



# Architectural Review and Historic Preservation Board Agenda Report

Meeting date: 09/07/22

**DATE:** August 23, 2022

File: AR 22-12

**TO:** Architectural Review and Historic Preservation Board

**FROM:** Madison Driscoll, Assistant Planner, (879-6810, madison.driscoll@chicoca.gov)  
Community Development Department

**RE:** Architectural Review 22-12 (Coin Op Game Room) – 839 W 8<sup>th</sup> Street; APN 004-268-019

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## RECOMMENDATION

Planning 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 22-12 (Coin Op Game Room), subject to the recommended conditions.

## BACKGROUND

The proposed project would convert an existing building and add a new patio area for an indoor amusement and restaurant use located on the southerly side of W 8<sup>th</sup> Street between Orange Street and Cherry Street (see **Attachment A**, Location Map). The site is designated Industrial/Office Mixed Use (IOMU) on the General Plan Land Use Diagram and is located in the IOMU (Industrial Office Mixed Use) zoning district.

The proposed changes would include the expansion of the building, addition of a patio, addition of two parking spaces, and a façade remodel (see **Attachment B**, Site Plan). Previously the structure was used as a warehouse building and no parking currently exists on the property. The new use would be an indoor entertainment center featuring arcade games with accompanying bar and food service. The applicant also requests a parking reduction and to utilize shared on-street parking.

## DISCUSSION

Historically, the surrounding area has had industrial and manufacturing uses, but recently more activated land uses have moved into the neighborhood. Visitor-serving commercial uses, including salons, mixed martial arts studio, a brewery, and other indoor entertainment businesses have filled previous industrial businesses. The expansion of these types of uses is largely supported by pedestrian and bicycle traffic originating from the surrounding area of high-density housing.

### Architectural Design

The redesign of the façade of the building focuses on a clean, simple, and modern look (see **Attachment C**, Elevations). Proposed changes include the addition of an accent yellow color to refresh the exterior while also keeping with the branding of the business (see **Attachment D**, Colors and Materials). Several neighboring businesses feature this same strong accent color with an industrial design (DGs 2.2.32, 2.1.11). Proposed expansion of the building is not visible from the street and would be focused on the rear, out of public sight. There is the proposed addition of a new HVAC unit but would be screened from view with the creation of a new parapet (DGs 2.2.33., 2.2.27) In addition to the façade redesign, the applicant plans on the addition of a 1,100 square foot patio with a 6 foot metal fence enclosing the area (DG 2.1.12).

As the site is fully built out with impervious surfaces, no landscaping space is available for the project and no landscaping improvements are proposed. This reflects the surrounding area as most sites in the vicinity are fully built out and have minimal landscaping in the form of street trees. This pattern of landscaping is similar to the downtown area of Chico.

### Parking

Pursuant to Chico Municipal Code (CMC) Section 19.70.040, Table 5-4 the requirement for restaurants is one space for each 94 square feet of customer floor area, including outside dining. The project is 5,040 square feet in customer floor area so equaling 54 required spaces of parking. The applicant provides two spaces for employee parking in the rear of the building through alley access and is asking for a reduction of 52 parking spaces.

Pursuant to CMC Section 19.70.050, the minimum number of off-street parking spaces may be reduced as part of an entitlement approval when the project site meets one of the following:

- a. The site is zoned RMU or has a -COS overlay zone;
- b. The site is located within an area of mixed-use development;
- c. The project will implement sufficient vehicle trip reduction measures (such as vehicle loan programs and transit passes) to offset the reduction; or
- d. The area is served by public transit, bicycle facilities, or has other features which encourage pedestrian access.

Additionally, applicants proposing a parking reduction shall provide documentation, including quantitative analysis, that justifies the proposed number of parking spaces based on the site and demonstrates that the proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.

The project is surrounded by like uses that do not have off-street parking including a brewery, indoor axe throwing, salon, martial arts studio, and industrial uses. Per the parking analysis provided by the applicant 89 on street parking spots have been identified within a block of the site (see **Attachment E**, Parking Analysis). There is a B-Line bus stop within 600 feet from the project site at the intersection of Ivy and W 8<sup>th</sup> Street. Just outside the industrial neighborhood the area is surrounded by dense residential development with many multi-family complexes. Proximity to residential uses would encourage pedestrian travel to and from the project site. The project would provide six bicycle parking spaces in front of the building. Additionally, the project would be serving alcohol and encouraging ride-sharing services to and from the site.

