



REPORT

DATE: October 24, 2016

File: AR 16-19

TO: Architectural Review and Historic Preservation Board

FROM: Kelly Murphy, Assistant Planner, (879-6535, kelly.murphy@chicoca.gov)
Community Development Department

RE: Architectural Review 16-19 (Wildwood Estates – Townhomes)

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 16-19 (Wildwood Estates – Townhomes), subject to the recommended conditions therein.

BACKGROUND AND DISCUSSION

In 2007, the City Council approved the Wildwood Estates Subdivision and Planned Development Permit, a 36-acre project with 175 residential units in northeast Chico. The site is located between Cactus Avenue to the west, and Eaton Road to the east (see Location Map, **Attachment A**). The land is designated Low Density Residential on the General Plan diagram and zoned R1-AOC-SD7 (Low Density Residential with Airport Overlay Zone C and Special Design Considerations 7 overlay).

The Planned Development Permit (S/PDP 05-15) for the project adopted via Resolution 40-07 on March 20, 2007 allows for deviations from the typical development standards for the R1 zoning district, including reduced setbacks, lot sizes and lot widths, thus allowing lot coverage to exceed 40-percent.

Earlier this year, the Planning Commission approved modifications to the project which revised the layout of Levi Lane, allowing for the design and development of four (4) attached townhouse units along Pendant Place, further described as Lots 130, 131, 132, and 133 (see Revised Layout, **Attachment B**, and Plot Plan, **Attachment C**). The overall gross density of the project is 4.56 units per acre, within the allowable density range for the R1 zone (2.01 to 7 units per acre). As a condition of approval for the proposed townhouse units, the applicant was required to submit an application for review by the Architectural Review and Historic Preservation Board prior to the issuance of building permits (see Conditions of Approval for Modifications to S/PDP 05-15, **Attachment D**).

The project involves construction of four (4) attached townhomes along Pendant Place, between Eaton Road and Levi Lane (see Project Description, **Attachment E**). The proposed townhomes would be two-story structures with a height of approximately 24 feet. Exterior finish materials for the two corner units would be clay-colored stucco, while the center units would be a slightly lighter shade of “Santa Fe” stucco (see Color Pallet, **Attachment F**). All units would have brown trim and composition shingled roofs.

Project site planning includes an outdoor area for each unit, enclosed by a 3-foot wall finished with matching stucco and stone cap (see Townhome Elevations, **Attachment G**). Trellis structures and covered porches would be incorporated into the design of the ground-level outdoor areas, and “Juliette” balconies would be provided on the second floor. These design elements are only present on the front of the units and visible from the street (Pendant Place). Minimal details are provided on rear elevations.

The two corner units would have garages and paved driveways fronting Pendant Place (see Site Plan, **Attachment H**). For the two interior units, the garages would be located at the rear of the property and accessed through an alleyway. The alley is accessible from both Eaton Road and Levi Lane. Low-intensity lighting fixtures would be wall-mounted outside of each entry, including the second-floor balconies and garage doors (see Lighting Detail, **Attachment I**).

Ground-mounted utilities placed at the front of the units would be screened by the walled outdoor areas. Vines and additional landscaping would be incorporated to soften the aesthetic of these spaces. The landscape plans call for a variety of species with moderate to low water demands (see Landscape Plan, **Attachment J**). A mixture of trees, shrubs, and perennials is proposed around the new buildings and along the street frontage. Two large green maple trees, one medium-sized green maple, three birch trees, and one crepe myrtle would be planted on the corner of Levi Lane and Pendant Place (Townhome A), as well as on the corner of Eaton Road and Pendant Place (Townhome D). Townhomes B and C would be landscaped with three birch trees, two crepe myrtles, and two medium-sized green maple trees per lot. A variety of shrubs would be planted along the front yard perimeter of all four lots. Areas not containing hardscape or plantings would have cobble dry creek beds, mulch and other drought tolerant elements.

