



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 09/7/2022

DATE: August 17, 2022

File: AR 21-27

TO: Architectural Review and Historic Preservation Board

FROM: Madison Driscoll, Assistant Planner, 530-879-6810, madison.driscoll@chicoca.gov

RE: Architectural Review 21-27 (Santos); 460 Ryan Avenue, APN 047-560-031

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 21-27 (Santos), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct two warehouses and an office building on a 3 acre site within a 6.09 acre parcel located on the northern side of Ryan Avenue, between Cohasset Road and Marauder Street (see **Attachment A**, Location Map). The two warehouses would have be broken up into multi-tenant suites to support a variety of light manufacturing and industrial uses. Currently, the site has an existing warehouse building towards the northern edge of the site with a surrounding construction yard. The site is designated Manufacturing and Warehousing on the City of Chico General Land Use Diagram and zoned AM (Airport Manufacturing) with an -AOC (Airport Overflight Zone C) overlay. Surrounding uses include other industrial warehouses, a construction yard, and a soon to be complete BMX recreational track.

The northern warehouse would be 12,000 square feet in size and the southern warehouse would be 10,000 square feet. Additionally, a 1,784 square foot industrial office would be located on the northern end of the site, surrounded by a work yard (see **Attachment B**, Site Plan).

DISCUSSION

The proposed warehouses would each be 18 feet in height and the proposed office building would be just over 14 feet in height (see Attachment C, Elevations). The warehouses would be situated along the eastern side of the site, separated by landscaping and a bicycle parking area. Vehicle parking is proposed along the western boundary of the site. The new office would be located within the existing construction yard towards the northern end of the site, with parking on two sides of the building.

The proposed warehouses would be broken up into 14 tenant spaces total for a variety of small light manufacturing uses Pursuant to CMC 19.70.040 Table 5-4, wholesale operations and

light manufacturing plants require one space for each 1,250 square feet of floor area. Office parking requirements are one space for each 375 square feet of gross floor area. Due to the several separate tenant spaces, the proposed parking more than meets the minimum requirement of 17 spaces for the warehouses and 5 spaces for the office. The applicant proposes a total of 52 vehicle parking spaces total with an additional 5 bicycle parking spaces.

The project features a practical industrial appearance, with developing maximum utility of the site. The warehouses' pedestrian entrances are covered by awnings and paired with large functional roll up doors. Warehouses would be mainly colored in taupe metal siding with blue metal awnings. The office would be a simple structure with the main entrance covered by a front porch. Allura siding colored a light taupe would be the main color of the office while accented with a blue metal roof. Colors and Materials Board will be provided at ARHPB meeting.

Landscaping would be provided throughout the parking lot, along the western boundary of the site, and as well as the southern entrance to the site. A mixture of Red Sunset Maples and October Glory Maples would be provided through the parking area to meet the parking lot shade requirement. The proposed landscape would only meet 47% shade coverage, just 3% short of the mandatory 50% coverage. Per CMC 19.70.060(E)(2)(c), trees planted on the western perimeter of parking lots in linear planters with a minimum width of six feet and length of 36 feet shall receive a 10% shade bonus. The planter along the western boundary meets this requirement, therefore, with the bonus the shade requirement is met. Along with tree shading, the landscape area features a variety of drought tolerant shrubs. Additional six foot chain-link fencing with privacy slats would be erected where it is currently absent on interior portions of the site (see **Attachment E**, Landscape Plan)

ANALYSIS

The airport manufacturing/industrial is applied to areas appropriate for light industrial, manufacturing, and distribution uses that are related to aviation, require air transportation, or are otherwise compatible with the operational characteristics of the airport. The AM zoning district is primarily intended to implement the Manufacturing and Warehousing land use of the General Plan. The proposal is consistent with several General Plan land use policies, including those that encourage infill development (LU 2.4 and LU 4).

The design intent of the Industrial Office Mixed Use project type is to balance functionality with aesthetics. The warehouses would be positioned behind generous landscaping to allow for a buffer from the street view. The metal warehouses would be similar to existing industrial buildings in the area and would be compatible with the surrounding land uses. Colorful awnings and signage clearly direct visual interest to the main building entrances and provide a pedestrian scale to the project (DG 6.2.12).

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. The parcel is 6.09 acres in size but the project site itself is 3 acres.

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 industrial land uses and enhance the area with similar infill development. 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.*

Awnings over each main entryway will draw the eye and add to the pedestrian scale of the building at its entry points (DG 6.2.12, 13). Parking views are minimized through setting the parking area back from the street frontage and utilizing landscaping (DG 6.1.42, 46).

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 materials, design, and color palette of the proposed buildings are all visually compatible to the surrounding industrial development. All proposed would be screened and lighting would be shielded downward onto the parking lot and building entrances.

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 warehouses are parallel along the eastern boundary of the site while the office is placed along the northwest corner of the site. The warehouses and office are similar in size to the surrounding structures. Existing and proposed fencing encircles the site, blocking most public views of the project. This exterior appearance is similar to other surrounding buildings and nearby 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.

The proposed landscape includes a variety of trees and shrubs along the street frontage and parking lot. Shrubs and trees are in locations that will provide visual relief around the new buildings. Plantings would also minimize irrigation demands through drought tolerant plants while also providing adequate shade over the parking area.

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 21-27 (Santos). 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 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 and by posting of the agenda at least 10 days prior to the ARHPB meeting.

DISTRIBUTION

Internal (1)

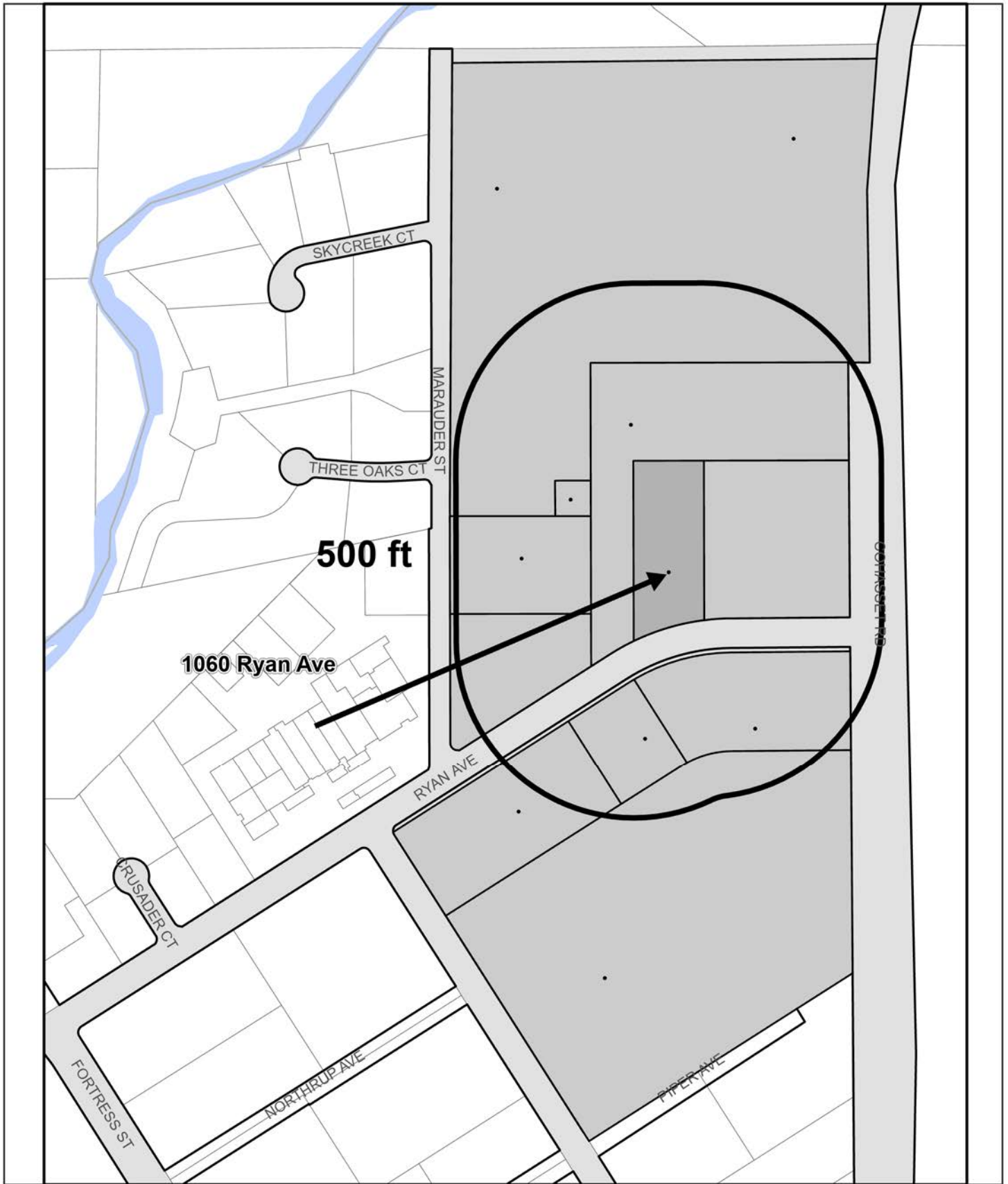
Mike Sawley, Principal Planner
Madison Driscoll, Assistant Planner
File: AR 21-27