As indicated by the Parking Analysis, the proposed project will have the highest parking demand out of the surrounding uses. Due to the large amount of off street parking available within the vicinity City Staff believes that the project will not overburden public parking supplies within the

area. Planning and Engineering staff are satisfied with the level of analysis provided and have determined that the proposed parking reduction is acceptable.

## **REQUIRED FINDINGS FOR APPROVAL**

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 project is consistent with several General Plan policies that encourage compatible infill development (LU-2.4, LU-4, and CD-5). The project would be subject to all City of Chico Municipal Code and California Department of Alcohol and Beverage Control (ABC) requirements for businesses which serve alcohol. No impacts to the health, safety, or welfare of the neighborhood residents have been identified. The site is not located within the bounds of a neighborhood plan or area 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 updating of the façade matches the surrounding area, and the expansion of a fenced in patio area will bring an outdoor component to the concept to the design (DG 2.2.12). The façade update would be consistent with the surrounding industrial uses that are slowly undergoing a changed to bring more activating uses within the neighborhood (DGs 2.1.11, 2.2.32). Currently the existing building is constructed of concrete and features partially buttressing pilasters that add interest to the exterior of the building. Painting the pilasters will highlight this articulation and add variety to the building elevations (DGs 2.2.22, 2.2.31). Bicycle parking would be located outside the front entrance for patrons (DGs 2.1.21, 2.1.32).

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 proposed architectural design reflects similar colors and materials with the surrounding buildings. Accenting the building with bold branding colors would match surrounding buildings accents with an industrial façade and strong accent colors for signage. The project would have the expansion of a patio area but would be screened with a metal fence. Additions to the building would not be visible from the street and are minor in nature including a bathroom and storage area expansion. Lighting would be appropriately shielded and directed downward. The patio area would be accented with string light bulbs which are a popular aesthetic choice for outdoor spaces. Overall, the project is consistent with the purpose and intent of CMC 19.18.

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 existing structure is compatible with the surrounding sites and structures in that it will remain similar in size and design of other buildings located along East 8<sup>th</sup> Avenue. Only minor structural changes are proposed that will not alter views or dominate the 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 project does include landscaping as the project site is built out with no space or irrigation established for landscaping.

## **ENVIRONMENTAL REVIEW**

The proposed development 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.

## **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 and Architectural Review 22-12 (Coin Op Game Room). No building permits related to this approval shall receive final approval without prior 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 approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. Any music being played outside the business shall comply with the City's noise ordinance.
5. Securing any necessary legal rights from other property owners in the area to obstruct or occupy the existing private alleyway shall be the sole responsibility of the property owner and/or business owner. Nothing in this design review approval shall be construed to abrogate any other property owner's legal right to utilize the private alleyway.
6. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs

of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

## **PUBLIC CONTACT**

A public hearing notice was mailed to all landowners and residents within 500 feet of the site and at least 10 days prior to the ARHPB meeting. At the time of this report being published, staff has not received any public comments.

## **DISTRIBUTION:**

Internal (2)

Mike Sawley, Principal Planner

Madison Driscoll, Assistant Planner

External (1)

Coin Op Game Room, 4715 30<sup>th</sup> Street, San Diego, CA 95116; Email:

[roy@sportingfraternity.com](mailto:roy@sportingfraternity.com)

Kevin Easterling, 115 Meyers St, Suite #110, Chico, CA 95928; Email: [kevin@rgachico.com](mailto:kevin@rgachico.com)

Jesse Grigg, 2404 Park Avenue, Chico, CA 95928; Email: [jesse@thecommonschico.com](mailto:jesse@thecommonschico.com)

## **ATTACHMENTS:**

- A. Location Map
- B. Site Plan
- C. Elevations
- D. Colors and Materials
- E. Parking Analysis



AR 22-12 (Coin Op Game Room)  
 839 W 8th Street  
 APN 004-268-019-000



Date Saved: 8/22/2022



QQ - SITE PLAN  
SCALE: 1/16" = 1'-0"

**ZONING SUMMARY**

APN 004-268-019-000  
 GP IOMU (INDUSTRIAL OFFICE MIXED USE)  
 ZONING IOMU (INDUSTRIAL OFFICE MIXED USE)  
 BUILDING TYPE Y-B (EXISTING)  
 SETBACKS FRONT NONE (CMC 19.46.030 TABLE 4-9)  
 SIDE NONE  
 REAR NONE  
 BUILDING HEIGHT APPROX 16'-0" (EXISTING)

