

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, August 28, 2012 @ 6:30 PM
City of Winters Council Chambers
318 First Street
Winters, CA 95694-1923
Community Development Department
Contact Phone Number (530) 795-4910 #111
Email: maryjo.rodolfa@cityofwinters.org

Chairman: Bill Biasi
Vice Chairman: Pierre Neu
Commissioners: Lisa Baker, Bruce
Guelden, Richard Kleeberg, Luis
Reyes, Joe Tramontana
City Manager: John W. Donlevy, Jr.
Mgmt. Analyst: Mary Jo Rodolfa
Planner: Jim Bermudez

I CALL TO ORDER

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 CONSENT ITEM

Approval of Minutes from the July 24, 2012 regular meeting of the Planning Commission

V STAFF/COMMISSION REPORTS

A. Ring of Fire - Buckhorn

VI DISCUSSION ITEMS:

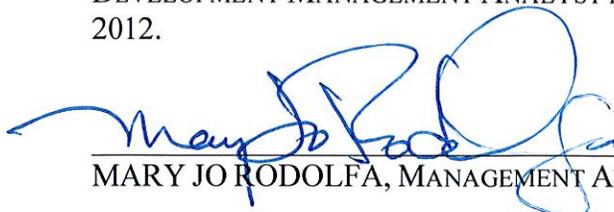
A. Climate Action Plan Workshop

B. Agricultural Industrial Aggregation Hub Update

VII COMMISSION/STAFF COMMENTS

VIII ADJOURNMENT

POSTING OF AGENDA: PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT MANAGEMENT ANALYST POSTED THE AGENDA FOR THIS MEETING ON AUGUST 20, 2012.



MARY JO RODOLFA, MANAGEMENT ANALYST

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".

MINUTES: 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.

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. 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.

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 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.

THE COUNCIL CHAMBER IS WHEELCHAIR ACCESSIBLE

MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD JULY 24, 2012

DISCLAIMER: These minutes represent the interpretation of statements made and questions raised by participants in the meeting. They are not presented as verbatim transcriptions of the statements and questions, but as summaries of the point of the statement or question as understood by the note taker.

Vice Chair Neu called the meeting to order at 6:30 p.m.

PRESENT: Commissioners Baker, Biasi, Guelden, Reyes, Tramontana and Vice Chair Neu

ABSENT: None

VACANT: One

STAFF: City Manager Donlevy, Planner Bermudez, Management Analyst Tracy Jensen.

Commissioner Baker led the Pledge of Allegiance.

STAFF REPORT: City Manager Donlevy introduced Richard Kleeberg as the new Planning Commissioner. He reported that City Council made the appointment at their July 3, 2012 City Council meeting. Commissioner Kleeberg will complete the term of Chairman Meisch, who resigned on June 21, 2012.

CITIZEN INPUT: None

CONSENT ITEM:

1. Approval of Meeting Minutes of the June 26, 2012 regular meeting of the Planning Commission.

Commissioner Baker moved to approve the Meeting Minutes of the June 26, 2012 Planning Commission Meeting. Seconded by Commissioner Guelden. Passed unanimously, with Commissioner Kleeberg abstaining.

COMMISSION REPORTS: None

DISCUSSION ITEMS:

A. Selection of Chairperson

Commissioner Tramontana nominated Vice Chair Neu. Commissioner Guelden nominated Commissioner Biasi, who accepted the position of Chairman. Passed unanimously.

B. Public Hearing and Consideration of a Planning Application Submitted by John Simmons to modify a previously approved Conditional Use Permit and Design/Site Plan at Winters Self Storage, 807 Railroad Avenue (APN 003-330-016, 017, 018)

Commissioner Biasi introduced Planner Bermudez, who gave an overview and introduced applicant John Simmons. Among the modifications being requested are a reduction of the square footage of the project from 34,331 to 17,240 square feet, reduce the enclosed RV building from 13,611 to 7,440 square feet, provide open parking instead of enclosed parking, reduce the RV canopies from 20,720 to 9,800 square

MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD JULY 24, 2012

feet, reduce the closed RV parking stalls from 23 to 14 and reduce the RV canopy parking stalls from 38 to 20, add 42 open RV and boat parking stalls, increase landscaping and onside gravel area, change angled parking to straight parking, change the entry driveway from straight to angled, using decomposed granite or compacted rock instead of asphalt, and add a 10 foot wall instead of the existed 8 foot wall. Mr. Bermudez said there would be minimal changes to the use permit and said staff supports the project.

