



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 02/16/2022

DATE: February 2, 2022

File: AR 21-10

TO: Architectural Review and Historic Preservation Board

FROM: Madison Driscoll, Assistant Planner, 530-879-6810, [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov)

RE: Architectural Review 21-10 (Self Storage Phase 3); 2260 Park Avenue, APN 039-430-194

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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 21-10 (Self Storage), subject to the recommended conditions therein.

## BACKGROUND

The applicant proposes to construct approximately 31,518 square feet of additional mini-storage rental space on a developed 3.26-acre site located on the westerly side of Park Avenue (see **Attachment A**, Location Map). The site is designated Manufacturing and Warehousing on the City of Chico General Land Use Diagram and zoned ML (Light Manufacturing/Industrial).

The proposed project is to expand the existing mini storage facility by an additional five buildings (see **Attachment B**, Site Plan). A wrought iron fence would enclose the site with key-coded vehicle entrances (see **Attachment C**, Elevations). Proposed buildings would mirror existing built pattern of storage buildings on the western end of the site. The site currently has two commercial structures, one is unoccupied and the other contains a costume store. Surrounding land uses include self-storage and wholesale tile to the south, plumbing supplies to the east, earlier phases of this mini-storage use to the west, and a glass supplier to the north.

## ANALYSIS

The five buildings would all serve as self-storage units matching the existing units built from phase 1 and phase 2. A driveway would be added off Westfield Lane with internal access to the storage lockers. Customers would be able to access the facility through a passcode wrought iron gate and navigate the site to their rented storage locker. The mini-storage buildings would face inward toward the site with roll-up doors not visible from the street.

Pursuant to CMC Section 19.70.040, a personal or mini-storage project requires a minimum of three spaces. Parking spaces are previously provided across the street in front of the existing Self Storage office. Additionally, there would be a bicycle parking space located

outside of the storage near one of the driveways on Westfield Lane.

The project complies with all development standards including site coverage, setbacks, and building height. The proposed one-story buildings would be rust and beige in color, matching the existing storage lockers of Extra Self. The elevation along Park Avenue features a variety of roof heights and façade depths to provide interest along a major corridor. The walls would feature decorative tile bands wainscot with accented pop outs of rectangles and squares. Internally the mini storage lockers would have roll up doors painted in a rust (Red Rust) color to compliment the main stucco color of beige tan (La Hacienda) (see **Attachment D**, Colors and Materials).

The landscape plan proposes to keep all existing street trees intact and the addition of several rosemary plants (see **Attachment E**, Landscape Plan). One tree along the southern boundary of the site would be removed for the location of a new utility pole. Tree removal would be subject to City of Chico tree replacement requirements as established in Chico Municipal Code (CMC)) Chapter 16.66 and per **Condition #6**. Per the requirements of the ML district, a minimum of 5-percent of the site shall be landscaped. The project proposes to landscape 5-percent of the site. Exterior lighting would be focused on the interior of the site, facing towards the entrances to storage units. Lights would be shielded and directed downward to avoid spillage onto adjacent properties (see **Attachment F**, Photometric Plan).

## **DISCUSSION**

The Light Manufacturing/Industrial use is applied to areas appropriate for light assembly and manufacturing, wholesaling, warehousing and distribution, agriculture, and industrial processing within structures, and support commercial services. The proposed design would be compatible with this zoning district and the underlying Land Use Diagram designation of Manufacturing and Warehousing (MW). The proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU 2.4 and LU 4).

The design intent of the Industrial Office Mixed Use project type is to balance functional needs with aesthetics. Lighting has been designed to promote safety and security to minimize light spillage and glare offsite (DG 1.5.14 and 6.2.24). The design is mostly functional along Westfield Lane, with exterior treatments similar to the mini-storage to the south side of the street. The elevation along Park Avenue is broken up with decorative tile and rectangular pop-outs to provide interest along the main frontage (DG 6.2.11 and DG 6.2.15). The proposed design would be made of quality materials that match the existing mini-storage facility (DG 6.2.21)

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). Consistent with this exemption, the project site is less than five acres, surrounded by urban uses, and can be adequately served by all required utilities and public services.

### Architectural Review

According to 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 General Plan goals and policies that encourage compatible infill development (LU-1, LU-4, and CD-5). The project would be compatible with surrounding land uses and enhance the commercial services available at this location, consistent with the General Plan goals and policies (LU-2.4, 4.2, 4.4) The project includes new landscaping with low to moderate water needs, consistent with sustainability policies that promote water and energy efficiency (SUS-4.2). The project site is within the Park Avenue Corridor mentioned within the Southwest Chico Neighborhood Improvement Plan (SCNIP). No standards or development requirements from the SCNIP apply to the proposed project.

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 would use materials and design elements that are common for this type of development and compatible with existing development in the surrounding neighborhood area. The design heavily focuses on security of the building with appropriate lighting that is shielded downward and does not flood neighboring properties (DG 1.5.14, 6.1.150). The design emphasizes pedestrian scale along the Park Avenue by providing a small landscape buffer and using variable wall heights (DG 6.2.15, 6.2.13).

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 expansion of the self-storage facility includes complementary metal siding and colors consistent with previous stages of the project. The buildings would match the surrounding buildings within the area. Utilities would be adequately screened from the street.

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 structures are placed close to the street frontage, and parking is provided in between the buildings. All buildings are single-story and would not block views from other structures or dominate their 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 landscape design relies heavily on existing street trees and adds landscaping through drought tolerant shrubs. Conditions would require tree protection fencing to ensure trees proposed for retention are protected throughout construction and will provide visual relief for the wall facing Westfield Lane.

