



Architectural Review  
and Historic Preservation Board  
Agenda Report

Meeting Date 01/16/19

DATE: January 2, 2019

File: AR 18-21

TO: Architectural Review and Historic Preservation Board

FROM: Kimber Gutierrez, Associate Planner, (879-6810, kimber.gutierrez@chicoca.gov)  
Community Development Department

RE: Odiase Duplexes, 1157 East Avenue; APN 015-260-003  
New duplex development

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## 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 18-21 (Odiase Duplexes), subject to the recommended conditions.

## BACKGROUND AND PROPOSED PROJECT

The applicant proposes to construct two duplexes on a 0.54 gross acre (0.46 net acre) site on the south side of East Avenue approximately 100 feet east of Ceres Avenue (see **Attachment A**, Location Map). The site is designated Office Mixed Use (OMU) on the City's General Plan Land Use Diagram and zoned OR-AOC (Office Residential with an Airport Overflight Zone C overlay).

On July 10, 2018, the Zoning Administrator approved Use Permit 18-07 authorizing two-family housing or duplexes in the OR zoning district.

The proposed project involves construction of two new duplexes behind an existing single-family residence (see **Attachment B**, Project Description and Design Guidelines Statement). The development includes two new buildings each containing two, 2-story units (one, 2-bedroom unit; and three, 3-bedroom units). The site design situates the two buildings side by side on the southern half of the site facing the back of the existing single-family residence (see **Attachment C**, Site Plan). The site will be accessed by two driveways along East Avenue. The westerly driveway would accommodate ingress traffic only and provide access to the existing garage and three new parallel parking stalls. The easterly driveway would accommodate both ingress and egress traffic for the duplex parking area towards the rear of the property. A pedestrian walkway is proposed along the west property line to provide pedestrian access to the proposed duplexes.

Each unit would feature a front and rear covered porch with windows of various sizes along the first and second floors (see **Attachment D**, Elevations). The building exterior would feature blue-gray stucco surfaces (Distant Thunder) on the first floor with light gray decorative lap siding (Slow Perch) on the second floor and a white trim (Snow Globe) along

the roof edges and windows (see **Attachment E**, Colored Elevations and **Attachment F**, Color Board). Each front door is proposed in a different color to distinguish the individual units. Recessed lighting is proposed in the ceilings of the front porches and wall sconces are proposed along the east exterior wall of Building 'A' for parking lot lighting (see **Attachment G**, Lighting Specifications). Gas meters would be located in between the two proposed buildings. A concrete masonry trash enclosure with matching stucco finish and ribbed metal doors is proposed within the rear parking area (**Attachment C**).

New landscaping is proposed within the drive aisles and along the front and rear property lines (see **Attachment H**, Landscape Plan). Several types of trees, shrubs, and groundcovers are proposed as part of the proposed development. Scarlet oaks and Autumn Splendor maples are proposed throughout the parking areas to provide 93 percent shading for the parking spaces. No existing trees are proposed for removal.

Pursuant to Chico Municipal Code (CMC) Section 19.70.040 (*Number of parking spaces required*), three bedroom units require two spaces per unit, two bedroom units require 1.75 spaces per unit and one guest space required for every five units. The proposed project is required to provide a total of eight parking spaces, which is adequately provided on the site plan. Additionally, one bicycle space per unit is required. The applicant is proposing designated bicycle parking (2'x6' spaces) within each rear covered porch of each individual unit and a guest bicycle rack within one of the parking lot islands near the duplex entrances. The proposed project meets all parking requirements.

## **DISCUSSION**

### Setbacks and Development Standards

The OR zoning district setback requirements are largely determined by the adjacent zoning districts. If an OR zoned parcel abuts a RS (Suburban Residential) or R1 (Low Density Residential) zoning district, an additional five feet is required for each story over the first. The proposed site abuts an R1 zoning district on the rear and west-side property lines resulting in minimum 20-foot rear and 10-foot side setbacks. The second story of the duplexes meets these setback requirements, with the first story meeting the typical 15-foot rear and five-foot side setbacks. The proposed duplexes comply with the minimum development standards set forth in CMC Section 19.44.030, Table 4-7 (*Commercial and Office Zone General Development Standards*), including maximum site coverage (maximum is 70 percent, project is proposing 30 percent) and maximum height limit (maximum is 35 feet, project is proposing approximately 30 feet).

### Landscaping

No existing trees are proposed to be removed; however, trees located on adjacent sites close to the property boundaries would require preservation measures to ensure no damage is done during ground-disturbing activities or project construction. Therefore, staff has included a condition of approval (Condition No. 7) requiring a tree protection plan pursuant to CMC Section 16.66.100 (*Protection of trees during construction*) prior to any ground-disturbing activities.

