

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, January 23, 2007 @ 7:30 PM

City of Winters Council Chambers

318 First Street

Winters, CA 95694-1923

Community Development Department

Contact Phone Number (530) 795-4910 #112

Email: dan.sokolow@cityofwinters.org

Chairman: Don Jordan

Vice Chairman: Albert Vallecillo

Commissioners: Jack Graf, Joe Tramontana, Pierre Neu, Bruce Guelden, and Wade Cowan

Administrative Assistant: Jen Michaelis

Community Development Director: Dan Sokolow

I CALL TO ORDER 7:30 PM

II ROLL CALL & PLEDGE OF ALLEGIANCE

III COMMUNICATIONS:

1. Staff Reports
Current Projects list dated January 16, 2006
2. Commission Reports

IV 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.

V CONSENT ITEMS:

Approve minutes of the December 19, 2006 regularly scheduled meeting of the Planning Commission.

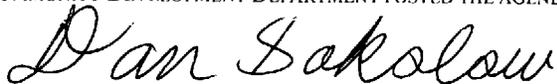
VI DISCUSSION ITEMS:

1. Workshop on 4.92-acre Grant Avenue commercial project. The project site is bordered by Grant Avenue on the north, East Street on the west, East Baker Street on the south, and an existing commercial development on the east. APNs: 003-370-28, 29, and 30. Applicant: Granite Bay Holdings, LLC.
2. Continued Public Hearing and consideration of Site Plan application (2006-07-SP) submitted by Fran Oremus for the installation of a new single-story, single-family 1,979 square foot manufactured residence with three bedrooms and two bathrooms at 437 Russell Street (APN 003-182-71). ***Staff is recommending that this item be continued to the February 27, 2007 Planning Commission meeting.***

VII COMMISSION/STAFF COMMENTS

VIII ADJOURNMENT

POSTING OF AGENDA: PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT POSTED THE AGENDA FOR THIS MEETING ON TUESDAY, JANUARY 16, 2007.



DAN SOKOLOW – COMMUNITY DEVELOPMENT DIRECTOR

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".

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.

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 BY THE CHAIR 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.

COPIES OF AGENDA, AGENDA REPORTS AND OTHER MATERIALS: PRIOR TO EACH MEETING, COPIES OF THE AGENDA ARE AVAILABLE, AT NO CHARGE, AT CITY HALL DURING NORMAL WORKING HOURS. IN ADDITION, A LIMITED SUPPLY WILL BE AVAILABLE ON A FIRST COME, FIRST SERVED BASIS, AT THE PLANNING COMMISSION MEETINGS. 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.

THE COUNCIL CHAMBERS IS WHEELCHAIR ACCESSIBLE

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of January 16, 2007
(530) 795-4910, extension 112, www.cityofwinters.org

PROJECT	DESCRIPTION & PROCESS	LAST ACTION	NEXT ACTION
(1) Winters Highlands, Granite Bay Holdings, LLC, Larry John (916) 960-1656	Proposal to develop 413 single-family and 30 multi-family residential units in northwestern part of city. Application is being processed TSM, focused EIR (specific biological aspects), GPA, Zoning Amendment, PD Overlay, PD Permit, Inclusionary Housing agreement.	City Council approved Tentative Subdivision Map on April 4, 2006.	City Council approval of Final Map.
(2) Winters Village, Bob Thompson (West project) (707) 372-9355 and John Siracusa (East project) (530) 795-0213	Proposal to develop 15 attached single-family residences on the southwest and southeast corners of East Main and East Baker Streets.	Building permit submitted for West project (10 units) in April 2006. East project (5 units) nearing completion.	Issuance of building permit for West project.
(3) Callahan Estates, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 120 single-family residential lots in northwest part of city.	Planning Commission approved Site Plan (landscaping) on December 21, 2005.	City Council approval of Final Map.
(4) Creekside Estates, Yvonne Miller (530) 753-2596	Proposal to develop 40 single-family residential lots at southwest part of city.	City Council approved Tentative Subdivision Map on April 19, 2005.	City Council approval of Final Map.
(5) Hudson-Ogando, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 72 single-family residential lots in northwest part of city.	Planning Commission approved Site Plan (landscaping) on December 21, 2005.	City Council approval of Final Map.
(6) Cottages at Carter Ranch Phase 2, Sacramento Pacific Development, Mark Wiese (916) 853-9800	Proposal to develop 6 single-family residential affordable lots (moderate-income households) north of Rancho Arroyo Detention Facility.	Planning Commission approved Tentative Subdivision Map on November 23, 2004.	City Council approval of Final Map.
(7) Casitas at Winters, Napa Canyon LLC, Mark Power (707) 253-1339	Proposal to develop 16 attached single-family residences at a site on West Grant Avenue east of Tomat's restaurant. Tentative Subdivision Map, Conditional Use Permit, Planned Development Overlay, Site Plan, and Development Agreement.	City Council on November 21, 2006 in response to a request from the applicant directed that the project be sent back to the Planning Commission in order to allow the applicant to redesign the project.	Applicant submittal of redesigned project.

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(8) Dunmore Commercial, Dunmore Communities, Rad Bartlam (916) 676-1115	Proposal to construct hotel, two retail outlets, three fast food restaurants, and gas station on the south side of East Grant Avenue adjacent to the Interstate 505 southbound on-ramp. General Plan Amendment, Rezone, Conditional Use Permit, Amendment/Update to Gateway Master Plan, and Site Plan.	Application submitted on April 12, 2005.	City staff determination of application completeness.
(9) Winters II, Community Housing Opportunities Corporation, Paul Ainger (530) 757-4444	Proposal to develop 34-unit apartment complex for low- and very low-income households at 110 East Baker Street.	Building permit issued and construction began in October 2006.	Completion of construction.
(10) Village on the Park, Village Partners, LLC, Mark Walther (310) 798-5656	Proposal to develop 75 attached single-family residences on Railroad Avenue south of NC Foliage (1029 Railroad). Tentative Subdivision Map, Conditional Use Permit, Planned Development Overlay, and Development Agreement.	July 19, 2006 Development Review Committee meeting.	City staff determination of application completeness.
(11) Mary Rose Gardens, DAS Homes, Inc., Dave Snow (530) 666-0506	Proposal to develop 26 single-family homes and one duplex unit on the north side of West Grant Avenue west of Cemetery Lane. Tentative Subdivision Map, Inclusionary Housing Agreement, and Development Agreement.	Planned Commission recommended approval of Tentative Subdivision Map on November 28, 2006.	City Council continued public hearing scheduled for February 6, 2007.
(12) Anderson Place, Eva Brzeski (415) 887-9300	Proposal to develop up to 30 mostly attached single-family residences and 9 commercial spaces at 723 Railroad Avenue. Tentative Subdivision Map, Planned Development Overlay, PD Permit, Rezone, Conditional Use Permit, Inclusionary Housing Agreement, and Development Agreement.	Planned Commission recommended approval of Tentative Subdivision Map on December 19, 2006.	City Council public hearing tentatively scheduled for February 20, 2007.
(13) Pearse Subdivision, Thomas Pearse (530) 795-5901	Proposal to develop 5 single-family residential lots at the south end of Third Street.	Application submitted on November 17, 2006.	City staff determination of application completeness.