## **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 21-10 (Self Storage). 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. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. The developer shall obtain written approval from the City of Chico's Urban Forester prior to removal of any trees. As required by CMC 16.6, any trees removed and required mitigation shall be replaced as follows:
  - a. On-site. For every six inches DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
  - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
  - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.

- d. Tree removal shall be subject to the in-lieu fee payment requirements set forth CMC16.66 and fee schedule adopted by the City Council.
  - e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground disturbing activities.
7. 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**

Public notice requirements are fulfilled by mailing a 10-day public hearing notice to all landowners and residents within 500 feet of the site, by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

## **DISTRIBUTION**

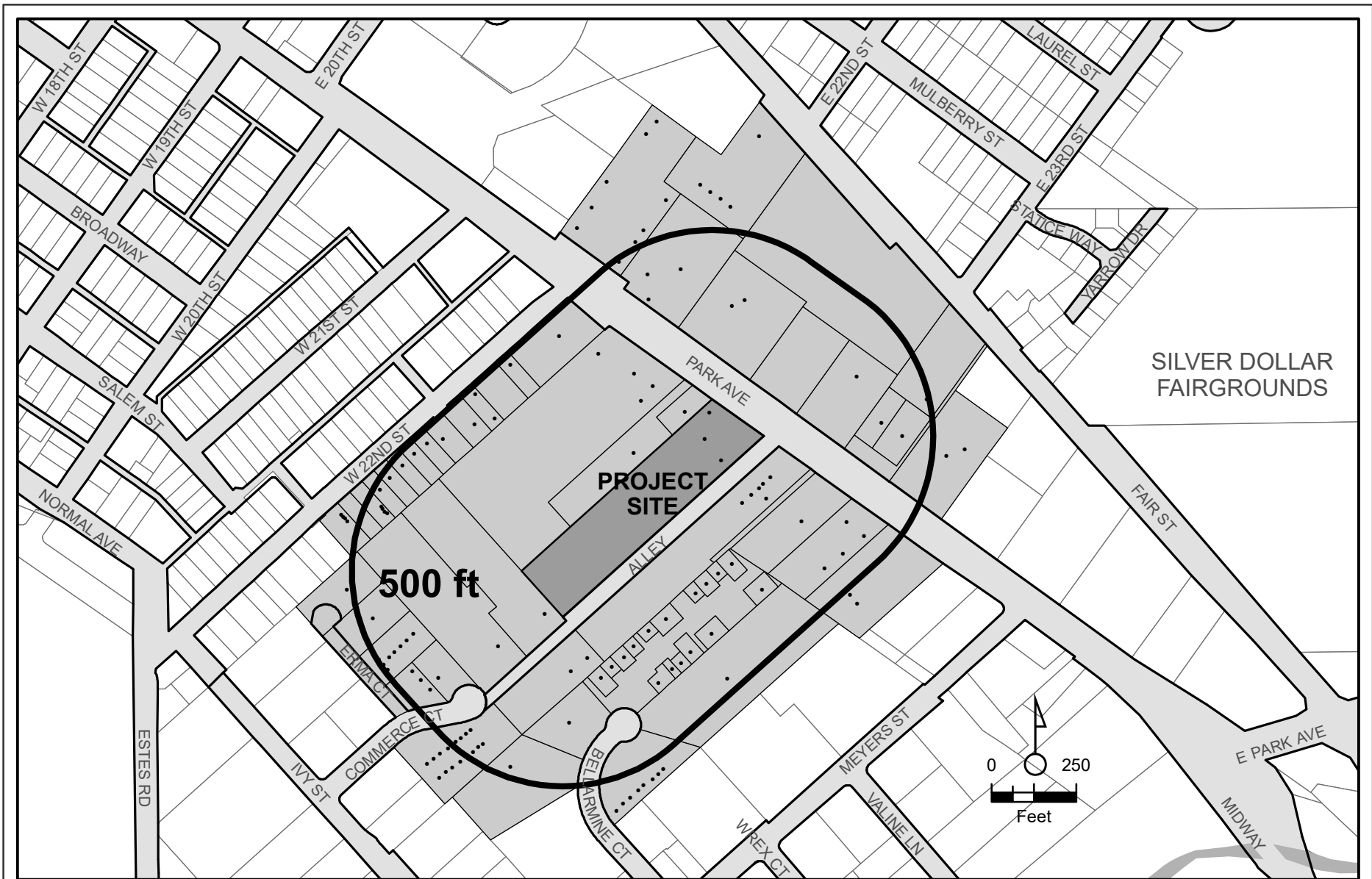
Mike Sawley, Principal Planner  
Madison Driscoll, Assistant Planner  
File: AR 21-10

### External (2)

Dan Kennedy, 800 Cynthia Lane, Paradise, CA 9569, Email: [danextrastorage@yahoo.com](mailto:danextrastorage@yahoo.com)  
Jeff Spence, 1008 Live Oak Blvd, Yuba City, CA 95991, Email: [jeff@laughlinspence.com](mailto:jeff@laughlinspence.com)

## **ATTACHMENTS**

- A. Location Map
- B. Site Plan
- C. Elevation
- D. Colors and Materials
- E. Landscape Plan
- F. Photometric Plan



AR 21-10 (Self Storage)  
 2260 Park Avenue  
 APN 039-430-194-000

- Noticed Parcels
- Noticed Addresses









REVISIONS	
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VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

