



# Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 2/20/2019

DATE: January 22, 2019

File: AR 18-18

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 18-18 (Panamas Outdoor Café)  
177 E. 2<sup>nd</sup> Street, APN 004-082-002

## 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 18-18 (Panamas Outdoor Café), subject to the recommended conditions.

## BACKGROUND

The project site is located at 177 E. 2<sup>nd</sup> Street, between Wall Street and Main Street (see **Attachment A**, Location Map). Adjacent to the project building is the *Café Petra* to the west and *Diamond W Western Wear* to the east. 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 occupied by *Panama Bar and Café*.

The exterior of the existing building features a white stucco body with green cloth awning and square tile detail around the first-floor window frame. The building shares three walls with surrounding buildings leaving only the front façade visible to the public. Adjacent buildings feature a variety of colors and textures, including red stucco with pink trim (*Café Petra*) and extensive brick with copper details (*Diamond W Western Wear*).

The front elevation exterior renovations would include the installation of a new storefront window and door, replacement of the existing green cloth awning and widening the public sidewalk to accommodate a new outdoor dining area (see **Attachment B**, Elevation and Site Plan). The new dark bronze storefront would include a large front window and door providing access to the sidewalk dining area. The restaurant's main entry door would be replaced with a new French door storefront system. The existing tile window trim would be removed and quoining and trim elements with plaster finish would be added. A new, arched metal awning would be installed over the window and doors with matching metal roofing to be added to the projecting parapet at the top of the building (see **Attachment C**, Color Rendering). Exterior finishes would include refreshing the main body paint color in light green ("Antique Green") and green metal awning and parapet ("Aged Copper") (see **Attachment D**, Colors and Material Board). The existing sign would be reinstalled under the metal canopy, and two small cantilever light fixtures would be installed to provide accent lighting.

## Outdoor Cafe

Similar to previous outdoor patio projects in the downtown area, this project represents a public-private partnership that would utilize portions of widened public sidewalk, allowed by an ordinance adopted by the City Council in 2010. The ordinance implements policies of the Downtown Element of the General Plan that support enhancement of the pedestrian environment. The ordinance requires architectural review of outdoor cafes in areas of widened public sidewalks. The site plan shows outdoor dining areas including surrounding fencing that will fit within the expanded sidewalk area.

The outdoor dining area would accommodate seating for 17 guests. Outdoor furniture would be black powder coated metal frames with stained wood (see **Attachment E**, Patio Furniture). The outdoor dining area would be enclosed by black iron fencing measuring 48 inches tall. At least six-foot clear pedestrian walkway will be maintained between the new fence and face of curb at all locations. Three existing street trees would be preserved, however, depending on the final hardscape design for the sidewalk widening, existing street tree grates may encroach within the pedestrian walkway. A condition of approval is recommended that would provide flexibility for removal and replacement of the trees as deemed necessary by the City's Urban Forest Manager. Landscaping is limited as the project site is mostly developed with structures and public improvements, however, a new planter is proposed adjacent to the new fence, adjoining the existing street tree planter (see **Attachment F**, Color Site Plan).

As detailed in the findings below, the proposed project is consistent with a number of objectives and guidelines in the Design Guidelines Manual, as well as various policies in the Downtown Element of the General Plan.

## **DISCUSSION**

The site is located within the Landmark overlay district, which is a defined geographic area with a concentration of historic resources. The building itself is not listed as a historic resource, nor does it contain architectural details that would qualify it as a historic resource. The proposal does feature architectural elements that complement the historic nature of buildings within the District, including quoin detailing and preservation of the existing second-story transom windows. The arched canopy mimics the arched window frames found on the nearby historic buildings, including the Graves Building (201 Main Street) and Noonan Building (300 Broadway).

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). Further, the project implements several Downtown Vision Concepts, such as enhancing pedestrian activity (Concept #4) and reinforcing downtown as the community core for cultural and civic activities such as meeting places and outdoor activities (Concept #13).

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 proposed fencing, dark bronze storefront and patio furniture continues the style and material of public amenities in the area, consistent with DG 1.3.41, 1.3.45 and 1.3.44. The proposed lighting would be directed downward on facades and provide pedestrian-oriented street lighting (DG 1.3.55, 1.3.56, and 1.3.57).

## **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 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 proposed fencing, dark bronze storefront and patio furniture continue the styles of public amenities in the area, consistent with DG 1.3.41, 1.3.45 and 1.3.44. The proposed 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. Proposed signage is consistent with design guidelines that encourage under-canopy signs and exterior lighting would be shielded by the new canopy. Outdoor furniture and patio fencing are high-quality and consistent with design guidelines that encourage dark metal and wood materials.