External (2)

George Santos, P.O. Box 146, Chico, CA 95927, Email: george@santosengineering.com
Jeff Spence, 1008 Live Oak Blvd, Yuba City, CA 95991, Email: jeff@laughlinspence.com

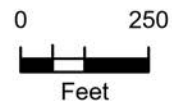
ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Elevation
- D. Colors and Materials (Provided at ARHPB Meeting)
- E. Landscape Plan



AR 21-27 (Santos)
 460 Ryan Avenue
 APN: 047-560-031-000

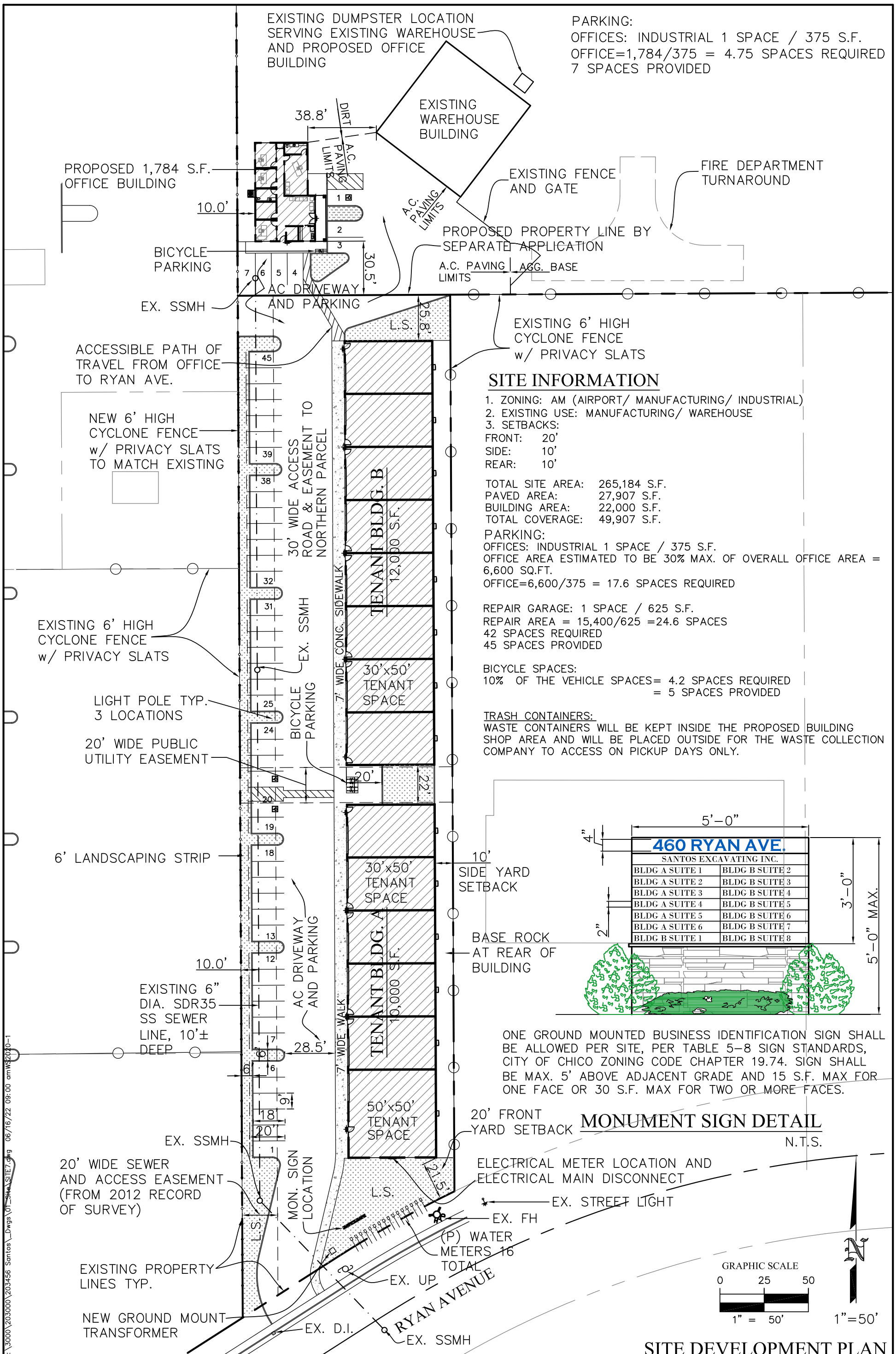
- Noticed Parcels
- Noticed Addresses



Date Saved: 8/22/2022

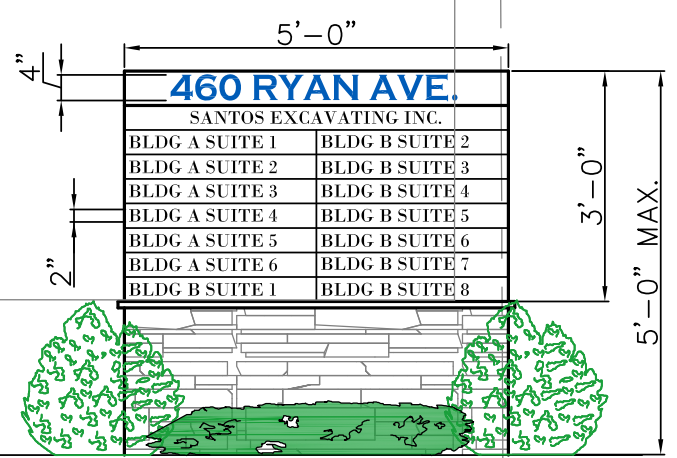
EXISTING DUMPSTER LOCATION
SERVING EXISTING WAREHOUSE
AND PROPOSED OFFICE
BUILDING

PARKING:
OFFICES: INDUSTRIAL 1 SPACE / 375 S.F.
OFFICE=1,784/375 = 4.75 SPACES REQUIRED
7 SPACES PROVIDED



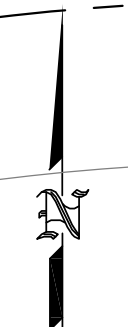
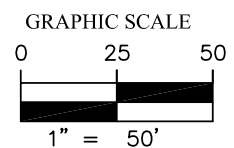
SITE INFORMATION

- 1. ZONING: AM (AIRPORT/ MANUFACTURING/ INDUSTRIAL)
 - 2. EXISTING USE: MANUFACTURING/ WAREHOUSE
 - 3. SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 10'
- TOTAL SITE AREA: 265,184 S.F.
PAVED AREA: 27,907 S.F.
BUILDING AREA: 22,000 S.F.
TOTAL COVERAGE: 49,907 S.F.
- PARKING:
OFFICES: INDUSTRIAL 1 SPACE / 375 S.F.
OFFICE AREA ESTIMATED TO BE 30% MAX. OF OVERALL OFFICE AREA = 6,600 SQ.FT.
OFFICE=6,600/375 = 17.6 SPACES REQUIRED
- REPAIR GARAGE: 1 SPACE / 625 S.F.
REPAIR AREA = 15,400/625 =24.6 SPACES
42 SPACES REQUIRED
45 SPACES PROVIDED
- BICYCLE SPACES:
10% OF THE VEHICLE SPACES= 4.2 SPACES REQUIRED
= 5 SPACES PROVIDED
- TRASH CONTAINERS:
WASTE CONTAINERS WILL BE KEPT INSIDE THE PROPOSED BUILDING SHOP AREA AND WILL BE PLACED OUTSIDE FOR THE WASTE COLLECTION COMPANY TO ACCESS ON PICKUP DAYS ONLY.



