



Winters City Council Meeting  
City Council Chambers  
318 First Street  
Tuesday, May 1, 2007  
7:30 p.m.

## AGENDA

*Members of the City Council*

*Woody Fridae, Mayor  
Mike Martin, Mayor Pro Tempore  
Harold Anderson  
Cecilia Curry  
Tom Stone*

*John W. Donlevy, Jr., City Manager  
John Wallace, City Attorney  
Nanci Mills, City Clerk*

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**PLEASE NOTE** – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Council Members. Public comments time may be limited and speakers will be asked to state their name.

Roll Call

Pledge of Allegiance

Approval of Agenda

### **PUBLIC COMMENTS**

At this time, any member of the public may address the City Council on matters, which are not listed on this agenda. Citizens should reserve their comments for matter listed on this agenda at the time the item is considered by the Council. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

### **CONSENT CALENDAR**

All matters listed under the consent calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Council support and may be enacted by the City Council in one motion in the form listed below. There will be no separate discussion of these items. However, before the City Council votes on the motion to adopt, members of the City Council, staff, or the public may request that specific items be removed from the Consent Calendar for separate discussion and action. Items(s) removed will be discussed later in the meeting as time permits.

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, April 17, 2007 (pp 1-5)
- B. Resolution No. 2007-16, Budget Adjustment for Purchase of a Truck-Mounted Crane (pp 6-7)
- C. Proclamation in Honor of Building Safety Week, May 6 – 12, 2007 (pp 8)

### **PRESENTATIONS**

1. Update on Winters Highlands project from Granite Bay Holdings, LLC (no backup)

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### **DISCUSSION ITEMS**

1. Strategic Planning (pp 9-11)
2. Continued public hearing and consideration of Development Agreement for Mary Rose Gardens Tentative Subdivision Map Project (APN 003-524-19); ***STAFF RECOMMENDS CONTINUATION TO MAY 15, 2007 COUNCIL MEETING (pp 12)***
3. Continued public hearing and consideration of Development Agreement for Anderson Place Tentative Subdivision Map Project (APN 003-220-22); ***STAFF RECOMMENDS CONTINUATION TO MAY 15, 2007 COUNCIL MEETING (pp 13)***

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### **COMMUNITY DEVELOPMENT AGENCY**

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### **CITY MANAGER REPORT**

### **COUNCIL/STAFF COMMENTS**

### **INFORMATION ONLY**

1. Current Project List (pp 14-16)

**EXECUTIVE SESSION**

**ADJOURNMENT:**

I declare under penalty of perjury that the foregoing agenda for the May 1, 2007, regular meeting of the Winters City Council was personally delivered to each Councilmember's mail boxes in City Hall and posted on the outside public bulletin board at City Hall, 318 First Street on April 25, 2007, and made available to the public during normal business hours.

*Nancy Jensen, Records Clerk, for Nanci G. Mills, City Clerk*  
Nanci G. Mills, City Clerk

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Staff recommendations are guidelines to the City Council. On any item, the Council may take action, which varies from that recommended by staff.

The city does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.

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City Council agenda packets are available for review or copying at the following locations:

Winters Library – 201 First Street

City Clerk's Office – City Hall – 318 First Street

During Council meetings – Right side as you enter the Council Chambers

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Wednesday at 10:00 a.m.

Videotapes of City Council meetings are available for review at the Winters Branch of the Yolo County Library.



Minutes of the Regular Meeting of the  
Winters City Council  
Held on Tuesday, April 17, 2007 @ 7:30 p.m.

Mayor Fridae called the meeting to order at 7:30 p.m. and requested a moment of silence in honor and memory of the victims and their families from the Virginia Tech shooting.

Present at the meeting were Council Members Anderson, Curry, Martin, Stone and Mayor Fridae. Also present were City Manager John Donlevy, City Attorney John Wallace, Community Development Director Dan Sokolow, Director of Financial Management Shelly Gunby, Management Analyst Carol Scianna, Housing Manager Dan Maguire and City Clerk Nanci Mills.

