

**CITY OF WINTERS PLANNING COMMISSION AGENDA
SPECIAL WORKSHOP MEETING**

REVISED

Tuesday, May 14, 2013 @ 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, Richard Kleeberg, Luis Reyes, Patrick Riley, Joe Tramontana
City Manager: John W. Donlevy, Jr.
Mgmt. Analyst: Mary Jo Rodolfa

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 April 23, 2013 regular meeting of the Winters Planning Commission (pp 1-2)

V STAFF/COMMISSION REPORTS

VI DISCUSSION ITEMS:

- A. Grant Avenue Commercial Site Analysis (informational item only) (pp 3-4)
- B. Introduction of Proposed Senior Housing Project (informational item only) (pp 5-10)
- C. Introduction of Site Plan for Roundabout on Grant Avenue (pp 11-12)
(informational item only)
- D. Taco Bell Site Plan/Design Review – Initial Review (informational item only) (pp 13-16)

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 MAY 9, 2013.



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 REGULAR MEETING HELD MARCH 13, 2013

***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.*

Chairman Bill Biasi called the meeting to order at 6:00 p.m.

PRESENT: Commissioners Richard Kleeberg, Pierre Neu, Luis Reyes, Pat Riley, Joe Tramontana and Chairman Bill Biasi

ABSENT: Commissioner Baker

STAFF: City Manager Donlevy and Management Analyst Mary Jo Rodolfa

Staff Member Rodolfa led the Pledge of Allegiance.

CITIZEN INPUT: None

CONSENT ITEM:

Approval of Meeting Minutes of the March 13, 2013 special meeting of the Winters Planning Commission.

Commissioner Neu moved that the minutes of the March 13, 2013 special meeting of the Winters Planning Commission be approved, Commissioner Riley seconded the motion. The motion was approved unanimously.

COMMISSION AND STAFF REPORTS: All were reminded that Youth Day is Saturday, April 27th and encouraged to attend the Rotary Pancake Breakfast.

DISCUSSION ITEM:

A. Design/Site Plan Review Process

City Manager John Donlevy introduced the item stating that the City Council at their March 19, 2013 City Council meeting directed staff to review the design/site plan review process and develop a recommendation to improve the process for properties in the Grant Avenue Design Guidelines or Form Based Code areas. The City Council reviewed a draft of the recommended Design/Site Plan Review process on April 2, 2013 and gave direction that it be reviewed by the Planning Commission at this meeting.

The Planning Commission was then asked to provide their feedback of the proposed process which would then be provided to City Council for their consideration prior to taking action at the May 7, 2013 City Council meeting.

Comments included concerns about the transparency of the overall process and the ability

MINUTES OF THE WINTERS PLANNING COMMISSION REGULAR MEETING HELD MARCH 13, 2013

of the Planning Commission and residents to gain access to design elements at the earliest possible time. A suggestion from the public included the inclusion of a community member on the panel.

No major modifications were made to the draft Design/Site Plan Review Process and the Planning Commission provided the following comments and direction to be taken back to the City Council:

- Applicants are highly recommended to take advantage of the option to present their project to the Planning Commission as an informational item prior to official submittal.
- Drawing of projects should be made available at the earliest time in advance of a Planning Commission meeting.
- Members of the Planning Commission who are selected to serve on the Design Review Committee should serve on a rotational basis.

VII COMMISSION/STAFF COMMENTS

Staff was asked to provide an update of current planning projects. Reported updates included the following:

- Steeple is going up on the LDS (Mormon) Church
- Work is progressing rapidly on the St. Anthony Catholic Church
- Hudson/Ogando Subdivision went to the WJUSD School Board for fee adjustment and the City is making some adjustments through the Affordable Housing Steering Committee, that will come before the Planning Commission at a future date.
- There is a potential buyer for Winters Highlands but there are issues that need to be worked out
- There is a preliminary application for another project out by the freeway but the application is not yet complete
- Downtown hotel project is progressing, it is a challenging market but we are getting there
- The City has been approached by someone interested in locating a hotel near the freeway along with an RV Park
- Dollar General has some details to wrap up but it should go through

VIII ADJOURNMENT - 8:15 p.m.

ATTEST:

Mary Jo Rodolfa
Management Analyst

Bill Biasi
Chairman



**PLANNING COMMISSION
STAFF REPORT**

TO: Chair and Commission Members
DATE: May 14, 2013
FROM: John W. Donlevy, Jr., City Manager *[Signature]*
SUBJECT: Grant Ave Commercial Site

RECOMMENDATION:

That the Planning Commission receive an overview of the City's Grant Ave property and provide input and comments on site options.

BACKGROUND:

In 2009, the City of Winters purchased the 4.5 acre site previously approved for the Granite Bay Commercial Project on Grant Ave. Since that time, the City has pursued the development of the site as a mixed use commercial/office/residential property.