Mr. Bermudez received a phone call from neighbor Diane Beaton, who was concerned that she would be able to see the RVs from Railroad Avenue and Mr. Bermudez said she would not, given the height of the fence and the location of the RVs (42 feet from the fence.) Mr. Simmons confirmed 10 foot solid fences on the north side and the addition of 10 foot fences on the east and south sides of the property.

Commissioner Reyes asked about the lighting on Dutton Street. Mr. Simmons said the proposed modifications include the addition of lighting on the southwest side, as well as the addition of curb and gutter.

Chairman Biasi opened the public hearing at 6:44 p.m.

Pat Riley, 819 Carrion Circle, asked if the change to an angled entryway was due to the new island on Railroad Avenue. Mr. Simmons said the angled entryway, which is on the left side of the island, was planned before the installation of the island, with the exit to the right of the island. Mr. Riley asked if any trees would be removed and Mr. Simmons said only one tree on the street and within sight would be removed. Mr. Riley asked if there was an estimate of the number of trips per day of vehicles arriving and/or leaving the facility. Mr. Simmons said there are not many people coming and going, which is why the main entrance will remain unchanged. Mr. Riley said the requested modifications were a good idea.

Chairman Biasi closed the public hearing at 6:48 p.m.

Commission Kleeberg said his question was procedural. The conditional use permit was originally approved on 6/28/11 and asked if an extension was requested by the applicant. Mr. Bermudez said the applicant filed for an extension prior to the expiration date, which was automatically extended as per staff.

Commissioner Kleeberg then referred to the original application submitted in 1989, where road improvements at Grant and Railroad, as well as landscaping, was included on the application and asked why it had not been done then. Mr. Simmons said due to the lack of care, the landscaping that had been installed died. Mr. Bermudez said the Conditions of Approval will include landscape maintenance.

Commissioner Baker thanked Mr. Bermudez for clarifying the landscaping questions. Ms. Baker suggested that landscaping might mitigate graffiti on a new, 10' wall, and asked the applicant if the pre-cast wall would be painted. Mr. Simmons said the pre-cast wall would be painted with a simulated brick design and Mr. Bermudez confirmed there are treatments available to remove graffiti. Different colors and landscaping can mitigate graffiti and both will be considered in the final landscape design, as well as consistency.

MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD JULY 24, 2012

Commissioner Guelden said the landscape in front of the property, Star Jasmine, is quite acceptable and is a good softening device. He did voice his concern about the 10' wall on Dutton Street and said this area can also be softened with living plants, ie: star jasmine and oleanders.

Chairman Biasi said he had similar concerns as the other commissioners, but said this is a good project and he would like to move forward. He was concerned that the RV entrance can only be entered from the south and was also concerned with the infrastructure on Railroad and asked if Railroad Avenue would be widened. Mr. Bermudez said the project will follow the standard road design guidelines.

Chairman Biasi was also concerned with the decomposed granite and the lack of a drainage plan, which would allow water to drain into the storm drain. Mr. Bermudez said Chairman Biasi's comments would be duly noted.

Commissioner Baker moved to approve staff recommendation to modify a previously approved Conditional Use Permit and Design/Site Plan at Winters Self Storage, 807 Railroad Avenue (APN 003-330-016, 017, 018) with the addition of a landscaping and infrastructure improvement plan that takes graffiti and path of security into consideration into the final plan. Seconded by Commissioner Tramontana. Motion carried unanimously.

C. Buckhorn Steakhouse Ring-Of-Fire Review

City Manager Donlevy gave an overview of this information-only item, which will be coming before the Planning Commission at the August 28th meeting, where a "field trip" to the proposed site will be taken. A diagram was presented to collect input about creating outdoor spaces for cooking and dining venues, adding amenities to the downtown.

Commissioner Neu asked if the current outdoor seating would stay. City Manager Donlevy said approximately half of the tables and chairs will stay. Commissioner Kleeberg said demonstration cooking would be good. Commissioner Reyes asked about shade. City Manager Donlevy said it is possible, but would not be permanent. Strings of lights and cloth shades have been brought up. Chairman Biasi was concerned about blocking the sidewalk, an occurrence that happens over and over. City Manager Donlevy said this issue would be addressed on the field trip of August 28th. The proximity to the intersection and the pedestrian pathway is a concern and the diagram provided is not true to scale.