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AFFORDABLE HOUSING UNITS

- Project #1:** 26 units for very low-income, 25 units for low-income, and 15 units for moderate-income households.
- Project #2:** 3 units for low-income households.
- Project #3:** 7 units for very low-income, 7 units for low-income, and 4 units for moderate-income households.
- Project #4:** 1 unit for very low-income, 2 units for low-income, and 1 unit for moderate-income households.
- Project #5:** 11 units for very low-income households.
- Project #6:** 6 units for moderate-income households.
- Project #7:** Not known at this time.
- Project #9:** 34 units for very low-income and low-income households.
- Project #10:** 4 units for very low-income and 7 units for low-income and moderate-income households.
- Project #11:** 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households.
- Project #12:** 2 units for very low-income, 1 unit for low-income, and 1 unit for moderate-income households.
- Project #13:** 1 unit for very low-income household.

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
TUESDAY, DECEMBER 19TH, 2006**

Chairman Jordan called the meeting to order at 7:31 p.m.

PRESENT: Cowan, Graf, Guelden, Neu, Tramontana, Vallecillo, Chairman Jordan
ABSENT: None
STAFF: Community Development Director, Dan Sokolow; Administrative Assistant
Jen Michaelis

Commissioner Tramontana led in the Pledge of Allegiance.

CITIZEN INPUT

None.

CONSENT ITEM

**Approve minutes of November 28, 2006 regularly scheduled meeting of the
Planning Commission.**

Commissioner Graf moved to approve minutes of November 28, 2006 regularly scheduled meeting of the Planning Commission. Seconded by Commissioner Tramontana.

AYES: Cowan, Graf, Guelden, Neu, Tramontana, Vallecillo, Jordan
NOES: None
ABSTAIN: None
ABSENT: None

Motion carried unanimously.

DISCUSSION ITEMS:

1. Public Hearing and consideration of Site Plan (2006-07-SP) request submitted by Fran Oremus for the installation of a 1,979 square foot single-story, single-family American-style manufactured home at 437 Russell Street (APN 003-182-71).

Commissioner Guelden recused himself as a result of a possible conflict of interest since he lives within 500-feet of the project site.

Community Development Director Sokolow gave an overview of the staff report. The proposed residence will replace an existing residence approximately 650 square feet in size. While the lot proposed for the manufactured home does not meet the minimum lot size for the R-1 Zone of 6,000 square feet, the lot was legally created and can be developed for single-family residential purposes as long as the proposed residence meets the current development standards. Sokolow pointed out that pursuant to State Law a manufactured home is permitted on a single-family lot as long as the residence is installed on a permanent foundation. A front door will be included on the Russell Street elevation of the residence even though the proposed elevations don't reflect this; a recommended condition of approval requires that the front be located on the Russell elevation. Sokolow said the applicant would be required to landscape the front yard before receiving a final inspection for the residence. He read an email to and provided Planning Commissions with copies of an email he received from Matt and Kim Kimes, 428 Russell Street, earlier

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in the day in opposition to the project.

Commissioner Vallecillo asked about the alleyway at the north end of the project site and whether the proposed residence would meet the rear yard setback requirement because of the alleyway's presence. Sokolow said it was his understanding that the alleyway was no longer in use and the alleyway property had reverted to the adjacent property owners. Administrative Assistant Michaelis said the Assessor's Parcel Map for the project site doesn't identify an existing alleyway. Vallecillo asked about the reference in the Kimes' email to "high density" housing. Sokolow said the number of units per acre determines density and the applicant's project would replace an existing single-family residence with another single-family residence. The project would not change density. Potentially, the high density reference may have been in response to the two two-story residences that Joe Pearce constructed directly west of the project site a couple of years ago.

Chairman Jordan opened the public hearing at 7:46 p.m.

Joe Oremus, a representative for the applicant, said the manufactured home would be an improvement for the neighborhood. He described the existing residence as a box that had been added on to.

Shep Harper, 431 Russell Street, said he wouldn't argue that the manufactured home is an improvement over the existing residence. However, Harper asked why a manufactured home is being proposed. He said the manufactured home across the street from the project site has a blank front elevation and other design deficiencies.

Dawn Barrera said not having the existing residential dwelling on the project site would be an improvement. Her concern isn't the manufactured home but the people at the house. Barrera said the people at the residence tried to dissuade potential buyers of the residence located just east of the project site. She detailed other problems that have occurred with people who frequent the project site and expressed her concerns for the neighborhood.

Laura Harper, 431 Russell Street, said the existing residence has been an eyesore to the neighborhood. Harper's concerned that the proposed residence will result in a nightmare for the neighborhood when the property already has been a problem for twelve years.

Joe Oremus said the proposed residence isn't a mobile home. The residence will have a permanent foundation constructed with concrete. Regarding the concerns with people who frequented the property, he said it may have been related to the people his parents rented to.

Elliot Landes, 454 Russell Street, said he was really sorry that a manufactured home is going to be installed on Russell. He contended that there are better designs than the one being proposed.

Jordan closed the public hearing at 7:56 p.m.

Commissioner Tramontana said if there is a problem with the project site perhaps there's a need to have the police explain the problem.

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Vallecillo asked if consideration of the project could be continued until next month's meeting in order to get information from the Winters Police Department. Sokolow said the Police Department could be contacted, but there's some uncertainty whether any information could be released. He noted that the Commission's decision on the project needs to be based on planning issues such as the proposed elevations and not on whether the police have had problems with the property.

Vallecillo said based on his review of the plans for the manufactured home it appears that the home will be elevated a couple of feet off of the ground. Sherri Willer from Statewide Homes (1543 Banford Way, Dobbins, CA) said the residence would be only elevated about a foot off of the ground. The residence will be constructed similar to any site built home except it will be constructed in a factory. The home will be bolted down to a perimeter foundation.

Commissioner Cowan questioned whether the project complied with the site coverage requirement of 50-percent for a single-story residence. He said he didn't like the design of the residence and was concerned about the use of a single gable on the Russell Street elevation. Sokolow responded that it might be necessary to reduce the asphalt concrete planned for the project in order to comply with the site coverage requirement. Rather than constructing a full driveway to the rear of the property for accessing the off-street parking, the driveway could be constructed with strips.

Cowan said the proposed residence looks like a trailer.

Commissioner Graf agreed that the manufactured home looks like a trailer, but he said the existing home needs to be replaced.

Vallecillo agreed also that the manufactured home looks like a trailer. While he isn't opposed to modular homes, they can look better than the proposed one.

Oremus said he went to Grass Valley and other locations to visit manufactured home factories and the proposed residence doesn't look like a manufactured home. He explained that the problem with most manufactured homes is that they're built in a long orientation.

Jordan said there are too many assumptions that have to be made regarding the project such as addressing the lot coverage aspect.