APPROVAL OF AGENDA: Council Member Anderson requested that Consent Item E, Establish Cesar Chavez Day as a City Holiday, be moved from the Consent Calendar to Discussion Item #6. Council Member Curry made a motion to approve the agenda as amended. Seconded by Council Member Stone. Motion carried unanimously.

PUBLIC COMMENTS: Ed Carbahal, 714 Hemenway Street, voiced his concern regarding Safe Routes to School on Hemenway Street. City Manager Donlevy plans to meet with City Engineer Nick Ponticello to come up with conceptual plans, and will then schedule a neighborhood meeting with residents between Anderson and Hemenway to discuss options.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, April 3, 2007
- B. Information Item – Bid Call for Jackson and McArthur Street Reconstruction, Project No. 06-01
- C. Minutes from Hispanic Advisory Committee Meetings of February 27, 2007 and March 13, 2007 for review
- D. Appointment of Marie Heilman as Trustee to the Sacramento-Yolo Mosquito Vector Control District
- E. Establish Cesar Chavez Day as a City Holiday, Commencing in 2008, to be celebrated on March 31, or on the following Monday if the 31<sup>st</sup> falls on Saturday or Sunday **(Moved to Discussion Item #6)**
- F. Application for Youth Day Parade Permit and Request for Youth Day Donation and Street Closure on an Annual Basis
- G. Adopt Resolution 2007-11, Initiating Proceedings for the Annual Levy and Collection of Assessments for the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2007/2008
- H. Adopt Resolution 2007-12, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring Its Intention to Levy and Collect Annual Assessments and Providing Notice of Hearings Thereof for the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2007/2008
- I. Approve Resolution 2007-05 Redeeming 1979 Sewer Bonds in full on June 30, 2007

City Manager John Donlevy gave an overview. Council Member Curry made a motion to approve the Consent Calendar. Seconded by Council Member Anderson. Motion carried unanimously.

PRESENTATIONS

1. Marrassa Juhler, Recycling Education Coordinator from Waste Management, gave an update on the new single-stream recycling program, which accepts recycling numbers 1-7 for Winters residents.
2. Kevin Vaziri of Woodland Healthcare gave a presentation regarding the Woodland Healthcare Emergency Room Capital Campaign.

DISCUSSION ITEMS

1. **Public Hearing to Consider Objections from Property Owners Regarding Weed Abatement.**

Mayor Fridae opened the Public Hearing at 8:25 p.m and closed the Public Hearing at 8:25 p.m.

2. **Second reading and approval of Ordinance No. 2007-02 to add Planned Development Overlay and approve PD Permit No. 2007-01 over the 5.69-acre Mary Rose Gardens Tentative Subdivision Map Project (APN 003-524-19) and continued public hearing and consideration of Development Agreement, Ordinance No. 2007-02, for the project.**

Community Development Director Dan Sokolow gave an overview. Council Member Curry requested a correction to agenda page 44 to reflect Ordinance 2007-02, not 2007-03. Mayor Fridae indicated that the final determination rests with the development agreement, which is a crucial element. Council Member Martin indicated that if Council does not like the Development Agreement, they may choose to change it or not approve it. Council Member Anderson suggested that Council take the recommended action, but exclude the Development Agreement. Mayor Fridae indicated he didn't want to get too far down the road and not be able to come back.