### Lighting

As stated, wall sconces are proposed adjacent to the new parking area and recessed ceiling lights are proposed in the ceilings of the front porches (**Attachment G**). No light pollution or light spillage onto adjacent properties is anticipated with the proposed development. Staff

has included a condition (Condition No. 8) to ensure that project lighting will meet CMC Section 19.60.050 (*Exterior Lighting*).

The project meets all development standards regarding setbacks, landscaping, parking and open space.

The project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) and providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, and H.3.4).

The exterior materials include a mix of stucco and lapped siding, along with varying siding and trim colors. The roof lines have a mixture of hips and gables to create diverse massing (DG 4.1.15 and 4.1.23). A pedestrian path is provided along the western property line to provide easy pedestrian access from all units to the public sidewalk (DG 4.1.35). The parking area is located to the interior of the site, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 4.1.12 and 4.1.52).

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental Review

Staff received public comment letters that stated potential methamphetamine and/or oil/chemical dumping occurred at the project site between 2006 and 2008 (**Attachment I – Public Comment Letters**). Staff reached out to the Butte Interagency Narcotics Task Force and the Butte County Environmental Health Department. Staff received no response from the narcotics task force, but did speak with Butte County Environmental Health staff on Friday, December 14, 2018 who reported that there are no current or past cases of hazardous materials being dumped at the project site. Staff has not received any substantial information to support the claim that there is potentially significant soil contamination at the subject site.

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines §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 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 goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) and providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, and H.3.4). 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 exterior materials include a mix of stucco and lapped siding, along with varying siding and trim colors. The roof lines have a mixture of hips and gables to create diverse massing (DG 4.1.15 and 4.1.23). A pedestrian path is provided along the western property line to provide easy pedestrian access from all units to the public sidewalk (DG 4.1.35). The parking area is located to the interior of the site, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 4.1.12 and 4.1.52).

- 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, material selection and color pallet of the proposed structures are visually compatible with the surrounding residential development. Utilities would be hidden from view, and the trash area would be appropriately screened (DG 3.1.35). Bicycle parking facilities are located within private porches and close to the buildings entrance, consistent with DG 3.1.34. The new development features appropriate lighting that would limit unnecessary glare impacts on residents or neighboring properties (DG 4.1.44).

- 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 buildings are appropriately set back from the property line shared with the residential neighbors and would not result in incompatibilities. The structure's overall height, although taller than other development in the vicinity, would not unnecessarily block views or dominate its 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 landscaping will provide visual relief around the site perimeter, softening the building's proximity to the adjacent residences. Tree and plant species have been thoughtfully and appropriately selected for their locations and the variety of plant types will provide color, texture and coverage to the overall project.

## 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 18-21 (Odiase Duplexes). 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.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC Section 19.60.120 (*Undergrounding of utilities*).
5. If not already recorded on the parcel, prior to final or issuance of certificate of occupancy, record as a separate instrument an Avigation Easement dedication with Acknowledgment of Airport Proximity.
6. If not already recorded on the parcel, prior to final or issuance of certificate of occupancy, record as a separate instrument a Recorded Overflight Notification.
7. Prior to issuance of demolition permits, grading permits, or building permits, applicant shall submit a tree protection plan pursuant to CMC 16.66.100 (*Protection of trees during construction*). The tree protection plan shall be subject to review and approval by Planning staff or Urban Forest Manager and shall be approved prior to commencement of any ground-disturbing activities.
8. Prior to occupancy, the applicant shall coordinate with Planning staff to conduct a site visit to ensure all elements of the site plan have been executed, including, but not limited to shielded exterior lighting consistent with CMC 19.60.050 (*Exterior lighting*).

## 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.

During the Use Permit process, Planning staff received three public comment letters related to the proposed project (**Attachment I**). Adjacent residents expressed concern over the proposed building and parking lot proximity to the south-adjacent residences, the proposed duplex height, construction noise and amount of provided parking and potential over-flow

parking onto the east-adjacent office uses. As discussed, the proposed project meets all development standards regarding setbacks, building height, landscaping, parking and open space. All construction noise would be subject to CMC Section 9.38.060 (*Categorical exemptions*), which limits construction hours to ten a.m. and six p.m. on Sundays and holidays, and seven a.m. and nine p.m. on other days.