DISCUSSION:

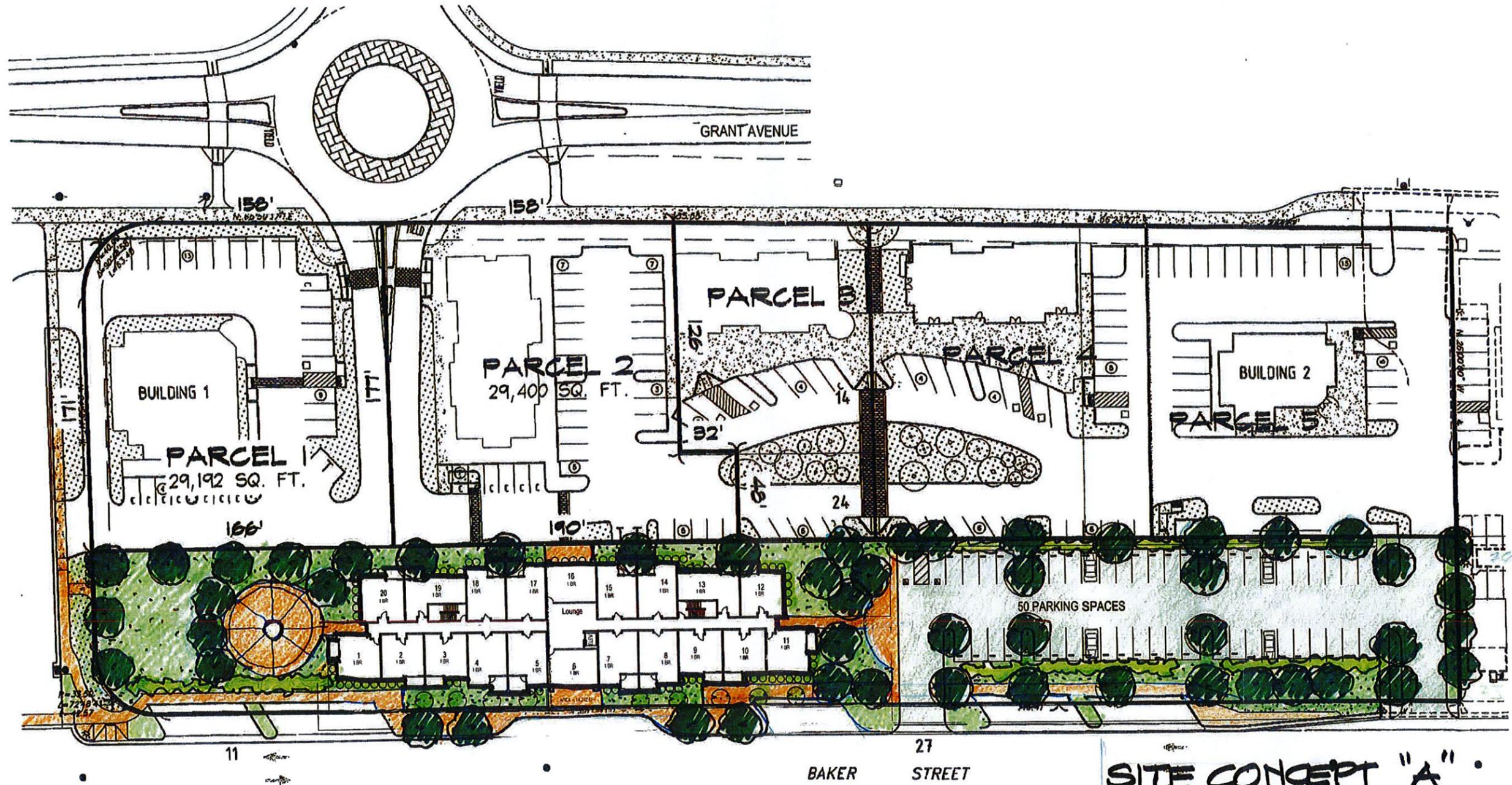
Staff will present the overall layout and discuss a variety of potential site planning ideas to the Commission. It is asked that the Commission discuss and provide ideas or concerns regarding the disposition of the mixed use site.

FISCAL IMPACT:

None by this Action

Attachement:

Preliminary Site Plan- Grant Ave. Commercial with Residential.



SITE CONCEPT "A"
 GRANT AVE SR. APT.
 WINTERS, CA. DOMUS/YHLA.
 10-18-2012.

50' 0 50' 100' 150'
 SCALE: 1" = 50'



**PLANNING COMMISSION
STAFF REPORT**

TO: Chair and Commission Members
DATE: May 14, 2013
FROM: John W. Donlevy, Jr., City Manager *JWD*
SUBJECT: Domus Development- Senior Apartment Preliminary Plan/Architecture

RECOMMENDATION:

That the Planning Commission receive an overview of preliminary site plan and architecture for a proposed 40-60 unit Affordable Senior Apartment Project.

BACKGROUND:

The City has been approached by Domus Development regarding the potential development of a 40-60 unit affordable senior housing project to be located on the rear portion of the Grant Ave Commercial site. Representatives from Domus, including their architect will be at the meeting to update the Planning Commission on some of their conceptual ideas and plans for the project and receive feedback from the Commission.

DISCUSSION:

Domus will present the overall layout and discuss a variety of potential site planning ideas to the Commission. It is asked that the Commission discuss and provide ideas or concerns regarding the disposition of such a project.