Commissioner Kleeberg said there were ten days in July where the Putah Creek Café's pizza oven was parked on Railroad Avenue, which lessened the traffic issues at the intersection. This would be the most desirable place for it to go and encroachment issues must be considered. The movement of the pizza oven would eliminate ADA issues and would be a great idea, as the current placement is unfair and unsafe to wheelchair pedestrians. City Manager Donlevy said the prep table is also a problem and the encroachment aspect will have to be figured out.

COMMISSIONER/STAFF COMMENTS: Commissioner Kleeberg thanked his fellow Planning Commissioners for welcoming him, and also thanked City Manager Donlevy for the time spent bringing

**MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD
JULY 24, 2012**

him up to speed on the various planning projects. Chairman Biasi welcomed Commissioner Kleeberg to the Planning Commission.

ADJOURNMENT: Hearing no objections Chairman Biasi adjourned the meeting at 7:12 p.m.

ATTEST:

Tracy Jensen, Management Analyst

Chairman



Espetus Churrascaria

Experience the authentic flavors of Brazil, at Espetus Churrascaria, the Bay Area's first authentic Brazilian *Rodizio* ("continuous service") style restaurant. Our Brazilian Gaucho Chefs slowly roast the highest quality cuts of beef, lamb, chicken, pork, and seafood over an open flame and serve them right at your tableside.

Our prix fixe menu is offered on an "all-you-can-eat" system, including a sumptuous, Brazilian-inspired salad and hot-plate bar. Our exceptionally knowledgeable servers can help you select ideal wine pairings from our extensive cellar, featuring more than 120 local and imported wines.

You're in control of your own experience at Espetus Churrascaria, with a small, green and red-sided chip that signals when you're ready for service. Green ("Yes, please!") signals your chef to serve, while the red side ("No, thank you") lets us know you're still enjoying the previous course.



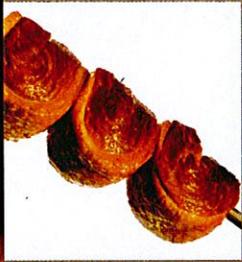
The Menu

We feature 14 signature cuts of meat, each roasted slowly and served tableside straight from the fire for perfect temperature, texture, and flavor. Tender Picanha (a flavorful beef sirloin), succulent Costela (slow-cooked ribs), bacon-wrapped chicken breast - these are just a few of our meat-lover's delights, each cooked to compliment the meat's distinct flavors. Espetus also presents a number of delicious red-meat-free and vegetarian options, including a feast of dark greens, Mediterranean spreads, bean and pasta salads, and platters of paella and ceviche.



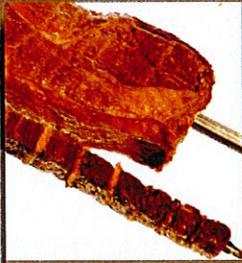
Meat Selections

Genuine Brazilian Churrasco Extravaganza



Picanha | Sirloin Steak and Picanha ao Alho | Garlic Sirloin Steak

A Brazilian favorite, this top butt flat cut is remarkably flavorful and tender. We also serve Picanha ao Alho, a garlic-seasoned version.



Alcatra | Top Sirloin

This naturally lean center sirloin cut is extremely popular among meat enthusiasts. Also served on red wine sauce.



Filet Mignon

French for "dainty fillet," the Filet Mignon is the most tender cut of beef. Also referred to as "the king of steaks," its exquisite texture will surely bring you back for seconds.



Fraldinha | Flap Steak

Fraldinha, with its robust texture, is the underdog of the beef world, but it's packed with flavor thanks to special preparation by our master chefs.



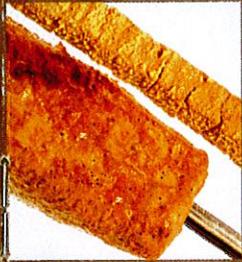
Costela | Beef Ribs

Our delicious, savory ribs are cooked slowly to perfection. Enjoy it with a special sauce of your choice.



Carneiro | Lamb Chops & Leg of Lamb

Our tender lamb meat has a soft, subtle flavor. Try it with mint jelly.



Lombo de Porco | Pork Tenderloin Lombo de Porco com Queijo Parmesão | Pork Loin with Parmesan Cheese

The pork tenderloin is the most tender cut. One of the leanest meats available, it's naturally low in fat. Also available with parmesan cheese, creating a crisp, tangy cheese flavor to compliment its juicy cut.