RECOMMENDED DISCUSSION ITEMS

1. Rear elevations lack the architectural interest present on the front and side elevations. Considering Design Guidelines that encourage equal treatment on all four sides and Findings that speak to the structure’s visual compatibility with the surrounding properties, discuss if adding or modifying architectural features on the rear elevation is necessary for the Board to make the required findings for approval.

Recommendation: Apply the window trim treatments present on the front elevations of the structure to the rear elevations to create a more cohesive design.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The proposed project is within the scope of the Mitigated Negative Declaration adopted by the City for the larger Wildwood Estates project in 2007. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162, no subsequent environmental review is required.

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 on the required findings itemized below.

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

With incorporation of recommended conditions, the proposal is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5). The project also includes landscaping that is fundamental to the design and softens the structure's appearance (CD 1.1.2). 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.*

As conditioned, the design of the townhomes creates interest and variety to the streetscape by introducing a dwelling type and size not found elsewhere in the subdivision (DG 4.1.14). The materials and neutral color pallet of the proposed residential structure are visually compatible with the surrounding residential developments (DG 1.1.11). Exterior equipment will be properly screened by walls or landscaping. Exterior lighting is of low-intensity and at pedestrian scale, thereby not creating any unnecessary sources of glare or night sky light pollution.

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.*

As conditioned, proposed materials are typical for residential developments and are compatible with the surrounding development, which is primarily single-family housing. The structure incorporates colors and textures that can be found throughout the Wildwood Estates Subdivision. The design includes features that would contribute positively to the sense of community and create a pedestrian friendly environment, such as the second-floor balconies, covered porches and walled outdoor spaces (DG 4.1.11, 4.1.24, and 1.1.13).

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 townhomes are part of a new subdivision project, Wildwood Estates, which has yet to be fully developed and is not currently an established neighborhood. The single-family lot and attached duet lots located on the north side of the project site would be most impacted by the two-story structure. However, the proposed building would have a height of only 24-feet, significantly below the 35-foot maximum height permitted in the R1 zoning district. The townhomes would not unnecessarily block views for adjacent properties or dominate its surroundings, as two-story duplex units were originally approved at this location and various other two-story residences are found throughout the subdivision.

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 building and adequate screening of ground mounted utilities. The landscape design includes a range of colors and textures that will provide visual interest throughout the year.

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 AR 16-19 (Wildwood Estates Townhomes) and S/PDP 05-15, as applicable.
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.
3. All ground-mounted HVAC shall be structurally screened as noted on all final site and landscape plans.
4. Window trim treatments present on the front elevations of the structure shall be applied to the rear elevations.

PUBLIC CONTACT

Public notice requirements were fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to this ARHPB meeting.

DISTRIBUTION

Internal (3)