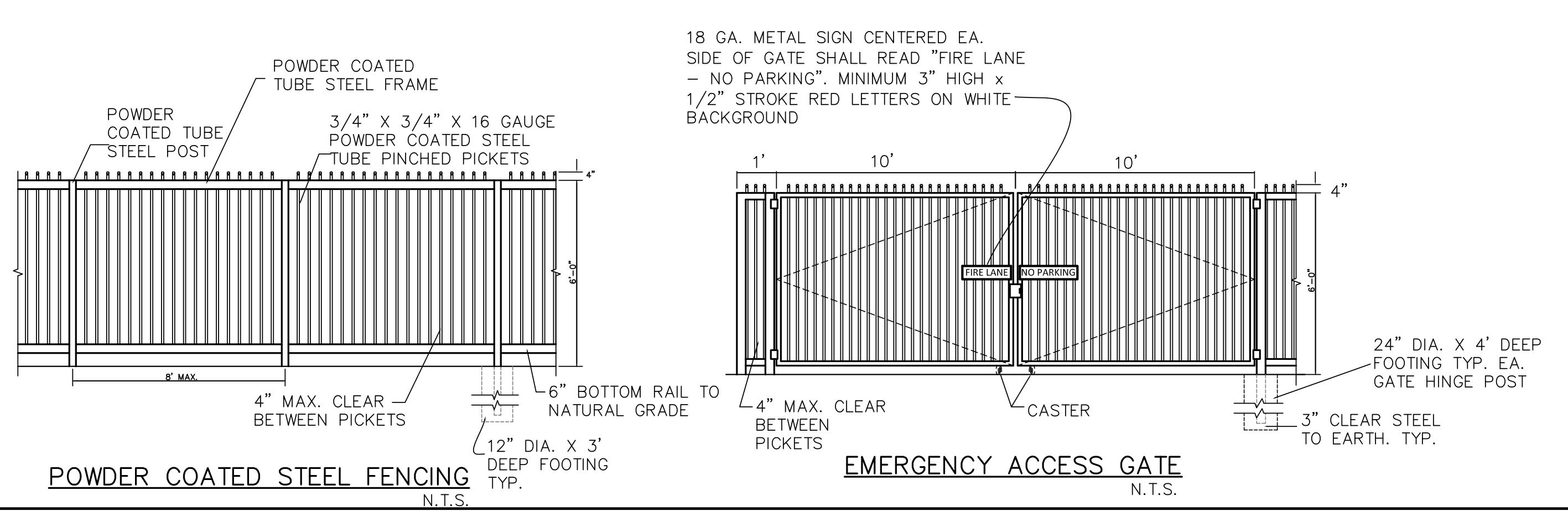
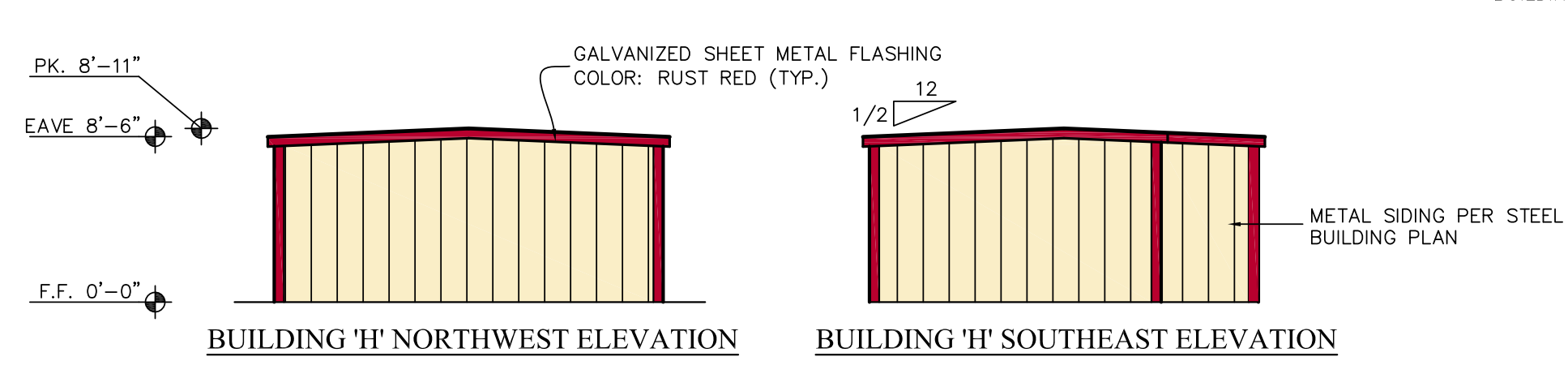
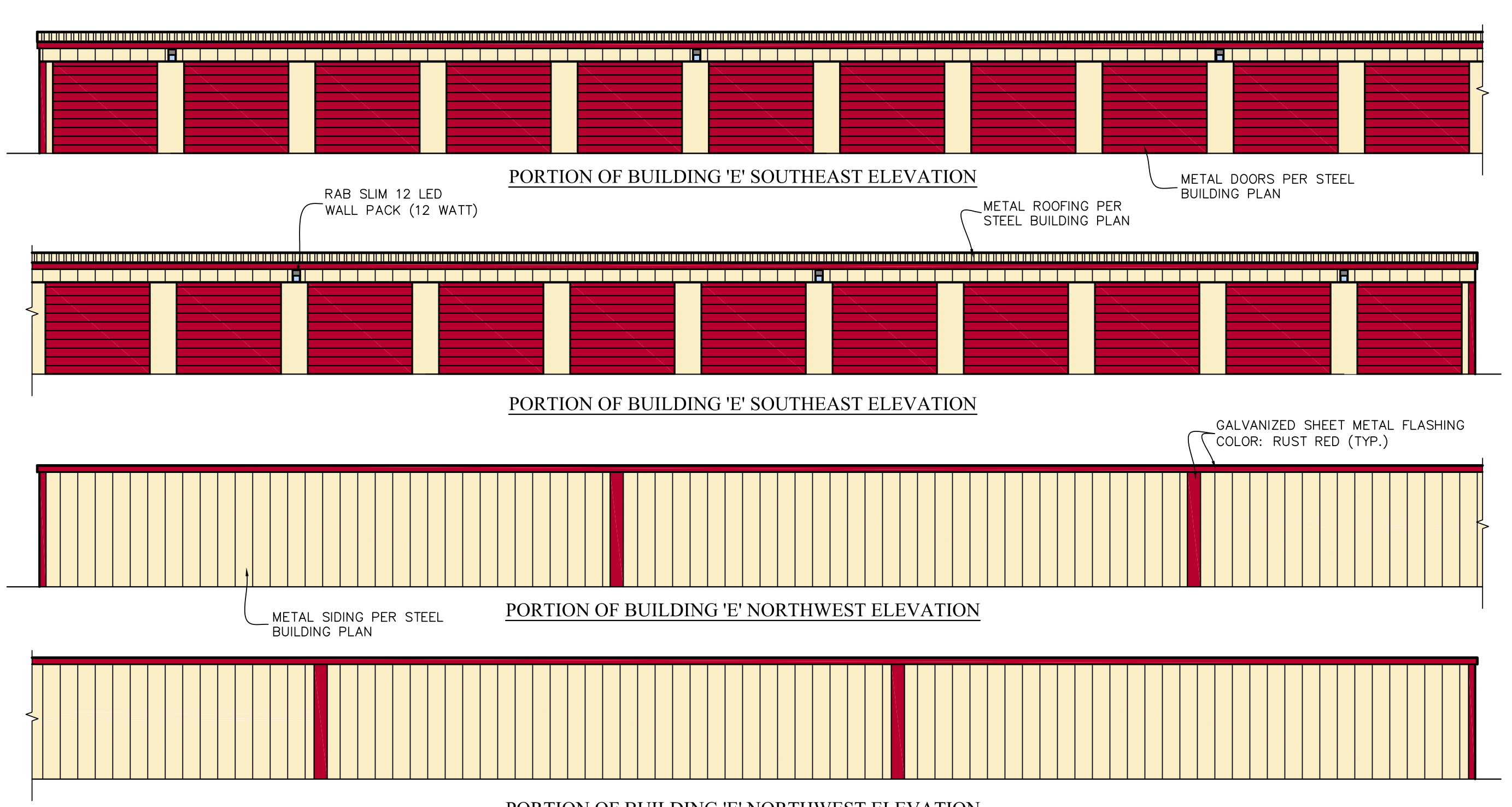