FISCAL IMPACT:

None by this Action

Attachement:

- Winters Senior Housing Project Description Proposal.
- Draft site plan and architectural drawings

Winters Senior Housing Project Description Proposal

February 25, 2013

Project Description

Domus Development, LLC ("Developer") proposes to construct a senior affordable rental project on a vacant parcel of land, owned by the City of Winters on the northeast corner of Baker Street and East Street. The building will be comprised of approximately 40-60 units (final unit composition is subject to planning approvals). The property is envisioned to include a community room for resident activities in addition to an onsite manager's apartment and management office. Onsite resident parking for approximately 50 vehicles is anticipated. Outdoor amenities may include a passenger loading area along Baker Street, an outdoor seating area, landscaping, and community garden for resident use.

The proposed development is envisioned to be 100% affordable units with the exception of an unrestricted manager's unit. The units are contemplated to be affordable to residents making between 30% and 60% of Area Median Income ("AMI"). These income levels are targeted at senior households on a fixed income, consistent with SSDI and retirement and pension incomes. These income levels also make the project eligible for a variety of funding sources, most notably 9% Low Income Housing Tax Credits.

Proposed Site Control

The development site is located on a vacant parcel of land owned by the City of Winters ("City"). This parcel fronts Grant Avenue, the main arterial into the city, to the north, and Baker Street to the south. The greater development site is contemplated to include a national retailer, a local credit union, the proposed development, and parking to serve the residential and commercial uses. The proposed development will be contained on approximately  acres of land on the northeast corner of Baker Street and East Street.

Following the agreement of terms at the staff level and approval by City Council, the Developer and the City intend to enter into a Disposition and Development Agreement ("DDA") that will include the terms guiding the disposition of land and the commitment of public financing. The Developer proposes that site control will be transferred via Grant Deed upon the close of construction financing. The value of the land will be captured in a Land Loan in the form of a seller carry back note with a below market rate interest rate of 3% with the full balance of the principal and interest due upon maturity. The Land Loan will carry a term of 57 years, consistent with the California Tax Credit Allocation Committee ("TCAC") regulatory agreement.

Proposed Financing

The proposed affordability levels and the ideal location of the site, makes this project eligible for 9% Low Income Housing Tax Credits. This is a highly competitive funding source that allows the project to leverage the maximum possible amount of tax credit equity. This funding source hinges on the proportion of public subsidy to total development costs. The Land Loan described above could be included as public subsidy. A commitment of City housing bond funds, CDGB funds or inclusionary fees that are granted or loaned to the partnership or to a partner within the partnership would also count as public subsidy. State and federal subsidies can also be included. In addition to the Land Loan, the Developer will need Gap financing from the City to secure a LIHTC allocation. Final Gap analysis will be determined upon approvals of the full entitlements. To supplement the City's contributions, the

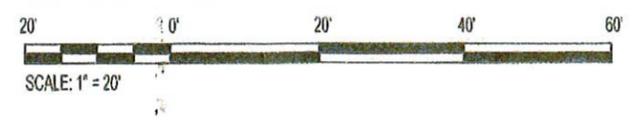
Developer proposes to explore additional subsidies through the state Housing and Community Development Department and Community Development Block Grant ("CDBG") funds through the federal Housing and Urban Development Department as detailed below.

