

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

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.

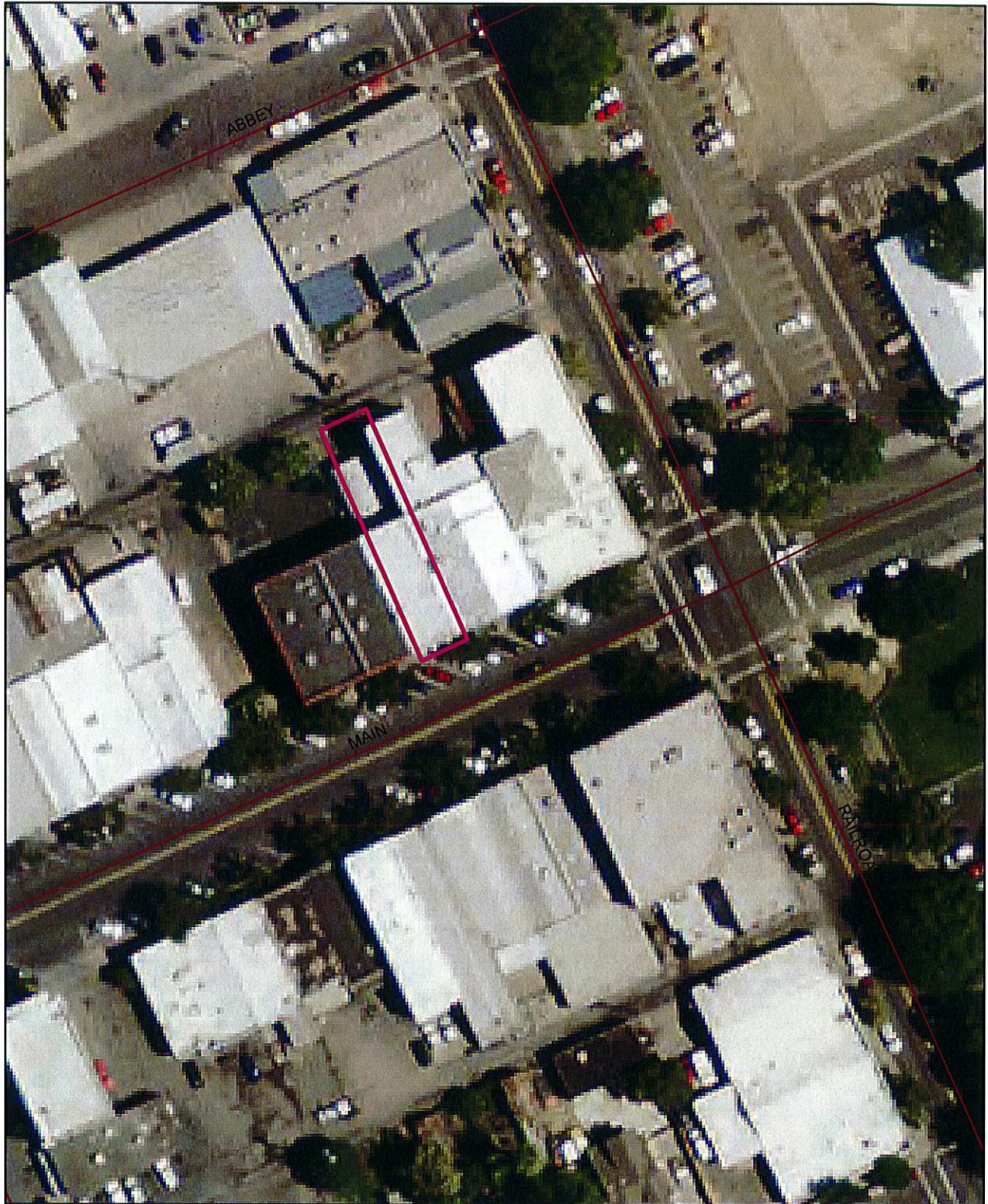
ATTACHMENT A: CONDITIONS OF APPROVAL FOR THE BERRYESSA GAP FAÇADE IMPROVEMENT AT 15 MAIN STREET, WINTERS CA 95694

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

15 Main Street - Berryessa Gap

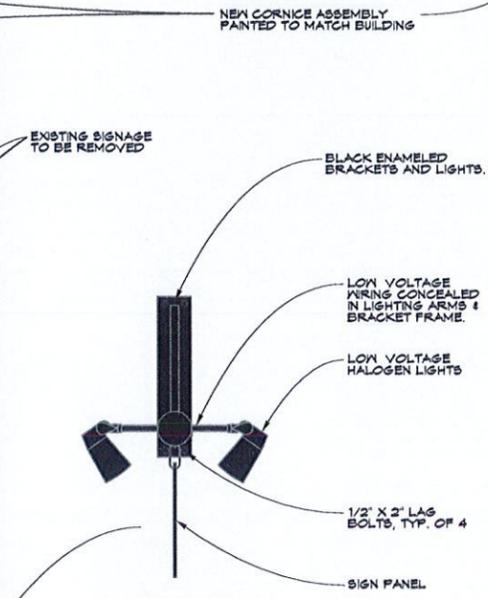


-  Berryessa Gap
-  Centerlines

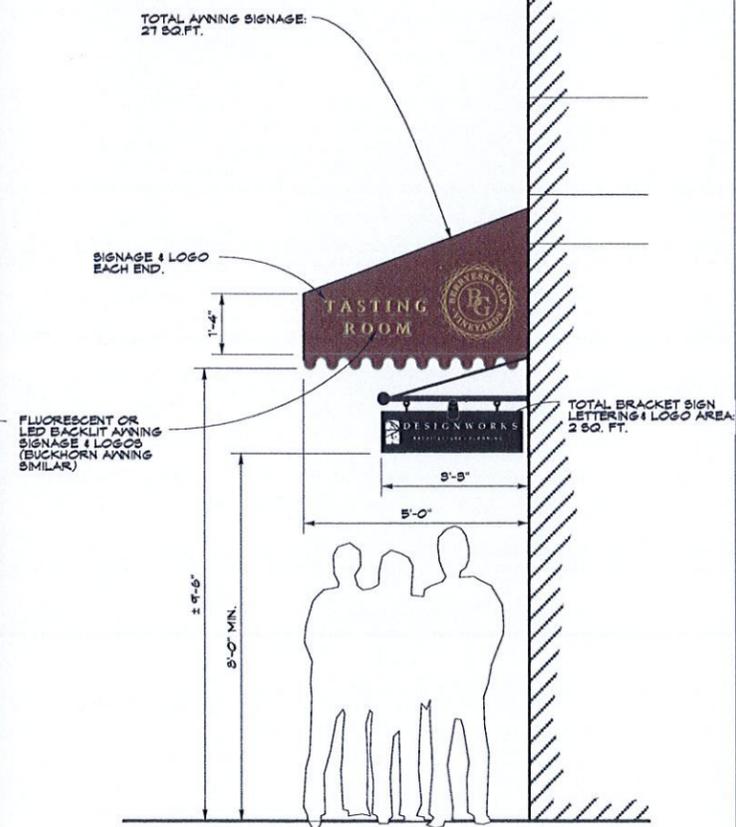


FRONT ELEVATION - SCHEME 1

TOTAL NEW LETTERING & LOGO AREA	
AWNING	15 SQ. FT.
PROJECTING SIGN	2 SQ. FT.
TOTAL	15 SQ. FT.