Linguica | Home-made Pork Sausage

Our traditional Brazilian-style pork sausage is made in house, grilled to perfection, and packed with flavor.



Coxa de Frango | Chicken Legs and Peito de Frango com Bacon | Bacon Wrapped Chicken Breast

Prepared with a special secret herb concoction that will leave your mouth watering. Also available wrapped in bacon. Simply delicious!



Coração de Frango | Chicken Hearts

Chicken hearts are a Brazilian delicacy. You'll love every tender, juicy bite, and they're incredibly rich in iron and protein.



Camarão Assado | Grilled Shrimp

Tender, succulent giant shrimp, grilled on giant skewers.



Abacaxi Grelhado | Grilled Pineapple

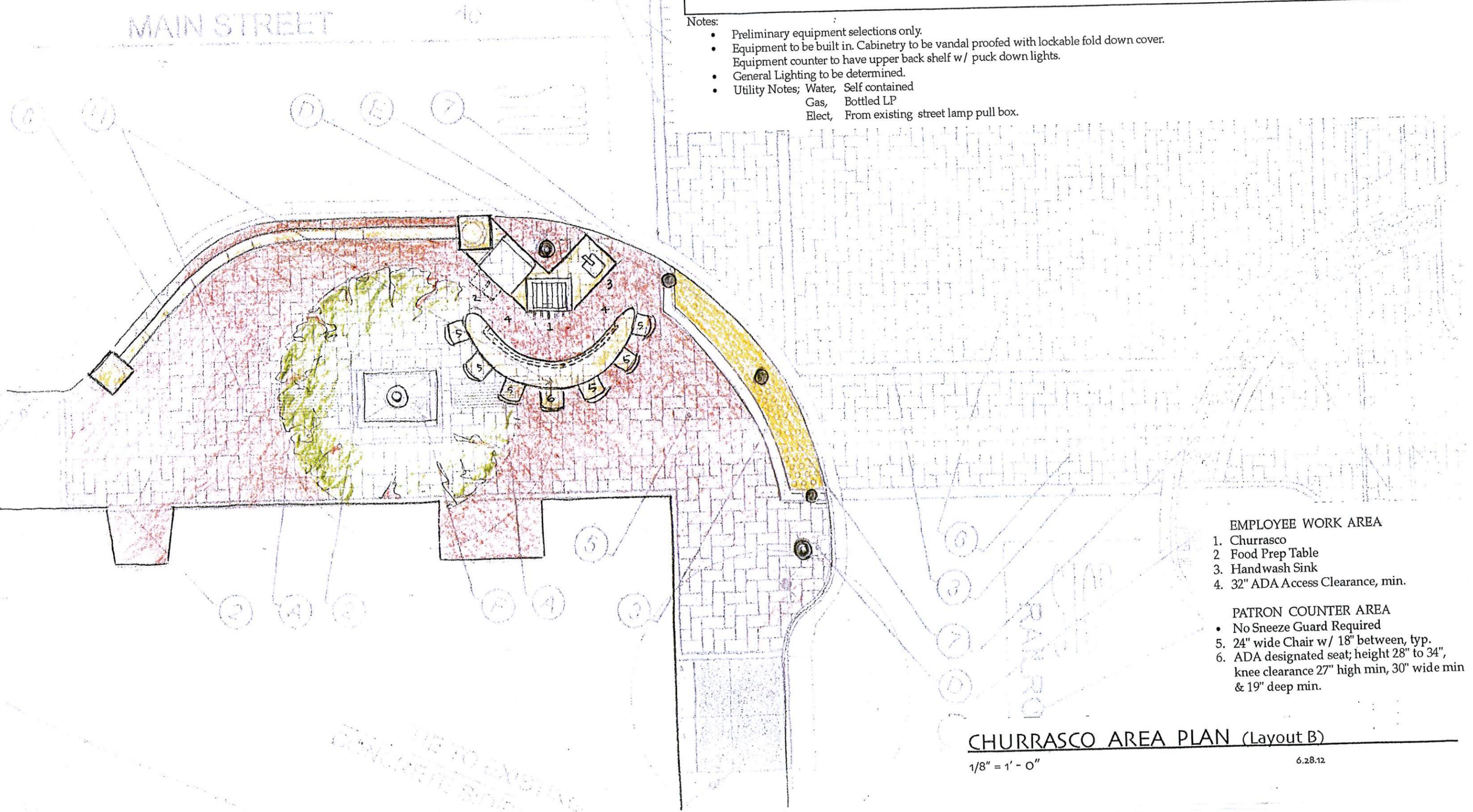
Sweet pineapple tastes especially delicious grilled on open flame. Pineapple promotes healthy digestion, and it's a wonderful treat to enjoy with or after meat courses.