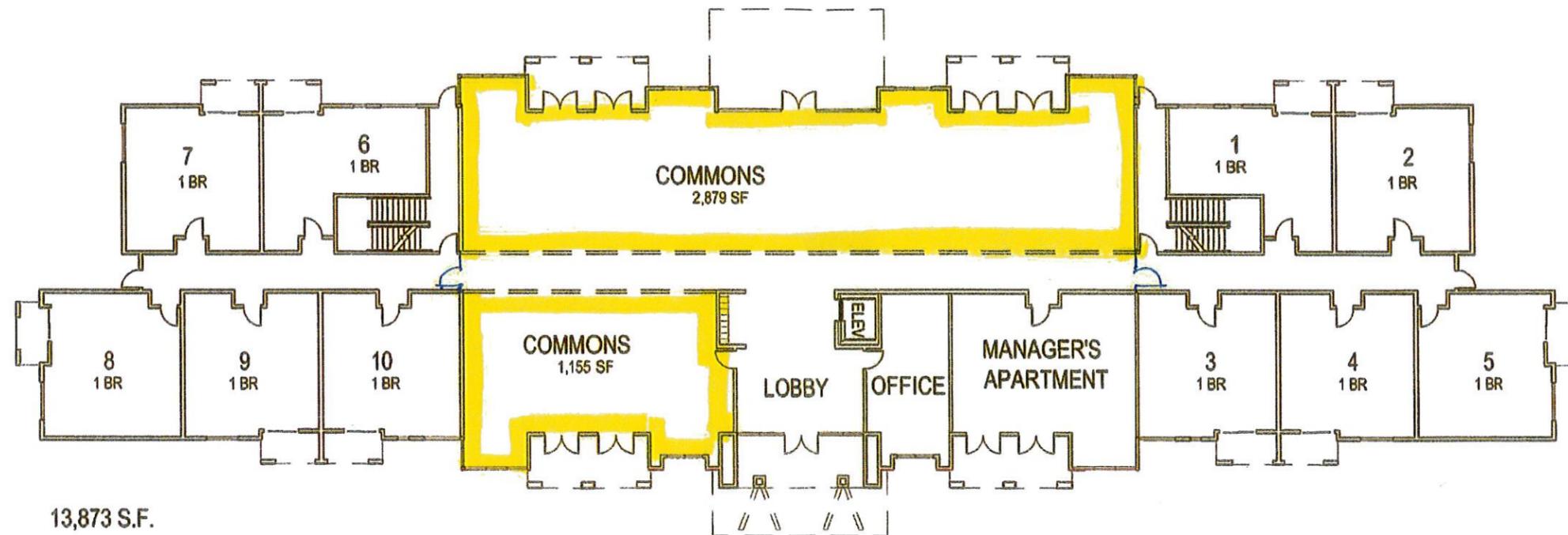
Architecture and Construction

The proposed development will be a three to four story predominantly residential building. The ground floor exterior will be stucco but will consist of neutral shades, creating variety and interest while the second, third, and fourth floor exteriors will be visually distinguished by neutrally painted fiber cement board. The roof will be dimensional composition shingle. All planned colors are neutral and the style will be consistent with the surrounding neighborhood characteristics.



CONCEPTUAL ELEV.
GRANT AVE. SR. APT.
WINTERS, CA DOMUS/YHLA
10-18-2012.



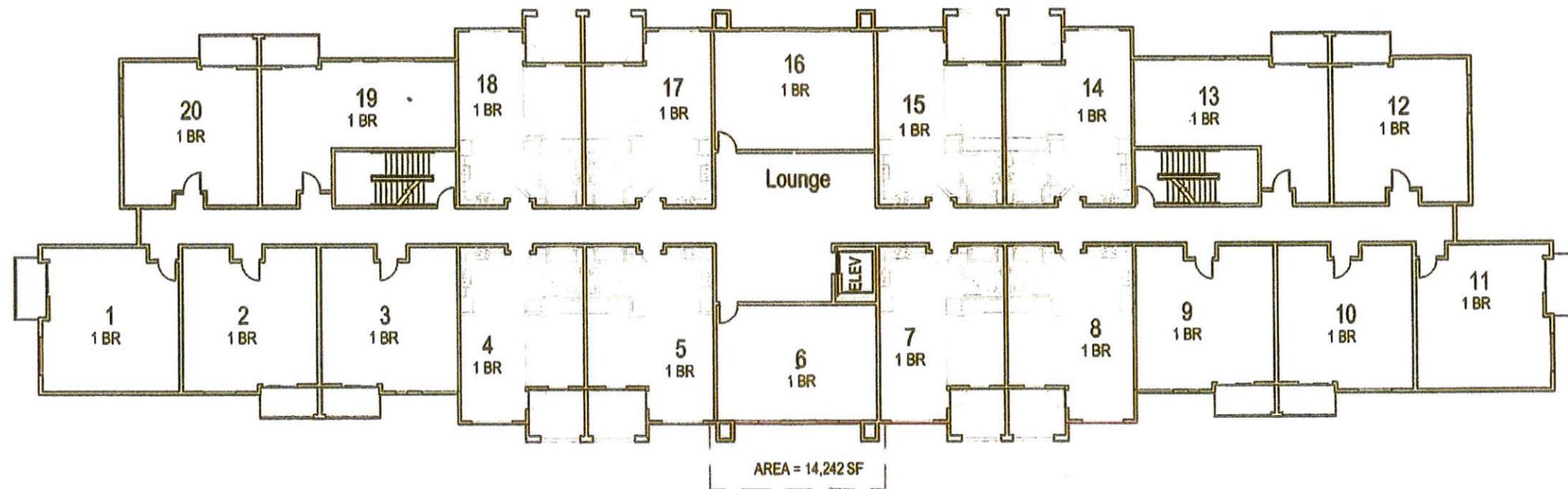


13,873 S.F.

GROUND FLOOR
 GRANT AVE. SR. APT.
 WINTERS, GA DOMUS/YHLA
 10-18-2012



GROUND FLOOR PLAN



GROUND FL	10 DU + MGR APT.
2ND FL	20 DU
TOP FL.	10 DU
	<hr/>
	40 DU. + MGR APT.

TYPICAL FLOOR
GRANT AVE. SR. APT.
 WINTERS, CA. DOMUS/YHLA.
 10-18-2012.



TYPICAL FLOOR PLAN



**PLANNING COMMISSION
STAFF REPORT**

TO: Chair and Commission Members
DATE: May 14, 2013
FROM: John W. Donlevy, Jr., City Manager 
SUBJECT: Grant Ave. Roundabout Update

RECOMMENDATION:

That the Planning Commission receive an overview of preliminary geometric design for the Grant Ave/Walnut Lane Roundabout.

BACKGROUND:

The City has been working on the development of a roundabout to be located at the intersection of Grant Ave and Walnut Lane. Through a grant from the Sacramento Area Council of Governments (SACOG) the engineering and review with Caltrans has been ongoing for most of the last year.