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. At least six-foot clear pedestrian walkway will be maintained between the new fence and face of curb at all locations maintaining pedestrian access to surrounding sites.

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 18-18 (Panama Outdoor Café). 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.
5. A tree preservation plan shall be reviewed and approved by the City's Urban Forest Manager prior to the issuance of any building, grading or demolition permit.

## **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)

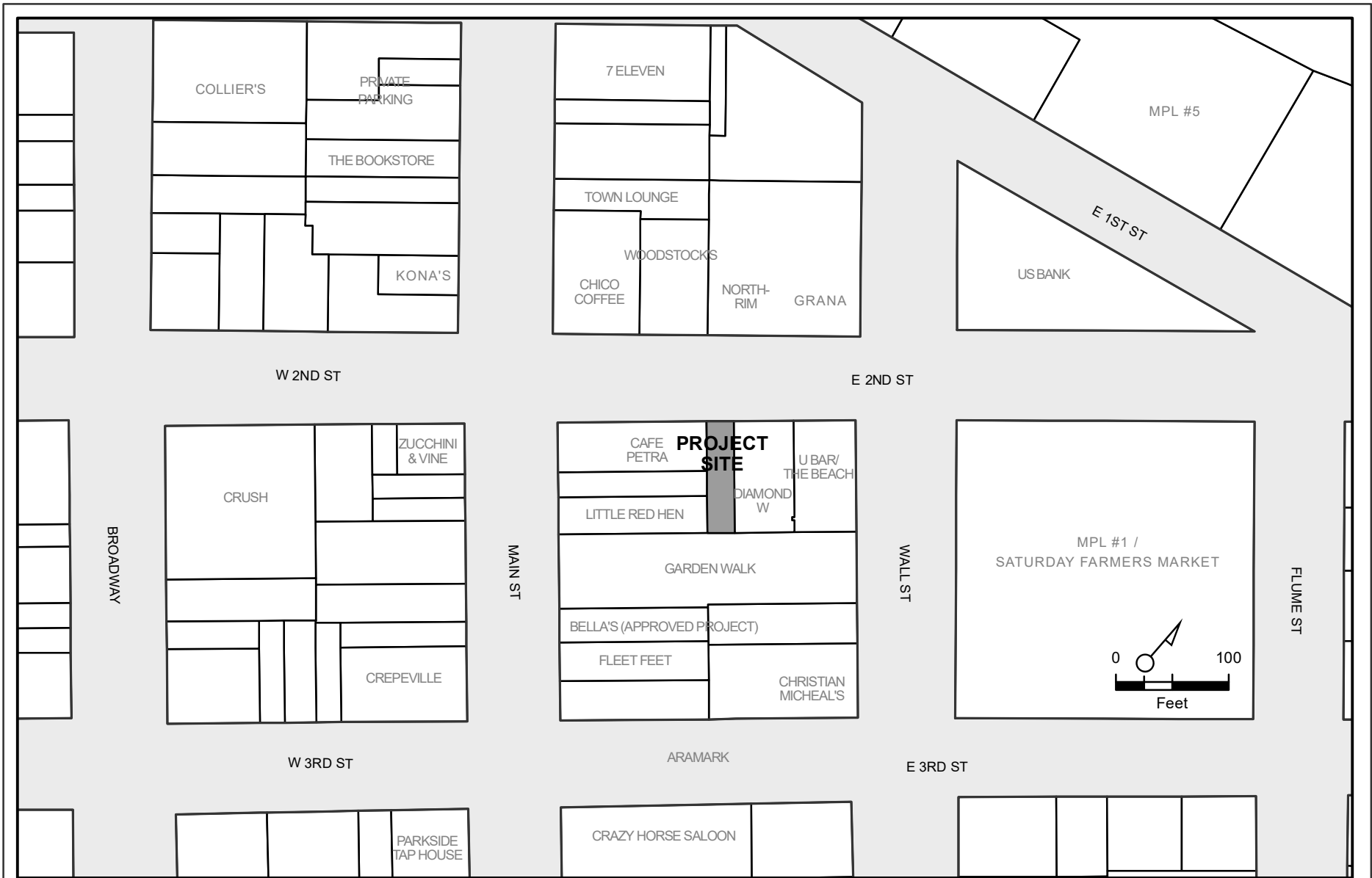
Mike Sawley, Senior Planner  
Shannon Costa, Assistant Planner  
File: AR 18-18