BRACKET SIGN
ENLARGED FRONT VIEW



SIDE ELEVATION

DESIGNWORKS
ARCHITECTURE + PLANNING
15 MAIN STREET
WINTERS, CA 95694
530-795-3506 ph.
www.designworks.com

AWNING & SIGNAGE
FOR
15 MAIN STREET
WINTERS, CA 95694

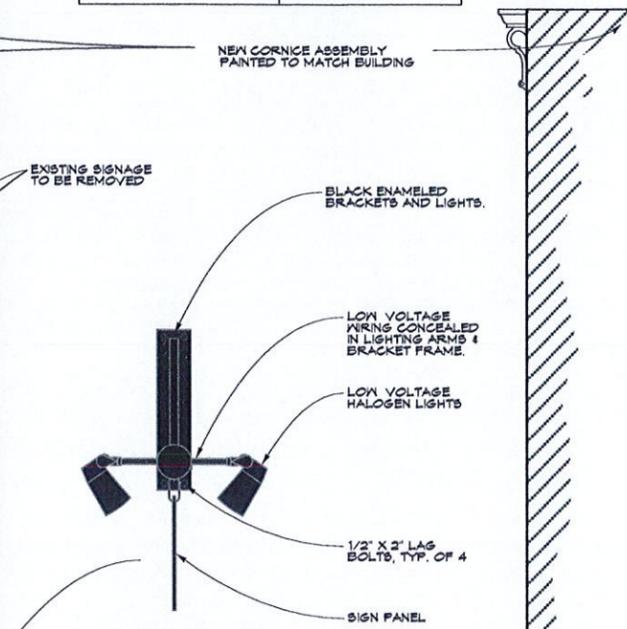
CANVAS AWNING
&
SIGNAGE
SCHEME 1

SHEET TITLE	
BGV AWNING - SCHEME 1	
JOB NO.	DATE
14-03	APRIL 29, 2014
DRAWN	CHECKED
MAS	XXXX
SHEET	

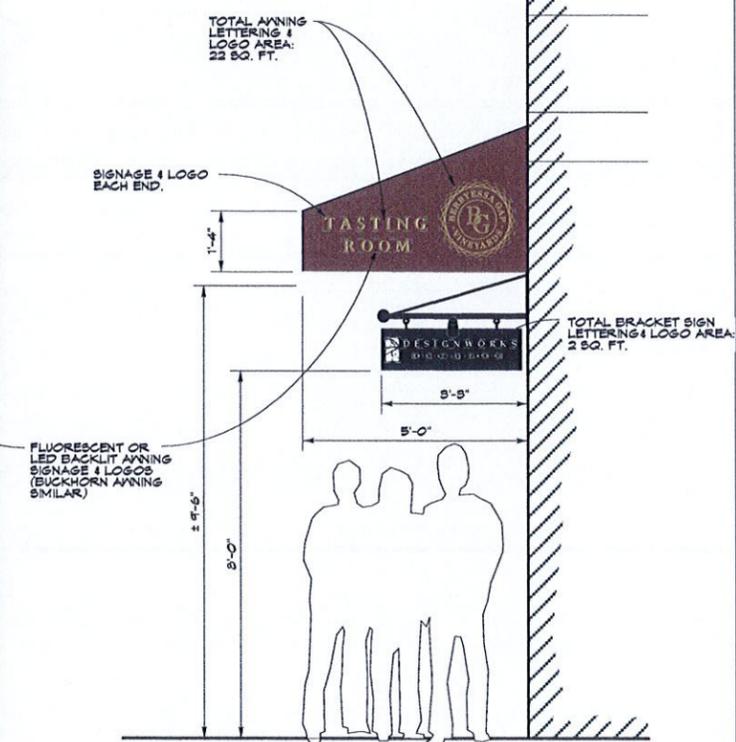


FRONT ELEVATION - SCHEME 2

TOTAL NEW LETTERING & LOGO AREA	
AWNING	13 SQ. FT.
PROJECTING SIGN	2 SQ. FT.
TOTAL	15 SQ. FT.



BRACKET SIGN
ENLARGED FRONT VIEW



SIDE ELEVATION

DESIGNWORKS
ARCHITECTURE + PLANNING
15 MAIN STREET
WINTERS, CA 95694
530.795.3500 ph.
www.designworks.com