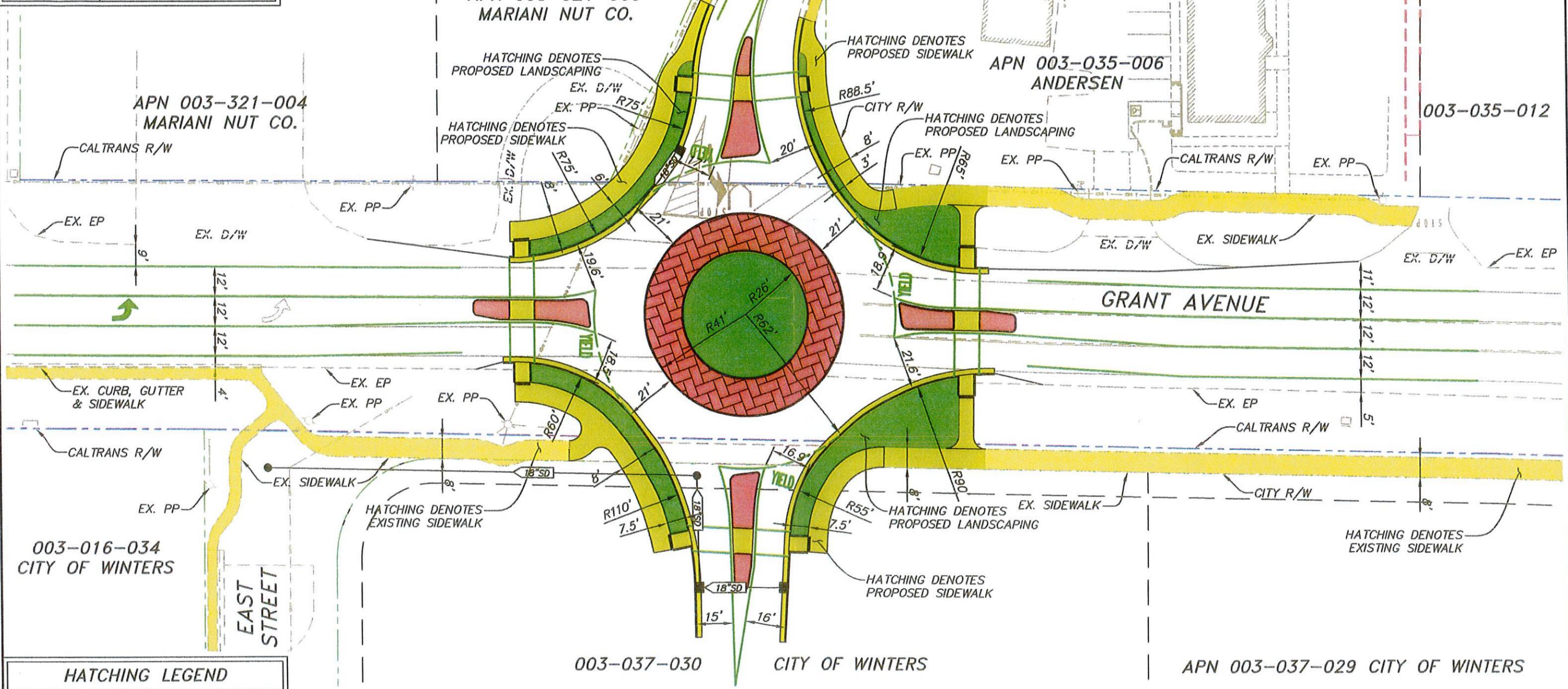
DISCUSSION:

Staff will give an overview and presentation on the current status of this project.

Attachment:

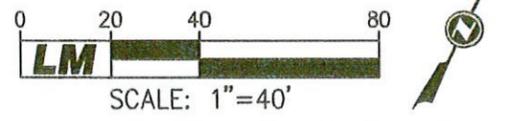
- Preliminary Geometric Plan

LINE LEGEND	
COLOR	DESCRIPTION
	EXISTING STRIPING
	PROPOSED STRIPING
	PROPOSED CURB/EP
	EXISTING CALTRANS R/W
	EXISTING CITY R/W



HATCHING LEGEND	
COLOR	DESCRIPTION
	PROPOSED LANDSCAPE
	MOUNTABLE MEDIAN
	PROPOSED SIDEWALK
	PROPOSED MEDIAN
	EXISTING SIDEWALK

LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING · LAND SURVEYING · PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602



GEOMETRIC PLAN
 FOR
 WALNUT LANE ROUNDABOUT
 WINTERS, CALIFORNIA
 SHEET 1 OF 1 SEPTEMBER 13, 2012

EXHIBIT 2
 Land Projects \780-45-3\dwg\780-45-3_Exhibit_Geometric Plan.dwg



**PLANNING COMMISSION
STAFF REPORT**

TO: Chair and Commission Members
DATE: May 14, 2013
FROM: John W. Donlevy, Jr., City Manager *JWD*
SUBJECT: Preliminary Site Plan and Architecture Review- Taco Bell

RECOMMENDATION:

That the Planning Commission receive an overview of preliminary site plan and architecture for a proposed Taco Bell Restaurant and Dog Park at Grant Ave/Matsumoto Lane/1505.

BACKGROUND:

The City has received a planning application for site plan and design review for the development of a Taco Bell, 1500 square foot building and 7,000 sf dog park/picnic area on Matsumoto Lane. As part of the recently adopted design review process, the applicant is adhering to the request by the Planning Commission that a preliminary presentation occur prior to the public hearing.