### External

Gary Hawkins Architect, Email: [gary@ghachico.com](mailto:gary@ghachico.com)  
Robert Mowry, 3 Crusader Court, Chico, CA 95928, Email: [rob@thebeachinchico.com](mailto:rob@thebeachinchico.com)  
Downtown Chico Business Association, 330 Salem Street, Chico, CA 95928, Email:  
[dcba@downtownchico.com](mailto:dcba@downtownchico.com)

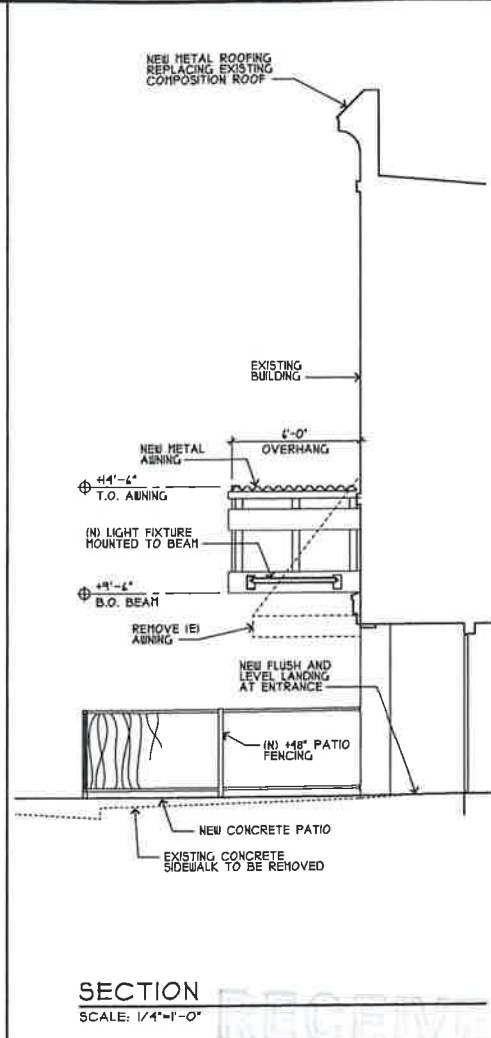
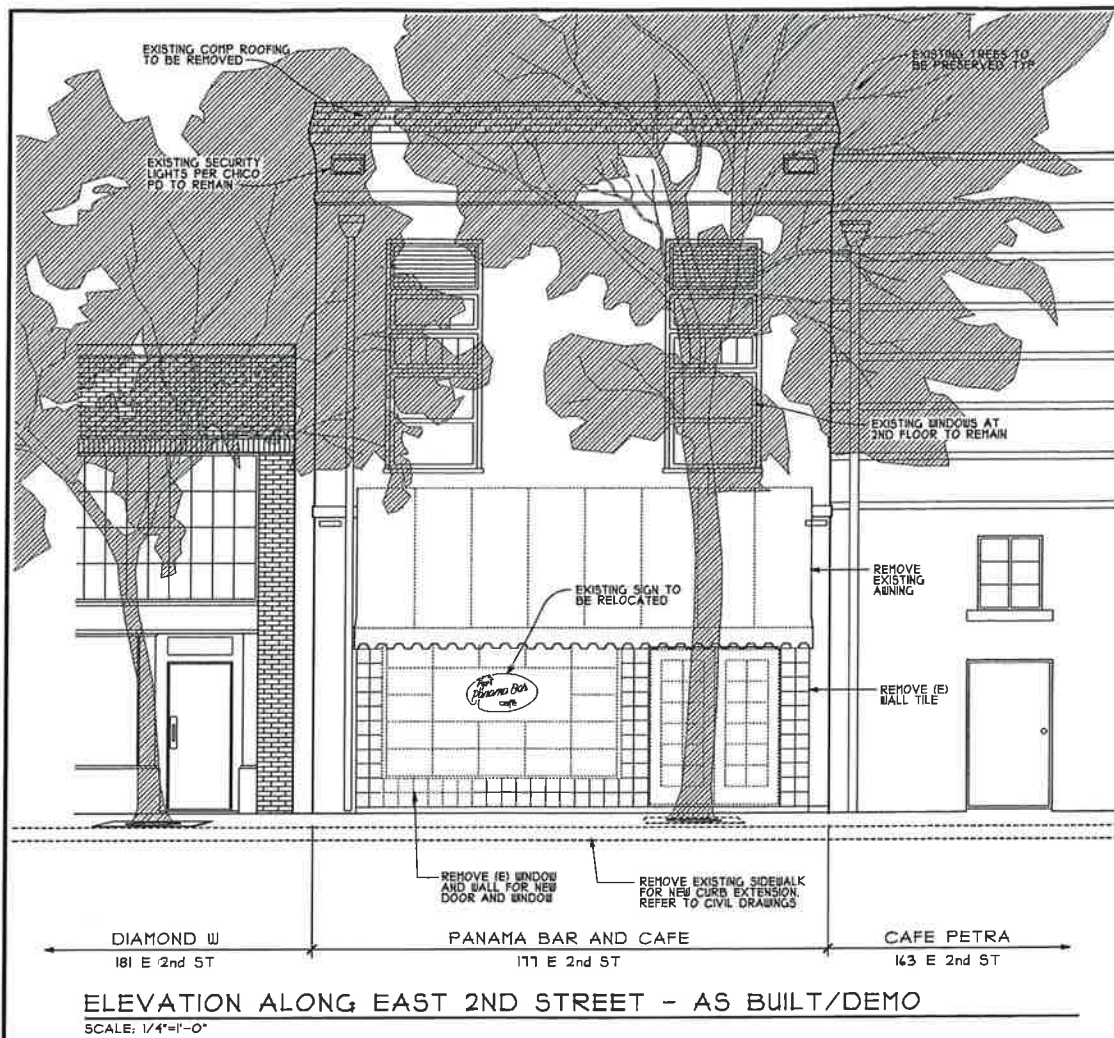
## **ATTACHMENTS**