AWNING & SIGNAGE
FOR
15 MAIN STREET
WINTERS, CA 95694

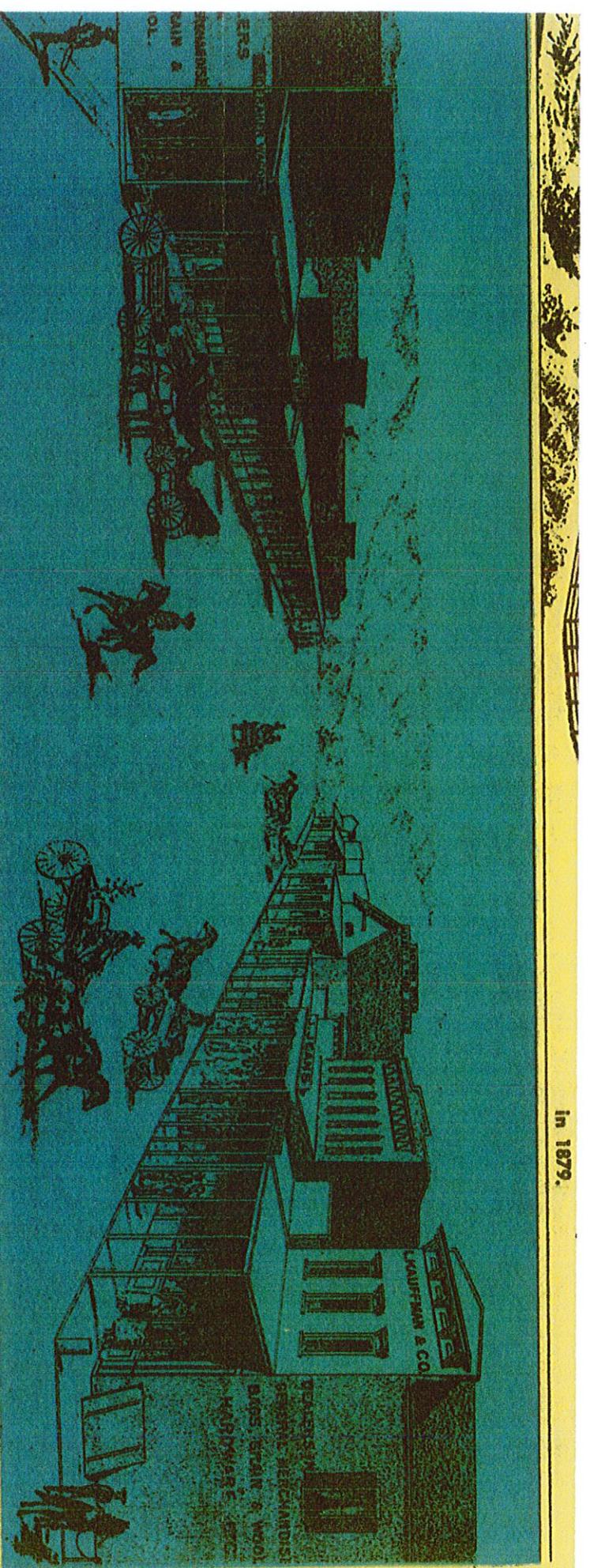
CANVAS AWNING
&
SIGNAGE
SCHEME 2

SHEET TITLE	
BGV AWNING - SCHEME 2	
JOB NO.	DATE
14-03	APRIL 29, 2014
DRAWN	CHECKED
MAS	XXXX
SHEET	



*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*

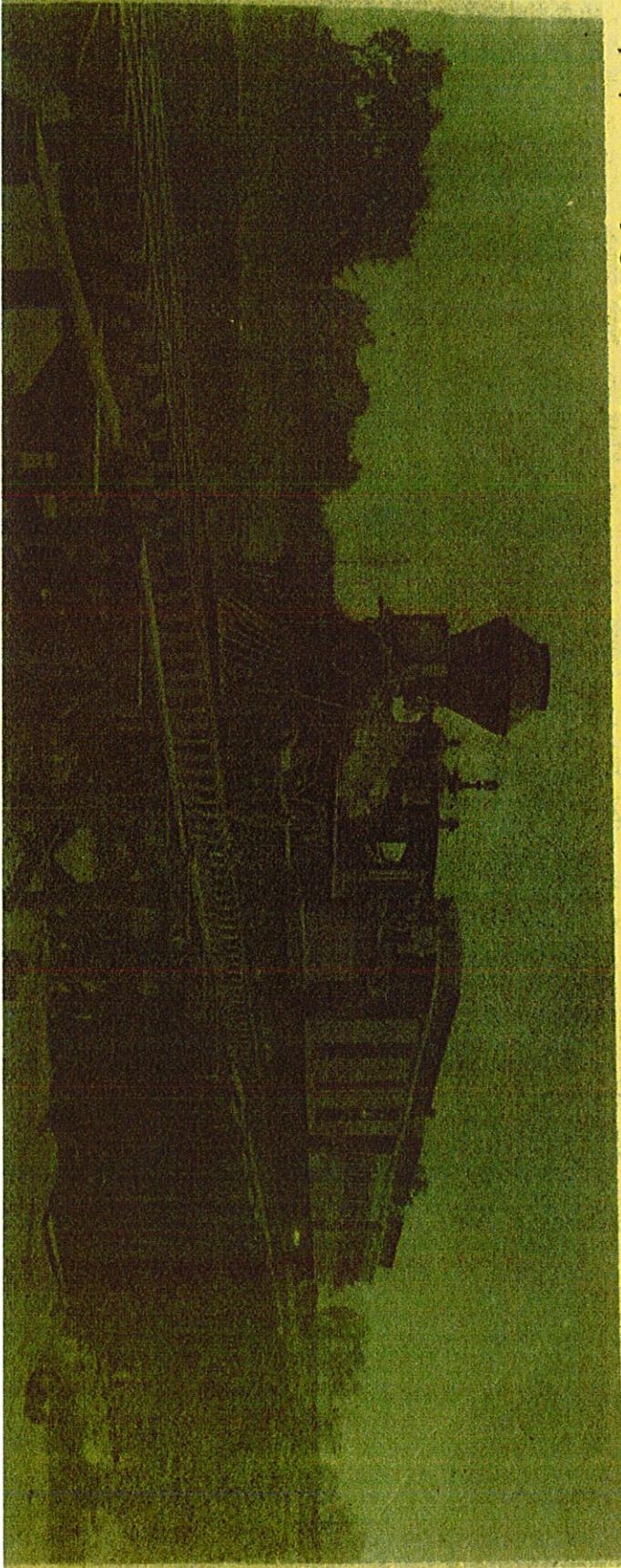
In 1879.



CO. PUB. S. F.

TOWN & MAIN ST. OF WINTERS: CAL.

LITH. W. T. BILDWAY, S.



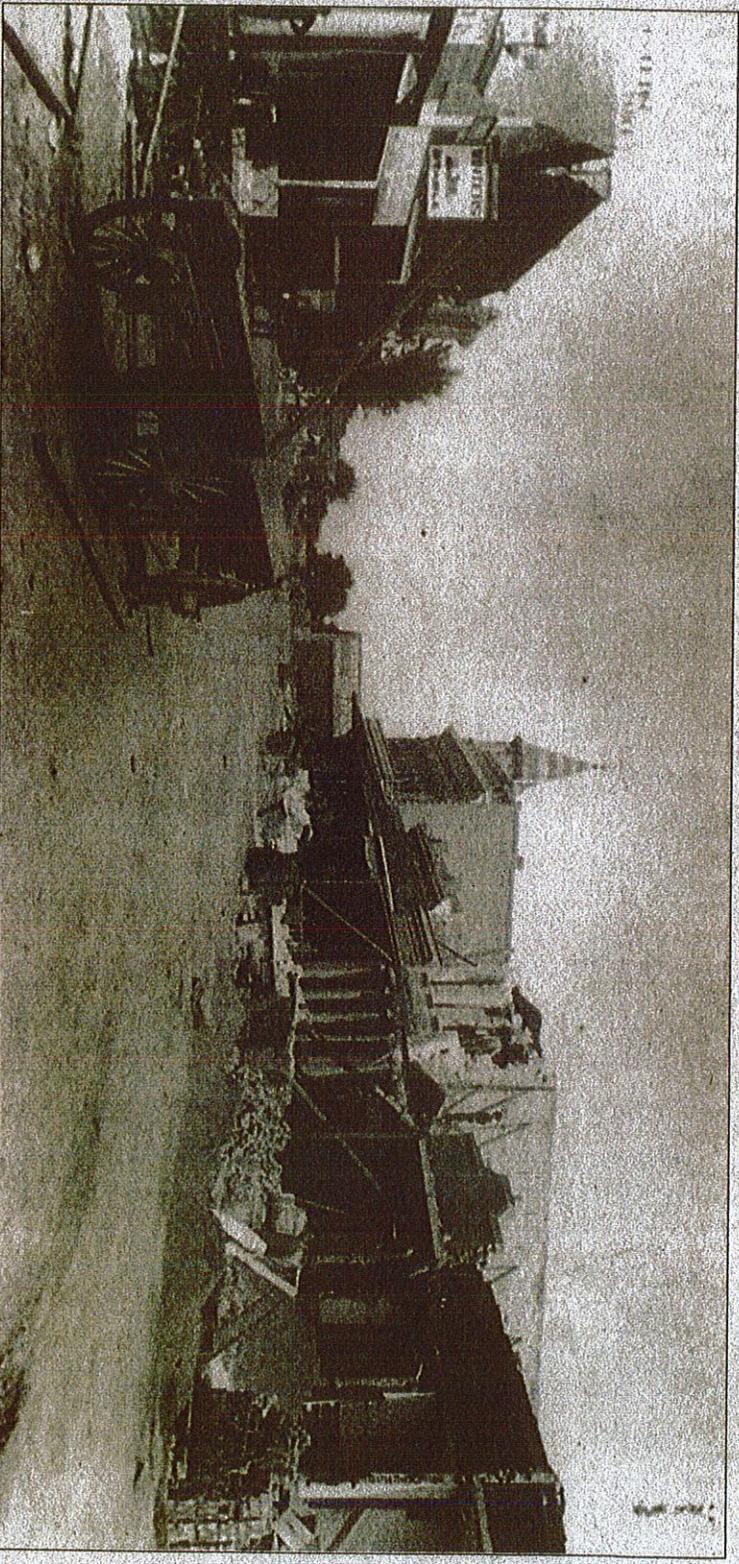
temblor!

