

**CITY OF WINTERS PLANNING COMMISSION AGENDA
REGULAR MEETING**

Tuesday, January 28, 2014 @ 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: Dave Adams, Lisa
Baker, Kate Frazier, Luis Reyes,
Patrick Riley
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 December 10, 2013 meeting of the Winters Planning Commission

V STAFF/COMMISSION REPORTS

VI DISCUSSION ITEMS:

- A. Consideration of approval of proposed Pilot Program Parklet Proposal for Turkovich Family Wines and Putah Creek Café, and recommendation to City Council for the approval of an encroachment permit for the construction of the parklet plan
- B. Consideration of approval of the Lighting Plan for the proposed Dollar General project located at 176 East Grant Avenue
- C. Consideration of approval of the Taco Bell monument sign and addition of Taco Bell signage to the I-505 freeway pylon sign
- D. Discussion of Amendment of Conditions of Approval for Taco Bell to pay an in-lieu fee for the required public art

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 JANUARY 17, 2014.


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 DECEMBER 10, 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 6:30 p.m.

PRESENT: Commissioners Dave Adams, Lisa Baker, Kate Frazier, Pierre Neu, Luis Reyes, Patrick Riley and Chairman Bill Biasi

ABSENT: None

STAFF: City Manager John Donlevy, Environmental Services Manager Carol Scianna and Management Analyst Mary Jo Rodolfa

Carol Scianna led the Pledge of Allegiance.

CITIZEN INPUT: None

CONSENT ITEM:

1. Approval of Meeting Minutes of the November 26, 2013 Regular meeting of the Winters Planning Commission.

Commissioner Baker moved to approve the Meeting Minutes of the November 26, 2013 Planning Commission Meeting. Seconded by Commissioner Riley. Unanimously approved.

COMMISSION REPORTS: None

STAFF REPORTS: None

DISCUSSION ITEM: (Item C was moved to A, Item A was moved to B and Item B was moved to C to accommodate speakers)

A. Consideration of Request to Change the Width of the Approved Sidewalk for the St. Anthony Church Project

City Manager John Donlevy introduced the item and explained that the original plans for the St. Anthony Church project included an 8 foot wide sidewalk along Main Street. It has since been discovered that an 8 foot wide sidewalk would lead to the removal of 3 mature trees. Staff recommended that a 150 foot section of the sidewalk from Grant Avenue south along Main Street instead be reduced to 5 feet. Discussion was held regarding ADA compliance, the slope of the ground the use of grates, the amount of pedestrian traffic in the area and the observation that the trees are hanging low and need to be pruned. Donlevy reported that the property owner would be directed to trim up the trees.

MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD DECEMBER 10, 2013

Commissioner Neu moved that the City of Winters Planning Commission approve staff's recommendation changing the width of the sidewalk from 8' to 5' for the area encompassing 150'. Seconded by Commissioner Adams.

AYES: Commissioners Adams, Baker, and Neu

NOES: Commissioners Frazier, Reyes, Riley and Chairman Biasi

ABSTAIN: None

ABSENT: None

Motion failed.

Commissioner Riley moved that the City of Winters Planning Commission approve the side walk remaining at 8' with a reduction to 5' only where the trees are located, and with the reduction in width occurring in a blended, aesthetically pleasing manner so it is not an abrupt change. Motion seconded by Commissioner Neu.

AYES: Commissioners Adams, Baker, Frazier, Neu, Reyes, Riley and Chairman Biasi

NOES: None

ABSTAIN: None

ABSENT: None

Motion carried.

B. Review of the Conceptual Landscape Plan and Lighting Plan for the Walnut Lane Roundabout, and Provide Comments to Staff.

Environmental Services Manager Scianna introduced the item and gave the history of the project and its inclusion in the 2010 Complete Streets Concept Plan. She explained that although this was coming to the Planning Commission for review and comments there is a caveat that Caltrans has to approve the plan. Scianna reviewed the lighting plan with the Commissioners and pointed out that these poles have grooves to be used for attaching signs instead of clamps. The lights are LED and the photometrics have been approved. They are working on obtaining approval for 20' height and PG&E ownership of the lights. She then introduced Melissa Ruth of Callender Associates Landscape Architects to discuss the plantings. Discussion included a concern about the use of coyote brush and its dying back as it ages and that City staff be instructed on how to care for the various types of plants. Ruth indicated that the plans call for dwarf coyote brush but she will research it to see if another plant would be more appropriate. She also reported that the gravel area is a drainage swale, the olive trees are fruitless and

MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD DECEMBER 10, 2013

all are on a bubbler system. Positive comments regarding the variety of plantings and the use of trees were made. There was no objection to the plan going forward.

C. Consideration of a Request to Change the Distance Between the Approved Plantings for Boat Storage Facility at 723 Railroad Avenue

City Manager Donlevy introduced the item and mentioned that this was being brought forward based on a request from the contractor made at the November 26, 2013 Planning Commission meeting, he then turned the item over to Management Analyst Rodolfa. Rodolfa reported that the contractor was not at the meeting but that she had spoken with him and he was aware of it. Rodolfa also reported that the approved plans for the project call for evergreen clematis to be planted at 30" on center. The contractor moved forward and planted the plants at 96" on center. Discussion included comments that the literature for the spacing of evergreen clematis as a screen varied greatly and that the Conditional Use Permit for the boat storage facility will expire on June 30, 2015 and is not to be extended.

Commissioner Riley moved that the City of Winters Planning Commission approve staff's recommendation to modify the spacing of the plants from 30" on center to 48" on center with the Planning Commission reserving the right to review the spacing of the plants at a later date if it does not appear adequate to screen the fence. Motion seconded by Commissioner Baker.

AYES: Commissioners Adams, Baker, Frazier, Neu, Reyes, Riley and Chairman Biasi.

NOES: None

ABSTAIN: None

ABSENT: None

Motion carried.

COMMISSIONER/STAFF COMMENTS: None

ADJOURNMENT: 7:25 p.m.

ATTEST:

Mary Jo Rodolfa, Management Analyst

Bill Biasi, Chairman



**PLANNING COMMISSION
STAFF REPORT**

TO: Chairman and Members of the Planning Commission
DATE: January 28, 2014
FROM: John W. Donlevy, Jr., City Manager 
SUBJECT: Railroad Avenue Parklet Program- Turkovich Wines/Putah Creek Cafe

RECOMMENDATION:

That the Planning Commission:

1. Approve the proposed Pilot Program Parklet Proposal submitted by Turkovich Family Wines and the Putah Creek Café; and
2. Recommend to the City Council the approval of an encroachment permit for the construction of the parklet plan.

BACKGROUND:

A key element of the Downtown Master Plan is the idea of establish venues for businesses which enhance the overall ambiance of the business district and promote alfresco dining and the establishment of casual/public spaces. Since 2010, the City has worked toward the concept of establishing sidewalk cafes and the City has an ordinance which allows such within the Downtown Business District.

The City has encouraged the private businesses to bring creative ideas to advance the renaissance of Downtown. The most recent is the concept of allowing “parklets” which extend businesses outdoors and create useable public spaces.

DISCUSSION:

Attached for the consideration of the Planning Commission is a proposal for the establishment of a temporary parklet program along Railroad Avenue which has been submitted by Turkovich

Family Wines and the Putah Creek Café. This concept was brought before the City's Design Review Committee on December 17, 2013 for discussion and input.

Staff is recommending that the Planning Commission review and approve the proposed Pilot Program Parklet for this location.

Staff is also recommending that the Commission direct Staff to develop the necessary encroachment permit for this proposal and submit it to the City Council for their approval.

FISCAL IMPACT:

None by this action.

ATTACHMENT:

Pilot Program Parklet Proposal and Exhibits

To: City of Winters
From: Turkovich Family Wines LLC. Putah Creek Café
Date: January 8, 2014

Proposal: Pilot Program Parklet. Winters, Ca.

Proposal for the installation of privately funded Pilot Parklet to be built by Turkovich Family Wines and Putah Creek Café at the location of 308, 306, 304, Railroad and 1 Main street. Construction to be completed March 2014.

The pilot project should serve to inform the City of Winters about issues that might arise from its implementation and help form policy decisions in the event the program is expanded.

May of 2011 Turkovich Family Wines LLC. proposed to the City of Winters a parklet pilot project (PPP) for a sidewalk encroachment project including a "parklet" structure on Railroad Ave. The original plan was for a seasonal temporary structure with outdoor seating located on the parklet. Upon further research and planning. Adjustments have been made to the project design and scope.

The updated pilot project calls for a semi-permanent (for year round use) structure extending from the alleyway of Newts Expressway to the existing bulb out at Main St. and Railroad Ave.

The new parklet structure will serve as the sidewalk along the eastern side of the building. The parklet structure will consist of a steel frame and the surface material will be stamped and colored asphalt. The updated design relocates the public path of right-of-way (sidewalk) into the parklet structure. The space to the west of the sidewalk (existing sidewalk) will become the new encroachment space regulated under the City of Winter's current outdoor café ordinance. The parklet pilot project (PPP) will impact four addresses and three businesses. Arc Guitar (308 Railroad Ave.), Winters Cheese Co (306 Railroad Ave.), Turkovich Family Wines (304 Railroad Ave. Winters Cheese Co & Turkovich Family Wines both operated by Turkovich Family Wines LLC.) and Putah Creek Café (1 Main Street). Additional impacts include the transfer of three parking spaces on the west side of Railroad Ave into sidewalk space.

The Winters Parklet Pilot Project is being proposed to be a self funded project completed by Turkovich Family Wines LLC. and The Putah Creek Café for completion during spring of 2014.

Project steps:

- 1.) Design/approval (?)
- 2.) Offside construction of framing and railing. (1-2 weeks)
- 3.) Side prep and fabric barrier install. (.5 days)
- 4.) Installation of steel frame. (1-day)
- 5.) Asphalt (1 day)
- 6.) Stamping and Color of asphalt (1 day)
- 7.) Gutter Cover install (.5 days)
- 8.) Railing install (.5 days)

Explanation of design

The pilot parklet structure will be a semi-temporary structure constructed on top of the existing roadway.

- 1) A protective fabric material will be installed to keep the asphalt from the parklet from bonding with the existing street.
- 2) A steel frame made from ¼" thick steel will be placed on top of the protective fabric. This frame serves multiple functions.
 - a. The frame provides a cast for which will hold the asphalt in place and add structural support.
 - b. Built into the frame are four lateral gutters, which provide drainage from water, contacting the structure from the existing street.
 - c. The steel frame also serves as the anchor base for the railing post to anchor to in the final step. (Photos Page 3-4)
- 3) The frame is designed to maintain a 3" wide main gutter along the west side of the structure. This allows for existing street drainage to be maintained.
- 4) Asphalt will be installed into the frame and compacted and sloped to a gradient of 2% or less. (Photos Page 5)
- 5) After the asphalt has cooled. The asphalt will be reheated and stamped and colored to City of Winters specifications. (Examples on Photos Page 10-11)
- 6) A metal grate will be installed to cover the main gutter (Photos Page 6)
- 7) Steel posts and metal cables will be installed into the pre-determined locations. (Photos Page 7)

Key design considerations

Asphalt was chosen for the ability to installed in different thickness the parklet structure has depths between 1.5"-6.5" in depth, as well as durability and flexibility in stamping and coloring options

A minimum clearance of 60" is maintained between all open spaces for pedestrian flow and ADA considerations.

The structure measures 90'2" at the max length and extends 7'8" from the face of the existing curb into the street.

The front face of the structure (east side) will measure 3" above the existing street.

All ADA compliance will be maintained, including 60" clear paths, equal to or less than 2% slope and material.

Materials were also chosen for durability, ascetics and maintained concerns.

Design consideration also include space of bicycle storage and landscaping

This application of the building, outdoor seating, sidewalk, street (boardwalk) is different than the commonly seen application of building, sidewalk, outdoor seating, street (street seating). The boardwalk design solves a number of issues.

- 1.) Traffic calming
- 2.) Calming effect of seated patrons closer to the building and farther from traffic.
- 3.) ADA and clear path of travel are easier maintained.
- 4.) Seating close to the building allows for year around use with awning and heaters.
- 5.) Solves ABC compliance issues with alcohol for the businesses

Submitted to the City of Winters

Date:

Chris Turkovich



Turkovich Family Wines LLC.