PROPOSED AREA RESTAURANT 3,398 SF  
 KITCHEN 851 SF  
 TOTAL EXISTING AREA 4,249 SF  
 STORAGE ADDITION 511 SF  
 RESTROOM ADDITION 496 SF  
 TOTAL NEW AREA 1,007 SF  
 OUTDOOR PATIO 1,120 SF

PARKING REQUIRED 1 SPACE PER 94 SF CUSTOMER FLOOR AREA (CMC 19.70.040 TABLE 5-4)  
 3,398 SF - INDOOR CUSTOMER FLOOR AREA  
 1,120 SF - OUTDOOR CUSTOMER FLOOR AREA  
 5,040 SF TOTAL @ 1.94 SF = 53.6 = 54 SPACES REQUIRED (CMC 19.70.040.E)

PARKING PROVIDED ON-STREET PARKING THROUGH ZONING ADMINISTRATOR APPROVAL  
 SHARED PARKING WITH COMPATIBLE USES

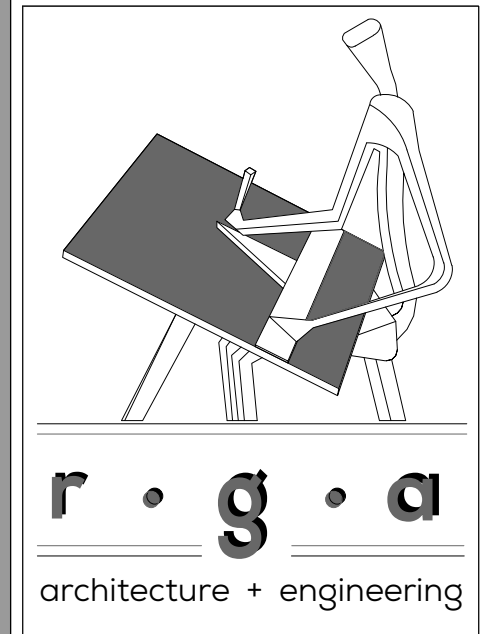
PLANTING SEE LANDSCAPE DWGS  
 INFRASTRUCTURE SEE CIVIL DWGS  
 WALKWAYS SHALL BE ACCESSIBLE SEE PATH OF TRAVEL NOTES

**SCREENING REQUIREMENTS**  
 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 CITY OF CHICO PLANNING STAFF PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**UNDERGROUND REQUIREMENTS**  
 ALL NEW ELECTRIC, TELEPHONE, AND OTHER WIRING CONDUITS FOR UTILITIES SHALL BE PLACED UNDERGROUND IN COMPLIANCE WITH CHICO MUNICIPAL CODE 19.60.120

**PATH OF TRAVEL NOTES:**  
 PATH OF TRAVEL (P.O.T.), AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (18"-403.5.3) AT LEAST 60" X 60" ARE LOCATED NOT MORE THAN 200' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (18"-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (118"-307.2).

- PROJECT AREA EXISTING BUILDING
- PROJECT AREA NEW BUILDING ADDITION
- PROJECT AREA NEW OUTDOOR PATIO ADDITION
- EXISTING CONCRETE WALK
- EXISTING LANDSCAPE AREA
- EXISTING ASPHALT PAVING
- PATH OF TRAVEL
- PROPERTY LINE
- EASEMENT - SEE CIVIL DWGS
- FENCE - SEE CIVIL DWGS
- EXISTING PARKING COUNT
- BICYCLE PARKING INVERTED U-RACK, 6 SPACES TOTAL



**RUSSELL GALLAWAY ASSOCIATES inc.**

115 MEYERS STREET  
 SUITE 110  
 CHICO, CA 95928  
 530 342 0302

www.rgachico.com

PROJECT  
**TENANT IMPROVEMENT**

OWNER  
**JESSE GRIGG**

TENANT  
**COIN OF GAME ROOM**

PROJECT ADDRESS  
**839 W 8TH STREET  
 CHICO, CA  
 95928**

ASSESSORS PARCEL NUMBER  
**004-268-019**

RG&A PROJECT #	21-301
PLAN CHECK #	-
DRAWN	SJM
CHECKED	KJE
ARB SUBMITTAL	2022.06.20
HEALTH SUBMITTAL	2022.06.23
ARB 2ND SUBMITTAL	2022.07.01

**SITE PLAN**

**ARB1**

AA - SITE NOTES & LEGEND  
 SCALE: NONE

**PRIMUS** LED - DECOSTRING SERIES

SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS



Decostring are a perfect accent lighting solution to add a personal ambience to patios, courtyards, decks, restaurants, amusement parks and any open area. The "festoon" lighting system is typically strung between two anchorage points with optional intermediary support and electrically fed from one end. The sockets can be either asymmetrically spaced or symmetrically spaced to suit the application. Optional shades, guards and lenses complete the architectural design.