Council Member Curry made a motion to adopt Ordinance No. 2007-02, adding Planned Development Overlay and approve the PD Permit No. 2007-01 over the Mary Rose Gardens Tentative Subdivision Map Project, but take no action on the Development Agreement. Seconded by Council Member Stone. Motion carried 4-1 with the following roll call vote:

AYES:	Council Members Anderson, Curry, Martin, and Stone
NOES:	None
ABSTAIN:	Mayor Fridae
ABSENT:	None

3. **Second reading and approval of Ordinance No. 2007-03 to add Planned Development Overlay and approve PD Permit No. 2007-02 over the 2.13-acre Anderson Place Tentative Subdivision Map Project (APN 003-220-22) and continued public hearing and consideration of Development Agreement, Ordinance No. 2007-03, for the project.**

Community Development Director Dan Sokolow gave an overview. Council Member Anderson inquired about the conditions on energy efficiency and indicated the tankless water heaters had been removed from the list. CDD Dan Sokolow explained the list of tools, and thought the applicant could choose from the list, but it is ultimately the Council's prerogative. Mayor Fridae thought there were various ways to reach the energy star ratings. Council Member Martin asked if the installation of tankless water heaters would be acceptable to the developer? The applicant's architect indicated they would be willing to install tankless water heaters as requested. Mayor

Fridae inquired about the need for crosswalks. CDD Dan Sokolow indicated the City Engineer will be working with the applicant regarding these issues. Council Member Stone spoke regarding the parking issue and explained his previous "no" vote, which was not meant to be a reflection on the project, but on the "issue." Another issue was landscaping. Since the meeting of 4/3/07, Council Member Stone has found that some things have come up that are not costs solely for improvements for this project and indicated it would not be fair for this applicant to pay for all of these costs. Council Member Martin agreed that it is not fair for this project to be burdened with the cost of all of the proposed improvements, ie: intersection, crosswalks, burying of the overhead power lines, sidewalks, bulb outs, traffic calming devices, water heaters. Council Member Curry requested staff to come back with entire packet for a final consideration, and to prolong it is unfair to the developers. She also requested that the City Engineer be present at that time. City Manager Donlevy asked if there were any other issues to be addressed. Mayor Fridae voiced his concern about the safety of the students crossing Railroad Avenue and would like crosswalks at the Anderson/Railroad intersection. Council Member Anderson indicated it might require more than just sidewalks. Applicant Yohn Brzski addressed Council, indicating they have invested 18 months into this project and are begging for the development to go forward. They feel like "punching bags" and continue to lose money on a daily basis. Eva Brzski said all of the issues are important, but many of the things that are being asked of them are costly and may kill the project. Council Member Martin indicated he does not want to lose this project, as it will be a benefit to the community. He would like to move forward and does not want to push the parking issue onto the applicant. Council Members Stone and Martin agreed that the cost to bury the wiring is not typically provided by the developer. Council Member Stone asked if this might be done through redevelopment and asked why the intersection issue had not been addressed earlier? City Manager Donlevy indicated this item clearly needs to come back.

Council Member Martin made a motion to follow staff recommendation and approve Ordinance No. 2007-03, Rezoning the Anderson Place Property and Adopting Planned Development Permit 2007-02, APN 003-220-22 with the stipulation that affordable housing be included. Seconded by Council Member Curry. Motion carried unanimously with the following roll call vote:

AYES:	Council Members Anderson, Curry, Martin, Stone, and Mayor Fridae
NOES:	None
ABSTAIN:	None
ABSENT:	None

#### **4. City Master Tree List- Review and Information**

City Manager John Donlevy and Management Analyst Carol Scianna both gave brief overviews. Council Member Anderson expressed his appreciation for the list and would like to encourage native planting along roadways, which include native oak trees. Mayor Fridae recommended several varieties be added to the master tree list, which were included on a list he had received from Michael Barbour. Carol agreed to view Mayor Fridae's list to see if these varieties could be added to the master tree list. It was also suggested that a "poor soil" category be added to the master tree list. Management Analyst Carol Scianna will bring the revised Master Tree List back to a future meeting.

#### **5. City Council/Staff Teambuilding Event- July 21, 2007**

The City Council members agreed to be facilitators for the City Council/Staff Teambuilding Event to be held on July 21, 2007, with the exception of Council Members Curry and Stone, who will be on vacation at that time.