ONE GROUND MOUNTED BUSINESS IDENTIFICATION SIGN SHALL BE ALLOWED PER SITE, PER TABLE 5-8 SIGN STANDARDS, CITY OF CHICO ZONING CODE CHAPTER 19.74. SIGN SHALL BE MAX. 5' ABOVE ADJACENT GRADE AND 15 S.F. MAX FOR ONE FACE OR 30 S.F. MAX FOR TWO OR MORE FACES.

MONUMENT SIGN DETAIL
N.T.S.

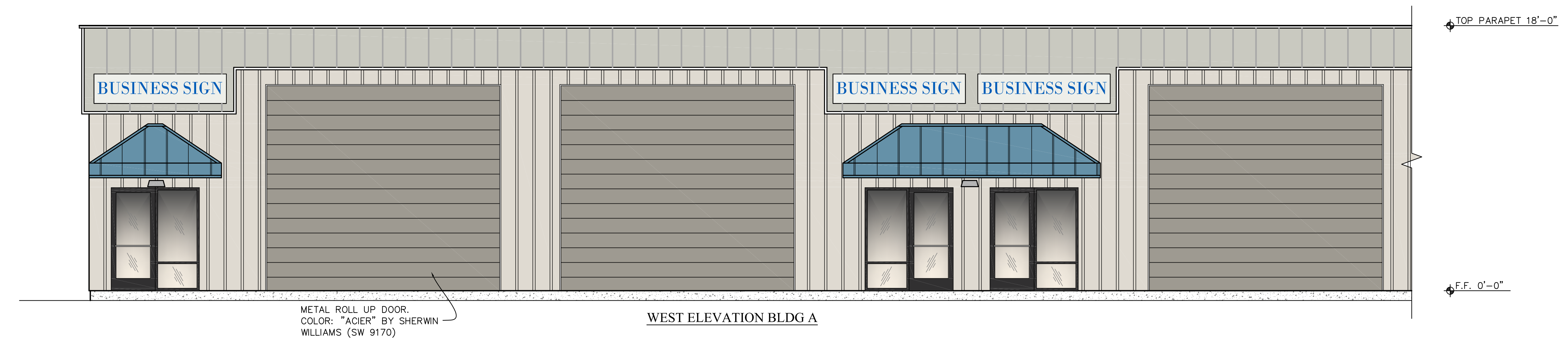
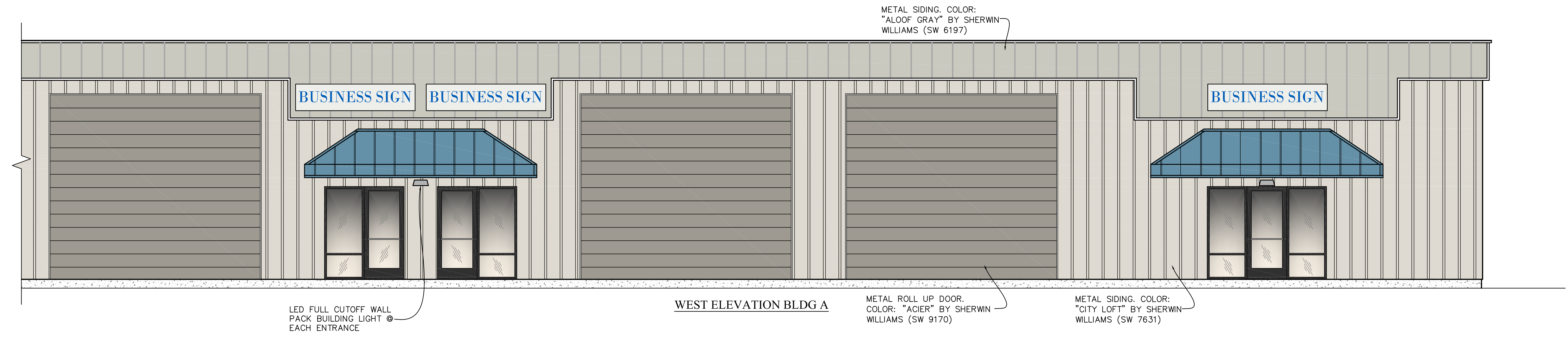


SITE DEVELOPMENT PLAN

<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>							<p>PRELIMINARY SITE DEVELOPMENT PLAN FOR: SANTOS FAMILY TRUST 460 RYAN AVE., CHICO, CA APN: 047-560-031</p>	 <p>1008 Live Oak Boulevard Yuba City, California 95991 (530) 671 1008 fax (530) 671 0822</p>	<p>Date: 12-3-2020 Scale: 1"=50' Drawn: JWS Job: 20-3456</p> <p style="font-size: 2em; font-weight: bold;">C2</p> <p>Page: X OF X</p>

REVISIONS	
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VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

