Tuesday, May 27, 2014 @ 6:30 PM  
City of Winters Council Chambers  
318 First Street  
Winters, CA 95694-1923  
Community Development Department  
Contact Phone Number (530) 794-6713  
Email: jenna.moser@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: Jenna Moser

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 25, 2014 meeting of the Winters Planning Commission

V STAFF/COMMISSION REPORTS

VI DISCUSSION ITEMS:

A. Public Hearing and Consideration of a Planning Application Submitted by Corrine Martinez – Berryessa Gap, for Approval of Site Plan/Design Review for installation of awnings, signage, lighting, and facade improvement for 15 Main Street - Berryessa Gap Wine Tasting Room (APN 003-204-10)

B. Public Hearing and Consideration of a Planning Application Submitted by Corrine Martinez – Rootstock, for Approval of Site Plan/Design Review for installation of a canopy, signage, and lighting for 22 Main Street - Rootstock Wine Tasting Room & Gift Shop (APN 003-203-009)

C. Public Hearing and Consideration of a proposed Site Plan for a Parcel Map (3 lots) for parcel 003-282-002 near Mermod Road and Anderson Avenue. Project applicant David Barbosa seeks to divide the existing 20,000 square foot parcel into three (3) new lots. Lot 1 – 5,850 square feet, Lot 2 – 8,089 square feet, and Lot 3 – 5,154 square feet.

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 22, 2014.

JENNA MOSER, MANAGEMENT ANALYST, PLANNING - GIS

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
APRIL 22, 2014

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.

Chair Bill Biasi called the meeting to order at 6:30 p.m.

PRESENT: Commissioners Adams, Baker, Frazier, Neu, Riley and Chair Biasi

ABSENT: Reyes

STAFF: City Manager John W. Donlevy, Jr., Housing Programs Manager Dan Maguire, and Management Analyst Jenna Moser

Commissioner Riley led the Pledge of Allegiance.

CITIZEN INPUT: None at this meeting.

CONSENT ITEM:

1. Approval of Meeting Minutes of the March 25, 2014 Regular meeting of the Planning Commission.

Commissioner Adams moved to approve the Meeting Minutes of the March 25, 2014 Planning Commission Meeting. Seconded by Commissioner Neu.

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

NOES: None

ABSTAIN: None

ABSENT: Reyes

COMMISSION REPORTS: Commissioner Adams reported on his recent attendance at the Planning Commission Academy, noting that it was a great experience and he had the opportunity to network with Commissioners from other jurisdictions. Commissioner Frazier reported that she also attended a recent Planning Commissioner Academy, as well as the Affordable Housing Steering Committee.

STAFF REPORTS: None

DISCUSSION ITEM:

A. Winters Highlands Development Agreement

City Manager Donlevy introduced the item and provided an overview of the upcoming City Council considerations, and asked Commissioners to hold May 13th for a Planning Commission – City Council workshop on this topic.
MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD
APRIL 22, 2014

B. Winters Highlands Affordable Housing Plan Update

Housing Programs Manager Dan Maguire provided an overview of the staff report and exhibits. Jeremy Goulart and Jeff Pemstein from Homes by Towne introduced themselves and gave a brief background on their company and intentions. Commissioner Riley asked what the typical local leverage percentage is. Maguire responded 5-10%. Commissioner Neu asked about the concept of spreading the affordable units around the neighborhood. City Manager Donlevy responded that concept is ideal, and clarified that Homes By Towne will construct the moderate-income homes as part of the Single Family Residential development – with this project, it’s been suggested to place a large sign on the parcel identified for multi-family housing in order to educate the public/shoppers that there is an intended multi-family project for that parcel. Chairman Biasi asked about the breakdown of units. Maguire responded 18-20 low, 16-18 moderate. Chairman Biasi thanked Homes By Towne for their work on this project.

Commissioner Baker moved to recommend approval to the City Council for the Affordable Housing Plan to the previously adopted Development Agreement for the development of the property commonly known as the Winters Highlands Property between the City of Winters and Homes by Towne, in order to amend the fulfillment of the affordable housing requirements. Seconded by Commissioner Riley.

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

NOES: None

ABSTAIN: None

ABSENT: Reyes

COMMISSIONER/STAFF COMMENTS: City Manager Donlevy notified staff and elected officials that he will be sending out an email with a two-for-one coupon for the Rotary Pancake Breakfast at Youth Day, April 26th.

ADJOURNMENT: Chairman Biasi adjourned the meeting at 7:30 p.m.

