

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, February 12, 2008 @ 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: Albert Vallecillo
Vice Chairman: Pierre Neu
Commissioners: Joe Tramontana, Wade Cowan,
Bruce Guelden, Corinne Martinez, Glenn DeVries
Administrative Assistant: Jen Michaelis
Community Development Director: Dan Sokolow

I CALL TO ORDER 7:30 PM

II ROLL CALL & PLEDGE OF ALLEGIANCE

III COMMUNICATIONS:

1. Staff Reports
Current Projects list dated February 5, 2008
2. Commission Reports

IV 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.

V CONSENT ITEM

Approve minutes of the January 22, 2008 regular meeting of the Planning Commission.

VI DISCUSSION ITEMS:

1. Appointment of Planning Commissioner to serve on the Affordable Housing Steering Committee.
2. Presentation on Downtown Streetscape Improvement Project.
3. Public Hearing and consideration of Design Review application (2008-DR-02) submitted by Joe Ogando for the façade improvement of the building located at 200 – 208 Railroad Avenue (APN 003-203-12).
4. Public Hearing and consideration of Conditional Use Permit application (2008-CUP-01) submitted by Eva Brzeski for a boat and recreational vehicle storage facility located at 723 Railroad Avenue (APN 003-322-20).

VII COMMISSION/STAFF COMMENTS

VIII 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 TUESDAY, FEBRUARY 5, 2008.


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

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of February 5, 2008
(530) 795-4910, extension 112, www.cityofwinters.org

PROJECT	DESCRIPTION & PROCESS	LAST ACTION	NEXT ACTION
(1) Winters Highlands, Granite Bay Holdings, LLC, Larry John (916) 960-1656	Application filed to develop 413 single-family and 30 multi-family residential units in northwestern part of city.	Planning Commission approved Design Review for Phase I residences on June 26, 2007.	Applicant revisions to Final Map and Improvement Plans.
(2) Winters Village, Bob Thompson (West project) (707) 372-9355	Proposal to develop 10 attached single-family residences on the southwest corner of East Main and East Baker Streets.	Applicant in October 2007 decided to defer construction of the project.	Project not active.
(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.	Applicant revisions to Final Map and Improvement Plans.
(4) Creekside Estates, Lynda Fletcher (530) 902-4288	Proposal to develop 40 single-family residential lots at southwest part of city.	City Council approved Tentative Subdivision Map on April 19, 2005.	Applicant revisions to Final Map and Improvement Plans.
(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.	Applicant revisions to Final Map and Improvement Plans.
(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.	Applicant submittal of Final Map and Improvement Plans.
(7) Casitas at Winters, Napa Canyon LLC, Mark Power (707) 253-1339	Proposal for 5-unit tentative subdivision map at a site on West Grant Avenue east of Tomat's restaurant. Tentative Subdivision Map, Planned Development Overlay, and PD Permit.	City Council at its January 15, 2008 meeting took final action by approving the Rezone Ordinance.	Applicant submittal of Final Map and Improvement Plans.

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
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(8) Winters II, Community Housing Opportunities Corporation, Ben Rosen (530) 757-4444	Proposal to develop 34-unit apartment complex for low- and very low-income households at 110 East Baker Street.	City issued certificate of occupancy for units and community center on December 18, 2007.	Project complete for City.
(9) Mary Rose Gardens, DAS Homes, Inc., Dave Snow (530) 666-0506	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, Planned Development Overlay, PD Permit, Rezone, Inclusionary Housing Agreement, and Development Agreement.	Applicant declined option to purchase project property.	Project not active.
(10) Anderson Place, Eva Brzeski (415) 887-9300	Proposal to develop up to 28 mostly attached single-family residences and 9 commercial spaces at 723 Railroad Avenue.	City Council at its June 19, 2007 meeting took final action on the project by approving the project development agreement.	Applicant submittal of Final Map and Improvement Plans.
(11) Pearse Parcel Map, Thomas Pearse (530) 795-5901	Proposal for 4-unit parcel map at the south end of Third Street.	Planning Commission on October 9, 2007 approved project.	Applicant submittal of Final Map and Improvement Plans.
(12) Winters Commercial, Granite Bay Holdings, LLC, Tyler Wade (916) 580-1855	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. Application submitted on August 17, 2007 and deemed complete on October 22, 2007.	City Council on December 18, 2007 approved East Street closure at Grant Avenue and Encroachment Permit for diagonal parking and landscaping on East Baker Street.	Applicant submittal of Final Map, Improvement Plans, and building plans.
(13) Valadez, Frank Valadez, Trustee, 530-674-5102	Proposal to change General Plan and Zoning designations for the 1.421-acre parcel (APN 003-391-05) located east of the Winters Cemetery from public-quasi-public to residential use.	Draft Initial Study completed.	Circulation of Initial Study.
(14) Winters Estates Annexation, Winters Estates LLC, Helmut Sommer 707-678-9000	Proposal to annex 80 acres (APNs 030-210-05 & 08) adjacent to County Road 88 and within the City's General Plan Area.	City issuance of incomplete application letter on February 1, 2008.	Applicant response to City's February 1, 2008 incomplete application letter.

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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:** 2 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 whether residential units will be constructed.
- Project #8:** 34 units for very low-income and low-income households.
- Project #9:** 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households.
- Project #10:** 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households.
- Project #11:** Not applicable.
- Project #12:** Not applicable.
- Project #13:** Not known at this time.
- Project #14:** Not known at this time.

**MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD ON
TUESDAY, JANUARY 22, 2008**

Chairman Vallecillo called the meeting to order at 7:30 p.m.

PRESENT: Tramontana, Martinez, DeVries, Neu, Guelden, Cowan, and Chairman Vallecillo

ABSENT: None

STAFF: Community Development Director Dan Sokolow, Mayor Woody Fridae, Administrative Assistant Jen Michaelis

Commissioner Tramontana led the Pledge of Allegiance.

COMMUNICATIONS:

Staff Report: Community Development Director Sokolow noted that the City has received an application from Helmut Sommer to annex an 80-acre parcel located just south of the City's Wastewater Treatment Plant. The parcel is zoned Rural Residential.

Commission Report: None.

Citizen Input: None.

CONSENT ITEM

Approve minutes of December 11, 2007 regular meeting of the Planning Commission

Commissioner Neu made a motion to approve the minutes for the December 11, 2008 meeting of the Planning Commission. Seconded by Commissioner Guelden.

AYES: Tramontana, Martinez, DeVries, Neu, Guelden, Cowan, and Chairman Vallecillo

NOES: None

ABSTAIN: None

ABSENT: None

Motion passed unanimously.

DISCUSSION ITEM

1. Public hearing and consideration of Design Review application (2008-DR-01) submitted by David Lorenzo for the façade improvement of the building located at 111-115 Main Street (APN 003-201-15).

Commissioners Neu, Martinez, and DeVries recused themselves and left the room because of potential conflicts of interest since all three own property within 500 feet of the project site. While Commissioner Tramontana also owns property within 500 feet of the project site, his property is further away from the project site than Commissioners Neu, Martinez, and DeVries. As a result, the Planning Commission determined that



PLANNING COMMISSION STAFF REPORT

February 12, 2008

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: Appointment of Planning Commissioner to serve on the Affordable Housing Steering Committee.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report and 2) Appoint a Planning Commissioner to serve on the Affordable Housing Steering Committee.

BACKGROUND: The Affordable Housing Steering Committee (AHSC) advises the City Council on affordable housing issues and it meets on an as-needed basis to review affordable housing projects and policies. The five-member committee consists of three public members appointed by the City Council and two Planning Commissioners appointed by the Planning Commission. Planning Commission Chairman Albert Vallecillo serves as one of the Planning Commission representatives while the other position is vacant since Jack Graf retired from the Planning Commission last year. Graf has continued his AHSC service by serving as a public member.



PLANNING COMMISSION STAFF REPORT
February 12, 2008

TO: Chairman and Planning Commissioners

FROM: Cas Ellena – Redevelopment & Economic Development Director

SUBJECT: Receive Informational Update Regarding Phase I of the Downtown Streetscape Improvement Project.

RECOMMENDATION: Staff recommends that the Planning Commission hear an update regarding Phase I of the Downtown Streetscape Improvement Project.

BACKGROUND: On August 7, 2007, the City approved a Consultant Services Agreement (the "Agreement") with Rick Engineering Company ("Design Team") for engineering and design services associated with the Downtown Streetscape Improvement Project (the "Project"). On December 20, 2007, the City hosted a Downtown Stakeholders Meeting, facilitated by the Design Team in order to obtain input from Stakeholders regarding Phase I of the Downtown Streetscape Improvement Project. The Design Team provided a detailed presentation (attached). The presentation included: background regarding the Downtown Master Plan process; a discussion of Winters' history, culture, and character; a visual presentation of streetscape elements; and details regarding two different Concept Alternatives. The Power Point Presentation is posted on the City's website and is airing on the City information channel.

The Stakeholders made several comments and expressed broad support for Alternative 2. The Stakeholders comments are listed at the end of the Power Point presentation. The Design Team has revised Alternative #2 to reflect the preferences and direction provided at the Stakeholder's Meeting and is proceeding with the design using the revised Alternative #2 concepts.

The design team is scheduled to take the construction documents up to 90% completion and then present those documents and the recommended alternatives at a second stakeholders meeting in April or May. At this time Stakeholders will be able to make additional comments. Based on this public review, certain revisions can be made followed by construction document completion. It is anticipated that the final construction documents will be completed by June of 2008 with a bid process commencing immediately following. Staff estimates that construction can commence in July with completion in the fall of 2008, prior to the holiday season.

FISCAL IMPACT: None by this item, information only.

ATTACHMENT

Power Point Presentation from December 20, 2007 Stakeholders Meeting

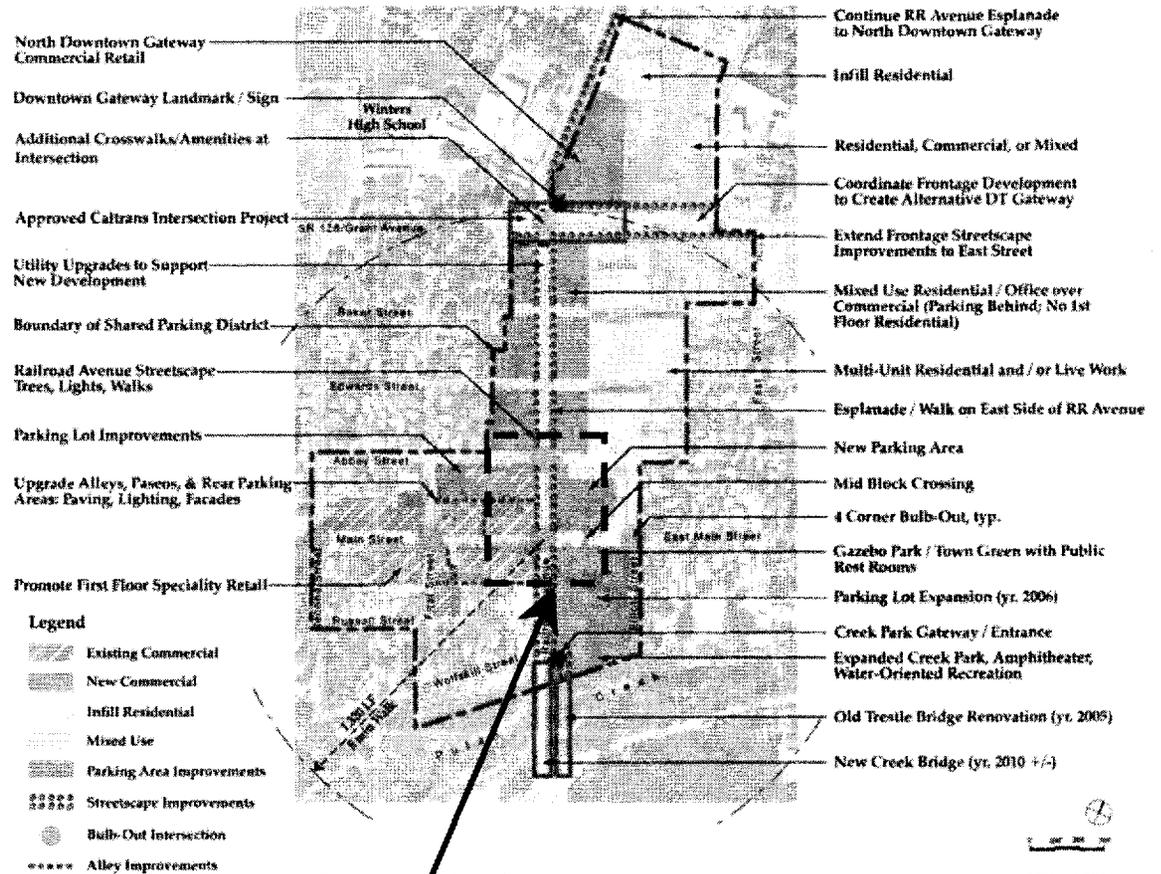
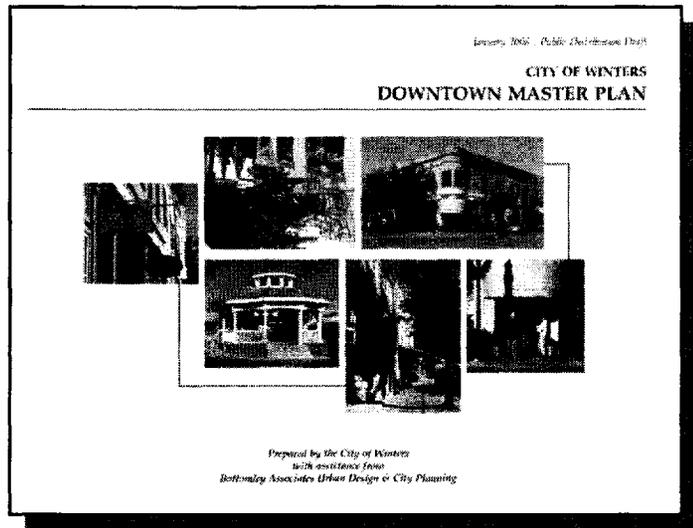
Stakeholders Meeting / Workshop