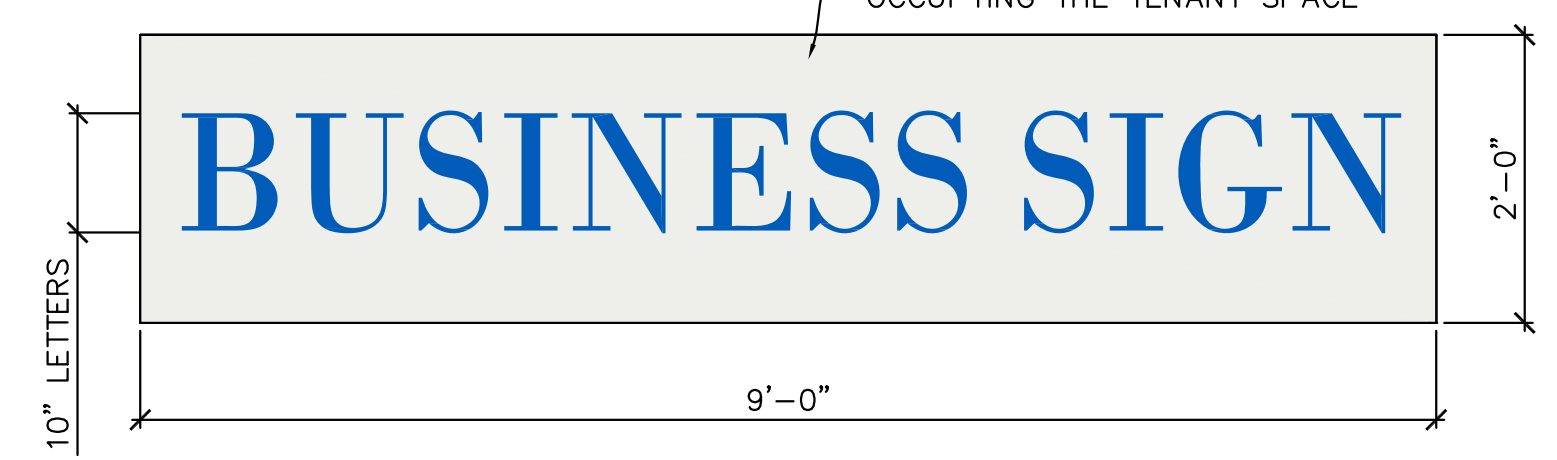


SIGN TYPE AND SIZING CALCULATION

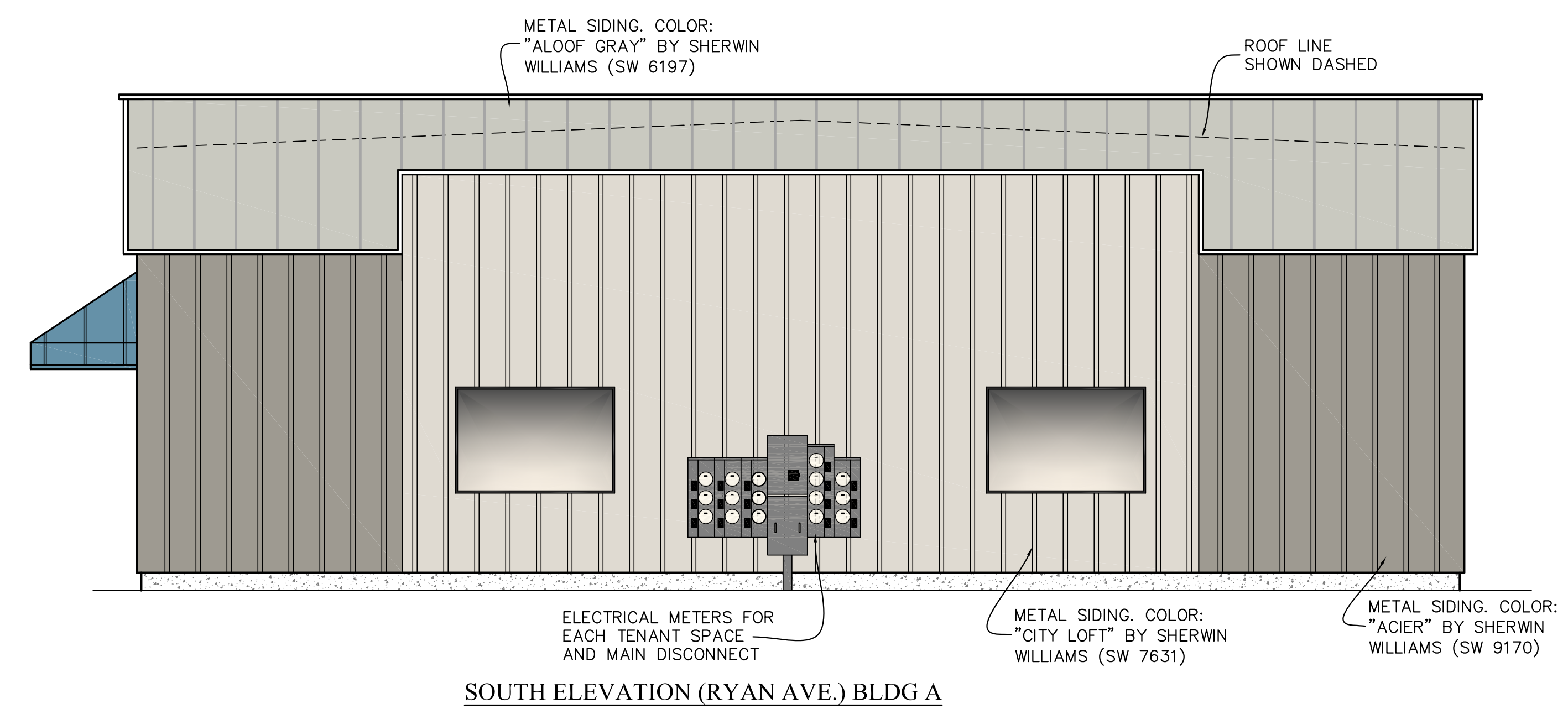
SIGN CLASS: BUSINESS IDENTIFICATION
 SIGN TYPE: WALL
 MAX. SIGN AREA: 1 S.F. OF SIGN AREA PER L.F. OF BUILDING FRONTAGE

BUILDING "A" FRONTAGE = 200 L.F.
 MAX. SIGN AREA ALLOWED = 200 S.F.
 ACTUAL SIGN AREA PROPOSED: 2'x9' = 18 S.F. X 6 SIGNS = 108 S.F. TOTAL

NAVY BLUE LETTERS WITH WHITE BACKGROUND. COLORS AND FONT MAY VARY BASED ON THE LOGO AND NAME OF THE FUTURE BUSINESS OCCUPYING THE TENANT SPACE



TOP PARAPET 18'-0"
 PK. HT. 17'-0"
 EAVE HT. 16'-0"



PROPOSED BUILDING PLANS FOR:
SANTOS FAMILY TRUST
 460 RYAN AVE. CHICO CA
 APN: 047-560-031

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: 7-26-21
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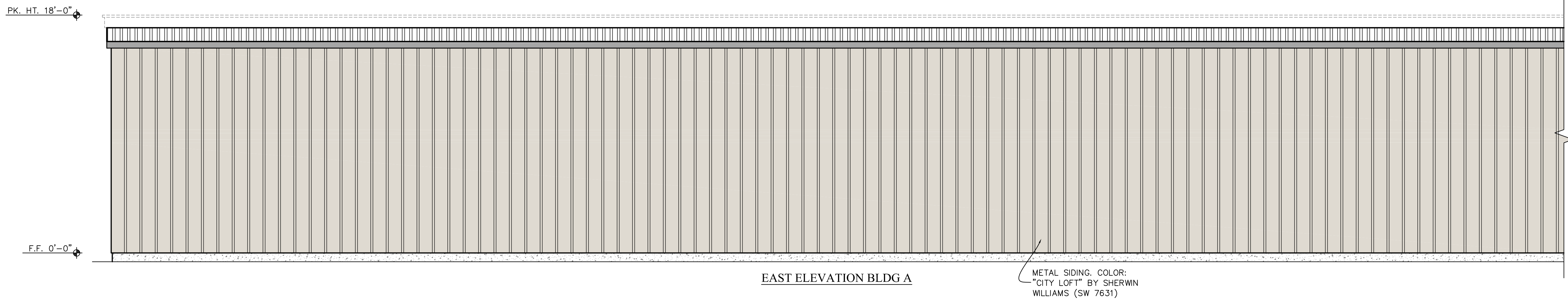
BUILDING A EXTERIOR ELEVATIONS

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REVISIONS

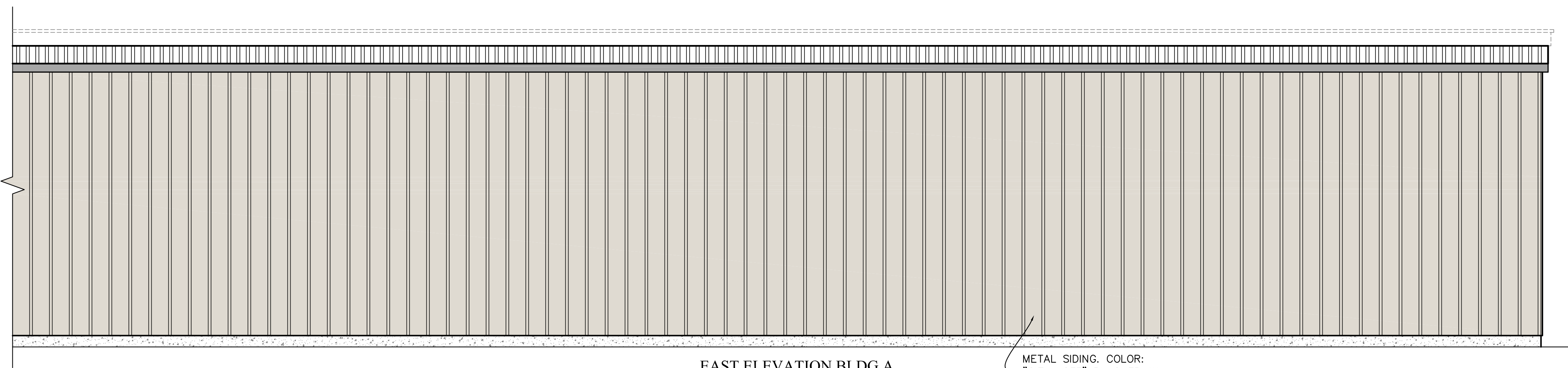
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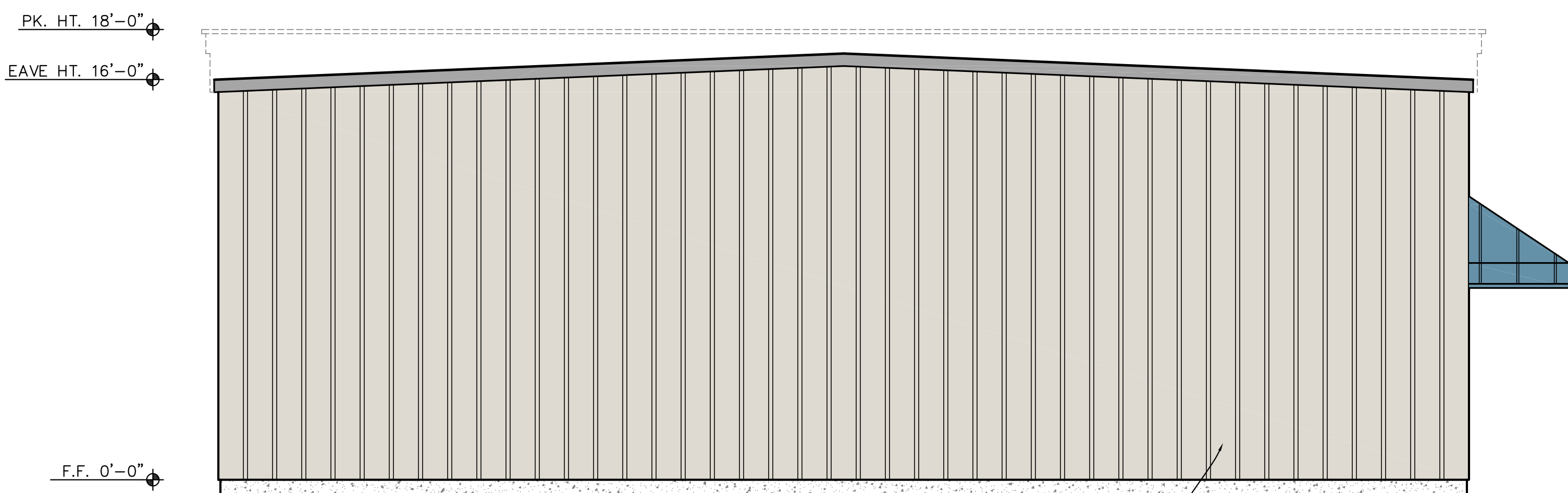
EAST ELEVATION BLDG A