"Churrasco" EQUIPMENT SCHEDULE

Mk	Item	Manufacture No.	Size w x d x h	Elect.	Gas	Notes
1	Churrasco	Old Hickory CH40	48" x 30" x 28"	120v, 6.2 amp	LP	13 spits, 45,000 per burner / 180,000 total btu
2	Food Prep Table	True TTP-60D-2	60" x 32" x 36"	115v, 7.9 amp	No	8 top pans w/ cutting board
3	Hand Wash Sink	All Portable AD-LM-SS1	24" x 18" x 36"	110v, 20 amp	No	5 gal fresh water, 6 gal. waste water, 40 washings

Notes:

- Preliminary equipment selections only.
- Equipment to be built in. Cabinetry to be vandal proofed with lockable fold down cover. Equipment counter to have upper back shelf w/ puck down lights.
- General Lighting to be determined.
- Utility Notes; Water, Self contained
Gas, Bottled LP
Elect, From existing street lamp pull box.



- EMPLOYEE WORK AREA**
1. Churrasco
 2. Food Prep Table
 3. Handwash Sink
 4. 32" ADA Access Clearance, min.

- PATRON COUNTER AREA**
- No Sneeze Guard Required
 - 5. 24" wide Chair w/ 18" between, typ.
 - 6. ADA designated seat; height 28" to 34", knee clearance 27" high min, 30" wide min & 19" deep min.

CHURRASCO AREA PLAN (Layout B)

1/8" = 1' - 0"

6.28.12



**PLANNING COMMISSION
STAFF REPORT**

TO: Chairman and Planning Commissioners
DATE: August 28, 2012
FROM: Carol Scianna, Environmental Service Manager
SUBJECT: Climate Action Plan Workshop

RECOMMENDATIONS: Staff recommends that the Planning Commission Accept and provide comments on the Climate Action Plan Update as presented

BACKGROUND:

What is a Climate Action Plan and Why is it Important

A climate action plan (CAP) is a planning document that provides strategies for reducing energy use and greenhouse gas (GHG) emissions in municipal operations and in the community. At a minimum, a CAP should provide the framework for a jurisdiction to meet GHG reduction targets that are consistent with state-established and regional goals. A CAP offers a comprehensive menu of GHG mitigation options that may be incorporated into projects, thereby streamlining planning review and providing the business community with a greater level of certainty about planning and permitting requirements.

Although a CAP is an important component for considering sustainability for municipal planning, the City has lacked the staff and budget to take on the project. However, PG&E, working through the Yolo Energy Watch program, has engaged a University of California, Davis (UCD) professor to conduct the appropriate technical analyses and documentation to provide both Winters and Woodland with CAPs. PG&E will provide funding and staff for this effort directly to UCD through Yolo Energy Watch.

This report is being provided to update the Planning Commission and the community on the CAP development project.

Background on CAP Project

In 2006, the State of California enacted AB 32, the Global Warming Solutions Act. AB 32 established a statewide target for reducing GHG emissions to 1990 levels by 2020. In addition, the Governor signed Executive Order S-3-05 requiring reductions of 80% below 1990 levels by 2050. Implementation of AB 32 calls for increased efficiency in buildings, appliances, vehicles, and energy production as well as the development of renewable energy. The state Scoping Plan outlining the implementation of AB 32 states that **local governments should contribute to the state effort by reducing overall energy use by 15% by 2020** and take longer-term actions to meet the 2050 target.

In 2007, the state enacted SB 97, requiring amendments to the California Environmental Quality Act (CEQA) Guidelines to address the analysis and mitigation of GHG emissions. Those amendments stated that agencies must analyze the emissions of proposed projects, reach a conclusion regarding their significance, and consider potential mitigation measures to reduce those emissions when they are determined significant. The amendments also allow CEQA lead agencies to significantly streamline the GHG analysis on a project level by using a programmatic GHG emissions reduction plan. With the appropriate elements included, a CAP can serve as a programmatic document.

Recognizing its responsibility to participate in meeting state GHG reduction targets, in April 2008 the City Council adopted Resolution No. 2008-27, stating a long-term commitment to increasing energy efficiency and reducing GHG emissions within municipal operations and on a community-wide basis. Through the resolution, the City committed to joining the Yolo County Climate Change Compact to coordinate energy efficiency and emission reduction strategies on a regional basis, and the City further pledged to develop and implement policies for reducing community-wide energy use and GHG emissions.