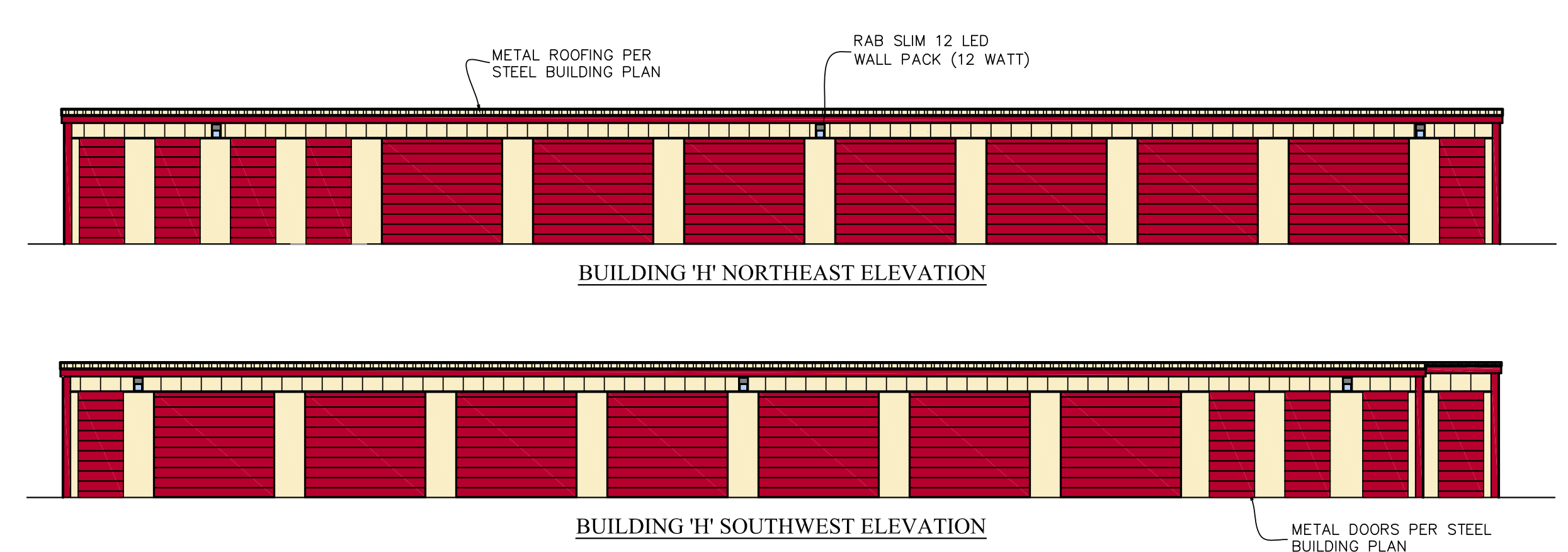
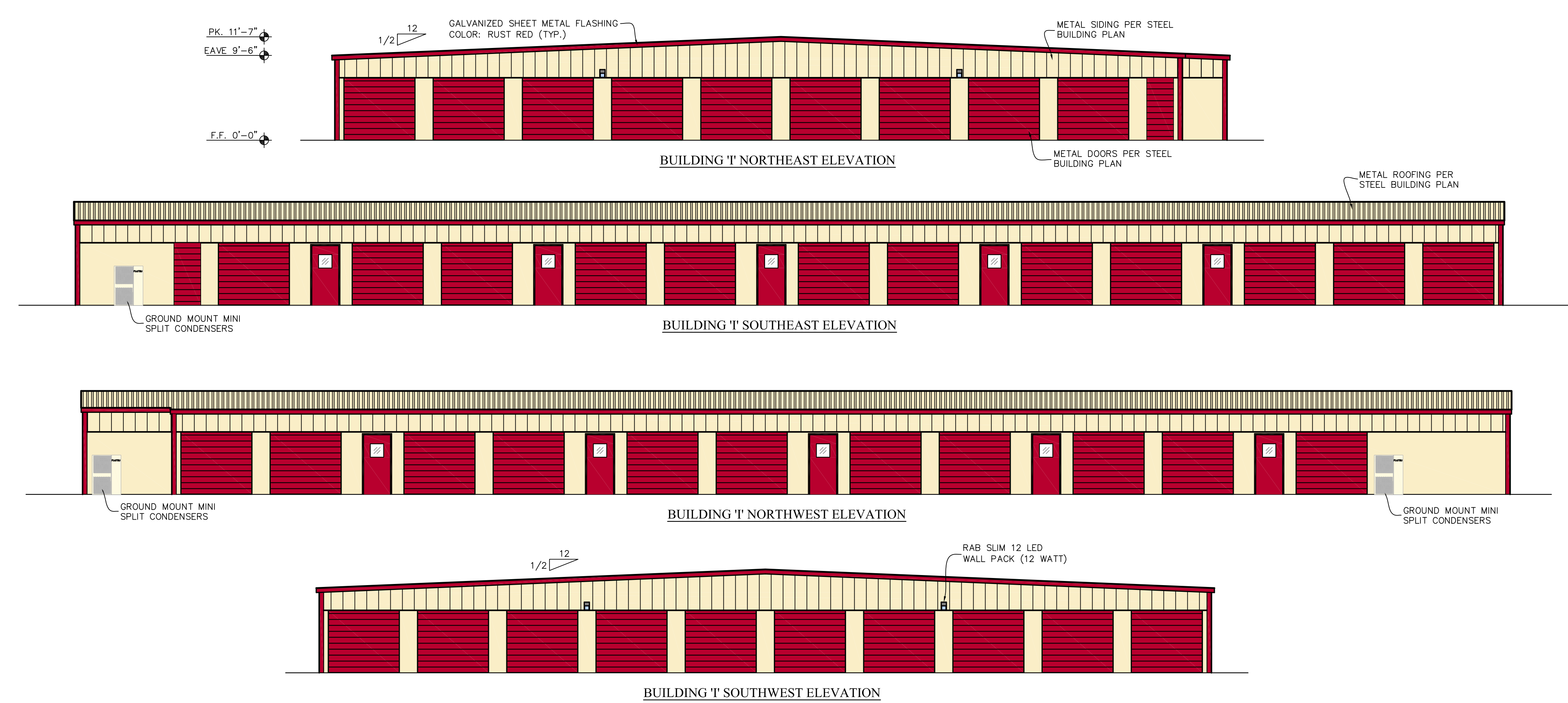
SITE DESIGN & ARCHITECTURAL REVIEW PLANS FOR:  
**EXTRA SELF STORAGE**  
**DAN KENNEDY**  
 2260 PARK AVE. CHICO, CA  
 ATN: 39-430-194

