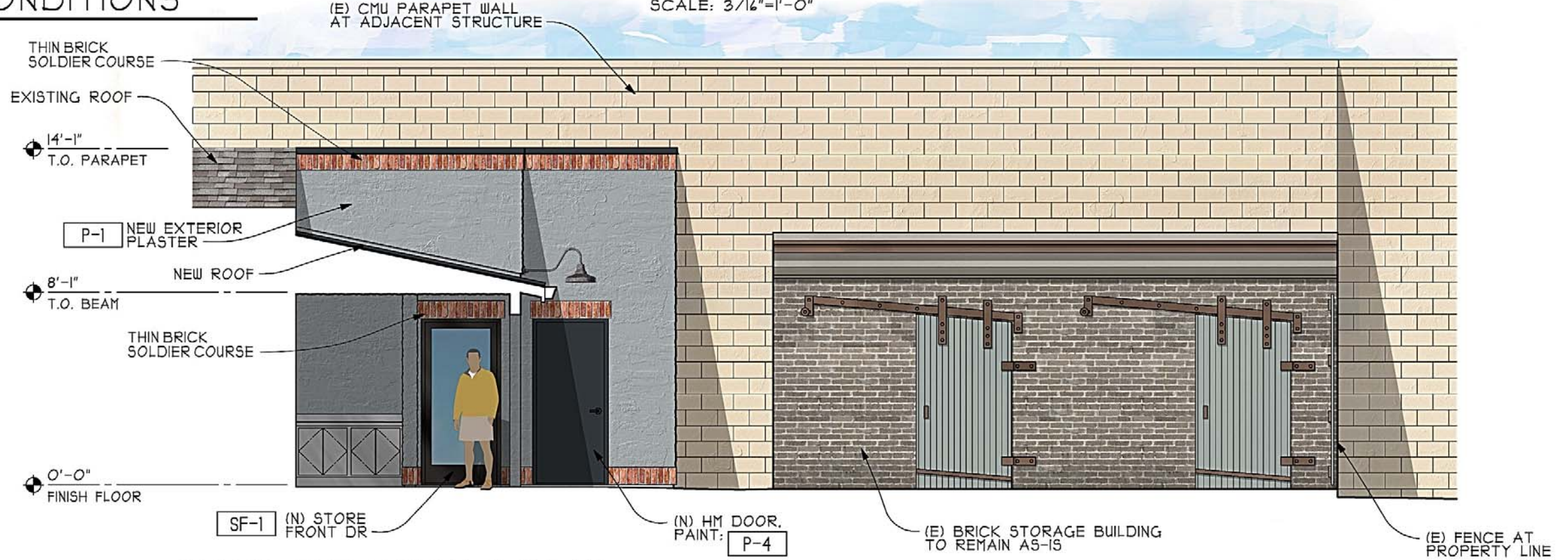


EXISTING CONDITIONS



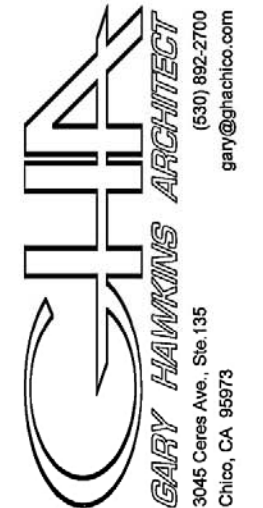
REAR ELEVATION

SCALE: 3/16"=1'-0"



RIGHT ELEVATION @ REAR

SCALE: 3/16"=1'-0"