Graf said the Commission needs to make its decision based on the information presented.

Jordan said it appears that the lot is too small for the proposed house.

Commissioner Graf moved that the Planning Commission continue the public hearing and consideration of the project to the January 23, 2006 meeting of the Commission in order to allow the applicant to address the issues raised by the Commission. Seconded by Chairman Jordan.

AYES: Cowan, Graf, Neu, Tramontana, Vallecillo, Jordan

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NOES: None
ABSTAIN: Guelden
ABSENT: None

Motion passed 6-0-1.

Guelden rejoined the meeting at the dais.

2. Continued Public Hearing and consideration of Anderson Place Subdivision Map. The project is a proposed subdivision of 2.13 acres to create 24 residential lots with a total of 28 residential units and 9 office suites, an internal roadway/parking area ("Lot A"), a pedestrian pathway area ("Lot B"), subdivision feature/green space area ("Lot C"), and second internal roadway/parking area ("Lot D") at 723 Railroad Avenue. APN: 003-220-22 (2.13 acres). Applicant: Eva Brzeski. Entitlements include Tentative Subdivision Map; Development Agreement; Rezone to add the Planned Development Overlay over the 2.13-acre site; Planned Development Permit for PD Overlay; Modifications to the adopted Street Cross Sections; Site Plan for residential units/office suites and landscaping; and Demolition Permit.

Community Development Director Sokolow discussed off-street parking spaces, the off-site noise issue, use of the office suites, the creation of a homeowners association for the project, construction of a sidewalk on the west side of Railroad Avenue, and solar photovoltaics. The applicant has increased the off-street parking by four spaces; this includes two spaces in a tandem orientation. The two accessible spaces for the office suites have been identified. The accessible space north of Anderson will need to be van accessible; however, the accessible space south of Anderson doesn't need to be relocated to more centrally service the office suites south of Anderson. The guest park provision for multi-family housing has been recalculated to only address the two rental units. The off-street parking deficit has been reduced to four spaces. The applicant meet with John Martin from the Double "M" Trucking, Inc. and Matt Mariani from the Mariani Nut Company to discuss the project. Staff also followed up with phone calls to Martin and Mariani. While Martin doesn't oppose the project or have concerns about the proposed sound walls, he does remain concerned that residents of the project will complain about the noise generated from the Double M operations.

Staff has modified the recommendation condition of approval regarding the use of the office suites; however, the applicant's representative Mark Rutheiser will address this since the language might present a problem with financing of the project. A recommended condition of approval has been added to require the creation of a homeowners association since the property owners will joint own and maintain roadways, a park-like property, and other areas. The requirement to install a sidewalk on the west side of Railroad has been pulled from the recommendation conditions of approval and placed in the draft deal points for the development agreement. The library project at the Winters High School may end up constructing the sidewalk. The development agreement provision on solar photovoltaics will likely be revisited at the City Council because of the limited size of the roof areas necessary for accommodating the solar photovoltaic systems.

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Bob Lindley, project architect from YHLA Architects, reviewed the revised off-street parking plan with the Planning Commission. He noted that access aisle for the accessible space south of Anderson Avenue has been moved to the correct side of the space. The access aisle for the accessible space north of Anderson will need to be widened to meet the eight-foot width requirement for van accessible spaces. Lindley asked if compact parking spaces could be used in order to gain the additional width. Sokolow responded yes.

Lindley discussed using the single-family off-street parking standard for the non-rental units with the end result being that the project's off-street parking shortage has been reduced to four. He said that experience shows that some of the residents will use the office suites, which reduces the off-street parking need. In Davis, Lindley said, the off-street parking requirement for a mixed-use project is one space per 500 square feet.

Lindley reviewed design and landscaping options for the sound walls. He said the landscaping objective was to eventually have greenery cover the walls. There is the potential to construct the walls on the neighbor's property in order to increase the landscaping area in front on the walls; however, this hasn't been discussed with the adjacent property owner yet. Lindley said there is the potential for the sound walls on the south side of the project to be reduced from thirteen feet to ten since there aren't second floor balconies for the south side residential units. Sokolow said an analysis from the noise consultant would be needed before a reduction in the sound wall height could occur.

Commissioner Graf said he want staff to review the disclosure language for prospective buyers regarding the project's proximity to the Double M and Mariani facilities. Mark Rutheiser, project representative, said that real estate requirements stipulate a number of disclosure items including noise.

Rutheiser said that language in recommended condition of approval #43 prevent any use of the office suites for livable space would prevent the mixed-use units from qualifying for conventional financing. Commissioner Cowan suggested inserting language that the office suites couldn't be rented for residential purposes in order to address the financing issue. Rutheiser asked whether the language in condition #43 would prevent the use of a microwave in the office suites. Sokolow responded no and explained that the intent was prevent the use of an electric or gas oven. Rutheiser suggested making the language more specific as to the type of cooking appliance not permitted.

Commissioner Guelden said there is somewhat of an unwritten saying in Winters that we're a bedroom community. Given that, he questioned why a property zoned for commercial uses was going to be developed for residential purposes.

Commissioner Tramontana said he liked the ideas of storefront offices and people being able to work where they live.

Commissioner Vallecillo discussed the potential of the project to encourage other projects in the vicinity.

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Guelden noted that the Planning Commission had approved the 9 East Main Street mixed use project a couple of years ago and allowed four work-live units for the project. However, the project has a number of vacancies and only one or two of the work-live units are occupied at this time. Vallecillo responded that Anderson Place is a different project than 9 East Main and will result in new construction (rather than the rehabilitation of an existing structure which occurred at 9 East Main).

Chairman Jordan opened the public hearing at 9:25 p.m. and then closed it after receiving no public comment.

Commissioner Vallecillo moved that the Planning Commission approve the Anderson Place project with a recommended condition of approval #43 being modified by deleting livable and replacing it with residential rental. Seconded by Commissioner Cowan.

AYES: Cowan, Graf, Neu, Tramontana, Vallecillo, Jordan

NOES: Guelden

ABSTAIN: None

ABSENT: None

Motion passed 6-1-0.

The meeting was adjourned at 9:27 p.m.

DON JORDAN, CHAIRPERSON

ATTEST:

DAN SOKOLOW, COMMUNITY DEVELOPMENT DIRECTOR



PLANNING COMMISSION STAFF REPORT
January 23, 2007

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director 

SUBJECT: **Workshop on 4.92-acre Grant Avenue commercial project. The project site is bordered by Grant Avenue on the north, East Street on the west, East Baker Street on the south, and an existing commercial development on the east. APNs 003-370-28, 29, and 30. Applicant: Granite Bay Holdings, LLC.**

RECOMMENDATION: Staff recommends that the Planning Commission receive the staff report; receive a presentation from the applicant, Granite Bay Holdings, LLC, on the "Winters Commercial" project; and provide the applicant with feedback on the proposed project.