John Pickerel



Putah Creek Cafe

“A parklet repurposes part of the street into a space for people. Parklets are intended as aesthetic enhancements to the streetscape, providing an economical solution to the need for increased public open space. They provide amenities like outdoor seating, planting, bike parking, and art. While parklets are funded and maintained by neighboring businesses, residents, and community organizations, they are publicly accessible and open to all.

Reimagine the potential of city streets.

Public rights-of-ways make up approximately 25 percent of the City's land area. Parklets promote a low-cost, easily implementable approach to public space improvement through projects that energize and reinvent the public realm. They help address the desire and need for increased public open space and wider sidewalks.

Encourage non-motorized transportation.

Encourage pedestrian activity.

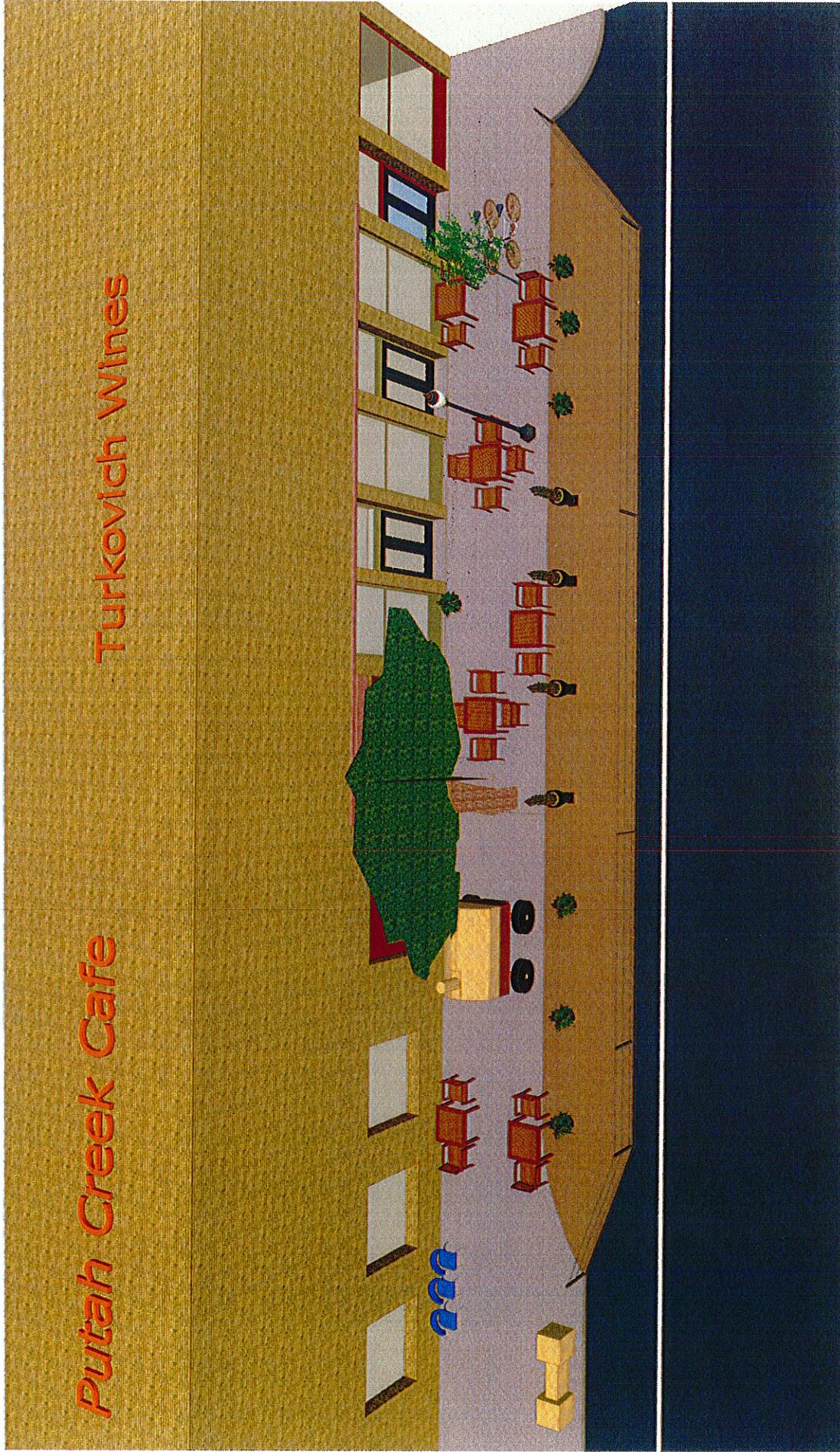
Parklets provide pocket spaces for pedestrians to sit and relax, while also improving walkability.

Support local businesses.

Parklets attract attention to businesses and provide additional seating that can be used by cafe customers and others. A parklet also beautifies the street and creates a neighborhood destination.”- City of San Francisco