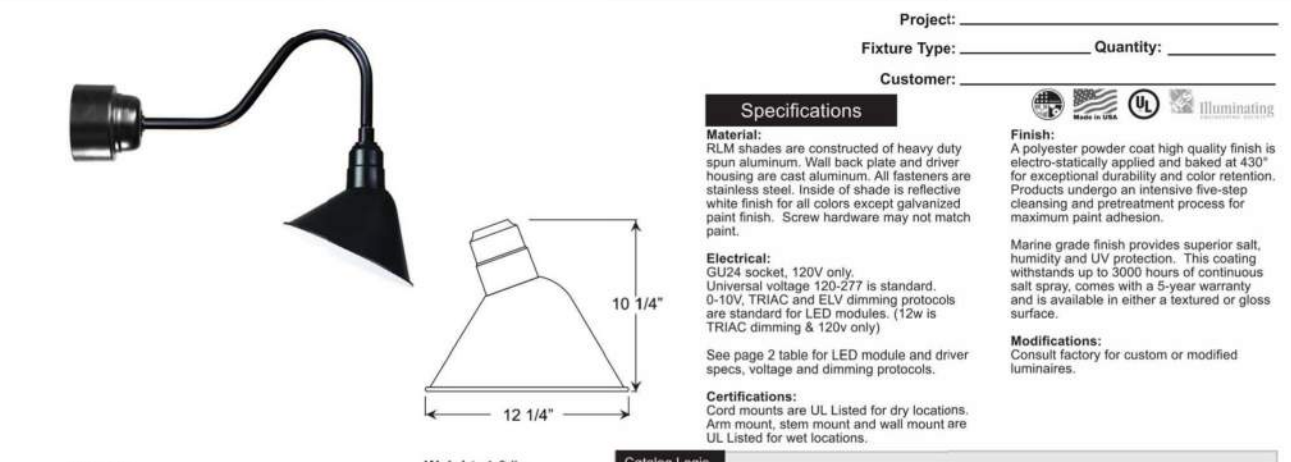
- SPECIFICATIONS**
- LAMPHOLDER:** Black phenolic, medium base UL, weatherproof with hook for optional mounting.
  - POWER CORD:** 12/2 G. Black flexible duplex cable, UV rated for extended outdoor use.
  - SUPPORT CABLE:** 3/32" SS aircraft catenary cable supports the system, 900F test. Heavier cable available.
  - TERMINATION KITS:** Heavy duty stainless steel hardware available.
  - LAMPS:** Wet location rated LED and incandescent medium base A, G or S style lamps.
  - DIMMING:** Dimmable to 10% with ELV trailing edge type dimmers.
  - VOLTAGE:** 120V system (1923 watts max load). No driver or transformer required.
  - ACCESSORIES:** Optional brass, aluminum and acrylic shades. Consult factory for custom shades.
  - PHOTOMETRY:** Bare lamp and shielded "BLUC" rated JES files available.
  - CERTIFICATION:** ETL listed for permanent damp or wet installations. 201431 MADE IN THE USA.

**PART NUMBER**

SERIES	SPACING	VOLTS	LAMP	SHADE-FINISH	TERMINATION KIT	LENSKIT
DSW DAMP	12 12"OC	120	100 100W	SELECT FROM LIST	STK	SELECT
DSW DRY	18 18"OC	120	100 100W	SELECT FROM LIST	STK	SELECT
	24 24"OC	120	100 100W	SELECT FROM LIST	STK	SELECT
	36 36"OC	120	100 100W	SELECT FROM LIST	STK	SELECT
	48 48"OC	120	100 100W	SELECT FROM LIST	STK	SELECT

**KK - LIGHT FIXTURE TYPE B**  
SCALE: NONE

**ANP Lighting** Specifications A812-M016LD-D-W-40K-RTC-E6



**A812 LED**

Category Number	1	2	3	4	5	6	7	8	9	10
<b>1 LIGHT SOURCE &amp; WATTAGES</b>	A812 (100W) (100W)		A812 (150W) (150W)		A812 (200W) (200W)		A812 (250W) (250W)		A812 (300W) (300W)	
<b>2 DIMMING</b>	None		None		None		None		None	
<b>3 DISTRIBUTION</b>	None		None		None		None		None	
<b>4 COLOR TEMPERATURE (CCT)</b>	None		None		None		None		None	
<b>5 DRIVER HOUSING</b>	None		None		None		None		None	
<b>6 VOLTAGE</b>	None		None		None		None		None	