ed from the 1892
of
Winters Express.

thquake Shakes Our
From Foundation to
Great Damage and
Wrought...No
lost, but Several Bad-
ed...Incidents of the
Etc.

ish to say in the be-
that, owing to the
condition of our-
cannot give a full
of the catastrophe
s befallen our town,
gain, we are short
and are worked to
ost to get out a paper

rst shock was felt at
ter before three
y morning, while our
ion was in quiet
r. They were
I and alarmed by the
jerking and moving
houses, as though
re in the grasp and
ercy of some giant.
re soon, convinced
y were in the throes
arthquake, and so
re, getting the most
shaking up we have
ad. Some were so
nd with fear that
pt motionless, their
almost ceasing to
thers gave vent to



This is what Main Street looked like following the earthquake of 1892.

File photo

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

At the Hotel De Vilbiss
corner could be seen men,
women and children getting
out as fast as they could,
consternation written upon
every countenance as they
saw the crumbling front and
floor of the office

tion and threatened disas-
ter, and narrating their nar-
row escapes. Many humor-
ous incidents occurred. As
daylight approached teams
kept coming in until the
whole country, in many in-
stances, by families, were in
town. Little business was
done, except as to the mer-
chants, who were hard at
work picking up goods and
cleaning out the debris and
replacing shelving and
straightening things up gen-
erally.

In damage to buildings
and breakage of stocks of

tact, the shock that oc-
curred at 9:40 o'clock Thurs-
day morning completing the
work of ruin wrought by the
earthquake of Tuesday
morning.

Therefore we will not at-
tempt now to give the fig-
ures, 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 \$100,000.

WOLFSKILL AND BAKER PLACES

During the early morning
hours we drove out to the
once beautiful home of the
Wolfskill's. Don't for a mo-
ment 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

• Winters •

WINTERS

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

This space is for the County Clerk's Filing Stamp

Notice of Public Hearing

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Winters will conduct a Public Hearing by the Planning Commission on Tuesday, May 27th at 6:30 p.m. at the City Council Chambers located on the first floor of City Hall at 318 First Street, Winters, California to consider an application for design review/site plan for a canopy, signage and lighting improvements at Footstock, 22 Main Street. Project applicant, Footstock - Corinne Martinez seeks to improve the exterior of the building in accordance with the Form Based Code, adding a canopy, signage, and lighting improvements. The Planning Commission will take final action on the project unless appealed to City Council.

The purpose of the public hearing will be to provide citizens an opportunity to make their comments on the project known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or to jenna.moser@cityofwinters.org. In addition, the staff report will be available on the City's website on 05/22/14.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact City Clerk Nanci Mills at (530) 795-4910, ext. 101. Please make your request as early as possible and at least one full business day before the start of the hearing.

The City does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

Availability of Documents: Copies of the Staff Report will be available on the City's website www.cityofwinters.org

For more information regarding this project, please contact Jenna Moser, Management Analyst - Planning & GIS, at (530) 794-6713.

Published May 8, 2014



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
- C. Elevations
- D. Example Photos
- E. Historic Photos
- F. Notice of Public Hearing published 05/08/14