#### **ATTACHMENTS**

- A. Location Map
- B. Project Description and Design Guidelines Statement
- C. Site Plan
- D. Elevations
- E. Colored Elevations
- F. Color Board
- G. Lighting Specifications
- H. Landscape Plan
- I. Public Comment Letters

#### **DISTRIBUTION**

Internal (3)

Mike Sawley, Senior Planner

Kimber Gutierrez, Associate Planner

File: AR 18-21

External (3)

Greg Peitz, Email: [gregpeitz@sbcglobal.net](mailto:gregpeitz@sbcglobal.net)

Osamede Odiase, Email: [osamede101@comcast.net](mailto:osamede101@comcast.net)

Interested Parties

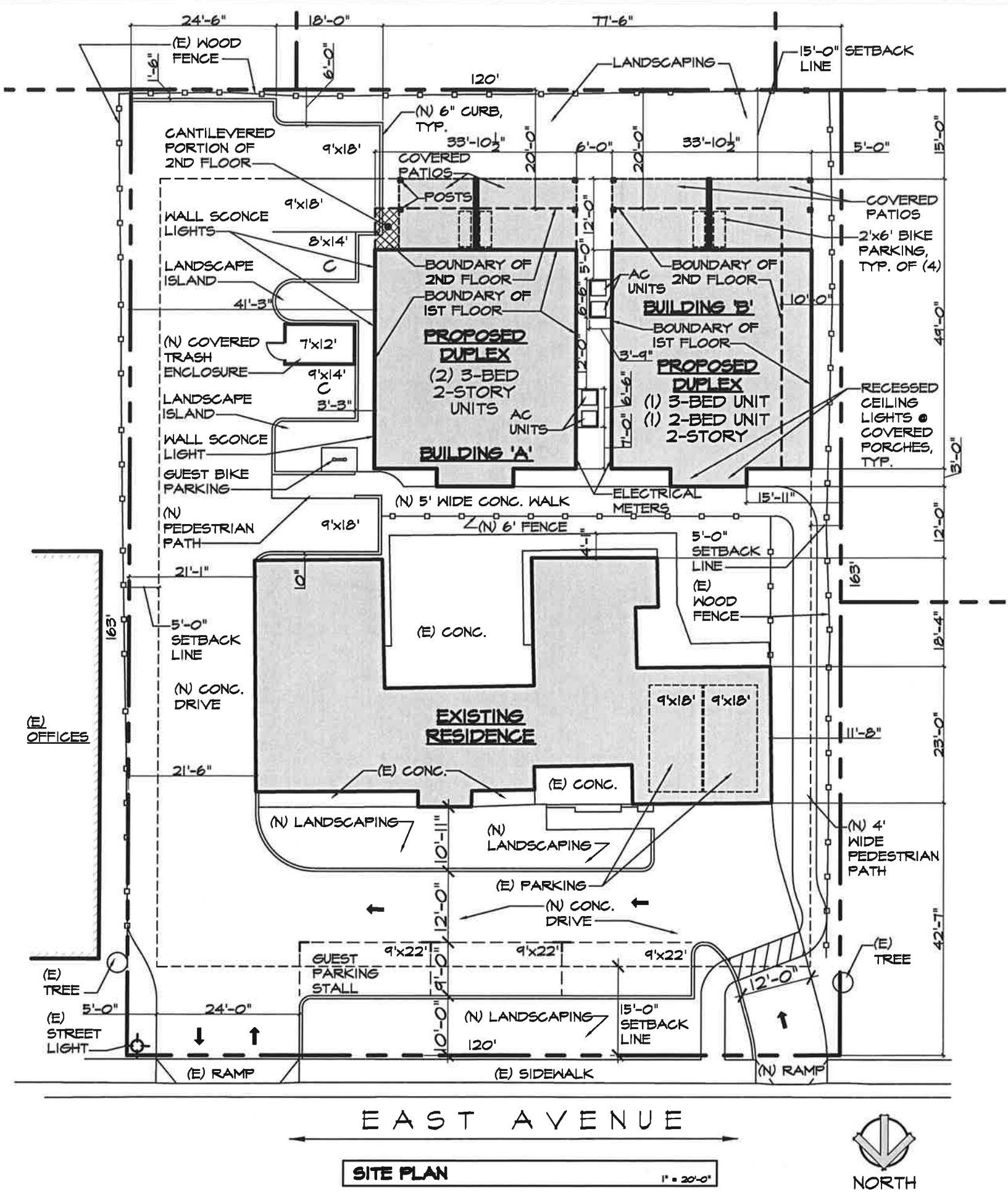


AR 18-21 (Odiase)  
1157 East Avenue  
APN 015-260-003-000









**PROJECT SPECIFICATIONS:**

1157 EAST AVENUE  
 APN: 015-260-003  
 GENERAL PLAN: CMU  
 ZONE: OR

**SETBACKS:**

FRONT: 15'-0" SETBACK  
 SIDES: 5'-0" SETBACK & 10'-0" SETBACK FOR SECOND STORY  
 REAR: 15'-0" SETBACK & 20'-0" SETBACK FOR SECOND STORY

**PARKING:**

PARKING REQ'D:  
 (E) 3-BED RESIDENCE = 2 REQ'D.  
 2 EXISTING  
 (N) (3) 3-BED APT. @ (2)/UNIT = 6 REQ'D.  
 (N) (1) 2-BED APT. @ (1.75)/UNIT = 1.75 REQ'D.  
 GUEST PARKING = 1 REQ'D.  
 TOTAL (N) PARKING REQUIRED = 8  
 (N) ON SITE SPACED PROVIDED = 8  
 BICYCLE SPACES REQUIRED: (1) SPACE/UNIT + (1) GUEST SPACE/(10) UNITS = 5 SPACES REQ'D.  
 BICYCLE SPACES PROVIDED: 5 SPACES PROVIDED  
 TOTAL OFF-STREET PARKING AREA = 3,768 S.F.  
 REQUIRED LANDSCAPE AREA OF OFF-STREET PARKING (3,768)(5%) = 188.4 S.F.  
 TOTAL OFF-STREET PARKING LANDSCAPE AREA PROVIDED = 227 S.F.