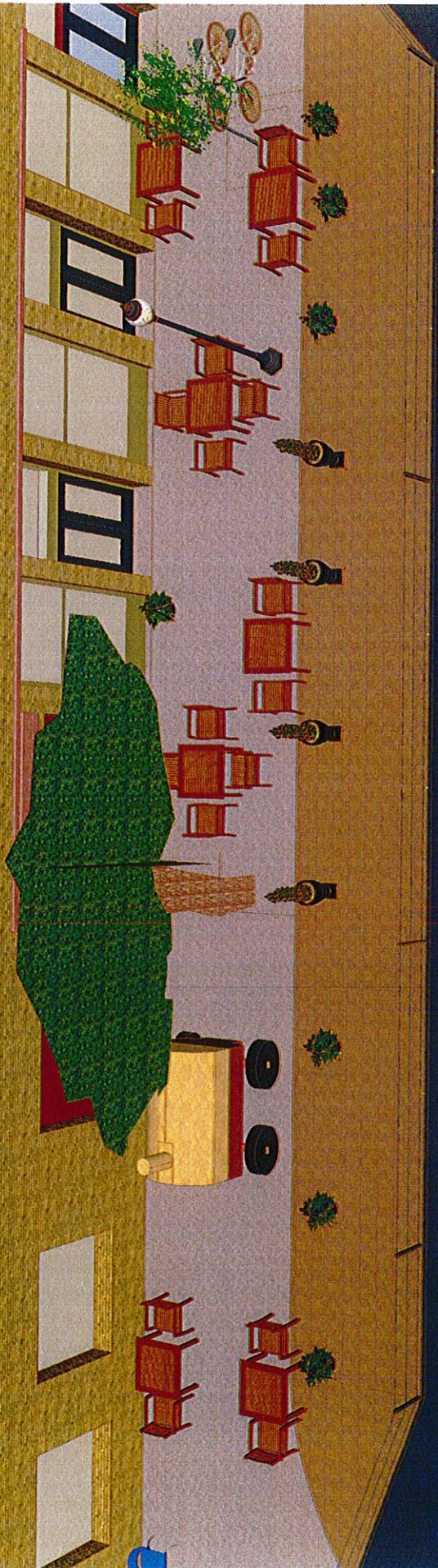
Putah Creek Cafe

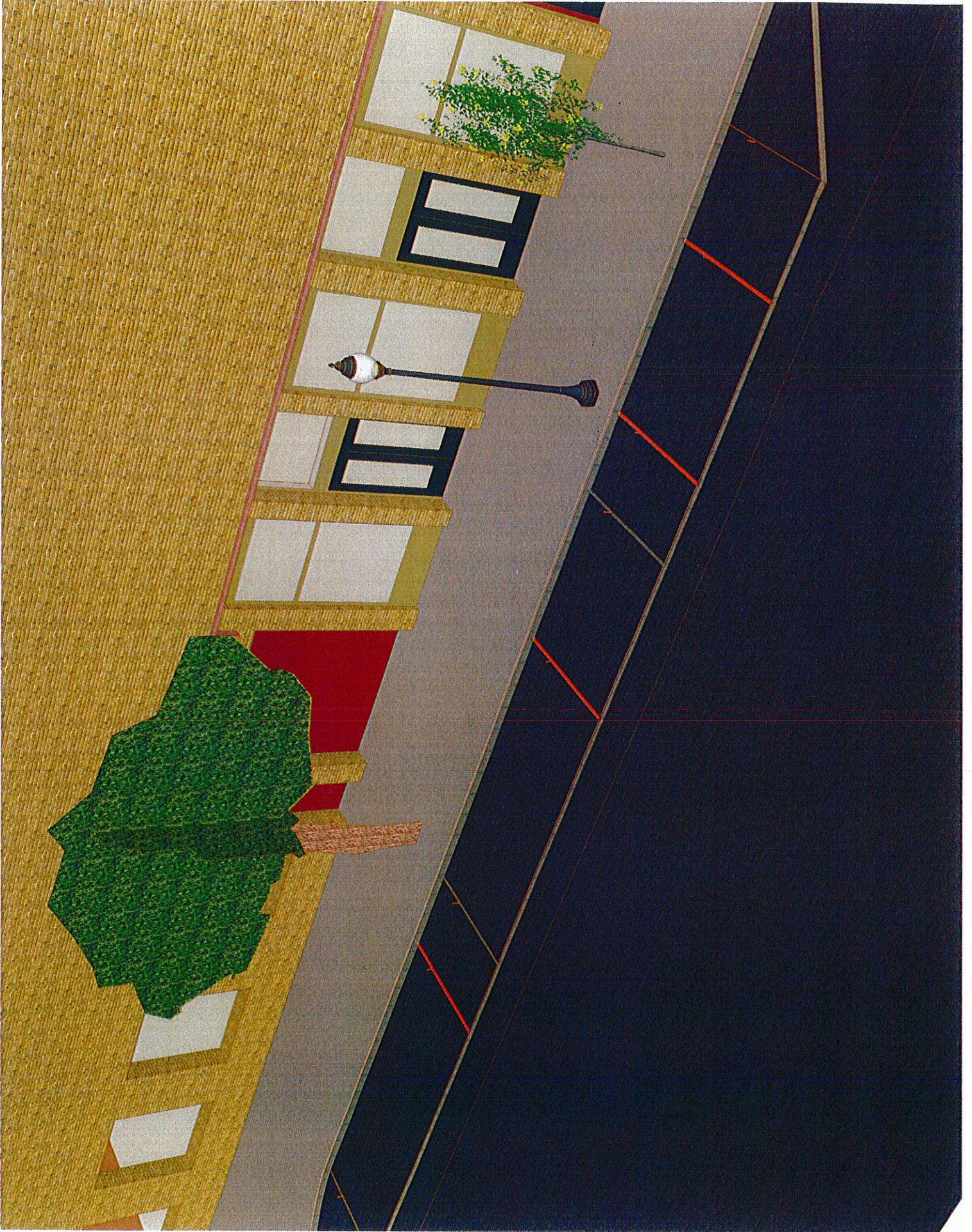
Turkovich Wines



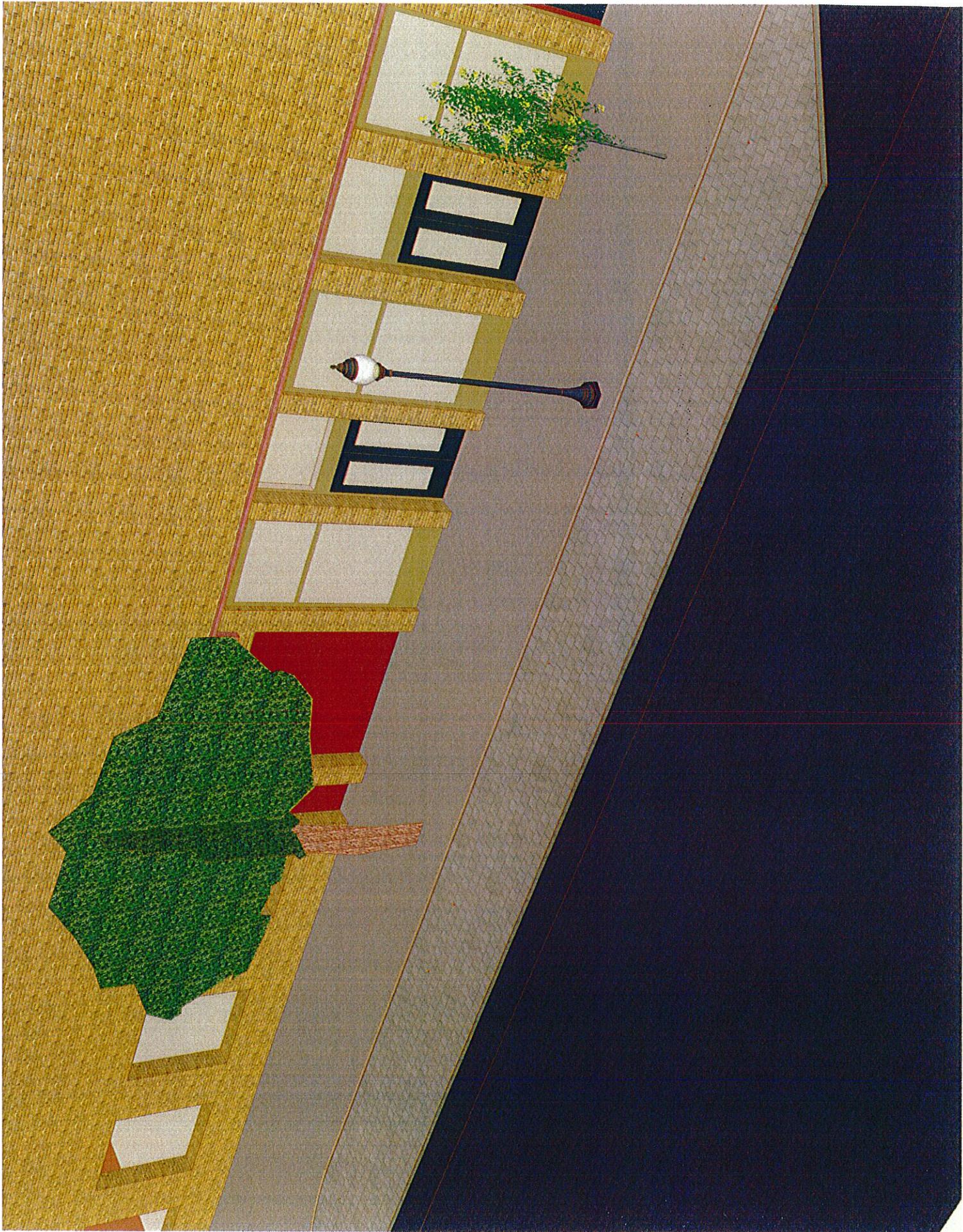
Creek Cafe

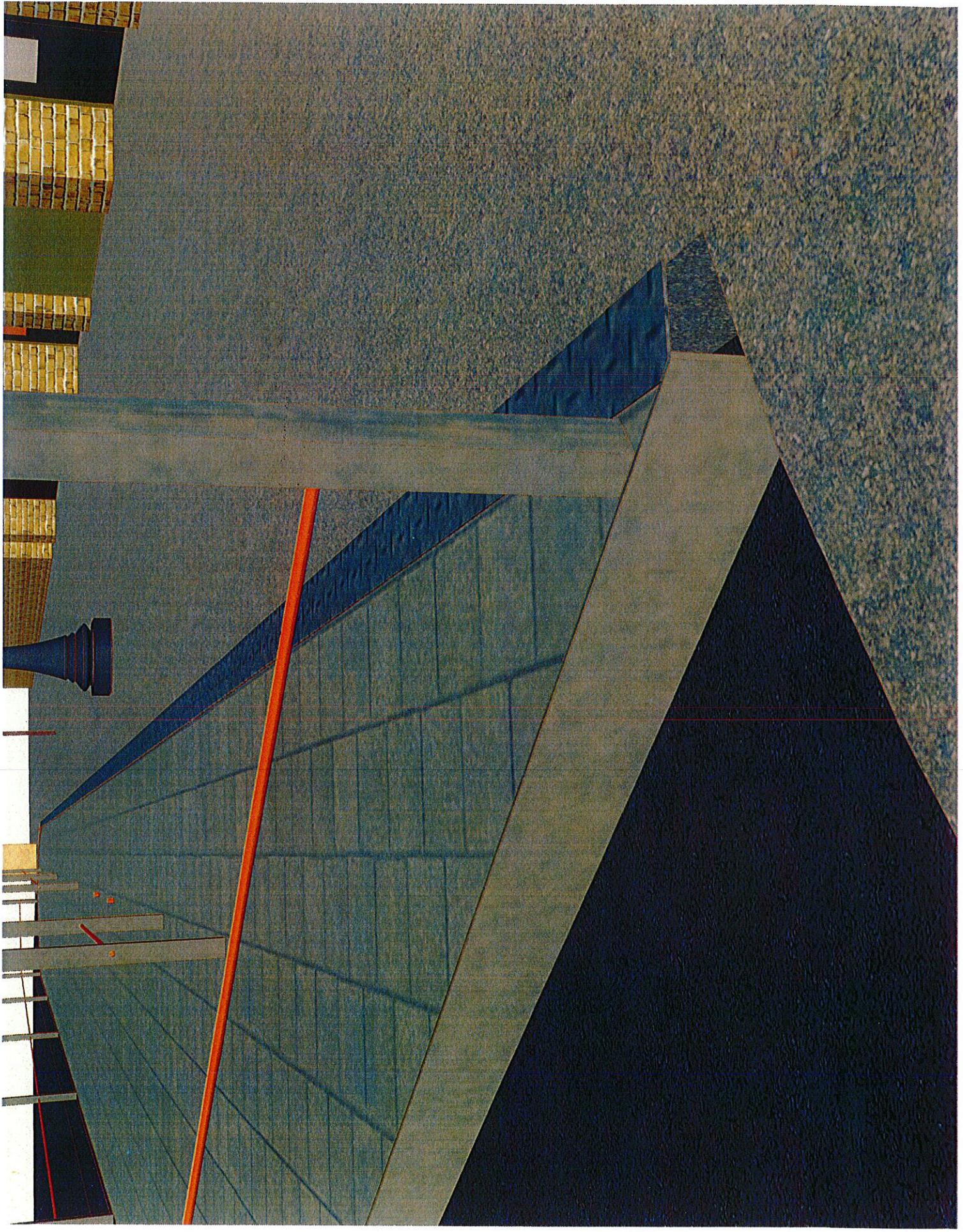
Turkovich Wines

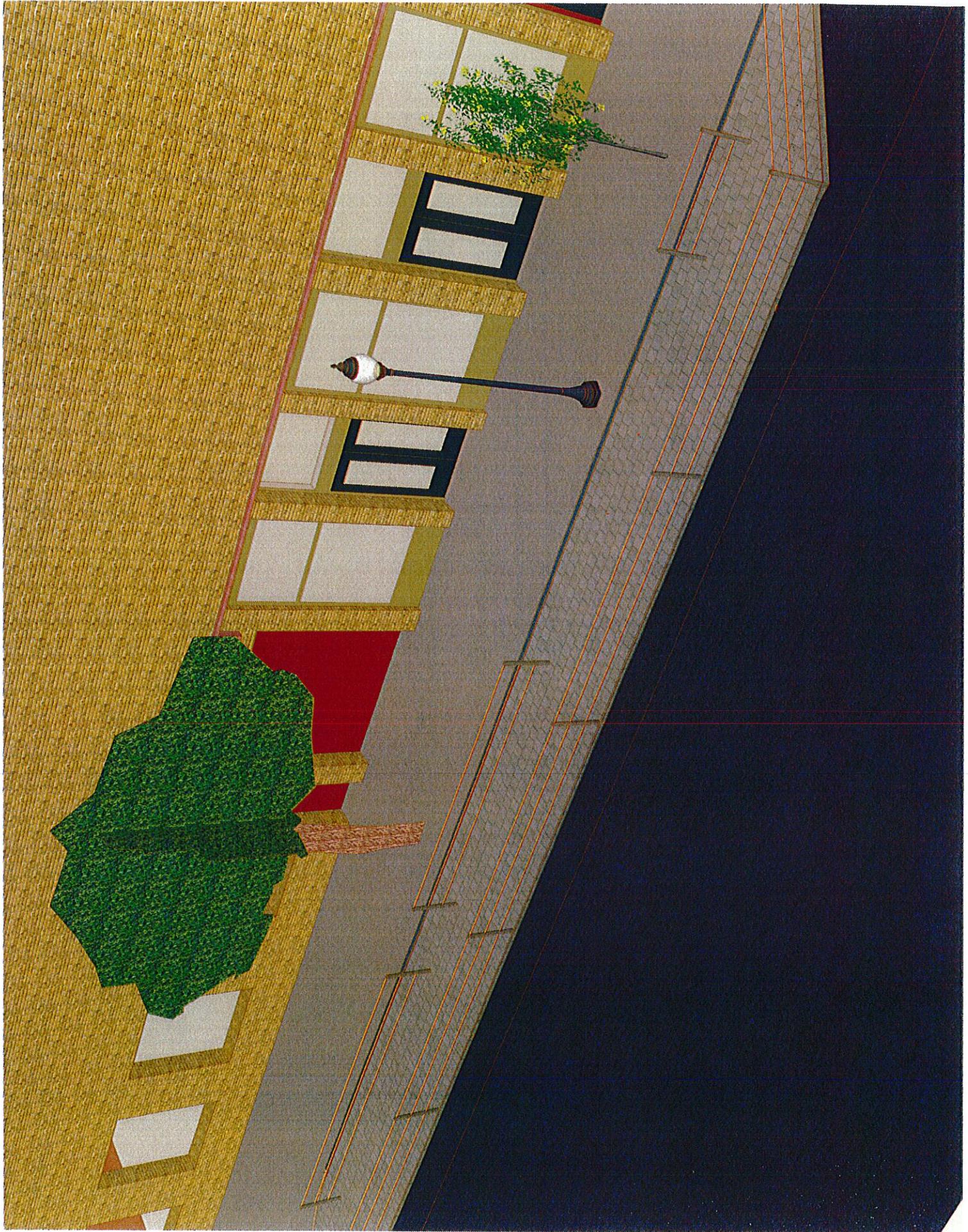


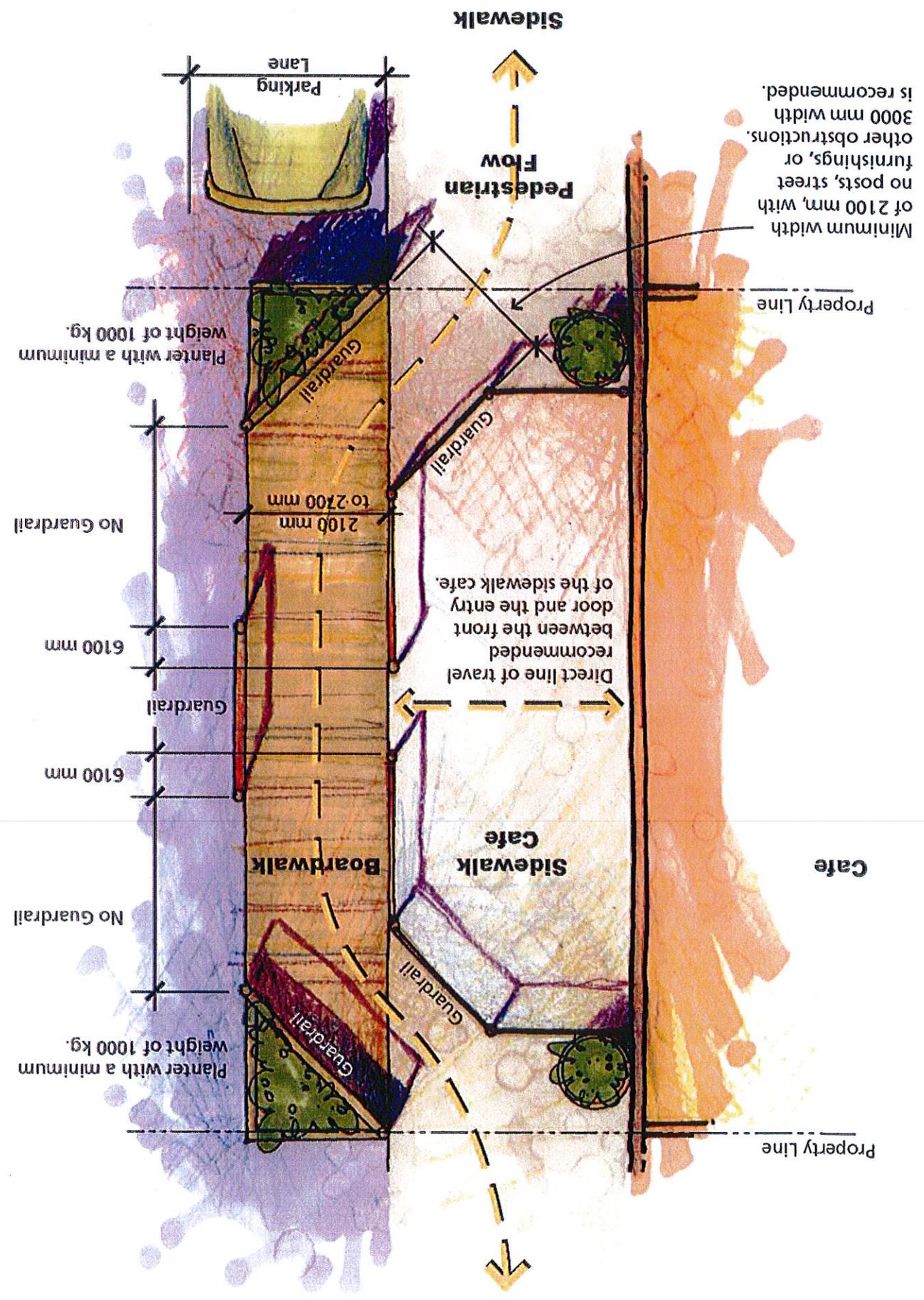


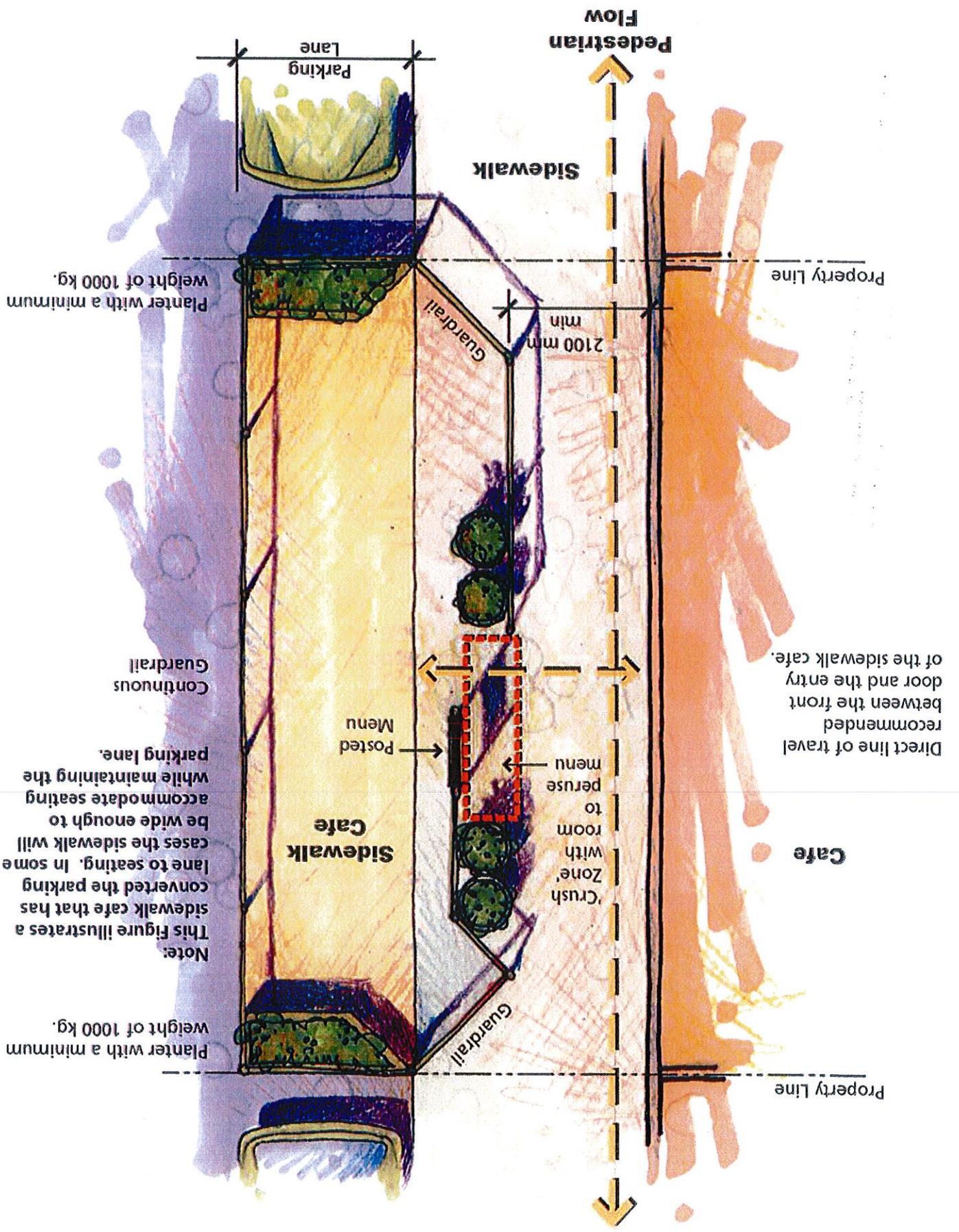










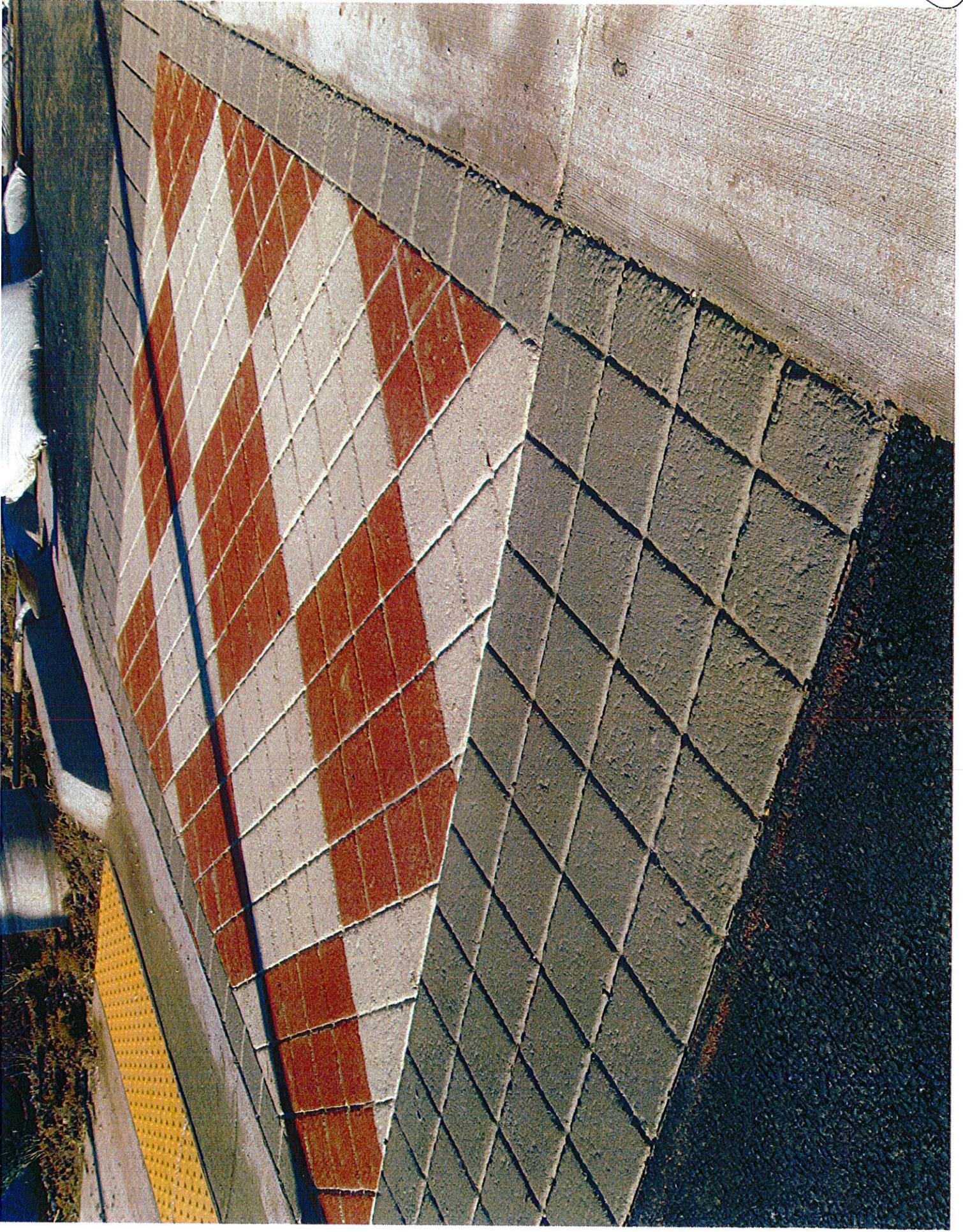


Note: This figure illustrates a sidewalk cafe that has converted the parking lane to seating. In some cases the sidewalk will be wide enough to accommodate seating while maintaining the parking lane.

Continuous Guardrail

Planter with a minimum weight of 1000 kg.

Planter with a minimum weight of 1000 kg.







PLANNING COMMISSION
STAFF REPORT

TO: Chairman and Planning Commissioners
DATE: January 28, 2014
THROUGH: John Donlevy, City Manager
FROM: Mary Jo Rodolfa, Management Analyst
SUBJECT: Consideration of Approval of the Lighting Plan for a Dollar General, Store located at 176 East Grant Avenue

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions; 1) Receive the staff report; 2) Hear comments on the Lighting Plan and 3) Approve the Lighting Plan for the Dollar General Store located at 176 East Grant Avenue subject to Conditions of Approval.

BACKGROUND: On October 2, 2012 the City executed a Purchase and Sale Agreement with Cross Development for the purchase of a Dollar General Store. Dollar General is one of the largest retailers in the U.S., with 10,000 stores in 40 states. They offer customers general merchandise, along with limited food lines.

1. On March 13, 2013 the Winters Planning Commission approved the Design/Site Plan for a 9,100 square foot Dollar General Store on a 0.72 acre site. Conditions of Approval for the Dollar General store included the following two conditions:
 - a. #6. Light standards and building attached fixtures need to be a decorative and of a superior design quality. Design details shall be required during the building plan submittal period; and
 - b. #32. Design details of the light standards and building attached lighting fixtures will be submitted to the Planning Commission for approval.