#### **6. Establish Cesar Chavez Day as a City Holiday, Commencing in 2008, to be celebrated on March 31, or on the following Monday if the 31<sup>st</sup> falls on Saturday or Sunday.**

In support of the Hispanic community, Council Member Martin thinks the establishment of this holiday is the right thing to do. Mayor Fridae also supports the idea. Council Member Anderson opposed the establishment of this holiday. There are currently 13 holidays observed by City Staff and 31 employees are affected. Council agreed that this item should come back as a resolution.

At this time, Council/Staff comments were heard as follows:

### **COUNCIL/STAFF COMMENTS**

Council Member Stone confirmed the Youth Council luncheon to be held on Tuesday, April 24 and a State Assembly Tour on Wednesday, April 25, and will confirm these events. He also encouraged golfers to attend the Winters Healthcare Foundation Golf Tournament being held on Friday, May 4, and spoke of the WFOL Quiz Show, which was a success.

Council Member Anderson spoke of Yolo County Transportation District's application for funding for possible shuttle service with the City of Winters.

Mayor Fridae would like each Council Member to drive or ride in his or one of the City's GEM vehicles to support "Going Green." A possible slogan could be "A Convenient Solution to an Inconvenient Truth." It was agreed by Council to wear Hawaiian shirts for the event.

Council Member Martin wished to express condolences to the Bruhn Family in the loss of their son, Robert.

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### **COMMUNITY DEVELOPMENT AGENCY**

#### **1. Rotary Park – Prefabricated Restroom RFP**

Agency Members Anderson and Fridae recused themselves at this time due to a possible conflict of interest. Housing Manager Dan Maguire gave an overview. Agency Member Curry asked how many RFP's were going out, and was there any way to speed up the process in order to complete the project sooner. HM Dan Maguire indicated the shortest possible turn-around time would be six weeks and he would do what he can to tighten the time line. Agency Member Stone asked if the award consideration could be given to someone who could meet or exceed the city guidelines. Agency Member Curry suggested that Roy Jones receive an RFP.

Agency Member Stone made a motion to accept staff recommendation that the CDA authorize the release of a Request for Proposals, 4/17/07, Rotary Park – Prefabricated Restroom. Seconded by Agency Member Curry. Motion carried unanimously.

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**CITY MANAGER REPORT:** None

#### **INFORMATION ONLY**

1. Treasurer Report for February 2007
2. Investment Report for February 2007

**EXECUTIVE SESSION:** None

ADJOURNMENT: The meeting was adjourned at 10:40 p.m.

\_\_\_\_\_  
Woody Fridae, Mayor

ATTEST:

\_\_\_\_\_  
Nanci G. Mills, City Clerk



**CITY COUNCIL  
STAFF REPORT**

**TO:** Honorable Mayor and Council Members

**DATE:** May 1, 2007

**THROUGH:** John W. Donlevy, Jr., City Manager *JD*

**FROM:** Shelly A. Gunby, Director of Financial Management *Shelly*

**SUBJECT:** Budget Adjustment for Truck Mounted Crane

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**RECOMMENDATION:**

Adopt Resolution 2007-16, A Resolution of the City Council of the City of Winters Amending the City of Winters 2006-2007 Adopted Operating Budget and Approving Expenditure for a Truck Mounted Crane.

**BACKGROUND:**

Staff has identified the need for a truck mounted crane for use in public works, including assisting in the maintenance of the water wells and wastewater facilities. This item was not included in the adopted budget.

**FISCAL IMPACT:**

Expenditure of approximately \$80,000 from the Capital Equipment Replacement Fund.