**LOT COVERAGE:**

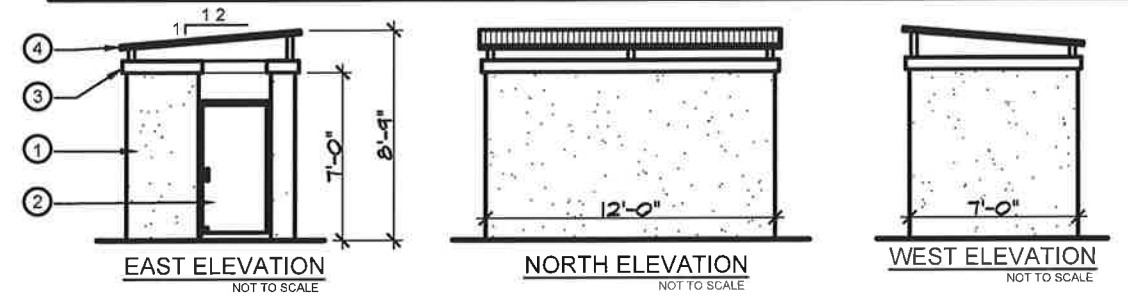
LOT AREA: 19,560 SQ. FT.  
 BUILDING AREA: 5,915 SQ. FT.  
 LOT COVERAGE: 30.24 %  
 MAX. LOT COVERAGE: 50.0 %

**LANDSCAPE OPEN SPACE:**

LOT AREA: 19,560 SQ. FT.  
 LANDSCAPE OPEN SPACE AREA: 6,962 SQ. FT.  
 PROPOSED LANDSCAPE AREA: 35.59 %

**LOT DENSITY:**

GROSS LOT AREA = 19,560 SQ. FT. = 0.46 ACRES DENSITY = 10 UNITS / ACRE



- TRASH ENCLOSURE LEGEND:**
- ① CONCRETE MASONRY UNIT WALLS WITH STUCCO FINISH. COLOR AND TEXTURE TO MATCH BUILDING FIELD COLOR.
  - ② RIBBED, EXPANDED METAL DOOR INSET WITHIN 2" X 2" HOLLOW STRUCTURAL STEEL (HSS) FRAME, AND DROP BOLT ASSEMBLY. COLOR TO MATCH BUILDINGS TRIM.
  - ③ SLUMP CAP (COLOR AND FINISH TO MATCH CMU TRASH ENCLOSURE WALLS).
  - ④ RIBBED, EXPANDED METAL ROOF COVER WITH 2" X 2" HOLLOW STRUCTURAL STEEL (HSS) FRAME. COLOR TO MATCH BUILDING BODY COLOR.

GREGORY A. PEITZ ARCHITECT  
 383 Rio Lindo Ave., Chico, CA. 95926 (530) 894-5719  
 DUPERES FOR: OSAMADE ODIASE AT: 1157 EAST AVE. CHICO, CALIFORNIA  
 ODIASE DUPERES  
 Date: JULY 2018  
 Scale:  
 Drawn:  
 Job: 17-2516  
 Sheet: ARB1