PROJECT DESCRIPTION: The applicant, Cross Development is requesting approval of their lighting plan submittal.

LIGHTING PLAN REVIEW: The Community Development Department circulated the lighting plan for review and a request for comments to the City's engineering, public works, building, police and fire departments. Departmental comments have been incorporated into the attached Lighting Plan Conditions of Approval. The Winters Planning Commission is tasked with reviewing the lighting plans taking into consideration the Grant Avenue Design Guidelines.

ANALYSIS:

The design guidelines state that exterior lighting shall be designed as an integral part of the building and landscaping design. All site lighting standards shall be attractive and the fixtures shall complement the architecture of the adjacent development. Traditional box light standards are discouraged. Building attached light fixtures need to complement the building design and be affixed to the building façade. Additionally, parking lot fixtures are to address night sky concerns, should achieve a lighting level of 1 foot-candle on the parking lot surface and the height shall be to a scale with the building and site design and in no case shall they exceed 16 feet in height from the grade.

Staff has reviewed the gooseneck lighting fixtures of architectural bronze proposed for the building (Attachments A and B) and concluded that the fixtures meet the intent of the Grant Avenue Design Guidelines and the condition #6 of the original Conditions of Approval for the project approved by the Winters Planning Commission on March 13, 2013.

Staff has also reviewed the proposed parking lot luminaries (Attachments C and D) and determined that the fixtures meet the intent of the Grant Avenue Design Guidelines, are less than the 16' height limit and are shaded to address night sky concerns.

Review of the proposed parking lot luminaries by staff raised the following concerns:

Staff proposes that the lighting plan for the Dollar General store be approved.

RECOMMENDED FINDINGS FOR THE DOLLAR GENERAL STORE LIGHTING PLAN

CEQA Findings:

- 1) The proposed project is categorically exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15332, In-Fill Development Projects.