Mark Wolfe, AICP, Community Development Director

Kelly Murphy, Assistant Planner

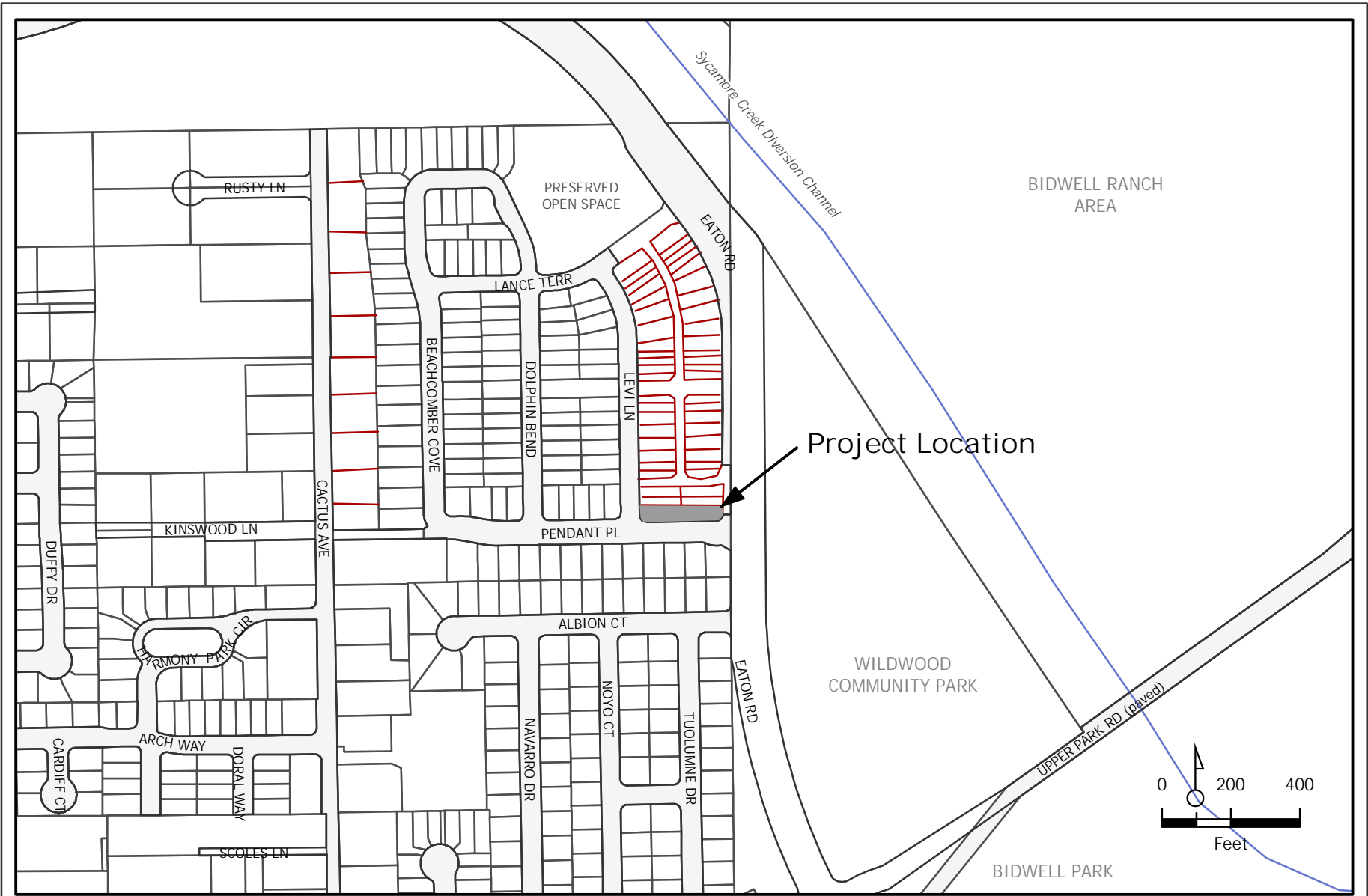
File: AR 16-19

External (2)

SCA Development Corp., Steve Honeycutt, 2550 Lakewest Drive, Suite 50, Chico CA 95928
Lynn Smith, 199 Sycamore Valley Road, Chico, CA 95973