**LAUGHLIN and SPENCE**  
 CIVIL ENGINEERS & SURVEYORS  
 1008 Live Oak Boulevard  
 Yuba City, California 95991  
 (530) 671 1008  
 fax (530) 671 0822



THESE PLANS ARE CONSIDERED "PRELIMINARY" OR "FOR REVIEW" UNLESS WET SIGNED AND SEALED BY THE ENGINEER. THEY SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED APPROVED BY THE LOCAL AGENCY.

Date: 6-11-21  
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 Job: 213460  
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 Page: 6 OF 9



**NOTE:**  
 ALL BUILDING COLORS SHALL MATCH THOSE EXISTING STORAGE BUILDINGS OF PHASES 1 AND 2.  
**SCALE: 1/8"=1'-0"**  
**EXTERIOR ELEVATIONS**

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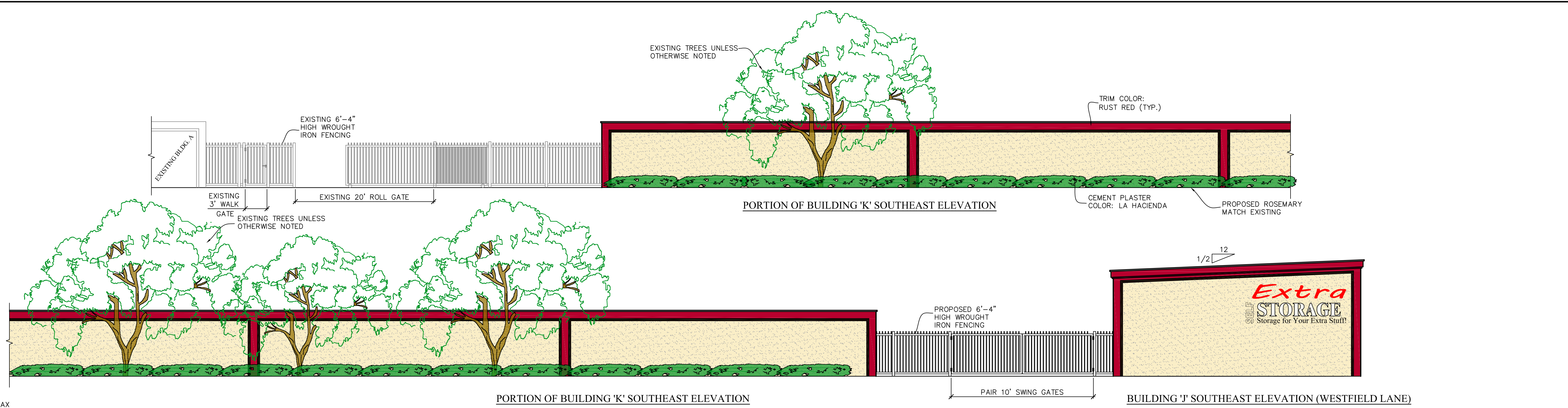
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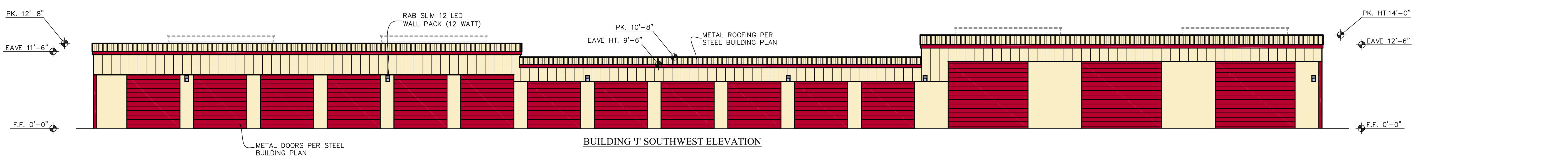
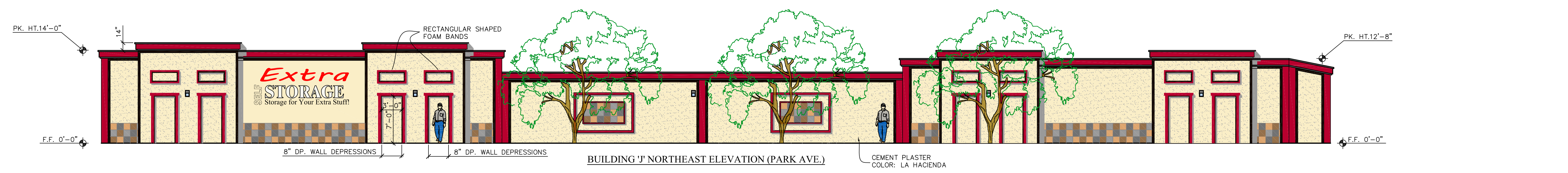
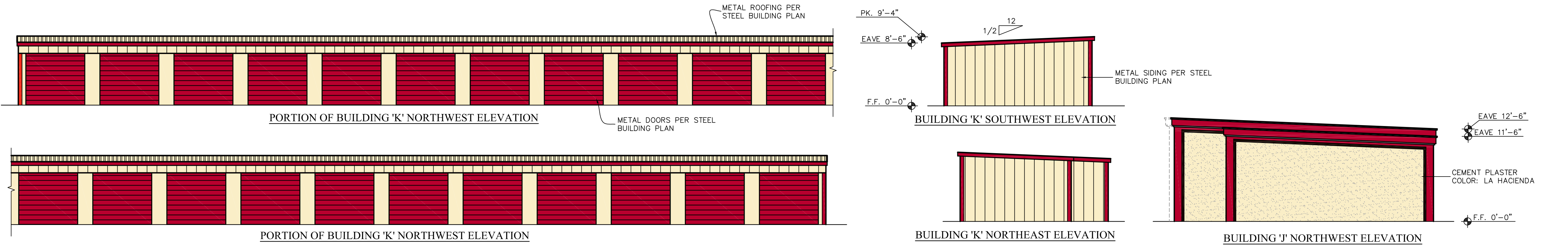
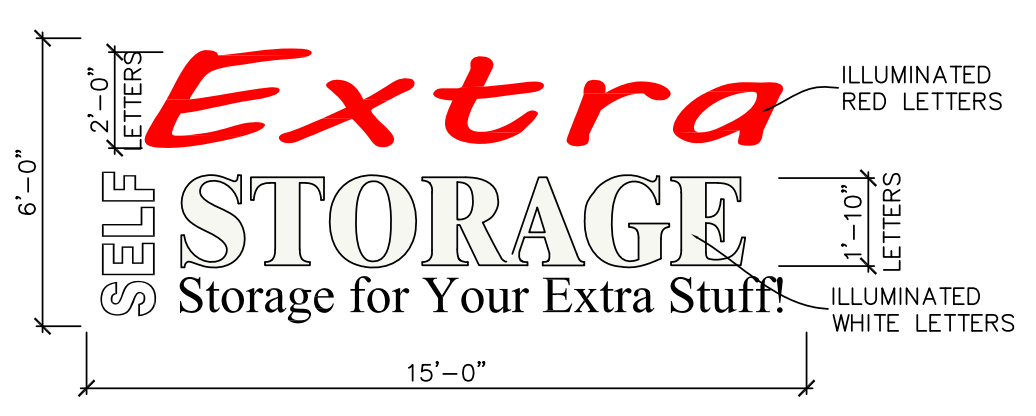
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**A2**  
 Page 7 OF 9