This project will be reviewed by the Design Review Committee on May 15, 2013. The Public Hearing and design/site plan review will occur on May 28, 2013.

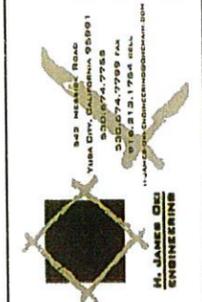
DISCUSSION:

The proposed project is located on the property located adjacent to the previously approved Arco/AM PM and Burger King. The project meets zoning and the only approvals for the project are design and site plan review.

The item is presented to the Planning Commission for preliminary review. The more detailed report, checklists and analysis will be presented at the May 28, 2013 Public Hearing.

Attachment:

- Preliminary Site Plan
- Preliminary design elevations

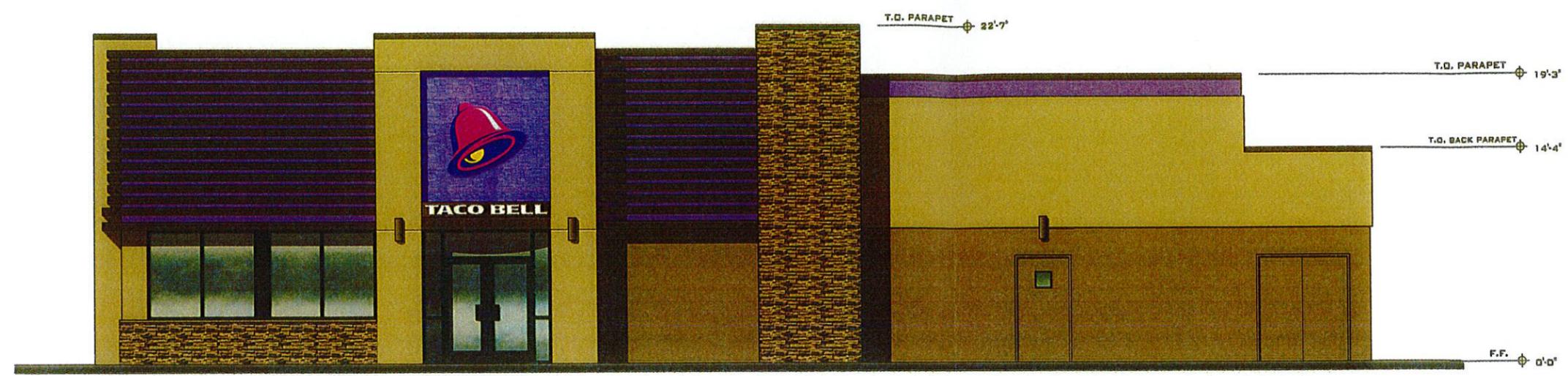


DESIGN REVIEW
TACO BELL SITE 309599
MATSUMOTO LANE
WINTERS, CALIFORNIA



▲
 ▲
 ▲
 ▲
 DATE 4/15/13

DR5



EAST ENTRY ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ENTRY ELEVATION

SCALE: 1/4" = 1'-0"

COLOR & MATERIALS LEGEND

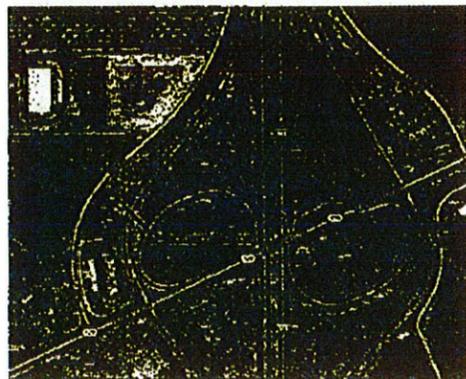
- METAL PARAPET CAP
SW 7069 IRON ORE
- PARAPET ACCENT BAND
SW 6831 CLEMATIS
- ILLUMINATED
TACO BELL SIGNAGE
OVER
TEXTURED ALUM. PANELS
- ALUMINUM SLAT WALL
SW7034 STATUS BRONZE
OVER
PAINTED STUCCO
SW 6831 CLEMATIS
- CURVED ALUMINUM
CANOPIES WITH
ILLUMINATED SIGNAGE
- WALL BOUNCE
AGGUSERV 05247-052
DK. BRONZE FINISH
1BW LED
- CLEAR GLAZING SET IN
DK. BRONZE ANODIZED
ALUMINUM MULLION SYS.
- FIELD COLOR:
PAINTED STUCCO
2" FURRING WHERE SHOWN
SW 6122 CAMELBACK
- BASE COLOR:
PAINTED STUCCO
METAL DOORS
SW 2B22 ROOKWOOD CLAY
- WAINSCOT
ACCENT WALLS
BORAL - VERBA STONE
TIGHT CUT - 'PLUM CREEK'



WEST DRIVE THRU ELEVATION ALONG MATSUMOTO LANE

SCALE: 1/4" = 1'-0"

VICINITY MAP



PROJECT DATA

APH: 038 050 72.1
 SITE AREA: 2.8 AC.
 ZONING: C-1H
 EXISTING USE: 5,000 S.F. BURGER KING RESTAURANT w/ DRIVE THRU / AMPM / GAS STATION
 PROPOSED USE: ADDITIONAL TACO BELL w/ DRIVE THRU / DOG PARK
 ADDITIONAL BLDG. AREA: 2,465 S.F.