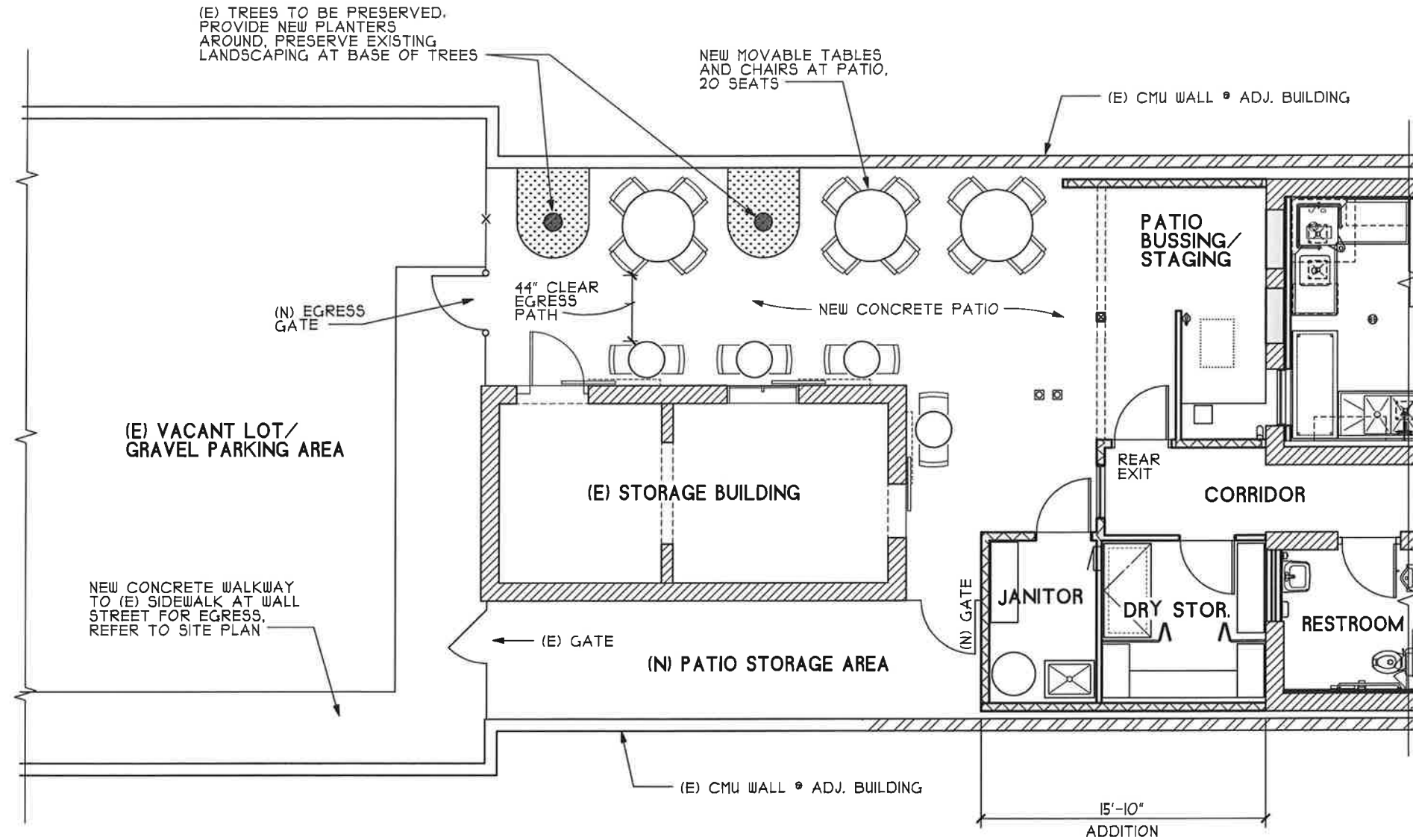
(630) 892-2700  
3045 Ceres Ave., Ste. 135  
Chico, CA 95973  
gary@ghna.com