- A. Location Map
- B. Elevation and Site Plan
- C. Color Rendering
- D. Colors and Materials
- E. Patio Furniture
- F. Color Site Plan

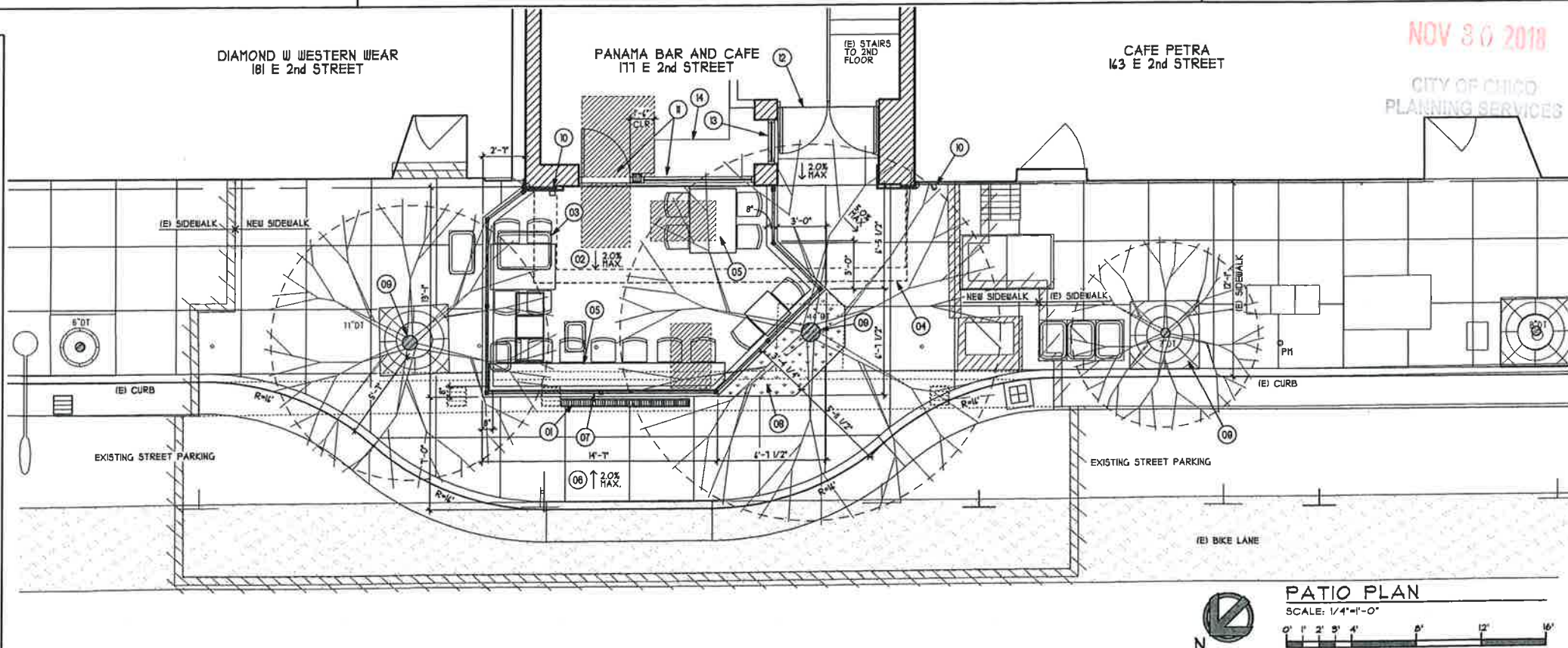


AR 18-18 (Panama Ba Cafe)  
177 E 2nd Street  
APN 004-082-002-000





- PATIO SEATING**  
PATIO AREA = 230 SF  
PATIO SEATING CAPACITY: 11  
TABLES & CHAIRS: 10  
COUNTER: 1  
(1) 24" x 24" TABLE - 2 SEATS  
(2) 34" x 48" TABLES - 8 SEATS  
(1) 48" H.T. x 20" x 34" COUNTER - 1 SEAT
- PATIO LIGHTING**  
ELLIPTICAL LED FIXTURE BY THE LIGHTING QUOTIENT MOUNTED TO NEW BEAMS BELOW AWNING, 2 FIXTURES TOTAL.  
FIXTURE SPEC:  
311-L142-H-02  
4FT FIXTURE, 42 LEDS @ 350mA, 41 WATTS, 3291 LUMENS
- PLAN KEYNOTES**
- (01) NEW STORM DRAIN
  - (02) NEW CONCRETE PATIO, STAMPED ROCK PATTERN W/ BROWN COLORING AND DARK BROWN PERIMETER.
  - (03) RAISE EXISTING UTILITY BOXES TO BE FLUSH WITH NEW CONCRETE PATIO.
  - (04) LINE OF NEW AWNING.
  - (05) NEW PATIO FURNITURE, BLACK POWDER COATED METAL FRAMES WITH QUARTER SAWN STAINED WOOD.
  - (06) NEW SIDEWALK AND CURB EXTENSION, REFER TO DRAWINGS BY CIVIL ENGINEER.