ATTACHMENTS:

Project Description
Location Map
Preliminary Site Plan
Building Elevations
Winters Design Guidelines (Grant Avenue Corridor)

WINTERS COMMERCIAL PRELIMINARY PROJECT DESCRIPTION

Project Title: Winters Commercial

Lead Agency: City of Winters
Community Development Department
318 First Street
Winters, CA 95694

Lead Agency Contact: Dan Sokolow, Community Development Director
(530) 795-4910, extension 114

PROJECT LOCATION: EAST GRANT AVENUE (ASSESSOR PARCEL NUMBERS 003-370-28, 29, and 30, APPROXIMATELY 4.92 ACRES IN SIZE); PROJECT SITE IS BORDERED BY EAST GRANT AVENUE ON THE NORTH, EAST STREET ON THE WEST, EAST BAKER STREET ON THE SOUTH, AND AN EXISTING COMMERCIAL DEVELOPMENT ON THE EAST.

Project Location: The project site is generally located in the southeast area of the City of Winters. The project site totals approximately 4.92 acres comprised of APNs 003-370-28 (1.46 acres), 29 (1.02 acres), and 30 (2.43 acres) located at the southeast corner of the East Grant Avenue (SR 128) and East Street intersection. The project site is south of commercial development (retail, gas station, and medical offices); east of a corporation yard and a residential four-plex; north of a single-family residence, an apartment complex, and an apartment complex under construction; and west of a commercial development (restaurants, retail, and veterinary service). Situs address: East Grant Avenue, Winters, CA 95694.

Project Sponsors: Rick Cheney, Applicant and Property Owner
Granite Bay Holdings, LLC
4230 Douglas Boulevard, Suite 100
Granite Bay, CA 95746

General Plan Designation: Central Business District (CBD) (4.92 acres).

Zoning: Central Business District (C-2) (4.92 acres).

Existing Conditions: The site consists of three parcels that form a rectangular-shaped area located in southeast Winters. The topography is generally flat and the site contains few features other than a small number of trees and at least one storm drain inlet (located on the East Grant Avenue frontage). Elevation information is not available at this time.

The project site lies in FEMA Flood Zone X (shaded) based on the FEMA Flood Insurance Rate map (map revised November 20, 1998, Community-Panel Number 060425 0001 C). Zone X (shaded) is a flood insurance rate zone assigned to areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Surrounding land uses include:

North – Central Business District Zone, commercial development (retail, gas station, and medical offices).

West – Central Business District Zone (corporation yard and residential four-plex).

South – Central Business District and High Density Multi-Family Residential Zones (single-family residence, apartment complex, and apartment complex under construction).

East – Central Business District Zone, commercial development (restaurants, retail, and veterinary service).

Background: The site has been vacant since 1996; information on the site prior to 1996 is not available at this time.

Project History:

November 14, 2006 – Community workshop held at the Buckhorn Restaurant.

Previous Relevant Environmental Analysis: The 1992 General Plan was the subject of a certified Environmental Impact Report that examined the environmental impacts associated with adoption of the General Plan, including the development of the site as currently designated. The General Plan EIR assumed floor area ratios of 0.54 (CBD Designation) for the site.

Description of the Project: The project is a proposed commercial development of approximately 4.92 acres for retail, restaurant, office, medical, and financial uses spread throughout nine buildings.

Site Plan

Based on the preliminary site plan dated “November 13, 2006”, the applicant proposes to construct nine commercial buildings for retail, restaurant, office, medical, and financial uses for 4.92-acre CBD/C-2 site. The buildings are oriented towards the street frontages. Two of the buildings are identified for the Yolo County Credit Union (Yolo Federal Credit Union) and Sutter Medical (Sutter Health), and the applicant has been in discussions with both entities. The two restaurants are depicted with drive-through features. It appears that the East Grant Avenue frontage will have a wide landscaped area; however, landscape plans have not been submitted at this time.

A total of 226 off-street and on-street parking spaces are identified for the site, including 190 off-street spaces. The office-street spaces consist of 36 diagonal spaces proposed for the project's East Baker Street frontage. The requirement for accessible off-street spaces has been noted on the site plan; however, the locations have not been identified.

Vehicle access would be provided at four locations: two each on the East Grant Avenue and East Baker frontages. The applicant proposes to construct a roundabout at the Walnut Lane and East Grant intersection. The other vehicle access point on East Grant appears to be shared with the existing ingress/egress for the commercial development directly east of the project site. This ingress/egress continues to East Baker Street and appears to be an existing one that will also be shared with the commercial development east of the site. The final vehicle access point is located north of the Winters II apartment project, but it is not known how this ingress/egress lines or does not line up with the Winters II ingress/egress.

The proposed roundabout at the Walnut and East Grant intersection and diagonal parking on East Baker will require City Council approval. Last year, the City Engineer presented the Grant Avenue Access Study to the City Council. The Access Study evaluates the feasibility of different access options on Grant Avenue between Railroad Avenue and East Main Street in Winters and provides seven different access options. Three of the options include the installation of roundabouts and all three propose a roundabout at the Walnut and East Grant intersection.

Land Use Consistency

The floor area ratio (FAR) is 0.21 (45,500 square feet ÷ 214,000 square feet). This is consistent with the CBD/C-2 maximum FAR of 2.0 for office and commercial uses.

Regulatory Consistency

A review of the setbacks, off-street parking requirements, other development-type standards cannot be completed until additional project information is submitted.

Other Applicable Plans

The project site falls within the redevelopment area of the City of Winters known as the Community Development Project Area. However, redevelopment requirements, if any, may be limited since the project would not result in the construction of residential units. The site is located in the Grant Avenue Corridor of the Winters Design Guidelines and information on the corridor is provided as an attachment.

Sewer Conveyance

Infrastructure plans have not been submitted.

Sewer Treatment

Infrastructure plans have not been submitted.

Water Conveyance

Infrastructure plans have not been submitted.

Drainage Conveyance

Infrastructure plans have not been submitted.

Off-Site Infrastructure

Infrastructure plans have not been submitted.

Flooding

The project does not fall within the City's General Plan Flood Overlay Area. The project site lies in FEMA Flood Zone X (shaded) based on the FEMA Flood Insurance Rate map (map revised November 20, 1998, Community-Panel Number 060425 0001 C). Zone X (shaded) is a flood insurance rate zone assigned to areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Parkland

The project does not include residential units. As a result, a parkland requirement is not triggered.

Phasing

It is not known at this time whether the applicant will phase development of the project.

Affordable Housing

The project does not include residential units. As a result, the City's inclusionary (affordable) housing ordinance will not be triggered.

Architecture

The attached elevation has a rustic European design with a Tuscan color scheme. Individual features include tiles, stone facades, stone-arches, and awnings. The proposed elevations for the bank building have a Spanish design (tile roof and ironwork). The applicant will provide large scale, colored elevations to review with the Planning Commission at tonight's workshop. The attached elevations were emailed to City staff on January 13.

Entitlements

The project requires the following approvals from the City:

- Site Plan for the construction of nine commercial structures, internal landscaping, and frontage landscaping.
- Conditional Use Permit(s) for drive-through aspect of restaurants.