22 Main Street - Rootstock



-  Rootstock
-  Centerlines



CLES
FEET
HT
N
OF
TION

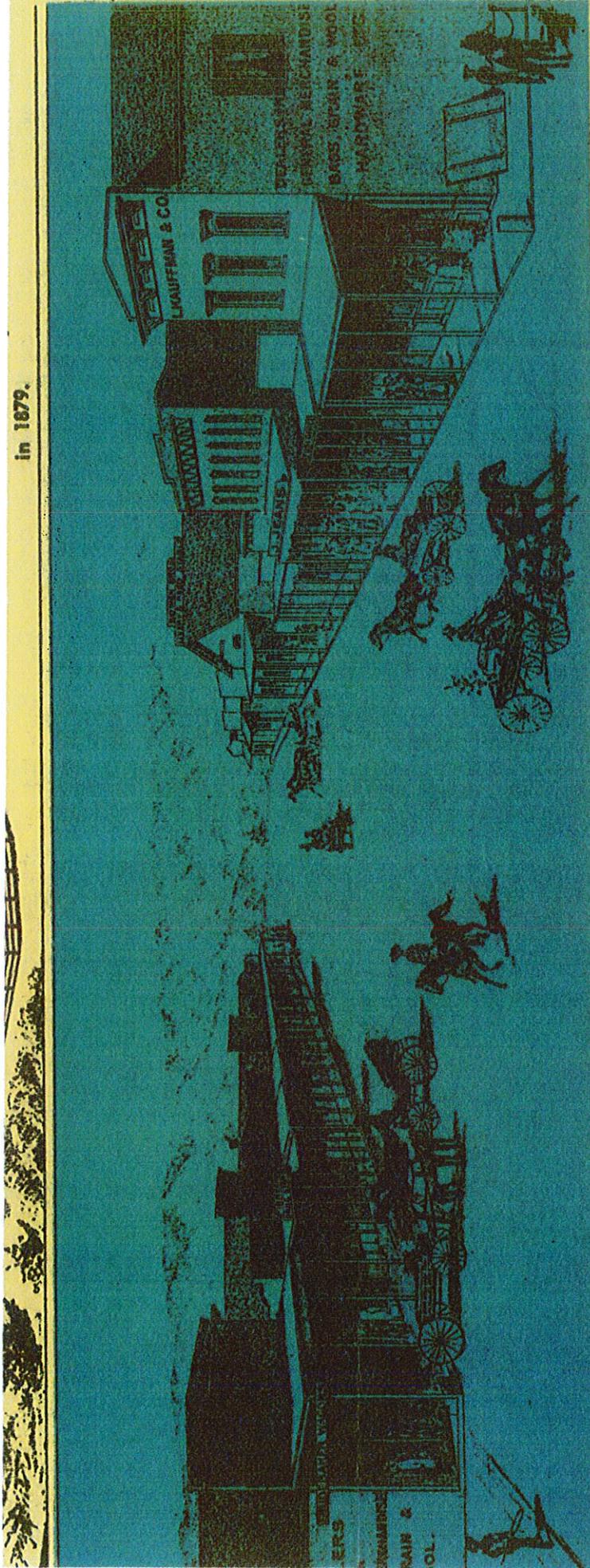
CLES





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

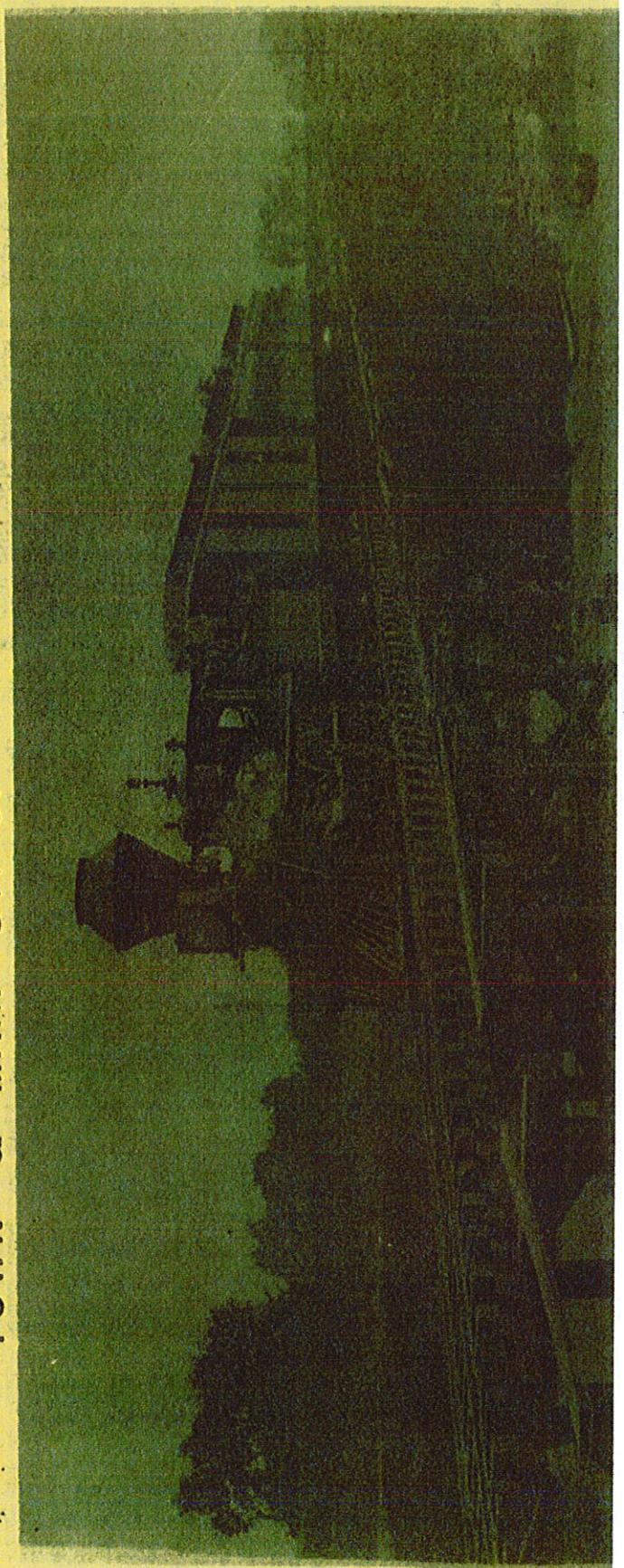
in 1879.



CO. PUB. S. F.

TOWN & MAIN ST. OF WINTERS: CAL.

LITH. W. T. GALLOWAY, S.



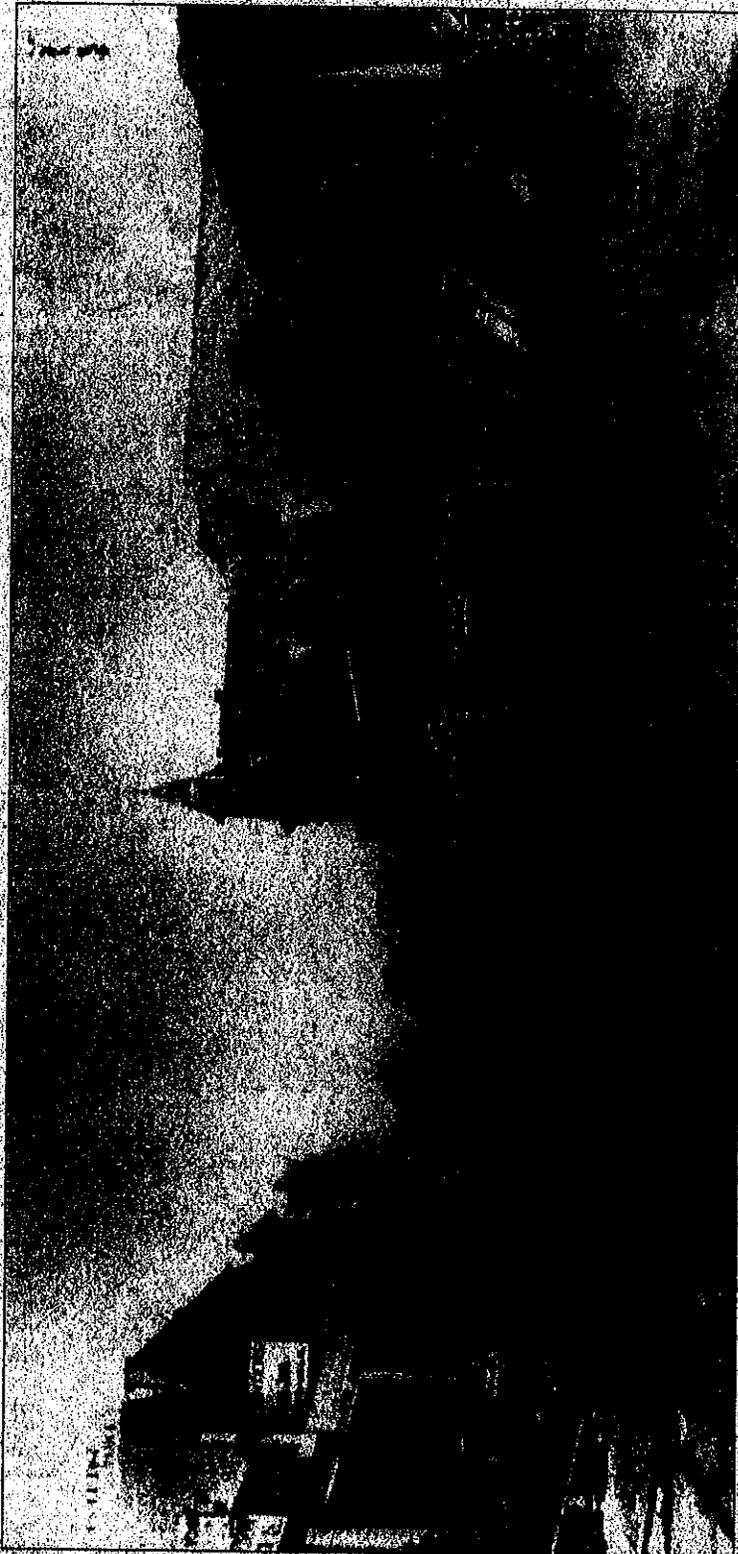
Temblor!