Winters Community Development Agency
City of Winters, California

December 20, 2007

Downtown Master Plan

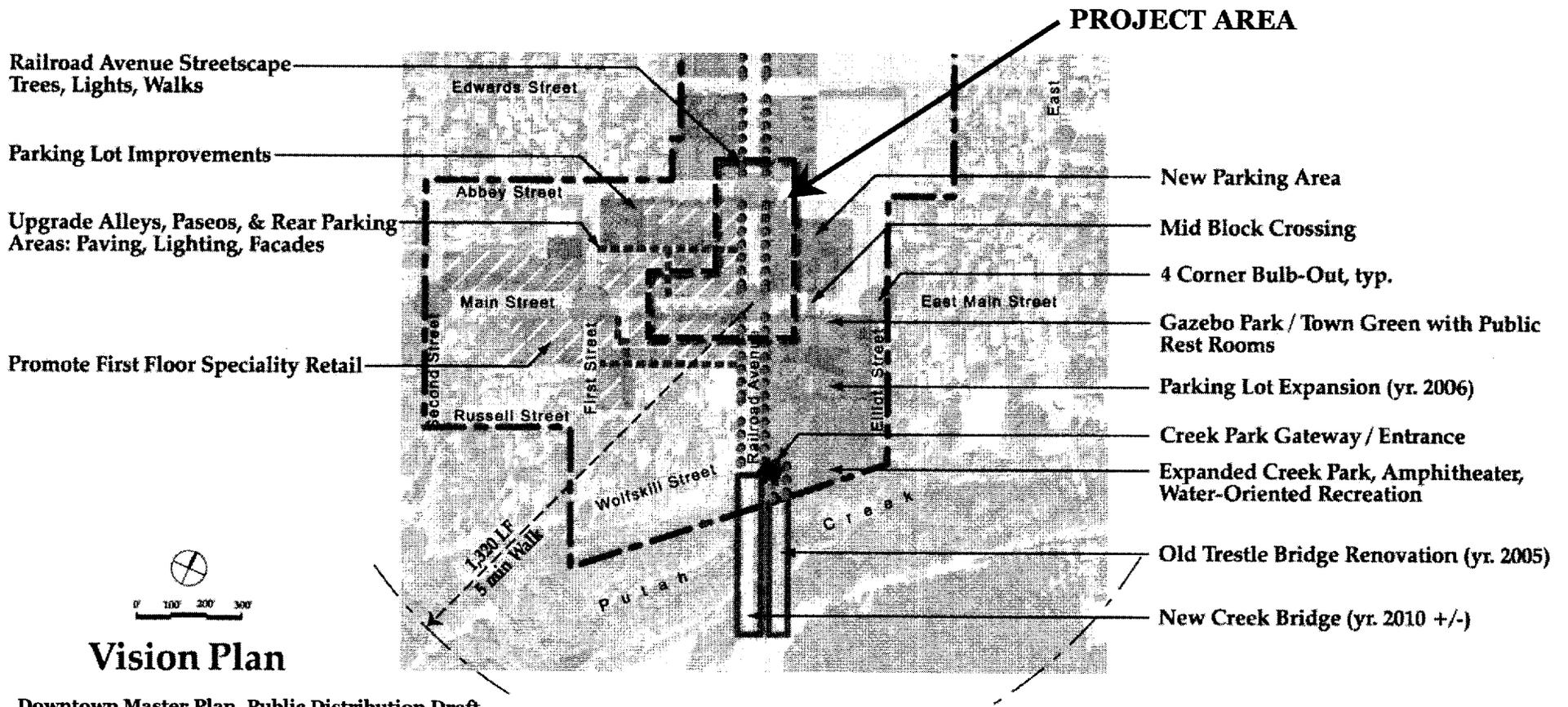
- Consistency with the Downtown Master Plan
 - Public Distribution Draft
 - January 2006
 - Bottomley Associates



PROJECT AREA

Vision Plan
Downtown Master Plan, Public Distribution Draft

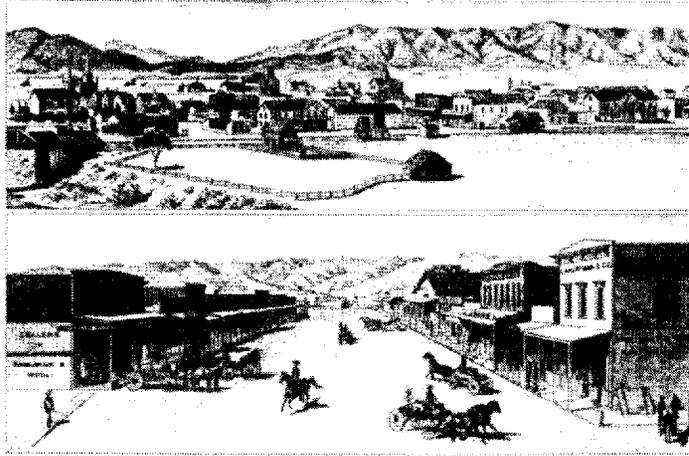
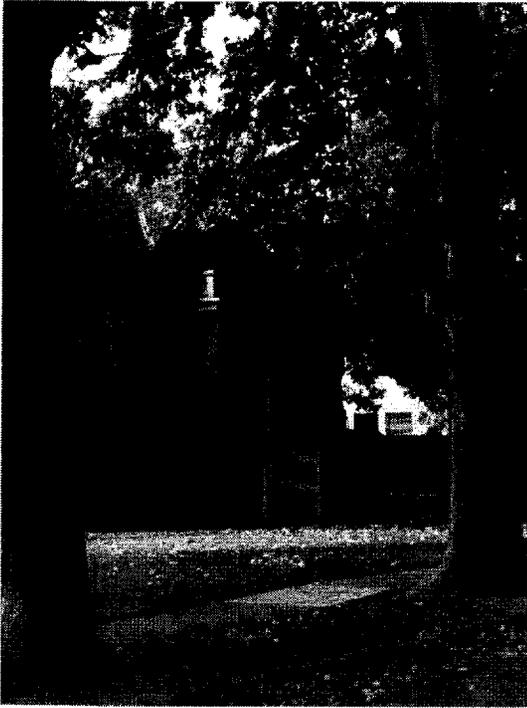
Project Area



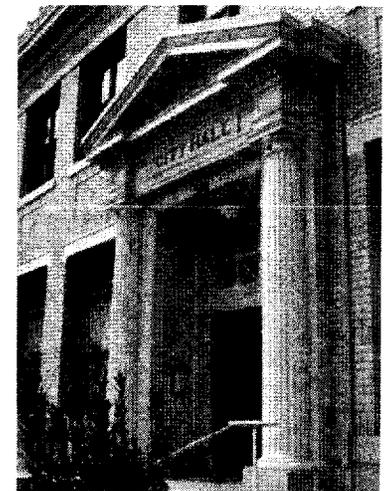
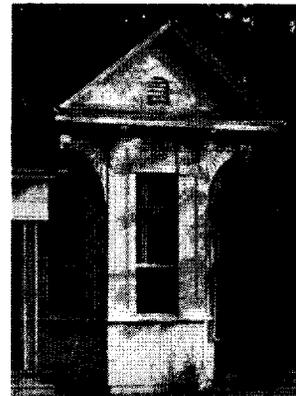
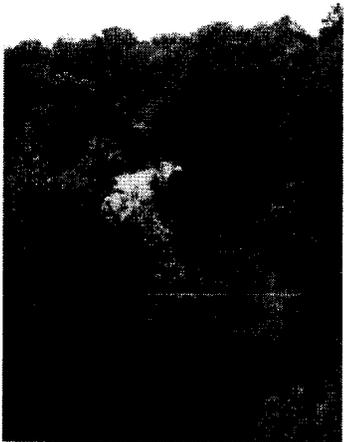
Vision Plan

Downtown Master Plan, Public Distribution Draft

Maintain & Celebrate Historic/ Agricultural History



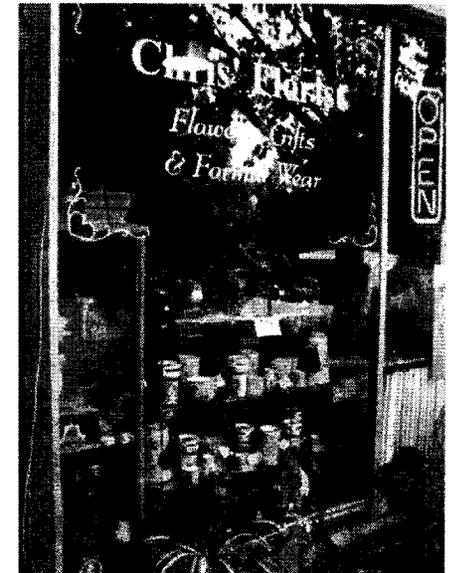
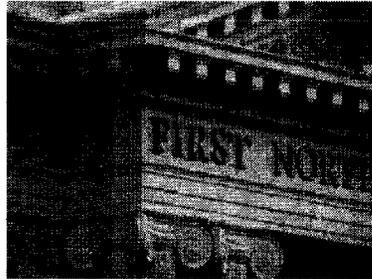
TOWN & MAIN ST. OF WINTERS, CAL.
LECHY & COMPANY
1929



RICK
ENGINEERING COMPANY

Urban Design & Planning

Maintain & Celebrate City Character



Consistent Streetscape Elements

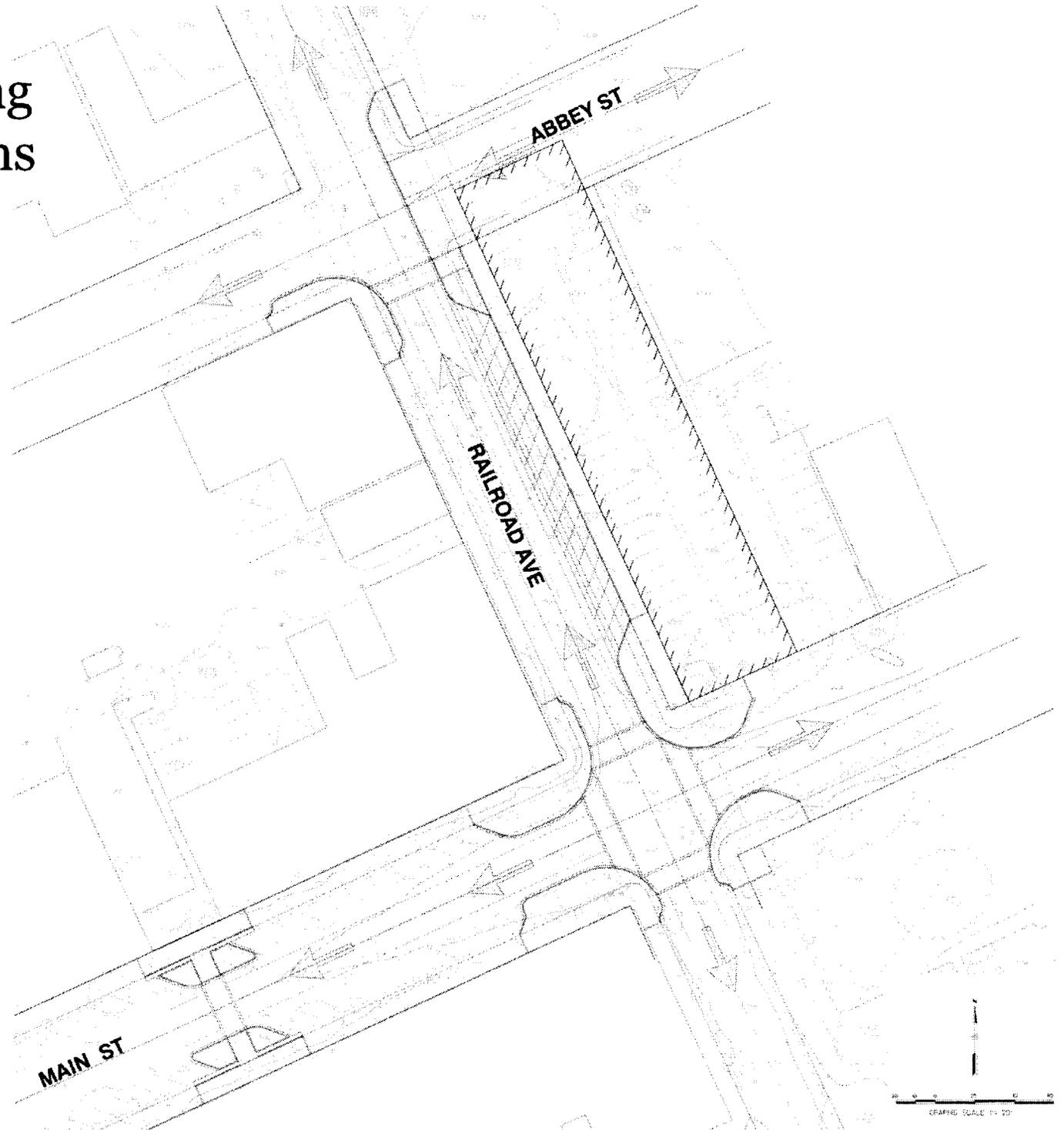
- Benches
- Park Tables
- Trash Receptacles
- Lighting
- Bollards
- Bicycle Racks
- Newspaper Racks
- Screen Wall & Rail
- Signage
- Paving
- Tree Grates
- Tree Guards
- Plating Palette
- Planters
- Public Art



Existing Streetscape Elements

Maintain Existing Drainage Patterns

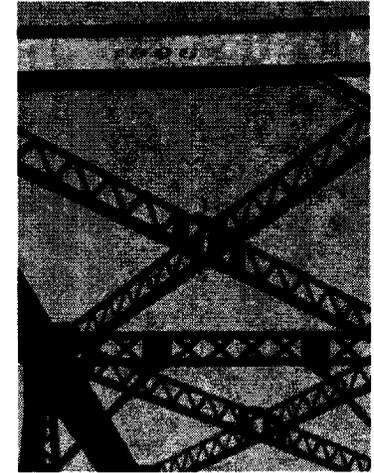
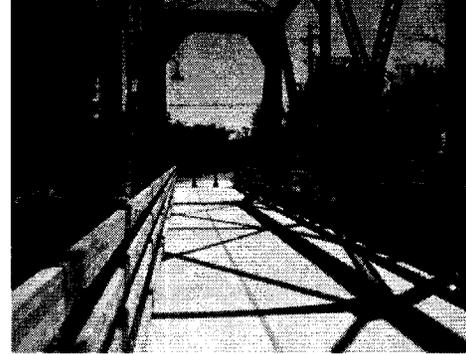
- New Alternatives maintain the existing overall drainage pattern



Concept Alternatives

- **Alternative 1 – Inspiration**
 - Southern Pacific Railroad Bridge

- All black metal furnishings; benches, trash, bollards, tree guards, planters, rails, tree grates, etc.
- Dual-head light fixtures at bulb-outs
- Seat Wall on Main St. Concrete wall with tile cap and metal rail.
- Concrete pavers in mix of reds & charcoal
- Concrete pavers at bulb-outs & crosswalks



- **Alternative 2 (Selected)– Inspiration**
 - Bank of Winters & De Vilbiss Hotel Brick

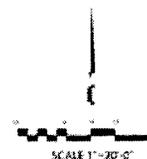


- Wood slat benches in city standard “classic historical” design.
- All other furnishings to match the “classic historical” design.
- City standard light fixtures at bulb-outs
- Clay brick in herringbone pattern mix of reds, tans, & grays
- Clay brick at bulb-outs & center intersection of Main St. & Railroad
- Concrete crosswalks