ATTACHMENTS

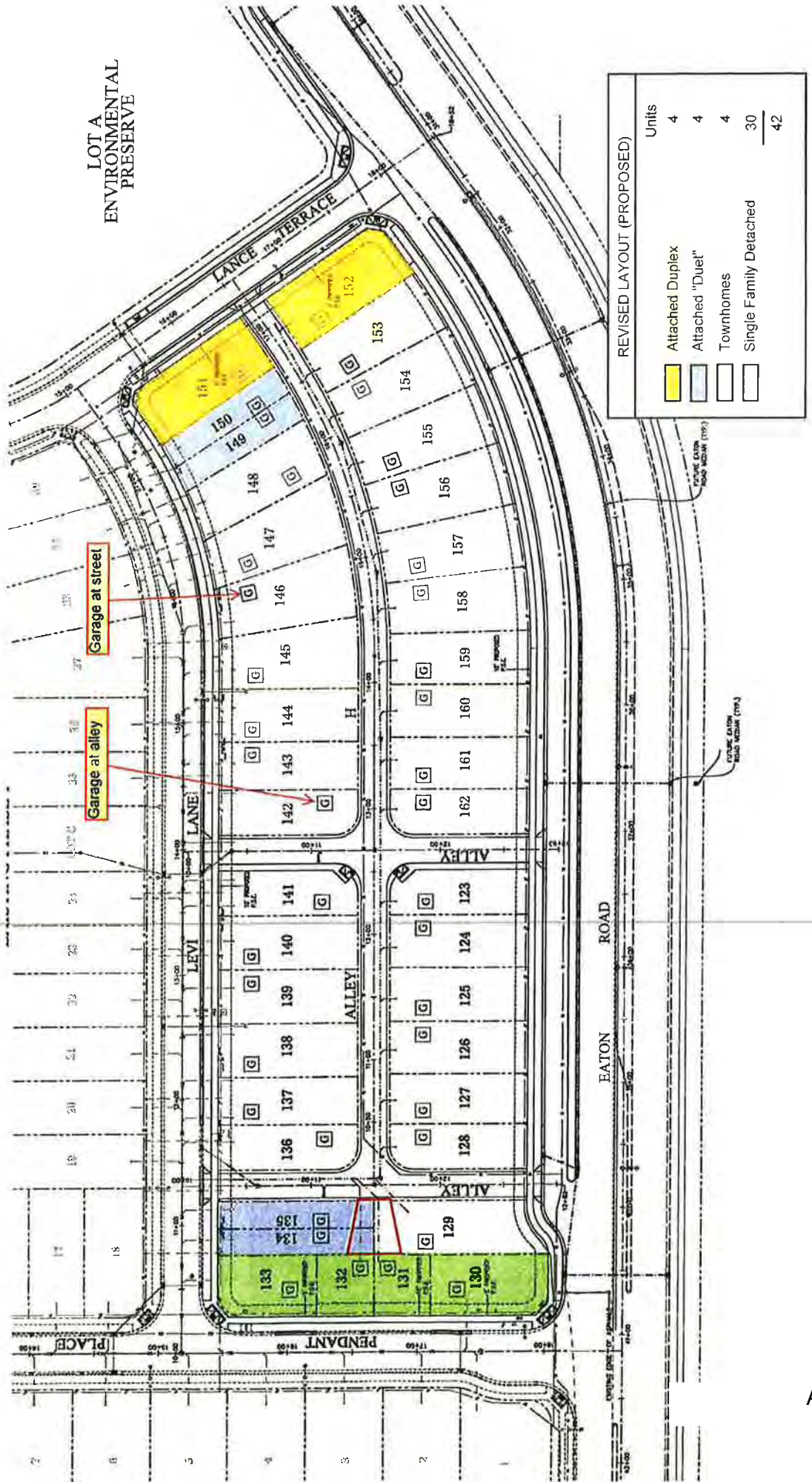
- A. Location Map
- B. Revised Layout
- C. Plot Plan
- D. Conditions of Approval
- E. Project Description
- F. Color Pallet
- G. Elevations
- H. Site Plan
- I. Lighting Details
- J. Landscaping Plan