ed from the 1892
of
ters Express

thquake Shakes Our
from Foundation to
.Great Damage and
tion Wrought...No
ost, but Several Bad
ved...Incidents of the
Etc.

ish to say in the be-
that, owing to the
condition of our of-
cannot give a full
of the catastrophe
befallen our town,
rain, we are short
and are worked to
ost to get out a paper

rst shock was felt at
ter before three
yawning while our
fort was in quiet
e. They were
land alarmed by the
jerkings and moving
houses, as though
re in the grasp and
rercy of some giant.
re soon convinced
y were in the throes
earthquake, and so
re, getting the most
shaking up we have
ad. Some were so
ad with fear that
pt motionless, their
almost ceasing to
thers gave vent to



This is what Main Street looked like following the earthquake of 1892.

as they began to look
around. After look-
throughout their
homes, finding tables
other articles turned
turvy, crockery broken
chimneys down, they
ed for the business
town instantly, and by
o'clock crowds had
gather.

At the Hotel De Vil-
corner could be seen
women and children
out as fast as they
consternation writ-
every countenance
saw the crumbling
the plastering cover-
floor of the office

tion and threatened
ter and narrating
own now escapes
ous in plain view
daylight approached
kept coming in
whole country in
stances, by families
town. Little busi-
done, except as to
chants, who were
work picking up
cleaning out the
replacing shelving
straightening things
erally.

THE LOSSES

In damage to buildings
and breakages of streets of

fact, the shock that oc-
curred at 9:40 o'clock Thurs-
day morning, completing the
work of ruin wrought by the
earthquake of Tuesday
morning.

Heretofore we will not at-
tempt now to give the fig-
ures, 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 \$100,000.

WOLFSKILL AND BAKER PLACES

During the early morning
hours we drove out to the
once beautiful home of the
Wolfskill's. Don't for a mo-
ment 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



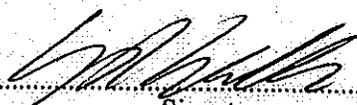
PROOF OF PUBLICATION
(2015.5 C.C.P.)

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

This space is for the County Clerk's Filing Stamp

Notice of Public Hearing

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Winters will conduct a Public Hearing by the Planning Commission on Tuesday, May 27th at 8:30 p.m. at the City Council Chambers located on the first floor of City Hall at 318 First Street, Winters, California to consider an application for design review of a plan for the facade improvement of Berryessa Cabana 51 Main Street. Project applicant Berryessa Cabana Corinne Martinez seek to improve the exterior of the building in accordance with the Form Based Code adding an awning, lighting, signage and decorative elements. The Planning Commission will take final action on the project unless appealed to City Council.

The purpose of the public hearing will be to provide citizens an opportunity to make their comments on the project known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or to jenna.moser@cityofwinters.org. In addition, the staff report will be available on the City's website on 05/22/14.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact City Clerk Nanci Mills at (530) 795-4910 ext. 101. Please make your request as early as possible and at least one full business day before the start of the hearing.

The City does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

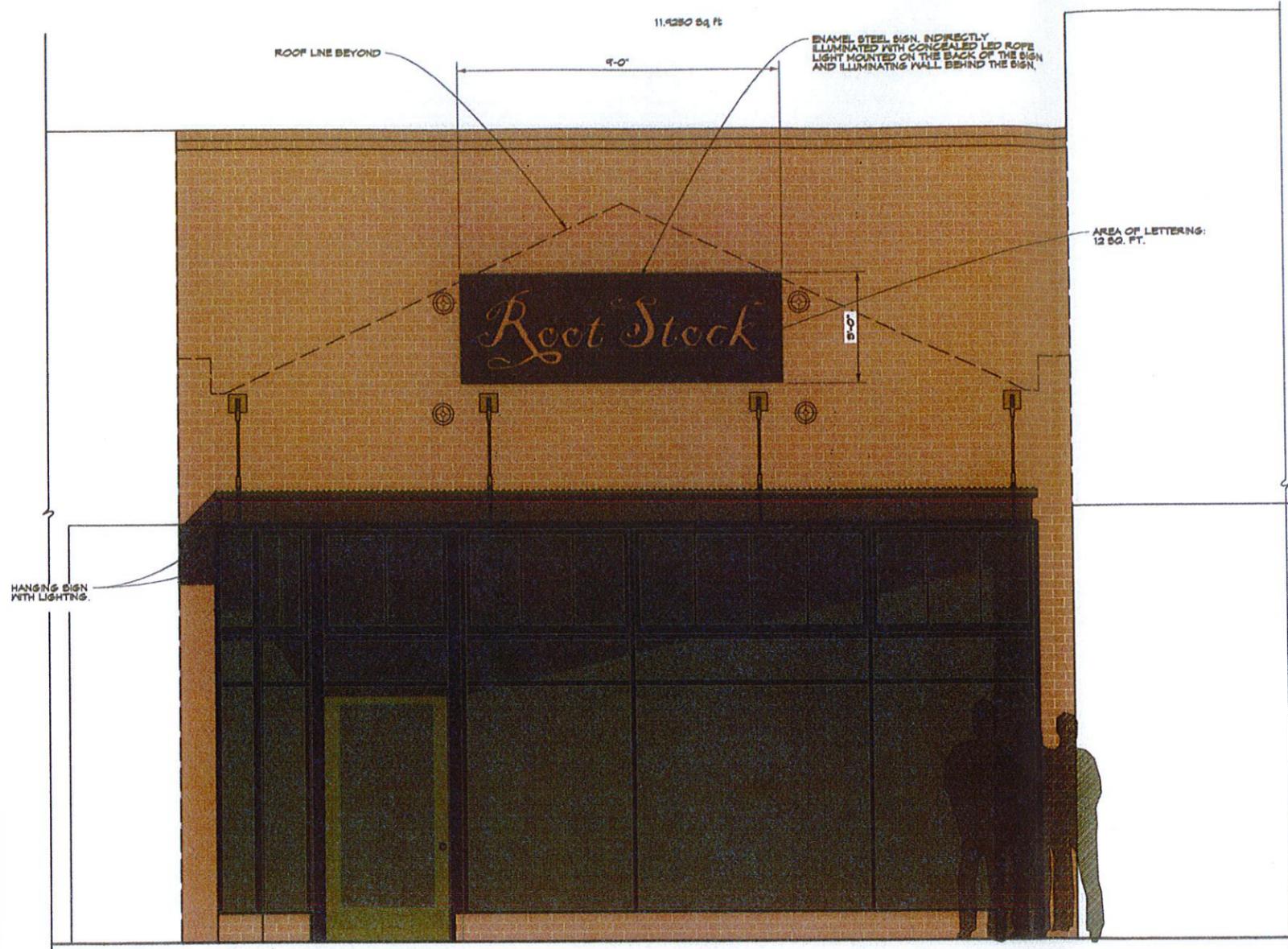
If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