Alternative 1 Concept

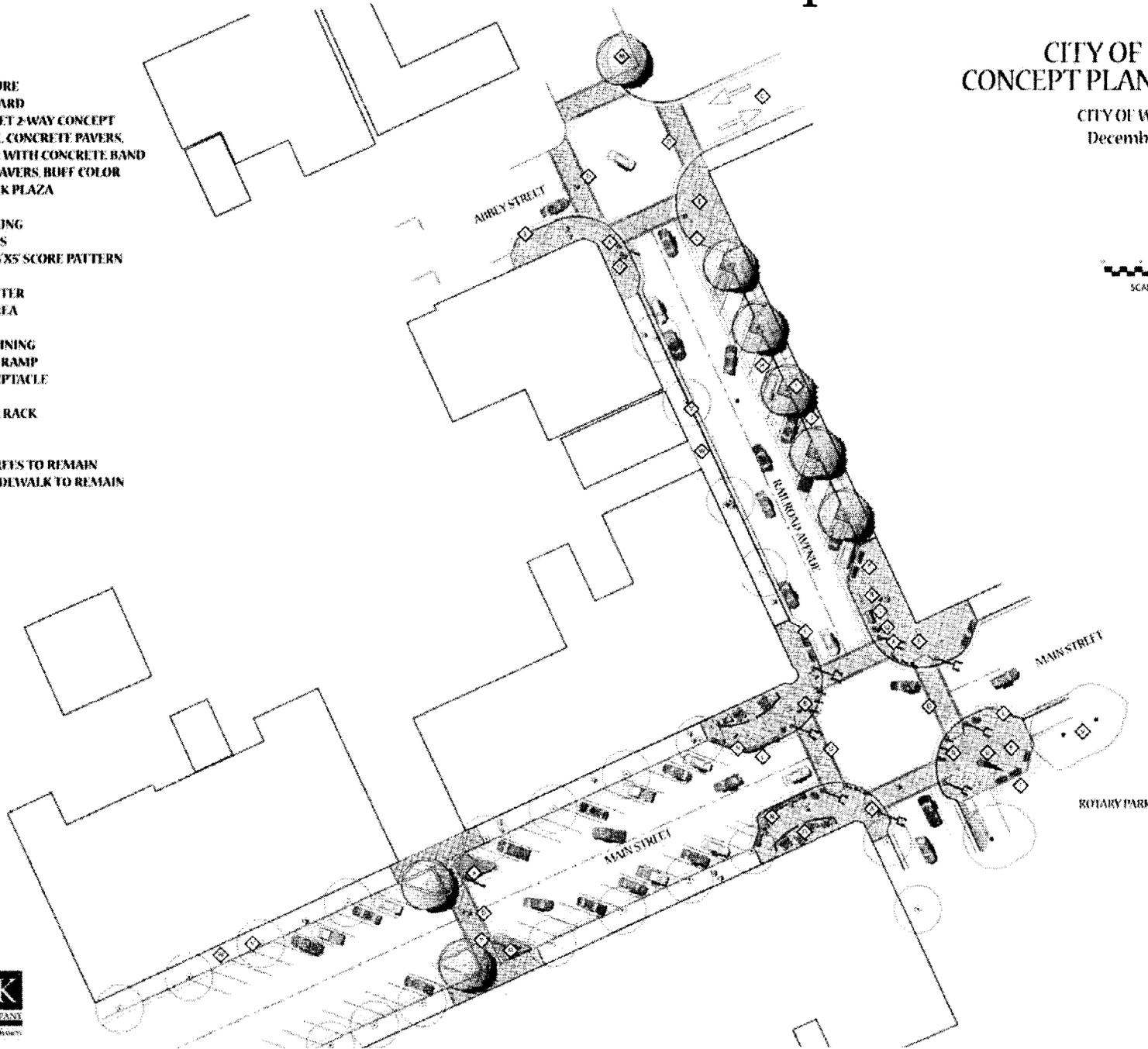
CITY OF WINTERS CONCEPT PLAN ALTERNATIVE 1

CITY OF WINTERS, CA
December 20, 2007

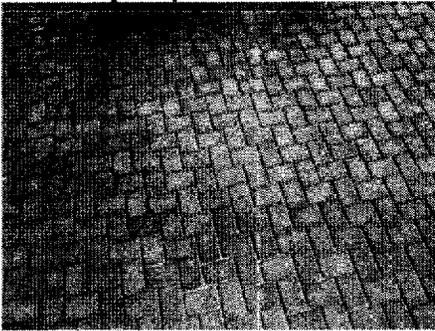
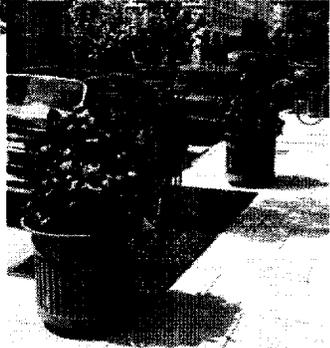
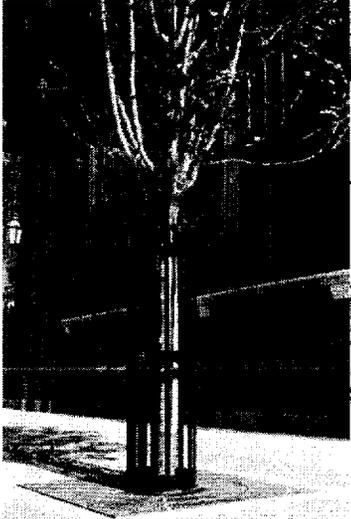
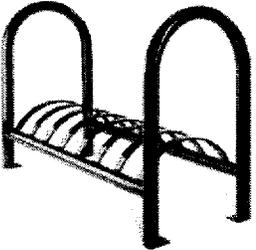
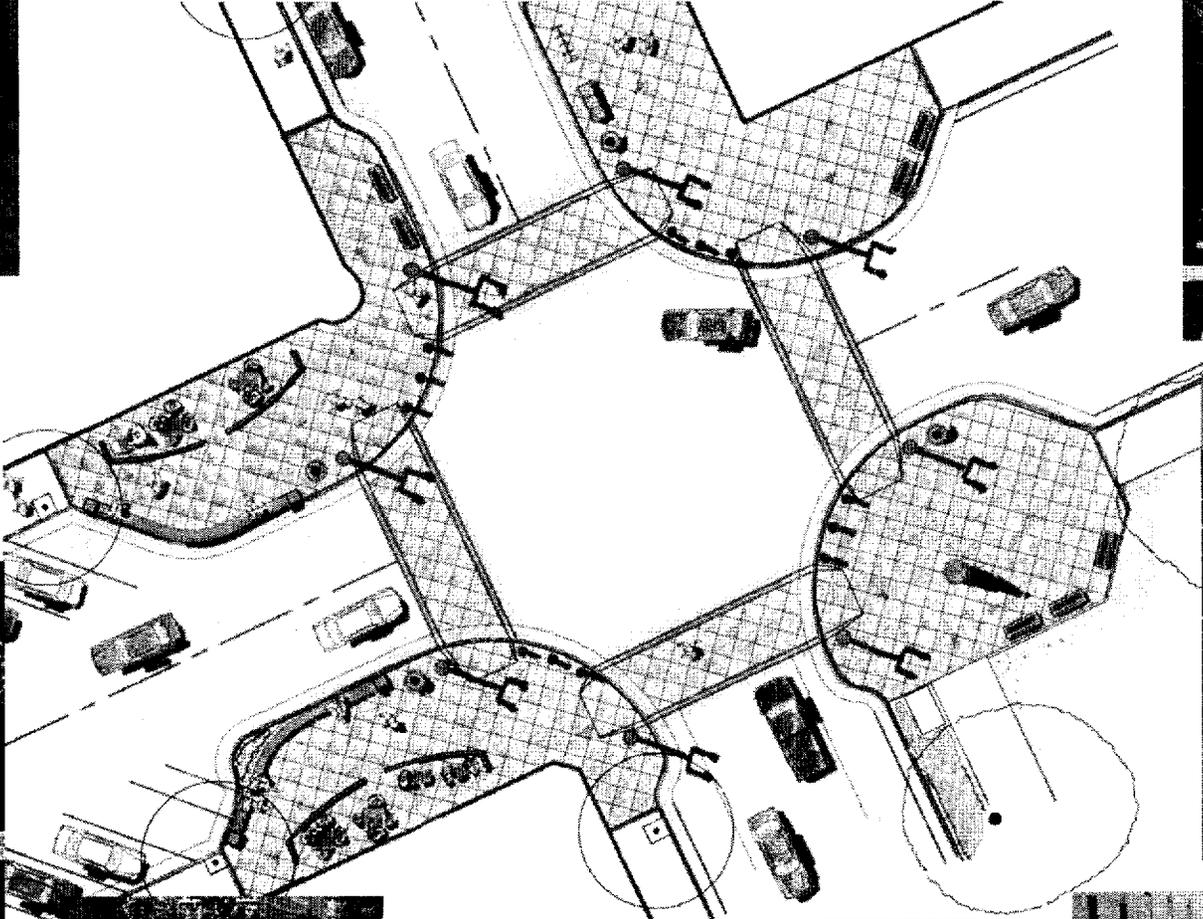
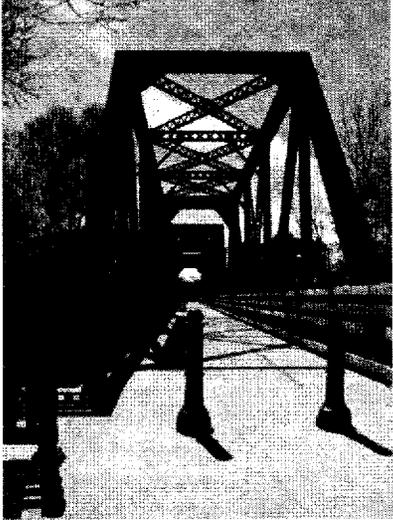
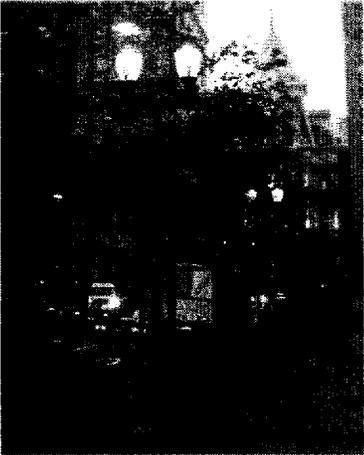


LEGEND

- A. LIGHT FIXTURE
- B. LIGHT BOLLARD
- C. ABBEY STREET 2-WAY CONCEPT
- D. CROSSWALK, CONCRETE PAVERS, BUFF COLOR WITH CONCRETE BAND
- E. CONCRETE PAVERS, BUFF COLOR
- F. ROTARY PARK PLAZA
- G. NOT USED
- H. ANGLE PARKING
- I. TREE GRATES
- J. SIDEWALK, 5'X5' SCORE PATTERN
- K. NOT USED
- L. CURB & GUTTER
- M. PLANTER AREA
- N. SEAT WALL
- O. OUTDOOR DINING
- P. ACCESSIBLE RAMP
- Q. TRASH RECEPTACLE
- R. BIKE RACK
- S. NEWSPAPER RACK
- T. BENCH
- U. PUBLIC ART
- V. EXISTING TREES TO REMAIN
- W. EXISTING SIDEWALK TO REMAIN



Alternative 1 Concept Street & Paving Palette



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ENGINEERING COMPANY

Urban Design & Planning

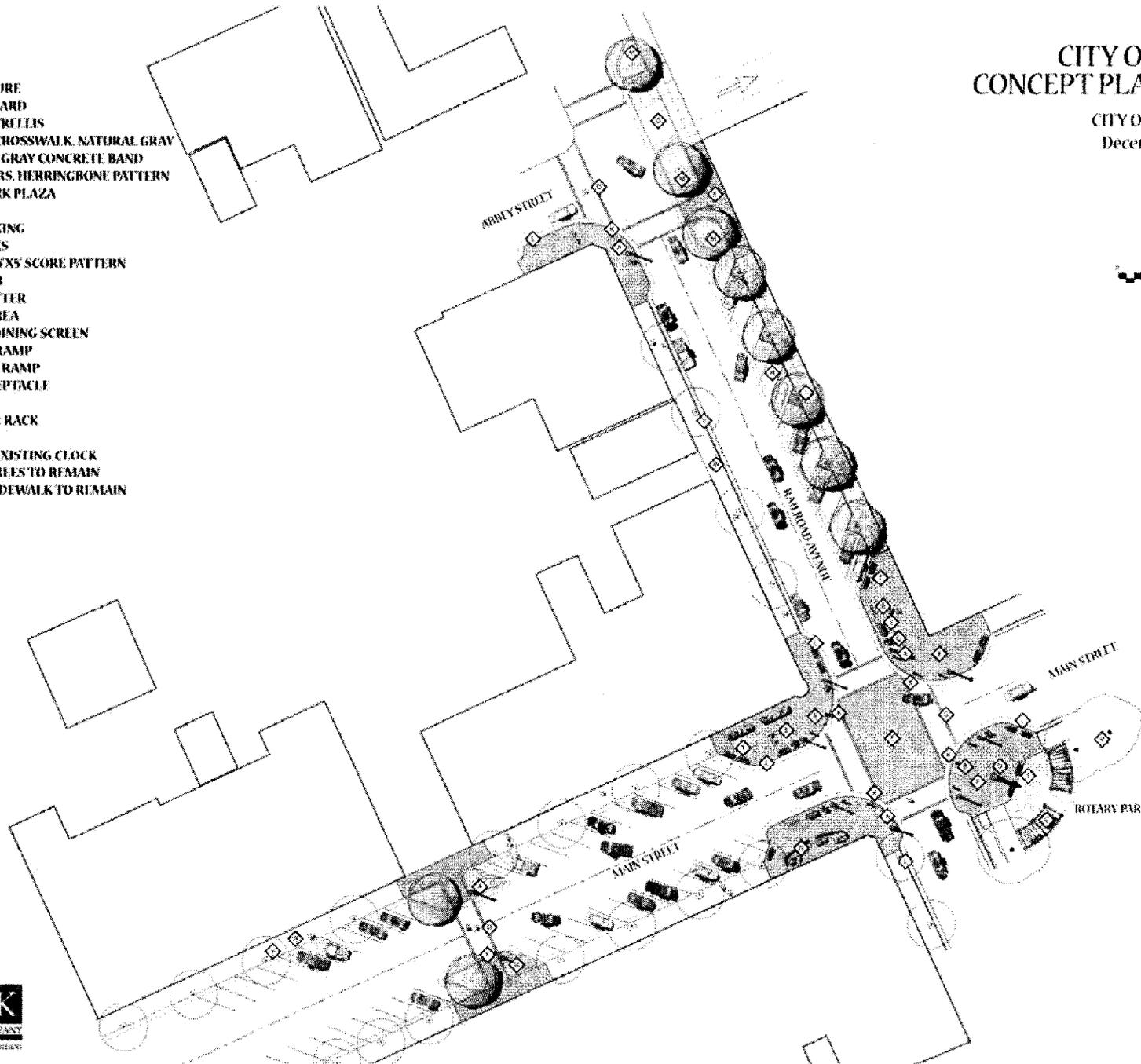
Alternative 2 (Selected) Concept

CITY OF WINTERS CONCEPT PLAN ALTERNATIVE 2

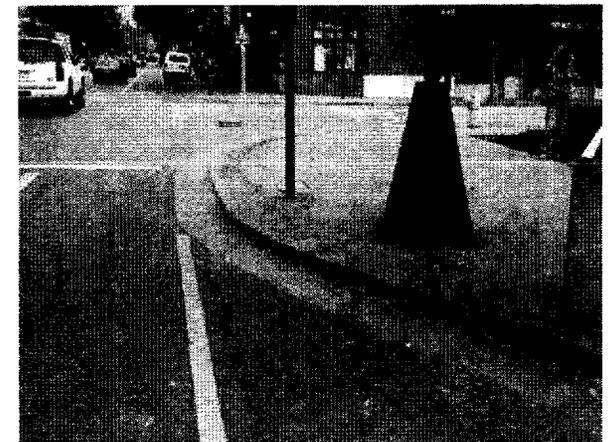
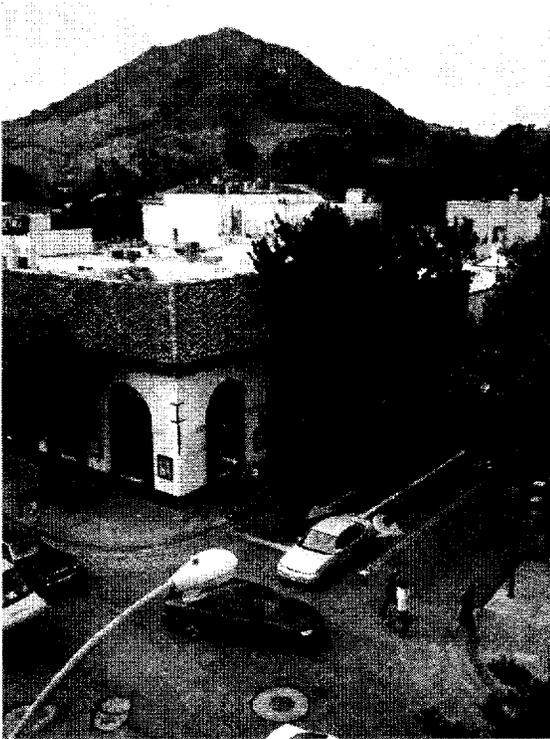
CITY OF WINTERS, CA
December 20, 2007

