



Planning Commission Agenda Report

Meeting Date 3/17/16

REPORT: March 4, 2016

Files: S/PD 05-15

TO: Planning Commission

FROM: Jake Morley, Associate Planner (879-6810, jake.morley@chicoca.gov)

RE: Modification of Phase IV and V of the Wildwood Estates Subdivision and Planned Development Permit (S/PDP 05-15)

SUMMARY

The applicant is proposing to modify portions of a single family subdivision map and a condition of approval that was approved, on appeal, by the City Council in 2007.

Since the proposed modification involves a condition of approval that was added by the Planning Commission, the Planning Commission is the appropriate authority to review the request.

Modifications include:

- Revise Condition Number 4, which requires a straight pedestrian path through open space lots with landscaping, to a meandering path with landscaping.
- Revise the subdivision design on Cactus Avenue from 10 residential lots to 11 residential lots.
- Revise Levi Lane Phase to a new lot layout including:
 - Modify the subdivision design from 20 “duet” units to 4 “duet” units.
 - Revise the subdivision to include townhomes.
 - Removal of Lot “B” near the northwest corner of Pendant Place and Eaton Road.

Recommendation:

Planning staff recommends that the Planning Commission adopt Resolution No. 16-03 (**Attachment 1**) approving a Modification of Phase IV and V of the Wildwood Estates and Planned Development Permit (S/PDP 05-15).

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 16-03, approving a Modification of Phase IV and V of the Wildwood Estates and Planned Development Permit (S/PDP 05-15), based on the required findings and subject to the conditions contained therein.

DISCUSSION and BACKGROUND

In 2007, the City Council, on appeal, approved the Wildwood Estates Subdivision, a 36 acre project, with 171 residential units, located between Cactus Avenue to the west, and Eaton Road to the east (see Location/Notification Map, **Attachment 2**). The land is designated Low Density Residential on the General Plan diagram and is in the R1-AOC-SD7 (Single Family Residential with Airport Overlay Zone C and Special Design Considerations 7) overlay zoning district. The SD7 overlay zoning district requires residential lots located on Cactus Avenue to be a minimum of 10,000 square feet in size.

Since that time, Phase I has been completed, while Phase II is under construction. Upon review and reflection by the project owner, market conditions and demand for specific housing products, modifications to the approved subdivision have been requested (see Wildwood Estates Letter Dated December 23, 2015, **Attachment 3**). Each request is summarized below followed by analysis:

1. Revise Condition of Approval Number 4 which reads: "Lots D and E shall be improved with a bicycle path aligned as a straight path (as opposed to a meandering path) and situated along the south property line to leave more usable open space in the center of the open space lot. A row of trees shall be planted between the edge of the bicycle path and the fence line."

The applicant is requesting that the condition of approval read so that the bicycle path be allowed to meander.

The Planning Commission added Condition Number 4, with the purpose and intent to provide usable open space along the pedestrian pathway that runs through a portion of the subdivision (see Approved Wildwood Subdivision Map date stamped December 13, 2006, **Attachment 4**). However, the condition of approval does not take into account site conditions such as slope and topography, and Accessibility Requirements. Finally, given the proximity of Wildwood and Bidwell Parks, active and passive open space is abundant and available for residents. Planning staff recommends modification of Condition number 4 to allow a meandering path between Lots D and E.

2. Revise the subdivision design to include an additional residential lot fronting onto Cactus Avenue.

The approved subdivision map shows 10 single family homes fronting onto Cactus Avenue (see Approved 2006 Cactus Avenue Map, **Attachment 5**). The lot sizes range from 11,912 to 18,197 square feet, the SD-7 Overlay zoning district requirements that lots fronting Cactus Avenue be a minimum of 10,000 square feet (see Chico Municipal Code Section 19.52.070.D.7, **Attachment 6**).

The introduction of a single lot would not have an adverse impact upon residents, in that the development potential for Cactus Avenue is limited due to the overlay zoning requirement of minimum lot sizes (See Proposed Modified Cactus Avenue Map, **Attachment 7**). Further, the addition of one lot to the overall project site will partially offset the reduction in lots as requested

in the Levi Lane Phase of the project site (discussed below). Planning staff recommends modification to the subdivision map, thereby approving the 11th lot.

3. Revise the Levi Lane Phase to include:
 - A reduction of “duet” lots from 20 to 4.
 - The introduction of 4 townhomes along Pendant Place
 - The request to remove “Lot B” at the intersection of Pendant Place and Eaton Road.

The approved subdivision map indicated a total of 20 “duet” lots, which are a duplex product, under individual ownership (see Approved Levi Lane Map, **Attachment 8**). Part of the request is to reduce from 20 duets to 4. To allow single family home lots in their place (see Proposed Modified Levi Lane Map, **Attachment 9**).

The second portion of the request is to change the lot layout and unit types along Pendant Place. The approved map includes two duplex structures and four duets at this intersection. The request is to provide a row of townhomes (see Townhome Elevations, **Attachment 10**). Because the subdivision is a Planned Development, deviations and modifications from standards are allowed, and structural review by the Architectural Review and Historic Preservation Board required prior to issuance of building permits. Therefore a condition of approval, noting this requirement has been placed on Exhibit I.

Planned Developments are to promote and encourage flexibility in order to provide affordable, innovative housing alternatives and a greater quality from conventional development. The requested subdivision design modifications and introduction of townhomes offer additional housing choices and flexibility to consumers, while continuing to provide an attractive design for the community. With the request to remove the duet units, and replace with townhomes and a new lot on Cactus Avenue, the overall density of the project goes from 4.81 (2007 approved map) to 4.56 units per acre, still within the density range of 2.01 to 7 units per acre as required by the R1 (Single Family Residential) zoning district. The total number of units in the Levi Lane project area will go from 52 approved to 42 requested.

The third modification request in the Levi Lane area is to delete Lot “B,” an area of open space at the intersection of Pendant Place and Eaton Road. Upon review of the record, staff is unable to determine why Lot “B” exists. It appears that Lot “B” would be an open area that would be a part of a maintenance district the city would be required to upkeep and maintain.

Staff supports the requested modifications to the proposed subdivision lot design and introduction of townhomes, as well as the deletion of Lot “B” (see Development Engineering Memo, **Attachment 11**).

GENERAL PLAN

The Low Density Residential designation of the General Plan primarily supports traditional single-family neighborhoods with detached homes and some duplexes. With a residential density of 4.56 units per gross acre, the proposed modification is within the allowable range of 2.01 to 7 units per acre. The project is consistent with the following goals and policies contained in the General Plan:

The following General Plan policies are applicable to the project:

CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.

CD-5.1: (Compatible Infill Development) - Ensure that new development and redevelopment reinforces the desirable elements of its neighborhood including architectural scale, style, and setback patterns.

H-1: Increase equal housing opportunities for all persons and households in Chico.

H-3: Promote the construction of a range of high-quality housing choices that serve all households, ranging from the workforce to seniors.

LU-4: Promote compatible infill development.

LU-4.2: Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

LU-4.2.2 (Mix of Dwelling Types) – Allow a mix of dwelling types within all residential land use designations consistent with density requirements and applicable design criteria.

REQUIRED FINDINGS FOR APPROVAL

Required Findings for the planned development permit and environmental review are contained in Resolution No. 15-10 (**Attachment 1**).