ATTEST:

Jenna Moser, Management Analyst

Bill Biasi, Chairman
PLANNING COMMISSION
STAFF REPORT

TO: Chairman and Planning Commissioners
DATE: April 28, 2014
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Jenna Moser, Management Analyst - Planning - GIS

SUBJECT: Public Hearing and Consideration of a Planning Application Submitted by Corrine Martinez - Berryessa Gap, for Approval of Site Plan/Design Review for installation of awnings, signage, lighting, and facade improvement for 15 Main Street - Berryessa Gap Wine Tasting Room (APN 003-204-10)

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions; 1) Receive the staff report; 2) Conduct the Public Hearing to solicit public comment; and 3) Approve the planning application submitted by Corrine Martinez - Berryessa Gap, for Approval of Site Plan/Design Review for installation of awnings, signage, lighting, and facade improvement for 15 Main Street - Berryessa Gap Wine Tasting Room

GENERAL PLAN DESIGNATION, EXISTING ZONING, AND LAND USE: Berryessa Gap is presently located and operating on the site. The project is located in the Form-Based Code Regulating Plan and the Zoning Classification is Downtown-A (D-A). The operation of a tasting room is a permitted use in the D-A zone. The General Plan Land Use Designation is also D-A. Berryessa Gap is also located in Winters’ Historic Preservation District.

BACKGROUND: Berryessa Gap has been operating a wine tasting room since 2002 in downtown Winters. The location of the tasting room is near the prominent intersection of Railroad Avenue and Main Street and is highly visible to those visiting and shopping downtown.

On April 23rd, 2014, the applicant submitted an application for Design Review.

PROJECT DESCRIPTION:
The applicant has provided two options, seeking approval for both this evening.
In option 1, the applicant proposes installing a 14'-4" and a 4'-9" burgundy canvas scalloped awning with backlit fluorescent or LED signage & logos, a lighted projecting wall sign identifying Berryessa Gap and DesignWorks, and a decorative cornice assembly painted to match the façade.

In option 2, the applicant proposes installing a 25' burgundy canvas non-scalloped awning with backlit fluorescent or LED signage & logos, a lighted projecting wall sign identifying Berryessa Gap and DesignWorks, and a decorative cornice assembly painted to match the façade.

The Berryessa Gap building has historically had awnings, and significant changes have occurred to the building throughout history. The Main Street façade of this building was upgraded within the past 12 years as part of the opening of the tasting room.

**ANALYSIS:** The awning, signage and façade improvement project falls under the authority of the Historic Preservation Commission - Planning Commission for site plan/design review approval. The project was found to be located in the appropriate General Plan Land Use and Zoning areas. Additionally, staff finds that the project with the proposed conditions substantially conforms to the Form-Based Code Regulating Plan for the area and the Winters Municipal Code. Staff is recommending approval of the project subject to the attached conditions.

**METHODOLOGY:** Two actions are required to process the requested project:

1) Confirmation of CEQA exemption finding – Section 15301 (Existing Facilities);
2) Approval of the Site Plan/Design Review Application and the conditions of approval attached hereto.

**APPLICABLE REGULATIONS:** The planning application is subject to several regulations:

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

**PROJECT NOTIFICATION:** Public notice advertising for the public hearing on this planning application was prepared by the Community Development Department’s Management Analyst in accordance with notification procedures set forth in the City of Winters’ Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the Winters Express on 05/08/14 and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to tonight’s hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since 05/22/14.

**ENVIRONMENTAL ASSESSMENT:** The proposed project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities).
RECOMMENDED FINDINGS FOR 15 MAIN STREET - BERRYESSA GAP FAÇADE IMPROVEMENT

CEQA Findings:
1) The proposed project is categorically exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Projects.

General Plan and Zoning Consistency Findings:
1) The project is consistent with the goals and policies of the General Plan.

2) The project is consistent with the provisions of the Zoning Ordinance and Form-Based Code.

3) The project is consistent with the intent and purposes of the zone in which it is located, and will not detrimentally impact the character of the neighborhood.

4) The project will not be detrimental to the public health, safety, or general welfare.

5) Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities or services are provided.

6) The project will not create a nuisance or enforcement problem within the neighborhood.

7) The project will not result in a negative fiscal impact upon the City.