AR 16-19 (SCA Development)
Pendant Place and Levi Lane



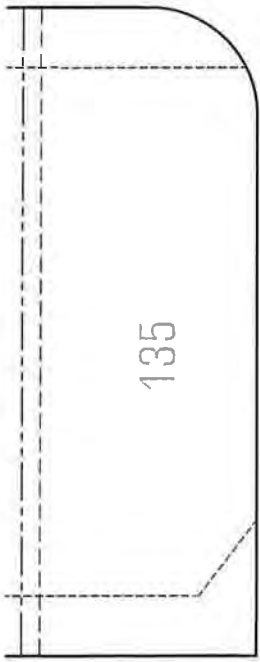
LOT A
ENVIRONMENTAL
PRESERVE





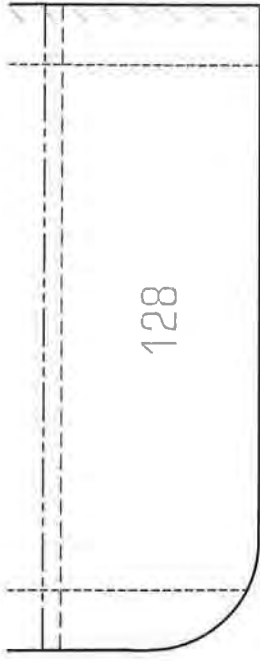
SCALE
1"=20'

LANE



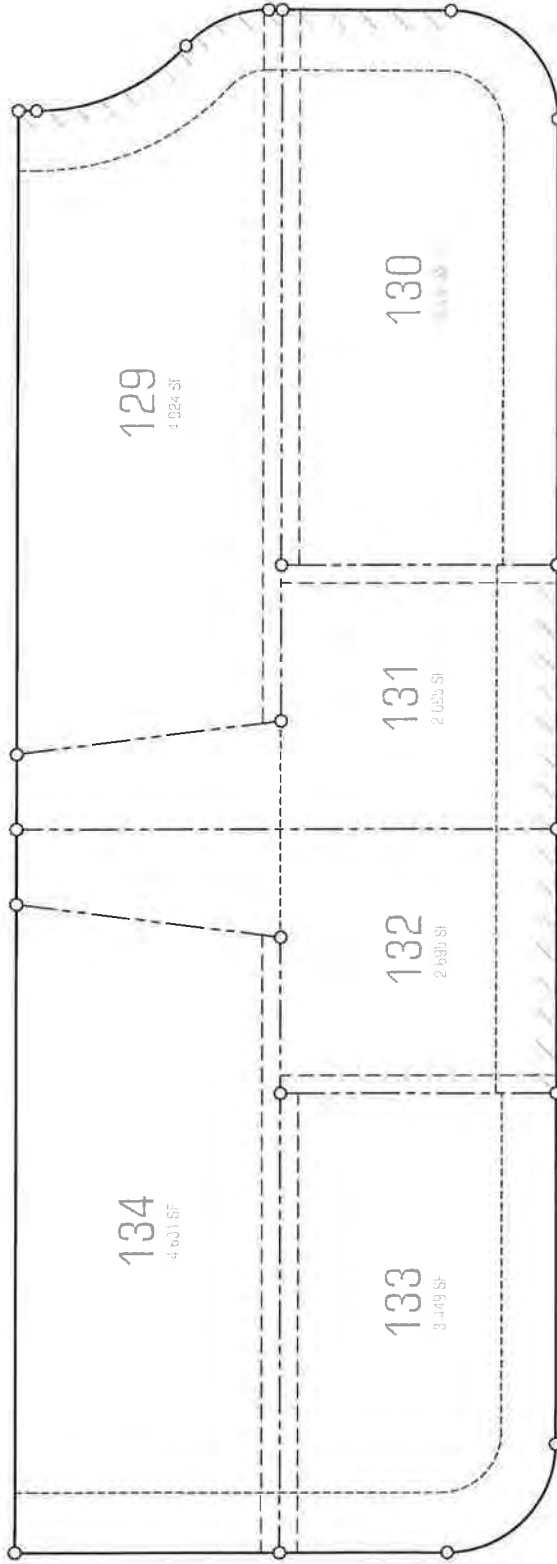
135

ALLEY H



128

ALLEY I



134
4,601 SF

129
4,024 SF

133
3,449 SF

132
2,630 SF

131
2,055 SF

130
6,118 SF

LEVI

EATON ROAD

PLACE

PENDANT

WILDWOOD ESTATES PHASE 5
PLOT PLAN FOR LOTS 129 - 134
SEPTEMBER 15, 2010 74-119E SHEET 1 OF 1

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.
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Project Description
Wildwood Estates Phase 5

Townhouses

The scope of the project is the construction of four townhomes at the intersection of Pendant Place and Eaton Road, within the Wildwood Estates Subdivision. With the exception of the proposed townhouses, the subdivision is developed with single family homes.