In 2010, the cities of Winters, Woodland, Davis, and West Sacramento, along with Yolo County and other Yolo County Climate Compact members, entered into a "local government partnership" with PG&E, which the participants named Yolo Energy Watch. Through Yolo Energy Watch, PG&E has funded a variety of local activities to promote energy efficiency, reduce GHG emissions, and provided technical assistance and training. Yolo County's Climate Change Advisor, John Mott-Smith, suggested PG&E use the Yolo Energy Watch framework to support the preparation of CAPs for Winters and Woodland. To this end, he brought PG&E into contact with UCD Professor Deb Niemeier, a renowned authority on climate change and planning processes, with the suggestion that PG&E provide funding for Professor Niemeier to engage a student group to prepare CAPs for the two cities. PG&E agreed to this arrangement and through Yolo Energy Watch, the PG&E Green Communities program has contracted with the UCD group to complete the project. This project provides an excellent opportunity for the City to obtain expert technical assistance in GHG reduction strategies and a technically sound and defensible CAP.

City Efforts thus Far

The City has taken many steps to begin reducing its GHG footprint. These efforts include

joining the Climate Registry and completing and verifying the Municipal GHG inventory for years 2008 and 2009. Energy upgrades to several key City Facilities include the installation of a solar field that operates the Wastewater Treatment Facility. The City has been working with the Climate Compact and PG&E to promote energy savings programs for residential, commercial and industrial users within the City. These efforts are good first steps.

Some of the Planning items that have been implemented to reduce Winters GHG emissions are:

- Participating in the SACOG Blueprint, which implements smart growth planning.
- Adopting the Form Based Code - promoting smart planning and a pedestrian orientated downtown.
- Caltrans Complete Streets – a conceptual plan developed to reduce vehicle miles traveled.
- Energy Star Standards for new development.
- Roundabouts planning on Grant Ave.
- Currently updating the City's Bike/Pedestrian Masterplan.

Other programs

- The installation of city-wide water meters will contribute to the City's Water conservation efforts.
- Recent Farm to School efforts in the community will also reduce GHG by closing the circle using local grown products when possible.
- The City's economic development efforts to bring jobs to Winters will provide a much needed economic boost, and by keeping jobs and shopping in town, help to reduce vehicle travel.

ATTACHMENTS:

Summary of 2005 Baseline GHG Inventory

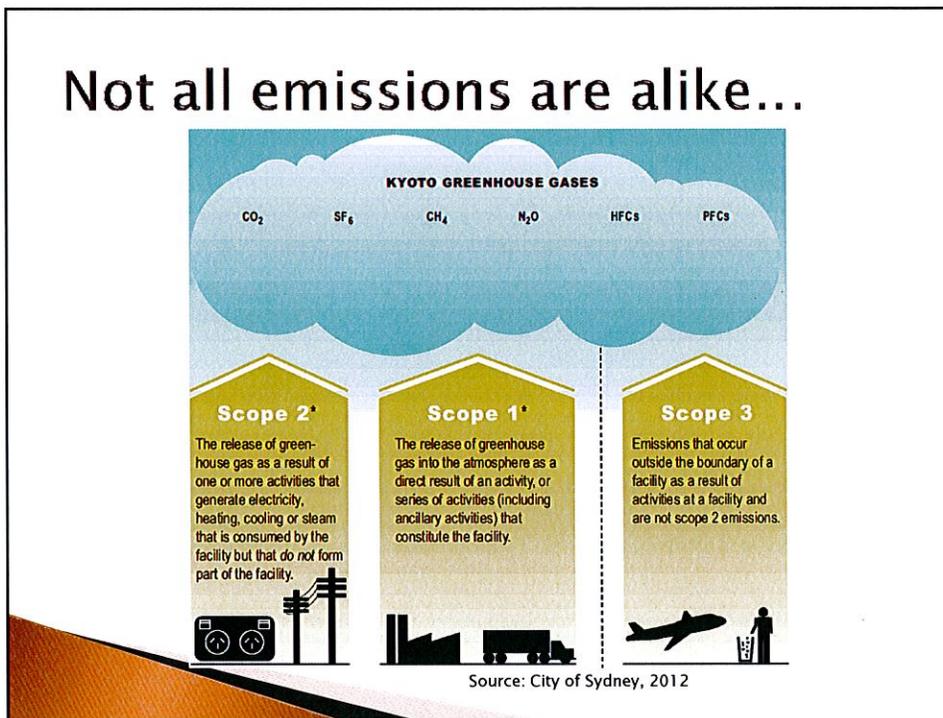
City of Winters

2005 Baseline Year Emissions Inventory

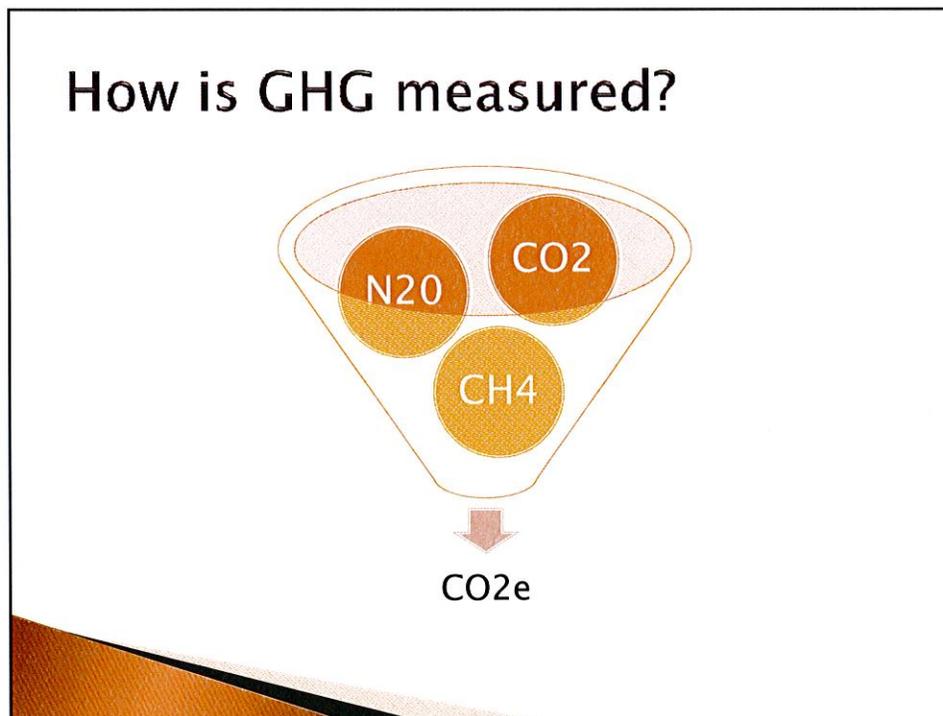
What is a GHG Inventory?

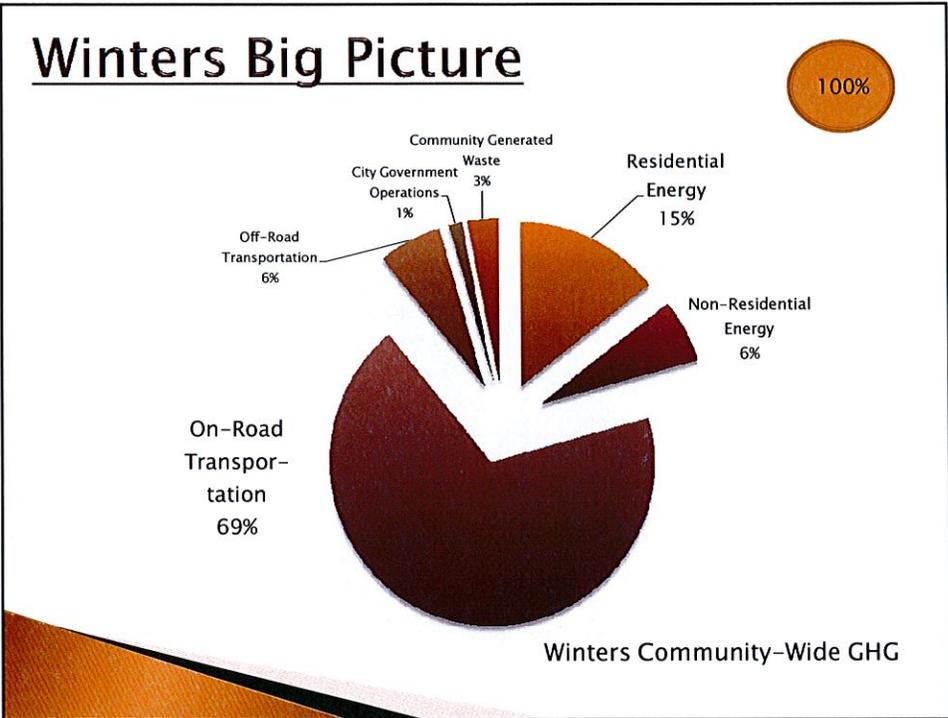
- ▶ An assessment of greenhouse gas (GHG) emissions caused by activities within Winters city limits
- ▶ A baseline against which future increases/decreases in GHG can be measured
- ▶ Sources Analyzed:
 - Energy Consumption
 - On-Road Transportation
 - Off-Road Transportation
 - City Government Operations

