

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, July 10, 2007 @ 7:30 PM

City of Winters Council Chambers
318 First Street
Winters, CA 95694-1923
Community Development Department
Contact Phone Number (530) 795-4910 #112
Email: dan.sokolow@cityofwinters.org

Chairman: Don Jordan
Vice Chairman: Albert Vallecillo
Commissioners: Jack Graf, Joe Tramontana, Pierre Neu, Bruce Guelden, and Wade Cowan
Administrative Assistant: Jen Michaelis
Community Development Director: Dan Sokolow

I CALL TO ORDER 7:30 PM

II ROLL CALL & PLEDGE OF ALLEGIANCE

III CITIZEN INPUT: Individuals or groups may address the Planning Commission on items which are not on the Agenda and which are within the jurisdiction of the Planning Commission. **NOTICE TO SPEAKERS:** Speaker cards are located on the first table by the main entrance; please complete a speaker's card and give it to the Planning Secretary at the beginning of the meeting. The Commission may impose time limits.

IV DISCUSSION ITEM

1. Workshop on the Casitas at Winters project (APNs 003-450-15, 16, and 17) to discuss development options for the project site and provide guidance to the project applicant Mark Power.

V ADJOURNMENT

POSTING OF AGENDA: PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT POSTED THE AGENDA FOR THIS MEETING ON FRIDAY, JULY 10, 2007.



DAN SOKOLOW – COMMUNITY DEVELOPMENT DIRECTOR

APPEALS: ANY PERSON DISSATISFIED WITH THE DECISION OF THE PLANNING COMMISSION MAY APPEAL THIS DECISION BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CITY CLERK, NO LATER THAN TEN (10) CALENDAR DAYS AFTER THE DAY ON WHICH THE DECISION IS MADE.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

PUBLIC REVIEW OF AGENDA, AGENDA REPORTS, AND MATERIALS: PRIOR TO THE PLANNING COMMISSION MEETINGS, COPIES OF THE AGENDA, AGENDA REPORTS, AND OTHER MATERIAL ARE AVAILABLE DURING NORMAL WORKING HOURS FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, A LIMITED SUPPLY OF COPIES OF THE AGENDA WILL BE AVAILABLE FOR THE PUBLIC AT THE MEETING.

OPPORTUNITY TO SPEAK, AGENDA ITEMS: THE PLANNING COMMISSION WILL PROVIDE AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMISSION ON ITEMS OF BUSINESS ON THE AGENDA, HOWEVER, TIME LIMITS MAY BE IMPOSED BY THE CHAIR AS PROVIDED FOR UNDER THE ADOPTED RULES OF CONDUCT OF PLANNING COMMISSION MEETINGS.

REVIEW OF TAPE RECORDING OF MEETING: PLANNING COMMISSION MEETINGS ARE AUDIO TAPE RECORDED. TAPE RECORDINGS ARE AVAILABLE FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR 30 DAYS AFTER THE MEETING.

COPIES OF AGENDA, AGENDA REPORTS AND OTHER MATERIALS: PRIOR TO EACH MEETING, COPIES OF THE AGENDA ARE AVAILABLE, AT NO CHARGE, AT CITY HALL DURING NORMAL WORKING HOURS. IN ADDITION, A LIMITED SUPPLY WILL BE AVAILABLE ON A FIRST COME, FIRST SERVED BASIS, AT THE PLANNING COMMISSION MEETINGS. COPIES OF AGENDA, REPORTS AND OTHER MATERIAL WILL BE PROVIDED UPON REQUEST SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT. A COPY FEE OF 25 CENTS PER PAGE WILL BE CHARGED.

ANY MEMBER OF THE PUBLIC MAY SUBMIT A WRITTEN REQUEST FOR A COPY OF PLANNING COMMISSION AGENDAS TO BE MAILED TO THEM. REQUESTS MUST BE ACCOMPANIED BY A CHECK IN THE AMOUNT OF \$25.00 FOR A SINGLE PACKET AND \$250.00 FOR A YEARLY SUBSCRIPTION.

THE COUNCIL CHAMBERS IS WHEELCHAIR ACCESSIBLE



PLANNING COMMISSION STAFF REPORT
July 10, 2007

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Workshop on the Casitas at Winters project (APNs 003-450-15, 16, and 17) to discuss development options for the project site and provide guidance to the project applicant Mark Power.**

RECOMMENDATION: Staff recommends that the Planning Commission (1) Receive the staff report and (2) Hold a workshop on the Casitas at Winters project (Assessor Parcel Numbers 003-450-15, 16, and 17) to discuss development options for the project site and provide guidance to the project applicant Mark Power.