Potentially other entitlements may be required once the City receives detailed submittals and technical studies for the project.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

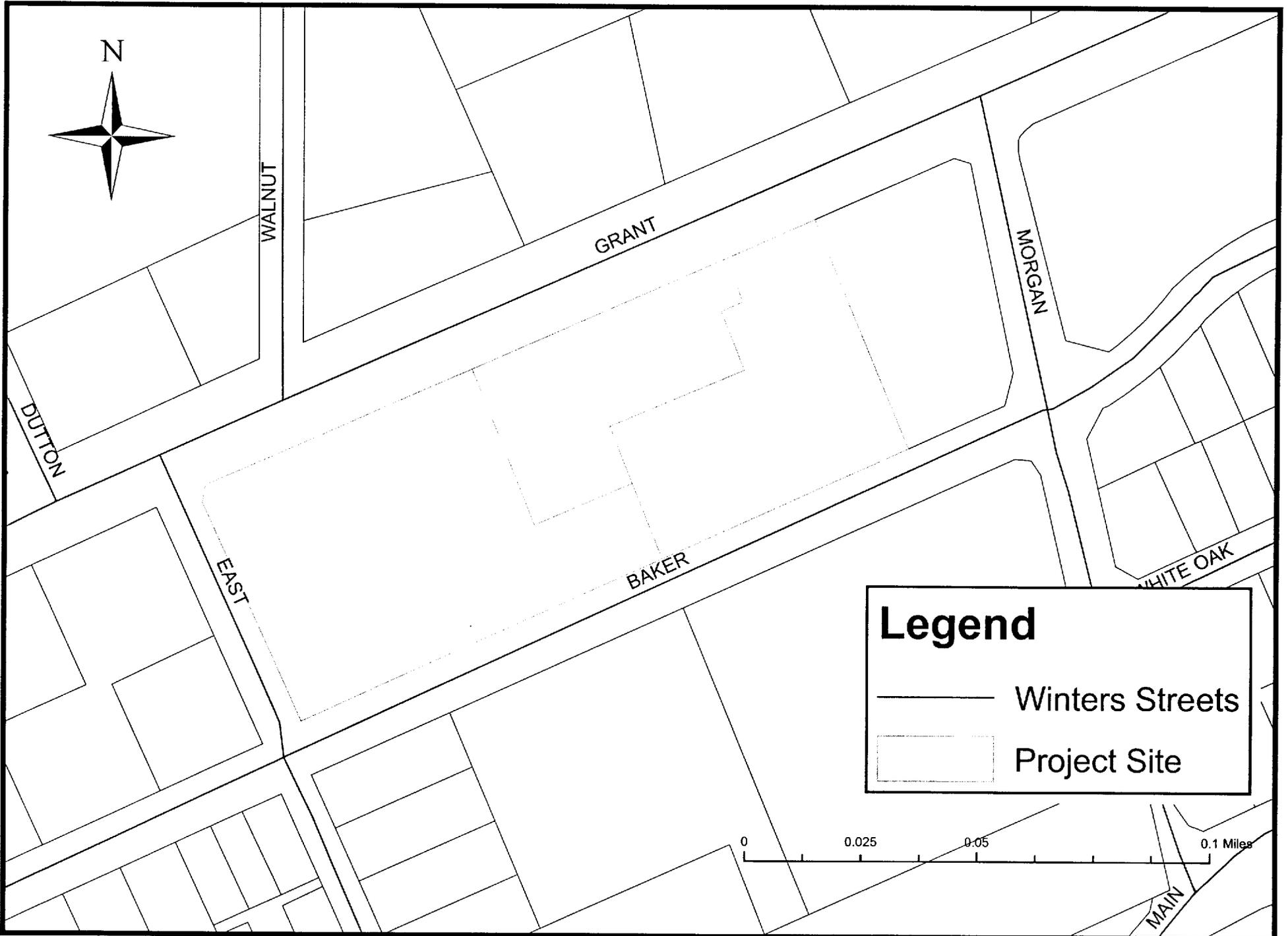
- Yolo County Environmental Health Department for well and/or septic closure (if applicable).
- Caltrans for encroachment permit and plan approval for improvements in and along East Grant Avenue (State Highway 128).
- Yolo County Transportation District.

Technical Studies: The City has not received technical studies for this project at this time.

Preliminary Environmental Determination: A preliminary environmental determination cannot yet be made at this time; technical studies have not been submitted.