Lighting Plan Findings:

- 1) The proposed building lighting fixtures for the Dollar General appear to fit the intent of the Grant Avenue Design Guidelines (Attachment A - Exterior Elevations and Attachment B - ANP Lighting Fixture).
- 2) The proposed parking lot fixtures addresses night sky concerns and achieves the required lighting level.
- 3) The proposed parking lot fixture appears to meet the Grant Avenue Design Guidelines and meets the Winters Municipal Code Section 17.720.050(F) height limit of 16 feet (Attachment D).

RECOMMENDATION: Staff recommends approval of the lighting plan subject to conditions of approval by making an affirmative motion as follows:

I MOVE THAT THE CITY OF WINTERS PLANNING COMMISSION APPROVE THE LIGHTING PLAN FOR THE DOLLAR GENERAL STORE LOCATED AT 176 E. GRANT AVENUE BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA.
- Approve Lighting Plan subject to the conditions of approval attached hereto.

CONDITIONS OF APPROVAL FOR DOLLAR GENERAL LIGHTING PLAN

CEQA Findings:

- 1) The proposed project is categorically exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15332, In-Fill Development Projects.

Lighting Plan Conditions:

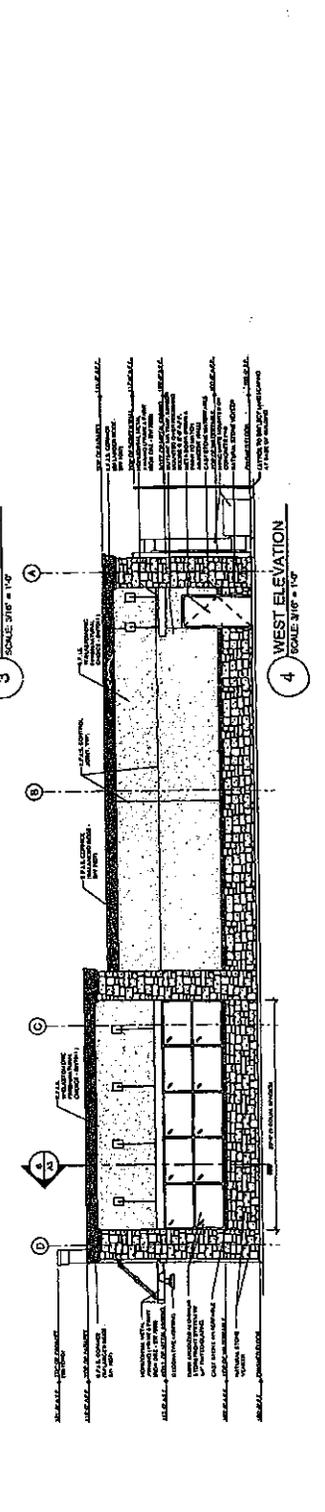
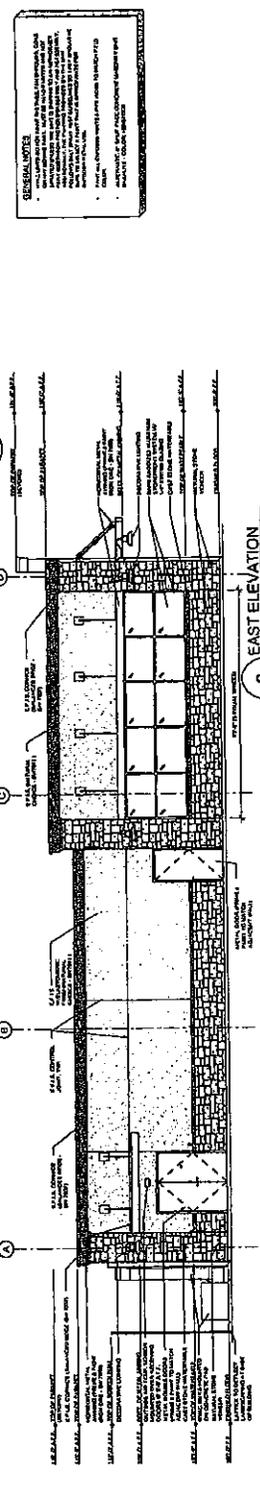
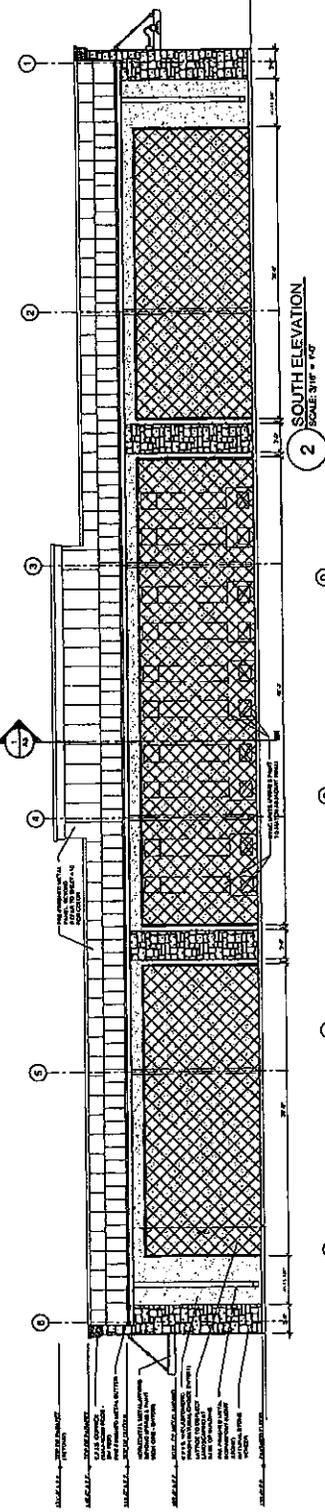
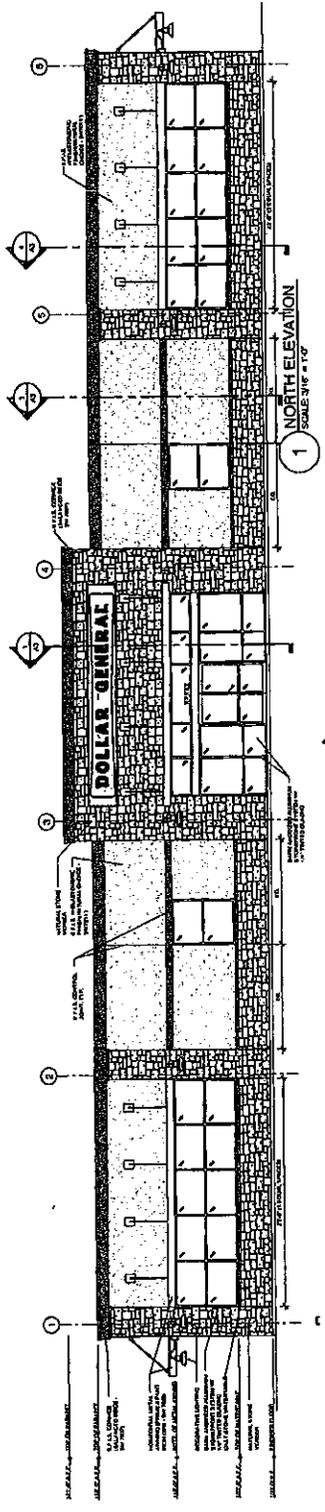
1. This approval is based upon and limited to compliance with the project description, Attachments A, B, C and D, and the conditions of approval set forth below. Any deviations from the project descriptions, attachments or conditions must be reviewed and approved by the Planning Commission for conformity with this approval. Deviations may require modification to the permit and/or environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
2. 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, 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 employees, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.

3. The Lighting Plan approval shall expire in one year from its date of approval unless the applicant begins construction of the infrastructure improvements necessary for the project or requests and receives an extension from the Community Development Director. The applicant shall bear all expenses for any extension request submitted to the Community Development Director.
4. The applicant /owner shall pay all applicable fees and charges at the rate and amount in effect at the time such fees and charges become due and payable.
5. The applicant shall comply with requirements of all other agencies of jurisdiction.
6. The lighting plan shall meet the requirements of the 2010 California Code of Regulations Title 24 including the 2010 Green Building Standards Code.
7. The applicants shall obtain all required City permits (building, encroachment (City and State) for work within the public right-of-way, etc.) and pay all applicable fees (building, impact, encroachment, etc.).
8. The applicants shall obtain all required City permits (building, encroachment for work within the public right-of-way, etc.) and pay all applicable fees (building, impact, encroachment, etc.).

ATTACHMENTS:

- A. Exterior Elevations
- B. ANP Lighting Fixture SBW18 Specifications
- C. Harris Lighting Pole Parking Lot Decorative
- D. Site Plan Photometrics
- E. Grant Avenue Design Guidelines – Lighting (pages 38-42)

<p>ARCHITECT: BRIAN RUNSEY 1265 W. 15TH ST. SUITE 125 PLANO, TEXAS 75075 PH: 972.998.6644 FAX: 972.312.8586</p>	<p>DOLLAR GENERAL WINTERS, CALIFORNIA</p>	<p>PROJECT: DOLLAR GENERAL WINTERS, CALIFORNIA YUBA COUNTY</p>	<p>REVISIONS</p> <table border="1"> <tr><th>NO.</th><th>DATE</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	NO.	DATE									<p>DATE: 08/31/2013 DRAWN BY: BJR PROJECT NO: 20084 SCALE: 3/8" = 1'-0"</p>	<p>A2 EXTERIOR ELEVATIONS Copyright © 2013</p>
NO.	DATE														



GENERAL NOTES

1. ALL MATERIALS TO BE USED AS SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED.
2. ALL MATERIALS TO BE USED AS SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED.
3. ALL MATERIALS TO BE USED AS SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED.
4. ALL MATERIALS TO BE USED AS SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED.
5. ALL MATERIALS TO BE USED AS SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED.

Search

HOME | PRODUCTS | LED | FIND A REP | SALES & SUPPORT | GALLERY | LIBRARY DRAWINGS | ABOUT ANP | FINISH

[Return To Index](#)

SBW18

Date: 2-20-2013
 Contact: G RUSSELL
 Type: FIXTURE TYPE J2
 Project: DOLLAR GENERAL, LEE COUNTY, FL



*Picture may not represent color selection if there isn't one available

Max LED: 20w
 Max HID: 175w
 Max INC: 300w
 Max WPL: 42w
 Height: 13.87"
 Width: 18.82"



Technical Specs
Application Photos
Project Drawings
Photometrics
Print/Send
Request a Quote
Clear Selection