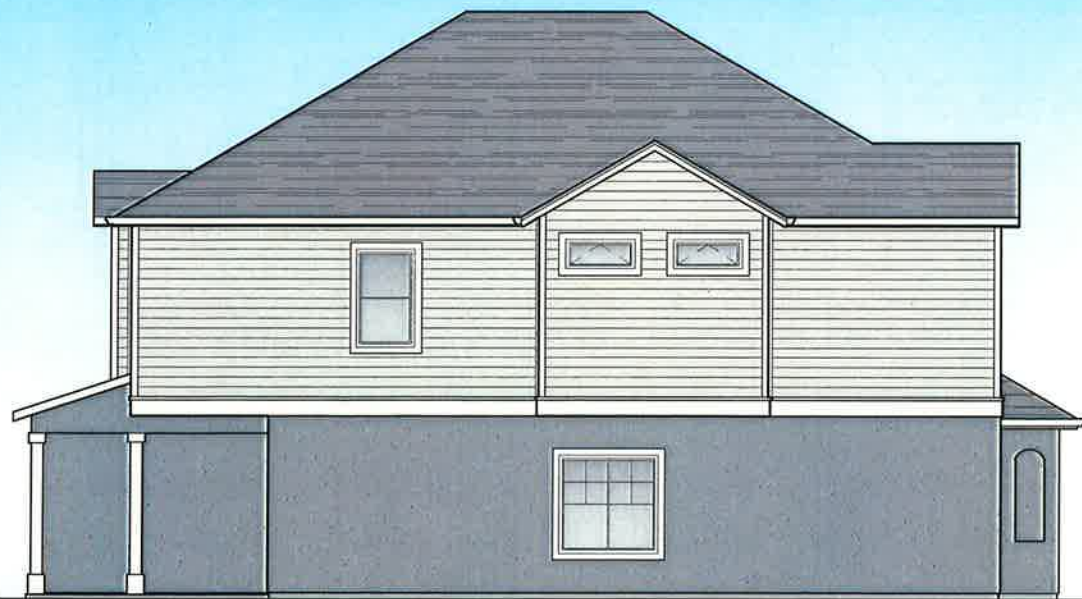


1157 EAST AVENUE



**SOUTH ELEVATION**

**WEST ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**

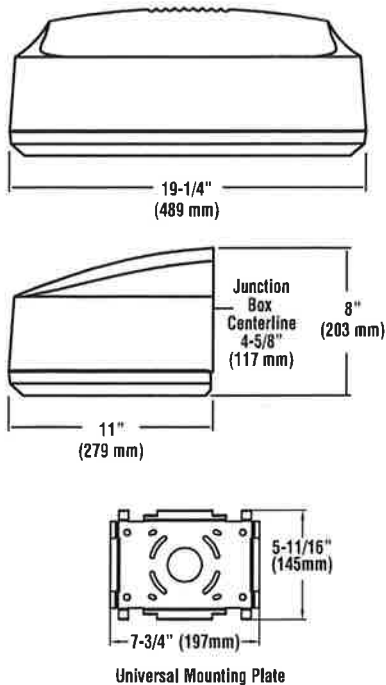


# PATRIOT WALL SCNCE (Various reflectors are protected by U.S. Patent No. 6,464,378.)



Flat-lensed fixtures meet IESNA full cutoff classification  


## DIMENSIONS



Universal Mounting Plate

SHIPPING WEIGHTS - Patriot Wall Sconce				
Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
PTWS-HID	11/25	616/24.25	394/15.5	362/14.25
PTWS-CFL	9/20	616/24.25	394/15.5	362/14.25

**HOUSING** - The one-piece die-cast aluminum housing is a multi-radiused rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel.

**WALL MOUNT** - A galvanized-steel universal wall mounting plate easily mounts directly to a 4" octagonal or square junction box. An EPDM gasket is supplied to be installed between the mounting plate and junction box, sealing the junction box from entrance of water. The galvanized-steel universal plate allows the fixture to be suspended while making wiring connections. A unique clamping design securely locks the fixture to the wall mounting plate by utilizing two hex head screws. The universal plate permits the fixture to be mounted in the uplighting or downlighting position. Both positions are listed for wet locations. The standard housing/door seal design prevents external contaminants from entering the PTWS, resulting in an IP65 rating.

**DOOR FRAME** - The die-cast aluminum door frame with two black stainless steel captive fasteners allows easy access into the fixture. A one piece extruded silicone closed-cell sponge gasket seals the door frame against the housing. The door hinges open for ease of lamp and ballast maintenance.

**LENS/GASKET** - A flat clear tempered glass lens is sealed to the door frame with silicone closed-cell sponge gasketing.

**SOCKETS** - HID lampholders are glazed porcelain, medium base, 4KV pulse rated. The Compact Fluorescent fixtures feature a one-piece thermoplastic socket.

**LIGHT SOURCES** - The fixture is designed to operate with horizontal Ceramic Metal Halide, Metal Halide, High Pressure Sodium, and single or double Compact Fluorescent lamps. Lamps supplied as standard – HID (clear, shipped installed), and Compact Fluorescent (coated, 4100K, not installed).

## BALLASTS/ELECTRICAL COMPONENTS

- Electrical components are factory-mounted in housing and prewired with voltage specific leads which extend out the back of the unit through a rubber grommet. This grommet prevents the entry of insects, dust, and moisture into the fixture. The need to open the fixture to make wiring connections is eliminated, thus making installation quick and easy. UL listed HID components with high-power factor ballasts rated for -20° F starting. Compact Fluorescent ballasts are Electronic Universal Voltage (120-277V, 50/60Hz) or 347V (60Hz), 0° F starting. Compact Fluorescent fixtures with UE (Universal Electronic) voltage are available with an optional dimming ballast for multiple types of controls such as building lighting controls and occupancy sensors. Available battery back-up of BB (32° starting temperature) and CWBB (0° starting temperature) are 120 or 277 voltage specific for U.S. applications for 26 watt through 42 watt lamps. Consult factory for available wattages and voltages for use in Canada

**EMERGENCY OPERATION** - A variety of integral emergency options are available to comply with Life Safety Codes which require emergency lighting along the path of egress on the building's exterior, so building occupants can exit safely. Integral Emergency Battery Back-up options are available on Compact Fluorescent units. Emergency Quartz options are offered on HID units. Options for one or two 12 volt separate circuit(s), for use with up to 35 watt Halogen lamp(s) are available on both Compact Fluorescent and HID units.