Grant Commercial/Workshop Proj Description 23Jan07

Granite Bay Holdings, LLC Grant Ave. Commercial Site

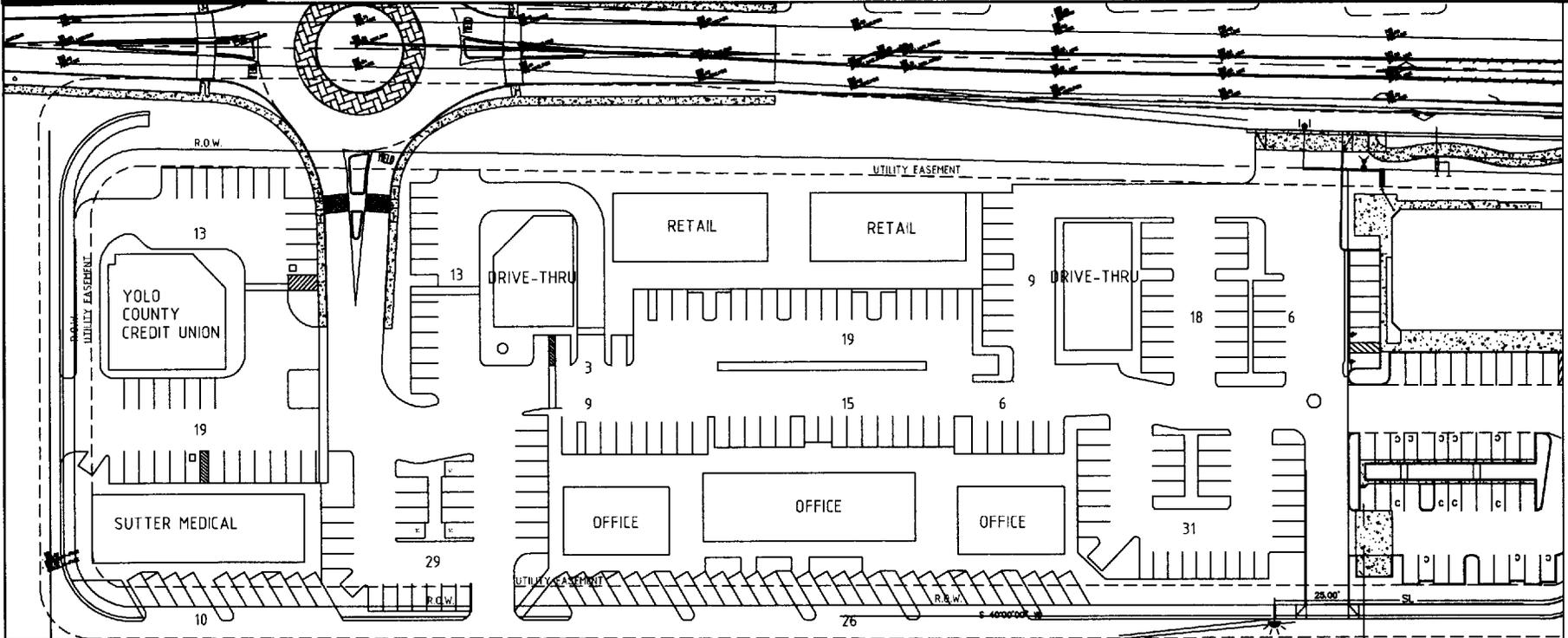




WINTERS COMMERCIAL - GRANT & EAST

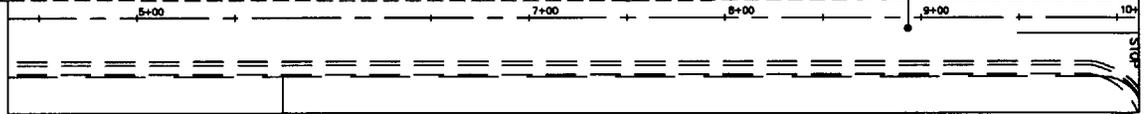
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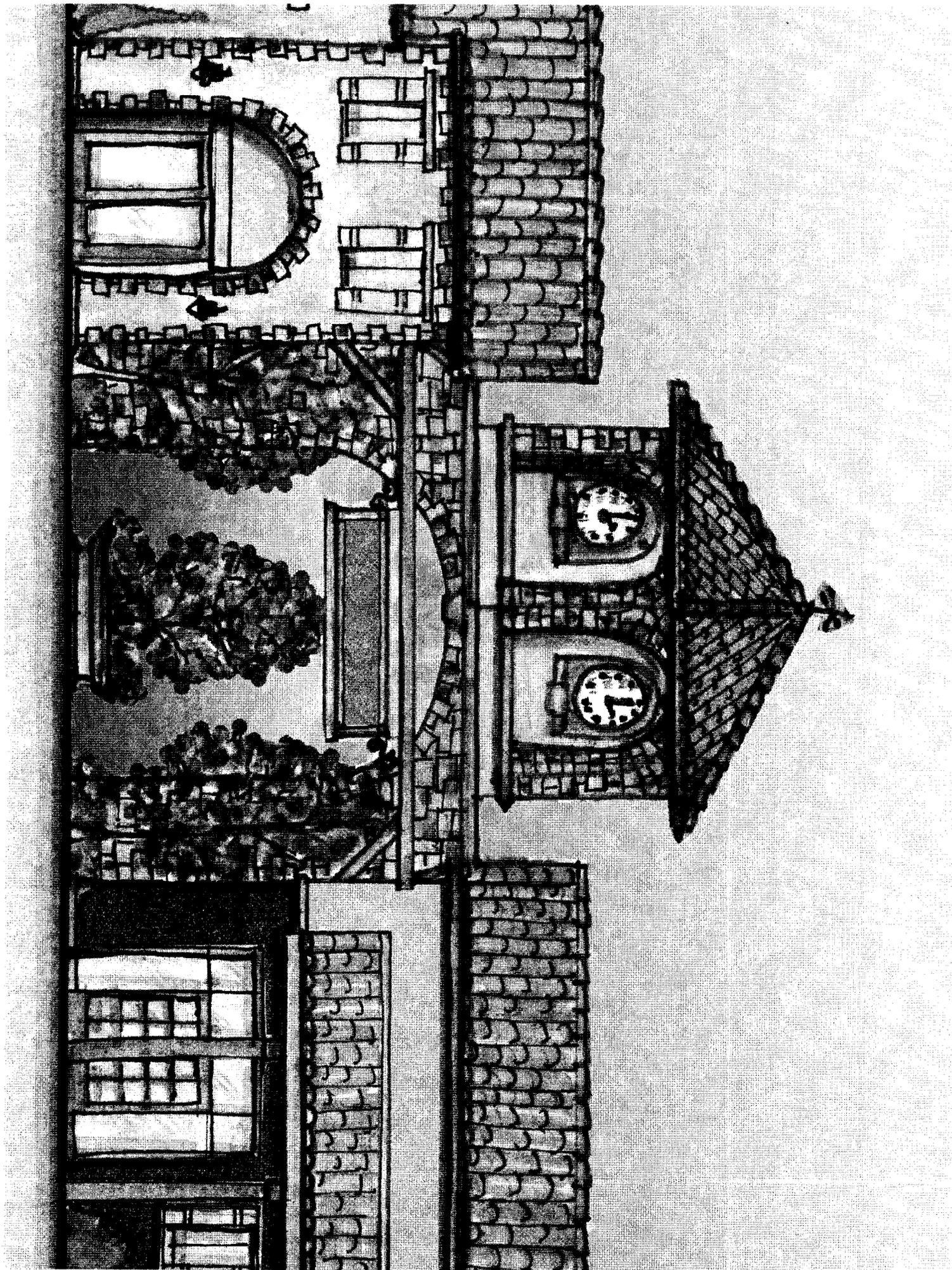