  - (07) NEW 48" HIGH METAL PATIO FENCING, BLACK FINISH.
  - (08) NEW PLANTER AND LANDSCAPING.
  - (09) EXISTING STREET TREE TO BE PRESERVED.
  - (10) DOWNSPOUT TO UNDERGROUND STORM DRAIN SYSTEM, MODIFY/RELOCATE AS REQUIRED FOR NEW WORK.
  - (1) NEW STOREFRONT DOOR AND WINDOW
  - (2) REPLACE EXISTING WOOD FRENCH DOORS WITH NEW STOREFRONT DOOR SYSTEM.
  - (3) REPLACE EXISTING WINDOW IN WOOD STOPS WITH NEW STOREFRONT WINDOW.
  - (4) MODIFY EXISTING BUILT-IN SEATING FOR NEW DOOR AND WINDOWS.



Revisions:

Plot Date: 8/21/2018

**CH4**  
GARY HAWKINS ARCHITECT  
(630) 992-2700  
gary@gh4arch.com  
3045 Correa Ave., Ste. 135  
Chicago, CA 95873

APN: 004-082-002

PATIO AND CURB EXTENSION FOR:  
**PANAMA BAR CAFE**  
171 EAST 2ND STREET, CHICO CA 95928

NOV 30 2018  
CITY OF CHICO  
PLANNING SERVICES

Date: 8-2018  
Drawn: GC  
Job No: 14-023

SHEET NAME:  
EXTERIOR ELEVATIONS  
PATIO PLAN

SHEET NUMBER:  
**A2.1**



CITY OF CHICO  
PLANNING SERVICES

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PATIO AND CURB EXTENSION FOR:  
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177 EAST 2ND STREET, CHICO CA 95928