**RESOLUTION 2007-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS AMENDING THE CITY OF WINTERS 2006-2007 ADOPTED OPERATING BUDGET AND APPROVING EXPENDITURE FOR A TRUCK MOUNTED CRANE**

**WHEREAS**, On June 26, 2006 the City Council of the City of Winters adopted operating budget for Fiscal Year 2006-2007; and

**WHEREAS**, the City finds it necessary to purchase a truck mounted crane not included in the original budget; and

**WHEREAS**, funding is available in the Capital Equipment Replacement fund established to purchase such items; and

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Winters that the adopted operating budget for fiscal year 2006-2007 be amended as follows:

Section 1: Increase 2006-2007 budgeted expenditures in the following funds and amounts:

Fund 27 Capital Equipment Replacement Fund	\$80,000.00
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**PASSED AND ADOPTED** by the City Council, City of Winters, the 1st day of May 2007 by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

\_\_\_\_\_  
Keith Fridae, Mayor

**ATTEST:**

\_\_\_\_\_  
Nanci G. Mills, CITY CLERK



**A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF WINTERS  
RECOGNIZING BUILDING SAFETY WEEK, MAY 6 – 12, 2007**

**Whereas**, through our continuing attention to building safer for everyday life and in times of disaster, we enjoy the comfort and peace of mind of structures that are safe and sound; and,

**Whereas**, building safety and fire prevention officials are at work year round to guide the safe construction of buildings; and,

**Whereas**, the dedicated members of the International Code Council, including building safety and fire prevention officials, architects, engineers, builders, and others in the construction industry, develop and enforce codes to safeguard Americans in the buildings where we live, work, plan, and learn; and,

~~**Whereas**, the International Codes, the most widely adopted building safety and fire prevention codes in the nation, are used by most U.S. cities, counties and states. The modern building safety codes also include safeguards to protect the public from natural disasters that can occur, such as floods, wildland fires, and earthquakes; and,~~

**Whereas**, Building Safety Week, sponsored by the International Code Council Foundation, is an excellent opportunity to educate the public. It is a perfect time to increase public awareness of the role building safety and fire prevention officials, local and state building departments, and federal agencies play in protecting lives and property; and,

**Whereas**, this year's theme, "Building Smarter...For Disasters and Everyday Life," encourages all Americans to raise our awareness of building safety. Everyone can take appropriate steps to ensure that the places we live, work, play, and learn are safe. Countless lives have been saved because of the building safety codes adopted and enforced by local and state agencies; and,

**Whereas**, this year, as we observe Building Safety Week, we ask all Americans to consider projects to improve building safety at home and in the community, and to recognize the local building safety and fire prevention officials and the important role that they play in public safety, everyday and in times of disaster.

**Now, therefore, it is hereby proclaimed** that May 6 through May 12, 2007 is building Safety Week in the City of Winters, California. Accordingly, our citizens are encouraged to join their fellow Americans in participating in Building Safety Week activities and assisting efforts to improve building safety.

**PASSED AND ADOPTED** at a regular meeting of the Winters City Council, County of Yolo, State of California, on the 1st day of May 2007.

\_\_\_\_\_  
Council Member Harold Anderson

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Council Member Cecilia Curry

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Council Member Michael Martin

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Council Member Tom Stone

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Mayor Woody Fridae

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City Manager John W. Donlevy, Jr.

\_\_\_\_\_  
ATTEST: City Clerk Nanci G. Mills



**CITY COUNCIL  
STAFF REPORT**

**TO:** Honorable Mayor and Council Members  
**DATE:** May 1, 2007  
**FROM:** John W. Donlevy, Jr., City Manager   
**SUBJECT:** Strategic Plan and City Priorities

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**RECOMMENDATION:**

That the City Council provide direction to Staff on the focused list for the Winters Strategic Plan.

**BACKGROUND:**

On March 2 and 3, the City Council and Staff held a workshop to begin the identification of strategic needs to begin the formulation of a City "Action Plan" which identifies the key work programs for the City Council and Staff to work on to achieve community goals. The objective of these sessions was consensus identification of key topical areas and for staff to then return with Action Plans which will define the main work programs for the City.