BLDG AREAS TABLE

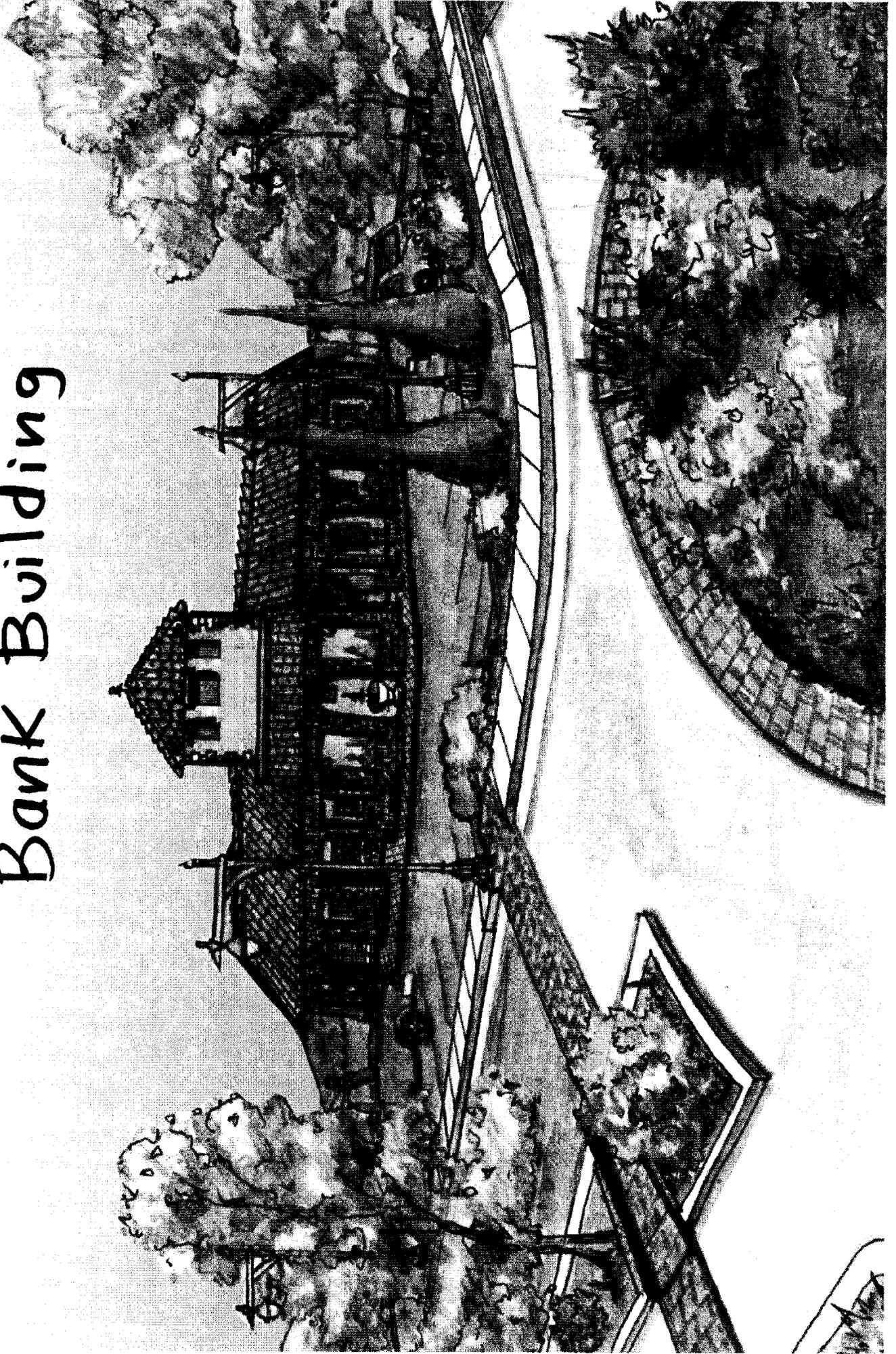
BLDG NAME	AREA IN SQ. FT.	PARKING REQ'D
RESTAURANT	6,000 SF	36 stalls
BANK	4,500 SF	18 stalls
MEDICAL BUILDING	5,000 SF	30 stalls
SINGLE STORY	15,000 SF	55 stalls
TWO STORY	15,000 SF	55 stalls 194 NEEDED
TOTAL:	45,500 SF	226 stalls (w/handicap stalls)



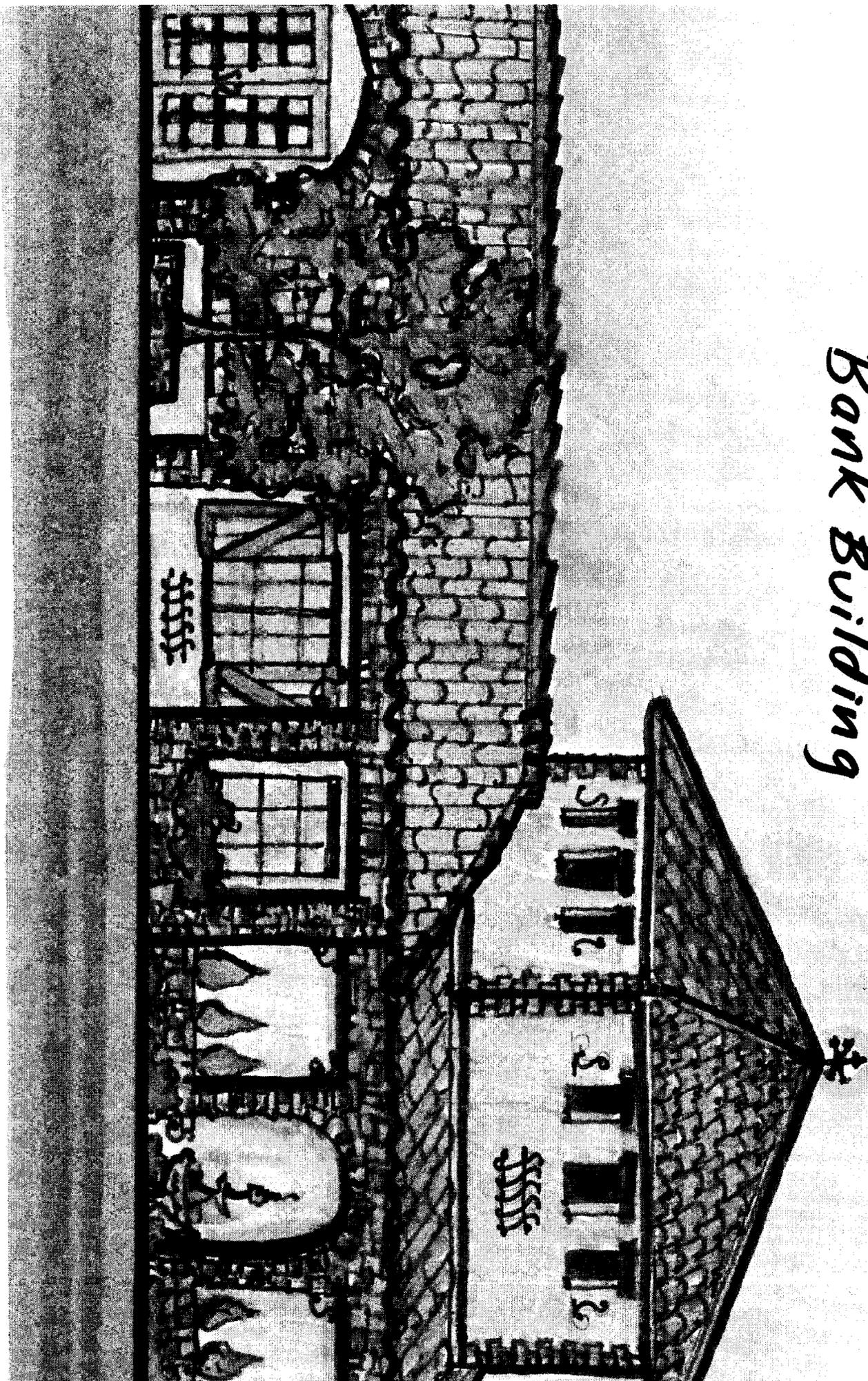
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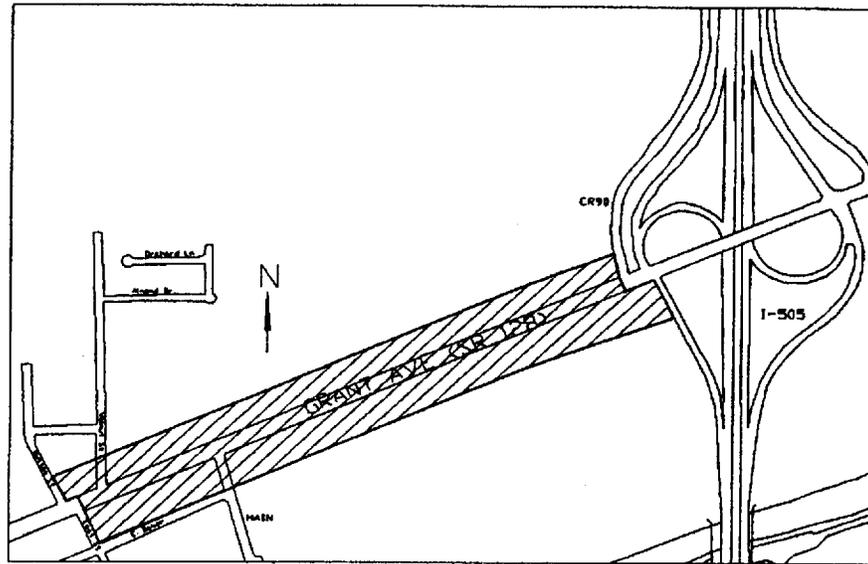