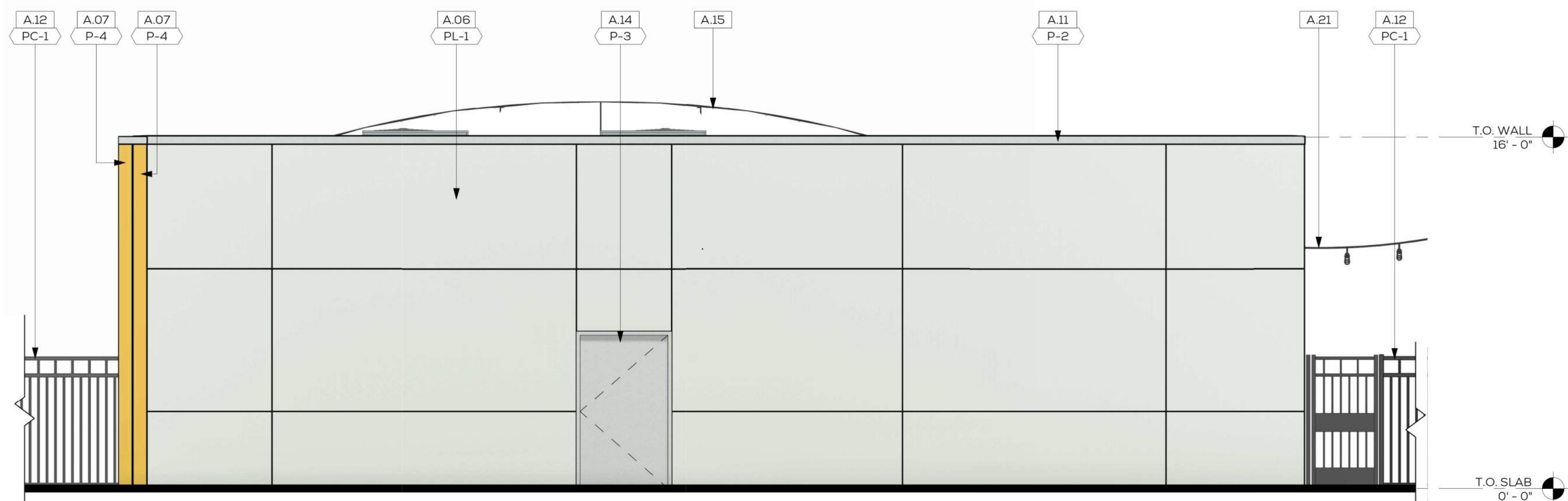
**GG - LIGHT FIXTURE TYPE A**  
SCALE: NONE

- FINISH DEFINITIONS:**
- AL-1 STOREFRONT, CUSTOM FLUOROPON COLOR TO MATCH P-4
  - GL-1 EXTERIOR GLAZING, CARDINAL GRAY O/ L6E2-366(#3)
  - P-1 EXTERIOR WALLS, PRIME AND PAINT EXISTING CONCRETE WALLS. COLOR: SHERWIN WILLIAMS ROMAN COLUMN - SW 7562
  - P-2 EXTERIOR PARAPET CAPS, PRIME AND PAINT EXISTING PARAPET CAPS. COLOR: SHERWIN WILLIAMS ROMAN COLUMN - SW 7562
  - P-3 EXTERIOR DOORS, PRIME AND PAINT. COLOR: SHERWIN WILLIAMS ROMAN COLUMN - SW 7562
  - P-4 EXTERIOR ACCENT, PRIME AND PAINT EXISTING CONCRETE PILASTERS. COLOR: SHERWIN WILLIAMS OVERJOY - SW 6689
  - P-5 OVERHEAD DOORS, STANDARD POWDER COAT FINISH PER MFR. COLOR: TO MATCH P-4
  - P-6 ROLL-UP DOOR, CUSTOM PAINT FINISH PER MFR. COLOR: TO MATCH TL-1
  - P-7 METAL CANOPY, STANDARD PAINT FINISH PER MFR. COLOR: CHARCOAL GRAY
  - PC-1 FENCE, POWDER COAT: TIGER DRYLAC, ANODIZED EFFECT DARK BRONZE, G1/60001
  - PL-1 EXTERIOR PLASTER SYSTEM, SMOOTH FINISH, OMEGA FLEX FINE ACRYLIC TOP COAT W/ INTEGRAL COLOR, TO MATCH P-1
  - TL-1 EXTERIOR TILE SYSTEM: PORCELAIN EXTERIOR GRADE WALL TILE, COLOR: BLUE, COMPLY WITH ASTM C1026 AND ANSI A118.15. GROUT: COLOR: RED, COMPLY WITH ASTM A118.7, AND PROVIDE COLOR-MATCHED SEALANT AT PERIMETERS AND EXPANSION JOINTS