LEGEND

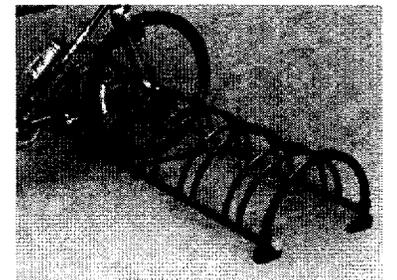
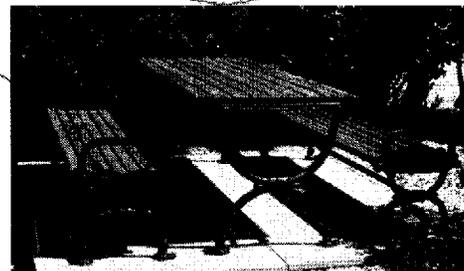
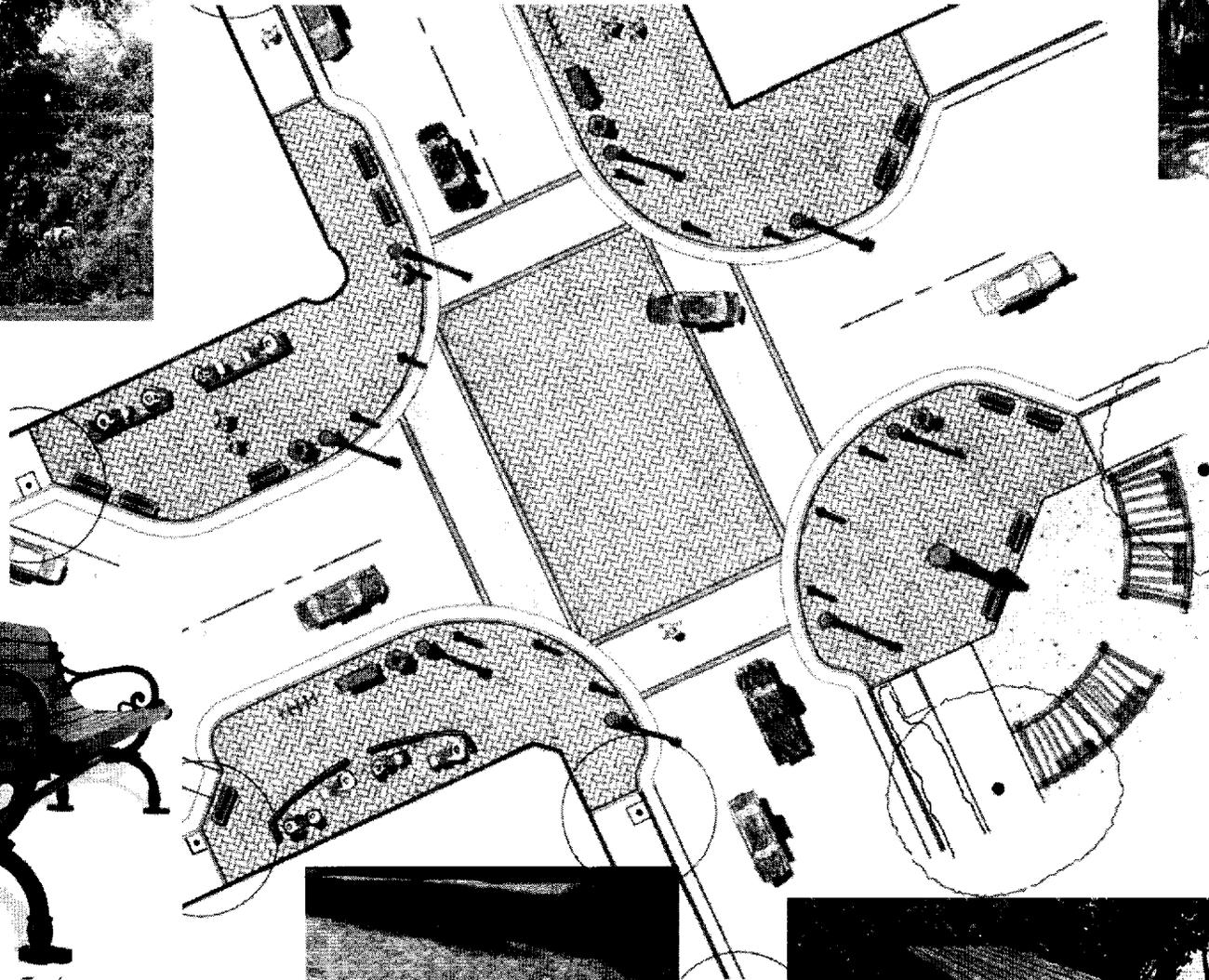
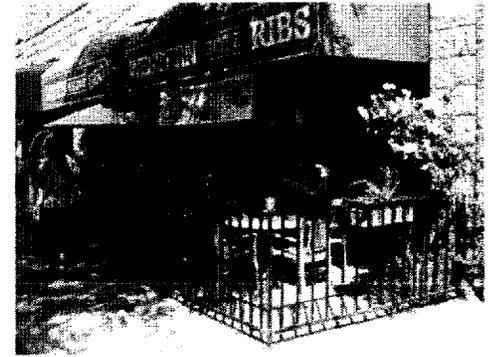
- A. LIGHT FIXTURE
- B. LIGHT BOLLARD
- C. RAILROAD TRELLIS
- D. CONCRETE CROSSWALK, NATURAL GRAY WITH DARK GRAY CONCRETE BAND
- E. BRICK PAVERS, HERRINGBONE PATTERN
- F. ROTARY PARK PLAZA
- G. NOT USED
- H. ANGLE PARKING
- I. TREE GRATES
- J. SIDEWALK, 5'X5' SCORE PATTERN
- K. FLUSH CURB
- L. CURB & GUTTER
- M. PLANTER AREA
- N. OUTDOOR DINING SCREEN
- O. DRIVEWAY RAMP
- P. ACCESSIBLE RAMP
- Q. TRASH RECEPTACLE
- R. BIKE RACK
- S. NEWSPAPER RACK
- T. BENCH
- U. RELOCATE EXISTING CLOCK
- V. EXISTING TREES TO REMAIN
- W. EXISTING SIDEWALK TO REMAIN



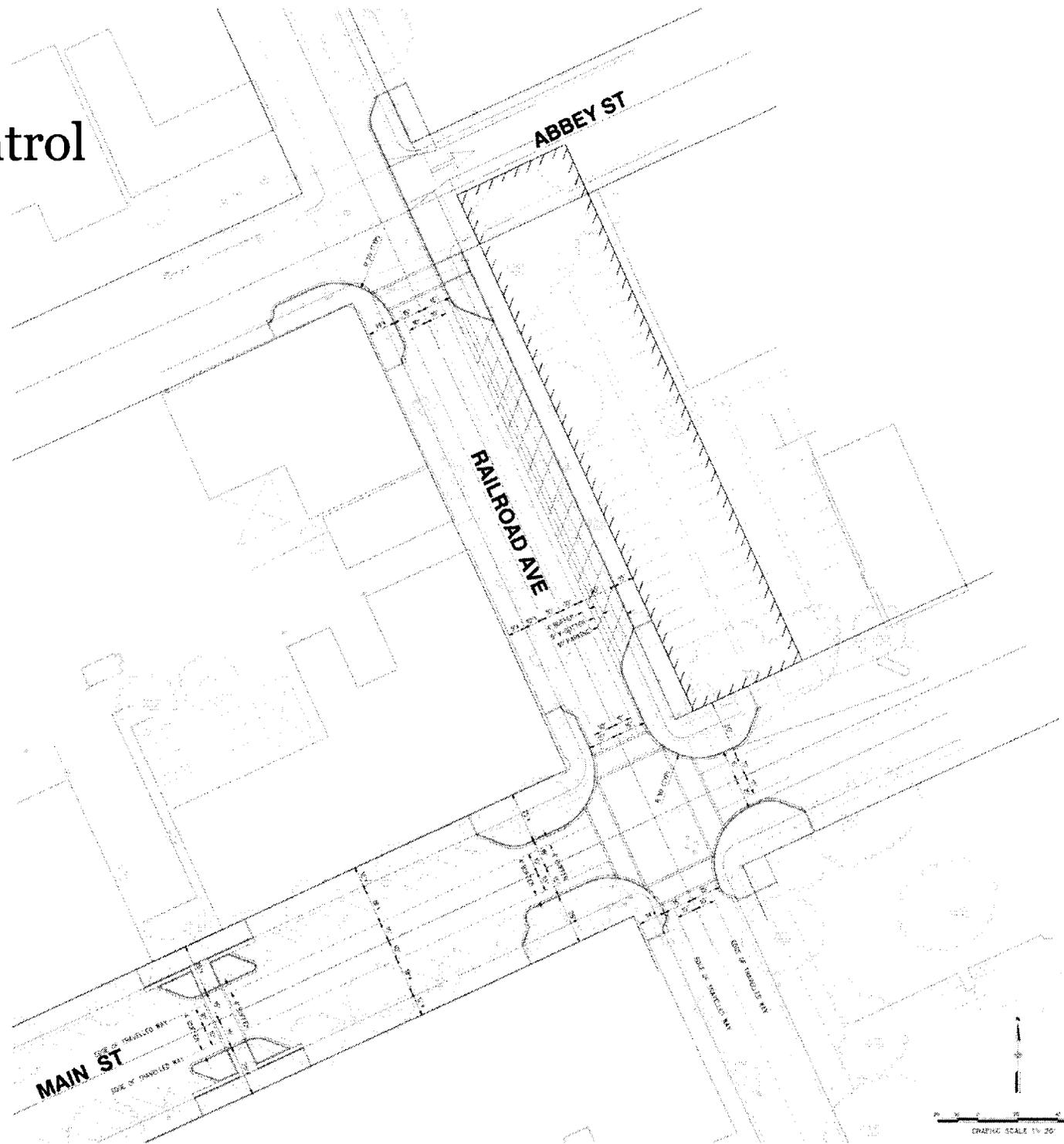
Alternative 2 (Selected) Concept Case Study Downtown San Luis Obispo, California



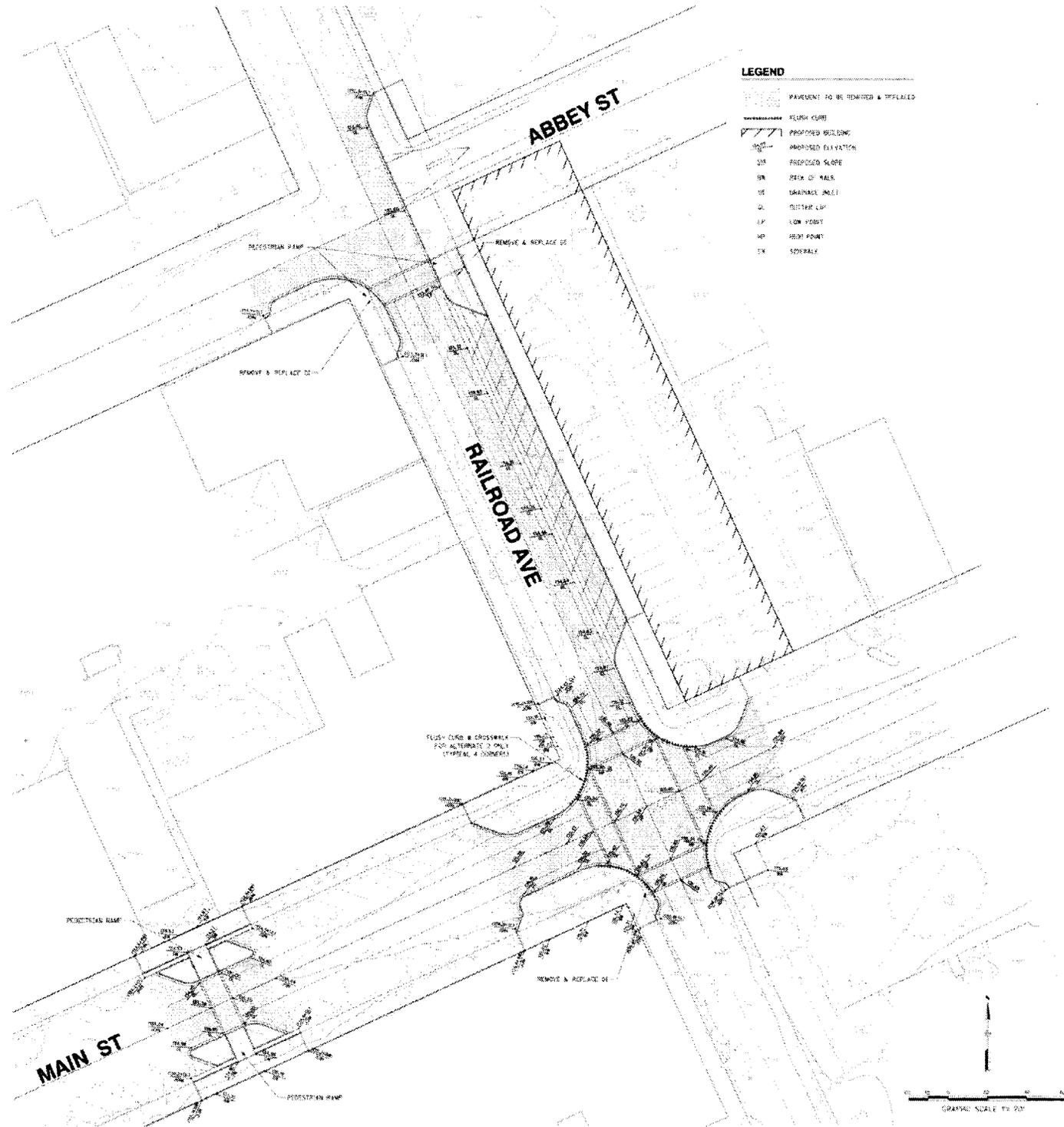
Alternative 2 (Selected) Concept Street & Paving Palette