The design of the townhomes creates interest and variety to the streetscape by introducing a dwelling type and size that are not found in the remainder of the project (DG 4.1.14). The structure also incorporates color and texture, which can be found in the existing neighborhood (DG 1.1.11). Trellis structures are placed over the sliding glass doors, and porches are present over the front entrances. These elements create a sense of community and bring residences and eyes to the street, reinforces a pedestrian friendly environment, and provide additional interest (DG 4.1.11, 4.1.24 and 1.1.13). Further, second floor balconies are present, which gives an additional positive interaction between residences and the street.

Garage doors are minimized by having them set back further and with two units having alley access (DG 4.1.12 and 4.1.22), this also minimize the views of automobiles from the public right of way (DG 1.1.14). Garage doors will also be painted to match the body of the

The design includes an outdoor area, surrounded with a 3- foot tall wall that will be finished with matching stucco and a stone cap. This will screen ground mounted utilities and create a secure space for tenants while engaging the street. This space will be softened with vines on the wall, and through landscaping (DG 4.1.33 and 4.1.55).



Wildwood
ESTATES
TOWNHOUSES



Corner Units
LaHabra Stucco - "Clay"



Roof Finish
Malarky Shingles - "Heather"



Trim
Kelly More - "Saddle Brown"



Center Units
LaHabra Stucco - "Santa Fe"



FRONT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"



ARCH E1
30'x42'

PLEASE REVIEW ATTACHED AND BEYOND FOR THE PLAN TO ASSURE THAT THE USER CANNOT BE LIABLE AGAINST ANY OTHER BUILDING CONTRACTOR, ENGINEER OR ARCHITECT. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF LYN & SMITH ARCHITECTS.



JERRY TUCKER
GENERAL CONTRACTOR
(951) 945-1414



THESE PLANS HAVE BEEN REVIEWED ONLY FOR COMPLIANCE WITH ATTACHED STRUCTURAL CALCULATIONS. THE ENGINEER'S STAMP ON THIS PLAN IS VALID ONLY WITH A LETTER SIGNED BY THE ENGINEER FOR EACH UNIQUE BUILD.