The following is a listing of those issues and topics. These are listed as prioritized at the workshop.

**Economic Development:**

The focus on Economic Development was clearly viewed as the most important priority at the workshop. Revenue and job generation will invariably lead to a bolstered economy which will also enhance the overall quality of life for residents. Economic Development is also viewed as the most viable option toward the enhancement of needed City Services, including public safety, recreation and facilities. Without an enhanced economy, the only viable alternative would include increased taxes at a substantial rate.

- Need for increased revenues to support City services
- Focus on Grant Corridor
- Infrastructure to Freeway

- Build a tax base
- Highway Commercial
- Establish Design Guidelines
- Compliment the downtown- not compete
- Job creation with sustainable wages

**Public Facilities:**

Expansion of the City's infrastructure was viewed as both a benefit toward the economic revitalization and the implementation of key priorities for the City. The extension of utilities and improved circulation along Grant Ave are viewed as critical needs toward job generation and industrial/commercial development.

The construction of the Sports Park and improvements to the Community Center and a Community Theatre are seen as significant quality of life improvements.

- Extend Utilities along Grant Ave.
- Grant Ave. Access/Circulation
- Sports Park Development
- Community Center Renovation
- Community Theatre

**Public Safety:**

Overwhelmingly, enhancement of public safety services and availability to the community is viewed as the most important service enhancement.

Under fire services, the lack of advanced life support and staffed seven day a week service is viewed as a critical need. The increased calls for service along with a shrinking volunteer base will require a transition to an extended paid staffing level with support from volunteers. Key priorities under fire for the next 2-3 years included:

- Increase Service Levels
- Retention of Staff
- 4/10 Shift Schedule

Current staffing and patrol services are viewed as being at a critical stage. Most shifts are staffed with only a single officer, leaving periods where the City is left un-staffed. Officer safety during single shift patrols is also viewed as a critical issue. Key priorities under the police services for the next 2-3 years included:

- Staffing to 2 officers per shift.
- Recruitment/Retention

**General Plan and Land Use:**

In the discussion of the General Plan and Land Use, a consensus was reached that the policies of the General Plan are considered current and relevant to the present goals of the City and that a complete update of the General Plan at this time was not warranted. The consensus, though, was to develop action plans in the area of land use planning in the following areas:

**Community Development/Planning:**

A. General Plan Update

- Extend Horizon to 2020 with an action plan for General Plan implementation
- Maintain the 12,500 population cap by analyze from the perspective of supporting a vibrant business district with locally owned businesses.

B. Flood Overlay

- Focus on Industrial development areas
- Multi-use flood solution for flood and open space.

**Annexation/Sphere of Influence Issues:**

- Explore Expansion of sphere in all directions (protection, control, defense)
- Annex across 505 for commercial/industrial development.

**DISCUSSION:**

Staff is requesting that the City Council review the listed priorities to determine if these or any additional projects are warranted to become the main focus of the City Staff work program.

The key goal of the Strategic Plan will be to make it the main focus of the work effort made by City Staff. Generally, this would amount to an allocation of 80% or more of the focus of the City over the next 2-3 years.

If there are higher priorities of the City Council beyond those listed in the report, it is requested that those be identified as part of this item.

**FISCAL IMPACT:**

To be determined.



**CITY COUNCIL STAFF REPORT**  
May 1, 2007

TO: Honorable Mayor and Council Members

THROUGH: John W. Donlevy, Jr. – City Manager

FROM: Dan Sokolow – Community Development Director *DS*

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**SUBJECT: ~~Continued public hearing and consideration of Development Agreement for Mary Rose Gardens Tentative Subdivision Map Project (APN 003-524-19); STAFF RECOMMENDS CONTINUATION TO MAY 15, 2007 COUNCIL MEETING.~~**

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**RECOMMENDATION:** Staff recommends that the City Council continue the public hearing and consideration of the Development Agreement for the Mary Rose Gardens Tentative Subdivision Map Project to the May 15, 2007 City Council meeting.