## REFLECTORS/DISTRIBUTION PATTERNS

- Forward Throw (FTM, FT), Type III (3), and Wall Wash (WW) reflectors are available. All are high performance, full cut-off distribution as defined by the IESNA (downlight position only). Photometric data is tested in accordance with IESNA guidelines.

**FINISHES** - Each fixture is finished with LSI's DuraGrip® polyester-powder finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.



IP65

ARRA  
Funding Compliant



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
 Catalog # \_\_\_\_\_



**PLANTING LEGEND**

SYMBOL/TREES	LATIN NAME/ COMMON NAME	QTY	CONTAINER SIZE	REMARKS	TOTAL SHADE AREA PROVIDED
	QUERCUS COCCINEA SCARLET OAK	4	15 GAL	MEDIUM WATER USE	1256 SF
	ACER SACCHARUM 'AUTUMN SPLENDOR' AUTUMN SPLENDOR MAPLE	3	15 GAL	MEDIUM WATER USE	707 SF
	PHLOMIS FRUTICOSA JERUSALEM SAGE	6	1 GAL	LOW WATER USE	
	HETEROMELES ARBUTIFOLIA TOYON	5	5 GAL	VERY LOW WATER USE	
	BUDLEJA DAVIDII 'ROYAL RED' ROYAL RED BUTTERFLY BUSH	5	5 GAL	LOW WATER USE	
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' MANZANITA	5	5 GAL	VERY LOW WATER USE	
	MUHLENBERGIA CAPILLARIS 'LENCA' PINK MUHLY	12	1 GAL	LOW WATER USE	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERTSER' FOERTSER'S FEATHER REED GRASS	13	1 GAL	LOW WATER USE	

**LEGEND**

SMBL	DESCRIPTION	REMARKS
①	NEW CONCRETE DRIVEWAY	
②	BICYCLE RACK FOR GUEST PARKING	HS 2-F-SS HORSESHOE RACK, FLANGED SURFACE MOUNT, STAINLESS STEEL, www.schenterprisesllc.org
③	CONCRETE PAD FOR BICYCLE RACK (GUEST PARKING)	
④	NEW WOOD FENCE	MATCH NEW FENCE TO AN EXISTING WOOD FENCE ON SIDE. 6' TALL FENCE (2X6X6FT TALL DOG-EARED WOOD BOARDS WITH 4X4 PRESSURE TREATED WOOD POSTS 8FT ON CENTER).
⑤	BOULDER	MOSS ROCK BOULDERS, VARIOUS SIZE (MIN. 24"DIA, MAX. 38"DIA. BOULDERS TO BE BURIED MIN. 1/4 OF BOULDER SIZE TO ACHIEVE NATURAL LOOK
⑥	EXISTING WOOD FENCE	TO REMAIN
⑦	NEW PEDESTRIAN CONCRETE PATH	
⑧	GROUND COVER FOR PLANTER AREAS	EACH PLANTER WILL RECEIVE MIN. 2" LAYER OF 3/8" BROWN LAVA ROCK OVER A LANDSCAPE FABRIC
⑨	EXISTING CONCRETE	TO REMAIN
⑩	TRASH ENCLOSURE	BY ARCHITECT (GREGORY A. PEITZ)