**SIGN TYPE AND SIZING CALCULATION**  
 SIGN CLASS: BUSINESS IDENTIFICATION  
 SIGN TYPE: WALL  
 MAX. SIGN AREA: 2 S.F. OF SIGN AREA PER LINEAR FT. OF BLDG. FRONTAGE, 300 S.F. MAX  
 BUILDING FRONTAGE = 177 L.F. (PARK AVE.)  
 2 S.F. X 177 L.F. = 354 S.F.  
 300 S.F. CAP  
 ACTUAL SIGN SIZE: 6' X 15' = 90 S.F. COMPLIANT  
 BUILDING FRONTAGE = 255 L.F. (PARK AVE.)  
 2 S.F. X 35 L.F. = 510 S.F.  
 300 S.F. CAP  
 ACTUAL SIGN SIZE: 6' X 15' = 90 S.F. COMPLIANT



**NOTE:**  
 ALL BUILDING COLORS SHALL MATCH THOSE EXISTING STORAGE BUILDINGS OF PHASES 1 AND 2.

**SCALE: 1/8"=1'-0"**  
**EXTERIOR ELEVATIONS**

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Extra Self Storage Chico

2260 Park Ave.



*Stucco Siding*



*Decorative Slate*



*Self Storage Building  
Steel Siding*

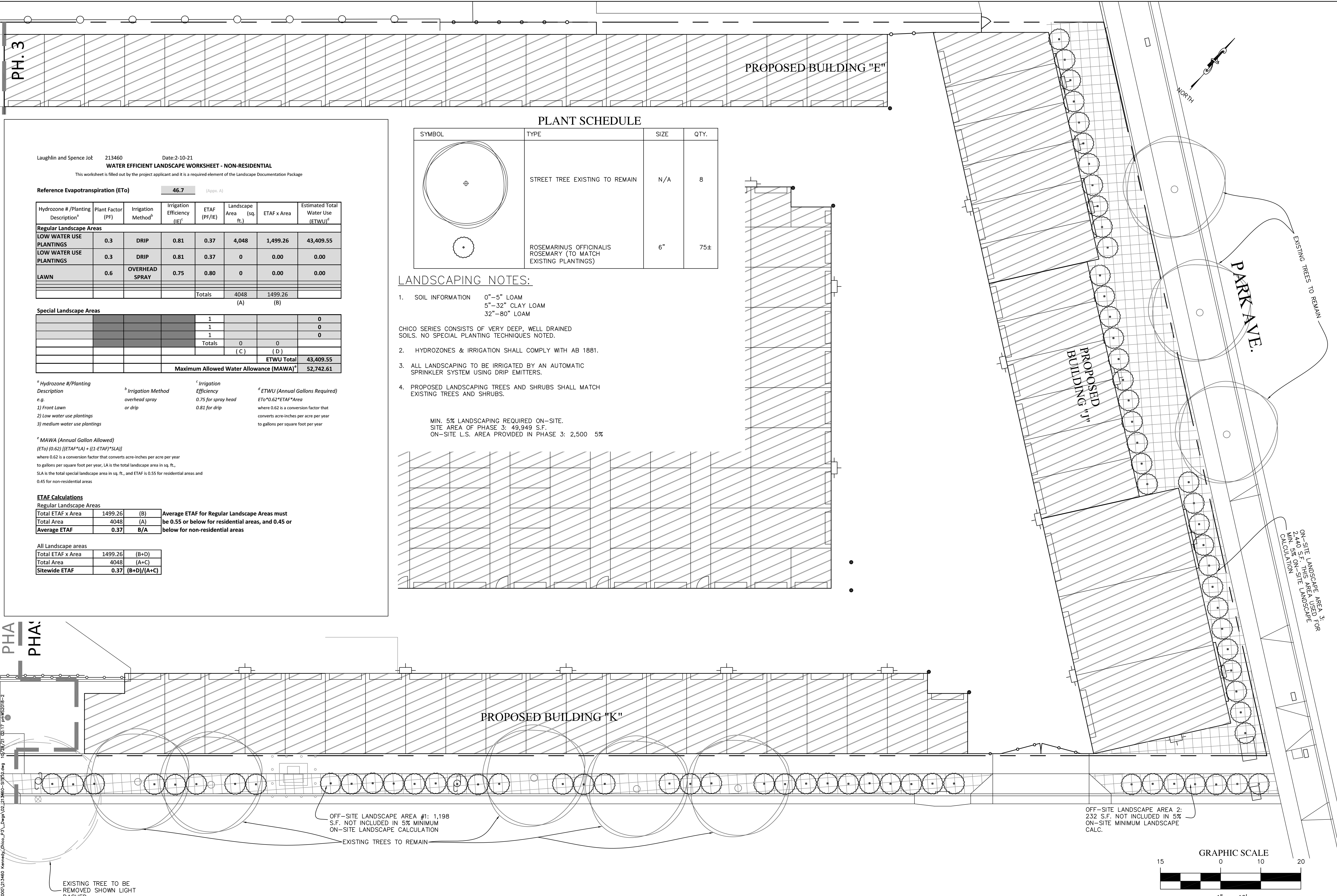


*Stucco Siding Trim*



*Self Storage Building  
Trim, gutters and downspouts*

Attachment D



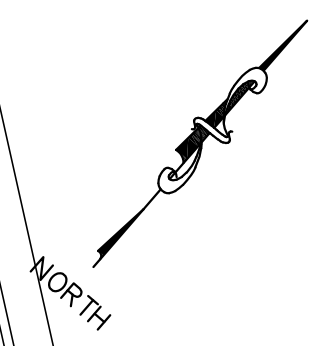
PH.3

PROPOSED BUILDING "E"

PROPOSED BUILDING "K"

PARK AVE.

WESTFIELD LANE



**PLANT SCHEDULE**

SYMBOL	TYPE	SIZE	QTY.
	STREET TREE EXISTING TO REMAIN	N/A	8
	ROSEMARINUS OFFICINALIS ROSEMARY (TO MATCH EXISTING PLANTINGS)	6"	75±

**LANDSCAPING NOTES:**

- SOIL INFORMATION 0"-5" LOAM  
5"-32" CLAY LOAM  
32"-80" LOAM  
  
CHICO SERIES CONSISTS OF VERY DEEP, WELL DRAINED SOILS. NO SPECIAL PLANTING TECHNIQUES NOTED.
- HYDROZONES & IRRIGATION SHALL COMPLY WITH AB 1881.
- ALL LANDSCAPING TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM USING DRIP EMITTERS.
- PROPOSED LANDSCAPING TREES AND SHRUBS SHALL MATCH EXISTING TREES AND SHRUBS.

MIN. 5% LANDSCAPING REQUIRED ON-SITE.  
SITE AREA OF PHASE 3: 49,949 S.F.  
ON-SITE L.S. AREA PROVIDED IN PHASE 3: 2,500 5%

Laughlin and Spence Jot 213460 Date:2-10-21  