Horizontal Control



Vertical Control



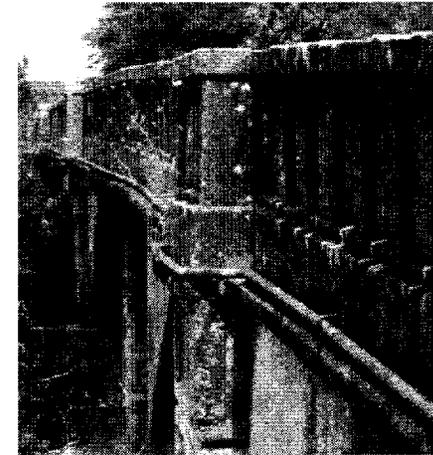
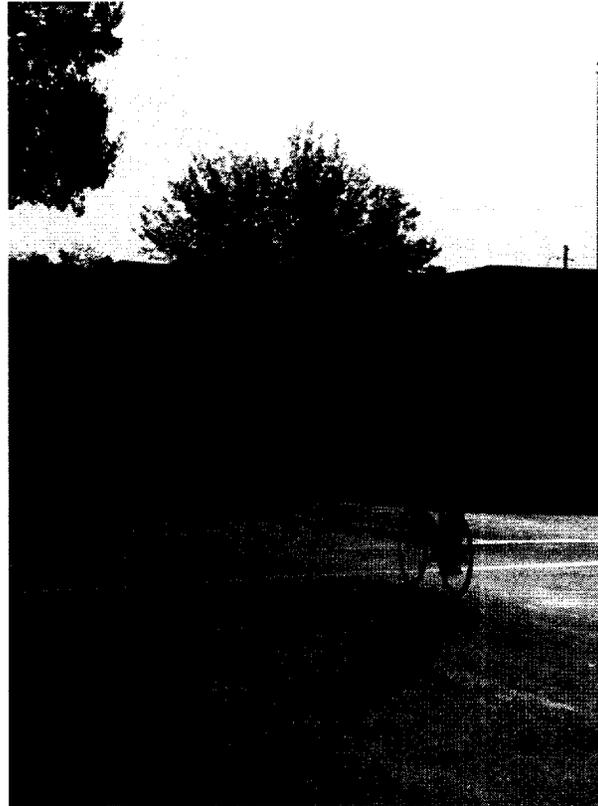
Issues to be Resolved

- Potential Impacts to basements
- Fire Hydrant Locations
- Continued coordination with Monticello

Next Steps

- Public Meeting #1 – Public Input
- Revise Documents per Comments
- 90% Construction Documents
- Public Meeting #2
- Public Review
- Revise Documents per Comments
- Project Out to Bid

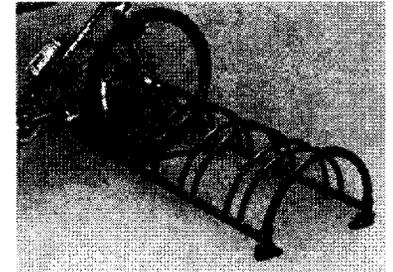
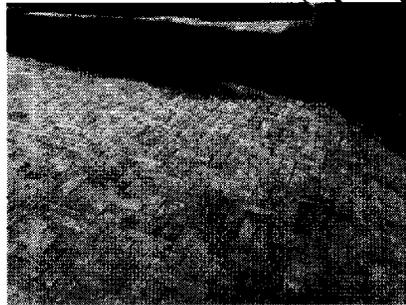
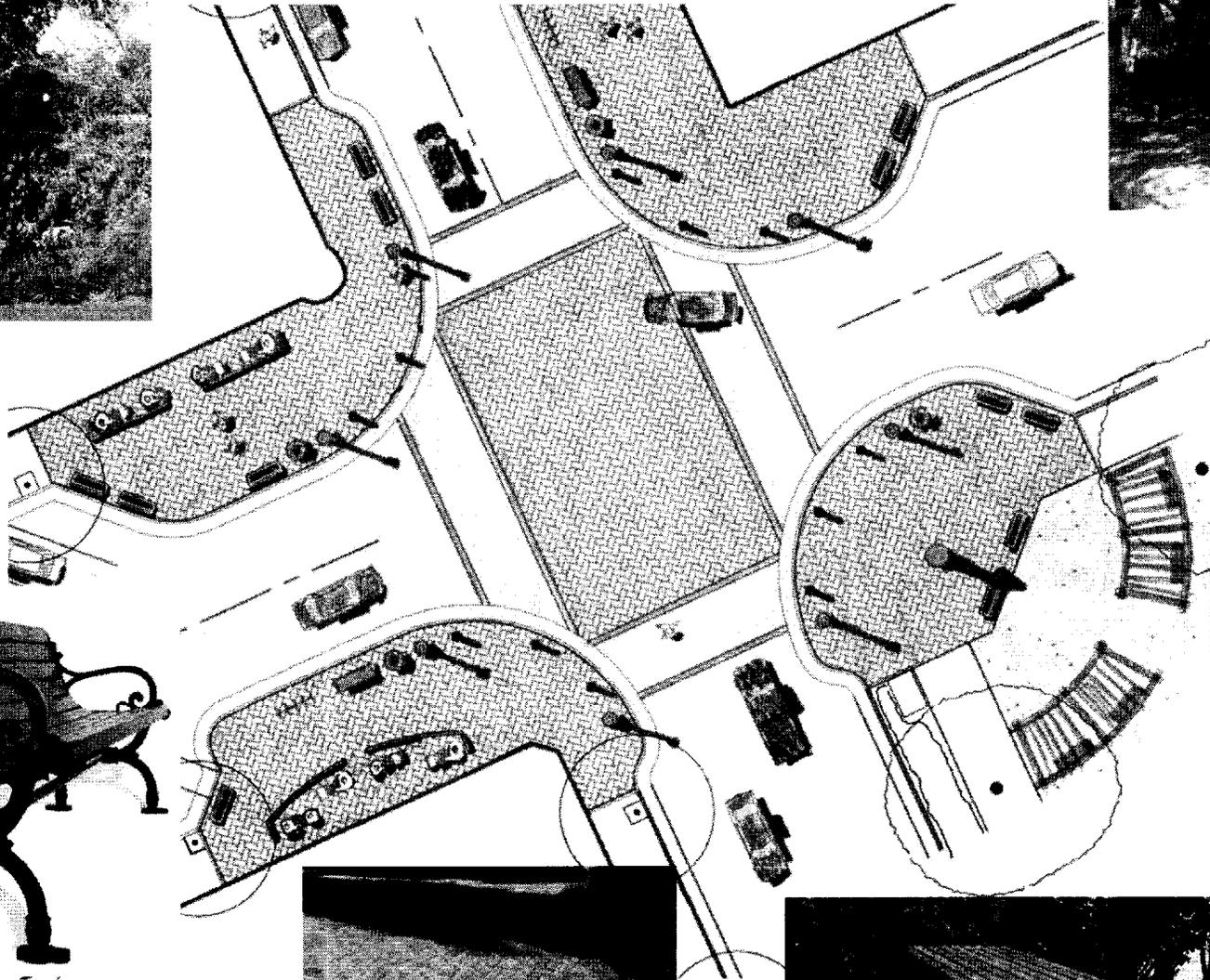
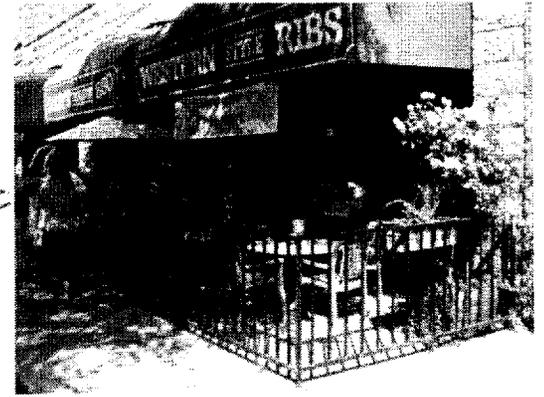
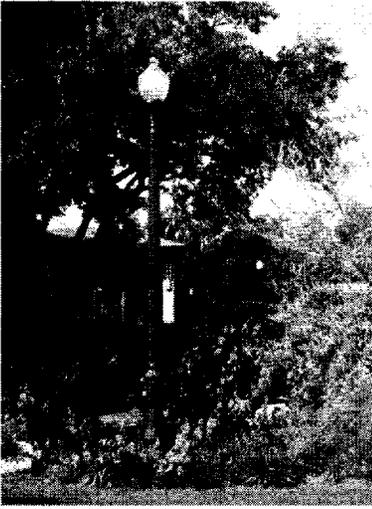
Questions & Comments



Stakeholders Meeting Comments

- Alternative #2 received broad support. Design team will revise alternative #2 to address the preferences and direction from the stakeholders meeting.
- Stakeholders supported use of proposed wood-slat bench, but only for highly visible locations on the bulb-out corners and wanted existing metal benches to be used at other locations.
- Stakeholders expressed interest in using the nicer, better quality materials in a unique fashion.
- Stakeholders requested/ supported the addition of service for festoon lighting at bulb-out corners. Design team will research.
- Stakeholders concerned about parking. Design team will minimize loss of parking with changes and verify parking count is consistent with the master plan.
- Design team will prepare a probable construction cost estimate for selected Alternative as modified by the stakeholder meeting input.

Selected Alternative





PLANNING COMMISSION STAFF REPORT
February 12, 2008

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Public Hearing and consideration of Design Review application (2008-DR-02) submitted by Joe Ogando for the façade improvement of the building located at 200 – 208 Railroad Avenue (APN 003-203-12).**

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report, 2) Conduct the public hearing, and 3) Approve the Design Review application (2008-DR-02) request submitted by Joe Ogando for the façade improvement of the building located at 200 - 208 Railroad Avenue (Assessor Parcel Number 003-203-12).

BACKGROUND: Joe Ogando, the applicant, has submitted a Design Review application for the façade improvement of the building (Depot building) located at 200 – 208 Railroad Avenue (APN 003-203-12). Separately, the applicant has submitted a grant funds request through the Winters Community Development Agency's Façade Improvement Program. The building's tenants include Chuy's Taqueria, Jeannine Bookkeeping and Tax Service, Irish Pub and Coffeehouse, and Valley Floors (which is located on the Russell Street side of the building). The project would include the application of stucco with a commercial hand trowel finish to all sides of the building except for the westerly wall, the installation of six metal awnings: five on the Railroad elevation and one on the Russell Street elevation, the application of a foam cornice on the Railroad elevation, painting, and signage. Three of the awnings have a traditional design style while the remaining three are marquee awnings. One of the marquee awnings wraps around the building from Railroad to Russell. The existing exterior features of the one-story building include vertical wood siding on the easterly and southerly walls and corrugated metal on the northerly and westerly walls. The easterly elevation contains a tall, parapet wall at varied heights. The two "The Depot" signs on the Railroad elevation will be constructed out of steel.

The project applicant worked closely with staff to make modifications to the façade design. The City's design consultant, Mark Brodeur of Pacific Municipal Consultants,

assisted staff in the review of the façade improvement project. The project site (APN 003-203-12) is approximately 12,240 square feet in size; has a General Plan land use designation of Central Business District (CBD); and is zoned Central Business District (C-2 Zone).

METHODOLOGY:

Two actions are required to process the proposed project:

1. Confirmation of CEQA exemption finding – Class 1, Existing Facilities.
2. Approval of Design Review and the attached conditions.

APPLICABLE REGULATIONS:

This project is subject to several regulations:

- The California Environmental Quality Act (CEQA)
- State Planning and Zoning Law
- City of Winters General Plan
- City of Winters Zoning Ordinance

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department’s Administrative Assistant in accordance with notification procedures set forth in the City of Winters’ Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the Winters Express on Thursday, January 31, 2008, and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to the February 12, 2008 Planning Commission hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Tuesday, February 5, 2008.

ENVIRONMENTAL ASSESSMENT: The Design Review application has been reviewed in accordance with the California Environmental Quality Act (CEQA) is considered categorically exempt under Section 15301.

RECOMMENDED FINDINGS FOR 200 – 208 RAILROAD AVENUE (DESIGN REVIEW)

CEQA Findings:

1. The project qualifies for an exemption from the provisions of CEQA, Class 1 – Existing Facilities.
2. The Planning Commission has considered comments received on the project during the public review process.
3. The exemption finding reflects the independent judgment and analysis of the City of Winters.
4. The Planning Commission hereby confirms a Class 1 Existing Facilities exemption

for the 200 – 208 Railroad Avenue Project.

General Plan and Zoning Consistency Findings:

1. The project is consistent with the goals and policies of the General Plan. The General Plan designates the project site as Central Business District. This designation provides for restaurants, retail, service, professional and administrative offices, and other uses. The project will support these uses by improving the appearance of the building located at 200 – 208 Railroad Avenue.
2. The project is consistent with the provisions of the Zoning Ordinance. The C-2 Zone allows a variety of commercial uses and the project would support commercial use of the building.

RECOMMENDATION

Staff recommends approval of the project by making an affirmative motion as follows:

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE 200 – 208 RAILROAD AVENUE PROJECT (DESIGN REVIEW) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA.
- Confirmation of consistency findings with the General Plan and Zoning Ordinance.
- Approval of the Design Review of the project as depicted on the plans submitted and subject to the conditions of approval attached hereto.

ALTERNATIVES:

The Commission can elect to modify any aspect of the approval or to deny the application. If the Commission chooses to deny the application, the Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.

CONDITIONS OF APPROVAL FOR THE 200-208 RAILROAD AVENUE (DESIGN REVIEW) LOCATED ON ASSESSOR PARCEL NUMBER 003-203-12, WINTERS, CA 95694.