RECOMMENDATION: Staff recommends approval of the site plan/design by making an affirmative motion as follows:

I MOVE THAT THE CITY OF WINTERS HISTORIC PRESERVATION COMMISSION - PLANNING COMMISSION APPROVE THE APPLICATION FOR SITE PLAN/DESIGN REVIEW OF THE BERRYESSA GAP FAÇADE IMPROVEMENT BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA
- Confirmation of consistency findings with the General Plan and Zoning Ordinance
- Approve the Site Plan/Design Review application subject to the conditions of approval attached hereto.

ALTERNATIVES: The Historic Preservation Commission - Planning Commission can elect to modify any aspect of the approval or to deny the application. If the Planning Commission chooses to deny the application, the Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.
ATTACHMENT A: CONDITIONS OF APPROVAL FOR THE BERRYESSA GAP FAÇADE IMPROVEMENT AT 15 MAIN STREET, WINTERS CA 95694

1. In the event any claim, action or proceeding is commenced naming the City of Winters 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 from the City of Winters, the Winters Planning Commission, or any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant’s sole cost and expense which includes court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the Applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.

2. All conditions identified herein shall be fully satisfied prior to approval of final building inspection.

3. The project is described in the May 27, 2014 Planning Commission staff report. The project shall be constructed as depicted on the exhibits included in the May 27, 2014 Planning Commission Staff report, except as modified by these conditions of approval. Substantive modifications require public hearing(s) and Planning Commission action.

4. Approval of the applicant’s project shall be null and void if the applicant fails to submit a building permit for the project within one year of the Planning Commission’s approval of the Design Review application.

5. The applicant shall obtain a building permit and pay the applicable building permit fees for the façade improvement.

6. The applicant shall remove existing signage before the installation of new signage.

7. The address numbers for the individual storefront shall be clearly visible from the street fronting the property. The address numbering shall be either four (4) inch illuminated numbers, or six (6) inch non-illuminated numbers on contrasting background, and shall be architecturally consistent with existing building design.

8. The applicant shall report to the City building materials diverted from landfilling during the course of their project, pursuant to the provisions of the City of Winters Ordinance 2002-03.

ATTACHMENTS:
A. Proposed Conditions of Approval
B. Site Map
C. Elevations
D. Historic Photos
E. Notice of Public Hearing published 5/8/14
This 1908 postcard view of Main Street, looking west from Railroad Street, shows the original architectural detail of buildings that are today included in the Winters Historic District. Towers on the Hotel DeVilbiss (left) and on the Bank of Winters (right) were removed by 1918. The public drinking fountain in front of the bank and the distant vista through orchards to the mountains are also things of the past.

Courtesy: Louise and George Leggett donation to the Winters Historical Collection
This is what Main Street looked like following the earthquake of 1892.

During the evening about 100,000 dollars was lost in buildings and houses.

The losses to buildings and property are estimated at $100,000. A large portion of the damage was done by families, who were put out of their homes by the earthquake. Therefore, we will not at this time give the full extent of the damage, but will leave that for another issue. The total damage is not yet known, but the amount is estimated at $100,000.

The town is in ruins, and the inhabitants are doing all in their power to alleviate the suffering caused by the earthquake.

The damage to the town is extensive, and the inhabitants are doing all in their power to alleviate the suffering caused by the earthquake.
PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
COUNTY OF YOLO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of THE WINTERS EXPRESS, a newspaper of general circulation, printed and published in the City of Winters, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Yolo, State of California, under the date of December 24, 1951, Case Number 12461; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit: May 8, 2014.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Winters, California, this 9th day of May, 2014

[Signature]

Charles R. Wallace
Publisher
PLANNING COMMISSION  
STAFF REPORT

TO: Chairman and Planning Commissioners
DATE: April 28, 2014
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Jenna Moser, Management Analyst - Planning - GIS

SUBJECT: Public Hearing and Consideration of a Planning Application Submitted by Corrine Martinez – Rootstock, for Approval of Site Plan/Design Review for installation of a canopy, signage, and lighting for 22 Main Street - Rootstock Wine Tasting Room & Gift Shop (APN 003-203-009)

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions; 1) Receive the staff report; 2) Conduct the Public Hearing to solicit public comment; and 3) Approve the planning application submitted by Corrine Martinez – Rootstock, for Approval of Site Plan/Design Review for installation of a canopy, signage, and lighting for 22 Main Street – Rootstock Wine Tasting Room and Gift Shop.

GENERAL PLAN DESIGNATION, EXISTING ZONING, AND LAND USE: Rootstock is presently located and operating on the site. The project is located in the Form-Based Code Regulating Plan and the Zoning Classification is Downtown-A (D-A). The operation of a tasting room is a permitted use in the D-A zone. The General Plan Land Use Designation is also D-A. Rootstock is also located in Winters' Historic Preservation District.