OFF STREET PARKING REQUIRED

USE	RATIO	REQUIRED 60 SEATS = 17 SPACES	PROVIDED 50 SPACES
RESTAURANT	10 SEATS		

PROVIDED USE	STANDARD (7'x17')	COMPACT (7'x15')	ACCESSIBLE (7'x17')
RESTAURANT	24	4	2
DOG PARK	9		1

BICYCLE RACKS

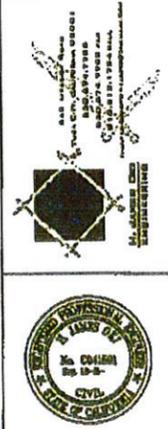
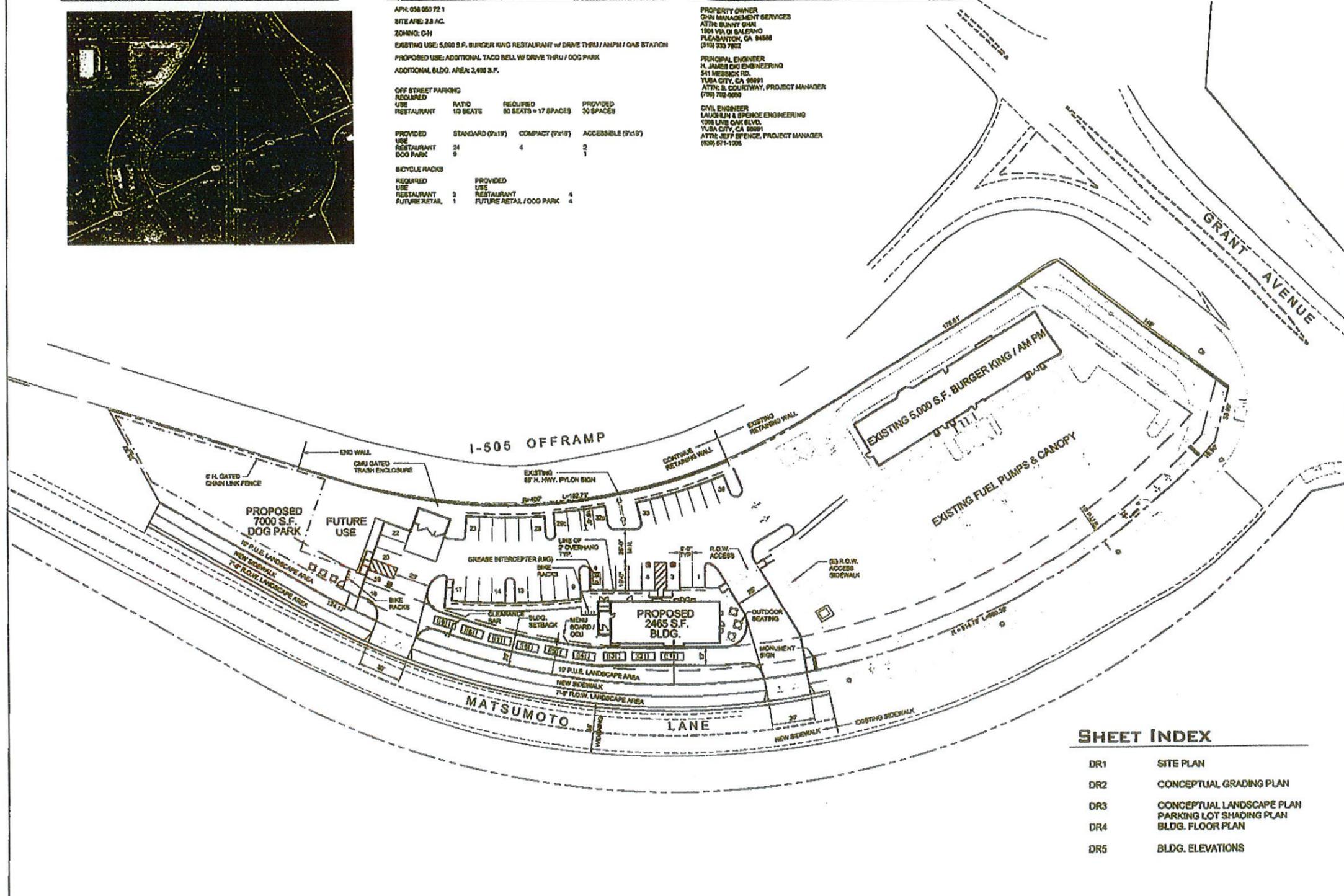
REQUIRED USE	PROVIDED USE
RESTAURANT	RESTAURANT
FUTURE RETAIL	FUTURE RETAIL / DOG PARK

PROJECT DIRECTORY

PROPERTY OWNER
 GYM MANAGEMENT SERVICES
 ATTN: BUNNY CHAI
 1891 VIA DI SALERNO
 PLEASANTON, CA 94588
 (916) 333-7822

PRINCIPAL ENGINEER
 H. JAMES CHOI ENGINEERING
 541 MESSICK RD.
 YUBA CITY, CA 95991
 ATTN: S. COURTNEY, PROJECT MANAGER
 (709) 708-0000

