



# Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 12/19/18

DATE: December 6, 2018

File: AR 17-22

TO: Architectural Review and Historic Preservation Board

FROM: Kimber Gutierrez, Associate Planner, (530) 879-6810  
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RE: Architectural Review 17-22 (Jennings)  
330 Main Street, APN 004-051-017

## 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 17-22 (Jennings), subject to the recommended conditions.

## BACKGROUND

The project involves reconstruction of an existing single story retail space into a multi-story mixed use building in downtown Chico. The project site is located at 330 Main Street, on the west side of Main Street, between West 3rd Street and West 4th Street (see **Attachment A**, Location Map). Adjacent to the project building is a local news station, restaurant, and bank ATM (*KCVU Fox 20, Parkside Tap House and Wells Fargo*) to the north and a parking lot to the south. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and zoned DN-L-COS (Downtown North with a Landmark and Corridor Opportunity Site (Downtown) overlay).

The proposed project includes restaurant/retail space on the ground floor, 12 residential units on the second and third floors, and a small restaurant venue in a penthouse on the fourth floor (see Project Description, **Attachment B**). The proposed reconstruction would take place within the existing building footprint (Site Plan, **Attachment C** and Floor Plans, **Attachment D**).

The exterior elevations would feature modern-style architecture with tall windows and vertical lines (**Attachment B**). The ground floor of the front (east) elevation facing Main Street would feature a storefront window system with transom windows to accommodate future commercial and retail businesses (see Exterior Elevations, **Attachment E** and East Perspective, **Attachment F**). The residential floors (second and third) would also feature large aluminum-framed windows. The west elevation of the first floor would feature metal trash enclosures for the residents and commercial uses, as well as a separate entrance for residents, which includes interior bike lockers/storage (**Attachment D**). The exterior materials include a variety of gray-tone shades of cement plaster with flat metal awnings and white cement plaster accents above the windows (see Color and Materials Board, **Attachment G**).

A small restaurant venue is proposed on the roof within an enclosed penthouse. The penthouse restaurant would feature a window enclosure with stained cedar wood-toned trim. A new elevator shaft with adjacent stairs would be added on the north elevation, enclosed with concrete masonry units to meet fire separation requirements. The perimeter of the roof deck would feature a four-foot parapet, which would screen the roof-mounted utilities located in the northwest corner of the roof.

Since the existing building footprint is nearly identical to the property lines there is limited space and opportunity for landscaping. Landscaping is proposed in the northwest and northeast corners of the property. The proposed landscape areas would feature French lavender shrubs and a California sycamore (**Attachment C**). A drip irrigation system would be installed to water the landscaped areas. All adjacent City street trees are proposed to be retained.

Lighting is proposed to emphasize the architectural details of the building, and to create a well-lit, safe environment (see Lighting Details, **Attachment H**). Two types of lights are proposed to enhance the renovation, including column-mounted up lights beneath awnings and wall-mounted down lights (**Attachment C**). No signage is proposed at this time. All future commercial signage will undergo a separate sign review and shall comply with Chico Municipal Code (CMC) 19.74.

## **DISCUSSION**

Pursuant to CMC Section 19.70.040(G) *Parking in the Downtown In-Lieu Parking Benefit Area*, no parking is required for non-residential uses within the Downtown In-Lieu Parking Benefit Area. Parking for new residential uses within the Downtown In-Lieu Parking Benefit Area shall be one space per unit or as determined by land use entitlement. The applicant is proposing to provide no designated private parking spaces for the project and is requesting Board consideration of a full parking reduction (see Parking Reduction Request, **Attachment I**). In the Parking Reduction Request the applicant provides a collection of ideas and concepts that could potentially support a parking reduction. In response, staff recommends including Condition #5 to ensure that either the required amount of parking is provided for the future tenants or there is a sufficient basis and substantive measures in place to warrant a reduction in the amount of required parking.

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 and neighborhoods (LU-4.2), encourage infill development that enhances architectural quality (LU-4.4), and encourage development and redevelopment of this designated Downtown Opportunity Site (LU-5.1).

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 considers the architectural qualities that give the building a distinctive character (DG 1.3.12 and 1.3.61). The existing façade features historic cast-iron pilasters that will be preserved with the proposed design (DG 1.3.63). The project will direct building lighting 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 J**.

## 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 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.

### 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 proposal is consistent with several General Plan goals and policies, including those that support redevelopment and rehabilitation projects that are compatible with surrounding properties and neighborhoods (LU-4.2), encourage infill development that enhances architectural quality (LU-4.4), and encourage development and redevelopment of designated Downtown Opportunity Site (LU-5.1). The project is not located within 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 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 considers the architectural qualities that give the building a distinctive character (DG 1.3.12 and 1.3.61). The existing façade features historic cast-iron pilasters that will be preserved with the proposed design (DG 1.3.63). The project will direct building lighting 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 new building include a variety of depths and architectural features visually compatible with the adjacent buildings, and are not anticipated to be incompatible with future commercial development 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 provide natural elements to complement the structure and to provide an attractive pedestrian-scale environment.

#### **RECOMMENDED CONDITIONS OF APPROVAL**

1. The cover sheet of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 17-22 (Jennings). 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 future proposed signage shall comply with Chico Municipal Code (CMC) 19.74.
5. Prior to issuance of building permits for the new residential units the developer shall provide the required number of vehicle parking spaces by demonstrating one or a combination of the following:
  - a. Obtain use permit approval for a reduction in the required number of off-street parking (currently 12 spaces, one per residential unit). Such a reduction in required parking shall be based on a detailed quantitative analysis to justify a lower parking rate, commitments by the developer to implement trip reduction measures such as transit passes, car share, etc.
  - b. Acquire property or secure a long-term lease (10 years, minimum) for use of the required number of off-street parking spaces within one-quarter mile of the project site.
  - c. Should such a program be reinstated by the time of building permit issuance,

pay in-lieu parking fees in an amount determined by City Council.

## **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)

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File: AR 17-22

### External (3)

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## **ATTACHMENTS**

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Floor Plans
- E. Exterior Elevation
- F. East Perspective
- G. Color and Materials Board
- H. Lighting Details
- I. Parking Reduction Request
- J. Design Guidelines Statement