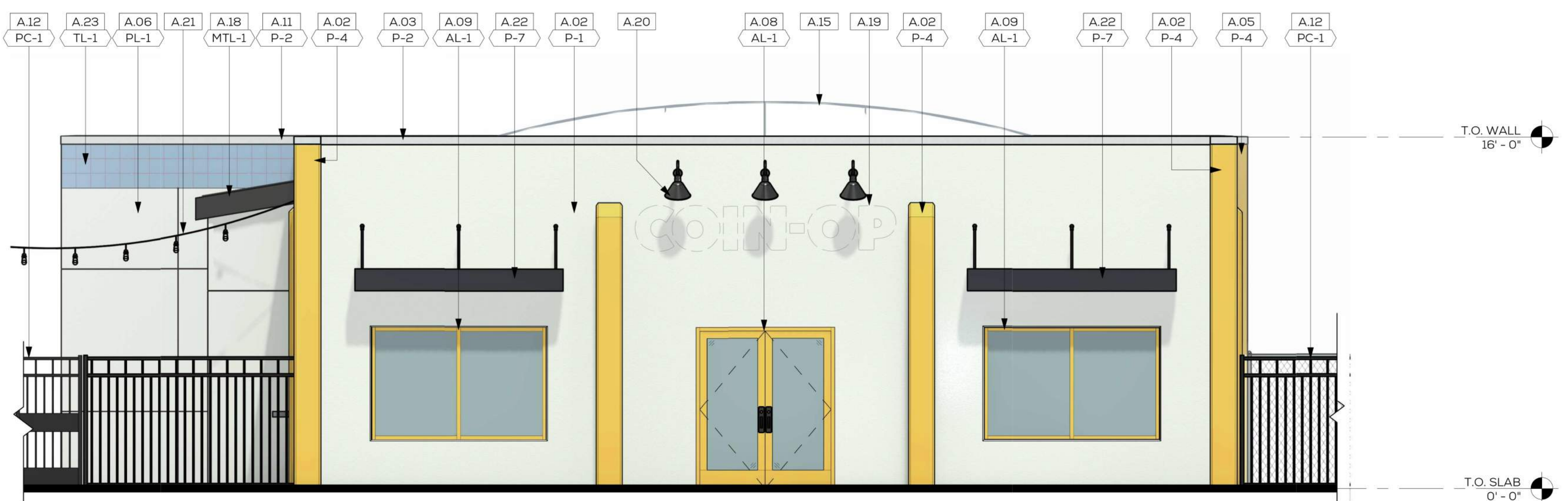
**KEYNOTES**

Keynote	Description
A.01	EXISTING CONCRETE WALL TO BE PAINTED
A.02	EXISTING CONCRETE PLASTER TO BE PAINTED
A.03	EXISTING PARAPET CAP TO BE PAINTED
A.05	EXISTING CMU WALL TO BE PAINTED
A.06	EXTERIOR PLASTER SYSTEM
A.07	CMU WALL
A.08	STOREFRONT WINDOW AND/OR DOOR SYSTEM
A.09	STOREFRONT WINDOW SYSTEM
A.10	ROLL-UP DOOR
A.11	PARAPET CAP
A.12	METAL FENCE, 6 FT TALL
A.14	HOLLOW METAL DOOR
A.15	EXISTING ROOF STRUCTURE TO REMAIN
A.17	OVERHEAD DOOR
A.18	STANDING SEAM METAL ROOF
A.19	FUTURE WALL SIGNAGE TO BE SUBMITTED UNDER SEPARATE COVER
A.20	WALL-MOUNTED LIGHT FIXTURE - LIGHT FIXTURE TYPE A. SEE CUT SHEET
A.21	STRING PATIO LIGHTS - LIGHT FIXTURE TYPE B. SEE CUT SHEET
A.22	WALL MOUNTED METAL CANOPIES. PROJECTION FROM FACE OF BUILDING = 2'-0"
A.23	EXTERIOR TILE SYSTEM