MRG/TM CC Stf Rpt DA 1May07



**CITY COUNCIL STAFF REPORT**  
May 1, 2007

TO: Honorable Mayor and Council Members

THROUGH: John W. Donlevy, Jr. – City Manager

FROM: Dan Sokolow – Community Development Director

A handwritten signature in black ink, appearing to be "DS", located to the right of the "FROM:" line.

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**SUBJECT: Continued public hearing and consideration of Development Agreement for Anderson Place Tentative Subdivision Map Project (APN 003-220-22); STAFF RECOMMENDS CONTINUATION TO MAY 15, 2007 COUNCIL MEETING.**

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**RECOMMENDATION:** Staff recommends that the City Council continue the public hearing and consideration of the Development Agreement for the Anderson Place Tentative Subdivision Map Project to the May 15, 2007 City Council meeting.

Anderson Place/TM CC Stf Rpt DA 1May07

**CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT**  
**Current Projects List as of May 1, 2007**  
**(530) 795-4910, extension 112, www.cityofwinters.org**

<b>PROJECT</b>	<b>DESCRIPTION &amp; PROCESS</b>	<b>LAST ACTION</b>	<b>NEXT ACTION</b>
(1) Winters Highlands, Granite Bay Holdings, LLC, Larry John (916) 960-1656	Proposal to develop 413 single-family and 30 multi-family residential units in northwestern part of city. Application is being processed TSM, focused EIR (specific biological aspects), GPA, Zoning Amendment, PD Overlay, PD Permit, Inclusionary Housing agreement.	City Council approved Tentative Subdivision Map on April 4, 2006.	City Council approval of Final Map.
(2) Winters Village, Bob Thompson (West project) (707) 372-9355 and John Siracusa (East project) (530) 795-0213	Proposal to develop 15 attached single-family residences on the southwest and southeast corners of East Main and East Baker Streets.	Building permit submitted for West project (10 units) in April 2006. East project (5 units) nearing completion.	Issuance of building permit for West project.
(3) Callahan Estates, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 120 single-family residential lots in northwest part of city.	Planning Commission approved Site Plan (landscaping) on December 21, 2005.	City Council approval of Final Map.
(4) Creekside Estates, Tim Ruff (530) 758-7008	Proposal to develop 40 single-family residential lots at southwest part of city.	City Council approved Tentative Subdivision Map on April 19, 2005.	City Council approval of Final Map.
(5) Hudson-Ogando, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 72 single-family residential lots in northwest part of city.	Planning Commission approved Site Plan (landscaping) on December 21, 2005.	City Council approval of Final Map.
(6) Cottages at Carter Ranch Phase 2, Sacramento Pacific Development, Mark Wiese (916) 853-9800	Proposal to develop 6 single-family residential affordable lots (moderate-income households) north of Rancho Arroyo Detention Facility.	Planning Commission approved Tentative Subdivision Map on November 23, 2004.	City Council approval of Final Map.
(7) Casitas at Winters, Napa Canyon LLC, Mark Power (707) 253-1339	Proposal to develop 16 attached single-family residences at a site on West Grant Avenue east of Tomat's restaurant. Tentative Subdivision Map, Conditional Use Permit, Planned Development Overlay, Site Plan, and Development Agreement.	City Council on November 21, 2006 in response to a request from the applicant directed that the project be sent back to the Planning Commission in order to allow the applicant to redesign the project.	Applicant submittal of redesigned project.

## CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT

### Current Projects List as of May 1, 2007

**(530) 795-4910, extension 112, [www.cityofwinters.org](http://www.cityofwinters.org)**

<p>(8) Dunmore Commercial, Dunmore Communities, Rad Bartlam (916) 676-1115</p>	<p>Proposal to construct hotel, two retail outlets, three fast food restaurants, and gas station on the south side of East Grant Avenue adjacent to the Interstate 505 southbound on-ramp. General Plan Amendment, Rezone, Conditional Use Permit, Amendment/Update to Gateway Master Plan, and Site Plan.</p>	<p>Application submitted on April 12, 2005.</p>	<p>City staff determination of application completeness.</p>
<p>(9) Winters II, Community Housing Opportunities Corporation, Ben Rosen (530) 757-4444</p>	<p>Proposal to develop 34-unit apartment complex for low- and very low-income households at 110 East Baker Street.</p>	<p>Building permit issued and construction began in October 2006.</p>	<p>Completion of construction.</p>
<p>(10) Village on the Park, Village Partners, LLC, Mark Walther (310) 798-5656</p>	<p>Proposal to develop 75 attached single-family residences on Railroad Avenue south of NC Foliage (1029 Railroad). Tentative Subdivision Map, Conditional Use Permit, Planned Development Overlay, and Development Agreement.</p>	<p>City Council on January 16, 2007 discussed policy issues and directed staff to continue to process project based on staff's recommendations on policy issues.</p>	<p>City staff determination of application completeness.</p>
<p>(11) Mary Rose Gardens, DAS Homes, Inc., Dave Snow (530) 666-0506</p>	<p>Proposal to develop 26 single-family homes and one duplex unit on the north side of West Grant Avenue west of Cemetery Lane. Tentative Subdivision Map, Inclusionary Housing Agreement, and Development Agreement.</p>	<p>City Council at its April 3 and 17, 2007 meetings approved the CEQA and approval resolutions and the re-zone ordinance.</p>	<p>City Council continued public hearing on project development agreement tentatively scheduled for May 15, 2007.</p>
<p>(12) Anderson Place, Eva Brzeski (415) 887-9300</p>	<p>Proposal to develop up to 30 mostly attached single-family residences and 9 commercial spaces at 723 Railroad Avenue. Tentative Subdivision Map, Planned Development Overlay, PD Permit, Rezone, Conditional Use Permit, Inclusionary Housing Agreement, and Development Agreement.</p>	<p>City Council at its April 3 and 17, 2007 meetings approved the CEQA and approval resolutions and the re-zone ordinance.</p>	<p>City Council continued public hearing on project development agreement tentatively scheduled for May 15, 2007.</p>
<p>(13) Pearse Subdivision, Thomas Pearse (530) 795-5901</p>	<p>Proposal to develop 5 single-family residential lots at the south end of Third Street.</p>	<p>December 15, 2006 completeness letter sent, additional information needed.</p>	<p>City staff determination of application completeness.</p>

# CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT

## Current Projects List as of May 1, 2007

(530) 795-4910, extension 112, [www.cityofwinters.org](http://www.cityofwinters.org)

(14) Winters Commercial, Granite Bay Holdings, LLC, Sean Buchanan (916) 580-1857	Proposal to develop 4.52 acres on south side of Grant Avenue directly west of Round Table Pizza complex for 49,500 square feet of commercial and office uses. Site Plan.	Conceptual site plan review held at the Planning Commission on February 27, 2007.	City staff determination of application completeness.
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### AFFORDABLE HOUSING UNITS

**Project #1:** 26 units for very low-income, 25 units for low-income, and 15 units for moderate-income households.

**Project #2:** 3 units for low-income households.

**Project #3:** 7 units for very low-income, 7 units for low-income, and 4 units for moderate-income households.

**Project #4:** 1 unit for very low-income, 2 units for low-income, and 1 unit for moderate-income households.

**Project #5:** 11 units for very low-income households.

**Project #6:** 6 units for moderate-income households.

**Project #7:** Not known at this time.

**Project #9:** 34 units for very low-income and low-income households.

**Project #10:** 4 units for very low-income and 7 units for low-income and moderate-income households.

**Project #11:** 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households.

**Project #12:** 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households.

**Project #13:** 1 unit for very low-income household.