Bank Building



Bank Building



The Grant Avenue Corridor**Geographical
Location:**

The Grant Avenue corridor includes all parcels abutting Grant Avenue on the north and the south, from the I-505 interchange from the east to Dutton Street on the west.

**Vision
Statement:**

Grant Avenue from Highway I-505 to Railroad Avenue is the gateway to Winters, and as such should provide a bold statement of community character while providing for unrestricted access to through traffic. Emphasis along this corridor is for commercial and office use, with high density residential allowed to help create a critical mass of residents to support downtown businesses.

A transition from highway commercial to pedestrian commercial is envisioned as one moves towards the western sections of the corridor from I-505.

**Circulation
Access:**

To keep traffic flowing freely, ingress and egress to adjacent properties on Grant Avenue shall be carefully planned. Individual driveways will be allowed only where previously existing or where they represent the only feasible access and are consistent with Caltrans regulations. Joint driveways may be permitted if necessary, but should be kept to a minimum. The preference is for Grant Avenue frontage parcels to get their access via the adjacent cross streets which run perpendicular to Grant. Median left turn lanes will be provided to ensure easy access and maximum circulation efficiency.

Street

standards:

Grant Avenue will be a 4-lane arterial, with pavement from 66 to 84 feet, and a 106 to 124 foot wide right-of-way. A landscaped center median with left turn pockets will be provided along the corridor.

Bicycles:

Grant Avenue is a significant street for bicycle traffic. Bicycle lanes will be clearly marked adjacent to the sidewalk curb in each direction.

Pedestrians:

Pedestrians will be provided with a sidewalk on each side of Grant Avenue. Cross-walks will be paved with contrasting materials in order to alert motorists to pedestrian safety and to provide architectural texture and community character. Cross-walk signalization will be provided at all through cross streets. Attention to pedestrian access shall be emphasized in the western sections of the corridor.

Setbacks:

A well defined, but varied commercial edge will be provided along Grant Avenue. To reinforce the street as a focus of pedestrian-oriented activity, building along Grant Avenue can be built to the property line and sidewalk edge. Buildings may be setback from the property line to create public spaces for seating, sidewalk cafes, plazas, public art or parking.

Landscaping:

Landscape elements such as trellises, arbors, water features, plazas, and courtyards that enrich the built environment and are encouraged.

Street trees will provide an important role in establishing the visual character of the gateway to Winters. A comprehensive landscaping program will be prepared to line the Grant Avenue corridor from I-505 to Railroad Avenue. The specie(s) of trees selected should be appropriate for the Winters climate, provide an aesthetic canopy, summer shade, seasonal variation, and not cause buckling to adjacent sidewalks and roadways. Median strips will also be included in the plan and appropriately landscaped.

Signage:

Signage should be carefully planned along Grant Avenue. Pole signs representing *individual* businesses will be discouraged. Internally lit monument signs and small roof signage will be approved through a sign permit.

Lighting:

Night lighting along Grant Avenue can be used to accent structures and landscaping and to attract the visual interest of passing traffic. Lighting along the Grant Avenue frontage should be consistent with the small town character being stressed, but should be of adequate level to ensure public safety, and create a sense of security.

Parking: Parking lots adjacent to Grant should be minimized, kept to a small scale, and interspersed with commercial structures. Trees will be provided for summertime shade.

Architectural: Architecture should be human-scaled. The small town character of every land use area depends to some extent on the adequate measure of architectural diversity within each block. Large scale projects diminish the liveliness of the street by their sameness of style and detail. To this same end, variation in floor level, facades, architectural details, and finishes that create the appearance of several separately designed buildings are encouraged for larger projects. Strip-mall type developments are discouraged.

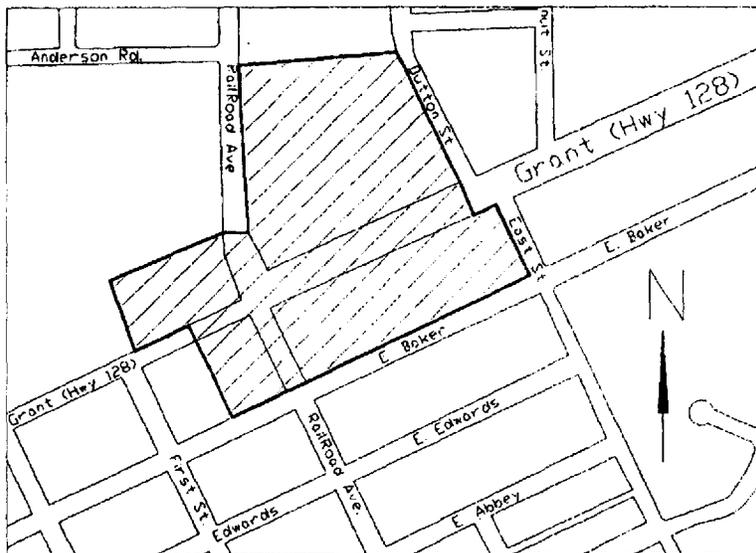
Shading devices and techniques are encouraged for buildings to reduce interior glare, conserve energy and add visual interest.

Community Character:

Special community character features shall be considered for incorporation into the overall design of the gateway.

Scenic features such as fountains, statues, public art, floral displays, etc., should be incorporated into the corridor design.

The Grant/Railroad Intersection Corridor



Geographical Location:

The Grant/Railroad intersection corridor includes all properties within the CBD General Plan designation bounded by Baker Street on the south, and Dutton Street and East Street on the east.



PLANNING COMMISSION STAFF REPORT
January 23, 2007

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director 

SUBJECT: **Continued Public Hearing and consideration of Site Plan (2006-07-SP) request submitted by Fran Oremus for the installation of a 1,979 square foot single-story, single-family American-style manufactured home at 437 Russell Street (APN 003-182-71).**

RECOMMENDATION: Staff recommends that the Planning Commission continue the public hearing and consideration of the project to the February 27, 2007 Planning Commission meeting. The applicant has been reviewing other manufactured homes for the project site and has not yet chosen a home.

