

**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular adjourned meeting  
**April 20, 2016**

Municipal Center  
421 Main Street  
Conference Room 1

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Board Members Present:     Marci Goulart, Chair  
                                  Sheryl Campbell-Bennett, Vice-Chair  
                                  Thomas Thomson  
                                  Ken Doglio

Board Members Absent:     Rod Jennings

City Staff Present:         Bob Summerville, Senior Planner  
                                  Mike Sawley, Associate Planner  
                                  Stina Cooley, Administrative Assistant

**1.0     CALL TO ORDER/ROLL CALL**

Chair Goulart called the meeting to order at 3:58 pm. Board Members and staff were present as noted above.

**2.0     EX PARTE COMMUNICATION**

None.

**3.0     CONSENT AGENDA**

No Items.

**4.0     PUBLIC HEARING AGENDA**

**4.1     S/PDP 15-04, GPA 15-04, and RZ 15-03 Estates at Lindo Channel.**

The applicant requested that the Board forward a recommendation of approval to the Planning Commission for the design of single family homes associated with a 22-lot small-lot subdivision and planned development permit

Associate Planner Mike Sawley provided the project overview.

Board members requested clarification regarding the area dedicated to the city, light sheds, mail boxes, maintenance, and green space.

**Chair Goulart opened the public hearing at 4:08 p.m. and invited the applicant to make a presentation. Wes Gilbert, Brian Firth, and Greg Peitz all spoke on behalf of the applicant. They answered questions regarding the landscaping, lighting, mail box placement, trees, end of Cul de Sac, overlook, and benches.**

Members of the public addressing the Board regarding this item were as follows:  
Alan Guzzetti, Pete Holingsworth, Martha Gore, Anita Fitzgerald, Karen

Goodwin, Cathy Funke, Lee Watrous, and Cathy Gregg. They expressed their concerns regarding traffic, lighting, access to the channel, and fire access road.

**With no other members of the public wishing to address the Board, Chair Goulart closed the public hearing at 5:29 p.m.**

Discussion continued with the Board.

**Board Member Campbell-Bennett moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the Estates at Lindo Channel project (S/PDP 15-04), subject to the conditions therein as modified below (changes are denoted by *italicized and underlined text*):**

### **Recommended Conditions of Approval**

1. The creation and improvement of 22 lots is authorized, as depicted on “The Estates at Lindo Channel Vesting Tentative Subdivision Map and Planned Development Permit (S/PD 15-04)” date stamped March 16, 2016, except as revised by any other condition of approval.
2. All development shall comply with all other State and local Code provisions, as well as any applicable requirements of the Fire Department, the Public Works Department, Butte County Environmental Health, and the Community Development Department. The developer is responsible for contacting these offices to verify the need for permits.
3. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

*“In accordance with the provisions of the Chico Municipal Code, a transportation facility fee, park facility fee, and building and equipment fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new building or structure is constructed on such lot or parcel, at the time an alteration or addition is made to an existing building or structure constructed on such lot or parcel which results in the expansion of building or structure, or at the time of a change in use of an existing building or structure constructed on the lot or parcel. In addition, a storm drainage facility fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time such lot or parcel is first used for any residential or nonresidential purpose, at the time the area of the lot or parcel devoted to such residential or nonresidential use is expanded, or at the time of a change in the use of the lot or parcel. Such transportation facility fee, park facility fee, building and equipment fee and storm drainage facility fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map or parcel map, together with any adjustments to such schedules of fees made in*

*accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map or parcel map to account for any changes in the type or extent of transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which will be required as a result of the development and/or use of real property during the period upon which such fees are based, any change in the estimated cost of the transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities upon which such fees are based, or any change in that portion of the estimated cost of such transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which cannot be funded from revenue sources available to the City other than such fees.”*

4. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.
5. Impacts to school facilities within the Chico Unified School District shall be fully mitigated by payment of school impact fees to the extent permitted by State Law.
6. All approved building plans, final maps and permits shall note that the project shall comply with The Estates at Lindo Channel Planned Development Permit (S/PDP 15-04). No building permits related to this approval shall be finalized without prior authorization of Planning staff.
7. The approval documents for this project include the following exhibits:
  - a. Vesting Tentative Subdivision Map (2 sheets) date-stamped Mar 16, 2016.
  - b. Planned Development Site Plan, date-stamped Apr 7, 2016.
  - c. Landscape Plans (3 sheets) date-stamped Mar 16, 2016.
  - d. Residential Elevations and Floor Plans (6 sheets) date-stamped Mar 16, 2016.
  - e. Color Sample Sheet, date-stamped Apr 12, 2016 and
  - f. Lighting Cut Sheets, date-stamped Apr 7, 2016.
8. Planned Development Permit 15-04 authorizes the following development standards for the Estates at Lindo Channel Subdivision:
  - a. Eleven-foot front yard setbacks
  - b. Ten-foot rear yard setbacks
  - c. Building projections into side yard setbacks, as shown on the elevation drawings.
9. *The mailboxes shall be relocated to Lot B and incorporated into the seating area and landscape improvements. Minor modifications to the street alignment and landscape plans may be approved by staff to accommodate this change to the project.*

10. The developer shall install City-standard 18-foot tall street lighting substantially consistent with the “Arched Inverted Lantern Type Luminaire and Pole Detail” shown on pages 7 and 8 of Standard Plan SL-1, under Chico Municipal Code Section 18R.12. Locations and spacing of the new street lighting shall be subject to review and approval by the Public Works Department as part of reviewing the subdivision improvement plans for the project.
11. The developer shall install low-level bollard lighting at Lot B to illuminate the relocated mailbox area and at the end of the cul-de-sac nearest Lindo Channel to minimize light spillage into residential rear yards and the Lindo Channel area.
12. Replace the proposed exterior lighting on the residences with low-intensity lighting, directed downward and dark-sky compliant to the extent feasible.
13. On the north elevation of the residence on Lot 22 and the south elevations of the residences on Lots 13 and 14, the developer shall provide raised trim around all exterior windows and door frames matching the same trim elements shown on the front elevations, and throughout the project shall use colored vinyl window frames (not white) which complement the color scheme of the residence.
14. The developer shall provide a stone wainscot beneath the living room window on Lots 19 and 21 (house plan A1-B), matching the stone on the porch columns.
15. Home designs on adjacent lots shall be differentiated from one another by varied rooflines, colors, or other façade treatment options.
16. The vertical walls of the lookout platform at the end of the cul-de-sac shall be improved with a colored stone pattern similar to the stone on the Manzanita Avenue bridge over Big Chico Creek.
17. All new fencing shall include a two-inch cap with trim and vertical battens.
18. The developer shall preserve as many trees as possible. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code 16.66 and adopted City fee schedule. In-lieu fees shall be paid prior to issuance of any certificates of occupancy within the project.
19. The developer shall demonstrate on the building plans that trash storage for each residence will comply with the provisions of Chico Municipal Code Chapter 8.12, including but not limited to providing storage for trash and recycling receptacles where the receptacles are not visible from the public right-of-way.

20. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and associated equipment, shall be screened by appropriate materials and colors, illustrated or notated on the building plans as requiring screening, and subject to approval by Planning staff prior to issuance of a certificate of occupancy.

*Board Member Thomson seconded the motion, which passed (4-0-1; Jennings absent).*

**5.0 REGULAR AGENDA**

No Items.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

Senior Planner Bob Summerville provided the Board with an update on AR 16-01 (Chico Children's Museum). He stated that there was an appeal filed after the reconsideration and the tentative date for that hearing will be May 17, 2016.

**8.0 ADJOURNMENT**

There being no further business, Chair Goulart adjourned the meeting at 6:03 p.m. to the regular meeting of **May 4, 2016**.

Approved on: \_\_\_\_\_

*These minutes were approved by a different Board than the one that presided over the meeting referenced above.*