CIVIL ENGINEER
 LAUREN A. SPENCE ENGINEERING
 1098 LIVE OAK BLVD.
 YUBA CITY, CA 95991
 ATTN: JEFF SPENCE, PROJECT MANAGER
 (530) 671-1226



DESIGN REVIEW
 TACO BELL SITE 309599
 MATSUMOTO LANE
 WINTERS, CALIFORNIA

SHEET INDEX

DR1	SITE PLAN
DR2	CONCEPTUAL GRADING PLAN
DR3	CONCEPTUAL LANDSCAPE PLAN
DR4	PARKING LOT SHADING PLAN BLDG. FLOOR PLAN
DR5	BLDG. ELEVATIONS

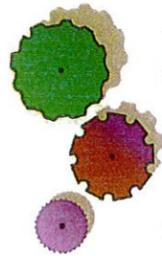
DATE: 4/15/13

SITE PLAN
 SCALE: 1" = 30'-0"



DR1

PLANTING LEGEND



TREES

PLATANUS x ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	15 GAL.
FRAXINUS AMERICANA	AUTUMN PURPLE ASH	15 GAL.
PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD FLOWERING PLUM	15 GAL.

ADDITIONAL TREES THAT MAY BE USED IN THE FINAL DESIGN

PISTACIA CINENSIS	CHINESE PISTACHE	15 GAL.
PYRUS CALLERYANA 'BRADFORD'	BRADFORD CALLERY PEAR	15 GAL.
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.
SCHIRUS MOLIE	PEPPER TREE	15 GAL.



LANDSCAPE AREAS
TO BE PLANTED
CONTINUING EXISTING
APPROVED THEME
FROM THE BK AMPM SITE

SHRUBS

CERCIS OCCIDENTALIS	WESTERN REDBUD	1 GAL.
LOROPETALUM CHINENSE	LOROPETALUM	5 GAL.
MYRTUS COMMUNIS	MYRTLE	5 GAL.
NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL.
NANDINA DOMESTICA HARBOR DWARF	HEAVENLY BAMBOO HARBOR DWARF	1 GAL.
PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL.
RIBES SANGUINEUM	PINK WINTER CURRANT	1 GAL.
ROSA 'ICEBERG'	ICEBERG ROSE	1 GAL.
ROSMARINUS OFFICINALIS	TUSCAN BLUE ROSEMARY	5 GAL.
TEUCRIUM FRUTICANS	BUSH GERMANDER	5 GAL.

ACCENT SHRUBS

ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL.
CEANOTHUS 'CONCHA'	VALLEY VIOLET CEANOTHUS	1 GAL.
CISTUS x HYBRIDUS	ROCKROSE	5 GAL.
FREMONTODENDRON	CA GLORY FLANNEL BUSH	5 GAL.
OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL.
RHAMUS CALIFORNICA	COFFEEBERRY	5 GAL.

GROUNDCOVER

ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	LINERS
BACCHARIS PILULARIS TWIN PEAKS'	TWIN PEAKS DWARF COYOTE BUSH	1 GAL.
TEUCRIUM x LUCIDRYS	GROUNDCOVER GERMANDER	1 GAL.
CEANOTHUS MARITIMUS 'VALLEY VIOLET'	VALLEY VIOLET CEANOTHUS	1 GAL.

PERENIALS

EPILOBIUM CANUM	CALIFORNIA FUSCHIA	1 GAL.
LAVANDULA x INTERMEDIA	GROSSO LAVENDER	1 GAL.
SALVIA GREGGII	AUTUMN SAGE	1 GAL.

VINES

FICUS PUMILA	CREeping FIG	1 GAL.
GELSEMIUM EMPERVIRENS	CAROLINA JESSAMINE	1 GAL.
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.

GRASS

CALAMAGROSTITIS x ACUTIFLORA KARL FOERSTER	KARL FOERSTER FEATHER REED GRASS	1 GAL.
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SHADING ANALYSIS

PARKING AND BACKUP AREA INCLUDED IN CALCULATION

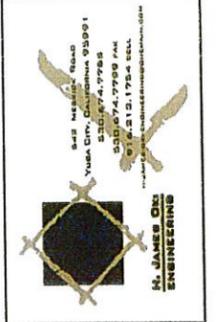
REQUIRED SHADING

13,075 SF PARKING & BACKUP AREA / 2 = 6,537.5 SF REQUIRED SHADING

PROPOSED SHADING

35' TREES (LONDON PLANE TREE)	50%	75%
7 @ 481 SF = 3,367 SF		2 @ 722 SF = 1,444 SF
30' TREES (AUTUMN PURPLE ASH)	50%	75%
4 @ 353 SF = 1,412 SF		1 @ 530 SF = 530 SF

TOTAL PROPOSED SHADING = 6,763 S.F. (51.6%)



DESIGN REVIEW
TACO BELL SITE 309599
MATSUMOTO LANE
WINTERS, CALIFORNIA



DATE 4/15/13

DR3

CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 30'-0"