**CC - FINISH DEFINITIONS & KEYNOTES**  
SCALE: NONE



**RR - SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**JJ - NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**QQ - EAST ELEVATION**  
SCALE: NONE

**rga**  
architecture + engineering

**RUSSELL GALLAWAY ASSOCIATES inc.**

115 MEYERS STREET  
SUITE 110  
CHICO, CA 95928  
530 342 0302

www.rgachico.com

PROJECT

**TENANT IMPROVEMENT**

OWNER

**JESSE GRIGG**

TENANT

**COIN OF GAME ROOM**

PROJECT ADDRESS

**839 W 8TH STREET  
CHICO, CA  
95928**

ASSESSORS PARCEL NUMBER

**004-268-019**

RGa PROJECT #	21-301
PLAN CHECK #	-
DRAWN	SJM
CHECKED	KJE
ARB SUBMITTAL	2022.06.20
HEALTH SUBMITTAL	2022.06.23
ARB 2ND SUBMITTAL	2022.07.01

**EXTERIOR ELEVATIONS**

**ARB2**

Attachment C







P-1 / P-2 / P-3 / PL-1  
SW 7562 ROMAN COLUMN



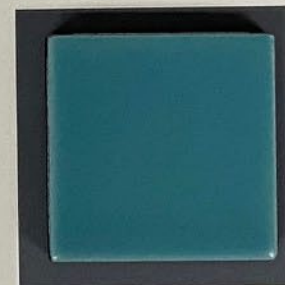
AL-1 / P-4 / P-5  
SW 6689 OVERJOY



P-6  
SW 6494 LAKESHORE



PC-1  
TIGER DRYLAC, DARK BRONZE ANODIZED



TL-1  
DAL TILE, NATURAL HUES (2),  
AEGEAN QH41



TL-1 GROUT  
CBP, #420 LIPSTICK



MTL-1 / P-7  
AEP SPAN, SLATE GRAY / RAL 7043



# COIN OP GAME ROOM

EXTERIOR MATERIALS & FINISHES

2022.08.24



June 15, 2022

City of Chico Planning Department  
 411 Main Street, 2<sup>nd</sup> Floor  
 Chico, CA 95927

RE: Reduction of Off-Street Parking  
 Parking Analysis  
 Coin-Op Game Room  
 839 W 8<sup>th</sup> Street  
 Chico, CA 95929

Dear Reviewer,

In conjunction with the Architectural Review Board application for this project, the following parking analysis has been provided as a means of justifying shared on-street parking, compatibility between the proposed use and neighboring uses, and ultimately a reduction of off-street parking spaces required.

Several businesses are located adjacent to the project site. Refer to provided site plan for business locations, names and addresses. Business hours and for each of these businesses are as follows:

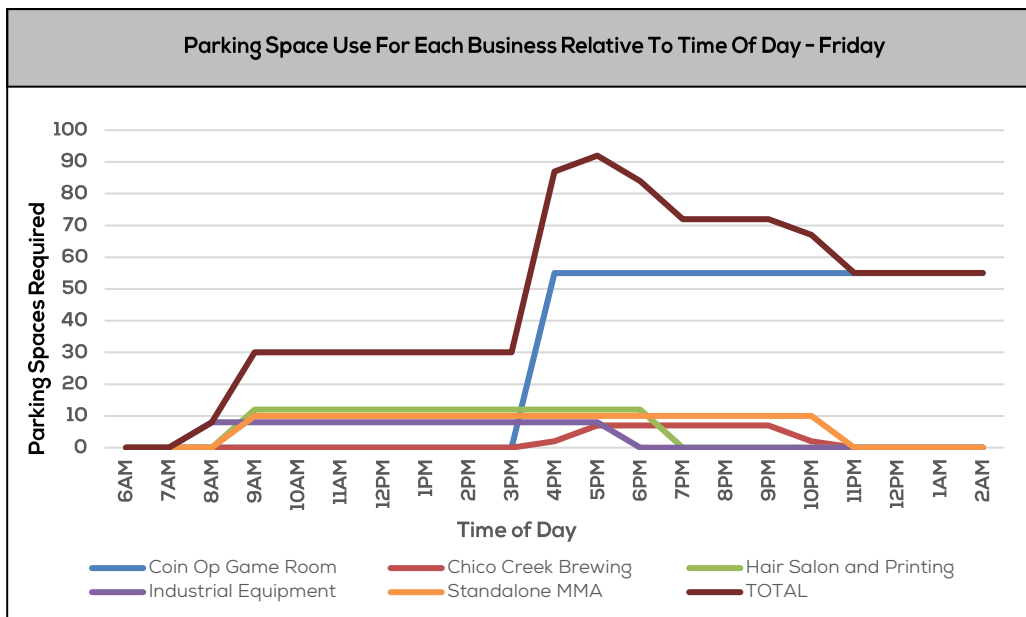
Address	Business Name	Business Hours													
		Sun		Mon		Tue		Wed		Thu		Fri		Sat	
839 W 8th St.	Coin-Op Game Room	12 PM	12 AM	4 PM	12 AM	4 PM	12 AM	4 PM	12 AM	4 PM	12 AM	4 PM	2 AM	12 PM	2 AM
849 W 8th St.	Chico Creek Brewing	1 PM	9 PM	-	-	-	-	5 PM	9 PM	5 PM	9 PM	5 PM	9 PM	1 PM	9 PM
829 W 8th St.	Private Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-
808 Cherry St.	808 Salon and Upper Park Printing	-	-	9 AM	6 PM	9 AM	6 PM	9 AM	6 PM	9 AM	6 PM	9 AM	6 PM	9 AM	4 PM
830 Cherry St.	Industrial Equipment	-	-	8 AM	5 PM	8 AM	5 PM	8 AM	5 PM	8 AM	5 PM	8 AM	5 PM	-	-
848 W 9th St.	Standalone MMA	-	-	9 AM	4 PM	4 PM	10 PM	9 AM	10 PM	4 PM	10 PM	9 AM	10 PM	11 AM	3 PM