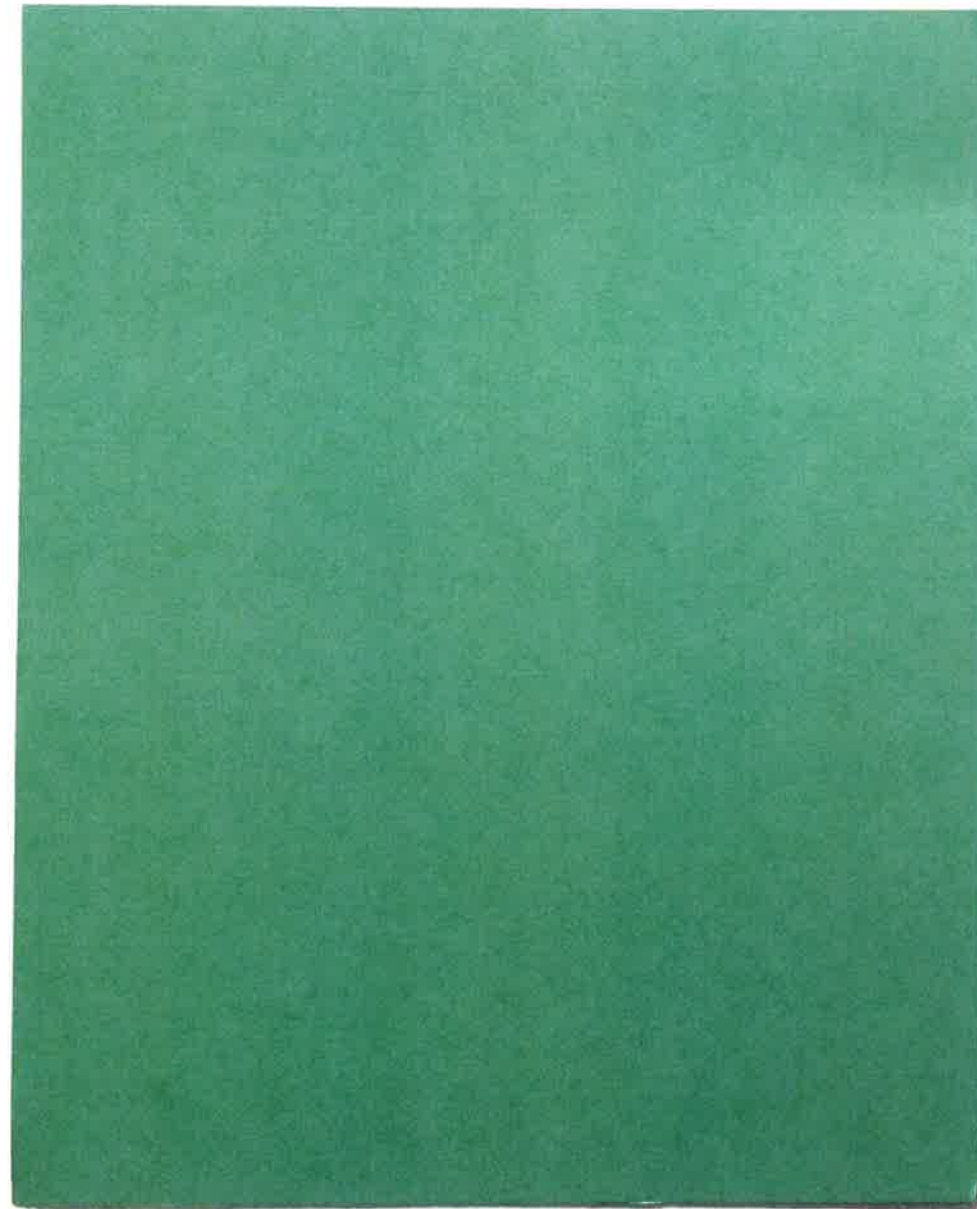
Date: 11-2018  
Drawn: GC  
Job No: 16-023

SHEET NAME:  
PERSPECTIVE VIEW

SHEET NUMBER:  
**A4.1**



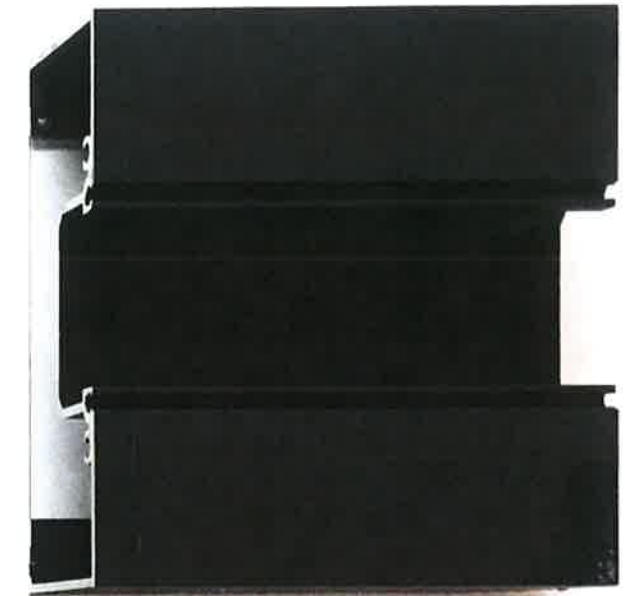
MATERIAL SAMPLE BOARD FOR:  
**PANAMA BAR CAFE**  
117 EAST 2ND ST, CHICO, CA 95928