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, and a legal notice was published in the *Chico Enterprise Record*. The applicant has expressed to staff that he has been in continued contact with property owners along Cactus Avenue, and within the subdivision about the requested modifications.

ATTACHMENTS

1. Planning Commission Resolution No. 16-03
- Exhibit I
2. Location/Notification Map
3. Wildwood Estate Letter Dated 12/23/15
4. Approved Tentative Subdivision Map Date Stamped 12/13/06
5. Approved 2006 Cactus Avenue Map
6. Chico Municipal Code Section 19.52.070.D.7 – Special Design Considerations (SD) overlay zone
7. Proposed Modified Cactus Avenue Map
8. Approved 2006 Levi Lane Map
9. Proposed Modified Levi Lane Map
10. Townhome Elevations

11. Development Engineering Memo

DISTRIBUTION

Internal

PC Standard Distribution

Mark Wolfe, Community Development Director

Jake Morley, Associate Planner

File: Modification of Wildwood Estates (S//PDP 05-15)

External (3)

Steve Honeycutt, 2550 Lakewest Drive, Suite 50, Chico, CA 95928

SA Development Corp., 2550 Lakewest Drive, Suite 50, Chico, CA 95928

Rolls, Anderson, Rolls, 115 Yellowstone Drive, CA 95928

1 General Plan designation and the R1-AOD-SD7 (Single Family Residential with
2 Airport Overlay Zone C and Special Design Considerations 7) zoning for the Project
3 site. The Project implements General Plan Goals, Policies, and Actions that speak to
4 compatible infill development while maintaining a mix of uses and housing choices
5 that meet the needs of the community (CD-5, CD-5.1, H-1, H-3, LU-4, LU-4.2, LU-
6 4.2.2).

7 D. The proposed development would be harmonious and compatible with existing and
8 future developments within the zoning district and general area, as well as with the land
9 uses presently on the subject property in that modifications are consistent with the
10 neighborhood and the intent of the R1-AOC-SD (Single Family Residential with
11 Airport Overlay Zone C and Special Design Requirement 7) zoning district, and the
12 proposed modifications are physically consistent with the residential setting of the site.

13 E. The Project is designed to be consistent with the design requirements set forth in the
14 SD-7 overlay districts by providing a minimum lot size of 10,000 square feet along
15 Cactus Avenue, orientating homes along Cactus Avenue towards the street, providing
16 low-level lighting and providing vehicle and pedestrian connectivity internally and
17 with existing development.

18 F. The site is physically suitable for the type and intensity of the modifications being
19 proposed.

20 G. There are adequate provisions for public and emergency vehicle access, sanitation,
21 water and public utilities and services to ensure that the Project would not be
22 detrimental to the public health and safety, in that the Project includes modifications to
23 the lot layouts in areas that currently served by the City's sanitary sewer system, which
24 as the capacity to serve the project; domestic water is provided by California Water
25 Service Company; and storm water facilities have been installed in accordance with
26 adopted City standards.

27 2. With regard to the subdivision map, The Planning Commission finds that:

- 1 A. The overall density of the Project is 4.56 units per acre which is consist with the Chico
2 General Plan Diagram designation of Low Density Residential;
- 3 B. No substantial evidence has been present that would require disapproval of the Project
4 pursuant to Government Code Section 66474; and
- 5 C. As supported by the subdivision memo prepared for the Project, and the staff report, the
6 Project and its modifications conform with the requirements of Title 18 and Title 19 of
7 the Chico Municipal Code and Chico General Plan.
- 8 3. With regard to the site plan and architectural review of the townhome units, the Planning
9 Commission finds that:
- 10 A. The design of the townhome units included within Attachment 10 of the staff report is
11 consistent with the Wildwood Estate Subdivision and consistent with the purpose and
12 intent of Chapter 19.18 of the Chico Municipal Code;
- 13 B. The design of the townhomes will be visually compatible with the proposed single
14 family residential development in terms of the size, exterior treatment, height,
15 landscaping, scale and site cover in that the units will incorporate similar contemporary
16 design elements and exterior materials, and will feature landscaping, new trees and
17 adequate off-street parking.
- 18 C. The location and configuration of the townhome structures are compatible with the site
19 and do not unnecessarily block view or dominate their surroundings.
- 20 I. Based on all of the above, the Planning Commission approves the project subject to the
21 conditions set forth in Exhibit I.
- 22 II. The Planning Commission hereby specifies that the materials and documents which
23 constitute the record of proceedings upon which its decision is based are located at and
24 under the custody of the City of Chico Community Development Department.
- 25 ///
- 26 ///
- 27

1 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission
2 of the City of Chico held on March 17, 2016, by the following vote:

3 AYES:

4 NOES:

5 ABSENT:

6 ABSTAIN:

7 DISQUALIFIED:

8 ATTEST:

APPROVED AS TO FORM:

9

10

MARK WOLFE
Planning Commission Secretary

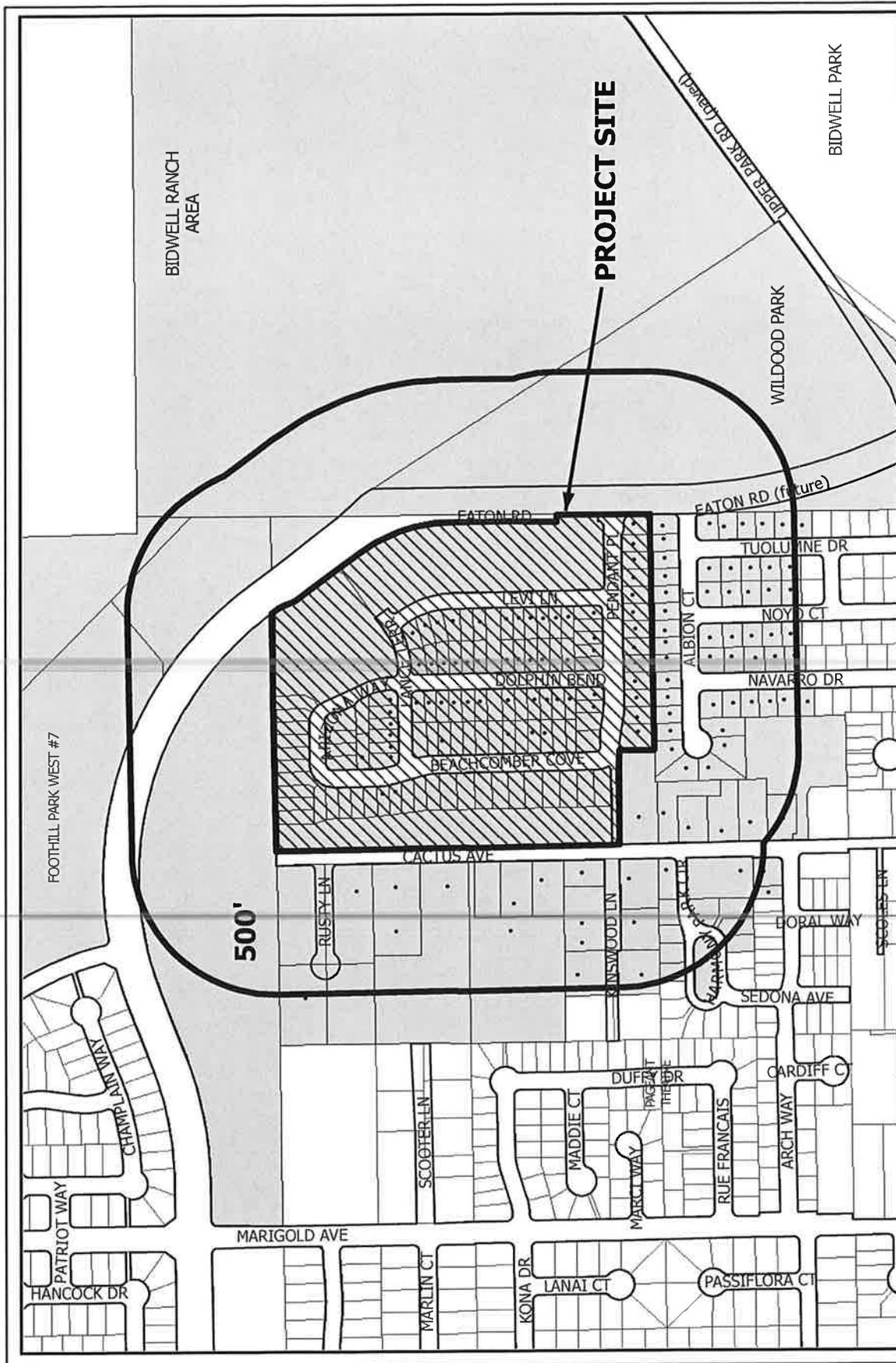
ANDREW L. JARED
Assistant City Attorney

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EXHIBIT "I"
CONDITIONS OF APPROVAL
Modification of Phase III of Wildwood Estates and
Planned Development Permit (S/PDP 05-15)

1. All conditions of approval, mitigations measures, subdivision design modification referenced in Resolution 40-07, adopted on March 20, 2007 by the City Council, shall remain applicable and relevant to the subdivision unless expressly modified below.
2. Lot D and E shall be improved with a bicycle path aligned in a manner that best serves the topography and slope, while meeting ADA and Title 24 Accessibility Requirements. Open areas in the bicycle path shall be landscaped with trees, shrubs, and ground cover as approved by City staff.
3. Subdivision design for lots fronting onto Cactus Avenue shall be modified to permit an 11th lot that meets the SD-7 – Special Design Considerations Overlay requirements found in Chico Municipal Code Section 19.52.070.D.7 as shown in Attachment 7 of the March 17, 2016 Planning Commission Staff Report.
4. Subdivision design for lots within the "Levi Lane" portion of the subdivision shall be modified to allow the removal of 20 "duet" lots and permit 4 "duet" lots as shown in Attachment 8 of the March 17, 2016 Planning Commission Staff Report.
5. Subdivision design for lots with in the "Levi Lane" portion of the subdivision shall be modified to allow the inclusion of townhome designs, in substantial conformance with Attachment 10 of the March 17, 2016 Planning Commission Staff Report. Prior to issuance of building permits, an Architectural Review and Historic Preservation Board application shall be submitted and the townhomes subject to review and approval.
6. Lot "B" on Tentative Subdivision Map Date Stamped 12/13/06 shall be deleted.



- Mailing List Properties
- Mailing List Addresses

Modifications to Approved Wildwood Estates Subdivision Map

(S/PDP 05-15)

Eaton Road, Various APNs



December 23, 2015

Mr. Mark Wolfe, Director
Community Development Department
City of Chico

Via: Hand Delivery

RE: Wildwood Estates Subdivision

Dear Mr. Wolfe;

As we have discussed with both Planning & Development Engineering staff, there are several aspects of the Wildwood Estates Subdivision approval documents that are in need of review and revision to reflect current conditions and better design. This letter addresses our ideas and requests for consideration by the staff and ultimately City Council as follows:

Vesting Tentative Map Conditions of Approval

As adopted, Condition #4 states "Lots D and E shall be improved with a bicycle path aligned as a straight path (as opposed to a meandering path) and situated along the south property line to leave more useable open space in the center of the open space lot. A row of trees shall be planted between the edge of the bicycle path and the fence line."

Proposed Revision:

Revise Condition #4 to read: "Lots C, D & E shall be improved for passive open space with a bicycle and pedestrian path aligned as a meandering path within a landscaped area as described in Condition #6 below."

Reasoning:

At the time of tentative map review, these specifications could not have properly considered the slope and topography of these sites, the addition and location of drainage inlets necessary to avoid overland drainage onto adjacent residential lots, the importance of deleting spray irrigated lawn, and related design characteristics now considered very appropriate to these linear open spaces. A landscaping and irrigation plan developed by Brian Firth Landscape Architect has been submitted to City staff and is reportedly approvable if Council agrees to the revised path alignment.

Homes fronting on Cactus Avenue

As approved by the City Council in February of 2007, the Wildwood Estates Vesting Tentative Map and Planned Development Permit shows ten lots fronting on Cactus Avenue, which range in size from 11,500 square feet to over 18,000 square feet each. As a part of development of this phase of the subdivision, Cactus Avenue will be entirely reconstructed to current standards. The adopted Conditions of Approval address garage orientation, maximum garage widths facing the street, garages to be recessed at least four feet from the front of the house, and maximum number and location of circular driveways.

Proposed Revision:

The final subdivision map shall indicate a maximum of eleven lots fronting Cactus Avenue, each of not less than 10,000 square feet in area, and shall be subject to the existing Conditions of Approval as to driveways and garages.

Reasoning:

Increasing the number of homes fronting on Cactus Avenue from ten to eleven will not have any detrimental effect on the neighborhood whatsoever. At over 10,000 square feet each, all of the lots will remain of sufficient size to ease the transition from the higher density portion of the subdivision to the east. All of the required characteristics imposed by Overlay Zone SD-7 and the other Conditions of Approval will be met. The eleventh lot improves the cost-per-lot of the reconstruction of Cactus Avenue which substantially benefits the existing neighborhood, and partially offsets the reduction in overall unit count of the subdivision as addressed at the section entitled "Development between Levi Lane and Eaton Road".

Circulation at Cactus Avenue

The City currently holds a 60' right-of-way from the existing terminus of Cactus Avenue at Rusty Lane to the southerly boundary of the Foothill Park Subdivision. This right-of-way anticipates the future extension of Cactus Avenue northward and connection with Eaton Road. The approved tentative map of the Foothill Park Subdivision does not show the extension of Cactus Avenue and no right-of-way has been dedicated as part of that project. The approved tentative map for Wildwood Estates includes a cul-de-sac terminating Cactus Avenue and providing room for vehicular traffic and emergency vehicles to turn around. City staff, Cactus residents and all affected parties reportedly agree that Cactus Avenue will never be extended northward beyond this cul-de-sac.

Proposed Action:

Abandon excess right-of-way north of the cul-de-sac to be constructed in connection with the subdivision and/or other development of adjacent properties.

Reasoning: North-south traffic movement between Eaton Road and East Avenue is adequately provided by Marigold Avenue and Eaton Road, a future divided four-lane thoroughfare turning southward to the roundabout at East Avenue. Reconstruction of Cactus Avenue adjacent to the Wildwood Estates subdivision and provision of the cul-de-sac makes the remaining right-of-way permanently unnecessary.

Development between Levi Lane and Eaton Road

The requested action is to find that the subdivision and circulation plans east of Levi Lane are approved as currently proposed.

The approved 2007 tentative map included twenty “duet” units, which are essentially attached duplex dwellings with a property line running down the common walls. We believe that the twenty duet units set out in the 2007 tentative map will not be as well received by the current marketplace as might have been expected eight years ago.

We are now developing plans for four duet homes sharing a property line on narrow lots. This reduction in the number of duet homes reduces perceived risk and enables the substitution of small-lot single family homes in their place. To date, these affordable single family homes have been purchased and occupied by new owners as rapidly as they can be produced.

Most of the proposed single-family plans in this phase will feature detached garages accessed from a rear alley, with the potential for second units built over the garage. Others will feature attached garages and be accessed from Levi Lane. We understand that state regulations do not count the potential second units within the tentative map, but they may meet an affordable, family niche of the housing market very well.

In the event that all of the current and proposed plans are approved and implemented, the resulting unit count throughout the subdivision would be as follows:

Unit Type	Phases 1-3	Phase 4 (Cactus)	Phase 5 (Levi/Eaton)	Total
Single family detached	111	11	30	152
Single family “duet”	0	0	4	4
Townhome	0	0	4	4
Duplex	0	0	2 (4 units)	2 (4 units)
Total Lots / Units	111 / 111	11 / 11	40 / 42	162 / 164

Although the proposed total unit count will be slightly reduced from that of the approved tentative map, the effect on overall density is negligible, and remains within the 2007 findings and resolution as consistent with the Chico General Plan, as follows:

	<u>Units per Acre</u>
Approved density (2007)	4.81
Proposed density as above (2016)	4.56

Phase 5 as proposed produces a good cross-section of affordable single family housing types, including townhomes facing Pendant Place that are designed present an attractive elevation to the street, as shown on the enclosed drawings.

The approved tentative subdivision map shows Lot "B" near the northwest corner of Eaton Road and Pendant Place, to be deeded to the City of Chico. The intended use of Lot B is unclear, does not appear necessary, and is proposed to be eliminated.

Requested Actions:

Approve the revisions to the approved tentative subdivision map:

- Reduction in attached "duet" units and overall dwelling unit count as proposed,
- Revised lot layout and townhome elevations in Phase 5 as set forth on the attached exhibit
- Deletion of Lot "B"

Thank you very much for your attention to these proposed actions.

Respectfully submitted,

Steve Honeycutt

Cc: Matt Johnson, Senior Development Engineer
Jacob Morley, Associate Planner

OWNERS:
 WILD WOOD INVESTORS, INC.
 APN 016-160-001 & 002
 P.O. BOX 617
 CHICO, CA 9527

TERRANCE JOHN & SHARON L. BYRNE
 APN 016-160-003
 P.O. BOX 485
 CHICO, CA 95927

SUBDIVIDER:
 WILD WOOD INVESTORS, INC.
 P.O. BOX 617
 CHICO, CA 95927
 (530) 894-6099

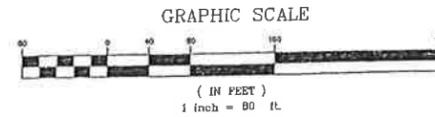
ENGINEER:
 LUMOS & ASSOCIATES
 WESLEY E. GILBERT, R.C.E. 31689
 3259 ESPLANADE, SUITE 102
 CHICO, CALIFORNIA 95973
 (530) 899-9503

LESSOR'S PARCEL NUMBERS:
 016-160-001, 002 & 003

LAND USE:
 PRESENT: SINGLE FAMILY RESIDENTIAL AND VACANT
 FUTURE: SINGLE FAMILY RESIDENTIAL

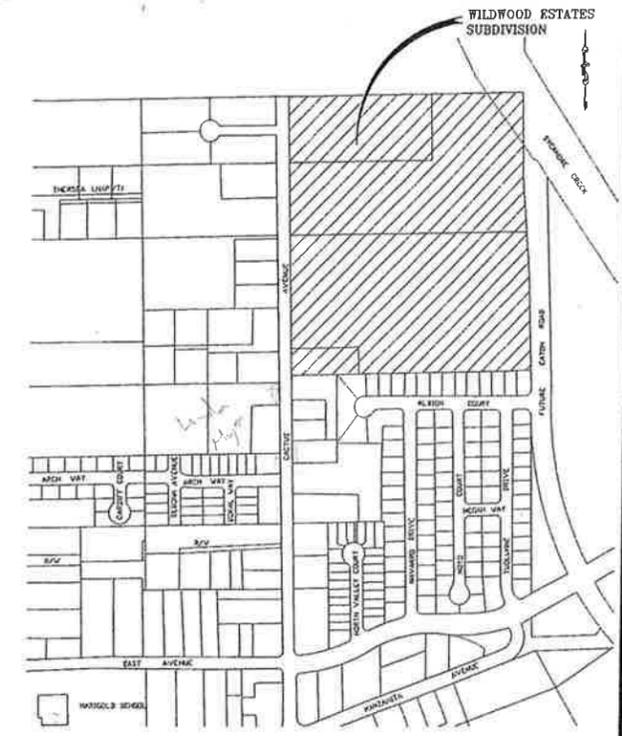
ZONING:
 PRESENT: R-1
 FUTURE: R-1

UTILITIES:
 SANITARY SEWER: CITY OF CHICO
 WATER: CALIFORNIA WATER SERVICE COMPANY
 POWER: PACIFIC GAS & ELECTRIC
 COMMUNICATIONS: SBC
 CABLE TV: COMCAST
 STORM DRAIN: CITY OF CHICO/CSA 24



SUBDIVISION NOTES:

- SUBDIVISION INFORMATION:
 GROSS ACREAGE: 36.38
 NET ACREAGE: 33.09
 TOTAL NUMBER OF LOTS: 171
 TOTAL NUMBER OF UNITS: 175
 UNITS PER GROSS ACRE: 4.81
 PHASE 1 LOTS 1-96 (96 LOTS)
 - AVERAGE LOT SIZE: 4,941 sf (GROSS)
 - AVERAGE LOT SIZE: 4,929 sf (NET)
 PHASE 2 LOTS 97-161 (65 LOTS)
 - AVERAGE LOT SIZE: 5,389 sf (GROSS)
 - AVERAGE LOT SIZE: 5,351 sf (NET)
 PHASE 3 LOTS 162-171 (10 LOTS)
 - AVERAGE LOT SIZE: 14,856 sf (GROSS)
 - AVERAGE LOT SIZE: 14,856 sf (NET)
 LOTS 1-171 - AVERAGE LOT SIZE: 5,679 sf (GROSS)
 5,658 sf (NET)
 *LOT "A" (LANDSCAPE/PARK BENCH) - 135,210 sf
 *LOT "B" (LANDSCAPE/PARK BENCH) - 1,641 sf
 *LOT "C" (GREENBELT AREA) - 11,804 sf
 *LOT "D" (GREENBELT AREA) - 11,804 sf
 *LOT "E" (EMERGENCY EXIT/BIKE PATH) - 5,701 sf
 EXTRA PLANTER AREA, FRONTAGE ROAD - 6,036 sf
 *LOTS "A" SHALL BE DEDICATED TO A LOCAL NON-PROFIT ORGANIZATION OR LAND TRUST APPROVED BY THE CITY OF CHICO AND/OR THE ARMY CORPS OF ENGINEERING FOR MAINTENANCE
 *LOTS "B" THRU "E" SHALL BE DEDICATED IN FEE TITLE TO THE CITY OF CHICO.
 - ALL EXISTING WELLS AND SEPTIC TANK/LEACH LINE SYSTEMS WILL BE ABANDONED BY PERMIT IN ACCORDANCE WITH BUTTE COUNTY HEALTH DEPARTMENT STANDARDS AFTER INSTALLATION OF THE SEWER AND WATER SYSTEMS FOR THE SUBDIVISION.
 - STORM WATER QUALITY AND QUANTITY MITIGATION WILL BE PROVIDED THROUGH THE USE OF STORM WATER INTERCEPTORS AND ONSITE DETENTION WILL BE PROVIDED BY OVER SIZING THE INTERIOR STORM DRAIN PIPES. FLOWS FROM THE SITE WILL BE METERED BY AN APPROPRIATELY SIZED PIPE, AT THE DOWN STREAM END OF THE SYSTEM, TO BE APPROVED BY THE DIRECTOR OF ENGINEERING.
 - GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND CONSTRUCTION OF BUILDINGS PADS. TO AVOID PONDING ON ADJACENT PROPERTIES, FINAL GRADING OF THE SITE WILL GENERALLY MAINTAIN THE EXISTING GRADES AROUND THE PERIMETER OF THE SUBDIVISION SITE.
 - THE EXISTING TREES WILL BE RETAINED TO THE MAXIMUM EXTENT FEASIBLE, WHERE NOT IN CONFLICT WITH PROPOSED IMPROVEMENTS OR BUILDINGS.
 - THE FINAL SUBDIVISION MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL STREET RIGHT OF WAYS AND A 3' WIDE P.U.E. ALONG EACH LOT LINE.
 - THERE IS AN EXISTING AVIGATION EASEMENT FOR APN 016-160-001 & 002 PER RSN 86-40402.
 - THERE IS AN EXISTING AGRICULTURAL STATEMENT OF ACKNOWLEDGMENT FOR RESIDENTIAL DEVELOPMENT FOR APN 016-160-001 PER RSN 86-46321.
 - THERE IS AN EXISTING COVENANT AND AGREEMENT FOR APN'S 016-160-001 & 002 ENTITLED "STORM DRAINAGE ASSESSMENT DISTRICT AGREEMENT - GREATER CHICO URBAN AREA" RSN 4442.
 - SANITARY SEWER FOR THE SUBDIVISION WILL COMPLY WITH THE APPLICATION FOR SEWER CONNECTION, NO. 5526.
 - LOTS 162 THRU 171, WITH FRONTAGE ON CACTUS AVENUE - ABUTTERS RIGHTS CONVEYED TO CITY OF CHICO, EXCEPT AT DRIVEWAY LOCATIONS ON CACTUS AVENUE.
 - LOTS 26-50, WITH FRONTAGE ON EATON ROAD AND THE FRONTAGE ROAD - ABUTTERS RIGHTS CONVEYED TO CITY OF CHICO. (LOTS SHALL BE ACCESSED FROM REAR).
 - A PERMANENT TRAFFIC SIGNAL IS PROPOSED AT STREET "B" AND EATON ROAD INTERSECTION. AN ADDITIONAL TRAFFIC SIGNAL IS PROPOSED AT THE CACTUS AND EAST AVENUE INTERSECTION.
 - LIGHTING IMPACTS SHALL BE MINIMIZED BY INSTALLING CITY STD. ARCH INVERTED LANTERN TYPE STREET LIGHTS.
- REQUESTED DESIGN CRITERIA MODIFICATIONS:**
- ALLOW FOR 50' RADII ALONG CENTERLINE OF STREET "A", "B", "F", FRONTAGE STREET "G" AND ALLEY "J" AS NOTED ON TENTATIVE MAP.
 - ALLOW NON-RADIAL LOT LINES ON LOTS 1, 2, 4, 5, 6, 8, 9, 42 THRU 57, 82 THRU 86, 92 THRU 97, 100, 101, 104, 105, 108, 115 THRU 118, 127, 128 AND LOT "E".
 - ALLOW NON-STANDARD STREET CROSS-SECTIONS.
 - ALLOW LOT DEPTHS GREATER THAN THREE TIMES THE WIDTH: LOTS 27 THRU 30, 35 THRU 40, 46 THRU 49, 52 THRU 55, 59 THRU 64 AND 69 THRU 72.
 - TO CONSTRUCT 5' WIDE SIDEWALKS INSTEAD OF 4' WIDE SIDEWALKS ON STREETS "A", "B", "C", "D", "E" AND "F".
 - ALLOW BUILDING SETBACKS LESS THAN REQUIREMENTS.
 - ALLOW BLOCK LENGTHS GREATER THAN 500'.
 - ALLOW DOUBLE FRONTAGE LOT LENGTHS LESS THAN REQUIREMENTS.
 - ALLOW REDUCED LOT WIDTHS.



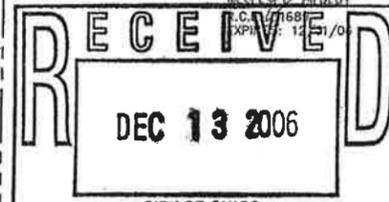
LOCATION MAP

SHEET INDEX:

- TITLE SHEET
- PHASE 1 (SOUTH) PLAN AND MAP LEGEND
- PHASE 1 (SOUTH) PLANNED DEVELOPMENT SITE PLAN
- PHASE 1 (NORTH) PLAN AND MAP LEGEND
- PHASE 1 (NORTH) PLANNED DEVELOPMENT SITE PLAN
- PHASE 2 PLAN
- PHASE 2 PLANNED DEVELOPMENT SITE PLAN
- PHASE 3 PLAN
- PHASE 3 PLANNED DEVELOPMENT SITE PLAN
- AERIAL VIEW
- TYPICAL SECTIONS
- TYPICAL SECTIONS AND DETAILS