METAL SIDING, COLOR:
 "CITY LOFT" BY SHERWIN
 WILLIAMS (SW 7631)



EAST ELEVATION BLDG A

METAL SIDING, COLOR:
 "CITY LOFT" BY SHERWIN
 WILLIAMS (SW 7631)



NORTH ELEVATION BLDG A

METAL SIDING, COLOR:
 "CITY LOFT" BY SHERWIN
 WILLIAMS (SW 7631)

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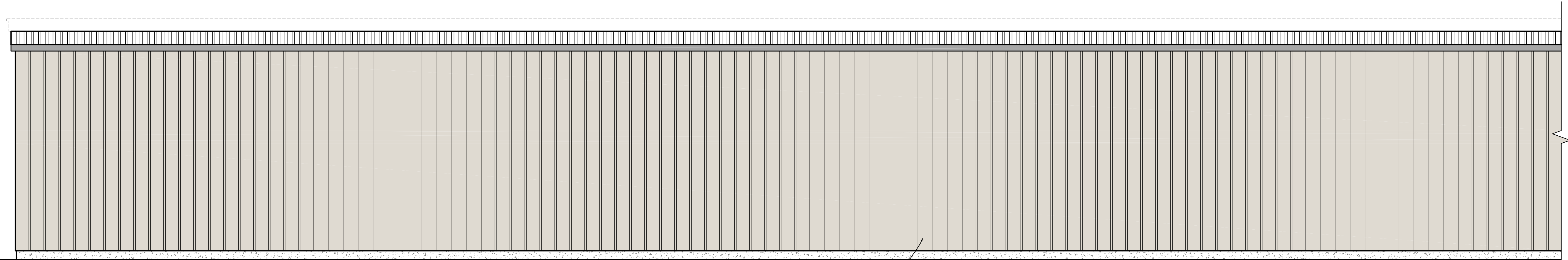
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BUILDING A EXTERIOR ELEVATIONS

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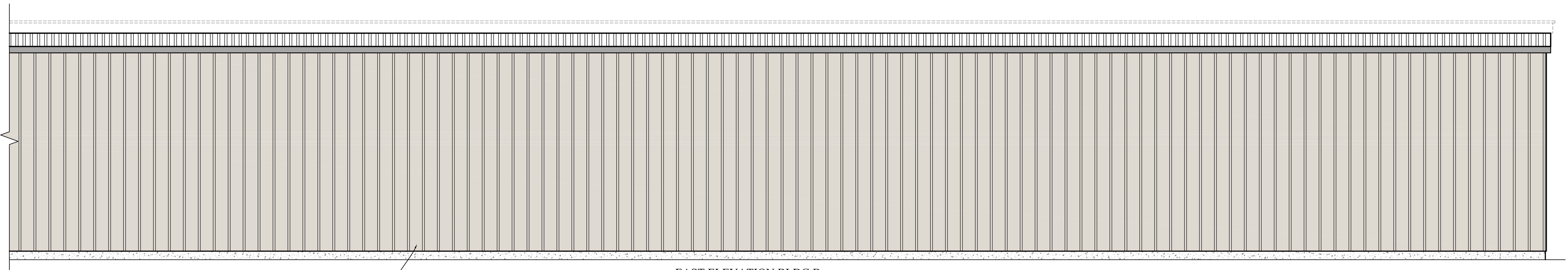
PK. HT. 18'-0"

F.F. 0'-0"



EAST ELEVATION BLDG B

METAL SIDING, COLOR:
"CITY LOFT" BY SHERWIN
WILLIAMS (SW 7631)



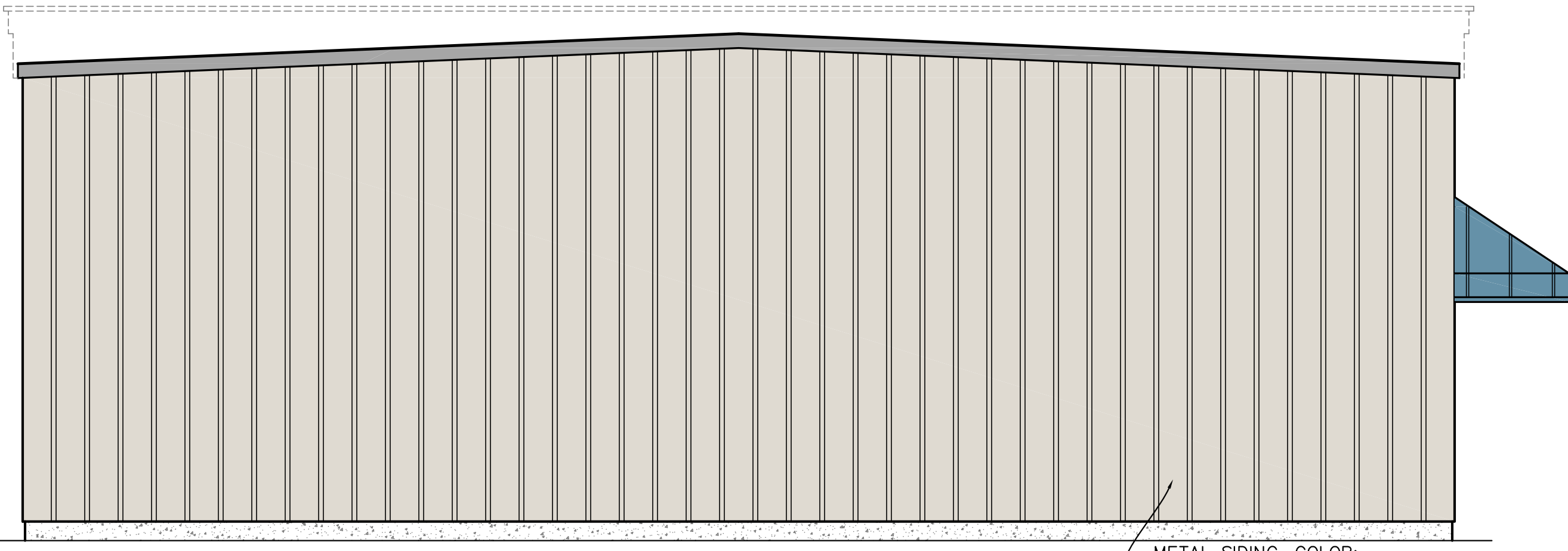
EAST ELEVATION BLDG B

METAL SIDING, COLOR:
"CITY LOFT" BY SHERWIN
WILLIAMS (SW 7631)

PK. HT. 18'-0"