Availability of Documents: Copies of the Staff Report will be available on the City's website www.cityofwinters.org

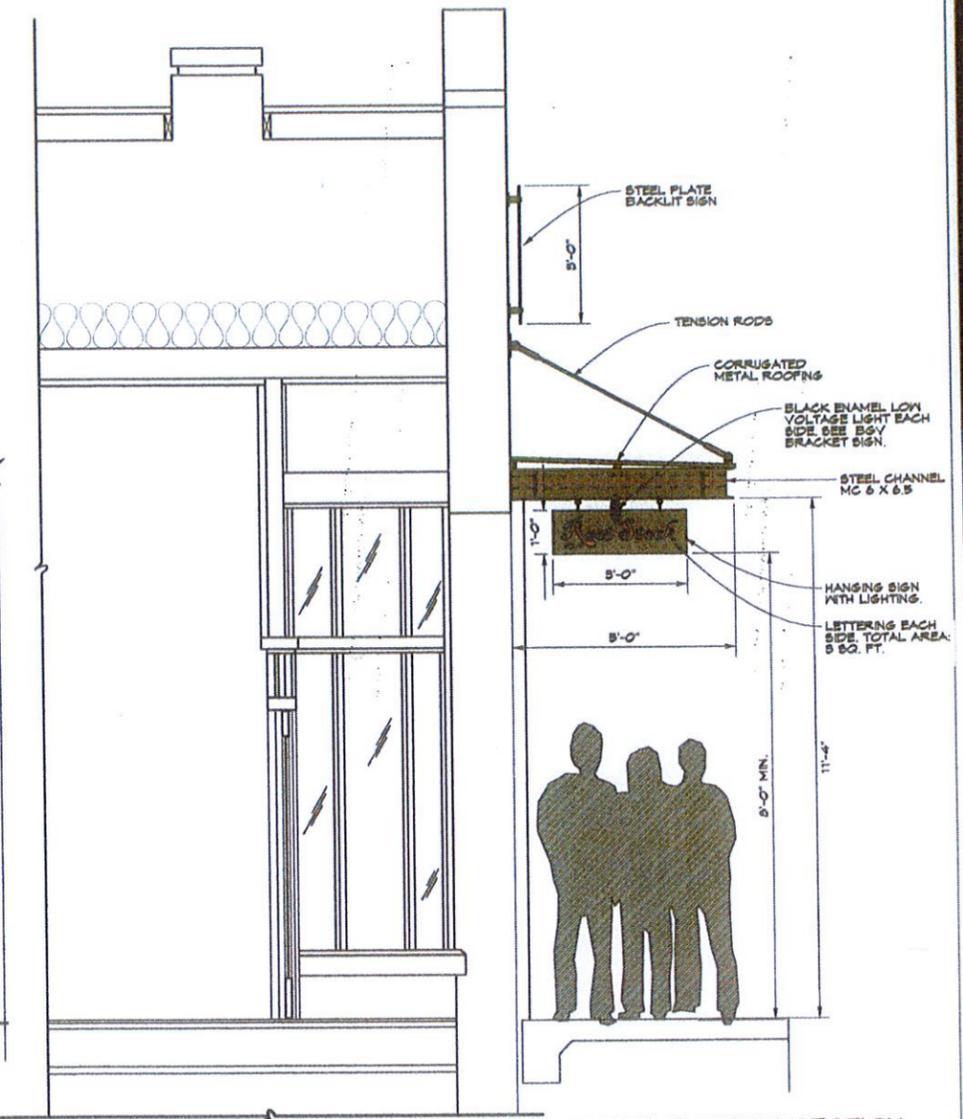
For more information regarding this project, please contact Jenna Moser, Management Analyst - Planning & GIS, at (530) 794-6713.

Published May 8, 2014

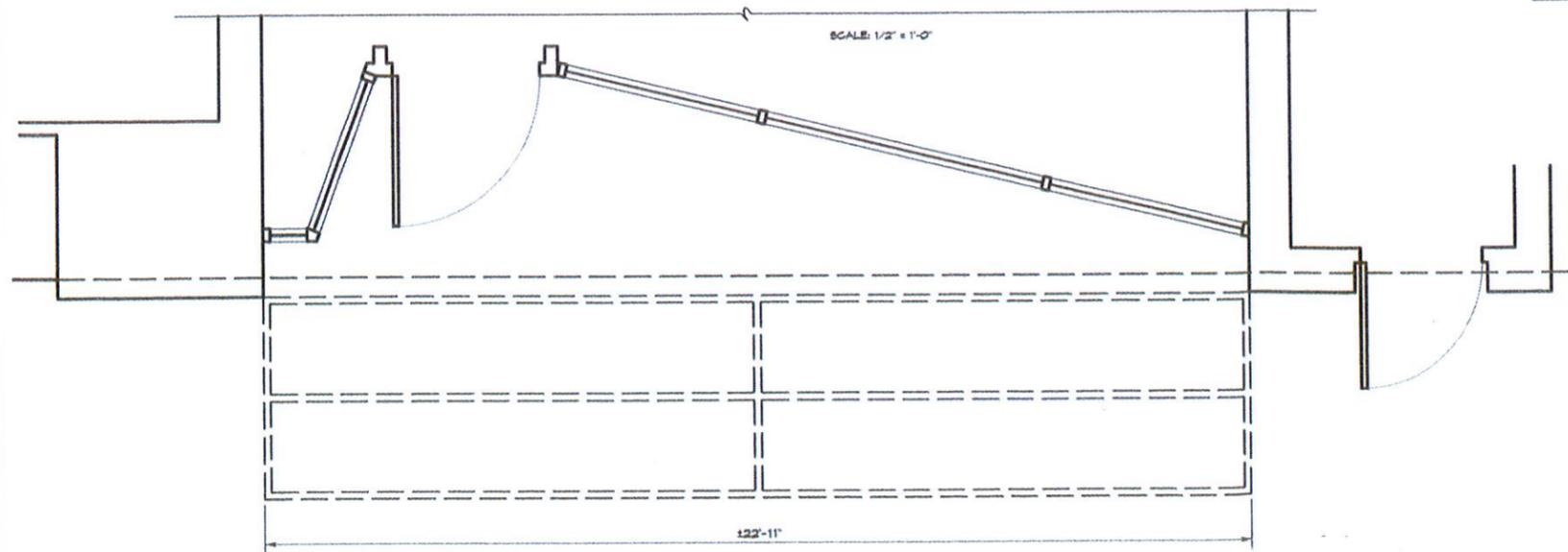
TOTAL NEW LETTERING & LOGO AREA	
FACADE MOUNTED SIGN	11 SQ. FT.
PROJECTING SIGN	3 SQ. FT.
TOTAL	14 SQ. FT.