THREE BEDROOM TOWNHOUSES for:
GUILTON, INC.
TOWNHOUSES AT WILDWOOD SUBDIVISION, PHASE 4
CHICO, CALIFORNIA

LIVABLE:
1,898 SQFT. INT. AID
1,784 SQFT. INT. B.C.
3,682 SQFT. TOTALS

GARAGE:
676 SQFT. INT. AID
622 SQFT. INT. B.C.
1,298 SQFT. TOTALS

COVERED PATIO:
101 SQFT. INT. AID
45 SQFT. INT. B.C.
146 SQFT. TOTALS

DATE: 4/4/2016

SCALE SHOWN

7438

2 STORY

SHEET 13

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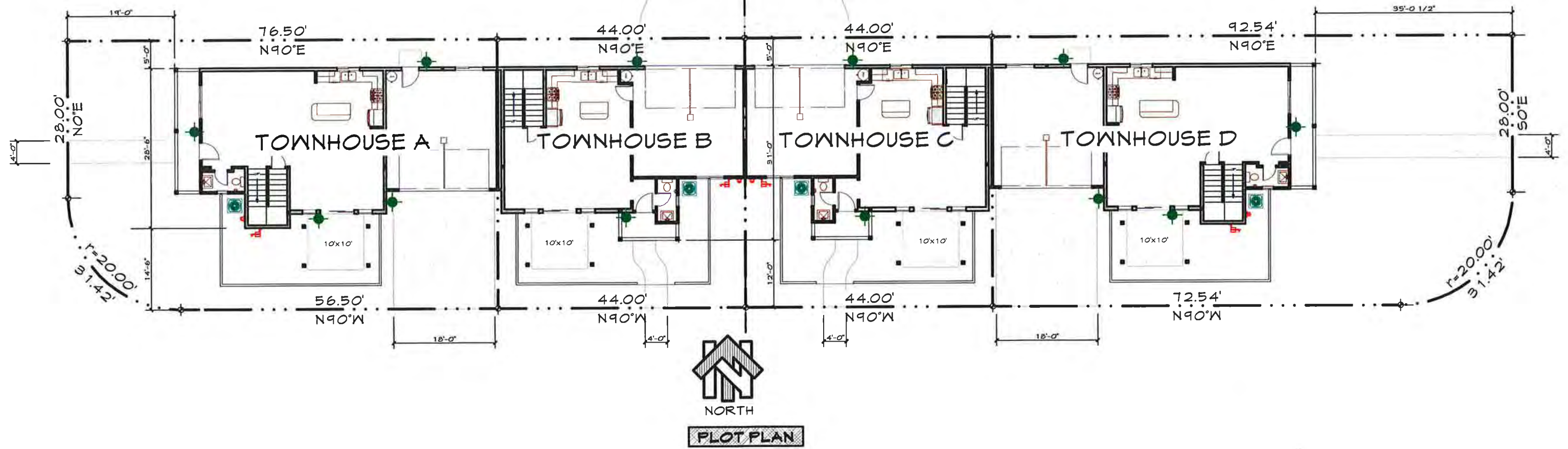


853	SQFT RESIDENCE
436	SQFT GARAGE
101	SQFT PORCH
1390	SQFT TOTAL
3506	SQFT LOT
38.8%	LOT COVERAGE
554	SQFT HARDSCAPE
1642	SQFT LANDSCAPE

601	SQFT RESIDENCE
402	SQFT GARAGE
45	SQFT PORCH
1128	SQFT TOTAL
2112	SQFT LOT
53.4%	LOT COVERAGE
243	SQFT HARDSCAPE
741	SQFT LANDSCAPE

601	SQFT RESIDENCE
402	SQFT GARAGE
45	SQFT PORCH
1128	SQFT TOTAL
2112	SQFT LOT
53.4%	LOT COVERAGE
243	SQFT HARDSCAPE
741	SQFT LANDSCAPE

853	SQFT RESIDENCE
436	SQFT GARAGE
101	SQFT PORCH
1390	SQFT TOTAL
4356	SQFT LOT
31.9%	LOT COVERAGE
618	SQFT HARDSCAPE
2348	SQFT LANDSCAPE