MOUNTING SOURCE	LIGHT SOURCE	BALLAST HOUSING	ACCESSORY	FINISH	
SBW18-E8-MH50-HIDRC-S1					
SBW18, 3/4" Diameter Goose-neck Arm, 12.5" x 29.5", Cast Back Plate Included, 50 Watt Metal Halide, HID Ballast Canopy (Indoor/Outdoor Use), Architectural Bronze					
<ul style="list-style-type: none"> <input type="checkbox"/> Cords <input type="checkbox"/> Stems <input type="checkbox"/> Arms <input type="checkbox"/> Wall Mount <input type="checkbox"/> Post Mount 	<ul style="list-style-type: none"> <input type="checkbox"/> E1 <input type="checkbox"/> E2 <input type="checkbox"/> E3 <input type="checkbox"/> E4 <input type="checkbox"/> E5 <input type="checkbox"/> E6 <input type="checkbox"/> E7 <input type="checkbox"/> E8 <input type="checkbox"/> E9 <input type="checkbox"/> E10 <input type="checkbox"/> E11 <input type="checkbox"/> E12 <input type="checkbox"/> E13 <input type="checkbox"/> E15 <input type="checkbox"/> E16 <input type="checkbox"/> E17 <input type="checkbox"/> E18 <input type="checkbox"/> E19 <input type="checkbox"/> E20 <input type="checkbox"/> E21 <input type="checkbox"/> E22 <input type="checkbox"/> E23 <input type="checkbox"/> E25 <input type="checkbox"/> E26 <input type="checkbox"/> E18SC 	<p>LED</p> <ul style="list-style-type: none"> <input type="checkbox"/> 10wLEDR <input type="checkbox"/> 20wLEDR <p>HID</p> <ul style="list-style-type: none"> <input type="checkbox"/> MH50 <input type="checkbox"/> MH70 <input type="checkbox"/> HPS50 <input type="checkbox"/> HPS70 <input type="checkbox"/> MH100 <input type="checkbox"/> MH150 <input type="checkbox"/> MH175 <input type="checkbox"/> HPS100 <input type="checkbox"/> HPS150 <p>INCANDESCENT</p> <ul style="list-style-type: none"> <input type="checkbox"/> INC50 <input type="checkbox"/> INC70 <input type="checkbox"/> INC100 <input type="checkbox"/> INC150 <input type="checkbox"/> INC200 <input type="checkbox"/> INC300 <p>FLUORESCENT</p> <ul style="list-style-type: none"> <input type="checkbox"/> 26WPL <input type="checkbox"/> 32WPL <input type="checkbox"/> 42WPL 	<ul style="list-style-type: none"> <input type="checkbox"/> HID Ballast Canopy (Indoor/Outdoor Use) <input type="checkbox"/> HID Ballast Housing w/No Cover <input type="checkbox"/> Metal Halide Remote Indoor Ballast (Indoor Use Only) <input type="checkbox"/> Remote Weathertight Box for Metal Halide (Indoor/Outdoor Use) <input type="checkbox"/> Remote Weathertight Box for Metal Halide with Cast Back Plate (Indoor/Outdoor Use) <input type="checkbox"/> Remote Weathertight Box for Metal Halide with Cast Back Plate and Cover (Indoor/Outdoor Use) 	<ul style="list-style-type: none"> <input type="checkbox"/> 100GLBG-100w Vapor Tight w/ Ball Glass <input type="checkbox"/> 100GLCL-Vapor Tight w/Clear Glass (CL) <input type="checkbox"/> 100GLCLGUP-Vapor Tight w/Clear Glass (CL)and wire Guard <input type="checkbox"/> 100GLCLGUPC - Vapor Tight w/Clear Glass (CL)and Cast Guard <input type="checkbox"/> 100GLFR-Vapor Tight w/ Frosted Glass (FR) <input type="checkbox"/> 100GLFRGUP-Vapor Tight w/ Frosted Glass (FR) and wire Guard <input type="checkbox"/> 100GLFRGUPC - Vapor Tight w/ Frosted Glass (FR) and Cast Guard <input type="checkbox"/> 100GLGUPC-Vapor Tight Filter w/ cast Guard Only, No Glass <input type="checkbox"/> 100GLPR-Vapor Tight w/ Prismatic Glass (PR) <input type="checkbox"/> 100GLPRGUP-Vapor Tight w/ Prismatic Glass (PR) and Wire Guard 	<ul style="list-style-type: none"> <input type="checkbox"/> 40 Raw Unfinished <input type="checkbox"/> 41 Black <input type="checkbox"/> 42 Forest Green <input type="checkbox"/> 43 Bright Red <input type="checkbox"/> 44 White <input type="checkbox"/> 45 Bright Blue <input type="checkbox"/> 46 Sunny Yellow <input type="checkbox"/> 47 Aqua Green <input type="checkbox"/> 48 Polished Aluminum <input type="checkbox"/> 49 Galvanized <input type="checkbox"/> 50 Navy <input type="checkbox"/> 51 Architectural Bronze <input type="checkbox"/> 52 Patina Verde <input type="checkbox"/> 53 Copper Clay <input type="checkbox"/> 55 Brushed Aluminum <input type="checkbox"/> 56 Silver <input type="checkbox"/> 57 Raw Copper <input type="checkbox"/> 58 Polished & Lacquered Copper <input type="checkbox"/> 60 Polished & Lacquered Brass <input type="checkbox"/> 62 Brushed & Lacquered Brass <input type="checkbox"/> 70 Painted Chrome <input type="checkbox"/> 71 Painted Copper <input type="checkbox"/> 72 Textured Black <input type="checkbox"/> 73 Matte Black <input type="checkbox"/> 76 Textured Architectural Bronze <input type="checkbox"/> 99 Custom / Premium <input type="checkbox"/> To Be Determined

			<input type="checkbox"/> 100GLPRGUPC - Vapor Tight w/Prismatic Glass (PR)and Cast Guard <input type="checkbox"/> 200GLCL- 200W Vapor Tight w/Clear Glass <input type="checkbox"/> 200GLCLGUP- 200W Vapor Tight w/Clear Glass and Wire Guard <input type="checkbox"/> 200GLFR- 200W Vapor Tight w/ Frosted Glass (FR) <input type="checkbox"/> 200GLFRGUP- 200W Vapor Tight w/Frosted Glass (FR)and Wire Guard <input type="checkbox"/> 200GLPR- 200 Watt Vapor Tight w/Prismatic Glass (PR) <input type="checkbox"/> 200GLFRGUP- 200W Vapor Tight w/Prismatic Glass and Wire Guard <input type="checkbox"/> AG- Acorn Glass <input type="checkbox"/> CBC- Cast Back Plate Cover <input type="checkbox"/> EM100- Expanded Metal for 100W Vapor Tight Guard <input type="checkbox"/> EM200- Expanded Metal for 200W Vapor Tight Guard <input type="checkbox"/> GR18- 18" Wire Grill <input type="checkbox"/> PG- Photo Cell <input type="checkbox"/> SWL- Swivel <input type="checkbox"/> SC- Scroll	
Order Number			51	
SBW18	EB	MHSO	HIDRC	

ANP LIGHTING • www.anplighting.com • Call: 800.548.3227 • Fax: 1.800.242.5485

Pole Parking Lot Decorative

Application

Parking areas, entrances, walkways, or recreation areas.

Construction

Light Fixture: 2-175W MH Self Ballasted Cone Fixture

Light Fixture: 16" Dia x 13" Black Architectural Outdoor Powder Coat

Pole Material: Sand Cast Aluminum Base with 3" Extruded Aluminum Shaft Architectural Outdoor Powder Coat

Pole Base Height: 14'-10"

Pole Base Width: 12"



Features

- Decorative Pole
- 2-175w MH Cone Fixtures
- 14'-10 x 3"
- 12" dia Base
- Sand Cast Aluminum
- Black Outdoor Powder Coating

Ordering Information

Use the Flow chart below to configure the part number. Actual part number may vary due to configuration.

MF-PLL	Type Parking Lot Pole
2-175WMH-14.8DECO	Decorative 2-175W MH Cone Fixtures on 14'-10" x 3, 12" dia Base, Black Aluminum Pole



ARCHITECT:
BRIAN RUMBLE
1255 W. 15TH. ST.
SUITE 125
PLANO, TEXAS 75075
PH: 972.398.6644
FAX: 972.312.8666

DOLLAR GENERAL
WINTERS, CA 95694

PROJECT:
DOLLAR GENERAL
176 E. GRANT AVE.
WINTERS, CALIFORNIA
YOLO COUNTY

REVISIONS

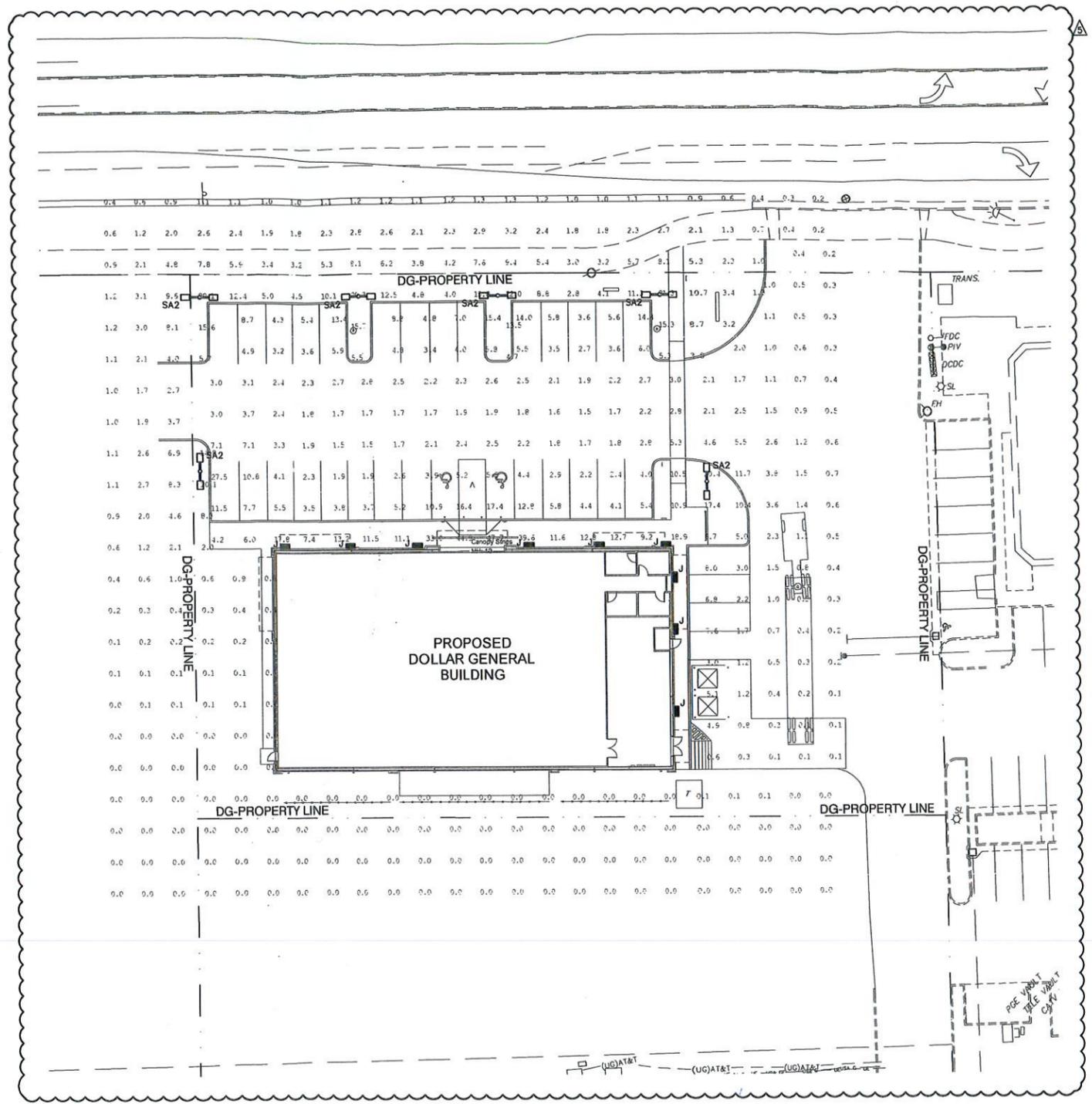
NO	DATE	DESCRIPTION
	07/22/13	CITY COMMENTS
	09/17/13	CITY COMMENTS
▲	11/11/13	CITY COMMENTS
▲	12/05/13	PLANNING COMMENTS

DRAWINGS ISSUED FOR:

DATE:
05/17/2013

PROJ. NO.:
12094

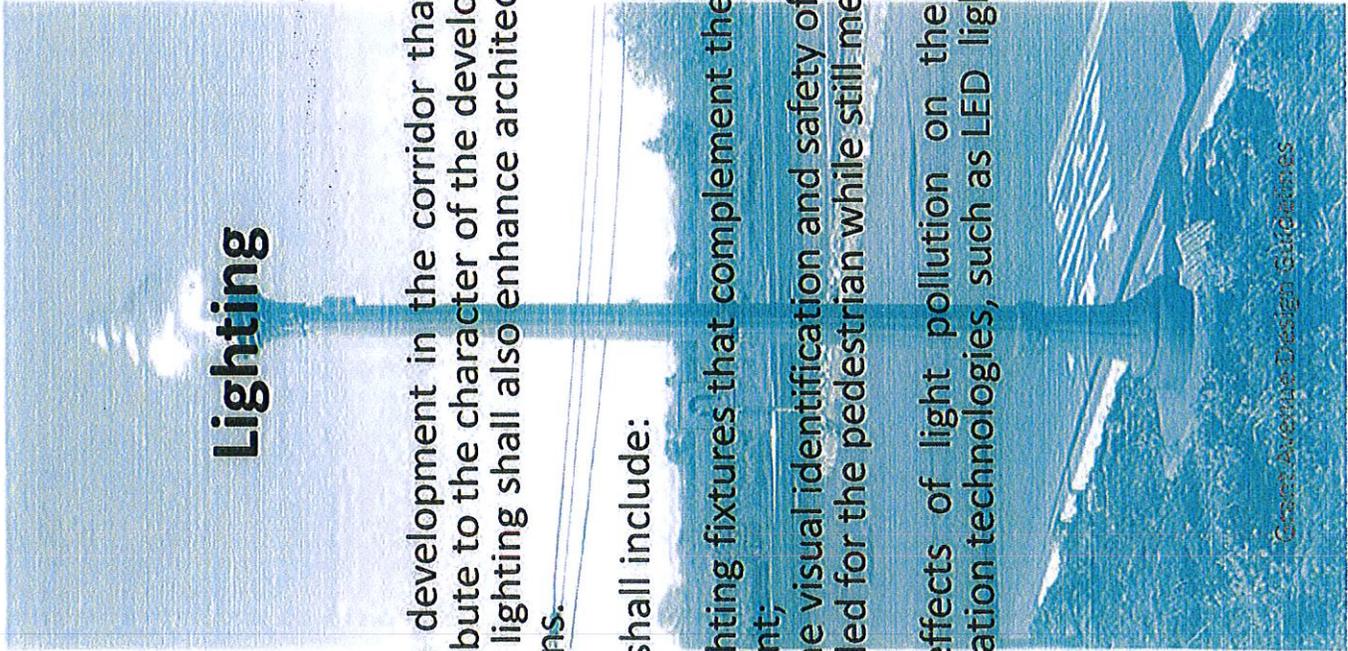
SHEET NUMBER
E1.2
SITE PLAN
PHOTOMETRICS
Copyright © 2013



1 SITE PLAN - PHOTOMETRICS
E1.2 SCALE: 1" = 20'-0"



AOS Engineering, LLC
5020 Tennyson Pkwy. - Plano, TX 75024
Phone (214) 432-3030 / Fax (214) 618-8191
aos@aos-engineering.com / www.aos-engineering.com



Lighting

The City of Winters desires development in the corridor that includes lighting and the design of fixtures that contribute to the character of the development while not impacting adjacent development. Site lighting shall also enhance architecture and landscape design, and address dark sky concerns.

As a priority, developments shall include:

- Attractively designed lighting fixtures that complement the architecture of the project and surrounding development;
- Lighting that improves the visual identification and safety of businesses;
- Street lighting that is scaled for the pedestrian while still meeting vehicular needs;
- Consideration to the effects of light pollution on the environment, as well as utilization of energy conservation technologies, such as LED lighting.

Design

- Exterior lighting shall be designed as an integral part of the building and landscape design. Decorative lighting fixtures, such as gooseneck lighting or antique style, are strongly encouraged.
- Site plans and architectural plans shall include the location of fixtures, their design and the nature and level of the illumination they will provide. Lighting shall be designed to include cut-offs to eliminate the negative effects of lighting the night sky.
- Illumination levels shall be provided to address security concerns, especially for parking lots, service areas, pedestrian paths, outdoor gathering spaces, at building entries and any other pedestrian accessible areas.



Example of decorative street lighting directed downward to avoid lighting of the night sky.

Area of Illumination

- Lighting shall be located so as to minimize the impact of lighting upon adjacent buildings and properties, especially residential uses.
- In general, the location of lighting should respond to the anticipated use and not exceed the amount of illumination required by users.
- Illumination over an entire area or use of overly bright lighting is strongly discouraged.
- The placement of light standards, whether for street lights or landscape lights, shall not interfere with pedestrian movement.
- Lighting for pedestrian safety shall illuminate changes in grade, path intersections and other areas along paths which, if left unlit, would cause the user to feel insecure. Recommended minimum levels of illumination along pedestrian paths between destinations is 0.5 foot-candles. At pedestrian destination points such as entryways, plazas and courtyards, lighting levels should typically achieve illumination of 1 foot-candle, per current code.



Examples (above and below) of bollard lighting along a path, which provide for safe pedestrian movement

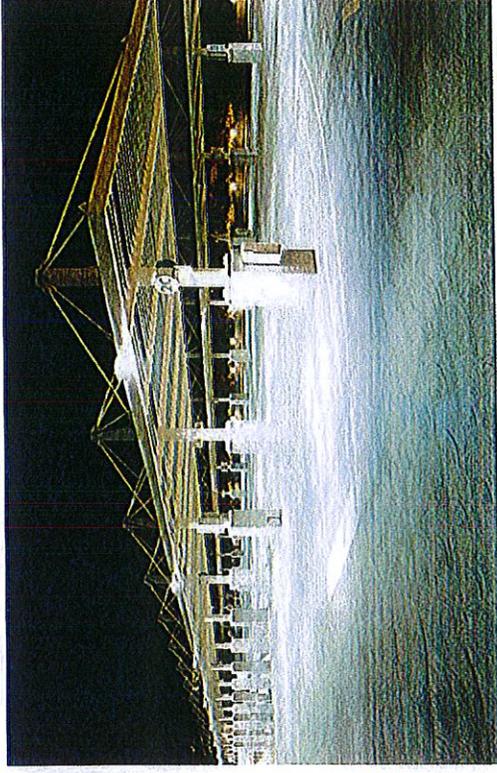


Parking Area Illumination

- Illumination should be concentrated along the pedestrian paths leading to parking areas and in the specific areas where cars are parked.
- Illumination should achieve a lighting level of 1 foot-candle on the parking lot surface.

Lighting Height

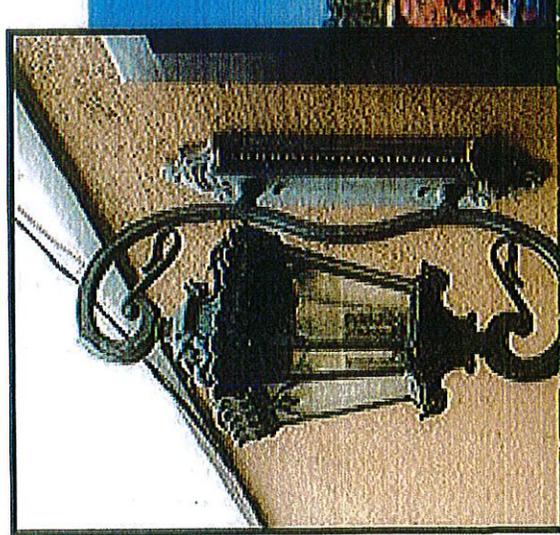
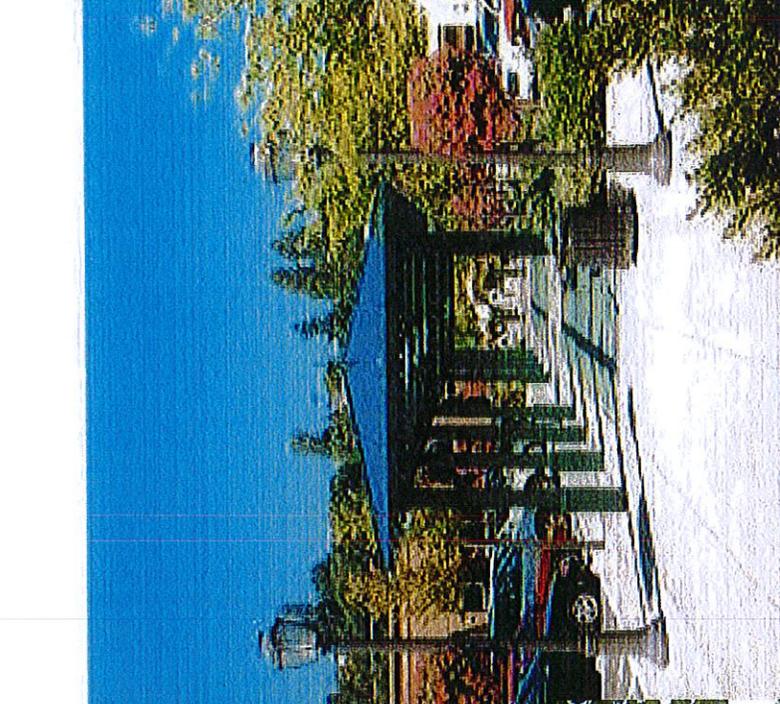
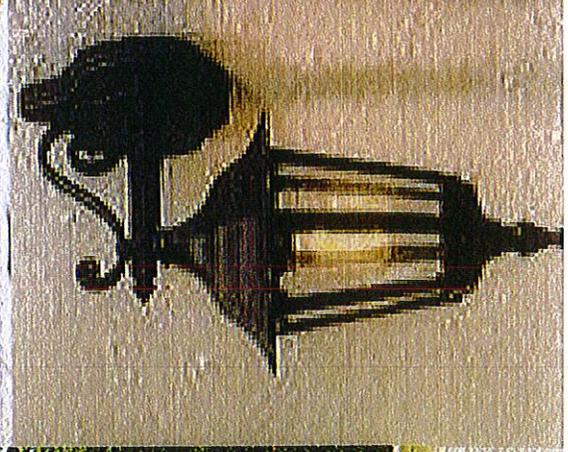
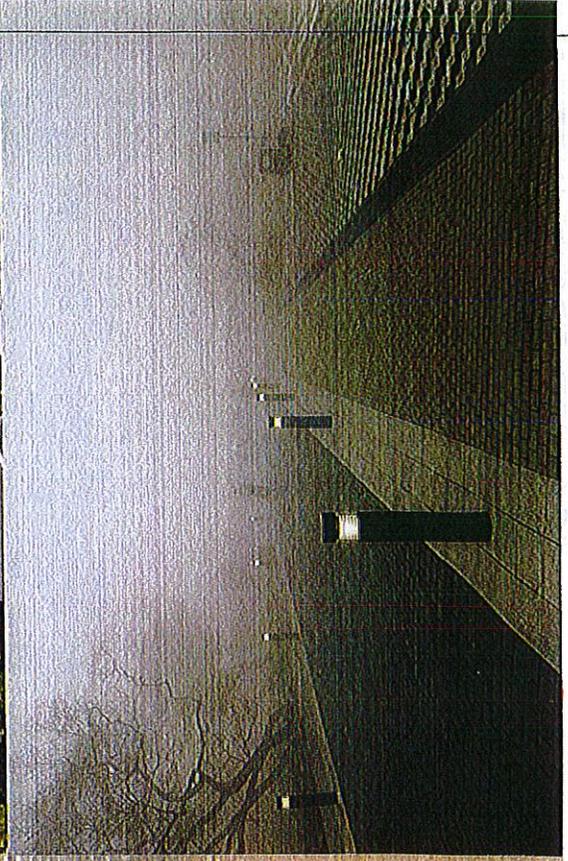
- The height of luminaries shall be to scale with the building and site design and in no case shall they exceed 16 feet in height from grade.
- Lighting sources should be kept as low to the ground as possible while ensuring safe and functional levels of illumination.
- Area lighting shall be directed downward or employ control features so as to avoid light being directed offsite as well as to avoid lighting of the night sky.



Example of a parking lot with illumination that appears to exceed lighting levels, an approach to avoid along Grant Avenue.

Prohibited Lighting

- No outdoor lights shall be permitted that blink, flash or increase lighting intensity.





PLANNING COMMISSION STAFF REPORT

TO: Chairman and Planning Commissioners

DATE: January 28, 2014

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

FROM: Mary Jo Rodolfa, Management Analyst

SUBJECT: **Consideration of Approval of Site Plan/Design for Taco Bell Monument Sign and the Addition of Taco Bell Signage to the I-505 Freeway Pylon Sign Located at 703 Matsumoto Lane**

RECOMMENDATION

That the Planning Commission:

1. Approve the site plan/design for the Taco Bell Monument; and
2. Approve the design for the addition of Taco Bell Signage to the I-505 Freeway Pylon Sign with the restriction that no additional signage is to be added to the pylon sign.

BACKGROUND

The Taco Bell project was approved by the Winters Planning Commission on June 3, 2013. At the time of approval the Taco Bell was located on the same parcel as the Arco/AM/PM. The Winters sign ordinance prohibited two monument signs being located on the same parcel.

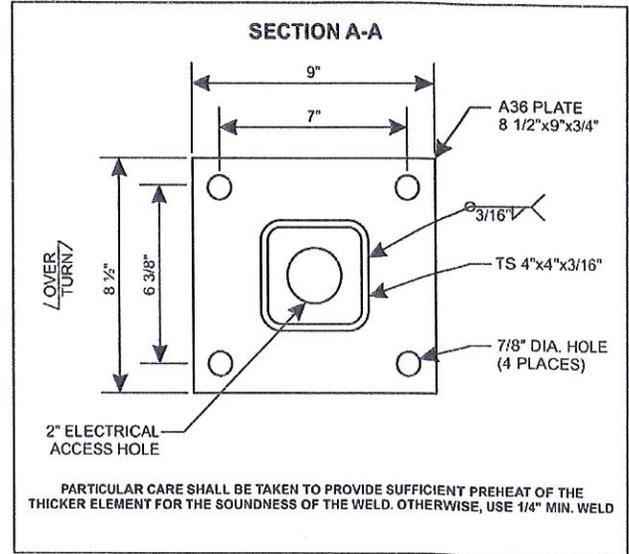
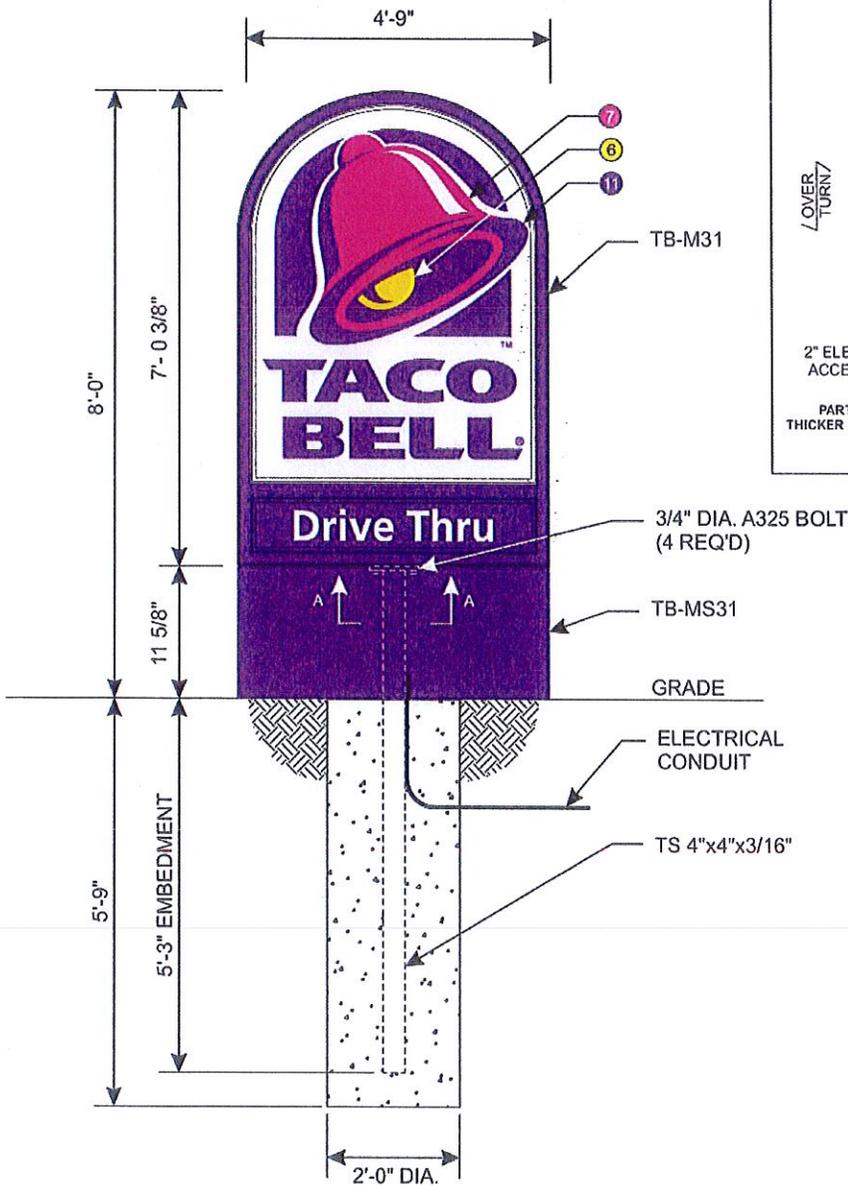
On December 13, 2013, Taco Bell recorded a lot line adjustment adjusting the lot lines and creating two separate parcels with separate ownership of each parcel. The resulting adjustment now allows for a monument sign to be placed at the Taco Bell location. The dimensions of the monument sign are in compliance with the Winters sign ordinance. Attachments A, B and C respectively depict the sign dimensions, the sign location on the site and the sign in relation to the building.

The I-505 Freeway pylon sign received design approval from the Winters Planning Commission on September 29, 2010. The total sign area of the freeway sign was approved not to exceed 200 square feet for the Burger King and Arco signs combined. At that time it was discussed that additional signage for another business would be placed on the sign at a later date. The Taco Bell sign area is 75 square feet. See attachment D. For visibility reasons staff recommends that the Taco Bell sign be no smaller than the proposed 75 square feet and that no additional signage be allowed on the pylon sign.

A sign permit will be required for each of the above signs and the signs will be required to meet all applicable building codes.

ATTACHMENTS

- A. Proposed Taco Bell Monument Sign
- B. Site Plan with Location of Proposed Monument Sign
- C. Proposed Monument Sign in Relation to Taco Bell Building
- D. Proposed Taco Bell Signage Addition to the I-505 Freeway Sign



SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 100 MPH 3 second gust wind speed, Exposure C, Category II.
- 300 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC 2009, AISC 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

DIRECTIONAL:

- Extruded aluminum frame, 10" deep with 1 1/2" retainers
- Aluminum painted fillers
- .125 pan-formed and embossed SG polycarbonate face with retention strips
- Approximate weight: 325 lbs.

ELECTRICAL SPECIFICATIONS

UL & NEC approval required.

Lamp(s): (4) F48T12DSGN50/HO
 (2) F42T12DSGN50/HO
 (2) F36T12DSGN50/HO

Ballast(s) (2) 4-lamp electronic ballast (1.7 amps each)

Total Load: 3.4 amps

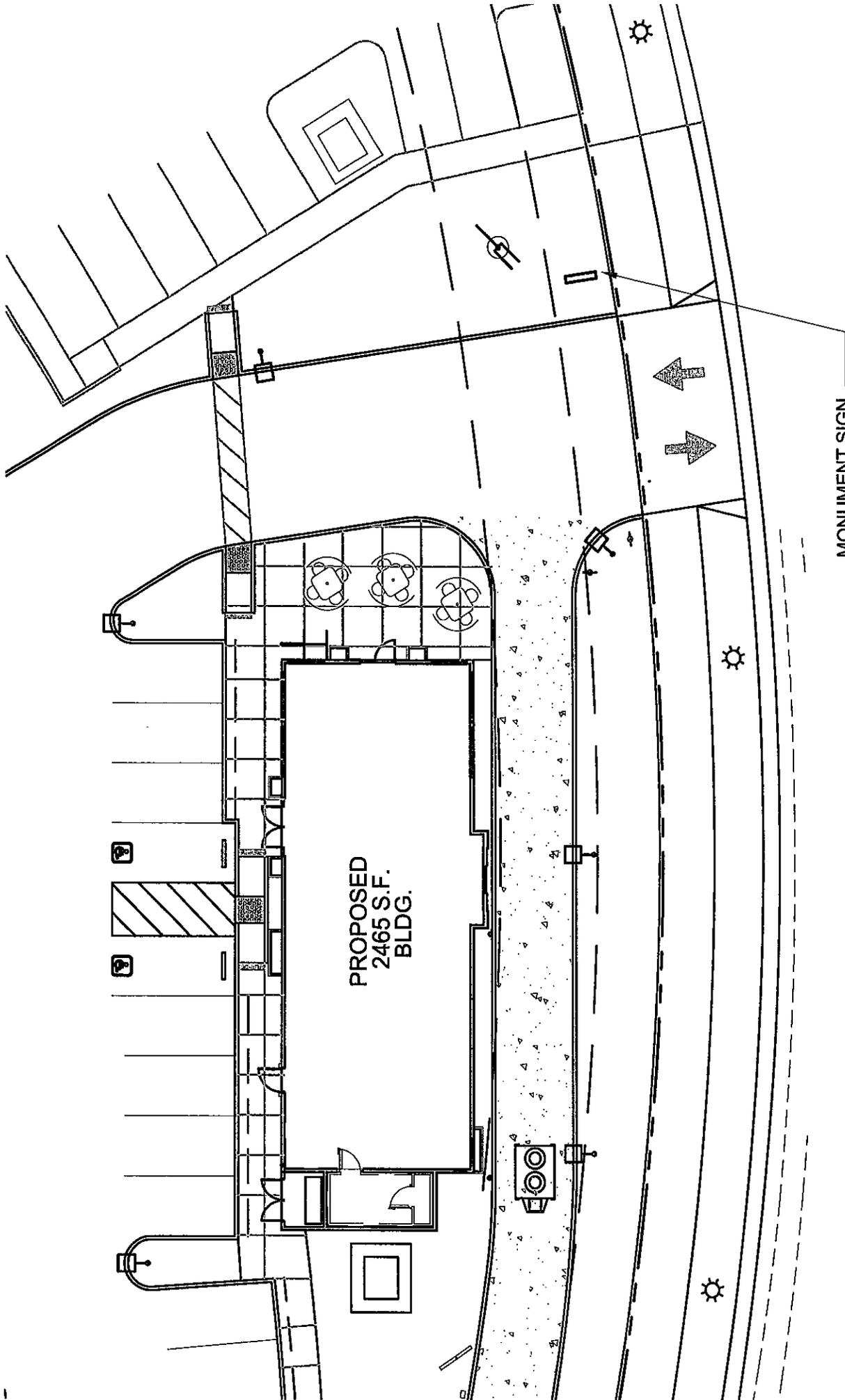
Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:

- ① TB Bronze Tiger Drylac 49-66230 C33
- ② Plum PMS 2685U
- ③ Amber Wave SW-6657 PMS 138U
- ④ PMS 131U
- ⑤ PMS 139U
- ⑥ Yellow PMS 108U
- ⑦ Pantone Process Magenta U
- ⑧ Pantone Violet U
- ⑨ Pantone Black
- ⑩ Benjamin Moore Bavarian Creme White #2146-70
- ⑪ Violet 3M Vinyl 3630-9126
- ⑫ White Matte - Cabinet Interior

NOT FOR CONSTRUCTION
DECEMBER 2012





TACO BELL WINTERS MONUMENT SIGN LOCATION

SCALE: 1" = 20'-0"
1/8/14



**TACO BELL WINTERS
MONUMENT SIGN
IN RELATION TO BUILDING**

NTS
1/9/2014



PLANNING COMMISSION
STAFF REPORT

TO: Chairman and Planning Commissioners
DATE: January 28, 2014
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Mary Jo Rodolfa, Management Analyst
SUBJECT: Discussion of Collecting In-Lieu Fee for Taco Bell Public Art Requirement

RECOMMENDATION

That the Planning Commission:

1. Review the Staff Report
2. Accept Public Comment; and
3. Provide Direction to Staff Regarding the Collection of an In-Lieu Fee for the Taco Bell Public Art Requirement

BACKGROUND

The Taco Bell project was approved by the Winters Planning Commission on June 3, 2013. At the time of approval the Planning Commission set Condition #82 - Design for the public art piece shall be provided for City approval.

Local artist Jeff Hesemeyer was contacted by the applicant to discuss the design of the public art at Taco Bell. Hesemeyer later met with City Manager John Donlevy and Management Analyst Mary Jo Rodolfa. Upon reviewing the challenges of situating a public art piece on the site (i.e. attractive nuisance and visibility concerns) it was discussed that it may be more appropriate to collect an in-lieu fee for the public art requirement. The fee would be placed in a City fund to be supplemented with additional funds from future development projects with the goal of placing a significant piece of public art on Grant Avenue to provide an identifying symbol for Winters at a highly visible location.

Staff is bringing this item forward to the Planning Commission for an initial discussion and to receive direction. An appropriate in-lieu fee has not been discussed or set. If the Planning Commission is interested in pursuing this course of action the item will have to come back before the Planning Commission in order to modify the conditions of approval.