EAVE HT. 16'-0"

F.F. 0'-0"



SOUTH ELEVATION BLDG B

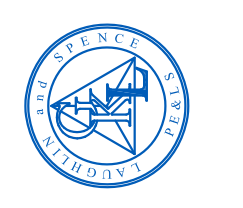
METAL SIDING, COLOR:
"CITY LOFT" BY SHERWIN
WILLIAMS (SW 7631)

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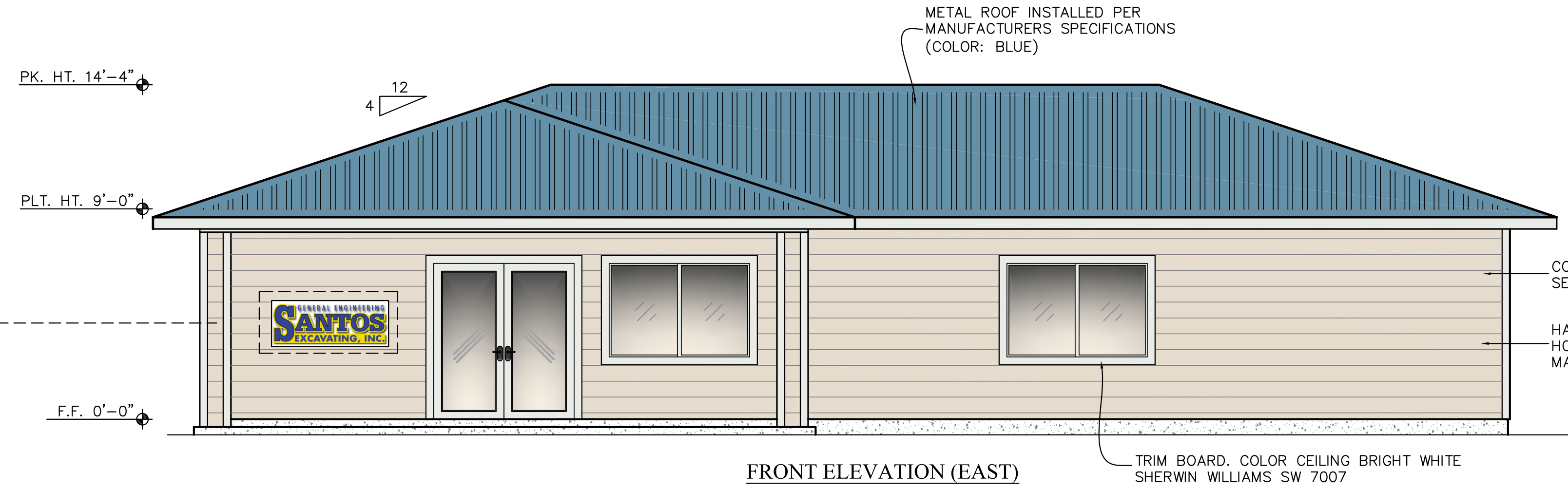
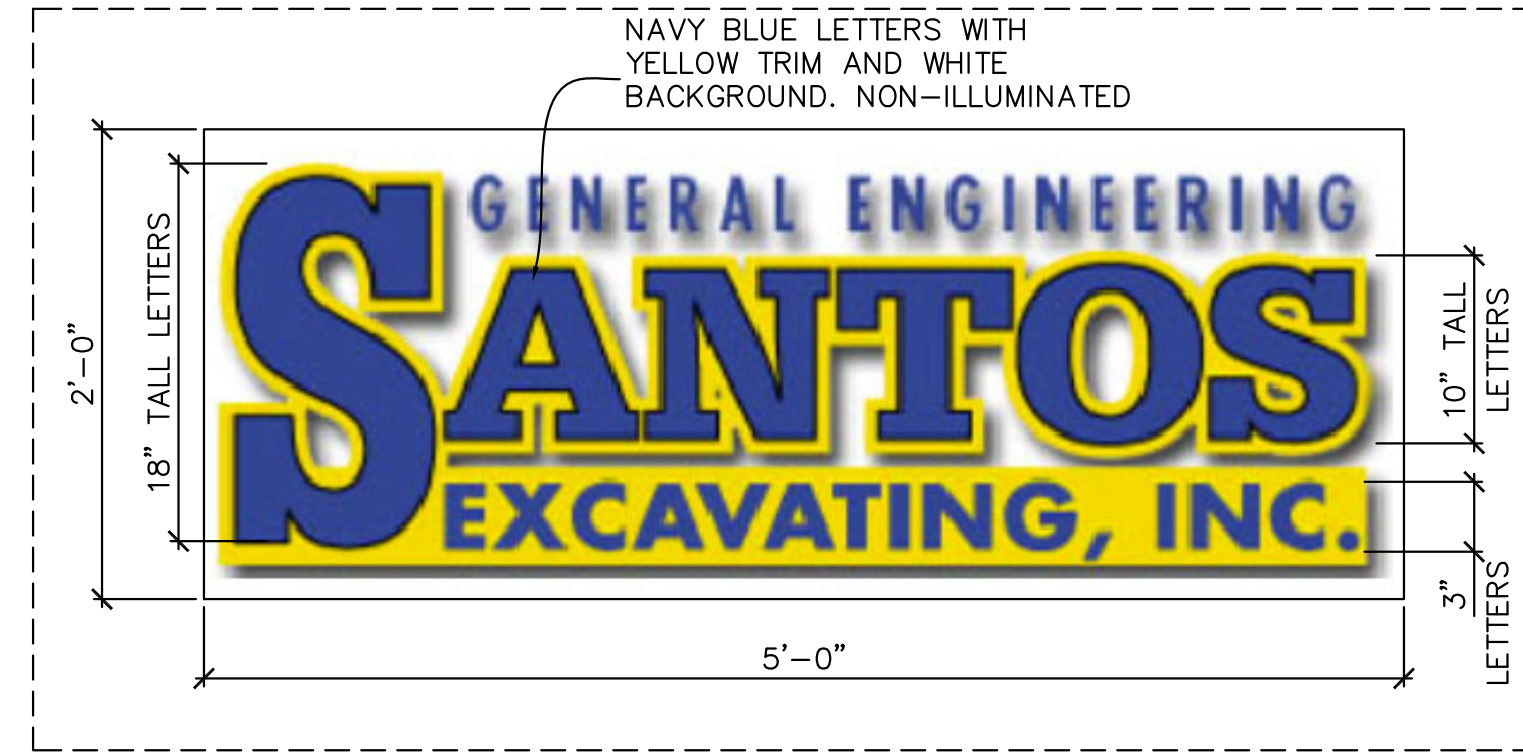
BUILDING B EXTERIOR ELEVATIONS

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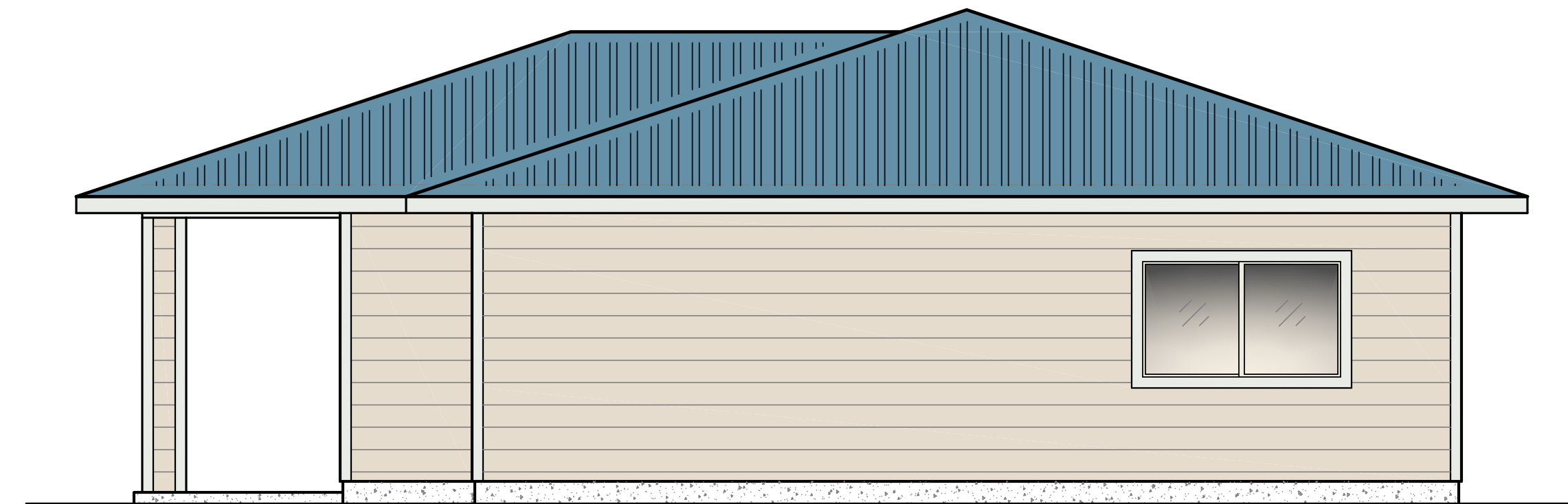
SIGN TYPE AND SIZING CALCULATION