**WATER EFFICIENT LANDSCAPE WORKSHEET - NON-RESIDENTIAL**  
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

Reference Evapotranspiration (Eto) **46.7** (Appx. A)

Hydrozone # /Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
<b>Regular Landscape Areas</b>							
LOW WATER USE PLANTINGS	0.3	DRIP	0.81	0.37	4,048	1,499.26	43,409.55
LOW WATER USE PLANTINGS	0.3	DRIP	0.81	0.37	0	0.00	0.00
LAWN	0.6	OVERHEAD SPRAY	0.75	0.80	0	0.00	0.00
					Totals	1499.26	
					(A)	(B)	

Special Landscape Areas	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
	1				0	0	0
	1				0	0	0
	1				0	0	0
					Totals	0	0
					(C)	(D)	
						<b>ETWU Total</b>	<b>43,409.55</b>
						<b>Maximum Allowed Water Allowance (MAWA)*</b>	<b>52,742.61</b>

<sup>a</sup> Hydrozone #/Planting Description  
e.g. 1) Front Lawn  
2) Low water use plantings  
3) medium water use plantings

<sup>b</sup> Irrigation Method  
overhead spray  
or drip

<sup>c</sup> Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

<sup>d</sup> ETWU (Annual Gallons Required)  
ETWU = 0.62 \* ETAF \* Area  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

\* MAWA (Annual Gallon Allowed)  
(ETWU) (0.62) [(ETAF\*LA) + ((1-ETAF)\*SLA)]  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

**ETAF Calculations**

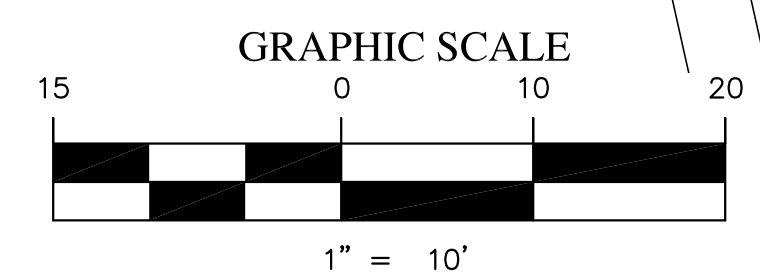
Regular Landscape Areas	Total ETAF x Area	Total Area	Average ETAF
	1499.26 (B)	4048 (A)	0.37 B/A

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas

All Landscape areas	Total ETAF x Area	Total Area	Site-wide ETAF
	1499.26 (B+D)	4048 (A+C)	0.37 (B+D)/(A+C)

OFF-SITE LANDSCAPE AREA #1: 1,198 S.F. NOT INCLUDED IN 5% MINIMUM ON-SITE LANDSCAPE CALCULATION

OFF-SITE LANDSCAPE AREA 2: 232 S.F. NOT INCLUDED IN 5% ON-SITE MINIMUM LANDSCAPE CALC.



REVISIONS

NO.	DESCRIPTION
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Job: 213460

Sheet: **LS**

**LANDSCAPING PLAN**