BACKGROUND: In August of last year, the Planning Commission recommended denial of the Casitas at Winters project. At that time, the project consisted of 16 multi-family residential units at a Neighborhood Commercial (C-1 Zone) location approximately 1.2742 acres in size on the north side of West Grant Avenue (SR 128) generally between the Tomat's restaurant (1123 West Grant Avenue) and the district office of the Winters Joint Unified School District (909 West Grant Avenue). Subsequently, at applicant Mark Power's request, the City Council directed that the project be referred back to the Planning Commission based on a request from the applicant in order to allow him an opportunity to submit a redesign for the project. Since that time the applicant has worked on a different design for the residential units, prepared multiple configurations of the project site, and considered a project with fewer units. However, rather than having the applicant continue to expend additional effort and expense on the project, it may be opportune for the Planning Commission to discuss development options for the project site and provide the applicant with guidance on development of his property.

DISCUSSION: The applicant has reviewed with staff a tentative subdivision map that would result in the creation of five lots. Because of a land dedication requirement for a future widening of Grant Avenue (SR 128) to four lanes, the five lots would fall under the minimum lot size of 10,000 square feet for the C-1 Zone. After the dedication, the size of the five lots would range from an estimated 9,000 to 9,100 square feet in size. Staff would support the granting of a Planned Development Overlay to address the lot size inconsistency based on the following reasons.

1. The City would gain land dedication for future widening of Grant Avenue along the project's southerly frontage. Until such time that actual widening of Grant is required, the frontage can be used for an enhanced landscaped corridor.

2. The City can condition the tentative map to allow only one ingress/egress point to Grant Avenue.
3. The City can condition the tentative map to require that the infrastructure improvements including frontage improvements be triggered when development of the first lot occurs even if one or more of the lots end up in different ownerships.

The applicant's original project was for a residential development. The applicant does not intend to seek residential development of the property at this time, but he and/or potentially other property owners may seek residential development at a later juncture. Regardless, this would not preclude development of the project site for non-residential purposes. In the event that a residential project is pursued, a conditional use permit (CUP) would be required and the Planning Commission would need to make the following seven findings pursuant to the Winters Municipal Code (Section 17.20.030) before approving a CUP.

Findings.

In granting a use permit, the planning commission or zoning administrator, with due regard to the nature and condition of all adjacent structures and uses, the zone within which the structures and uses are located, and the general plan, shall find all of the following general conditions to be fulfilled:

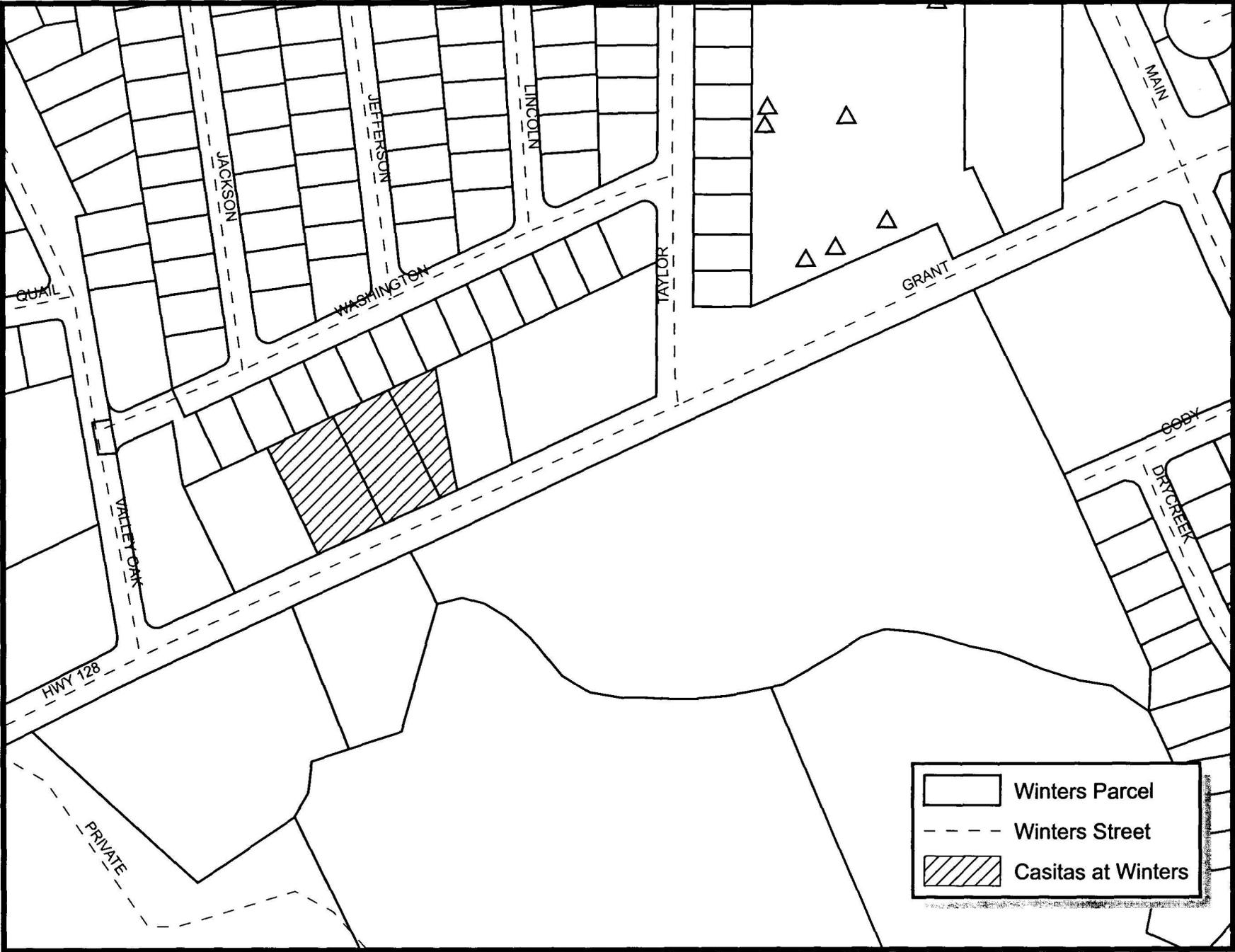
1. The requested use will be in conformity with the general plan;
2. The requested use is listed as a conditional use in the zone regulations or elsewhere in this section, or, where an interpretation was necessary, a determination was made by the community development director or planning commission that the proposed use would require a use permit;
3. The requested use is consistent with the intent and purposes of the zone in which it is located, and will not detrimentally impact the character of the neighborhood;
4. The requested use will not be detrimental to the public health, safety or general welfare;
5. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities or services will be provided;
6. The requested use will not create a nuisance or enforcement problem within the neighborhood; and
7. The requested use will not result in a negative fiscal impact upon the city.

Where one or more of these findings cannot be made, the use permit application shall be denied.

ATTACHMENT

Location map of Casitas at Winters project site
Notice of Public Workshop

Casitas at Winters Project Site



0 0.04 0.08 0.16 Miles



7/05/07

NOTICE OF PUBLIC WORKSHOP

The Winters Planning Commission will conduct a public workshop on the project application as described below, beginning at 7:30 P.M. on Tuesday, July 10, 2007, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, California 95694.

PROJECT LOCATION: THE PROJECT, CASITAS AT WINTERS, IS LOCATED IN THE NORTHWEST AREA OF THE CITY OF WINTERS ON THE NORTH SIDE OF WEST GRANT AVENUE EAST OF TOMAT'S RESTAURANT AT 1123 WEST GRANT AND WEST OF THE WINTERS JOINT UNIFIED SCHOOL DISTRICT OFFICE AT 909 WEST GRANT. THE SITE CONSISTS OF APNS 003-450-15, 003-450-16, AND 003-450-17 AND IS 1.2742 ACRES IN SIZE.

APPLICATION TYPE: The Planning Commission is conducting a public workshop at the request of applicant, Mark Power, to discuss development options for the Casitas at Winters project site.

BACKGROUND: In August of last year, the Planning Commission recommended denial of the Casitas project. At that time, the project consisted of 16 multi-family residential units at a Neighborhood Commercial (C-1 Zone) location on the north side of West Grant Avenue (SR 128) generally between the Tomat's restaurant (1123 West Grant Avenue) and the district office of the Winters Joint Unified School District (909 West Grant Avenue). Subsequently, at applicant Mark Power's request, the City Council directed that the project be referred back to the Planning Commission based on a request from the applicant in order to allow him an opportunity to submit a redesign for the project. Since that time the applicant has worked on a different design for the residential units, prepared multiple configurations of the project site, and considered a project with fewer units.

The purpose of the public workshop will be to provide citizens an opportunity to ask questions and make their comments known on development options for the Casitas at Winters project site. If you are unable to attend the public workshop, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

Dan Sokolow – Community Development Director