BACKGROUND: Rootstock has been operating since 2010 in downtown Winters. The location of the tasting room is near the prominent intersection of Railroad Avenue and Main Street and is highly visible to those visiting and shopping downtown.

On April 23rd, 2014, the applicant submitted an application for Design Review.

PROJECT DESCRIPTION:

The applicant is proposing a rusted brown steel and decorative metal 22'11'' x 5' canopy, a hanging
wall sign with lighting identifying Rootstock, and a steel backlit sign for the façade.

The Rootstock building has historically had awnings or a canopy, and significant changes have occurred to the building throughout history. The Main Street façade of this building was upgraded within the past 5 years as part of the opening of the tasting room.

**ANALYSIS:** The canopy, signage and façade improvement project falls under the authority of the Historic Preservation Commission - Planning Commission for site plan/design review approval. The project was found to be located in the appropriate General Plan Land Use and Zoning areas. Additionally, staff finds that the project with the proposed conditions substantially conforms to the Form-Based Code Regulating Plan for the area and the Winters Municipal Code. Staff is recommending approval of the project subject to the attached conditions.

**METHODOLOGY:** Two actions are required to process the requested project:
1) Confirmation of CEQA exemption finding – Section 15301 (Existing Facilities);
2) Approval of the Site Plan/Design Review Application and the conditions of approval attached hereto.

**APPLICABLE REGULATIONS:** The planning application is subject to several regulations:
- The California Environmental Quality Act (CEQA)
- State Planning and Zoning Law
- City of Winters General Plan
- City of Winters Zoning Ordinance
- City of Winters Form Based Code
- City of Winters Municipal Code

**PROJECT NOTIFICATION:** Public notice advertising for the public hearing on this planning application was prepared by the Community Development Department’s Management Analyst in accordance with notification procedures set forth in the City of Winters’ Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the Winters Express on 05/08/14 and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to tonight’s hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since 05/22/14.

**ENVIRONMENTAL ASSESSMENT:** The proposed project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities).

**RECOMMENDED FINDINGS FOR 22 MAIN STREET – ROOTSTOCK FAÇADE IMPROVEMENT**

**CEQA Findings:**
1) The proposed project is categorically exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Projects.
General Plan and Zoning Consistency Findings:
1) The project is consistent with the goals and policies of the General Plan.

2) The project is consistent with the provisions of the Zoning Ordinance and Form-Based Code.

3) The project is consistent with the intent and purposes of the zone in which it is located, and will not detrimentally impact the character of the neighborhood.

4) The project will not be detrimental to the public health, safety, or general welfare.

5) Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities or services are provided.

6) The project will not create a nuisance or enforcement problem within the neighborhood.

7) The project will not result in a negative fiscal impact upon the City.

RECOMMENDATION: Staff recommends approval of the site plan/design by making an affirmative motion as follows:

I MOVE THAT THE CITY OF WINTERS HISTORIC PRESERVATION COMMISSION - PLANNING COMMISSION APPROVE THE APPLICATION FOR SITE PLAN/DESIGN REVIEW OF THE ROOTSTOCK FAÇADE IMPROVEMENT BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA
- Confirmation of consistency findings with the General Plan and Zoning Ordinance
- Approve the Site Plan/Design Review application subject to the conditions of approval attached hereto.

ALTERNATIVES: The Historic Preservation Commission - Planning Commission can elect to modify any aspect of the approval or to deny the application. If the Planning Commission chooses to deny the application, the Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.
ATTACHMENT A: CONDITIONS OF APPROVAL FOR THE ROOTSTOCK FAÇADE IMPROVEMENT AT 22 MAIN STREET, WINTERS CA 95694

1. In the event any claim, action or proceeding is commenced naming the City of Winters 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 from the City of Winters, the Winters Planning Commission, or any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant’s sole cost and expense which includes court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the Applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.

2. All conditions identified herein shall be fully satisfied prior to approval of final building inspection.

3. The project is described in the May 27, 2014 Planning Commission staff report. The project shall be constructed as depicted on the exhibits included in the May 27, 2014 Planning Commission Staff report, except as modified by these conditions of approval. Substantive modifications require public hearing(s) and Planning Commission action.

4. Approval of the applicant’s project shall be null and void if the applicant fails to submit a building permit for the project within one year of the Planning Commission’s approval of the Design Review application.