**PLANTING NOTES:**

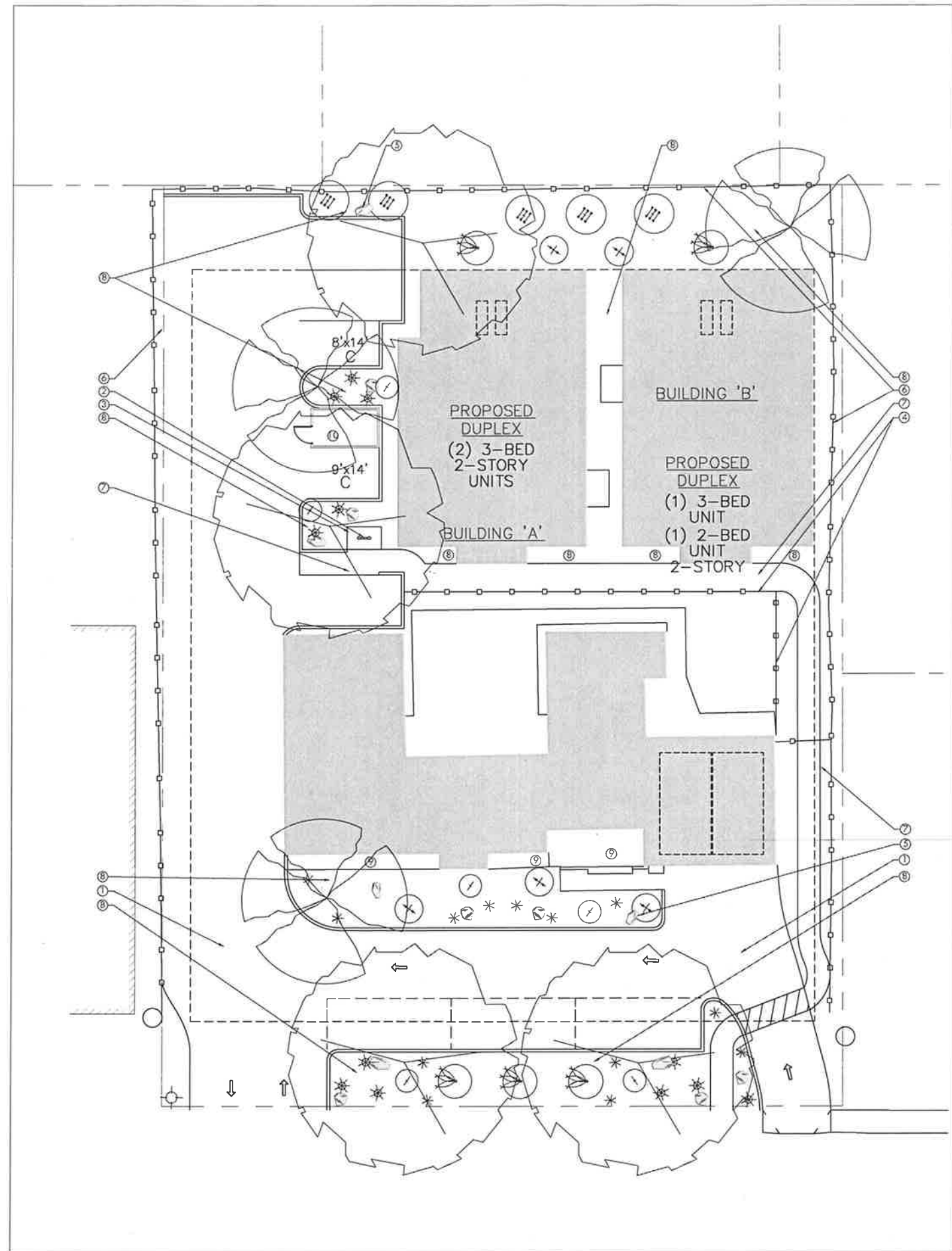
- PROJECT AREA IS WITHIN ALMENDRA LOAM SOIL TYPE ZONE.
- EACH PLANTING HOLE TO BE AMENDED BY COMPOST AS FOLLOWS:
  - 1 GAL PLANT - 0.5 GAL OF COMPOST
  - 5 GAL PLANT - 2.5 GAL OF COMPOST
  - 15 GAL PLANT - 7.5 GAL OF COMPOST

**IRRIGATION NOTES:**

- ALL PLANT MATERIAL IS COMPLIANT WITH AB 1881
- IRRIGATION WILL BE DIVIDED INTO 2 HYDROZONES. ONE (1) HYDROZONE FOR ALL NEW TREES AND ONE HYDROZONE FOR ALL NEW PLANT MATERIAL OTHER THAN TREES. BOTH NEW HYDROZONES WILL BE ON A DRIP SYSTEM. EACH ZONE WILL BE OPERATED BY AN AUTOMATED VALVE WITH A FILTER AND A PRESSURE REGULATOR.

**PAVEMENT SHADING IN PARKING AREAS**

- NEW PARKING LOT COVERAGE: 1138 SF
- TREE SHADING COVERAGE OVER NEW PARKING LOT: 1064.9 SF
- TOTAL TREE SHADING PERCENTAGE OVER NEW PARKING LOT: 93.6%



Rev	Date	By
1	12.3.2018	SH

**BARBORA HOAGLAND**  
 LANDSCAPE ARCHITECT; LA Lic#6192  
**5 ELEMENTS Landscape Architecture**  
 2125 OAK PARK AVE, CHICO, CA 95928  
 Email: BARBORAHOAGLAND@OUTLOOK.COM

**DUPLEX**  
 FOR: OSAMEDE ODIASE  
 AT: 1157 EAST AVENUE  
 CHICO, CALIFORNIA APN: 015-260-003

ODIASE  
 DUPLEX  
 (WEST BLDG)