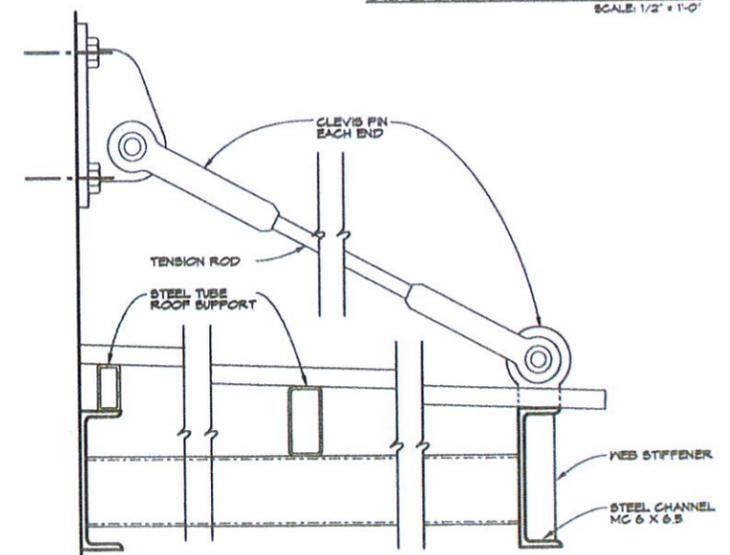
FRONT ELEVATION



SIDE ELEVATION/SECTION



PLAN



CANOPY DETAIL

DESIGNWORKS
 ARCHITECTURE + PLANNING
 15 MAIN STREET
 WINTERS, CA 95694
 530-795-3506 PH
 www.dsgnwrks.com

CANOPY & SIGNAGE
 FOR
 ROOT STOCK
 22 MAIN STREET
 WINTERS, CA 95694

SHEET TITLE	
ROOT STOCK CANOPY	
JOB NO.	DATE
14-04 RST	APRIL 29, 2013
DRAWN	CHECKED
MAS	XXXX
SHEET	



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

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-du-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

review at City Hall since 05/22/14.

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.

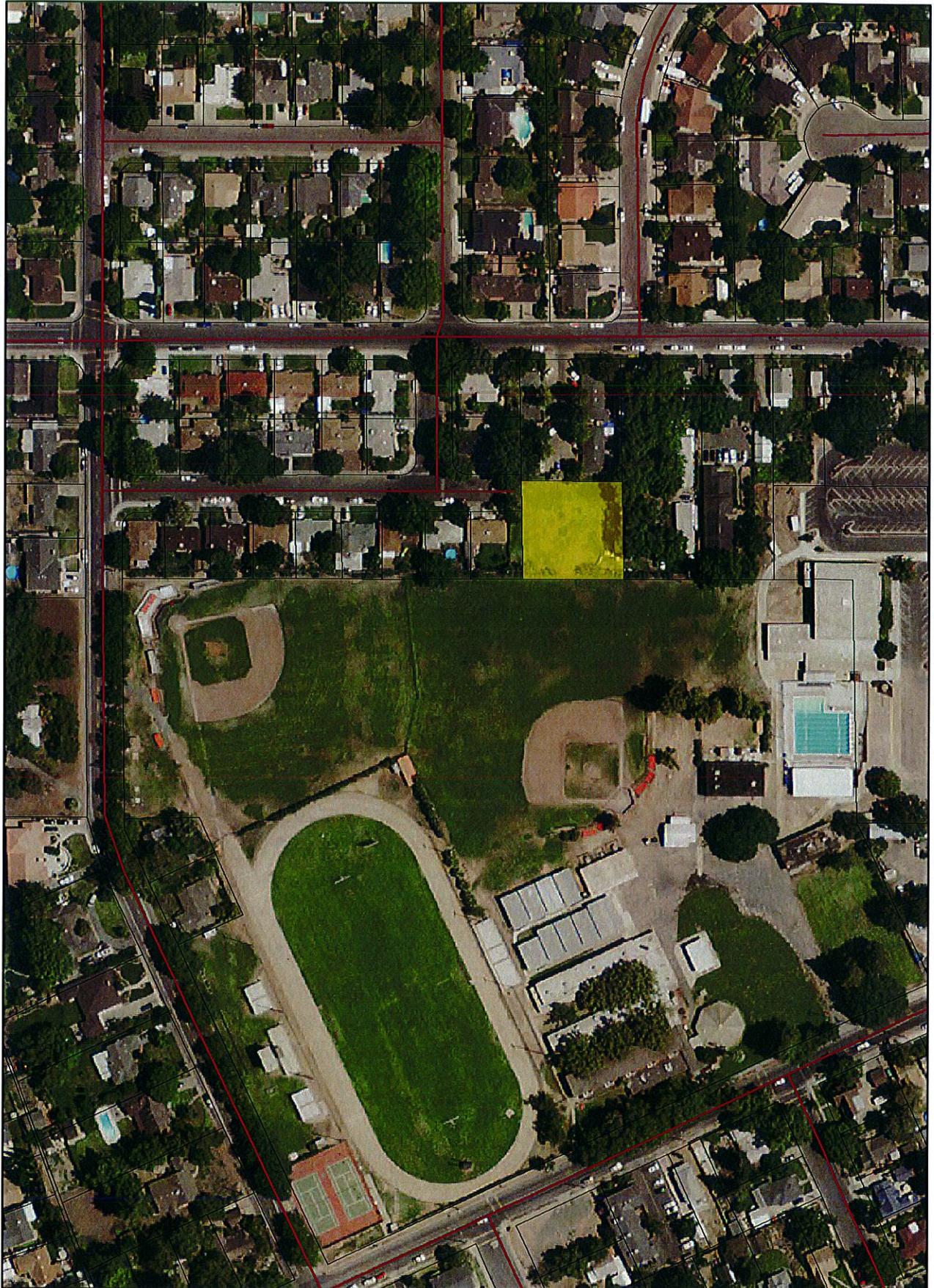
RECOMMENDATION: Staff recommends that the Planning Commission conduct the Public Hearing, and continue the Public Hearing to the 6/24/14 Planning Commission Meeting. The applicant will have a Parcel Map prepared by a licensed surveyor for Approval at that date.

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
3. Notice of Public Hearing published 5/8/14

Barbosa Parcel Vicinity



0 125 250 500 Feet

050914 - Jenna Moser, Winters CDD

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

This space is for the County Clerk's Filing Stamp

Notice of Public Hearing

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Winters will conduct a Public Hearing by the Planning Commission on Tuesday, May 27th at 6:30 p.m. at the City Council Chambers located on the first floor of City Hall at 318 First Street, Winters, California to consider an application for a Parcel Map (3 lots) for parcel 003-282-002 near Marmod 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. The Planning Commission will take final action on the project unless appealed to City Council.

The purpose of the public hearing will be to provide citizens an opportunity to make their comments on the project known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or to jenna.moser@cityofwinters.org. In addition, the staff report will be available on the City's website on 05/22/14.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact City Clerk Nanci Mills at (530) 795-4910 ext. 101. Please make your request as early as possible and at least one full business day before the start of the hearing.

The City does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

Availability of Documents: Copies of the Staff Report will be available on the City's website www.cityofwinters.org

For more information regarding this project, please contact Jenna Moser, Management Analyst - Planning & GIS, at (530) 794-6713.

Published May 8, 2014