SIGN CLASS: BUSINESS IDENTIFICATION
 SIGN TYPE: WALL
 MAX. SIGN AREA: 1 S.F. OF SIGN AREA PER L.F. OF BUILDING FRONTAGE

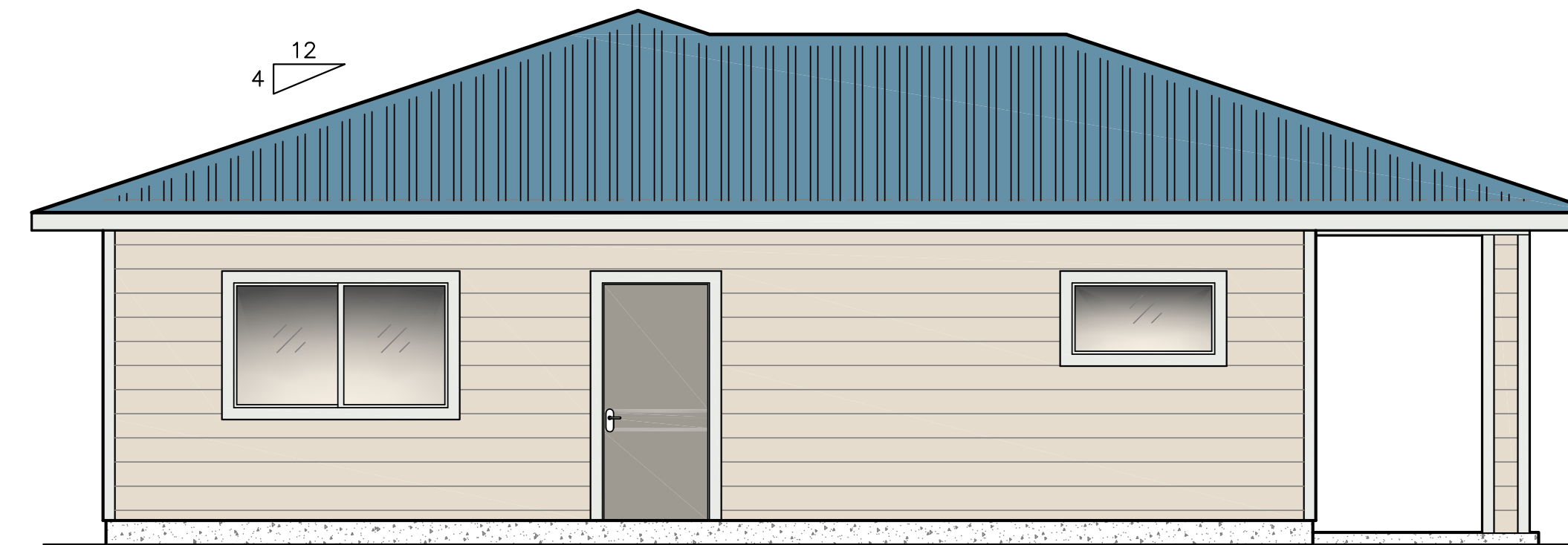
BUILDING FRONTAGE = 56 L.F.
 MAX. SIGN AREA ALLOWED = 56 S.F.
 ACTUAL SIGN AREA PROPOSED: 2'x5' = 10 S.F.



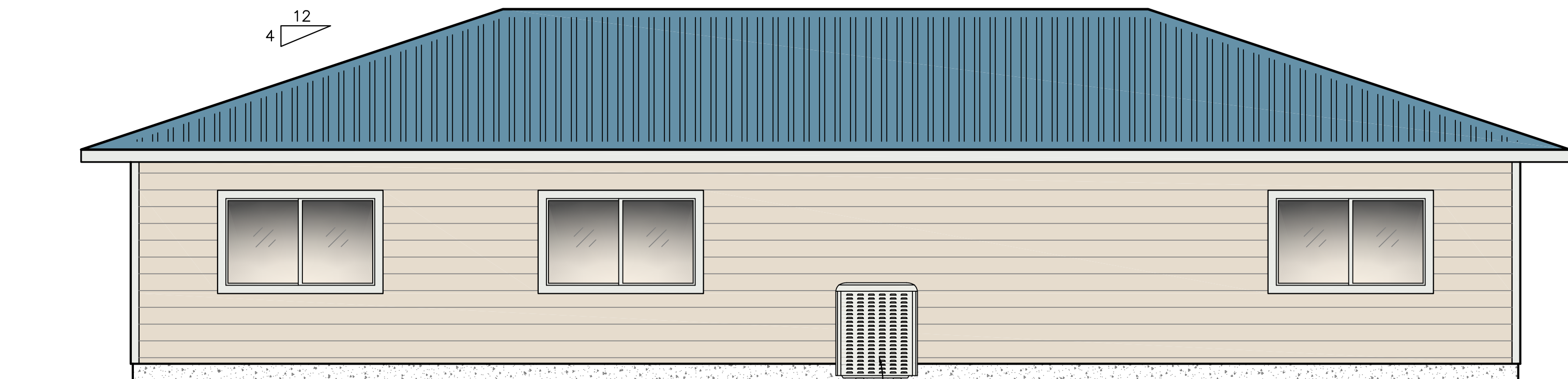
FRONT ELEVATION (EAST)



RIGHT SIDE ELEVATION (NORTH)



LEFT SIDE ELEVATION (SOUTH)



REAR ELEVATION (WEST)

REVISIONS	
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PROPOSED BUILDING PLANS FOR:
SANTOS FAMILY TRUST
 460 RYAN AVE. CHICO CA 95927
 APN: 047-560-031

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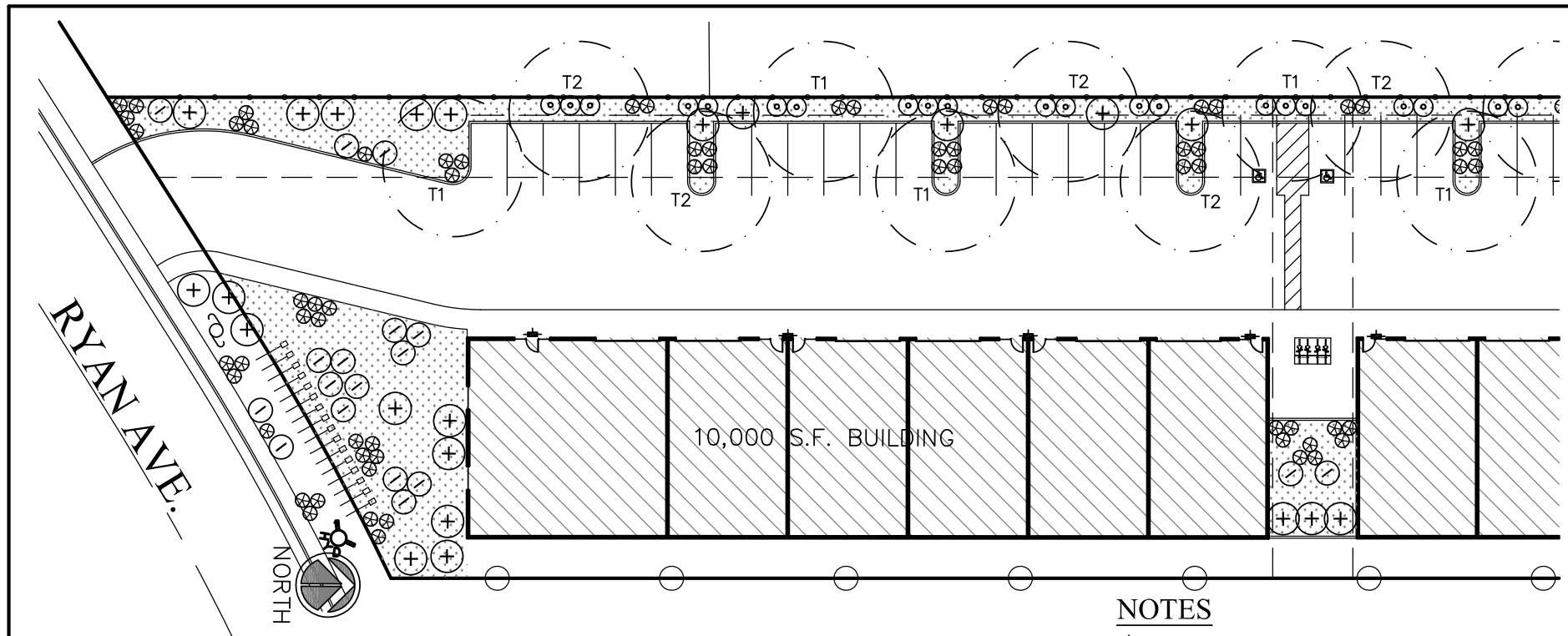
THESE PLANS ARE CONSIDERED "PRELIMINARY" OR "FOR REVIEW" UNLESS WET SIGNED AND SEALED BY THE ENGINEER. THEY SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED APPROVED BY THE LOCAL AGENCY.