5. The applicant shall obtain a building permit and pay the applicable building permit fees for the façade improvement.

6. The applicant shall remove existing signage before the installation of new signage.

7. The address numbers for the individual storefront shall be clearly visible from the street fronting the property. The address numbering shall be either four (4) inch illuminated numbers, or six (6) inch non-illuminated numbers on contrasting background, and shall be architecturally consistent with existing building design.

8. The applicant shall report to the City building materials diverted from landfilling during the course of their project, pursuant to the provisions of the City of Winters Ordinance 2002-03.

ATTACHMENTS:
A. Proposed Conditions of Approval
B. Site Map
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E. Historic Photos
F. Notice of Public Hearing published 05/08/14
This 1908 postcard view of Main Street, looking west from Railroad Street, shows the original architectural detail of buildings that are today included in the Winters Historic District. Towers on the Hotel DeVilbiss (left) and on the Bank of Winters (right) were removed by 1918. The public drinking fountain in front of the bank and the distant vista through orchards to the mountains are also things of the past.

Courtesy: Louise and George Leggett donation to the Winters Historical Collection
This is what Main Street looked like following the earthquake of 1892:

as they began to look around. After looking throughout, their own homes, falling cables, and other articles turned topsy-turvy, crockery broken and chimneys down, they started for the business part of town instantly, and by three o'clock crowds had begun to gather.

At the Hotel DeWitt's corner could be seen men, women and children getting out as fast as they could, confusion written upon every countenance as they saw the crumbling front and the plastering covering the floor of the office, and threatened disaster, and narrating their narrow escape. Many humorous incidents occurred. As day light approached, leaks kept coming in until the whole country, in many instances, by families, were in town. Little business was done, except as to the merchants, who were hard at work picking up goods and cleaning out debris and replacing shelving and straightening things up generally.

THE LOSSES

In damage to buildings, and business of banks, of fact, the shock that occurred at 9:40 o'clock Thursday morning completing the work of ruin wrought by the earthquake of Tuesday morning.

Therefore we will not attempt now to give the figures, but will leave that for another issue. The total loss in town and country will however, foot up as near as can be estimated about $120,000.

WOLFSKILL AND BAKER PLACES

During the early morning hours we drove out to the once beautiful home of the Wolfskills. Don't for a moment think the place is not just as beautiful as it was before the quake, for it is, but the mansion is a perfect wreck.

See TEMBLOR, Page 18
STATE OF CALIFORNIA
COUNTY OF YOLO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of THE WINTERS EXPRESS, a newspaper of general circulation, printed and published in the City of Winters, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Yolo, State of California, under the date of December 24, 1951, Case Number 12461; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit: May 8, 2014.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Winters, California, this 9th day of May, 2014

Charles R. Wallace
Publisher
TO: Chairman and Planning Commissioners
DATE: May 25, 2010
FROM: Jenna Moser – Management Analyst, Planning - GIS
SUBJECT: Public Hearing and Consideration of a proposed Site Plan for a Parcel Map (3 lots) for parcel 003-282-002 near Mermod Road and Anderson Avenue. Project applicant David Barbosa seeks to divide the existing 20,000 square foot parcel into three (3) new lots. Lot 1 – 5,850 square feet, Lot 2 – 8,089 square feet, and Lot 3 – 5,154 square feet.

REQUEST: The applicant requests consideration of a proposed Site Plan for a Parcel Map. Project applicant David Barbosa seeks to divide the existing 20,000 square foot parcel into three (3) new lots. Lot 1 – 5,850 square feet, Lot 2 – 8,089 square feet, and Lot 3 – 5,154 square feet.

Applicant: David Barbosa
7 E. Main Street
Winters, CA 95694

Owner: Next Generation Development, LLC
7 E. Main Street
Winters, CA 95694

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:
1) Receive the staff report;
2) Conduct the Public Hearing to solicit public comment; and
3) Continue the Public Hearing

SURROUNDING LAND USES AND SETTING: Surrounding land uses are as follows:

North: Existing single-story Multi-Family Housing – Zoned R-2

East: Existing single-story Multi-Family Housing – Zoned R-2

1
South: Winters High School Campus

West: Existing single-story Single-Family Housing – Zoned R-2, Mermod Road

Historically, the site has been an undeveloped open lot with grassy landcover. The general topographic character is flat.

GENERAL PLAN & ZONING DESIGNATION: The General Plan land use designation for the property is Medium Density Residential (MR). The project parcel is zoned Single Family Residential (R-2).