RESTAURANT INFILL FOR: APN: 004-082-009  
**BELLA'S SPORTS PUB**  
231 MAIN ST CHICO CA

Date: 8-2018  
Drawn: GC  
Job No: 18-006  
EXTERIOR ELEVATIONS

**A4.2B**

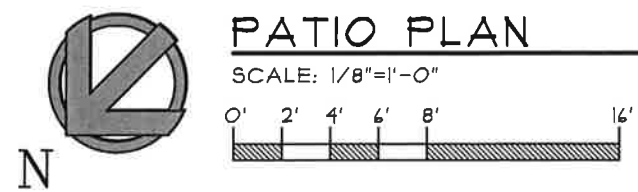




RESTAURANT INFILL FOR: APN: 004-082-009  
**BELLA'S SPORTS PUB**  
 231 MAIN ST CHICO CA

Date: 8-2018  
 Draun: GC  
 Job No: 18-004

PATIO PLAN



**A3.2**



RESTAURANT INFILL FOR: APN: 004-082-009  
**BELLA'S SPORTS PUB**  
 231 MAIN ST CHICO CA

Date: 8-2018  
 Drawn: GC  
 Job No: 18-006

REAR ELEVATION

**A4.2C**





**GARY HAWKINS  
ARCHITECT**

3045 Ceres Avenue, Suite 135  
Chico, CA 95973

(530) 892-2700  
info@ghachico.com

July 30, 2018

RECEIVED

Architectural Review and Historic Preservation Board  
City of Chico Planning Department  
411 Main Street  
Chico, CA 95928

AUG 02 2018

CITY OF CHICO  
PLANNING SERVICES

RE: Bella's Sports Pub  
Restaurant Infill  
231 Main Street

The proposed project involves the tenant infill for Bella's Sports Pub and remodel of the building facade. The building is located at 231 Main St in the Downtown North district, between the Garden Walk mall and Fleet Feet sports, and is designated for Commercial Mixed Use. Formerly split into two retail spaces, the building will be restored to a single suite for use as a restaurant.

Improvements to the building facade include removing the existing storefront windows and installing new storefronts along the back of the sidewalk to eliminate the existing large recesses. The existing brick columns, parapet wall, and metal awning will be preserved. Existing transom windows located above the awning that had been covered up under a prior remodel will be opened back up to restore the building's historic character (DG 1.3.70). Traditional styled goose-neck light fixtures will be installed and directed downward towards the building to illuminate tenant signage (DG 1.5.17).

The building will be painted in a neutral gray color, downspouts will be painted to match the new dark bronze storefront frames, and the existing brick will remain in its natural color (DG 1.3.62). The awning and scuppers will be painted with green and gold accent colors to convey the sports theme of the business. Existing and proposed rooftop mechanical units are concealed from view by the existing parapet wall (DG 1.3.78).

Recessed lighting will be installed in the alcove above the new entry door to illuminate the entrance (DG 1.5.11) and an existing city street light is located in front of the building. The existing city street trees located in front of the building will be preserved.

Sincerely,

Gary Hawkins  
Gary Hawkins Architect

**Attachment K**





September 11, 2018

Architectural Review and Historic Preservation Board  
City of Chico Planning Department  
411 Main Street  
Chico, CA 95928

RE: AR 18-22 Bella's Sports Pub  
Restaurant Infill  
231 Main Street  
Rear Elevation Improvements

In response to the staff review comments of AR 18-22 regarding the rear elevation and patio area, we have made several revisions to the proposed improvements to provide a stronger architectural presence that ties in both with the existing building and the proposed facade improvements.

As noted in the submittal, the addition at the back of the building will use coordinating materials and colors with the front improvements (gray plaster body and dark bronze storefronts). Portions of the existing building not covered up by the new addition will remain exposed. The existing exposed brick wall will remain and be left in its natural color (DG 1.3.62) and the existing exterior wood trim and headers around windows will also be left as is (DG 1.3.63). Where the existing windows are being removed and filled in, at the exterior side new wood shutters will be installed cover the openings, matching the style and finish of existing woodwork at the building. A traditional-styled goose-neck light fixture will be installed over the new storefront window to tie-in with the new light fixtures being installed at the building front, and recessed can lights will illuminate the rear door (DG 1.5.11). Soldier course of thin brick will be applied to the top and bottom of the walls, and at door/window headers of the new addition to harmonize with the brick work of the existing building (DG 1.3.64). The existing brick storage building located along the rear property line will be preserved. The existing wood and metal fence and wrought iron finials above will remain and a new gate for emergency egress from the dining patio will be installed in the fence. The existing trees at the patio will be preserved.

Sincerely,

Gary Hawkins  
Gary Hawkins Architect

**Attachment K**