1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project Applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expenses in any such claim, action or proceeding to attach set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, or any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant's sole cost and expense which includes court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the

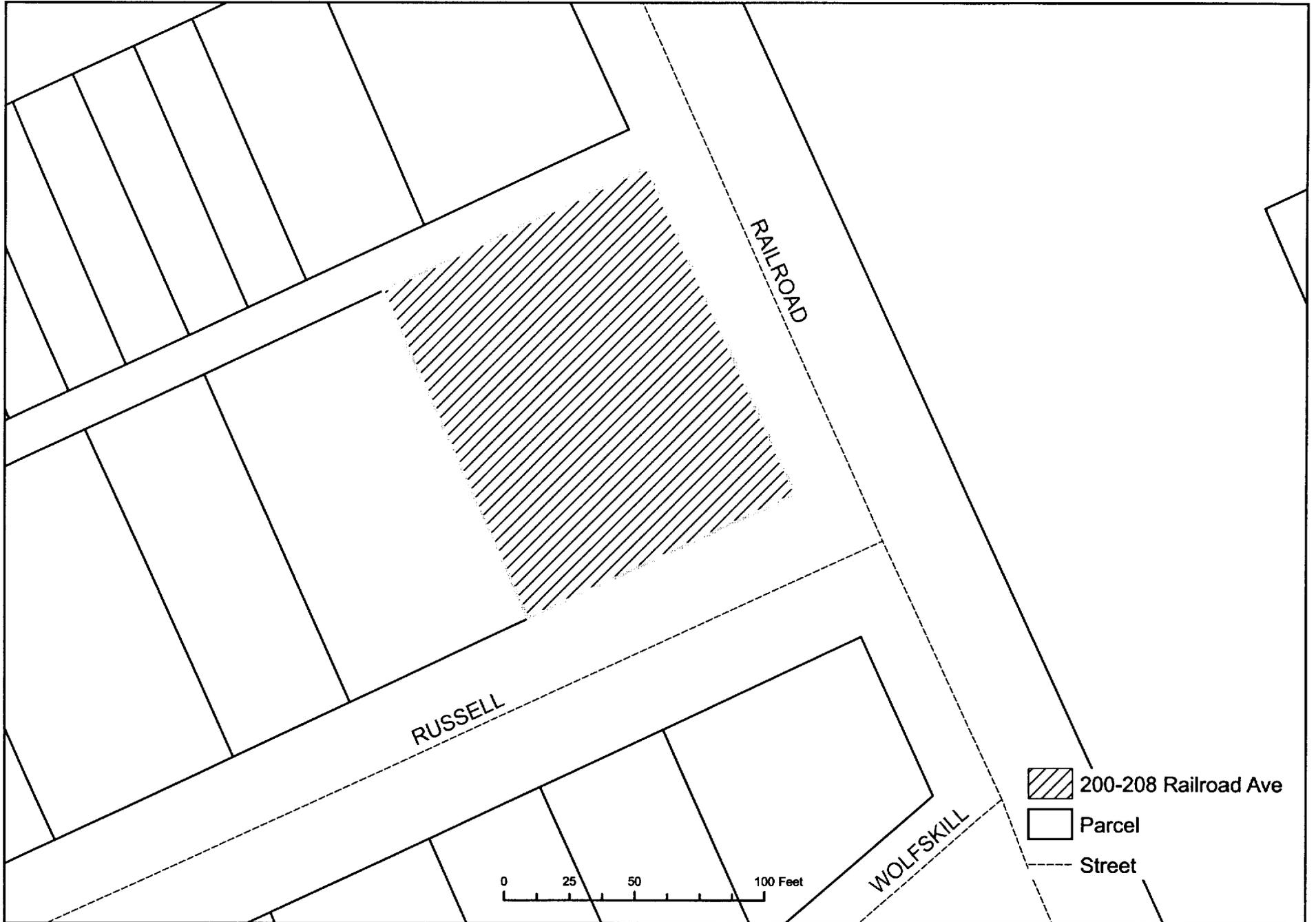
defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the Applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employee, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.

2. Approval of the applicant's project shall be null and void if the applicant fails to submit a building permit for the project within one year of the Planning Commission's approval of the Design Review application.
3. Signage for awning shall not be illuminated or backlit. All signage on awnings shall be restricted to the awning valance flap.
4. All stucco applications shall be commercial hand trowel finish (Santa Barbara) (Cat's Eye) and not machine applied as in residential (sand) applications.
5. The applicant shall obtain a building permit and pay the applicable building permit fees for the façade improvement.
6. The address numbers for the individual storefronts shall be clearly visible from the street fronting the property. The address numbering shall be either four (4) inch illuminated numbers or six (6) inch non-illuminated numbers on contrasting background.
7. The applicant shall report to the City building materials diverted from landfilling during the course of their project, pursuant to the provisions of City of Winters Ordinance No. 2002-03.

ATTACHMENTS:

1. Location Map for Project
2. Narrative Prepared by Project Applicant
3. Elevation Plan/Photos of Existing Conditions/Color Palette
4. Public Hearing Notice (published and mailed copies)

Facade Improvement Project - Depot Building



January 28, 2008

318 First Street
Winters, CA 95694

To Whom It May Concern:

We would like to commend the City on its forward thinking and strategic plan to attract local residents and visitors alike to shop, dine, and conduct business in the Downtown area. By utilizing the Downtown Facade Improvement Plan we are confident that your goals will be met.

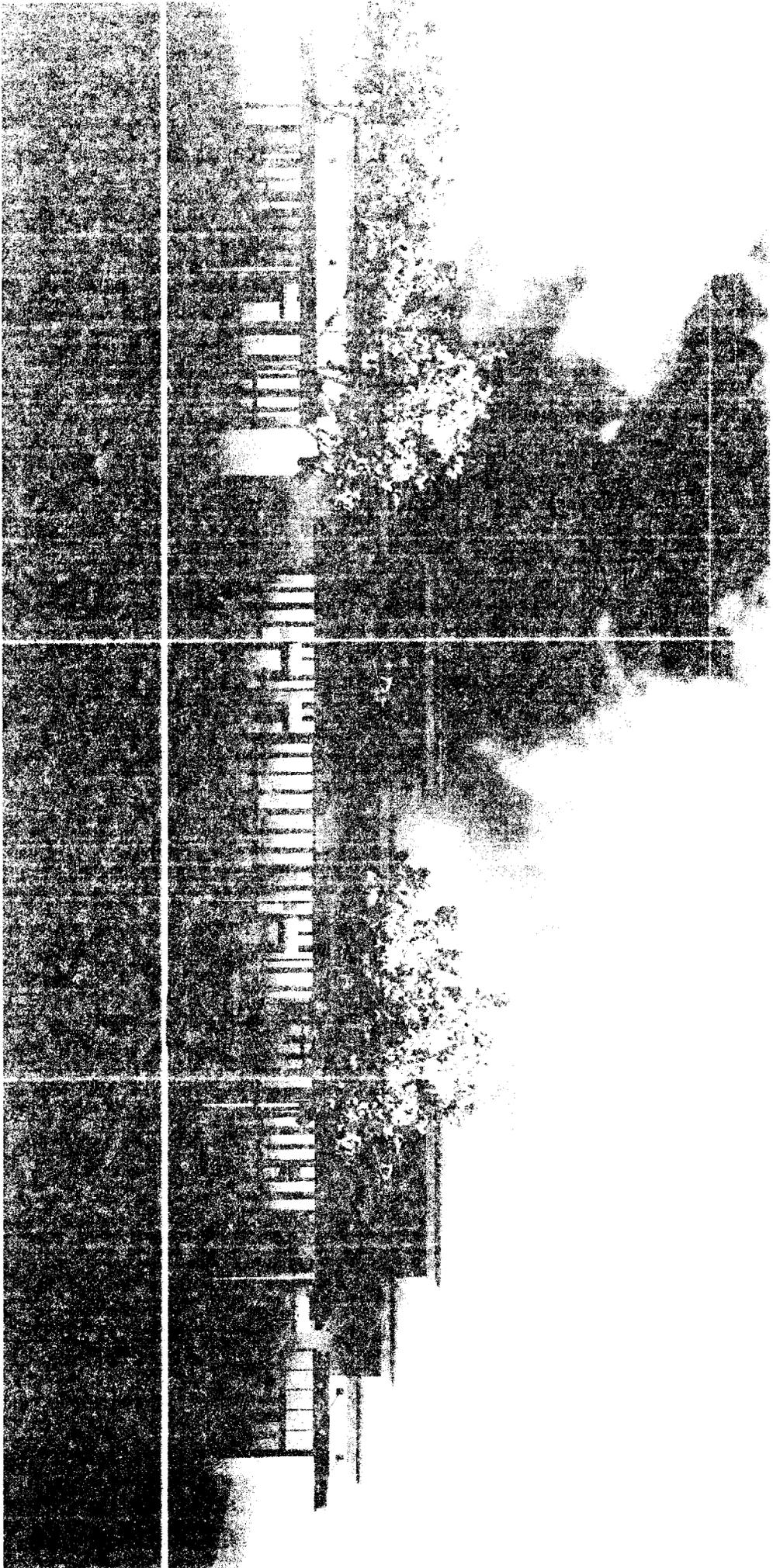
The goal of enhancing the image of Winters by adding positive visual improvements to the commercial building's facade will ultimately draw in visitors, increasing the client base of our local businesses. Our design aspects accentuate these desired attributes while providing a fresh, clean look to Railroad Avenue. With the proposed improvements we aim to create a "destination" within the Downtown area. The benefits of these improvements will not be limited solely to the building that has been improved; they will contribute to the greater good of the community.

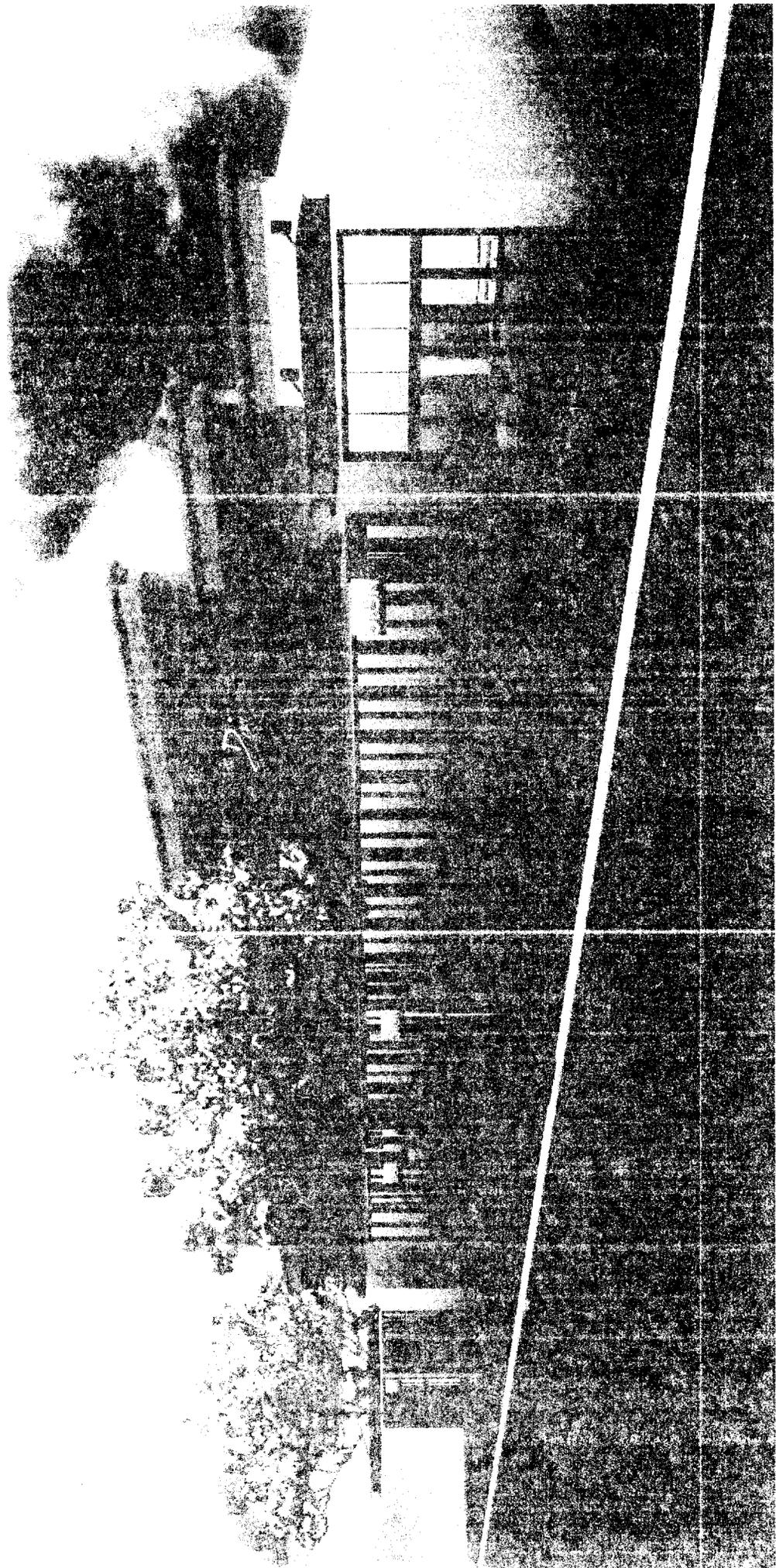
The "Depot" building, (located at the 200 block of Railroad Ave.), is a prime candidate for implementing the eligible improvements outlined in the Downtown Facade Improvement Plan. Presently the building is lacking visual appeal and is in need of a facade upgrade.

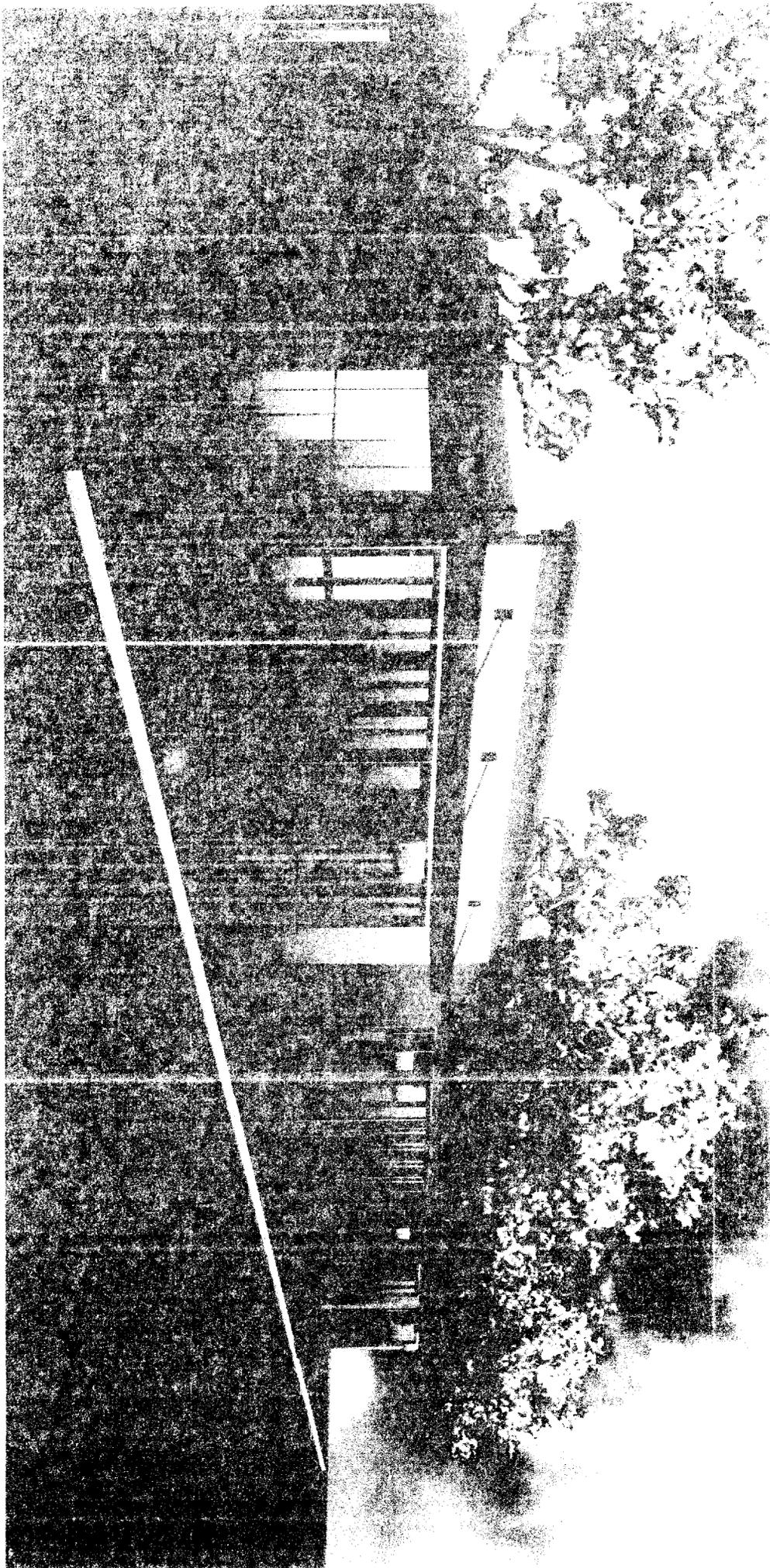
The Facade Improvement Plan for the "Depot" building includes the following requests:

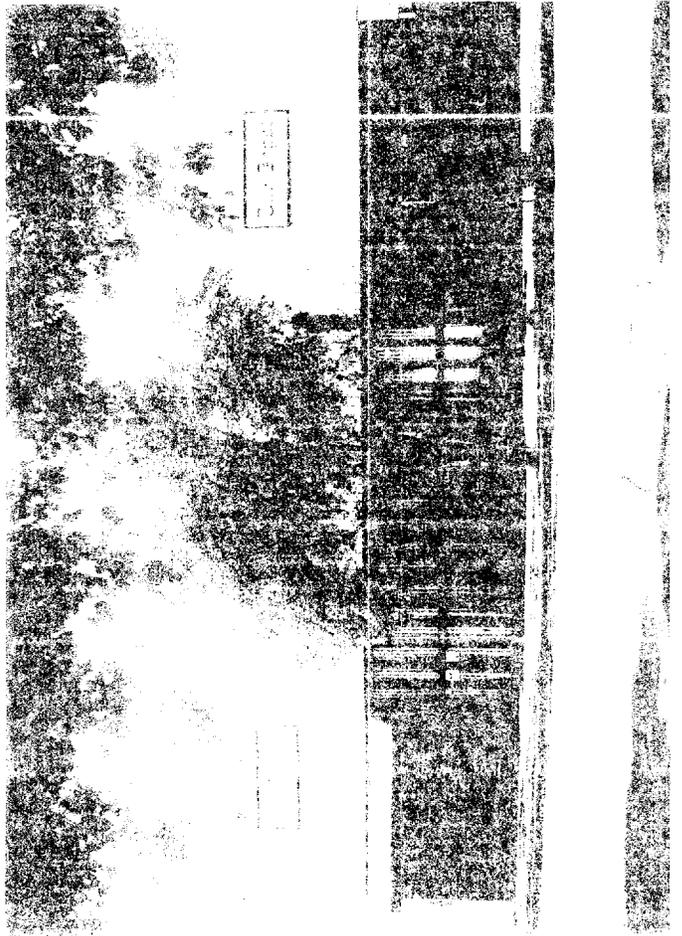
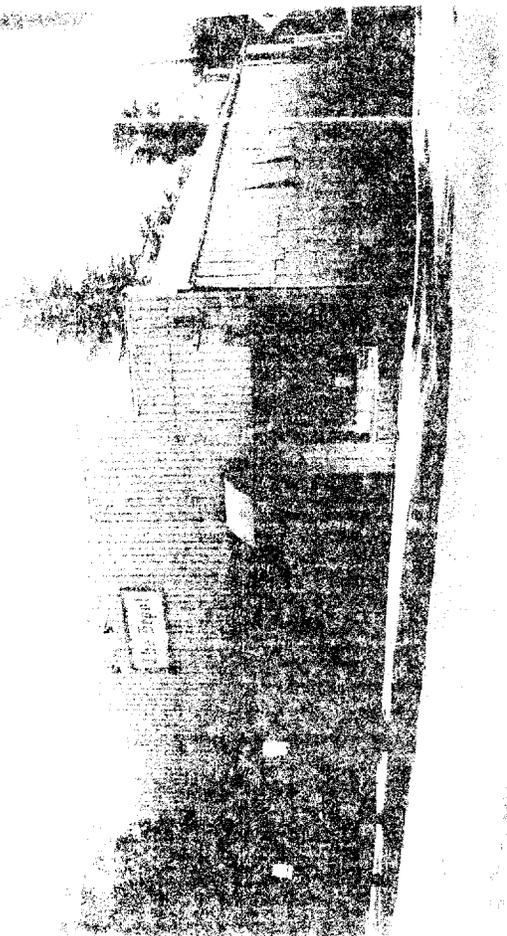
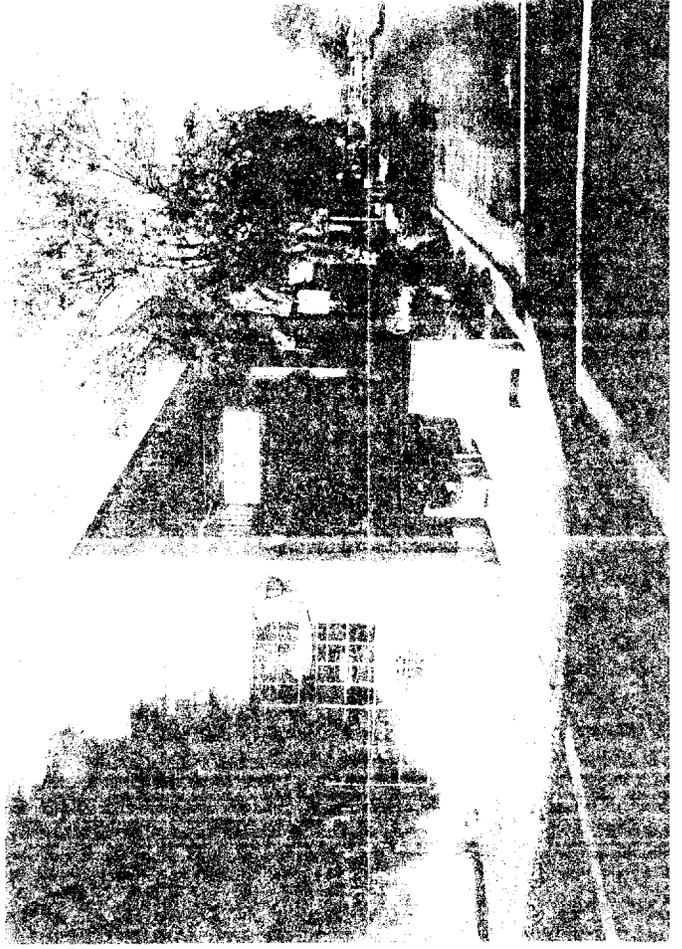
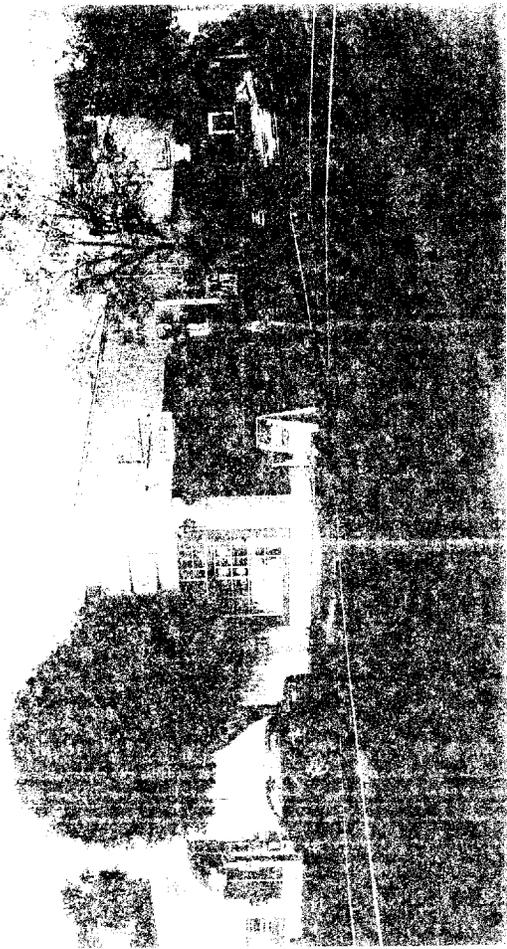
- Removal of exterior clutter
- Replace exterior light fixtures
- Replace exterior storefront doors
- Clean and replant the planter areas
- Replace existing "Depot" signs with new, more aesthetically pleasing "Depot" signs
- Apply a hand trowel multi-color plaster finish over the existing wood siding, and enhance the architectural detail of the facade by applying a foam cornice along the front of the building
- Replace existing awnings with a combination of metal awnings and metal hanging trellises

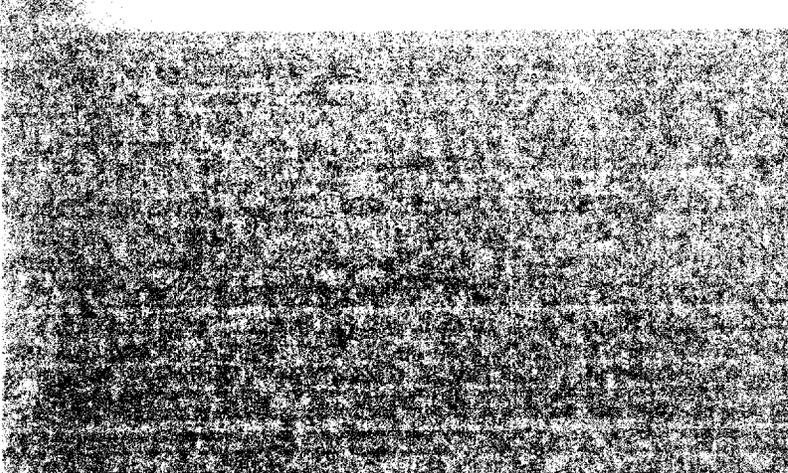
The plan shows a cohesive exterior theme while simultaneously allowing each entity to distinguish themselves thru personalized design elements such as signage, alternating awning effects and varying color tones applied to the exterior of the building. By improving the aesthetic appeal of the building, we plan to promote higher foot traffic and increase economic growth to the Downtown area. We look forward to contributing to the success of our local businesses and improving the image of Winters.



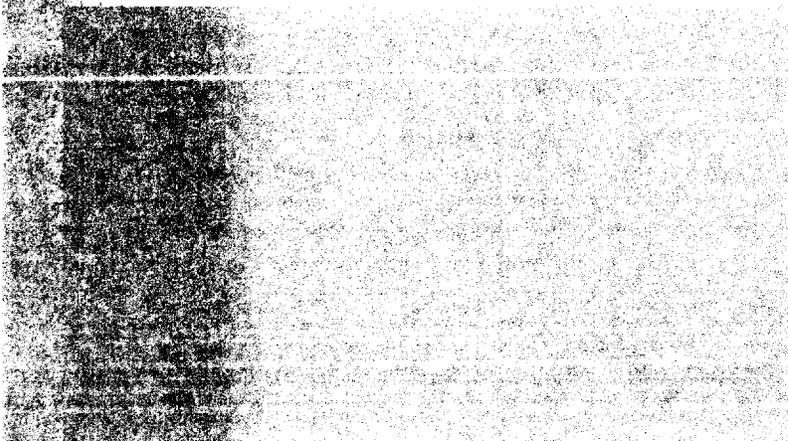








Painting, Wood Trim, Doors and Signs
Dutch Boy Dimensions
DC398 Keoki Coffee
ME01 Amber Glass
or equivalent



Decorative Corbel and Tall Sections of Building
Senegy
3070 Brunet
or equivalent

Premier Exterior Stucco Colors
Mocha 202
or equivalent

Premier Exterior Stucco Colors
San Refugio 474
or equivalent

Winters
Express
1/31/08
P. B5

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, February 12, 2008, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, California 95694.

-PROJECT LOCATION: 200 – 208 RAILROAD AVENUE, ASSESSOR PARCEL NUMBER 003-203-12.

-APPLICATION TYPE: The Planning Commission is conducting a public hearing to solicit comments regarding the Design Review application submitted for façade improvements at the building located at 200 – 208 Railroad Avenue (APN 003-203-12).

-PROJECT DESCRIPTION: The project applicant, Joe Ogando, proposes to revise the east, north, and south facades of the building (Depot Building) located at 200 – 208 Railroad Avenue (Assessor Parcel Number 003-203-12). The project would include the application of stucco with a commercial hand trowel finish to all sides of the building except for the western wall, the installation of six metal awnings: five on the Railroad elevation and one on the Russell Street elevation, painting, and signage. Three of the awnings have a traditional design style while the remaining three have horizontal, flat orientations with an industrial design style. One of the industrial design style awnings wraps around the building from Railroad to Russell. The existing exterior features of the one-story building include vertical wood siding on the easterly and southerly walls and corrugated metal on the northerly and westerly walls. The easterly elevation contains a tall, parapet wall at varied heights. Other than the application of stucco, the parapet wall will not be altered. The property (200 – 208 Railroad Avenue, APN 003-203-12) is approximately 12,240 square feet in size, has a General Plan land use designation of Central Business District (CBD), and is zoned Central Business District (C-2 Zone).

-The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, 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.

-ALL INTERESTED PERSONS ARE INVITED TO APPEAR AT THE MEETING DATE(S) IDENTIFIED ABOVE AT 7:30 P.M. IN COUNCIL CHAMBERS TO COMMENT. COPIES OF ALL THE ABOVE PROJECT DESCRIPTIONS, PLANS AND THE COMPLETE FILE, CAN BE VIEWED AT THE OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT, 318 FIRST STREET, CITY HALL, AT LEAST FIVE DAYS PRIOR TO THE HEARING. OR CALL THE STAFF CONTACT PERSON AT (530) 795-4910, EXTENSION 112. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING AND EXPRESS THEIR COMMENTS. WRITTEN COMMENTS WILL BE ACCEPTED PRIOR TO, AT, AND DURING THE HEARING. ALL COMMENTS RECEIVED WILL BE GIVEN TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION.

-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".

Dan Sokolow - Community Development Director

Published 1/31



01/31/08

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The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, 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.

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Dan Sokolow – Community Development Director



PLANNING COMMISSION STAFF REPORT
February 12, 2008

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director *DS*

SUBJECT: Public Hearing and consideration of Conditional Use Permit application (2008-CUP-01) submitted by Eva Brzeski for a boat and recreational vehicle storage facility located at 723 Railroad Avenue (APN 003-322-20).

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions. 1) Receive the staff report, 2) Conduct the public hearing, 3) Deliberate on whether to permit outdoor storage and 4) Approve the Conditional Use Permit application (2008-CUP-01) request submitted by Eva Brzeski to operate a boat and recreational vehicle storage facility at 723 Railroad Avenue (Assessor Parcel Number 003-322-20).

BACKGROUND: Eva Brzeski, the applicant and property owner, has submitted a Conditional Use Permit application to use the vacant 27,000 square foot warehouse-type building located at 723 Railroad Avenue for an indoor boat and recreational vehicle storage facility. This item was originally scheduled for consideration by the Planning Commission at its January 22, 2008 meeting; however, the applicant requested that the item be pulled from the agenda and heard at tonight's meeting so the project scope could be revised to include outdoor storage of boats and recreational vehicles. The applicant may also pursue boat mechanic services and boat sales at the project site.