BACKGROUND: There have been no prior hearings before either the Planning Commission or City Council concerning this property. In March, 2014 the applicant met with the City to discuss the possible Parcel Map application process for the subject property – several options were discussed over two meetings, and the proposed Site Plan for a Parcel Map that you see before you is the result.

On April 23rd, 2014 the applicant submitted an application for a Parcel Map.

PROJECT DESCRIPTION: The application is for a proposed Parcel Map. Project applicant David Barbosa seeks to divide the existing 20,000 square foot parcel into three (3) new lots; Lot 1 – 5,850 square feet, Lot 2 – 8,089 square feet, and Lot 3 – 5,154 square feet.

ANALYSIS: Attachment 2 illustrates the Site Plan for the proposed Parcel Map. The configuration of the proposed lots is consistent with the City’s General Plan and standards for subdivision of lots; meeting minimum lot size requirements, lot coverage, and considering building setbacks.

The project at 6.5 units per acre falls within the allowable density range for Medium Density Residential (MR). The project site is surrounded by residential uses, and the WHS campus. Division of the property as proposed would allow for the construction of one single-family residence on each lot.

No conflict with easements acquired by the public at large, for access through or use of, property within the proposed project have been identified. Access to all proposed lots is with driveways off of Mermod Road. Water and Sewer services would be provided by the City of Winters. Other services such as gas and electricity would be provided by PG&E.

The cul-de-sac roadway, and sidewalk loop at the end of Mermod Road on the project site will be paid for and constructed by the applicant to City of Winters Construction Specifications after the Public Improvement Plans are reviewed and approved by the City Engineer.

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this planning application was prepared by the Community Development Department's Management Analyst in accordance with notification procedures set forth in the City of Winters’ Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the Winters Express on 05/08/14 and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to tonight's hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public
ENVIRONMENTAL ASSESSMENT: Staff has concluded that the Categorical Exemption provided in Section 15315 of the CEQA Guidelines (Minor Land Divisions) is most applicable to the subject project.

RECOMMENDED FINDINGS FOR THE PARCEL MAP (3 LOTS) FOR PARCEL 003-282-002 NEAR MERMOD ROAD AND ANDERSON AVENUE

CEQA Findings:

1. The Parcel Map qualifies for categorical exemption provided in Section 15315 of the CEQA Guidelines (Minor Land Divisions).

2. The Planning Commission has considered comments received on the project during the public review process.

3. The exemption finding reflects the independent judgment and analysis of the City of Winters.

4. The Planning Commission hereby confirms that a Categorical Exemption for the Parcel Map (3 lots) for parcel 003-282-002 near Mermod Road and Anderson Avenue.

General Plan and Zoning Consistency Findings:

1. The project is consistent with the goals and policies of the General Plan. The General Plan designates the project site as Medium Density Residential (MR) and this designation provides for residential uses such as single-family dwellings, and two-family or duplex dwellings. The applicant anticipates developing the newly created parcels for residential use.

2. The project is consistent with the provisions of the Zoning Ordinance. The property is zoned Single-Family Residential (R-2) and this zone provides for residential use. The applicant anticipates developing the newly created parcels for residential use.

RECOMMENDATION: Staff recommends that the Planning Commission conduct the Public Hearing, and continue the Public Hearing to the 6/24/14 Planning Commission Meeting. The applicant will have a Parcel Map prepared by a licensed surveyor for Approval at that date.

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

ATTACHMENTS:

1. Vicinity Map
2. Proposed Site Plan for Parcel Map
EXISTING CONDITIONS
- ZONED R-2 SINGLE FAMILY RESIDENTIAL
- MAXIMUM LOT COVERAGE 45%
- MAXIMUM BUILDING HEIGHT 30'-0"
- MINIMUM LOT SIZE 6,000 sq.ft. 5000 SQ.FT. ABSOLUTE MIN.
- MINIMUM LOT WIDTH 50'-0"

PROPOSED
- DIVIDE EXISTING ±20,000 sq.ft. INTO THREE NEW LOTS
STATE OF CALIFORNIA
COUNTY OF YOLO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of THE WINTERS EXPRESS, a newspaper of general circulation, printed and published in the City of Winters, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Yolo, State of California, under the date of December 24, 1951, Case Number 12461; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates; to wit: May 8, 2014.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Winters, California, this 9th day of May, 2014.

[Signature]

Charles R. Wallace
Publisher