Craftmade

Riviera



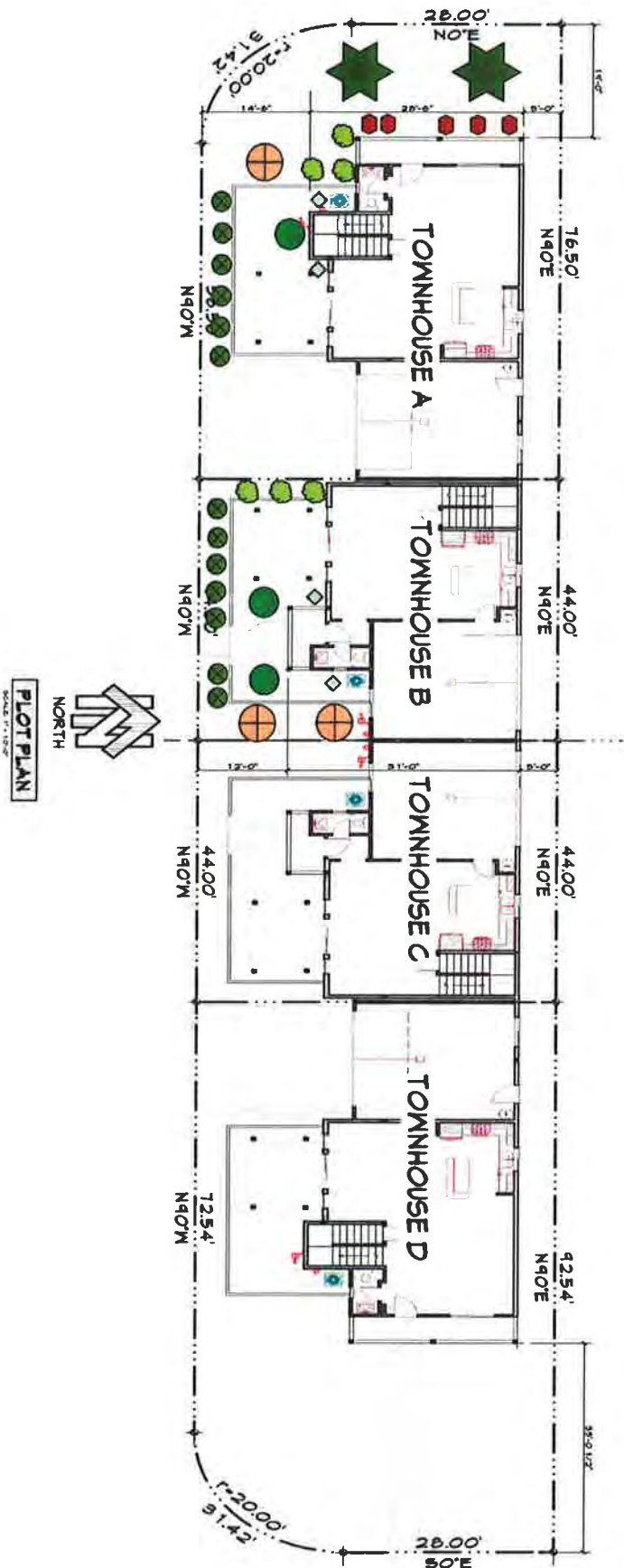
Finish - Oiled Bronze (92)
 Glass - Clear Seeded (Outer)/Frosted Amber (Inner)

*This fixture comes with 6' of chain and 10' of wire.

MODEL	CONFIGURATION	HEIGHT	WIDTH	EXT	BACKPLATE	TOP TO OUTLET	BULB TYPE	MAX. WATT
A Z3704-92	Small Wall Mount	11.13"	5.0"	6.5"	6.0" W x 8.75" H	3.0"	Medium Base	1 x 100 Watt
B Z3714-92	Medium Wall Mount	13.75"	6.25"	8.0"	6.0" W x 8.75" H	3.0"	Medium Base	1 x 100 Watt
C Z3721-92*	Large Pendant	16.10"	8.0"	N/A	N/A	N/A	Medium Base	1 x 100 Watt
D Z3724-92	Large Wall Mount	17.25"	8.0"	10.10"	7.5" W x 11.25" H	3.75"	Medium Base	1 x 100 Watt
E Z3725-92	Large Post	18.0"	8.0"	N/A	N/A	N/A	Medium Base	1 x 100 Watt



Townhouse Landscape Plan



- | | |
|--------------|----------------|
| Trees | Shrubs |
| Crepe Myrtle | Laurel Pedlum |
| Green Maple | Society Garlic |
| Birch | Dietes |
| Green Maple | |

PREPARED FOR:

SCA Development Corp. Attn: Steve Howeyoutt
2550 Lakewest Drive, Suite 50, Chico, CA 95928

PREPARED BY:

Dugin's Landscape Installation and Maintenance
6281 Boyles Road, Chico, CA 95973
(530) 893-4548

Areas not containing landscaping will have cobble dry creek beds, mulch and other drought tolerant elements.