Based on the requirements of Chico Municipal Code 19.70.040 Table 5-4, a conservative estimate of the required parking for these businesses is as follows:

Address	Business Name	Required Parking	
		Parking Ratio	Required Spaces
839 W 8th St.	Coin-Op Game Room	1 per 94 SF Customer Area @ 5,198 SF	55 Spaces
849 W 8th St.	Chico Creek Brewing	Per Administrative Use Permit 19-05	7 Spaces
829 W 8th St.	Private Storage	Private Use	1 Space
808 Cherry St.	808 Salon and Printing	1 Per Employee + 1 Per Chair @ 6 Chairs	12 Spaces
830 Cherry St.	Industrial Equipment	1 per 625 SF @ estimated 5,500 SF	8 Spaces
848 W 9th St.	Standalone MMA	1 Per 2 Students of Max Class Size @ 20 Students Max	10 Spaces

Considering required parking and operational hours of the business listed above, a required parking analysis has been prepared as follows, assuming a worst-case scenario in which all business could potentially see peak-parking demand on a Friday.



This analysis demonstrates parking demand on a Friday evening when all businesses have reached maximum capacity. Even with this overly-conservative assumption, the maximum required parking in the immediate vicinity peaks at 92 spaces required at 5pm on a Friday.

### Parking Provided

This project proposes to satisfy the parking requirements by making use of the on-street parking spaces located within the immediate vicinity of the project. As permitted by Chico Municipal Code 19-70.050, a reduction in required off-street parking is requested through the approval of the Zoning Administrator.

To demonstrate that ample on-street parking is available during the proposed hours of operation for this business, the provided site plan identifies on-street parking located in the immediate vicinity around the project. The on-street parking identified is consistent with that previously approved as part of Administrative Use Permit 19-05. In total, 89 on-street parking spaces are available in the immediate vicinity. This number compares favorably to the maximum required parking of 92 as previously identified.

To further help justify the presence of ample parking, this project is in a location that could expect to see significant foot traffic from local residents and individuals using public transit. Within just a quarter mile walking distance of the project site, 186 parcels are zoned R3 Medium-High Density Residential, 61 parcels are zoned R1 Low Density Residential, and 48 parcels are zoned RMU Residential Mixed Use. Please see Attachment A at the end of this letter for a GIS map with zoning identified. Although a specific number of residents or dwelling units could not be obtained from City GIS data, these numbers represent a significant residential population within a reasonable walking distance of the project. Multiple public transit stops are located nearby, including the closest stop at the intersection of W 9th Street and Ivy Street less than a quarter mile walk away.

Finally, as previously identified in Use Permit 19-05, reducing the available parking for this alcohol-serving establishment may encourage individuals to use car services or alternative modes of transportation.

Because there is ample available on-street parking available during the proposed hours of operation for this business, the requested reduction in off-street parking and use of on-street parking is not likely to overburden public parking supplies in the vicinity. Surrounding business have ample parking available to meet their needs during those hours and would not be negatively impacted.

Sincerely,



Kevin Easterling  
Project Architect  
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