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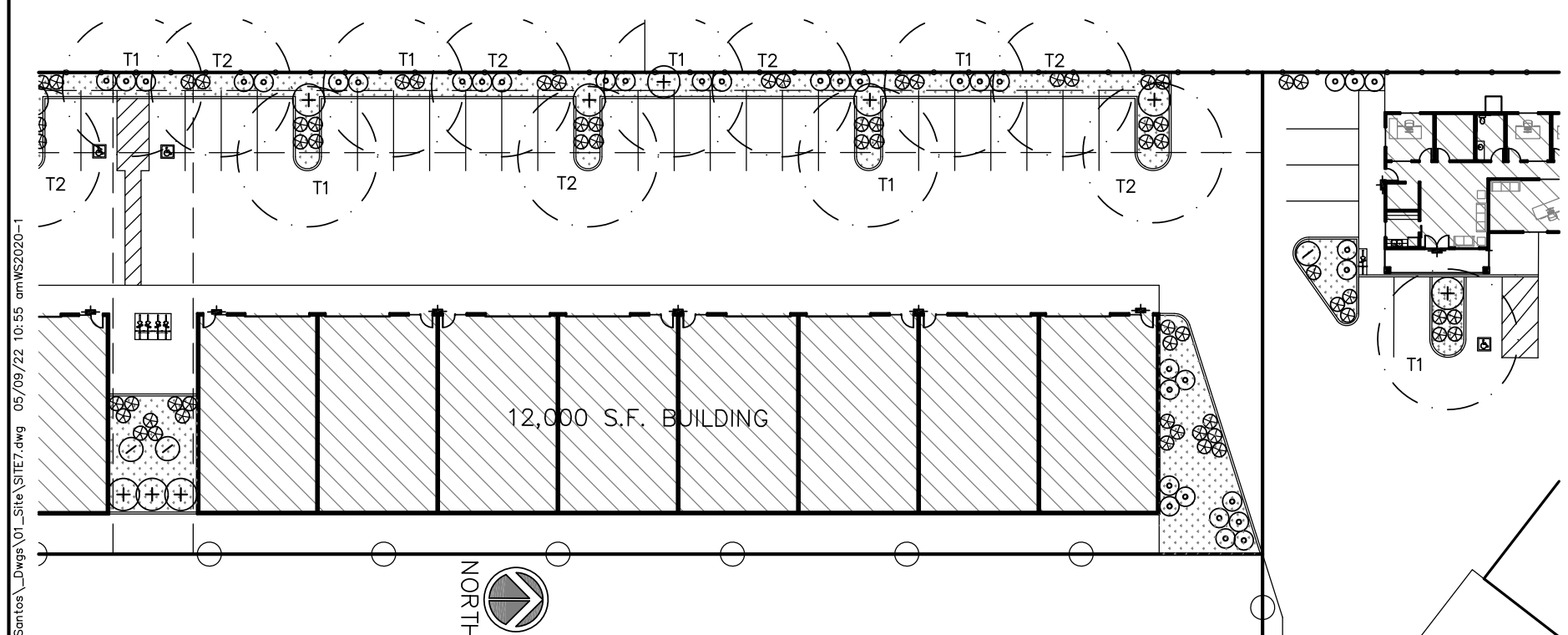
EXTERIOR ELEVATIONS



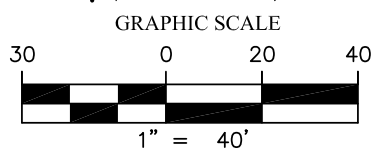
SOUTH LANDSCAPING PLAN

NOTES

- IRRIGATION PLANS SHALL BE PROVIDED BY THE LANDSCAPER AND SHALL COMPLY WITH AB1881.
- SOIL TYPE BY USDA-NCSS SOIL SURVEY
 1-7" YELLOWISH RED GRAVELY LOAM
 7-13" YELLOWISH RED COBBLY LOAM
 13"+ INDURATED DURIPAN



NORTH LANDSCAPING PLAN



PLANT LEGEND

SHRUBS:

- ⊕ S1 CISTUS X PURPUREUS – CRIMSON SPOT ROCK ROSE
- ⊗ S2 NADINA DOMESTICA "GULF STREAM" – GULF STREAM HEAVENLY BAMBOO
- ⊕ S3 OLEA EUROPAEA "LITTLE OLLIE" – DWARF OLIVE
- ⊖ S4 TEUCRIUM FRUITICANS – GERMANDER

- T1 ACER RUBRUM FRANKSRED "RED SUNSET MAPLE"
- T2 ACER RUBRUM OCTOBER GLORY "OCTOBER GLORY MAPLE"

BARK GROUND COVER

PARKING LOT SHADING INFORMATION:
 PAVED AREA OF PARKING SPACES AND ASSOCIATED BACKUP AREA = 19,453 SQ.FT.
 AREA OF PARKING AREA REQUIRED = 50% = 9,727 SQ.FT.
 AREA OF TREE SHADING FOR ABOVE AREA = 9,233 SQ.FT.
 Shade Square Foot Bonuses: Trees planted on the western perimeter of parking lots and in linear planters with a minimum width of six feet and a minimum length of 36 feet shall receive a 10 percent square foot shade bonus for each tree canopy
 9,223x1.10 = 10,156 SQ.FT. = 52.2% OF THE PAVED AREA

Laughlin and Spence Jc 203456 Date:9-13-21
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

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
LOW WATER USE PLANTINGS	0.3	DRIP	0.81	0.37	8,982	3,326.67	96,320.31
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	8982	3326.67
					(A)	(B)	
Special Landscape Areas							
					1		0
					1		0
					1		0
					Totals	0	0
					(C)	(D)	
						ETWU Total	96,320.31
						Maximum Allowed Water Allowance (MAWA)^e	117,029.17

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

^b Irrigation Method
 overhead spray or drip

^c Irrigation Efficiency
 0.75 for spray head
 0.81 for drip

^d 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

^e 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	3326.67	(B)
Total Area	8982	(A)
Average ETAF	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	3326.67	(B+D)
Total Area	8982	(A+C)
Sitewide ETAF	0.37	(B+D)/(A+C)

REVISIONS

A		

PRELIMINARY SITE DEVELOPMENT PLAN FOR:
SANTOS FAMILY TRUST
 460 RYAN AVE., CHICO CA
 APN: 047-560-031

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 1008 Live Oak Boulevard
 Chico, California 95926
 (530) 671-1008
 fax (530) 671-0822

Date: 9-13-21
 Scale: 1" = 40'
 Drawn: MM
 Job: 203456
 Sheet: **LS**
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