Last year, the City Council approved the Anderson Place project which consists of 28 multi-family residential units and 9 office suites at the same location. Because of the decline in the residential housing market, the applicant has decided to delay development of the residential/office development. The applicant will pursue boat and recreational storage in order to generate revenue until the housing market improves and the risk factor of moving forward with the residential/office project lessens. Simmons Real Estate/John Simmons, the owner/manager of the Winters Self Storage facility located on Railroad Avenue, will manage the applicant's business.

Initially, the applicant would store boats and recreational vehicles outdoors at the project site. The applicant plans to work with a consultant to design options to address

aesthetic concerns of the City and neighbors over outdoor storage. A landscape architect will prepare design options that will include landscaping and careful site planning to block the view of taller vehicles from Railroad Avenue. The applicant is planning to hold a meeting on February 8, 2008 with the project site neighbors to review the design options and seek input from the neighbors. A design option will be presented at tonight's meeting.

The applicant may later use the existing building at the site for storage of boats and recreational vehicles. The building was used by the MC Refrigeration business until the business closed in 2005. The building will require a number improvements before it can be occupied for the storage of boats and recreational vehicles. Potential improvements include the construction of a ramp to access the building for the boats and recreational vehicles since the floor of the building is elevated at least 3 feet above the ground, venting of the building, and accessibility work.

The project site (APN 003-322-20) is approximately 2.13 acres in size. The upper one-third of the site has a General Plan designation of Office (OF) while the lower two-thirds of the site has a Central Business District (CBD) designation. Zoning is Office (O-F Zone) for the upper one-third of the site and Central Business District (C-2 Zone) for the lower two-thirds of the site. Personal storage is a conditional use in the C-2 Zone while personal storage is neither a permitted or conditional use in the O-F Zone. Most of the project site building is located in the C-2 Zone. The applicant has not determined whether the boats sales will be conducted outdoors or within the project site's building. Outdoor sales is a conditional use in the C-2 Zone and the CUP for the boat and recreational vehicle storage facility would also cover outdoor boat sales should the applicant pursue this. Outdoor sales is neither a permitted or conditional use in the O-F Zone.

DISCUSSION: Staff supports the storage of boats and recreational vehicle inside the existing building at the project site. Staff also supports outdoor boat sales at the site. However, staff does have concerns about outdoor storage of boats and recreational vehicles. These concerns are based on aesthetics and whether outdoor storage is an appropriate use, even on an interim basis, for the site. Staff recommends that the Planning Commission deliberate on whether to permit the storage of boats and recreational vehicles outdoors at the project site. Based on the results of the deliberations, staff may need to revise the conditional use permit findings and conditions of approval for the project.

METHODOLOGY:

Two actions are required to process the proposed project:

1. Confirmation of CEQA exemption finding – Class 1, Existing New Construction or Conversion of Small Structures.
2. Approval of the Conditional Use Permit and the attached conditions.

APPLICABLE REGULATIONS:

This project is subject to several regulations:

- The California Environmental Quality Act (CEQA)

- State Planning and Zoning Law
- City of Winters General Plan
- City of Winters Zoning Ordinance

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department's Administrative Assistant in accordance with notification procedures set forth in the City of Winters' Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the Winters Express on Thursday, January 31, 2008, and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to the February 12, 2008 Planning Commission hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Tuesday, February 5, 2008.

ENVIRONMENTAL ASSESSMENT: The Conditional Use Permit application has been reviewed in accordance with the California Environmental Quality Act (CEQA) is considered categorically exempt under Section 15301.

RECCOMENDED FINDINGS FOR 723 RAILROAD AVENUE (CONDITIONAL USE PERMIT)

CEQA Findings:

1. The project qualifies for an exemption from the provisions of CEQA, Class 1 – Existing Facilities.
2. The Planning Commission has considered comments received on the project during the public review process.
3. The exemption finding reflects the independent judgment and analysis of the City of Winters.
4. The Planning Commission hereby confirms a Class 1 Existing Facilities exemption for the 723 Railroad Avenue Project.

Conditional Use Permit Findings:

1. The requested use will be in conformity with the General Plan. The General Plan designates the project site as Central Business District. This designation provides for restaurants, retail, service, professional and administrative offices, and other uses. The project would provide a service through the storage of boats and recreational vehicles and potentially would provide boat sales.
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. Personal storage and outdoor sales are listed as conditional uses in the C-2 Zone.

3. The requested use is consistent with the intent and purpose of the zone in which it is located, and will not detrimentally impact the character of the neighborhood. The C-2 Zone allows for a variety of commercial uses including personal storage and outdoor sales through a conditional use permit. The project would results in two commercial uses: personal storage and potentially boat sales.
4. The requested use will not be detrimental to the public health, safety or general welfare. All tenant improvements completed for the project site building will be consistent with the California Building Codes and local building standards (Winters Municipal Code, Title 15 – Buildings and Construction).
5. Adequate utility, access roads, drainage, sanitation and/or other necessary facilities or services will be provided. The project site has access to Railroad Avenue and the project is not expected to require additional utility facilities or services.
6. The requested use will not create a nuisance or enforcement problem within the neighborhood. The project site is fenced and the storage of the boats and recreational vehicles will occur outdoors and inside an existing warehouse while boat sales will potentially occur outside of the building.
7. The requested use will not result in a negative fiscal impact upon the city. Boat sales will generate sales tax revenue for the city.

RECOMMENDATION

Staff recommends approval of the project by making an affirmative motion as follows:

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE 723 RAILROAD AVENUE PROJECT (CONDITIONAL USE PERMIT) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA.
- Confirmation of conditional use permit findings.
- Approval of the Conditional Use Permit and subject to the conditions of approval attached hereto.

ALTERNATIVES:

The Commission can elect to modify any aspect of the approval or to deny the application. If the Commission chooses to deny the application, the Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.

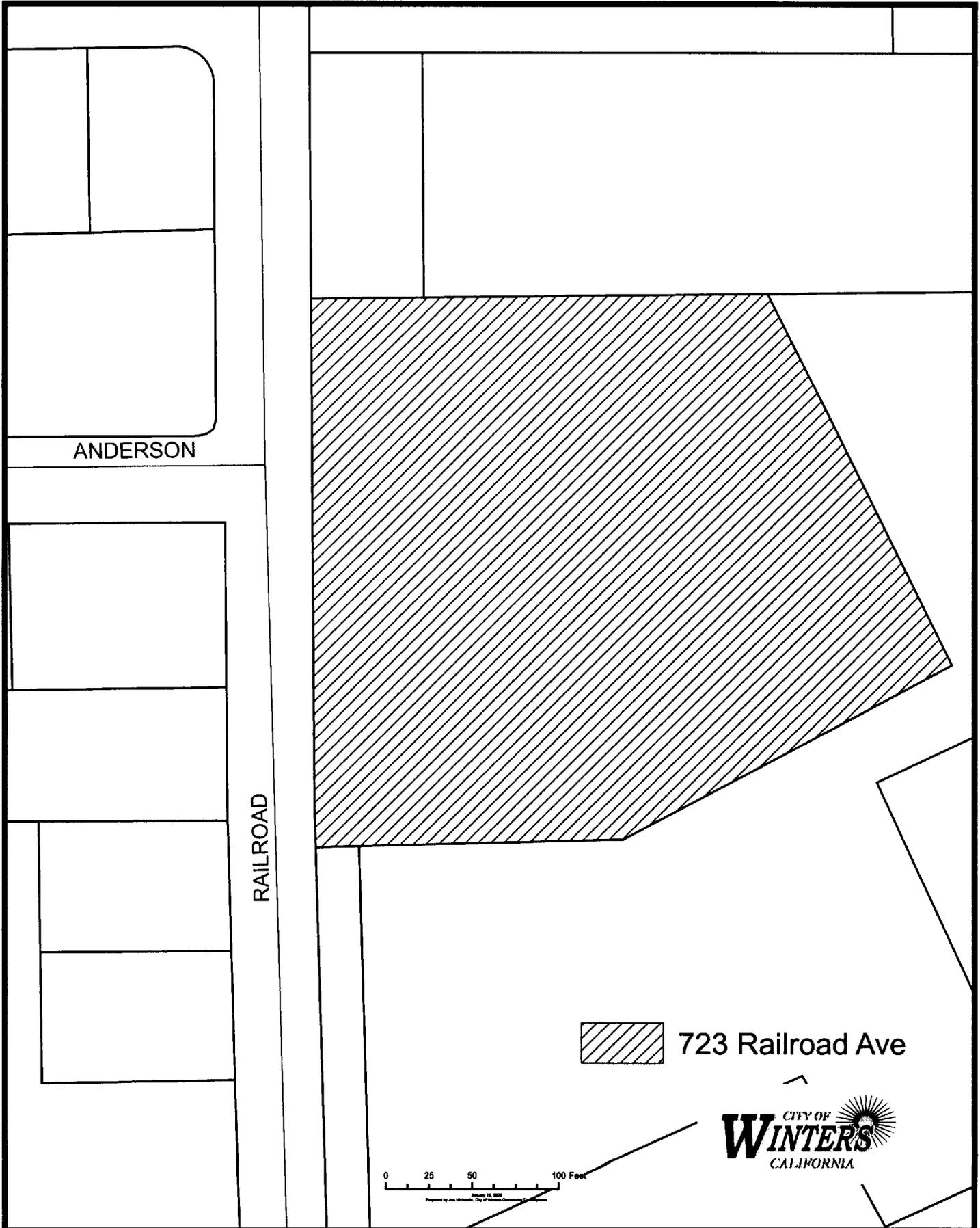
CONDITIONS OF APPROVAL FOR THE 723 RAILROAD AVENUE (CONDITIONAL USE PERMIT) LOCATED ON ASSESSOR PARCEL NUMBER 003-322-20, WINTERS, CA 95694.

1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project Applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expenses in any such claim, action or proceeding to attach set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, or any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant's sole cost and expense which includes court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the Applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employee, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.
2. Approval of the applicant's project shall be null and void if the applicant fails to submit a building permit application for the project's tenant improvements within one year of the Planning Commission's approval of the Conditional Use Permit application.
3. The applicant shall obtain a building permit and pay the applicable building permit fees for the tenant improvements.
4. The applicant shall obtain Community Development Department approval for all project signage.
5. The applicant shall report to the City building materials diverted from landfilling during the course of their project, pursuant to the provisions of City of Winters Ordinance No. 2002-03.

ATTACHMENTS:

1. Location Map for Project
2. Project Description/Justification from Applicant
3. Public Hearing Notice (published and mailed copies)

723 Railroad Ave Vicinity



RECEIVED

DEC 20 2007

CITY OF WINTERS

Explanation of Request for
Conditional Use Permit for 723 Railroad Avenue, Winters, CA
To Allow for Indoor Boat and RV Storage

The property is a 2.1 acre parcel improved with a 26,000 sq ft warehouse. The property was recently entitled for redevelopment, featuring townhome-style residences with ground floor offices/small business spaces in the units facing Railroad Avenue.

Recent Market Developments

Because of the rapid deterioration in the housing market during the past year, we do not feel the timing is appropriate to move forward with the redevelopment. The pace of housing sales in Winters has slowed dramatically and most potential home buyers are sitting on the sidelines waiting to see what the future holds before making a purchase. In our view, the depressed market could persist for many months and could last several years because of the number of foreclosures in the pipeline throughout the Sacramento Valley region. We remain interested in redeveloping the site as soon as the market permits doing so without taking on excessive risk.

Proposed Interim Use

In the mean time, we need to generate revenue from the property. During the past several months, we have interviewed a number of local and regional businesspeople to determine what kind of use is most viable. We have investigated more than a dozen specific uses by speaking with people in those businesses. Based on this research, we feel that an indoor boat storage business is most likely to be viable. In addition, we would like to pursue a boat mechanic business and boat sales, to the extent that we can identify qualified personnel to offer these services.

Property Management and Business Oversight

Property management and general oversight will be provided by Simmons Real Estate/John Simmons, the manager of the Winters Self Storage business located just north of our property. Simmons Real Estate currently operates seven personal storage businesses throughout the

region and has more than 30 years of experience in this business.

Benefits of the Proposed Business

Winters will benefit from having an active business located at 723 Railroad Avenue rather than a dormant property. The customers of the business are likely to generate economic activity for Winters when they come to the facility to put in or take out their boats. To the extent that we can launch the proposed boat mechanic and/or boat sales businesses, these activities could generate additional benefits such as additional employment and sales taxes. In addition, when the housing market improves and we are able to proceed with redevelopment of the property, we will attempt to relocate the boat storage and related businesses to a new location in the City. This will provide the benefit of retaining the economic activity created by the business and potentially leading to development of a new facility in the City, should a suitable property be available at the time and at a price that justifies the development.

Conditional Use and Signage Request

In order to announce the business to potential customers, we need to create appropriate signage. This may include signs both on the building and also on the perimeter fence along Railroad Avenue. It may be necessary to have one sign for the boat storage business and a separate sign for the boat mechanic business.

We are requesting a conditional use permit to open the business as soon as possible after the January 22, 2007 planning commission meeting. We are also requesting permission to install the signs upon approval of the specific sign designs by City staff. We appreciate the patience of the Planning Commission and City staff during the past two years as we have progressed with our project. We remain committed to working in the City of Winters and look forward to the possibility of future projects in the City.

Sincerely,

Eva I. Brzeski and Jan B. Brzeski

Winters
Express
1/31/08
P. B 5

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, February 12, 2008, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, California 95694.

PROJECT LOCATION:
723 RAILROAD AVENUE,
ASSESSOR
PARCEL NUMBER 003-
220-22.

APPLICATION TYPE:
The Planning Commission is conducting a public hearing to solicit comments regarding the proposed Conditional Use Permit application for a boat and recreational vehicle storage facility.

PROJECT DESCRIPTION: The project applicant, Eva Brzeski, proposes to store boats and recreational vehicles initially outdoors at the 723 Railroad Avenue property. Subsequently, boats and recreational vehicles may be stored indoors at the vacant 27,000 square foot building located at the property. Landscaping and other methods will be used to screen the view of tall vehicles from the street, Railroad Avenue, adjacent to the project site. The site, 723 Railroad (APN 003-220-22), is approximately 2.13 acres in size. Approximately one-third of the site has a General Plan land use designation of Office (OF) while the remaining two-thirds is designated Central Business District (CBD). Approximately one-third of the site is zoned Office (O-F) while the remaining two-thirds is zoned Central Business District (C-2). Personal storage requires a conditional use permit in the C-2 Zone. The applicant plans to use the site also for boat sales and repair.

The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, 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.

ALL INTERESTED PERSONS ARE INVITED TO APPEAR AT THE MEETING DATE(S) IDENTIFIED ABOVE AT 7:30 P.M. IN COUNCIL CHAMBERS TO COMMENT. COPIES OF ALL THE ABOVE PROJECT DESCRIPTIONS, PLANS AND THE COMPLETE FILE, CAN BE VIEWED AT THE OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT, 318 FIRST STREET, CITY HALL, AT LEAST FIVE DAYS PRIOR TO THE HEARING, OR CALL THE STAFF CONTACT PERSON AT (530) 795-4910, EXTENSION 112. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING AND EXPRESS THEIR COMMENTS. WRITTEN COMMENTS WILL BE ACCEPTED PRIOR TO, AT, AND DURING THE HEARING. ALL COMMENTS RECEIVED WILL BE GIVEN TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION.

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".

Dan Sokolow - Community Development Director

Published:
1/31/08



01/31/08

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