Not all emissions are alike...



How is GHG measured?



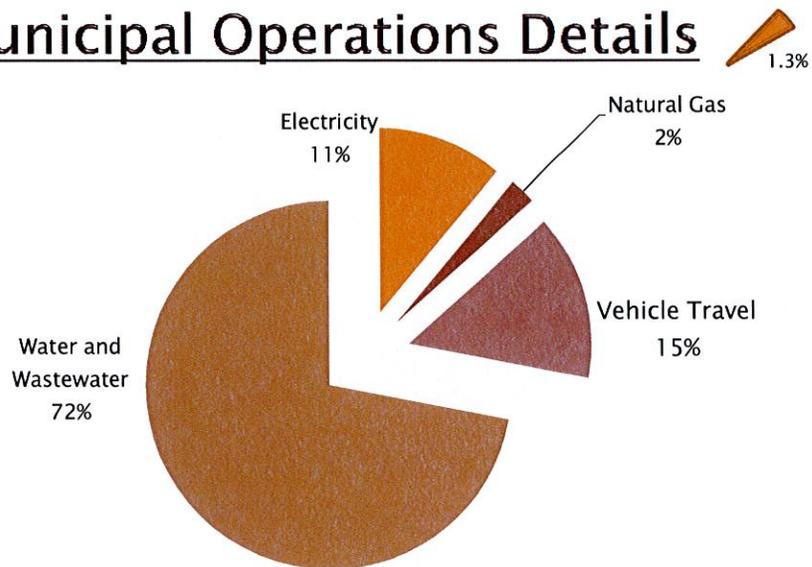


Winters' GHG: The Big Picture

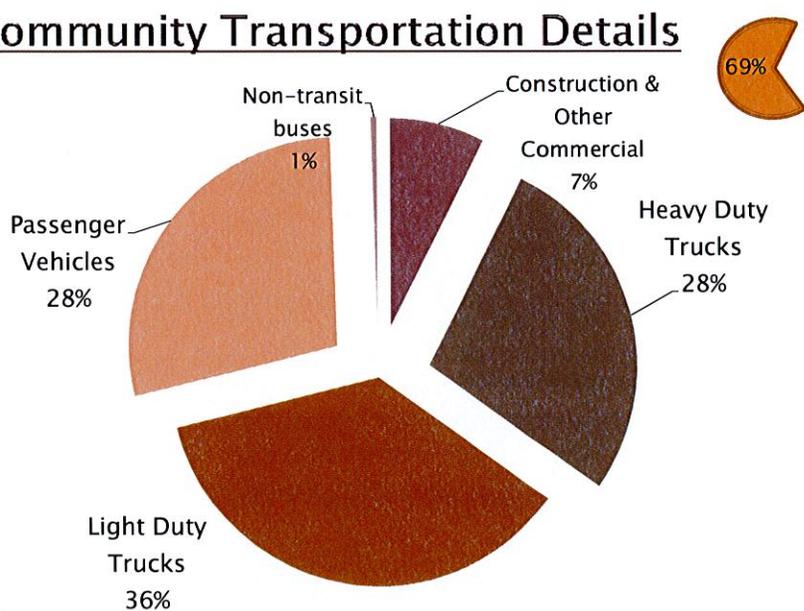
	MTCO ₂ e	%
Residential Energy	8,525	14%
Non-Residential Energy	3,700	6%
On-Road Transportation	40,532	69%
Off-Road Transportation	3,751	6%
City Government	782	1%
Total	59,109	

MTCO₂e = Metric Tonnes of Carbon Dioxide Equivalent

Municipal Operations Details



Community Transportation Details



MTCO_{2e} = Metric Tonnes of Carbon Dioxide Equivalent