

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
Minutes of the regular adjourned meeting
February 20, 2019

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Dale Bennett
Dan Irving
Rod Jennings

Board Members Absent: Georgie Bellin, Vice-Chair
Thomas Thomson

City Staff Present: Mike Sawley, Senior Planner
Shannon Costa, Assistant Planner
Stephanie Lawson, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

Board member Jennings called the meeting to order at 4:02 pm. Board Members and staff were present as noted above. Newly appointed Board members Bennet and Jennings each signed and returned their Oath of Office to staff.

2.0 EX PARTE COMMUNICATION

None.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board member Irving moved to approve the minutes from February 6, 2019.

Board member Jennings seconded the motion, which passed 3-0-2 (Bellin and Thomson absent).

4.0 PUBLIC HEARING AGENDA

4.1 Architectural Review 18-18 (Panama Outdoor Café) 177 E 2nd Street, APN 004-082-002: A façade remodel and outdoor café for Panama Bar and Café. The project site is located at 177 E. 2nd Street, between Wall Street and Main Street. Adjacent to the project building is the Café Petra to the west and Diamond W Western Wear to the east. 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. The building is currently occupied by Panama Bar and Café and the outdoor dining area would accommodate seating for 17 guests. 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 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. Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807, or, shannon.costa@chicoca.gov.

Assistant Planner Shannon Costa presented the staff report and answered questions from the Board.

Board member Jennings opened the public hearing and invited the applicant to make a presentation.

Applicant, Robert Mowry addressed the Board to give a presentation for the proposed project and answered any questions.

With no other members of the public wishing to address the Board, Board member Jennings closed the public hearing.

Questions from the Board to staff members regarding ABC regulations. Senior Planner Sawley addressed these questions.

Board member Jennings re-opened the public hearing.

Gary Hawkins, architect for the project addressed the Board and answered questions regarding the proposed railing.

Board member Bennett requested that the applicant provide a photo of the railing to city staff showing example of the railing to be used in the project.

Moury addressed the board and answered questions regarding railing.

Board member Jennings closed the public hearing.

Board member Jennings addressed staff with questions regarding the project lighting. Senior Planner Sawley acknowledged that the current lighting plans were acceptable.

Board member Irving moved 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 and following condition (Changes are denoted by italicized and underlined text):

6. The applicant shall provide city staff with a photo of the proposed railing.

The Motion was seconded by Board Member Bennett and passed 3-0-2 (Bellin and Thomson absent).

5.0 REGULAR AGENDA

None.

6.0 BUSINESS FROM THE FLOOR

Community member, Ben Comendant addressed the board to ask questions regarding meeting processes. Board member Jennings explained the purpose of the board. Senior Planner Sawley further addressed questions.

Board member Irving addressed former board member in audience and welcomed Board member Bennett.

7.0 REPORTS AND COMMUNICATIONS

None.

8.0 ADJOURNMENT

There being no further business, Board member Jennings adjourned the meeting at 4:47pm to the regular meeting of March 6, 2019.

Approved on: March 20, 2019