**METAL AWNING**  
METAL SALES AGED COPPER (65)  
PVDF PAINT SYSTEM



**EXTERIOR PLASTER**  
OMEGA PRODUCTS  
236 ANTIQUE GREEN



**STOREFRONT**  
DARK BRONZE  
ANODIZED ALUM.  
CLEAR GLAZING

RECEIVED

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177 EAST 2ND STREET, CHICO CA 95928

Date: 11-2018  
Drawn: GC  
Job No: 16-023

SHEET NAME:  
PATIO FURNITURE

SHEET NUMBER:  
**A4.2**



**TABLE TOP**  
QUARTER SAWN WOOD TABLE TOP  
tableschairsbarstools.com



**CHAIR**  
ELLIOT COLLECTION CHAIR  
tableschairsbarstools.com

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- SHOP OUR STORE**
- As Seen On Bar Rescue
  - Featured On Sale Items
  - Commercial Restaurant Bar Stools
  - Commercial Restaurant Chairs
  - Cafe Table Tops
  - Commercial Table Bases
  - Commercial Restaurant Booths
  - Outdoor Restaurant & Bar Furniture
  - Coffee House, Lounge, and Reception Furniture
  - Commercial Lodge Furniture
  - Hostess & Waitress Stations
  - Commercial Restaurant Trash Receptacles

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**OUR CUSTOMERS ARE SAYING**

"We got the bar stools and they look great. And the unloading was not bad at all. Thank you guys for your great service and good quality products. We will recommend you to our friends for sure." -Dina, NJ

"Thanks for your great, professional, always courteous service! Looking forward to doing business together again!" -Shneur, NY

"We are very happy with our new tables!! Thanks for all of your help, you definitely gave us 110% customer service. We will definitely come back for future needs!" -Barbara, GA

"Sure wish every business conducted its customer service affairs the same way!" -Patricia, CO

"You have given me outstanding customer service incomparable to any other and the product is outstanding! The Amish made table tops are amazing and absolutely beautiful with the barstools that are so comfortable and a very solid product. You guys are certainly the best in the industry in every aspect and will receive every recommendation possible from

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**NEW MODEL** Elliot C

+ click to e

**Description**

The Elliot collection features distressed wood and a fusion of warmth and a sawn oak with provincial commercial environment.

- Made of durable 16
- Floor protecting pol
- Limited Lifetime wa
- Made of solid oak w
- Fully welded joints
- Side and rear stabl

For more information c  
Item #TCB-W-ELLIO-I

**Experience th**  
Watch as Bar Rescue:

**East Coast**



Pro Seller

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"We are very happy with our new tables!! Thanks for all of your help, you definitely gave us 110% customer service. We will definitely come back for future needs!" -Barbara, GA

"The service I have received from your company (at every single interaction) has been outstanding, and I want you to know that it is noticed and appreciated! Anytime some one asks me about where to get barstools and the like I will send them your way!" -Gerard, PA

"Sure wish every business conducted its customer service affairs the same way!" -Patricia, CO

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Elliot C



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Check Out the  
Bar Rescue's Jon Taffer

Jon Taffer

1 2 3 4 5

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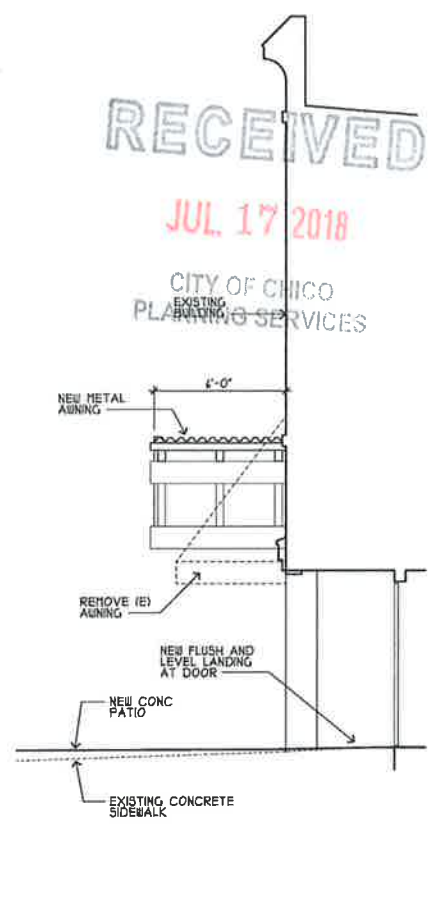