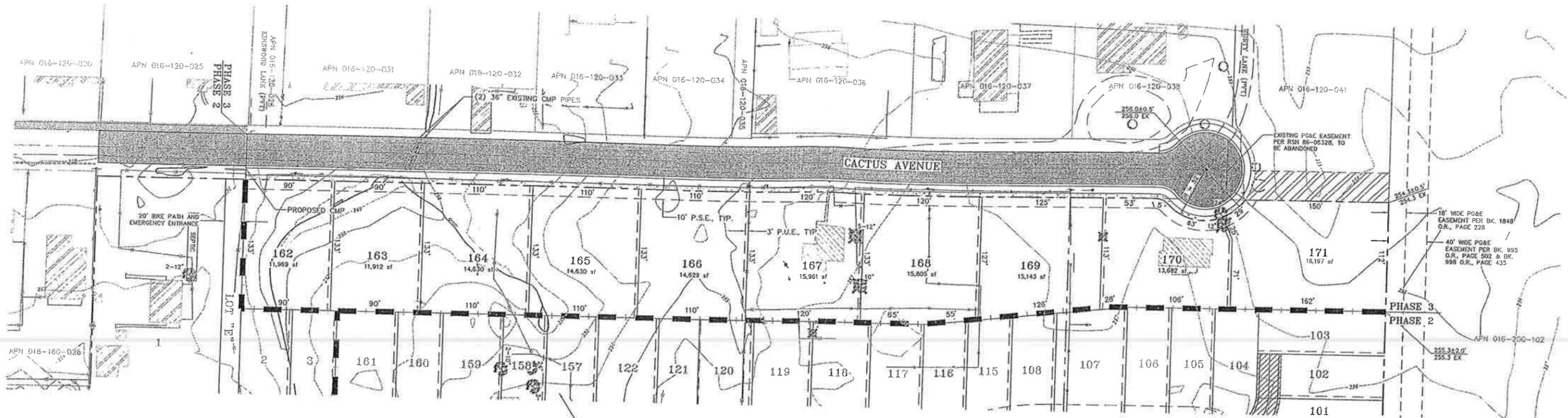
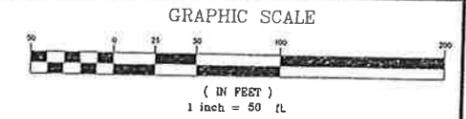
APPROVED
 12/21/06
 Date: 12/21/06
 Signature: [Signature]
 S/PDP 05-15
 File No.

PC approved via Resolution No. 06-50
 Signature: [Signature]
 PLANNING DIVISION
 THIS TENTATIVE SUBDIVISION MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.
 BY: [Signature]
 DATE: 12/7/06



CITY OF CHICO PLANNING DIVISION
WILDWOOD ESTATES SUBDIVISION (S 05-15)
VESTING TENTATIVE MAP
A PUBLIC STREET SUBDIVISION

BEING A PORTION OF LOT 36 AND ALL OF LOT 37 OF THE EIGHTEENTH SUBDIVISION OF THE JOHN BIDWELL RANCHO, RECORDED IN BOOK 7 OF MAPS, AT PAGE 26, CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA
 for
 WILD WOOD INVESTORS, INC.
 LU
 3259
 CHICO



SEE SHEET 6 FOR PHASE 2 LAYOUT

NOTES:
1) REFER TO SHEET 2 FOR GENERAL LEGEND AND NOTES.

PHASE 3 - PLAN
WILDWOOD ESTATES SUBDIVISION (S 05-15)
VESTING TENTATIVE MAP
PHASES 1, 2 AND 3
A PUBLIC STREET SUBDIVISION
BEING A PORTION OF LOT 36 AND ALL OF LOT 37 OF
THE EIGHTEENTH SUBDIVISION OF THE JOHN BIDWELL
RANCHO, RECORDED IN BOOK 7 OF MAPS, AT PAGE 26,
CITY OF CHICO,
COUNTY OF BUTTE
STATE OF CALIFORNIA

WIL
3:
C ATTACHMENT 5

DECEMBER 7, 2006

use permits.

(3) Nothing in this paragraph g. shall preclude the conversion of a nonconforming use to a lawful use if: 1) the nonconforming use could be permitted with a use permit; 2) a use permit is obtained; and 3) the use is thereafter conducted in conformance with the terms and conditions of the use permit and all applicable provisions of this code.

7. SD-7 (Cactus Avenue)

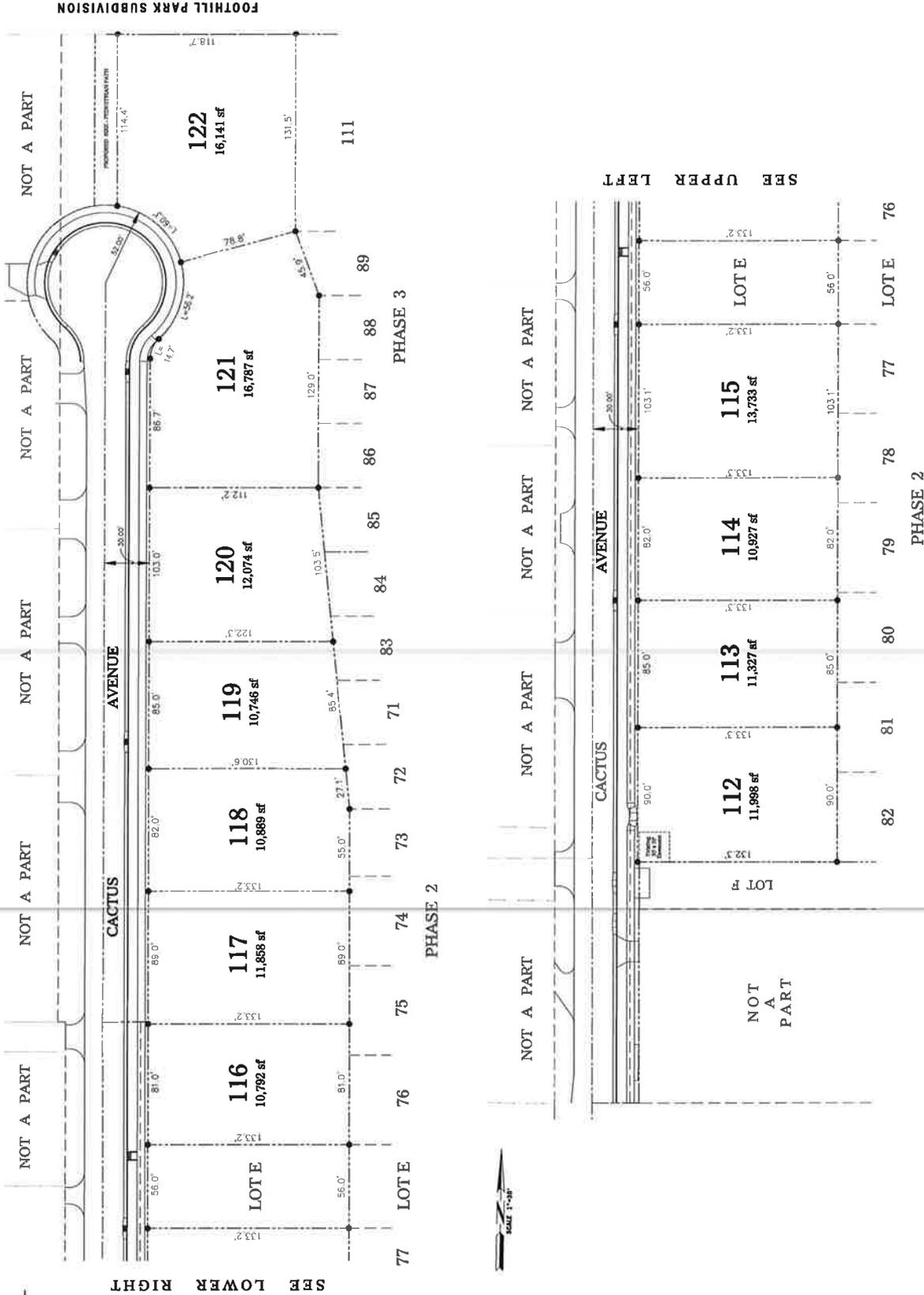
a. The following design standards shall apply to all new development:

- (1) Street connectivity shall be provided between developments consistent with Community Design Element policies of the General Plan, including provisions for connections to Cactus Avenue and Arch Way. Vehicular access onto Cactus Avenue shall only be allowed at such time that Cactus Avenue is improved between the access point to Cactus Avenue and East Avenue.
- (2) Lots fronting Cactus Avenue shall have a minimum lot size of 10,000 square feet.
- (3) Homes fronting Cactus Avenue shall be oriented to face Cactus Avenue and may have driveways onto Cactus Avenue.
- (4) Buildings on parcels fronting Eaton Road shall face Eaton Road, unless otherwise provided by Planned Development Permit, and shall address potential noise concerns with measures that avoid the use of sound walls.
- (5) Low-level street lighting shall be utilized to maintain the rural atmosphere of the area.
- (6) All future subdivision applications shall require a Planned Development Permit.

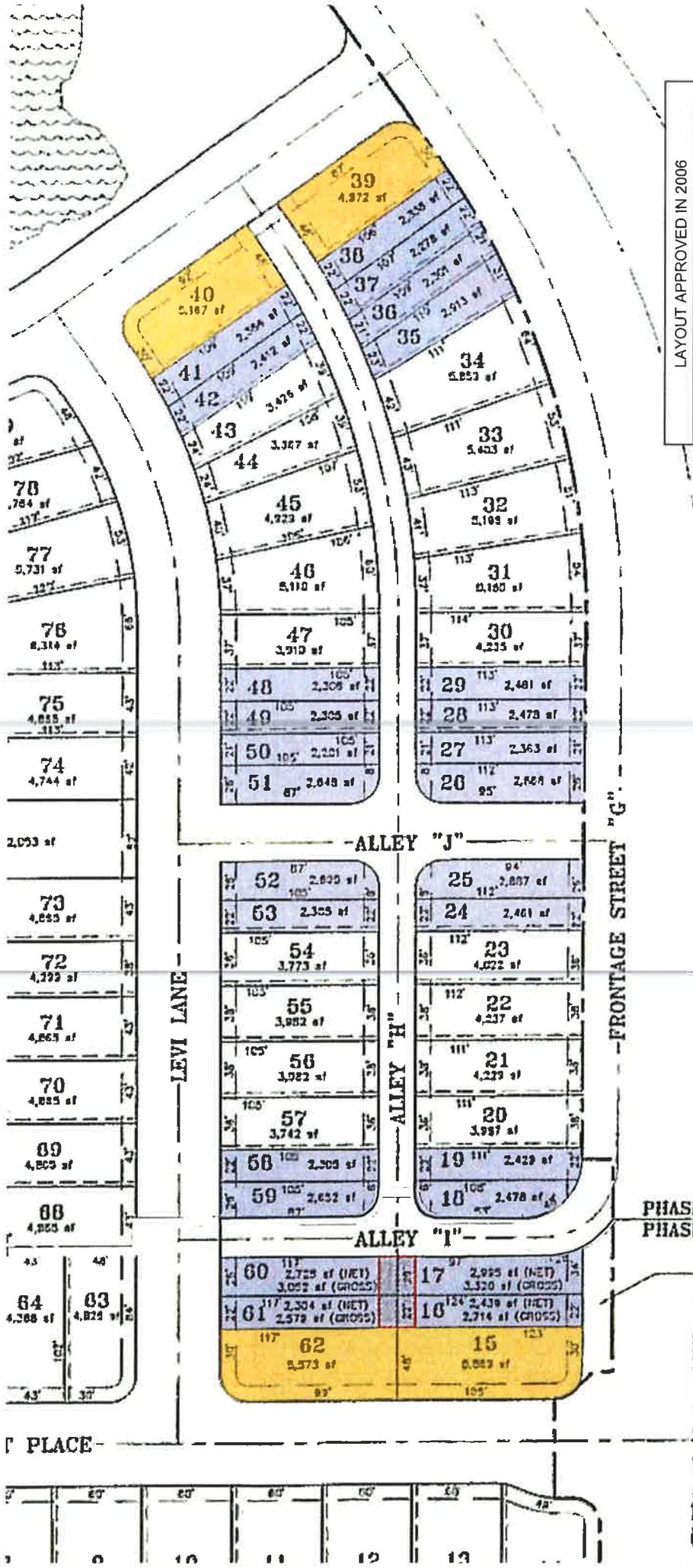
8. SD-8 (Southwest Chico Neighborhood)

a. The following design standards shall apply to the construction of new single-family residences and/or accessory structures:

- (1) Front yard setbacks shall be consistent with the average of the existing front yard setback of adjoining parcels, but in no case less than fifteen (15) feet or greater than thirty (30) feet.
- (2) Front entries for all new single-family residences shall be oriented toward the street.
- (3) Garages shall be set back at least ten (10) feet from the front edge of the dwelling. Garages located in rear yards are encouraged. Detached, single-story garages shall be set back at least five (5) feet from the rear property line.
- (4) All new single-family dwellings shall include a covered front porch with a minimum area of forty (40) square feet.
- (5) Front yard fences are permitted only when they are of an open, not solid, design. Front yard landscaping shall not obscure the views of the street or adjoining neighbors.
- (6) One new tree, fifteen (15) gallons or greater in size, shall be planted in an existing parkway strip of each new single-family residence as a condition of the building permit for such residence, if no tree already exists. The species of tree planted shall be selected from the list "Recommended Street Trees for Chico" maintained by the City Urban



PREPARED FOR : SCA DEVELOPMENT, INC. DRAWING NO. 1 OF 1
 RAR JOB NO. 14119C
 ROLLS ANDERSON & ROLLS
 CIVIL ENGINEERS
 15 FULBROOK DRIVE - DUBLIN, CALIFORNIA 94568-2422



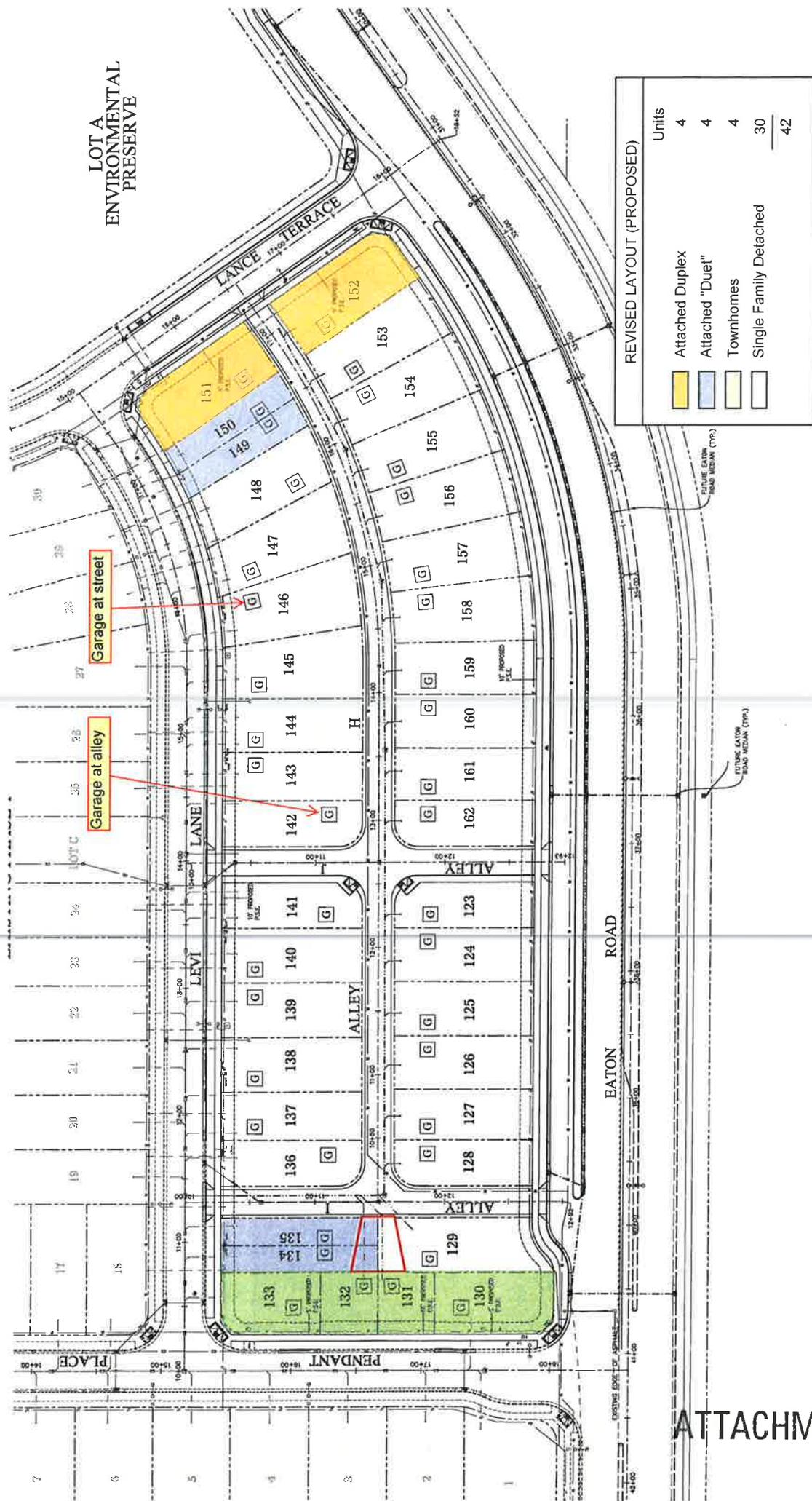
LAYOUT APPROVED IN 2006

	Units
Attached Duplex	8
Attached "Duet"	26
Townhomes	0
Single Family Detached	18
	<hr/> 52

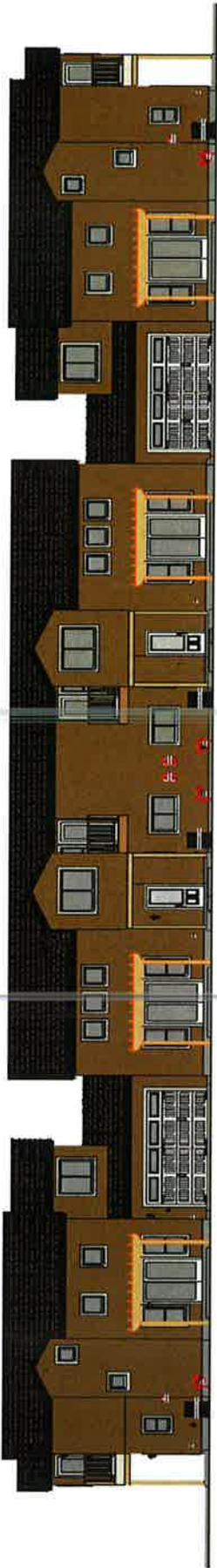
PLACE

PHASE 2
PHASE 1
LOT "B"
1,878 sf

LOT A
ENVIRONMENTAL
PRESERVE









CITY OF CHICO MEMORANDUM

TO: AP - MORLEY (6810) DATE: February 2, 2016
FROM: SDE - JOHNSON (6910) *MJ* FILE:
SUBJECT: WILDWOOD ESTATES - PROPOSED MODIFICATIONS

Request

In a letter dated 12/23/15, the Wildwood Estates Developer has requested City review and consideration of changes to the approved tentative map and Conditions of Approval. Development Engineering has reviewed the proposed changes and provides the following:

- **Vesting Tentative Map Conditions of Approval**

As approved, Condition #4 states "Lots D and E shall be improved with a bicycle path aligned as a straight path (as opposed to a meandering path) and situated along the south property line to leave useable open space in the center of the open space lot. A row of trees shall be planted between the edge of the bicycle path and the fence line.

Request: Allow a "meandering path" in-lieu of a straight path.

Engineering Response: A tentative map typically shows proposed land use elements in two dimensional plan views. Project design including the "third" dimension (vertical) must yield results that comply with both ADA and Title 24 Accessibility Requirements as related to longitudinal and cross slope grades. In order to comply with these grade requirements, the conditioned straight path had to be modified to a meandering alignment to properly fit between the adjacent street and lot grades.

- **Homes fronting on Cactus Avenue**

The approved subdivision map shows ten lots to be created along the east side of Cactus Avenue varying in size from 11,500 square feet to over 18,500 square feet in compliance with SD-7 Cactus Avenue overlay zone which states that "Lots fronting on Cactus Avenue shall have a minimum lot size of 10,000 square feet."

Request: Allow an increase from ten lots to eleven lots fronting along Cactus Avenue. Each of the eleven lots will comply with the SD-7 Cactus Avenue overlay zone minimum lot size of 10,000 square feet

Engineering Response: Cactus Avenue serves the neighborhood as a Collector roadway. The SD-7 Cactus Avenue overlay zone limits the future density of the area which is currently composed of 102 parcels totaling approximately 57 acres. The addition of one lot that complies with the SD-7 Cactus Avenue overlay zone minimum lot size of 10,000 square feet will not materially affect either the engineering conditions of approval or level of service of Cactus Avenue from a traffic perspective.

- **Circulation at Cactus Avenue**

Connection of Cactus Avenue northerly to Eaton Road.

Request: Abandon and/or relinquish City rights/property at the northerly terminus of Cactus Avenue.

Engineering Response: The plan of connecting Cactus Avenue northerly to Eaton Road was abandoned years ago as both the residents of the rural Cactus Avenue neighborhood and the owner of the multi-family zoned property to the north of Cactus Avenue agreed that not connecting Cactus Avenue to Eaton Road was in the best interest of all parties. Subsequently, creation of the SD-7 Cactus Avenue overlay zone reinforced the rural nature of the Cactus Avenue neighborhood and that Cactus Avenue would not be connected northerly to Eaton Road. Engineering is agreement with the concept of abandoning and/or relinquishing City rights/property at the northerly terminus of Cactus Avenue.

- **Development between Levi Lane and Eaton Road**

Multiple requests to modify the nature and/or configuration the approved tentative map.

Request: Include 1) Reduction in attached “duet” units and overall dwelling unit count as proposed; 2) Revised lot layout and townhome elevations in Phase 5 as set forth on the attached exhibit; and 3) Deletion of Lot “B.”

Engineering Response: The request primarily involves Planning Department issues not necessarily associated with engineering approvals. The request will not materially affect the engineering conditions of approval.