Date: JUNE 2018  
 Scale: 1" = 10'-0"  
 Drawn: HOAGLAND  
 Job: 0039

Sheet: **1**  
 Of ONE Sheets



## Kimber Gutierrez

---

**From:** Michael Brady <michael@actionctr.org>  
**Sent:** Tuesday, July 17, 2018 10:15 AM  
**To:** Kimber Gutierrez  
**Cc:** Evan Levang  
**Subject:** Use Permit 18-07 (Odiase Duplexes) 1157 East Avenue, APN 015-260-003

Dear Kimber Gutierrez,

Re: Use Permit 18-07 (Odiase Duplexes) 1157 East Avenue, APN 015-260-003

I attended the public hearing meeting last Tuesday July 10th regarding the above property and the plan to build two 2-story duplexes that will house seven separate residences. And although I voiced my concerns in the meeting regarding over-flow parking that may occur when these two structures become occupied, I believe it necessary to put these fears in writing.

The Disability Action Center (DAC) owns one piece of property adjacent to the above parcel. DAC is a non-profit organization that was founded to meet the specific needs of people with disabilities living in northern California. DAC shares its 31 space parking lot with two separate commercial buildings occupied by six businesses and both employees and their customers from all three buildings utilize this lot. I am concerned that the over-flow parking when these two proposed structures become occupied will impede our disabled consumers from both arriving and leaving our facility. I believe it necessary to make the City aware that if any of these disabled individuals cannot find an accessible slot in our lot, they will either be forced to park on an available spot on the very busy East Avenue or just give up and not come to our facility for servicing.

My wish is that this concern is taken into consideration when Chico's Zoning Administrator makes his final decision regarding this project.

Sincerely,

Michael P. Brady

*Michael Patrick Brady*  
Systems Change Advocate  
**DISABILITY ACTION CENTER**

**CONFIDENTIALITY NOTICE:**

This communication and any accompanying document(s) are privileged and confidential, and are intended for the sole use of the addressee(s). If you have received this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon it is strictly prohibited. If you have received this communication in error, please return the message via email reply and immediately delete it from your system.

7/10/2018

Chico Zoning Administrator,

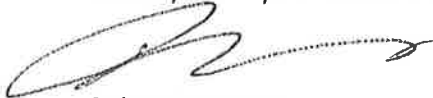
Re: Use Permit 18-07 (Odiase Duplexes) 1157 East Avenue APN 015-260-003

Dear Sir,

Here is a list of items for consideration for this project:

1. There are no two-story structures anywhere on East Avenue from Ceres down to Mariposa. Please give consideration that anything approved be limited to a single story. A two-story structure would disfigure the neighborhood.
2. Please consider a much larger setback from the back fence line so that any structure does not encroach on the existing backyard to backyard feel that those living on Casa Del Rey Ct. have become accustomed to.
3. An exemption to further environmental review is listed on the notice but Jose Lara at 20 Casa Del Rey Ct. has indicted that Butte Interagency **Narcotics Task Force** (BINTF) has been to that residence around 2006-2008 regarding methamphetamine and/or oil/chemical dumping in the backyard. The phone number is (530) 538-2261. There will be documentation on this. Further inquiry on this issue may be advised.
4. Should a project to divide the property into separate lots for single family home construction be approved, please consider keeping the minimum lot size to 10,000 square feet. Hedges that would grow to 10-12' or Italian Cypress for noise buffers/sightline might be mandated as part of the build plan.
5. Construction noise variance could be considered so that construction may not begin until 8-9 am and must end by 5 pm. There are 6 single family homes to consider for noise and dust/debris.

Thank you for your consideration,



Bob DeMontigny

10 Casa Del Rey Ct.

Chico, CA 95926

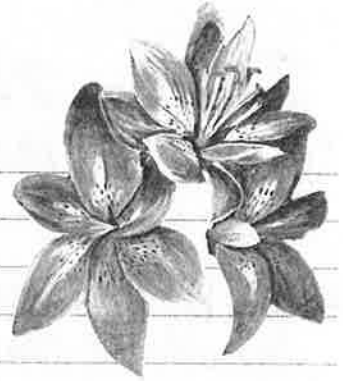


## Take a Note!



- 1) We do not want a two story complex
- 2) We do not want a parking lot behind the complex
- 3) Want them to consider fixing the back fence.
- 4) Need to do AN ENVIRONMENTAL IMPACT REPORT.  
The doctor's daughter had a history of substance abuse - along with her substance abuse friends.  
Had an airstream trailer and a truck parked in the backyard. Suspected he dumped oil and other (illegal) product on the ground.
- 5) Do not want duplex against the back fence.
- 6) Low Income?

Take a Note!



JOSE; PATTI  
20 CASH DEL REY CT.

RETIRED CHICO PD

Shelley  
7-9-18