**ELEVATION ALONG EAST 2ND STREET - AS BUILT/DEMO**  
SCALE: 1/8"=1'-0"

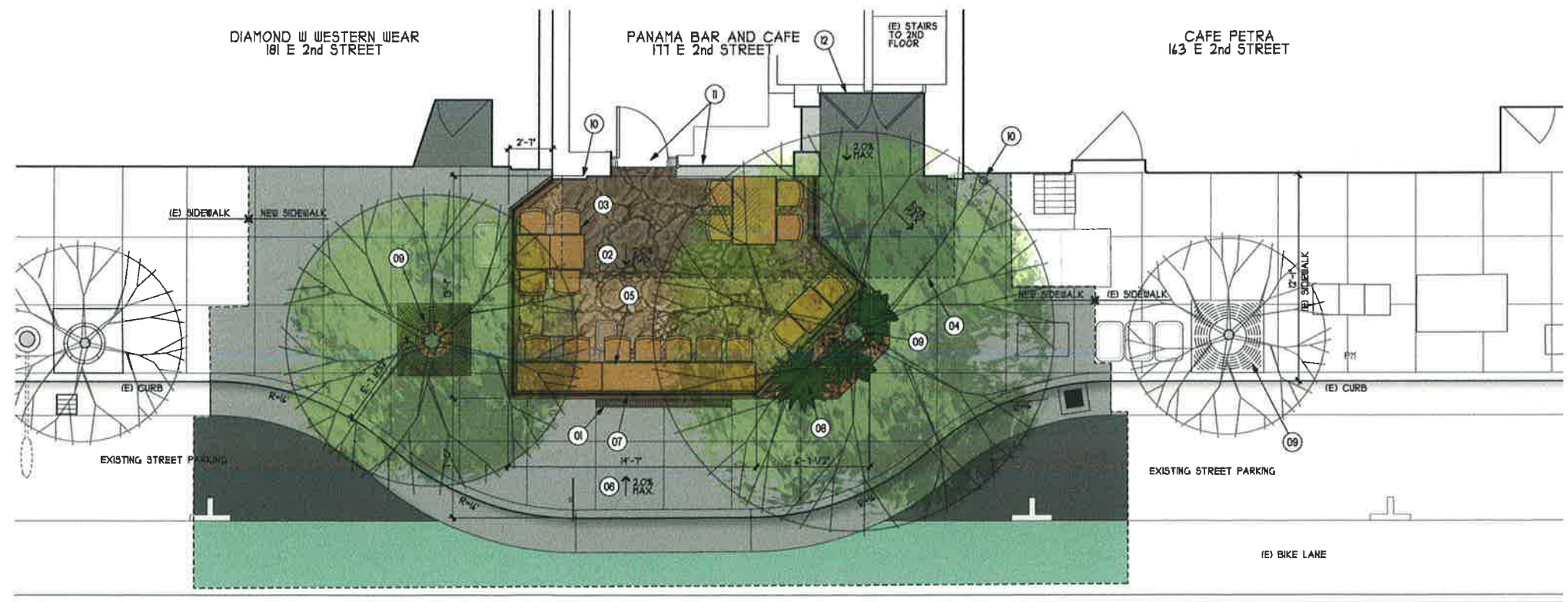


**ELEVATION ALONG EAST 2ND STREET - REMODEL**  
SCALE: 1/8"=1'-0"



**SECTION**  
SCALE: 1/4"=1'-0"

- PLAN KEYNOTES**
- 01 NEW STORM DRAIN
  - 02 NEW CONCRETE PATIO, STAMPED ROCK PATTERN WITH BROWN COLORING AND DARK BROWN PERIMETER
  - 03 RAISE EXISTING UTILITY BOXES TO BE FLUSH WITH NEW CONCRETE PATIO.
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  - 09 EXISTING STREET TREE.
  - 10 DOWNSPOUT TO UNDERGROUND STORM DRAIN SYSTEM.
  - 11 NEW DOOR AND WINDOW.
  - 12 EXISTING RESTAURANT ENTRY DOOR WITH NEW LEVEL LANDING.



**PATIO PLAN**  
SCALE: 1/4"=1'-0"

RECEIVED  
JUL 17 2018  
CITY OF CHICO  
PLANNING SERVICES

Revisions:  
Plot Date: 1/3/2018  
**GARY HAWKINS ARCHITECT**  
(530) 892-2700  
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LICENSED ARCHITECT  
GARY HAWKINS  
No. C 18693  
REN  
STATE OF CALIFORNIA

APN: 004-082-002

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Date: 1-2018  
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PATIO PLAN

SHEET NUMBER:  
**A2.1**  
of: