

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, February 27, 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 February 20, 2007
Science New article: *Weighing in on city planning, could smart urban design keep people fit and trim?*
Annual Progress Report on the Implementation of the City of Winters' Housing Element
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 January 23, 2007 regularly scheduled meeting of the Planning Commission.

VI DISCUSSION ITEMS:

1. Update on Winters Highlands Subdivision project from Granite Bay Holdings, LLC (no backup).
2. Presentation on Phase I of Rotary Park Master Plan project.
3. 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 1437 square foot manufactured residence with two bedrooms and two bathrooms at 437 Russell Street (APN 003-182-71).
4. Conceptual Site Plan for Winters Commercial project. The 4.92-acre 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.
5. Public Hearing and consideration of Site Plan application (2007-01-SP) submitted by Fred Chernidglo on behalf of property owner Manuel Lopez for the installation of a new single-story, single-family 1,188 square foot manufactured residence with three bedrooms and two bathrooms at 308 Baker Street (APN 003-142-15).

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, FEBRUARY 20, 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".

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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.

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THE COUNCIL CHAMBERS IS WHEELCHAIR ACCESSIBLE

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of February 20, 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.	City Council on January 16, 2007 discussed policy issues and directed staff to continue to process project based on staff's recommendations on policy issues.	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 tentatively scheduled for March 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 March 6, 2007.
(13) Pearse Subdivision, Thomas Pearse (530) 795-5901	Proposal to develop 5 single-family residential lots at the south end of Third Street.	December 15, 2006 completeness letter sent, additional information needed.	City staff determination of application completeness.

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of February 20, 2007
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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.

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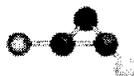
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Weighing In on City Planning

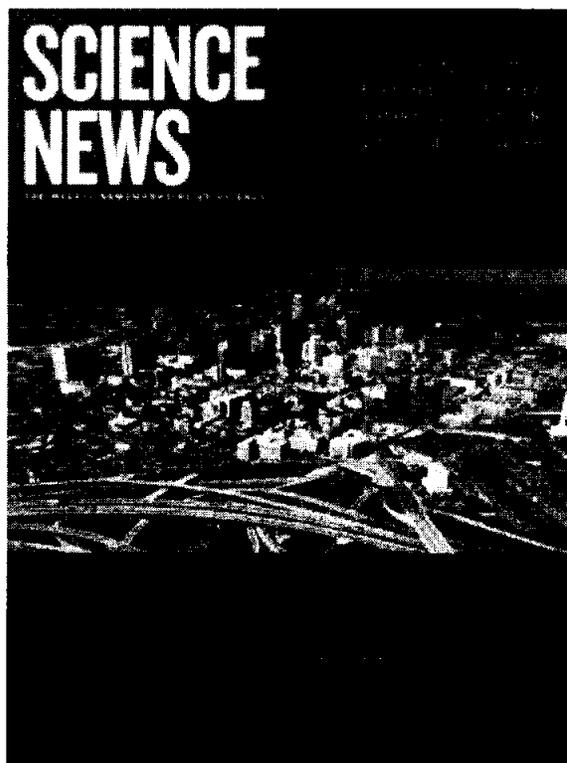
Could smart urban design keep people fit and trim?

Ben Harder

Lawrence Frank is no couch potato. Taking full advantage of his city's compact design, the Vancouver, British Columbia, resident often bikes to work and walks to stores, restaurants, and museums. That activity helps him stay fit and trim. But Frank hasn't always found his penchant for self-propulsion to be practical. He previously lived in Atlanta, where the city's sprawling layout thwarted his desire to be physically active as he went about his daily business.

"There was not much to walk to," says Frank, a professor of urban planning at the University of British Columbia. For example, he recalls that there was only one decent restaurant within walking distance of his old home. Many restaurants and other businesses in Atlanta cluster in strip malls that stand apart from residential areas.

In Vancouver, by contrast, Frank's neighborhood contains dozens of eateries, and he often strolls to and from dinner. "I'm more active here," he says.



Metropolitan Atlanta, often called a poster child



The glaring difference between the two cities' landscapes figures in Frank's professional life as well as in his personal one. Frank is part of an emerging area of cross-disciplinary science that's examining the relationship between the shapes of our cities and the shapes of our bodies.

for urban sprawl, has undergone rapid geographical expansion as its population has burgeoned to about 5 million. Studies suggest that urban sprawl contributes to physical inactivity and obesity.

Getty Images

He and other researchers have evidence that associates health problems with urban sprawl, a loose term for humanmade landscapes characterized by a low density of buildings, dependence on automobiles, and a separation of residential and commercial areas. Frank proposes that sprawl discourages physical activity, but some researchers suggest that people who don't care to exercise choose suburban life. Besides working to settle that disagreement, researchers are looking at facets of urban design that may shortchange health.

As scientists investigate the relationship between sprawl and obesity, a compact style of city development sometimes called smart growth might become a tool in the fight for the nation's health. However, University of Toronto economist Matthew Turner charges that "a lot of people out there don't like urban sprawl, and those people are trying to hijack the obesity epidemic to further the smart-growth agenda [and] change how cities look."

Studying spread

For decades, housing and population growth in U.S. suburban areas have outpaced those in city centers. Shifts in commuting patterns reflect the trend toward people residing at a sizable distance from where they work, shop, and play. According to U.S. Census data, the average commute lengthened from 22.4 minutes to 25.1 minutes between 1990 and 2000, and the proportion of workers walking or biking to work dropped by one-quarter.



TIGHT FIT. Densely built urban areas such as Vancouver's downtown

may encourage pedestrian traffic and promote physical activity. In contrast, cities of low density, where people depend on cars to get to stores and other facilities, seem to favor obesity.

Corbis

A few communities buck the national trend. For example, Frank says, "there is a great deal of new development in Atlanta that is walkable."

"That said, the overall trend is not in this direction in that region or most others," he adds. Even "Vancouver is embarking on a massive road-building program that threatens [to create] sprawl in the developing parts of this region."

In September 2003, two major studies linked sprawl and obesity. Since those reports, researchers in fields as disparate as epidemiology and economics have generated a spate of similarly themed studies.

In the first of the 2003 reports, researchers analyzed data from a nationwide survey in which each of some 200,000 people reported his or her residential address, physical activity, body mass, height, and other health variables. Residents of sprawling cities and counties tended to weigh more, walk less, and have higher blood pressure than did people living in compact communities, concluded urban planner Reid Ewing and his colleagues at the University of Maryland at College Park's National Center for Smart Growth Research and Education.

In the second study, health psychologist James Sallis of San Diego State University and his colleagues reported that residents of "high-walkability" neighborhoods, which have closely packed residences and a mix of housing and businesses, tended to walk more and were less likely to be obese than residents of low-walkability neighborhoods.

In 2004, Frank and his colleagues produced additional connections among urban form, activity, and obesity. The data on more than 10,500 people in the Atlanta area indicated that the more time a person spends in a car, the more obese he or she tends to be. But the more time people spend walking, the less obese they are.

Frank's team, like the other groups,

found that areas with interspersed homes, shops, and offices had fewer obese residents than did homogeneous residential areas whose residents were of a similar age, income, and education. Furthermore, neighborhoods with greater residential density and street plans that facilitate walking from place to place showed below-average rates of obesity.

The magnitude of the effect wasn't trivial: A typical white male living in a compact, mixed-use community weighs about 4.5 kilograms (10 pounds) less than a similar man in a diffuse subdivision containing nothing but homes, Frank and his colleagues reported.

So far, the dozen strong studies that have probed the relationships among the urban environment, people's activity, and obesity have all agreed, says Ewing. "Sprawling places have heavier people," he says. "There is evidence of an association between the built environment and obesity."

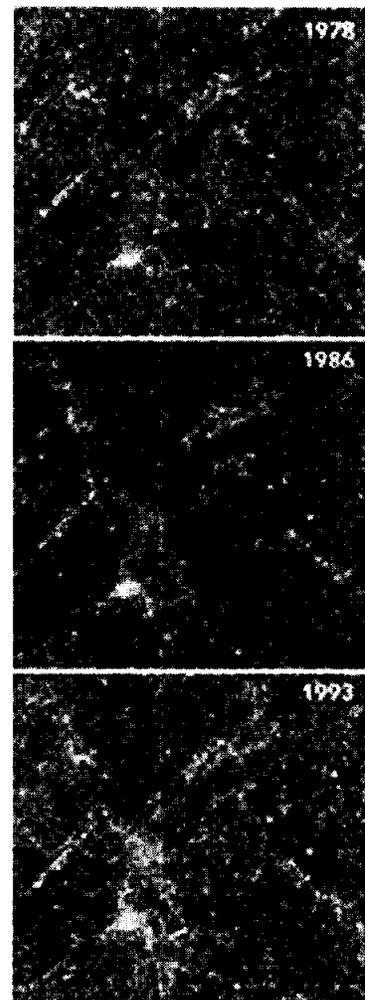
Cause or coincidence

The evidence for a relationship between physical activity, body weight, and the environmental characteristics called urban form "looks compelling," adds Ross Brownson, an epidemiologist at St. Louis University School of Public Health in Missouri.

But Brownson, Ewing, and others caution that these associations don't prove that sprawl causes laziness or weight gain. Most of the studies provide only a snapshot of different people at a single time. Such studies can't prove that living amid sprawl leads to inactivity; it may also be that inactive people choose to inhabit areas where driving is the easiest way to get around.

In other words, people with different health habits and different propensities to gain weight may sort themselves into different kinds of neighborhoods.

That's what Turner suggests is going on. Turner conducted a study that tracked people over time, as some of them moved from one



OBESITY CITY. Infrared satellite images show the rapid geographical expansion of metropolitan Atlanta. Built-up areas, such as roads and buildings, appear bluish-white against the red backdrop of areas dominated by trees and plants.

Frank

neighborhood to another. He and his collaborators found no change in weight associated with moving from a sprawling locale to a dense one, or vice versa.

"We're the only ones that have tried to distinguish between causation and sorting ... and we find that it's sorting," he says. "The available facts do not support the conclusion that sprawling neighborhoods cause weight gain."

Turner's team analyzed data collected over 6 years on more than 5,000 young adults living across the United States. Most of the volunteers moved at least once during the study. The researchers compared individuals' weights before and after they moved between communities with different degrees of sprawl.

To measure sprawl, they used satellite images to calculate the average distance between residential buildings. They also determined the average density of nonresidential establishments such as churches and shops in each volunteer's zip code.

"We're estimating the effect [of sprawl on weight] to be zero or very close to zero," Turner says. Any weight gain attributable to sprawl, he says, is at most "a couple of ounces."

The authors released the study as a working paper on Oct. 30, 2006.

Other researchers challenge some of the study's analytical methods, particularly the way in which Turner's team assessed sprawl and mixed use. For example, Sallis says, "They assumed that [churches and retail businesses] were equally dispersed around the zip code." The study may therefore have inaccurately estimated volunteers' access to walkable destinations, he says.

Sallis also argues that it could take many years for significant weight gain to develop after a person moves between dissimilar neighborhoods. Moreover, the study didn't assess whether volunteers' degree of physical activity changed when they moved, a measure that would hint at impending changes in weight.

Still, Sallis says, Turner's longitudinal approach to the issue is "definitely an advance. We've been wanting studies like this for some time."

Ewing has also completed a prospective study using a similar set of data, but he declined to discuss his results with *Science News* before the study's publication.

Obesity is not the urban environment's only—nor even necessarily its most likely—potential health effect, says physician Deborah Cohen, a health researcher at the RAND Corporation in Santa

Monica, Calif. If a neighborhood's design were to make people less active, they might eat less to avoid obesity but still miss out on other health benefits of physical activity, notes Cohen.

"Physical activity is independently important for health, [and] urban form is important for physical activity," she says.

In 2004, Cohen and Roland Sturm of RAND asked more than 8,000 residents of 38 U.S. communities to list their health problems. The researchers also assessed the degree of sprawl in each resident's community.

"People reported more complaints—more health problems—when they lived in more sprawling areas," Cohen says. The excess of physical problems such as arthritis linked to sprawl was comparable to the change that would occur if the entire population suddenly aged by 4 years, Cohen and Sturm concluded.

Setting and sorting

Frank's latest findings could split the ideological difference. By surveying people in a variety of neighborhoods, he learned that people who are less inclined to be active tend to live in less pedestrian-friendly locales—evidence that people are sorting themselves. But he also found that, no matter how much people like or dislike being active, they are more active when they live in compact, walkable areas than when they live in sprawling neighborhoods.



THE DISCONNECT. A community's so-called network efficiency influences its walkability. In an efficient network, such as in the gridlike neighborhood at left, pedestrians can walk relatively directly between any two points. The maze of cul-de-sacs at right forms an inefficient network.

Frank

His study, he says, "demonstrates that both preferences and the neighborhood in which people live impact their behavior." He described the findings at a conference in Atlanta on Jan. 19 and reports them in an upcoming *Social Science and Medicine*.

The people most at the mercy of sprawl, Ewing suggests, are those who have limited access to healthy foods and who don't recognize the importance of fitness.

Children are another group that could be disproportionately affected by urban design, Frank says.

In two recent studies, Cohen and her collaborators examined the relationship between adolescent girls' physical activity and specific aspects of the urban environment. Girls who live near parks and recreational facilities are more physically active than those whose neighborhoods contain no such spaces, the researchers found.

They selected a middle school in each of six metropolitan areas throughout the country. From among the female students attending the schools, the team randomly selected 1,556 sixth graders.

In one study, the researchers used maps and government records to locate public parks. On average, 3.5 parks lay within a 1-mile radius of each volunteer's home. That figure varied from about six parks in Minneapolis to about one park in Tucson.

The researchers outfitted the girls with pedometerlike devices called accelerometers, which record motion and can be used to measure the intensity of physical activity. Each volunteer wore her accelerometer for 6 consecutive days. During that time, the girls performed, on average, the metabolic equivalent of 611 minutes of vigorous physical activity.

The researchers conservatively estimated that each park within a half-mile of home contributed an extra 17.2 minutes of vigorous activity per girl over the course of the study. The team reports its findings in the November 2006 *Pediatrics*.

"Neighborhood parks are particularly important for adolescents who are too young to drive," says Diane Catellier, a statistician at the University of North Carolina at Chapel Hill who collaborated with Cohen on that study.

In the other study, reported in a 2006 supplement to the *Journal of Physical Activity and Health*, Cohen's team used data on the same girls to show that living in proximity to one's school is also associated with increased levels of physical activity.

"The overarching message is that the built environment is an enabler or a disabler of active transportation—of walking," Frank says.

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From *Science News*, Vol. 171, No. 3, Jan. 20, 2007, p. 43.

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**WORKFORCE HOUSING REWARD PROGRAM
Annual Progress Report
on Implementation of the Housing Element**

**General Plan Report requirement pursuant to
Section 65400 of the Government Code**

Jurisdiction: **City of Winters**

Address: **318 First Street, Winters, CA 95694**

Contact: **Dan Sokolow**

Title: **Community Development Director**

Phone: **530-795-4910, ext. 114** Email: **dan.sokolow@cityofwinters.org**

Address: **See above address**

Report Period: **■** CY 2005 and 2006

The following must be included in the report:

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit.
3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program
2. Assess effectiveness of actions and outcomes

C. Progress toward mitigating governmental constraints identified in the housing element.

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued

Response: In 2005, the City issued building permits for 4 new housing units. The City issued building permits for 36 new housing units in 2006. The new units consist of a 34-unit apartment complex, 1 single-family dwelling, and 1 secondary dwelling unit (SDU).

2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units

Response: The City does not have income level affordability data for the new housing units permitted in 2005. None of the units were deed restricted as affordable housing units. For the housing units permitted in 2006, the 34-unit apartment complex will be affordable to lower income households in the 30 to 60 percent of median household income range. At least 17 of the apartment units are deed restricted to very low-income households while the remainder of the units are deed restricted to low-income households. Neither the new single-family dwelling nor the SDU are deed restricted as affordable housing units. However, the property owner is constructing the SDU in order to rent the unit to a moderate-income household who is related to the property owner. The single-family dwelling is affordable to an above moderate-income household.

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate)

Response: The City does not have income category data for the new housing units permitted in 2005. For the housing units permitted in 2006 (through November), the comparison of the units added to the regional housing need allocation is detailed below.

2006 New Housing Units Compared To City of Winters Regional Housing Need Allocation		
Income Category	2006 Units	Regional Housing Need Allocation*
Very Low	47 percent	24 percent
Low	47 percent	16 percent
Moderate	3 percent	15 percent
Above Moderate	3 percent	44 percent
*Note: The last column doesn't total 100 percent because of rounding.		

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation

schedule from each program in the housing element; describe actions taken to implement each program

Program: The City shall maintain the Affordable Housing Steering Committee to review housing projects of 50 or more units. The City shall encourage project applicants to receive concurrent reviews by the Affordable Housing Steering Committee and the Development Review Committee. The Affordable Housing Steering Committee shall also advise the City Council, Planning Commission, and Community Development Agency (redevelopment) on housing policy, City incentives to encourage the production of affordable housing units above the minimum inclusionary housing requirements, housing policy implementation, and the allocation of the Community Development Agency's Tax Increment Housing Set-Aside Funds. The Affordable Housing Steering Committee does not have the power to alter project review, design review, or development standards.

Status: In 2005, the Affordable Housing Steering Committee (AHSC) met with the developers of the Winters Highlands project, a proposed residential subdivision to create 378 single-family housing units and 64 multi-family housing units. The Committee members reviewed the affordable housing component of the project and provided input on the bedroom mix of the affordable units, the amenities for the multi-family site, and other affordable housing aspects. *(Subsequently, the developers of the Highlands project relocated the multi-family housing site and reduced the number of units to 30. The Highlands project was approved by the Winters City Council in April 2006).*

For 2006, the AHSC met with the developer of the Anderson Place and the attorney/project representative of the Village on the Park projects. Anderson Place is a proposed residential subdivision to create 24 residential lots with a total of 28 residential units and 9 office suites. While AHSC review of the Anderson Place project was not required, the applicant requested a review. The AHSC reviewed the affordable housing component of the project, which will consist of a housing cooperative for the 4 affordable units. Village on the Park is a proposed residential subdivision to create 75 for sale, attached housing units. The AHSC reviewed the affordable housing component of the project and discussed the density of the project, the development of the property as a for sale product, and the potential of constructing a portion of the affordable units as rentals.

Program: The City shall continue to implement Ordinance 94-10, General Plan Policy II.3. that requires at least 15 percent of all new units developed within the City be affordable to very low-, low-, or moderate-income households. Development of the affordable units on-site will normally be preferred. When this is found to be infeasible or inappropriate, the City may allow off-site development of the affordable units, accept in-lieu contributions of cash or land, or may approve a combination of these and other methods. The City shall provide regulatory and financial incentives geared to the financial need of each project. Incentives shall include, but shall not be limited to:

1. A 25 percent density bonus for projects meeting requirements of the Density Bonus Ordinance 97-02 (as revised per Program II-3), General Plan Implementation II.3.

2. The use of housing set-aside funds to subsidize the production of very low-income units.
3. Assistance in accessing State or federal funding by lending support to such requests, priority permit processing for entitlements necessary to increase the competitiveness of a funding request, and providing documentation of housing needs that would increase the competitiveness of a funding request.
4. Modified development standards, such as for parking, setbacks, on- or off-site improvements, street improvement standards, and less stringent site plan (design review) requirements under the City's Planned Development Process.

Status: In 2005, the Winters City Council approved the Callahan Estates, Creekside Estates, and Hudson-Ogando subdivision projects. City staff advised the applicants for the three projects of the need to include affordable units in their projects pursuant to the City's inclusionary housing ordinance, Ordinance No. 94-10. As a result, the Callahan Estates project will include 7 units for very low-income, 7 units for low-income, and 4 units for moderate-income households; the Creekside Estates project will include 1 unit for very low-income, 2 units for low-income, and 1 unit for moderate-income households; and the Hudson-Ogando project will include 11 units for very low-income households. All of the affordable units for the three projects will be provided on a for sale basis. The units at Callahan Estates will be dispersed throughout the project as corner lot duplex units. For Creekside Estates, the units will be constructed as duplexes at two corner lot sites. The Creekside Estates project will also pay the City \$200,000 at final map in lieu of constructing two very low-income units on site. These funds will be used for the Winters II multi-family, affordable housing rental project. The units at Hudson-Ogando will be detached, single units clustered on one street as they will be constructed under a sweat equity program; Mercy Housing has tentatively agreed to develop the units.

The Winters Planning Commission approved the Winters II multi-family rental project in 2005; the project did not require City Council approval. Because the project will be result in the construction of 34 rental units (apartments) for lower-income households, the project will exceed the requirements of the City's inclusionary housing ordinance. Winters II targets households in the 30 to 60 percent of median income range and at least 17 of the units will be restricted to very low-income households.

The City of Winters and City of Winters Community Development Agency (redevelopment agency) have provided significant assistance for the Winters II project. The project is being developed by the Community Housing Opportunities Corporation (CHOC) of Davis, CA and will be owned by Bruhn Orchards Housing Associates, L.P., a California limited partnership that was established by CHOC. The City of Winters was awarded a HOME grant in 2005 and the City is loaning \$2,850,280 of the HOME funds to Bruhn Orchards for the Winters II project under favorable terms. The City handled the CEQA and NEPA processing of the project. For NEPA, the staff effort was extensive as City staff prepared a 16-page Environmental Assessment, hired an anthropological consulting firm at the City's expense to survey the project site for potential cultural resources, and expended more than 40 hours in staff time to process the NEPA documentation. The City will be also providing an additional \$200,000 in affordable housing in-lieu fees towards

the project once the Creekside Estates project records its final map.

The City of Winters CDA purchased the property in 2004 at a cost of approximately \$460,000. The CDA provided a predevelopment loan in the amount \$50,000, a development loan in the amount \$150,000, and a grant of \$1,400,000 for the project. The two loans are on favorable terms. In addition, the CDA picked up a portion of closing costs for the project.

In 2005, the City provided first time homebuyer assistance in the amount of approximately \$785,000 to 19 lower-income households (6 very low-income and 13 low-income households) that purchased homes in the Cottages at Carter Ranch Subdivision Phase I. The assistance was provided in the form of "silent" second loans. The loans are deferred for a period of 30 years; this covers both the principal and the 4-percent simple interest. The City funded the first time homebuyers assistance through redevelopment agency affordable housing tax increment, HOME Program Income, CDBG Program Income, and developer contributions.

For 2006, the Winters City Council approved the Winters Highlands subdivision project. The project will result in the construction of 413 single-family units and a 30-unit apartment complex. City staff advised the project applicant at an early juncture of the need to include affordable units in their project pursuant to the City's inclusionary housing ordinance. As a result, Highlands will include 26 units for very low-income, 25 units for low-income, and 15 units for moderate-income households. A total of 30 affordable units will be provided in the project's apartment complex while the remaining 36 affordable units will be provided through ownership products.

Program: The City shall revise the Zoning Ordinance to meet current State law requirements for a density bonus; the State legislature adopted AB 1863 in 2002 which amends the density bonus law (Government Code Section 65915). The bill requires cities to grant a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least 1) 20 percent of the units for lower-income households; or 2) 10 percent of the units for very low-income households; or 3) 50 percent of the units for senior citizens.

If below-market rate units are included in a project pursuant to the density bonus program or other local, State, or federal requirements, the City shall require buyer/renter eligibility screening. The City shall require that assisted rental units remain affordable to very low- or low-income households for at least 55 years or the longest period required by the funding source(s) if more than 55 years. The City shall also adopt resale provisions for assisted ownership housing.

The City shall consult with the Yolo County Housing Authority, Mercy Housing, or the Community Housing Opportunities Corporation (CHOC) to develop procedures and guidelines for establishing income eligibility, rent restrictions, and resale controls for the "reserved" units and for maintaining the "reserved" units as affordable units for the minimum specified period of time. Rent, resale, and occupancy restrictions shall be recorded as deed restrictions against the assisted residential property.

Based on consultation with the Housing Authority, Mercy, or CHOC the City shall determine whether monitoring for compliance with affordability requirements shall be contracted to one of the three housing organizations or performed by the City.

Other incentives the City will consider in conjunction with density bonuses for low-income housing include, but are not limited to:

1. Zoning and development regulatory incentives
2. Financial incentives
3. Waiver or modification of development standards

The City will advertise the above incentives to developers and/or other interested parties through published information available at the Community Development Department's counter, in the general development application packet, and on the local community access television channel.

Status: In 2005, the Winters Planning Commission approved the Winters II multi-family rental project in 2005; the project did not require City Council approval. Because the project will result in the construction of 34 rental units (apartments) for lower-income households, the project will exceed the requirements of the City's inclusionary housing ordinance. Winters II targets households in the 30 to 60 percent of median income range and at least 17 of the units will be restricted to very low-income households. The rental units will be affordable for a minimum of 55 years and the owner of the project will screen prospective tenants for income eligibility and monitor the incomes of tenants on an annual basis.

The City of Winters and City of Winters Community Development Agency (redevelopment agency) have provided significant assistance for the Winters II project. The project is being developed by the Community Housing Opportunities Corporation (CHOC) of Davis, CA and will be owned by Bruhn Orchards Housing Associates, L.P., a California limited partnership that was established by CHOC. The City of Winters was awarded a HOME grant in 2005 and the City is loaning \$2,850,280 of the HOME funds to CHOC for the Winters II project under favorable terms. The City handled the CEQA and NEPA processing of the project. For NEPA, the staff effort was extensive as City staff prepared a 16-page Environmental Assessment, hired an anthropological consulting firm at the City's expense to survey the project site for potential cultural resources, and expended more than 40 hours in staff time to process the NEPA documentation. The City will be also providing an additional \$200,000 in affordable housing in-lieu fees once the Creekside Estates project records its final map.

The City of Winters CDA purchased the property in 2004 at a cost of approximately \$460,000. The CDA provided a predevelopment loan in the amount \$50,000, a development loan in the amount \$150,000, and a grant of \$1,400,000 for the project. The two loans are on favorable terms. In addition, the CDA picked up a portion of closing costs for the project.

For 2006, the City Council amended the Winters Municipal Code (Title 17, Zoning) in March to remove the conditional use permit requirement for multi-family projects in the R-3 (Multi-Family Residential) and R-4 (High Density Multi-Family Residential) Zones.

In 2006, Staff for the City of Winters Community Development Agency contacted the

property owners of the affordable units constructed in the Putah Creek Hamlet Phase II and Cottages at Carter Ranch Phase I subdivisions to monitor compliance of the affordability requirements placed on the applicable properties.

Program: Through the Zoning Ordinance, the City shall continue to allow secondary dwelling units in residential zones subject to criteria concerning floor area, relationship to principal residence, required parking, and other features. Development of secondary residential units shall be encouraged through flexible application of the City's development standards. The City will market this program through an informational brochure distributed annually to single-family property owners. The brochure will also be made available in the following ways:

1. Posted at City Hall, library, senior center, and other public locations.
2. Included annually in utility bill mailings.

To encourage homeowners to create second units with affordable rents for very low- and low-income households, the City shall waive the City impact fees in exchange for deed restrictions limiting rents and occupancy to very low- or low-income households for a minimum of 55 years. If Redevelopment funds are not used, the affordability restriction shall be for a period of not less than 30 years.

Status: City staff did receive a couple of inquiries about secondary dwelling units (SDU) in 2005 and staff provided information on the permitting and fee requirements. In 2006, staff worked extensively with a property owner interested in constructing an SDU at his property. Eventually, the property owner and staff were able to come up with site plan that met the minimum SDU requirements and the unit is under construction.

Program: The City shall continue to permit manufactured homes on permanent foundations in all zones that permit single-family homes according to the same development standards as site-built homes.

The City shall continue to permit mobile home parks in residential zones consistent with the requirements of State law.

Status: The City received a few inquiries about constructing manufactured homes in 2005. The prospective applicants were informed that manufactured homes placed on permanent foundations are permitted for single-family lots.

In 2006, the City's Planning Commission approved a Site Plan (Design Review) application for locating a manufactured home on a single-family lot. A second Site Plan for locating a manufactured home on a single-family lot has been submitted and will be considered by the Planning Commission in January 2007. In both instances, City staff worked with both manufactured home applicants to ensure that they understood the permitting requirements. For the second applicant, staff met with the applicant on at least five different occasions to advise the applicant of the requirements for the applicant's project. City staff also had a number of contacts with the applicant's permitting consultant.

Program: The City shall continue to allow for the development of duplexes on corner lots as a permitted use within the single-family zoning designation (R-1 and R-2 zones). The City will promote the construction of duplexes, including duplexes affordable to very low- or low-income households, through the following actions:

1. The City will encourage homebuilders to construct duplexes on corner lots as part of pre-application conferences.
2. The City will provide financial assistance for the construction of affordable duplexes if Redevelopment Housing Set-aside Funds are available at the time of application.
3. The City will provide documentation necessary to support applications for State or federal financial assistance for affordable duplexes.
4. The City will offer reduced or deferred fees for affordable duplexes.
5. For larger projects, the City will negotiate alternative development standards, such as flexible yard and setback requirements through its planned development process.

Status: In 2005, the City Council approved the Callahan Estates and Hudson-Ogando Subdivision projects. The two projects combined have a total of eleven corner lot duplex sites that will be constructed for dwelling units. The affordable units (22) for the two projects will be constructed as duplexes. City staff encouraged the applicants for both projects to use corner lot duplexes for addressing their affordable housing units.

The City Council approved the Winters Highlands Subdivision project in 2006. The project includes 18 corner lot duplex sites for a total of 36 residential units. A portion of the affordable units will be accomplished through the duplex sites. City staff encouraged the project applicant to use corner lot duplexes for addressing their affordable housing units.

Program: The City shall continue to allow emergency homeless shelters in the Medium/High Density Residential (MHR), High Density Residential (HR), Central Business District (CBD), and Public/Quasi-Public (PQP) designations with a conditional use permit.

The City will revise the Zoning Ordinance to provide for transitional housing in the Medium High Residential (R-3 Zone) and High Density Residential (R-4 Zone) Zoning Districts with a conditional use permit.

The City shall also revise the Zoning Ordinance to provide for the establishment, subject to the approval of a Conditional Use Permit, of farm worker housing in the Multi-Family Residential (R-3) and High Density Multi-Family Residential (R-4) zones. Seasonal or migrant farm worker housing is provided in the unincorporated areas of Yolo County while the City of Winters will provide housing opportunities for permanent farm workers and other lower-income households.

The City will inform the Yolo County Homeless Services Coordination and other organizations and agencies in Yolo County that provide homeless facilities and

services, of the zoning changes and the City's policies regarding the location and approval process for homeless and transitional housing.

The City will advertise emergency homeless shelters and transitional housing sites to interested parties through published information available at the Community Development Department's counter.

Status: The City continues to allow emergency homeless shelters in the MHR, HR, CBD, and PQP designations with a conditional use permit. In 2005, the City of Winters approved the Winters II multi-family, affordable housing project and construction of the project began in October 2006. The processing of the project included a conditional use permit. The project will provide housing opportunities for permanent agricultural workers and other lower-income households.

Program: The City shall encourage development in the upper one-quarter of the density range in the Medium High Density Residential designation and require it in the upper one-quarter of the density range in the High Density Residential designation. When a project is proposed in the upper one-quarter of the density range in the Medium High Density Residential or High Density Residential designations, the City shall not reduce the project density below 75 percent of the density range, unless there are specific site constraints that make such density infeasible or undesirable. For affordable multi-family projects proposed in the upper one-quarter of the density range, the City shall provide non-financial incentives (such as reductions in street standards, setback requirements, and parking standards) and shall consider the provision of financial incentives where a financing gap can be demonstrated.

Status: In 2005, the City received a development application from the Community Housing Opportunities Corporation (CHOC) for the construction of a 34-unit multi-family, affordable housing project on a 1.71-acre site. The project was approved in 2005 and the density of the project is in the upper one-quarter of the density range in the High Density Residential designation.

While CHOC did not request non-financial incentives for the Winters II project, CHOC did seek financial assistance. The City of Winters and City of Winters Community Development Agency (redevelopment agency) have provided significant assistance for the Winters II project. The project is being developed by the Community Housing Opportunities Corporation (CHOC) of Davis, CA and will be owned by Bruhn Orchards Housing Associates, L.P., a California limited partnership that was established by CHOC. The City of Winters was awarded a HOME grant in 2005 and the City is loaning \$2,850,280 of the HOME funds to CHOC for the Winters II project under favorable terms. The City handled the CEQA and NEPA processing of the project. For NEPA, the staff effort was extensive as City staff prepared a 16-page Environmental Assessment, hired an anthropological consulting firm at the City's expense to survey the project site for potential cultural resources, and expended more than 40 hours in staff time to process the NEPA documentation. The City will be also providing an additional \$200,000 in affordable housing in-lieu fees once the Creekside Estates project records its final map.

The City of Winters CDA purchased the property in 2004 at a cost of approximately

\$460,000. The CDA provided a predevelopment loan in the amount \$50,000, development loan in the amount \$150,000, and a grant of \$1,400,000 for the project. The two loans are on favorable terms. In addition, the CDA picked up a portion of closing costs for the project.

Program: The City shall pursue available and appropriate State and Federal funding sources to support efforts to meet new construction needs of very low-, low, and moderate-income households. The City will market housing opportunities and assist developers with the construction of affordable housing through the following actions:

1. The City will provide financial assistance for the construction of affordable housing to the extent that Redevelopment Housing Set-Aside Funds and other funding sources are available.
2. The City will offer density bonuses for developments that include at least 10 percent very low-income units, 20 percent low-income units, or 50 percent senior units.
3. The City shall reduce or defer fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Affordable housing projects that address the needs of large families and/or incorporate educational amenities/programs shall receive priority for fee reductions and waivers.
4. The City will negotiate alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements.
5. The City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvement for lower-income housing projects.
6. The City will offer assistance in accessing local, State, and federal funding for affordable housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary to support an application for funding.

The City will advertise the available State and Federal funding sources to developers and/or other interested parties through published information available at the Community Development Department's counter and in the general development application packet.

Status: The City approved the 34-unit Winters II multi-family, affordable housing project in 2005. The City of Winters and City of Winters Community Development Agency (redevelopment agency) have provided significant assistance for the Winters II project. The project is being developed by the Community Housing Opportunities Corporation (CHOC) of Davis, CA and will be owned by Bruhn Orchards Housing Associates, L.P., a California limited partnership that was established by CHOC. The City of Winters was awarded a HOME grant in 2005 and the City is loaning

\$2,850,280 of the HOME funds to CHOC for the Winters II project under favorable terms. The City handled the CEQA and NEPA processing of the project. For NEPA, the staff effort was extensive as City staff prepared a 16-page Environmental Assessment, hired an anthropological consulting firm at the City's expense to survey the project site for potential cultural resources, and expended more than 40 hours in staff time to process the NEPA documentation. The City will be also providing an additional \$200,000 in affordable housing in-lieu fees once the Creekside Estates project records its final map.

The City of Winters CDA purchased the property in 2004 at a cost of approximately \$460,000. The CDA provided a predevelopment loan in the amount \$50,000, a development loan in the amount \$150,000, and a grant of \$1,400,000 for the project. The two loans are on favorable terms. In addition, the CDA picked up a portion of closing costs for the project.

Program: The City will continue to provide housing rehabilitation assistance to very low- and low-income homeowners and to rental property owners with very low- or low-income tenants. The City will continue to implement, annually review, and revise as needed, program guidelines for housing rehabilitation assistance.

The City publicizes the Housing Rehabilitation Program with the help of the program's contract administrator. Interested homeowners and other applicable parties can acquire information about this program through fliers at the Community Development Department's counter, the City's utility billing mailings, and targeted property mailings.

Status: In 2005, City staff initiated discussions with the owners of a 20-unit apartment complex on rehabilitation or purchase/rehabilitation of the facility and additional discussions have occurred in 2006. The units are rented to lower-income households and many of the households include children. While information on the internal condition of the units is not available, a number of site improvements are needed. These would include paving of the parking areas, landscaping, and providing an open space area for the children residing in the units, and constructing laundry building for the residents. The apartment buildings were constructed with cinder block. The majority of the units were constructed in 1953/1954 and the remaining units were constructed in 1965.

In 2006, the City's Community Development Agency (redevelopment) established a housing rehabilitation program for lower-income senior households. The program will be funded through the Agency's affordable housing funds. Advertising for the program will begin in early 2007.

Program: The City will encourage mixed-use residential/commercial development in the CBD, neighborhood commercial, and office zones through:

1. Financial and regulatory incentives for projects that include a specified number of housing units affordable to very low- or low-income households under the City's density bonus ordinance.

2. Use of the planned development process to allow flexible development standards such as reduced or tandem parking, floor area ratio, and lot coverage limits.
3. Assistance in accessing State or Federal funding to subsidize the construction of very low- and low-income housing units.
4. Consideration of form based codes as part of master plans and/or specific planning efforts to achieve outlined goals of the House Element and the City's General Plan.

The City will promote mixed-use developments in the following ways:

1. The City will send property owners in the CBD, neighborhood commercial, and office zones a brochure describing the mixed-use options, benefits, and City incentives.
2. The City will prepare an inventory of sites with mixed-use potential (based on current site and building conditions) and distribute this information to interested developers.
3. The City will post information about mixed-use opportunities and the site inventory in the Community Development Department.
4. The City will contact commercial developers active in northern California who have a track record of successful, small mixed-use projects to inform them of opportunities in Winters.

The City will advertise these incentives to developers and/or other interested parties through published information available at the Community Development Department's counter, in the general development application packet, and on the local community access television channel.

Status: In 2005, City staff met with potential applicants for development of a 2.13-acre, infill site with Central Business District and Office Zoning. Applicants were interested in developing the site, which contains a vacant warehouse/light industrial building, for residential purposes. Staff encouraged the applicants to consider a mixed-use project. The following year, 2006, one of the applicants submitted a development application for a mixed-use project (Anderson Place) with 28 residential units and 9 office suites. Anderson Place is being processed with a planned development overlay to provide the project with flexibility on the development standards for lot size, off-street parking, setbacks, and other issues. In the same year, 2006, the City Council adopted a Downtown Master Plan (DMP). The DMP, which covers a 53-acre that is mostly zoned Central Business District, encourages mixed-use projects.

Last year, the City's Community Development Agency issued a request for proposals (RFP) to two local developers for the right to develop an Agency-owned property in the City's downtown business district. The developers were encouraged to submit mixed-use proposals and both eventually did. The Agency is negotiating with one of the developers on a mixed-use project that will include residential units, retail spaces,

and office uses. As one of the implementation efforts for the Downtown Master Plan, the Agency issued an RFP for form-based code in 2006. The Agency will award a contract for this project in 2007.

Program: The City, acting as the Community Development Agency (Redevelopment), shall update the Affordable Housing Production Plan as required by Health & Safety Code Section 33413(b)(4) to ensure that sufficient affordable housing is developed with the Redevelopment Project Area to ensure compliance with State law targets.

Status: In 2003, the Community Development Agency approved an Implementation Plan for a five-year period. The Implementation Plan includes an Affordable Housing Production Plan.

Program: The City will promote energy conservation and encourage solar energy use through the following actions:

1. Continue to implement State-building standards (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction. The City shall also adopt an energy efficiency ordinance to exceed the requirements of Title 24; the City shall consider incorporating the "Energy Star" energy efficiency standard into the ordinance.
2. Annually provide information in the *Winters Express* on the availability of funding through the PG&E Energy Partners Program.
3. Provide California Energy Commission Brochures at City Hall.
4. Continue to review proposed developments for solar access, on-site solar energy utilization, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.

Evaluate the feasibility of a solar energy ordinance by working with the Local Government Commission's Stimulating Public-Sector Implementation of Renewable Energy (SPIRE) program. Study potential approaches and incentives for encouraging solar access and the use of solar energy equipment. Recommend an ordinance to the City Council.

Status: Having adopted the California Building Code a number of years ago, the City continues to enforce the energy efficiency requirements of Title 24 of the California Code of Regulations. In 2005, the City approved the Callahan Estates, Creekside Estates, and Hudson-Ogando Subdivision projects and the approvals included the following energy efficiency measures. These measures exceed the energy efficiency requirements contained in Title 24.

1. Construct a portion of the market rate residential units with photovoltaic solar energy systems capable of producing 2.4 peak rated direct current (DC) kilowatts.
2. Pre-wire the market rate units without photovoltaic solar energy systems for such systems.

3. Construct all units (market rate and affordables) to the Energy Star Standards as defined by the U.S. Environmental Protection Agency.
4. Construct units without dark colored roofing materials.

The above energy efficiency measures were achieved through the use of individual development agreements. The City does not have the authority to exceed the energy efficiency requirements of Title 24; however, the City is working with a Winters resident employed as an energy efficiency consultant on obtaining authorization from the California Energy Commission to exceed energy efficiency requirements of Title 24. If the City is successful, the City would enact the measures as an ordinance.

In 2006, the City Council approved the Winters Highlands Subdivision project and the approval included the following energy efficiency measures, which will exceed the energy efficiency requirements of Title 24.

1. Install photovoltaic solar energy systems capable of producing 2.4 peak rated direct current (DC) kilowatts in the 50 percent of the market rate residential units.
2. Pre-wire the market rate units without photovoltaic solar energy systems for such systems.
3. Construct all units (market rate and affordables) to the Energy Star Standards as defined by the U.S. Environmental Protection Agency.
4. Construct units without dark colored roofing.

The above energy efficiency measures were achieved through the use of a development agreement.

The City in 2006 prepared a brochure on "Tips & rebate information for saving energy in your home". Copies of the brochure have been made available at City Hall for the public.

Program: The City shall continue to cooperate with the Yolo County Housing Authority in its administration of the Section 8 rental assistance program. The City will assist the Housing Authority in developing and distributing information for rental property owners of the benefits of participation in the Section 8 Program and fair housing laws that prohibit discrimination based on source of income. The City will distribute information on the Section 8 Program annually to rental property owners in the City's utility billing. For housing projects receiving City assistance, the City shall require that these projects accept Section 8 rental assistance.

Status: In 2005 and 2006, the City has provided information (in Spanish and English) at City Hall on fair housing laws for the public.

Program: The City shall continue its agreement with Yolo County Homeless Services Coordination to provide ongoing homeless services.

Status: For both 2005 and 2006, the City continues its participation in the Yolo County Homeless Services Coordination effort.

Program: The City shall establish a position of Housing Manager through the Community Development Department, either as a staff position or through contract,

to coordinate City housing activities, to assist in the implementation of affordable housing programs, and to work with non-profit housing developers to build affordable housing.

Status: For 2005 and 2006, these duties have been split between the Community Development Director in the Community Development Department and a staff member from the Winters Community Development Agency (redevelopment). In 2006, a consultant assisted the City in establishing a housing rehabilitation program for lower-income senior households.

Program: The City shall continue to promote equal opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. The City shall continue to refer fair housing complaints to the County District Attorney or to the State Fair Employment and Housing Commission. The City shall publicize its fair housing program by placing printed information in schools, libraries, other public buildings and meeting places, and by advertising in the local media.

Status: In 2005 and 2006, the City has provided information (in Spanish and English) at City Hall on fair housing laws for the public. City staff continues to refer fair housing complaints to the California Department of Fair Housing and Employment.

Program: The City shall require that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders. The City will adopt an ordinance to implement this requirement specifying the procedures for compliance and the definition of local builder or owner-builder. The pricing of these lots shall be based on a real estate analysis.

The City will require residential developers to place an ad in the local newspaper on at least three occasions and to publicly post the availability of the lots.

Status: In 2005, the City Council approved the Callahan Estates, Creekside Estates, and Hudson-Ogando Subdivisions projects while it approved the Winters Highlands Subdivision project in 2006. Each project was conditioned to require that a minimum of ten percent of the single-family lots shall be reserved for and sold to local builders or owner-builders.

Program: The City will assist non-profit housing corporations or any another entities seeking to acquire and maintain government-assisted housing developments that could convert to market rate housing. Acquisition will be by negotiated sale. The City will use redevelopment housing set-aside funds to acquire and/or rehabilitate such units, if necessary, to preserve their use for low-income households.

Status: Because no government-assisted housing developments were at risk of converting to market rate housing in 2005 and 2006, the City took no action on this program during those years.

Program: The City shall expand the Wastewater Treatment Facility (WWTF) to accommodate the City's fair share units.

Status: The City Council approved the Callahan Estates, Creekside Estates, and Hudson-Ogando Subdivision projects while the Planning Commission approved the Winters II project in 2005. Construction of these projects will generate approximately \$1,600,000 in sewer impact fees for expansion of the City's Wastewater Treatment Facility.

In 2006, the City Council approved the Winters Highlands Subdivision project. Subsequently, the Council approved an amendment to the development agreement that establishes the funding obligation for expansion of the City's Wastewater Treatment Facility. As a result, the developer of the Highlands project has an obligation of up to \$8,000,000 for expansion of the facility.

Program: The City as part of a comprehensive update of its Zoning Ordinance shall increase its Multi-Family Residential (R-3) and High Density Multi-Family Residential (R-4) density ranges to make up for the dwelling units lost during last year's (2003) re-zoning of R-1 (Single Family, 7,000 Square Foot Average Minimum) and R-2 (Single Family, 6,000 Square Foot Average Minimum) parcels. The City shall also update its Zoning Ordinance to clarify that single-family, detached dwelling units deed restricted to low- and moderate-income households may fall below the minimum lot sizes, widths, and depths for the R-1 and R-2 Zones. These units shall not count towards determining compliance with the average lot size requirements for the R-1 and R-2 Zones.

Status: No progress was made on this program in 2005 and 2006.

Program: The City shall establish a development review committee (DRC) to expedite processing and approval of residential projects that conform to General Plan policies and City regulatory requirements. The DRC was formed to help facilitate the development review process by streamlining departmental comments at the beginning of applications and mitigating any potential conflicts later on in the approval process. The DRC brings together representatives from planning, engineering/public works, police, fire, school district, planning commission, and city council to provide pre-application comments for a project. Utilization of the DRC process is at the discretion of the applicant.

Status: The DRC met once in 2005 to review the Hudson-Ogando Subdivision project and twice in 2006 to review the Anderson Place, Mary Rose Gardens, and Village on the Park Subdivision projects.

Program: The City shall revise its in-lieu fee ordinance for affordable housing to more accurately reflect the actual cost of producing an affordable unit.

Status: While the City has not revised the in-lieu fee ordinance, the City did negotiate an in-lieu fee payment of \$200,000 from the developer of the Creekside Estates Subdivision project for two very low-income units. The payment of the funds was incorporated into the development agreement for the project. The funds will be used for the 34-unit Winters II multi-family, affordable housing project. In 2005 and 2006, the City did not receive in-lieu fee ordinance payments for affordable housing.

Program: The City shall require that new residential subdivisions incorporate universal design features into a portion of the single-family residences to assist persons with disabilities.

Status: The City Council required the following condition of approval on universal design when it approved the Callahan Estates, Creekside Estates, and Hudson-Ogando Subdivisions projects in 2005 and Winters Highlands Subdivision project in 2006.

Universal design features shall be incorporated as an option in residential units. These features shall include first floor passage doors and hallways, a handicap accessible path of travel from either the driveway or sidewalk to the entrance of the residential units, and other features determined by the Community Development Department.

2. Assess effectiveness of actions and outcomes

The City has been successful in implementation of its inclusionary (affordable) housing ordinance in 2005 and 2006. For 2005, the City approved four projects (Callahan Estates, Creekside Estates, Winters II, and Hudson-Ogando) that will result in the construction of 67 affordable housing units. In 2006, the City approved one project (Winters Highlands) that will result in the construction of 66 affordable units. Construction has begun on 34 (Winters II project) of the 133 affordable units approved in 2005/2006.

C. Progress toward mitigating governmental constraints identified in the housing element

The Winters City Council in 2006 rescinded the conditional use permit requirement for multi-family projects in the Multi-Family Residential (R-3) and High Density Multi-Family Residential (R-4) Zones.

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
TUESDAY, JANUARY 23, 2007**

Chairman Jordan called the meeting to order at 7:33 p.m.

PRESENT: Cowan, Graf, Guelden, Neu, Tramontana, Vallecillo, Chairman Jordan
ABSENT: None
STAFF: Community Development Director Dan Sokolow

Commissioner Neu led in the Pledge of Allegiance.

COMMUNICATIONS

Community Development Director Sokolow said the current projects list does not include any new projects. Commissioner Neu, the Planning Commission representative on the Putah Creek Committee, provided an update on the Putah Creek Committee.

CITIZEN INPUT

None.

CONSENT ITEM

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

Commissioner Tramontana moved to approve minutes of December 19, 2006 regularly scheduled meeting of the Planning Commission. Seconded by Commissioner Vallecillo.

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

Motion carried unanimously.

DISCUSSION ITEMS:

1. 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). Staff is recommending that this item be continued to the February 27, 2007 Planning Commission meeting.

Community Development Director Sokolow said the applicant is reviewing a different residence for the project site and may have settled on a residence that better fits the site than the first proposed residence. This should address the coverage issue. In addition, the garage for the new residence would be located on the front elevation (Russell Street). As a result, the applicant would avoid having to accommodate the off-street parking in the rear. Sokolow said he hasn't reviewed the new residence and hopes to receive a copy of the plans in the next week or so.

The Planning Commission continued the public hearing and consideration of the site plan to the February 27, 2007 Planning Commission meeting.

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
TUESDAY, JANUARY 23, 2007**

2. 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.

Rick Cheney of Granite Bay Holdings, LLC (4230 Douglas Boulevard, #100, Granite Bay, CA 95746) addressed the Planning Commission. Cheney said he and his business partner Larry John are the applicants for the project. He listened to comments from community members about the need for more jobs during processing of Granite Bay's residential project, Winters Highlands, and as a result purchased the commercial property on Grant Avenue.

Cheney introduced the project architect, Norm Wilson of Wilson and Associates; Clyde Brooker, the CEO of the Yolo Federal Credit Union; Sean Buchanan and Beth Creswell from Granite Bay.

Buchanan said Granite Bay convened a focus group in Winters last year and the participants provided a lot of good ideas for the project. He described the project as pedestrian-oriented. The project would welcome people to the downtown and make a lasting impression with the architecture and design. Two buildings on the site plan have been identified for the Yolo Federal Credit Union (YFCU) and Sutter Health. Granite Bay has been talking with both entities for some time and finalized a letter of intent with YFCU on January 19. One of Sutter's requests is a location away from the retail part of Granite Bay's project. Sutter's customers arrive about every 15 minutes and Sutter doesn't want its customers having to contend with the retail parking demands. Buchanan noted that the buildings on Grant Avenue would be two stories.

Creswell said a roundabout is shown on the site plan at the Grant Avenue and Walnut Lane intersection for illustrative purpose and to show that the project has been laid out to accommodate a roundabout in the future should the City decide to construct one. A significant buffer has been provided on Grant. Granite Bay wants to make the transition from the Interstate 505 interchange to a pedestrian-focused area. Creswell said the focus group participants were supportive of the European Tuscan style design with the ironwork, stone work, and other individual design features. She reviewed the proposed YFCU building and noted the stone and ironwork design elements. The color palette for the project consists of warm, earth colors. Striped awnings have been used to provide style and contrast. Special paving is proposed for the internal roadways to break up the paved surfaces and lessen the potential of the "race track" effect. Old fashioned or historic-type lighting will be used.

Creswell explained that the idea behind the clock tower feature is to view the project site as making the transition into the downtown area. The clock tower creates a landmark and establishes a sense of place. She noted that the clock tower could be replaced with a bell tower or something else and Granite Bay wanted the Planning Commission's input on what type of feature to use. Creswell said the goal is to create a community square with the ultimate feature chosen.

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
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Commissioner Graf said the project site has long needed to be developed. The master plan for the area has an entryway into the downtown. Graf said the vehicle traffic off of the freeway needs to be slowed down. His preference is to have a stop light at the Grant Avenue and Walnut Lane intersection in order to slow traffic.

Commissioner Neu agreed with Graf on the need to develop the project site and slow down vehicle traffic on Grant. Neu's concerned about the drive-throughs proposed because of the pollution resulting from the idling vehicles. He contended that the drive-throughs don't draw people into the downtown.

Commissioner Vallecillo said the applicant has proposed an ambitious plan. He opposes the drive-throughs because of concerns about pollution. Vallecillo favors a roundabout at the Grant and Walnut intersection. He said the site plan is discontinuous with the architectural plan because the site plan shows individual, separate buildings on the Grant frontage while the architectural plan shows a continuous elevation on Grant. Vallecillo said the architectural plans look nice, but he found them too busy and noted that the architectural style is not something found in Winters. He asked how the clock tower builds community.

In response to Vallecillo's question, Creswell said the clock tower would serve as a gathering place.

Buchanan asked the Planning Commission is there was any concern with the drive-through feature of the bank building. Commissioner Jordan responded that the drive-through has to happen with the bank. Vallecillo said the drive-through doesn't have to happen.

Commissioner Tramontana said he would rather have the clock tower feature played down because of the potential it could draw people away from the downtown.

Commissioner Guelden asked about the possibility of getting Caltrans to approve a roundabout at the Grant and Walnut intersection.

Community Development Director Sokolow said that Caltrans has jurisdiction over Grant Avenue, which is a State Highway, and the City would need to obtain an encroachment permit from Caltrans in order to construct a roundabout. Granite Bay has shown the roundabout for illustrative purposes and the commercial project isn't dependent on construction of a roundabout. Last year, the City Engineer and City's traffic consultant, Fehr and Peers, presented the Grant Avenue Access Study to the City Council. The study analyzed the section of Grant from Railroad Avenue east to the Interstate 505 interchange. The study resulted in seven options for addressing traffic on Grant. Three of the options include roundabouts and each of the three identifies a roundabout at the Grant and Walnut intersection. Sokolow said that a General Plan Amendment would be required if roundabouts are constructed on Grant since the City's existing circulation master plan shows Grant from Railroad to the Interstate 505 interchange as a four-lane roadway and roundabout require a two-lane configuration. The City Council directed staff to pursue the near-term alternative for Grant which would result in extending the existing two-way left-turn lane westward from Morgan Street to

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
TUESDAY, JANUARY 23, 2007**

Railroad Avenue and closing off East Street at Grant. East Street needs to be closed off in order to lessen the conflicting turning movements on Grant. Sokolow noted that the Grant-Dutton, Grant-Dutton, and Grant-East intersections have been a challenge because of the potential for conflicting turning movements. He provided the Planning Commission with copies of the narrative and diagram on the near-term alternative from the Grant Avenue Access Study.

Commissioner Cowan said he isn't opposed to having fast food restaurants at the project site; however, he wants to keep the architecture of the restaurants consistent with the architecture of the site. He isn't convinced that roundabouts are a good thing for Grant.

Neu asked whether a drive-through at the bank building is still needed when electronic banking is used a lot.

Brooker said the drive-through for the credit union is for the ATM. William Schemel, Chairman of the Board for the YFCU, said the drive-through ATM is needed in order to allow people to make cash withdrawals quickly and safely.

Tramontana asked whether YFCU would remove its downtown ATM if the new credit union facility is constructed at the Granite Bay project. Schemel said the existing ATM may be kept since it gets a lot of withdrawals.

Graf said he didn't think the Granite Bay project should get hung up on the roundabout, drive-through issues. The project needs to be processed expeditiously; the City needs the economic benefits of the project. Jordan said he agreed with Graf's comments and noted that Granite Bay is doing something to bring jobs to the City. He also said he agreed with Vallecillo's comments about the Tuscan design not being something found in Winters. While he didn't attend the focus group on the project, Jordan suggested that Granite Bay consider another architectural design for the project.

COMMISSION/STAFF COMMENTS

Commissioner Tramontana asked if it was difficult for staff to get the bike racks approved for the area adjacent to the Steady Eddy's business. He noted that it is hard to keep a watch on the bicycle racks from Steady Eddy's and visitors to Winters tend to keep expensive bicycles in the racks. The ideal location for bicycle racks is near the Putah Creek Café. Community Development Director Sokolow said he hadn't worked on the project, but he would have Dan Maguire from the City follow-up with Tramontana.

The meeting was adjourned at 8:39 p.m.

DON JORDAN, CHAIRPERSON

ATTEST:

DAN SOKOLOW, COMMUNITY DEVELOPMENT DIRECTOR



PLANNING COMMISSION STAFF REPORT
February 27, 2007

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Presentation on Rotary Park Master Plan phasing priorities from the Chamber of Commerce Vision Committee**

RECOMMENDATION: Receive a presentation on the Rotary Park Master Plan phasing priorities from Chamber of Commerce Vision Committee Chair Edmund Lis.

BACKGROUND: The Chamber of Commerce Vision Committee and Rotary Park Expansion participants have worked with landscape architect Cheryl Sullivan to establish phasing priorities and to refine the Opinion of Probable Costs to develop a materials only cost estimate where possible. The Vision Committee has also developed recommendations regarding the location and type of prefabricated restroom component for Phase 1 of the Rotary Park Master Plan project.

ATTACHMENTS:

Opinion of Probable Costs for Phased Installation
Restroom Elevation
Preliminary Site Plan for Rotary Park Master Plan Project

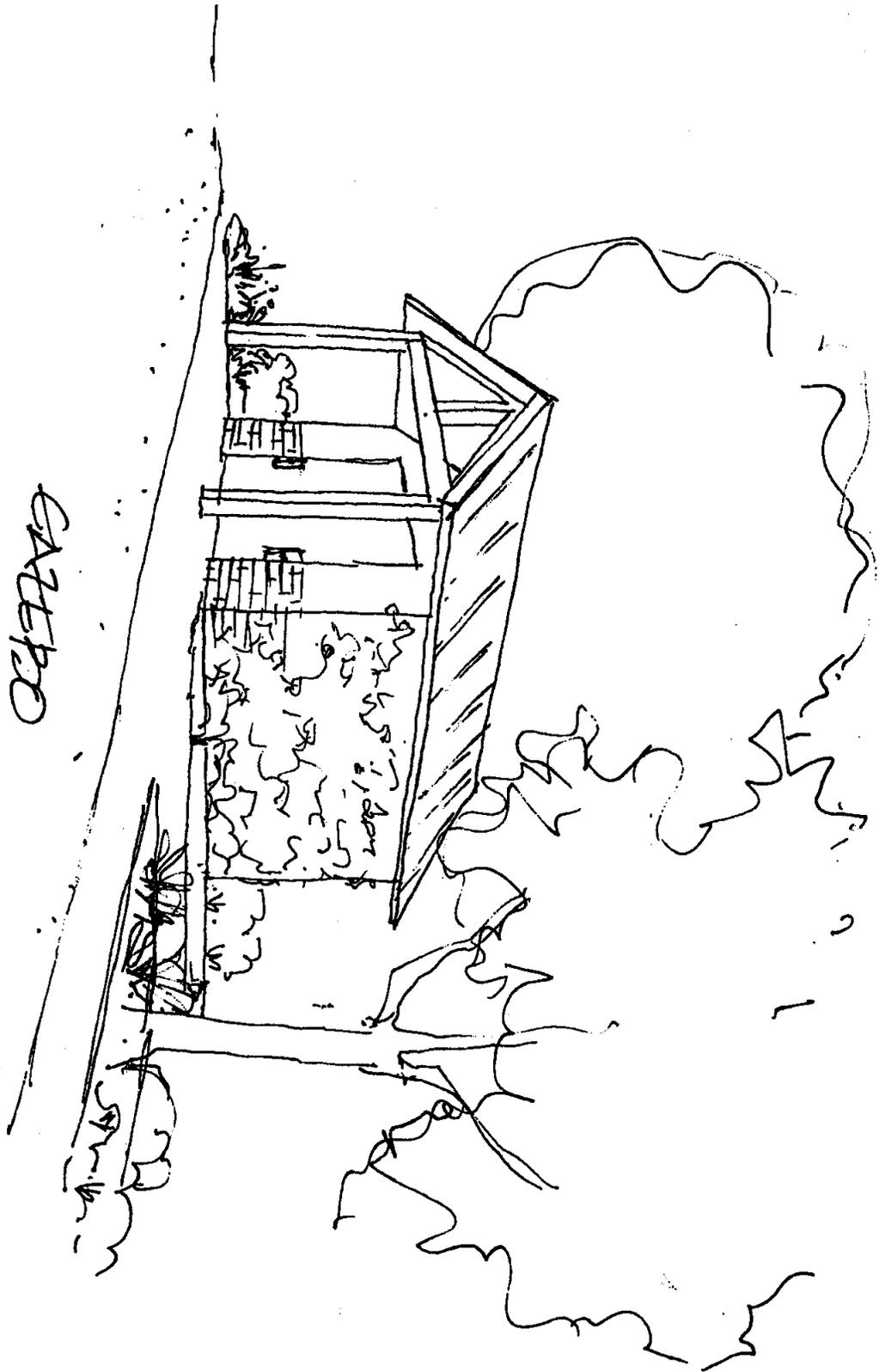
LANDSCAPE ARCHITECT'S OPINION OF PROBABLE CONSTRUCTION COSTS FOR PHASED INSTALL/
 PROJECT: ROTARY PARK, WINTERS
 PURPOSE: PROJECT BUDGETING
 BASED ON PRELIMINARY MASTER PLAN DATED OCTOBER 25, 2006
 PREPARED BY: C. Sullivan
 LAST REVISED: January 15, 2007

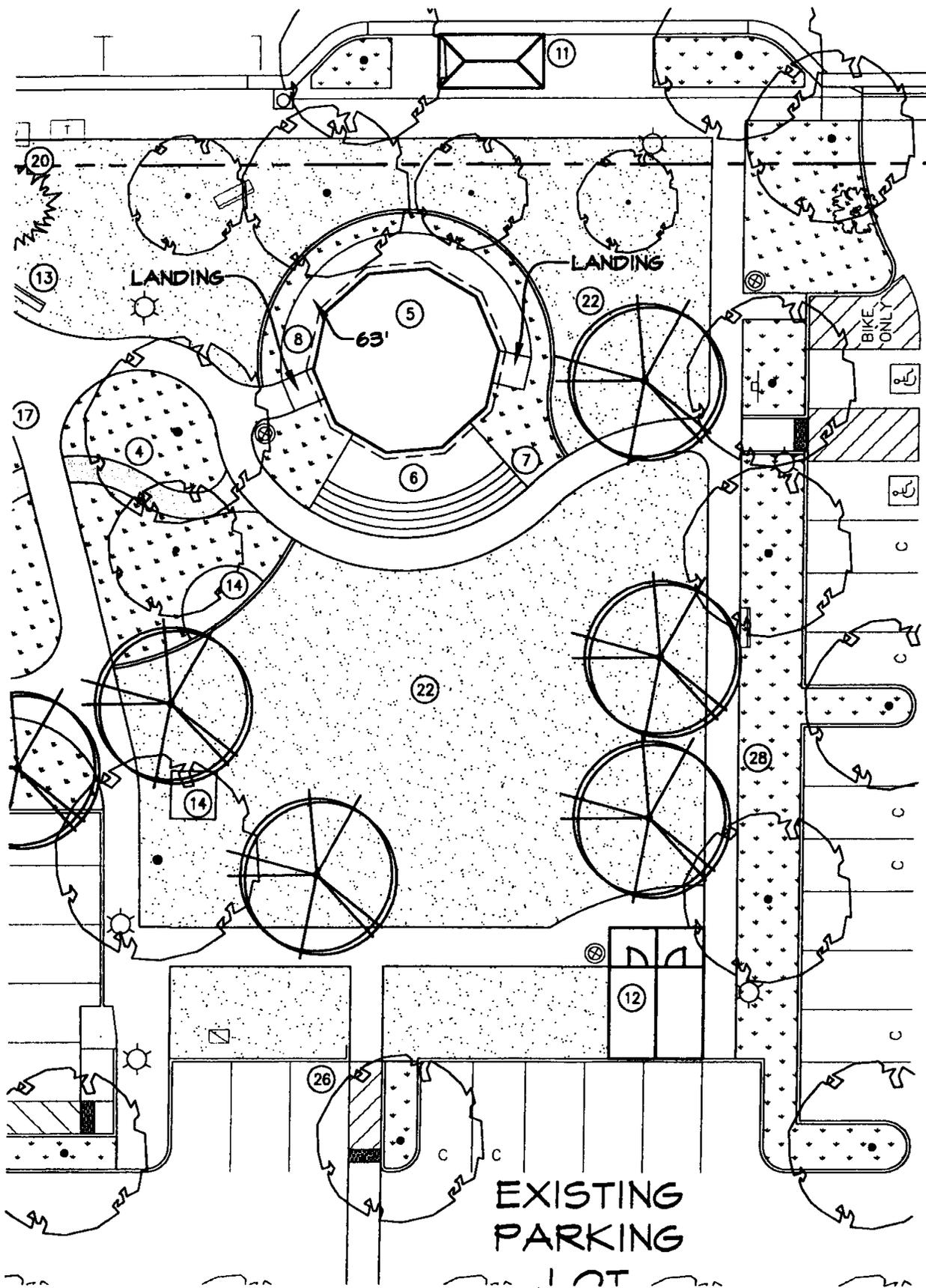
PHASE 1-Restroom, Gazebo and Drinking Fountains

Item	Description	Qty	Units	Unit Cost	Total-Materials & Labor	Total Materials Only	Notes
Site Mobilization & Demolition:							
1	Site Mobilization	1	LS	\$ 5,000	\$ 5,000		
2	Clearing & Removals	1	LS	\$ 6,000	\$ 6,000		
					Site Mobilization & Demolition Sub-Total:	\$ 11,000	\$ -
Grading & Drainage:							
3	Finish Grading	1	LS	\$ 2,000	\$ 2,000		
4	Staking	1	LS	\$ 1,000	\$ 1,000		
					Grading & Drainage Sub-Total:	\$ 3,000	\$ -
Site Utilities:							
5	Sewer (restroom, drinking fn)	200	LF	\$ 40	\$ 8,000	\$ 2,000	
6	Domestic Water Service w/ meter, backflow preventor	1	LS	\$ 3,000	\$ 3,000		
7	Domestic water line (restroom, drinking fn)	200	LF	\$ 20	\$ 4,000	\$ 1,800	
					Site Utilities Sub-Total:	\$ 15,000	\$ 3,800
Irrigation							
8	Irrigation System	2,000	SF	\$ 3	\$ 6,000	\$ 1,000	
					Irrigation Sub-Total:	\$ 6,000	\$ 1,000
Hardscape							
9	Concrete Flatwork (walk to Gazebo, drinking fn)	1,300	SF	\$ 7	\$ 9,100	\$ 2,100	
10	Concrete Mowcurb	95	LF	\$ 25	\$ 2,375	\$ 250	
					Hardscape Sub-Total:	\$ 11,475	\$ 2,350
Site Furnishings							
11	Restroom Structure (Pre-fabricated)	1	LS	\$ 80,000	\$ 80,000	\$ 80,000	
12	Rotary Drinking Fountain (installation only)	1	LS	\$ 1,000	\$ 1,000		
					Site Furnishings Sub-Total:	\$ 81,000	\$ 80,000
Gazebo							
13	New Ramp at 3% Slope	320	SF	\$ 40	\$ 12,800	\$ 3,700	
14	Stage Extension	188	SF	\$ 16	\$ 3,008	\$ 2,200	
15	Gazebo Steps	165	LF	\$ 43	\$ 7,095	\$ 1,000	
16	Hand rails (at ramp and new stage/steps)	160	LF	\$ 40	\$ 6,400	\$ 3,000	
					Gazebo Sub-Total:	\$ 29,303	\$ 9,900
Planting -optional							
17	15 Gal Trees	5	EA	\$ 175	\$ 875	\$ 300	
18	Shrubs & Groundcover	500	SF	\$ 3	\$ 1,500	\$ 500	
19	Sod	500	SF	\$ 1	\$ 625	\$ 200	
20	Soil Preparation	3,000	SF	\$ 0.4	\$ 1,200	\$ 200	
					Planting Sub-Total:	\$ 4,200	\$ 1,200
Site Electrical:							
21	Electrical Connection-restroom	1	LS	\$ 4,000	\$ 4,000	\$ 2,000	
					Site Electrical Sub-Total:	\$ 4,000	\$ 2,000
Maintenance:							
22	90-Day Maintenance Period	1	LS	\$ 3,000	\$ 3,000		
23	6' Temporary Construction Fence (renew)	1	LS	\$ 2,000	\$ 2,000	\$ 2,000	
					Maintenance Sub-Total:	\$ 5,000	\$ 2,000
Sub-Total Cost					\$ 169,978	\$ 102,050	
(20%) CONTINGENCY					\$ 33,996	\$ 20,410	
TOTAL CONSTRUCTION COST					\$ 204,000	\$ 122,000	

FUTURE PHASES

		Qty	Units	Unit Cost	Total-Materials & Labor	Total Materials Only
Site Mobilization & Demolition:						
1	Site Mobilization	1	LS	\$ 15,000	\$ 15,000	
2	Cleaning & Removals	1	LS	\$ 10,000	\$ 10,000	
				Site Mobilization & Demolition Sub-Total:	\$ 25,000	\$
Grading & Drainage:						
3	Finish Grading	1	LS	\$ 4,000	\$ 4,000	
4	Drainage	1	LS	\$ 10,000	\$ 10,000	
5	Staking	1	LS	\$ 4,000	\$ 4,000	
				Grading & Drainage Sub-Total:	\$ 18,000	\$
Site Utilities:						
6	Sewer	300	LF	\$ 40	\$ 12,000	\$ 5,000
7	Domestic Water Service w/ meter, backflow preventor	1	LS	\$ 3,000	\$ 3,000	
8	Domestic water line	450	LF	\$ 20	\$ 9,000	\$ 3,000
9	Hosebibs at Pavilion	1	LS	\$ 1,000	\$ 1,000	\$ 300
10	Resetting Existing Utility Vaults, Boxes	1	LS	\$ 2,000	\$ 2,000	
				Site Utilities Sub-Total:	\$ 27,000	\$ 8,300
Irrigation						
11	Irrigation System	8,000	SF	\$ 3	\$ 24,000	\$ 8,000
				Irrigation Sub-Total:	\$ 24,000	\$ 8,000
Hardscape						
12	Concrete Flatwork	8,400	SF	\$ 7	\$ 58,800	\$ 23,000
13	Decorative Pavers (Plaza)	5,400	SF	\$ 10	\$ 54,000	\$ 27,000
14	Decorative Pavers (Path)	370	SF	\$ 10	\$ 3,700	\$ 1,500
15	Concrete Mowcurb	200	LF	\$ 25	\$ 5,000	\$ 500
16	Railroad Avenue Sidewalk (10' wide)	1000	SF	\$ 7	\$ 7,000	\$ 2,400
17	Main Street Sidewalk Expansion (+3' wide)	900	SF	\$ 7	\$ 6,300	\$ 2,200
				Hardscape Sub-Total:	\$ 141,800	\$ 56,600
Site Furnishings						
18	Seat Wall	115	LF	\$ 145	\$ 16,675	\$ 5,900
19	Trash Receptacle	7	EA	\$ 1,200	\$ 8,400	\$ 6,300
20	Trellis Structures (Custom metal, concrete, and/or wood)	1	LS	\$ 75,000	\$ 75,000	
21	18' x 90' Pavilion Structure (Pre-fabricated)	1	LS	\$ 75,000	\$ 75,000	\$ 57,000
22	Kiosk & Informational Boards (2)	1	LS	\$ 18,000	\$ 18,000	\$ 10,000
22	Relocate Flag Pole	1	LS	\$ 1,000	\$ 1,000	
23	Relocate Clock	1	LS	\$ 1,000	\$ 1,000	
				Site Furnishings Sub-Total:	\$ 193,075	\$ 79,200
Water Feature						
24	Fountain, pump, utility connections	1	LS	\$ 50,000	\$ 50,000	
				Water Feature Sub-Total:	\$ 50,000	\$
Item	Description	Qty	Units	Unit Cost	Total	
Planting						
25	15 Gal Trees	10	EA	\$ 175	\$ 1,750	\$ 700
26	Shrubs & Groundcover	6,000	SF	\$ 3	\$ 18,000	\$ 9,000
27	Sod	2,000	SF	\$ 1	\$ 2,500	\$ 800
28	Soil Preparation	8,000	SF	\$ 0.4	\$ 3,200	\$ 1,600
				Planting Sub-Total:	\$ 25,450	\$ 12,100
Site Electrical:						
29	Electrical Connection	1	LS	\$ 10,000	\$ 10,000	\$ 5,000
30	Relocate Existing Light Poles	1	LS	\$ 5,000	\$ 5,000	
31	Electrical Junction Boxes	12	EA	\$ 1,000	\$ 12,000	\$ 6,000
32	Park Lighting	1	LS	\$ 30,000	\$ 30,000	
				Site Electrical Sub-Total:	\$ 57,000	\$ 11,000
Maintenance:						
33	90-Day Maintenance Period	1	LS	\$ 15,000	\$ 15,000	
34	6' Temporary Construction Fence	1	LS	\$ 5,000	\$ 5,000	
				Maintenance Sub-Total:	\$ 20,000	\$
	Sub-Total Cost				\$ 584,325	\$ 175,200
	(20%) CONTINGENCY				\$ 116,865	\$ 35,040
	TOTAL CONSTRUCTION COST				\$ 701,000	\$ 210,000







PLANNING COMMISSION STAFF REPORT
February 27, 2007

TO: Chairman and Planning Commissioners *DS*

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 1,437 square foot single-story, single-family manufactured home at 437 Russell Street (APN 003-182-71).

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report, 2) Conduct the continued public hearing, and 3) Approve the Site Plan (2006-07-SP) request submitted by Fran Oremus for the installation of a 1,437 square foot single-story, single-family manufactured home at 437 Russell Street (Assessor's Parcel Number 003-182-71).

BACKGROUND: The Planning Commission at its December 19, 2006 meeting continued the public hearing and consideration of the 437 Russell Street project because of concerns about the original home's aesthetics and lot coverage. The Commission subsequently continued the public hearing and consideration of the project at its January 23, 2007 meeting. The project applicant, Fran Oremus, has selected a different home to address the concerns. The applicant proposes to install a 1,437 square foot single-story, single-family manufactured home with two bedrooms and two bathrooms at her property located at 437 Russell Street. The existing residence, approximately 650 square feet in size, will be demolished in order to accommodate the new home. Exterior features of the new home include a covered, front porch with a railing; composition roofing; and T1-11 siding. The front door and a single-car garage are located on the Russell frontage. A second off-street parking space parallels the garage. The home will have a raised foundation, no more than 24 inches off of the ground. The site coverage is approximately 41.3 percent, which is below the 50 percent maximum allowed in the Winters Municipal Code (Title 17, Zoning) for single-story residences. The property (APN 003-182-71) is approximately 6,237 square feet in size; has a General Plan land use designation of Low Density Residential (LR); and is zoned Single Family, 7,000 Square Foot Average Minimum (R-1 Zone).

METHODOLOGY:

Two actions are required to process the proposed project:

1. Confirmation of CEQA exemption finding – Class 3(a), New Construction or

- Conversion of Small Structures.
2. Approval of Site Plan (Design Review) and the attached conditions.

APPLICABLE REGULATIONS:

This project 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

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department's Administrative Assistant 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 Thursday, December 7, 2006, 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 Wednesday, February 21, 2007. Please find attached copies of the published and mailed public hearing notices.

ENVIRONMENTAL ASSESSMENT: The Site Plan application has been reviewed in accordance with the California Environmental Quality Act (CEQA) is considered categorically exempt under Section 15303.

RECCOMENDED FINDINGS FOR 437 RUSSELL STREET (SITE PLAN)

CEQA Findings:

1. The project qualifies for an exemption from the provisions of CEQA, Class 3(a) – New Construction or Conversion of Small Structures.
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 a Class 3(a) New Construction or Conversion of Small Structures exemption for the 437 Russell Street Project.

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 Low Density Residential and this designation provides for single-family detached homes. The project will result in the installation of a single-family residence.

2. The project is consistent with the provisions of the Zoning Ordinance. The principal uses of the R-1 Zone are single-family homes and duplexes. The project will result in the installation of a single-family residence.

RECOMMENDATION

Staff recommends approval of the project by making an affirmative motion as follows:

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE 437 RUSSELL STREET PROJECT (SITE PLAN) 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.
- Approval of the Site Plan (Design Review) of the project as depicted on the plans submitted and subject to the conditions of approval attached hereto.

ALTERNATIVES:

The Commission can elect to modify any aspect of the approval or to deny the application. If the 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.

CONDITIONS OF APPROVAL FOR THE 437 RUSSELL STREET (SITE PLAN) LOCATED ON ASSESSOR PARCEL NUMBER 003-182-71, WINTERS, CA 95694.

1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project Applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expenses in any such claim, action or proceeding to attach set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, 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 employee, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.
2. 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 Planning Commission

approval.

3. The manufactured home shall be placed on a permanent, concrete foundation.
4. A front door shall be located on the Russell Street frontage of the property.
5. The off-street parking space that parallels the garage shall have minimum dimensions of 10 feet by 20 feet.
6. The address number for the property 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.
7. The applicant shall obtain an encroachment permit for all work within the public right-of-way (water lateral, sewer lateral, sidewalk, etc.).
8. If not already installed, the applicant shall install a sewer lateral and cleanout that comply with the specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.
9. If not already installed, the applicant shall install a water lateral and meter that comply with the specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.
10. The applicant shall obtain all required City permits (building, encroachment, etc.) and pay all applicable fees (building, impact, encroachment, etc.).
11. The applicant shall report to the City building materials diverted from landfilling during the course of their project, pursuant to the provisions of City of Winters Ordinance No. 2002-03.
12. The applicant shall provide the City with a proof of payment receipt or exemption documentation for Winters Joint Unified School District facility fees at building permit issuance.
13. Final inspection for the manufactured home shall not be scheduled nor occupancy authorized until the public improvements (sewer lateral, sewer cleanout, water lateral, water meter, sidewalk, etc.) have been installed, inspected, and accepted by the City.
14. Final inspection for the manufactured home shall not be scheduled nor occupancy authorized until the front yard of the property is landscaped and a City-approved shade tree is installed.
15. The applicant shall install a concrete sidewalk on the Russell Street frontage of

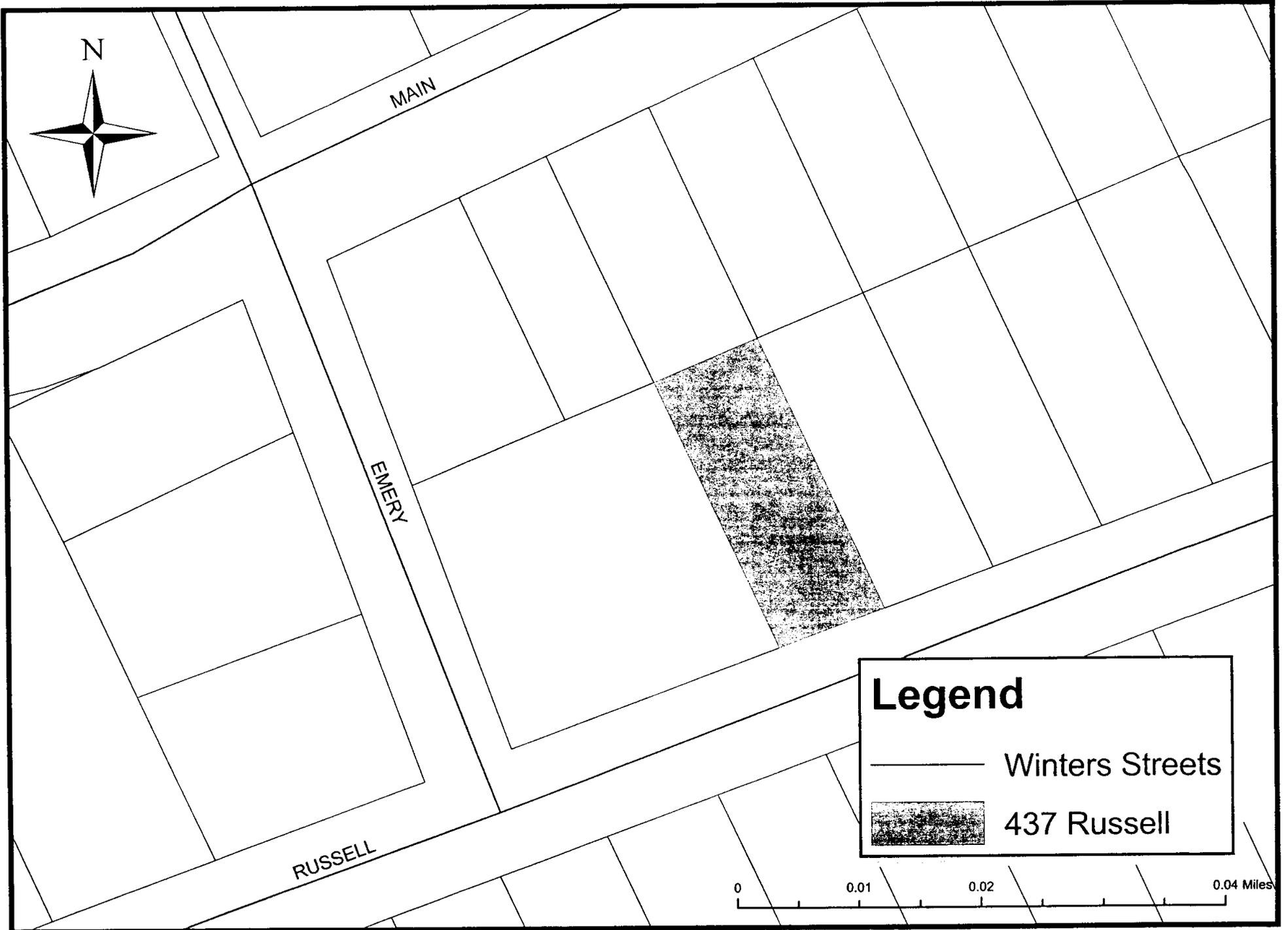
the property.

ATTACHMENTS:

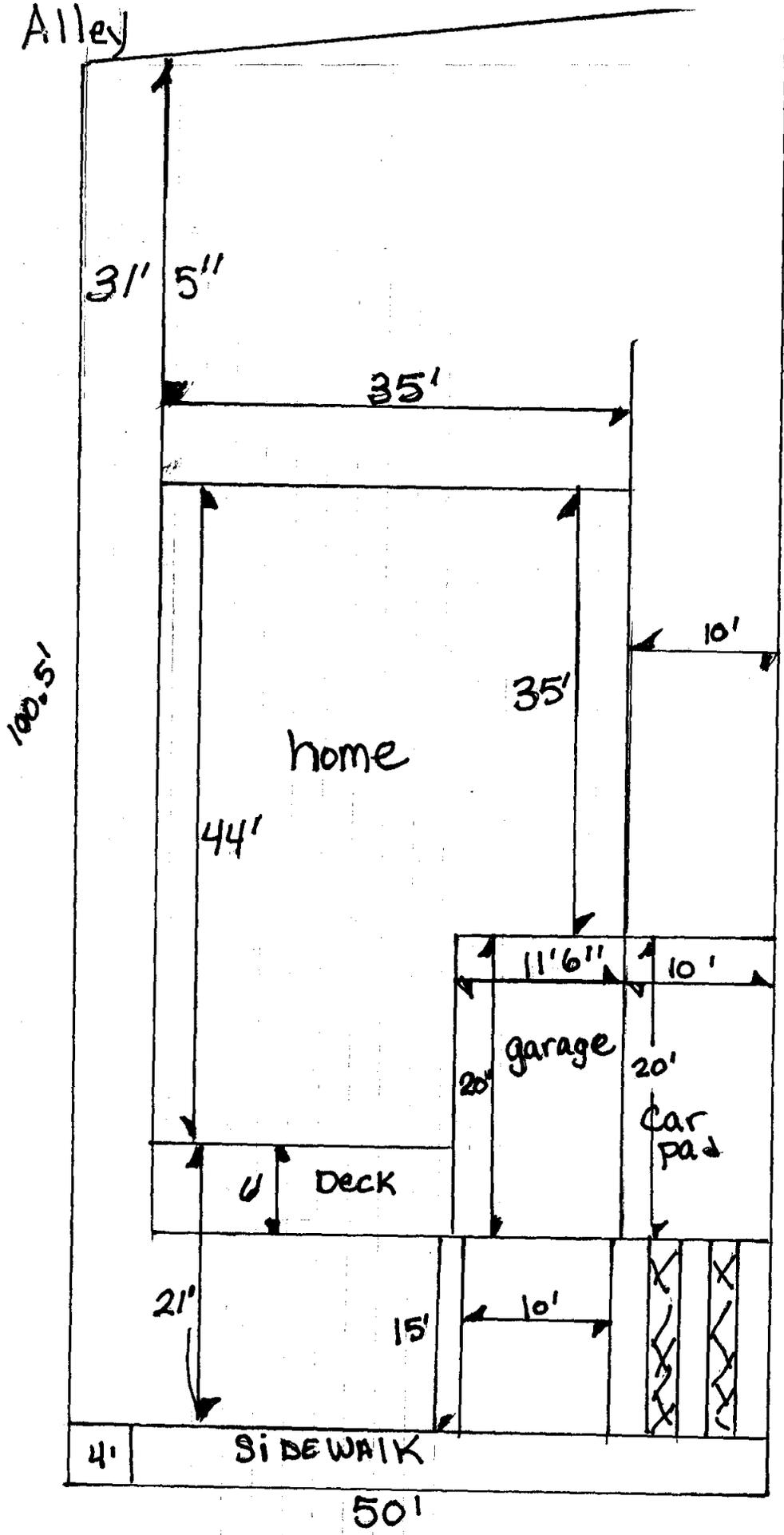
1. Parcel Map for Project Site
2. Site, Floor, and Elevation Plans
3. Public Hearing Notice (published and mailed copies)

PC/437 Russell Street SP PC Stf Rpt 27Feb07

437 Russel Street Project Site



Alley



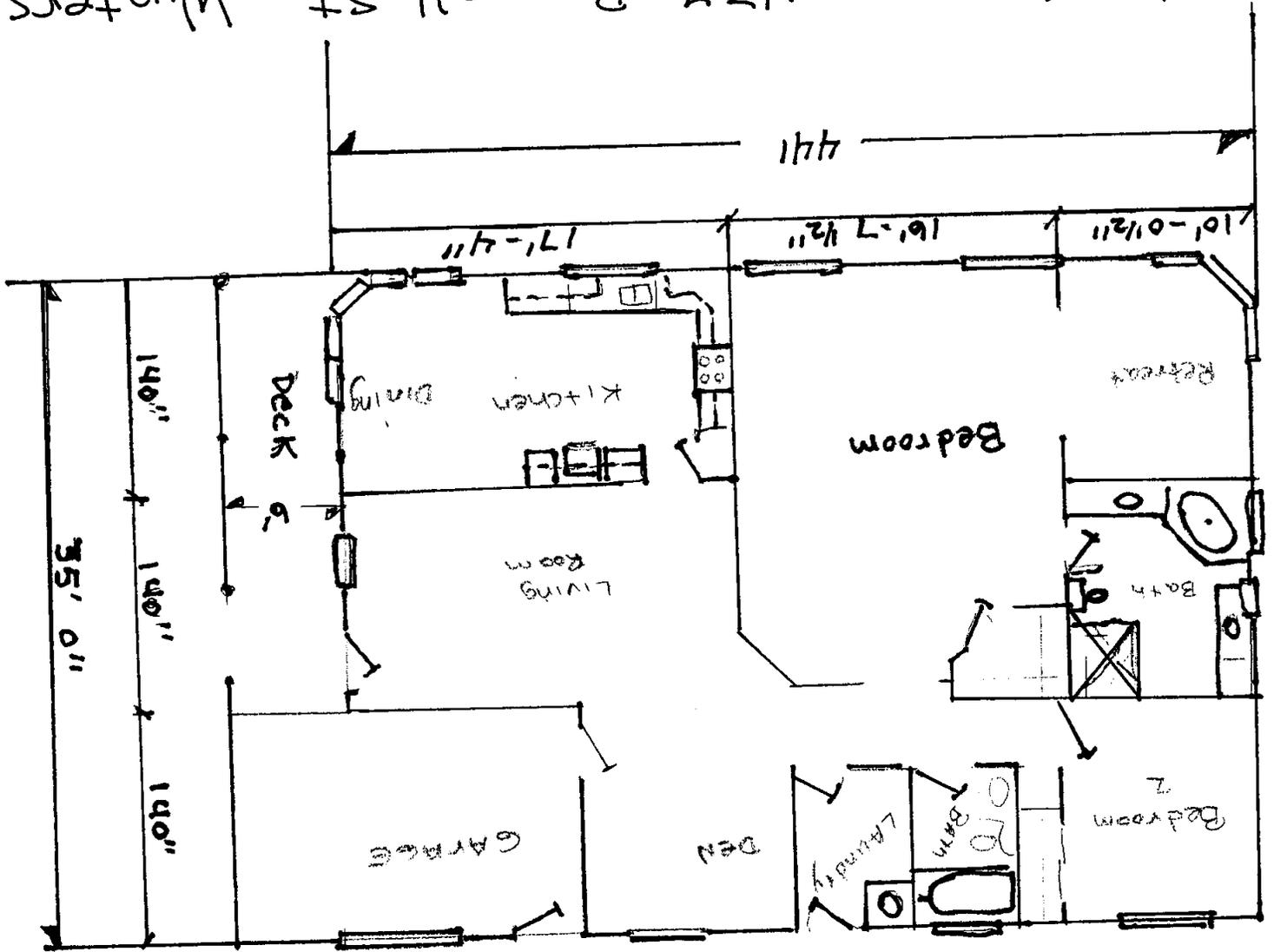
1cm = 2'

X = PAVERS

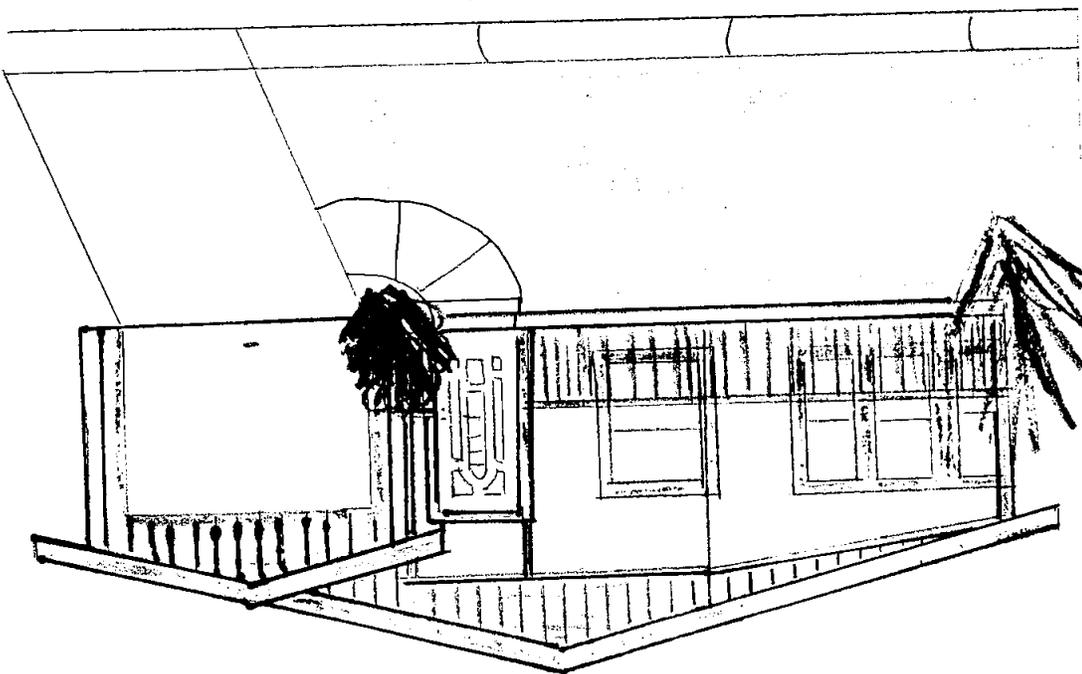
Joe Oremus
437 Russell St
Winters CA

RUSSELL STREET

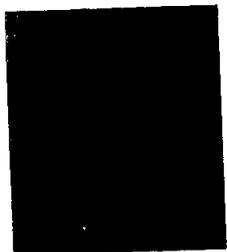
Joe Oremus 437 Russell St Winters



Colors home & trim

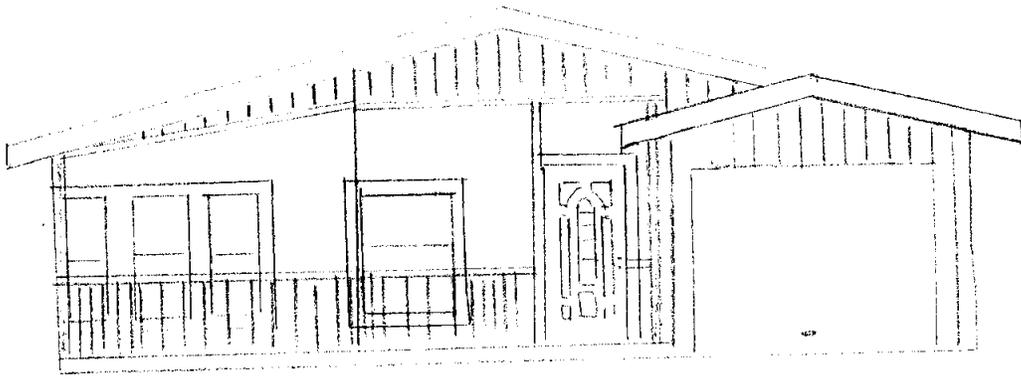


King's Canyon Gray 40YY 35/18

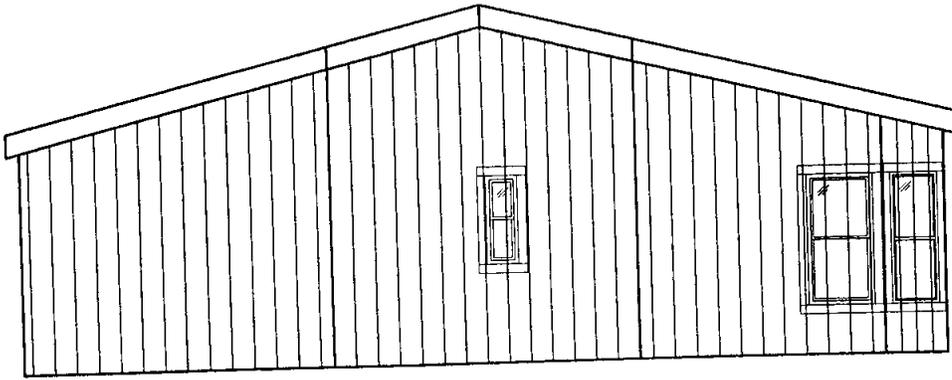


River Birch 45YY 58/094

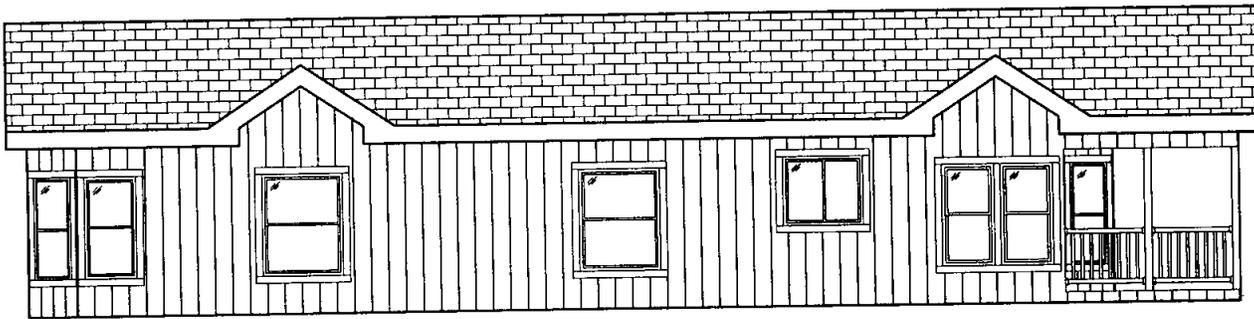




FRONT VIEW

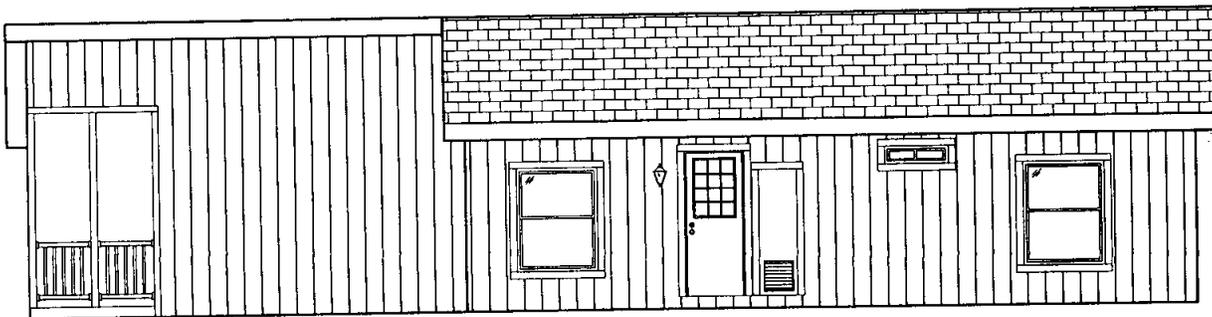


REAR VIEW



FRONT VIEW

Side View



garage here

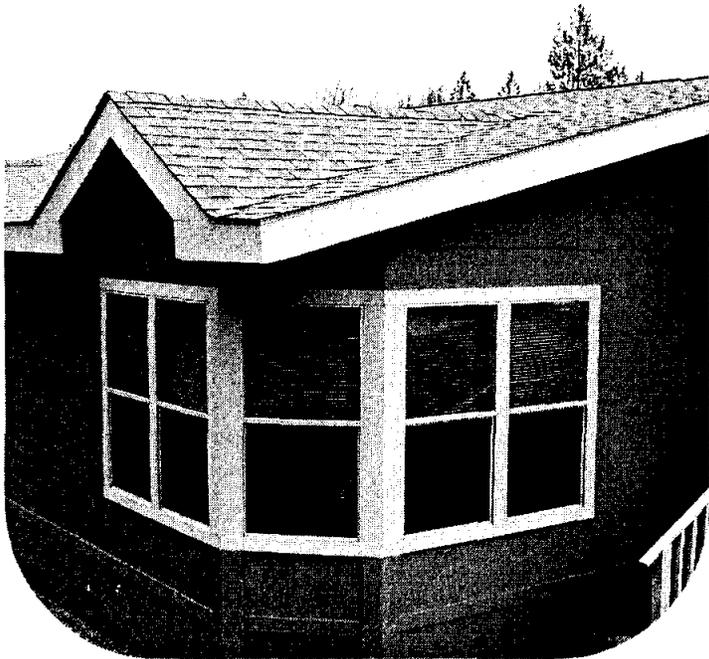
REAR VIEW

Side View



Joe Oremus
437 Russell St
Winters, CA

Side view of home. Oremus home will be no more than 2 feet from the ground. actual model of home



Corner Bay window on front of home and on back of home. actual model of home



Similar model of covered porch to be built on the Oremus home

Winters Express

P. B5 12/7/06

Notice of Public Hearing

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, December 19, 2006, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, California 95694.

PROJECT LOCATION: 437 RUSSELL STREET,
ASSESSOR PARCEL NUMBER 003-182-71.

APPLICATION TYPE: The Planning Commission is conducting a public hearing to solicit comments regarding the Site Plan application submitted for the installation of a 1,979 square foot single-story, single-family American-style manufactured home at 437 Russell Street.

PROJECT DESCRIPTION: The project applicant, Fran Oremus, proposes to install a 1,979 square foot single-story, single-family American-style manufactured home with three bedrooms and two bathrooms at her property located at 437 Russell Street. The existing residence, approximately 650 square feet in size, will be demolished in order to accommodate the new home. Exterior features of the new home, which is manufactured by Fleetwood Homes, include a front porch that extends the full width of the house, composition roofing, and vertical siding. The off-street parking requirement for the residence will be addressed through the construction of a carport approximately 10-feet by 20-feet in size in the rear yard of the property. The carport will be attached to the residence and a second off-street parking space will be provided with an asphalt concrete pad constructed parallel to the carport. The carport will be setback at least 10 feet from the rear property line. The off-street parking will be accessed via a driveway strip on the west side of the property. The property (APN 003-182-71) is approximately 5,050 square feet in size, has a General Plan land use designation of Low Density Residential (LR), and is zoned Single Family, 7,000 Square Foot Average Minimum (R-1 Zone).

The purpose of the public hearing will be to give citizens an opportunity to make their comments 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 you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

ALL INTERESTED PERSONS ARE INVITED TO APPEAR AT THE MEETING DATE(S) IDENTIFIED ABOVE AT 7:30 P.M. IN COUNCIL CHAMBERS TO COMMENT. COPIES OF ALL THE ABOVE PROJECT DESCRIPTIONS, PLANS AND THE COMPLETE FILE, CAN BE VIEWED AT THE OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT, 318 FIRST STREET, CITY HALL, AT LEAST FIVE DAYS PRIOR TO THE HEARING, OR CALL THE STAFF CONTACT PERSON AT (530) 795-4910, EXTENSION 112. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING AND EXPRESS THEIR COMMENTS. WRITTEN COMMENTS WILL BE ACCEPTED PRIOR TO, AT, AND DURING THE HEARING. ALL COMMENTS RECEIVED WILL BE GIVEN TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION.

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".



12/7/06

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Dan Sokolow – Community Development Director



PLANNING COMMISSION STAFF REPORT
February 27, 2007

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director 

SUBJECT: Conceptual Site Plan Review for Winters Commercial, a 4.92-acre commercial project located on Grant Avenue and 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.

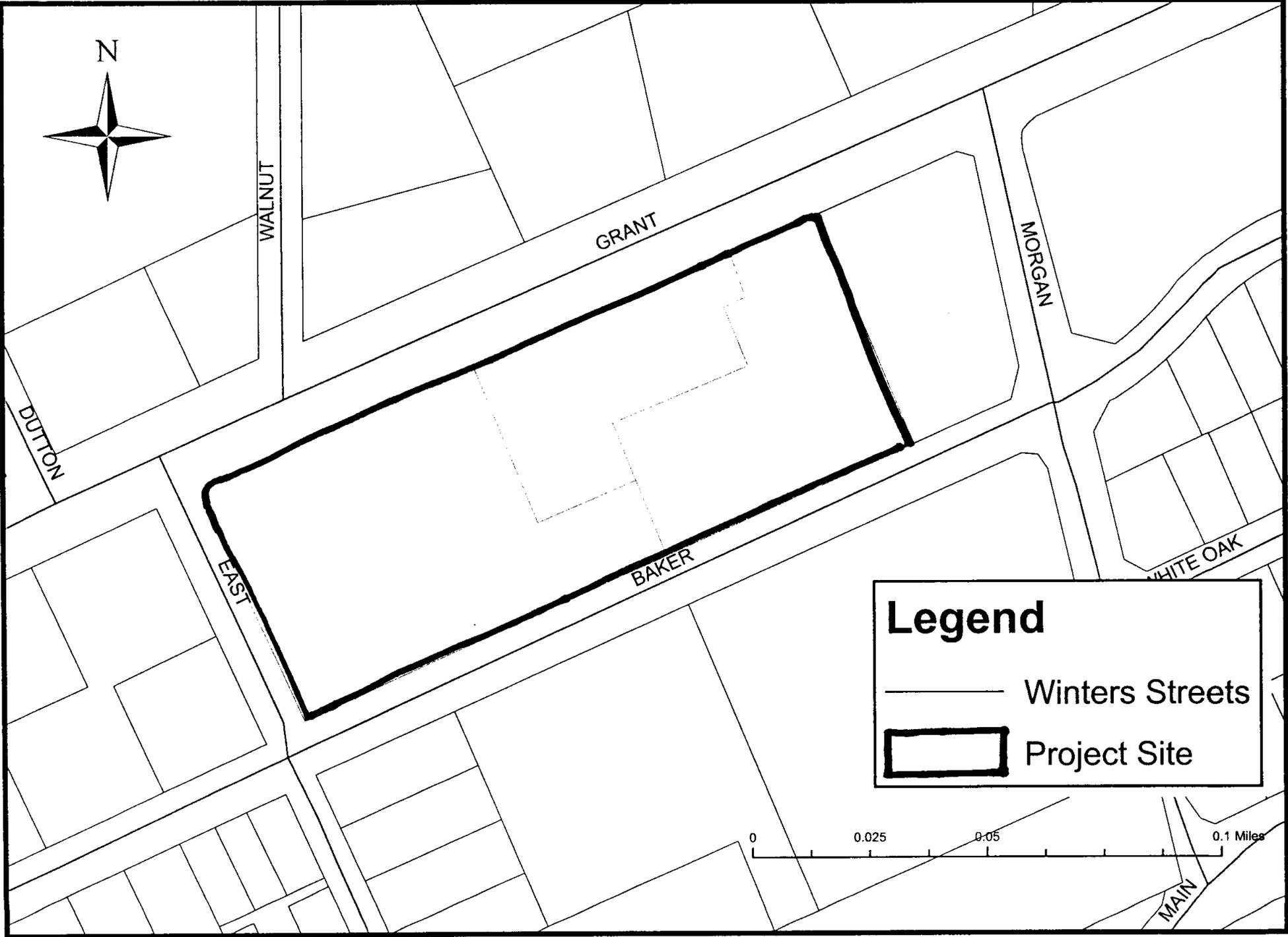
RECOMMENDATION: Staff recommends that the Planning Commission receive the staff report and provide the applicant, Granite Bay Holdings, LLC, with feedback on its conceptual submittal for the Winters Commercial project.

BACKGROUND: The Planning Commission held a workshop on Winters Commercial at its January 23, 2007 meeting. Based on input from the Commission, Granite Bay has revised the architectural elements for its project to incorporate design features more characteristic of Winters than the European design with a Tuscan color scheme that the Commission reviewed at its January meeting. Granite Bay has also made changes to its site plan by increasing the square footage of the building areas to 49,500 square feet, eliminating two of the drive-throughs, changing the location of the proposed Sutter Medical building, reducing the off-street parking which includes the diagonal parking proposed for the project's East Baker Street frontage to 210 spaces, changing building orientation and showing a long, continuous building with staggered sections on the Grant Avenue elevation, locating buildings with staggered sections on the East Baker frontage, and incorporating a meandering pedestrian path on the Grant elevation.

Conceptual Site Plan Review is considered as an informational item and is intended to provide informal, non-binding feedback to an applicant. Granite Bay has initiated a number of technical studies and will be submitting the completed studies either with or after it has submitted its Site Plan application.

- ATTACHMENTS:**
- Location Map
 - Preliminary Site Plan
 - Building Elevations

Granite Bay Holdings, LLC Grant Ave. Commercial Site

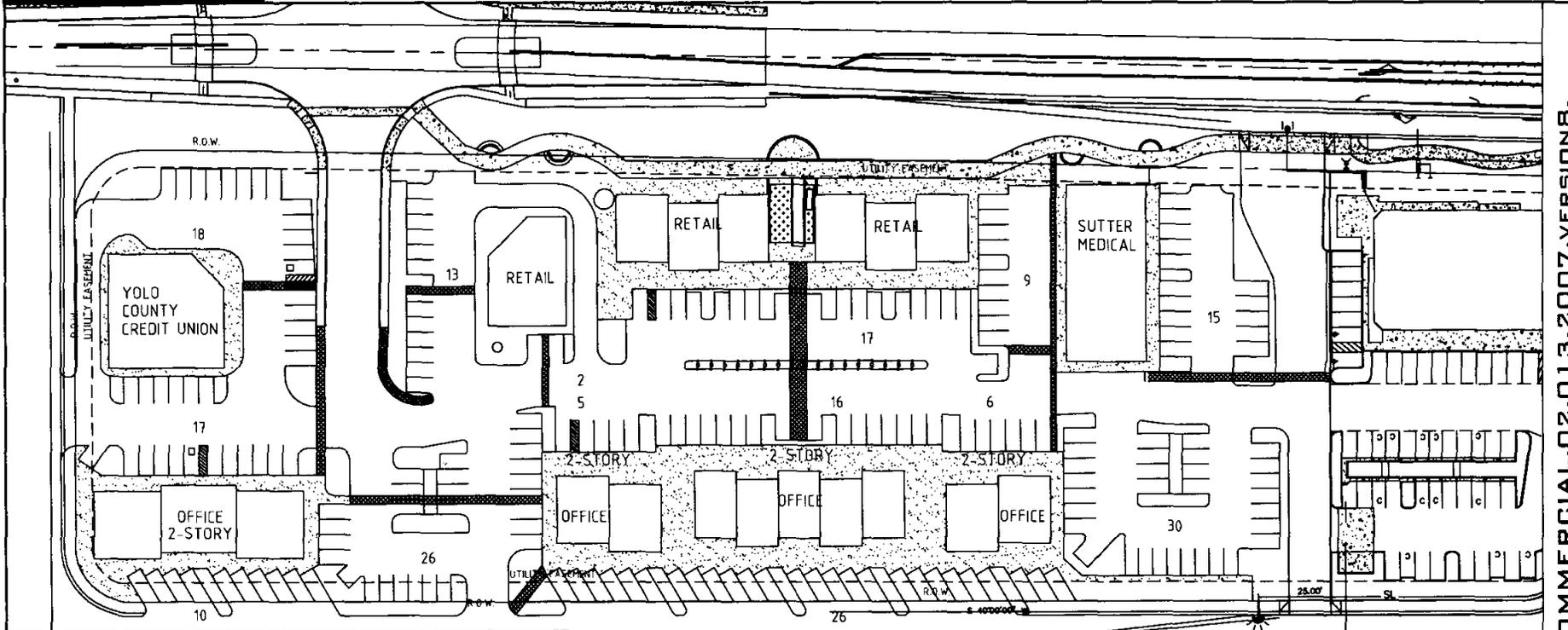




GRANITE BAY
HOLDINGS, LLC

WINTERS COMMERCIAL - GRANT & EAST

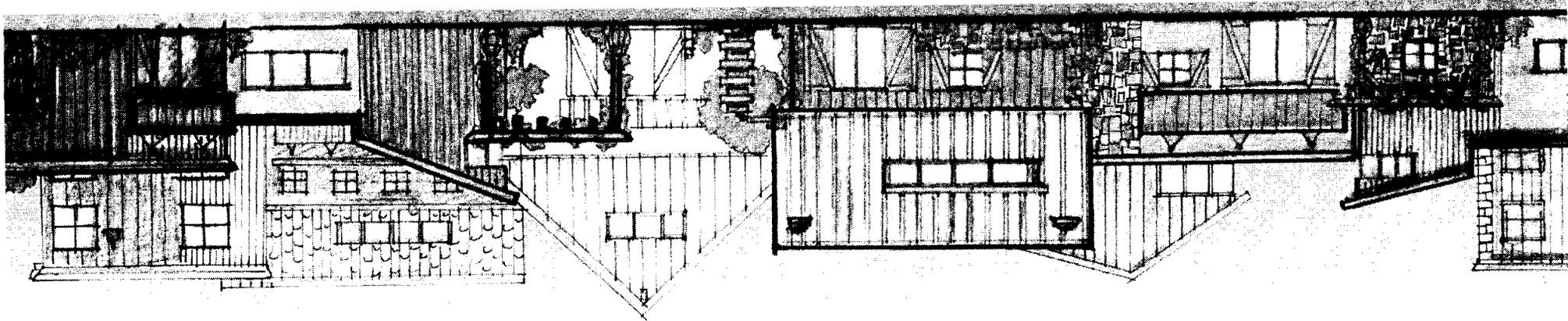
02.01.2007 SCALE 1:60

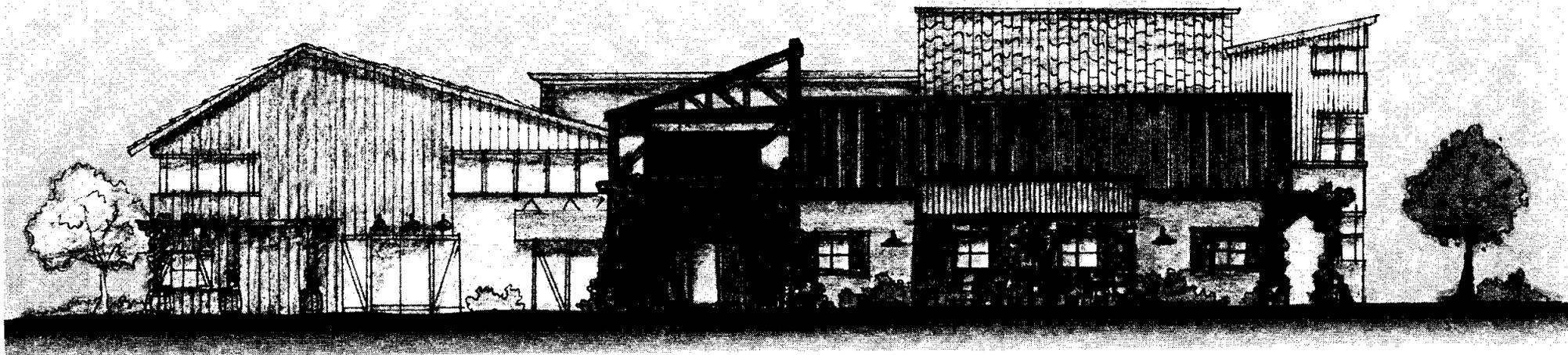


BLDG AREAS TABLE

BLDG NAME	AREA IN SQ. FT.	PARKING REQ'D
RETAIL	10,000 SF	40 stalls
BANK	4,500 SF	18 stalls
MEDICAL BUILDING	5,000 SF	30 stalls
OFFICE TWO STORY	30,000 SF	100 stalls (208 NEEDED)
TOTAL:	49,500 SF	210 stalls (w/handicap stalls)

6007.WINTERS COMMERCIAL.02.013.2007.VERSIONB.





SOUTH ELEVATION, BANK

WINTERS COMMERCIAL, WINTERS, CA

02.06.2007 SCALE 1:10



PLANNING COMMISSION STAFF REPORT
February 27, 2007

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director *DS*

SUBJECT: Public Hearing and consideration of Site Plan (2007-02-SP) request submitted by Fred Chernidglo on behalf of Manuel Lopez for the installation of a 1,188 square foot single-story, single-family ranch-style manufactured home with a 68 square foot porch and a 293 square foot detached garage at 308 Baker Street (APN 003-142-15).

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report, 2) Conduct the public hearing, and 3) Approve the Site Plan (2007-02-SP) request submitted by Fred Chernidglo on behalf of Manuel Lopez for the installation of a 1,188 square foot single-story, single-family ranch-style manufactured home with a 68 square foot porch and a 293 square foot detached garage at 308 Baker Street (Assessor Parcel Number 003-142-15).

BACKGROUND: The project applicant, Fred Chernidglo on behalf of property owner Manuel Lopez, proposes to install a 1,188 square foot single-story, single-family ranch-style manufactured home with three bedrooms and two bathrooms on a permanent concrete foundation at 308 Baker Street (APN 003-142-15). The residence will have a raised foundation, approximately 16 to 18 inches off of the ground. Exterior features of the new home, which is manufactured by Golden West, include a two-gable roof on the Baker Street elevation, a 68 square foot front porch, composition roofing, lap siding on the Baker elevation, and T1-11 siding on the remaining elevations. According to the applicant, the lap siding will wrap around to the side elevations a distance of four to five feet. The project will also include a 293 square foot detached garage at the rear (north side) of the property; the garage will include composition roofing and T1-11 siding. Vehicle access to the garage will be provided through the rear alleyway. The applicant proposes to provide off-street parking through the single-space garage and the driveway area in front of the garage; the driveway will accommodate two vehicles. The project will result in site coverage of approximately 36.4%. The property (APN 003-142-15) is approximately 6,000 square feet in size; has a General Plan land use designation of Low Density Residential (LR); and is zoned Single Family, 7,000 Square Foot Average Minimum (R-1 Zone).

DISCUSSION: The proposed home will have a raised foundation approximately 16 to 18 inches off of the ground; however, the foundation can be lowered to a height of 8 inches according to the applicant. The Planning Commission may want to consider its preference on the foundation height during its deliberations on the project. Off-street parking will be provided through the single-space garage and the driveway area in front of the garage. The garage is accessed via the alleyway at the rear of the property. If the garage had been located on the Baker Street frontage, the driveway could not be counted towards the second off-street parking space. However, this issue becomes somewhat clouded for the project site since alley-loaded garages require only a five-foot setback from the alleyway. Should the Planning Commission not accept the driveway for the second off-street parking space, the second space can be accommodated on a concrete pad or strips parallel to the proposed garage.

METHODOLOGY:

Two actions are required to process the proposed project:

1. Confirmation of CEQA exemption finding – Class 3(a), New Construction or Conversion of Small Structures.
2. Approval of Site Plan (Design Review) and the attached conditions.

APPLICABLE REGULATIONS:

This project 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

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department's Administrative Assistant 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 Thursday, February 15, 2007, 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 Wednesday, February 21, 2007. Please find attached copies of the published and mailed public hearing notices.

ENVIRONMENTAL ASSESSMENT: The Site Plan application has been reviewed in accordance with the California Environmental Quality Act (CEQA) is considered categorically exempt under Section 15303.

RECOMMENDED FINDINGS FOR 308 BAKER STREET (SITE PLAN)

CEQA Findings:

1. The project qualifies for an exemption from the provisions of CEQA, Class 3(a) – New Construction or Conversion of Small Structures.
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 a Class 3(a) New Construction or Conversion of Small Structures exemption for the 308 Baker Street Project.

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 Low Density Residential and this designation provides for single-family detached homes. The project will result in the installation of a single-family residence and a detached garage.
2. The project is consistent with the provisions of the Zoning Ordinance. The principal uses of the R-1 Zone are single-family homes and duplexes. The project will result in the installation of a single-family residence.

RECOMMENDATION

Staff recommends approval of the project by making an affirmative motion as follows:

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE 308 BAKER STREET PROJECT (SITE PLAN) 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.
- Approval of the Site Plan (Design Review) of the project as depicted on the plans submitted and subject to the conditions of approval attached hereto.

ALTERNATIVES:

The Commission can elect to modify any aspect of the approval or to deny the application. If the 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.

**CONDITIONS OF APPROVAL FOR THE 308 BAKER STREET (SITE PLAN)
LOCATED ON ASSESSOR PARCEL NUMBER 003-142-15, WINTERS, CA 95694.**

1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project Applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expenses in any such claim, action or proceeding to attach set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, 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 employee, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.
2. 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 Planning Commission approval.
3. The manufactured home shall be placed on a permanent, concrete foundation.
4. A front door shall be located on the Baker Street frontage of the property.
5. The address number for the property 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. The detached garage shall also be addressed and the address shall be clearly visible from the alleyway. The address numbering shall be either four (4) inch illuminated numbers or six (6) inch non-illuminated numbers on contrasting background.
6. The applicant shall obtain an encroachment permit for all work within the public right-of-way (water lateral, sewer lateral, sidewalk, etc.).
7. The applicant shall install a sewer lateral and cleanout that comply with the specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.
8. The applicant shall install a water lateral and meter that comply with the

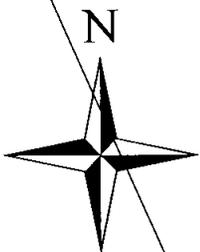
specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.

9. The applicant shall obtain all required City permits (building, encroachment, etc.) and pay all applicable fees (building, impact, encroachment, etc.).
10. The applicant shall replace the existing concrete sidewalk on the Baker Street frontage of the project site.
11. The applicant shall report to the City building materials diverted from landfilling during the course of their project, pursuant to the provisions of City of Winters Ordinance No. 2002-03.
12. The applicant shall pay City impact fees at the rate in effect at building permit issuance.
13. The applicant shall provide the City with proof of payment receipts for Winters Joint Unified School District facility fees and Yolo County facility fees at building permit issuance.
14. Final inspection for the manufactured home shall not be scheduled nor occupancy authorized until the public improvements (sewer lateral, sewer cleanout, water lateral, water meter, sidewalk, etc.) have been installed, inspected, and accepted by the City.
15. Final inspection for the manufactured home shall not be scheduled nor occupancy authorized until the garage passes final inspection, the garage driveway area/off-street parking pad has been completed, the front yard of the property is landscaped, and a City-approved shade tree is installed.
16. The payment of City of Winters' monthly utility billing charges shall commence after the residence has passed final inspection and the applicant shall pay assessments pursuant to the City Wide Assessment District.

ATTACHMENTS:

1. Parcel Map for Project Site
2. Site, Floor, and Elevation Plans
3. Public Hearing Notice (published and mailed copies)
4. California Government Code (Sections 65852.3 – 5) on Manufactured Homes Located on Lots Zoned for Conventional Single-Family Residential Dwellings

308 Baker Street Project Site

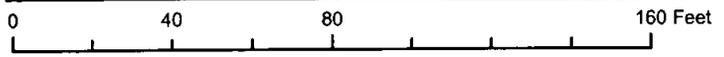


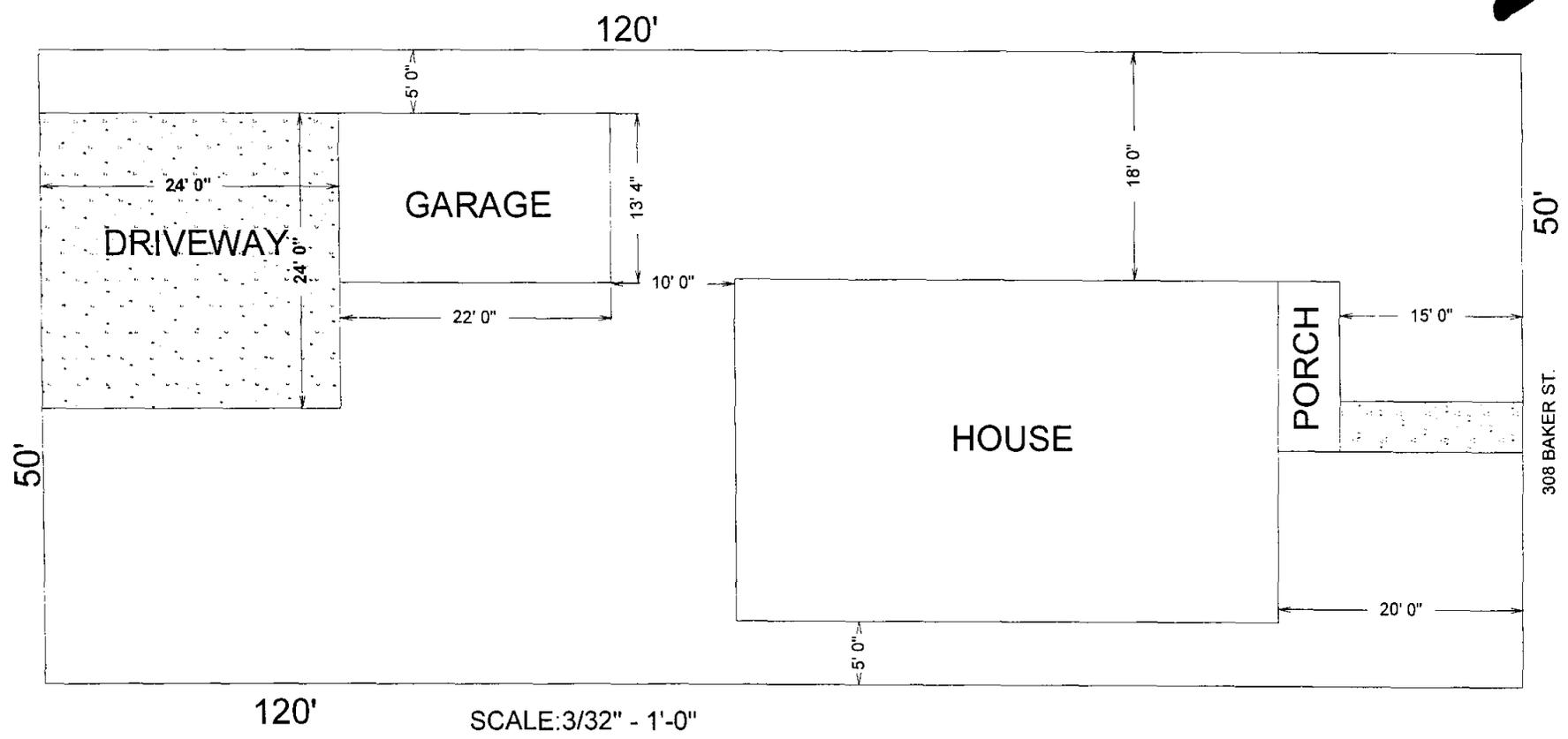
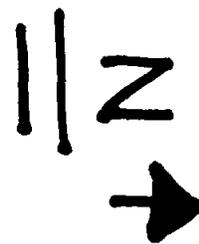
BAKER

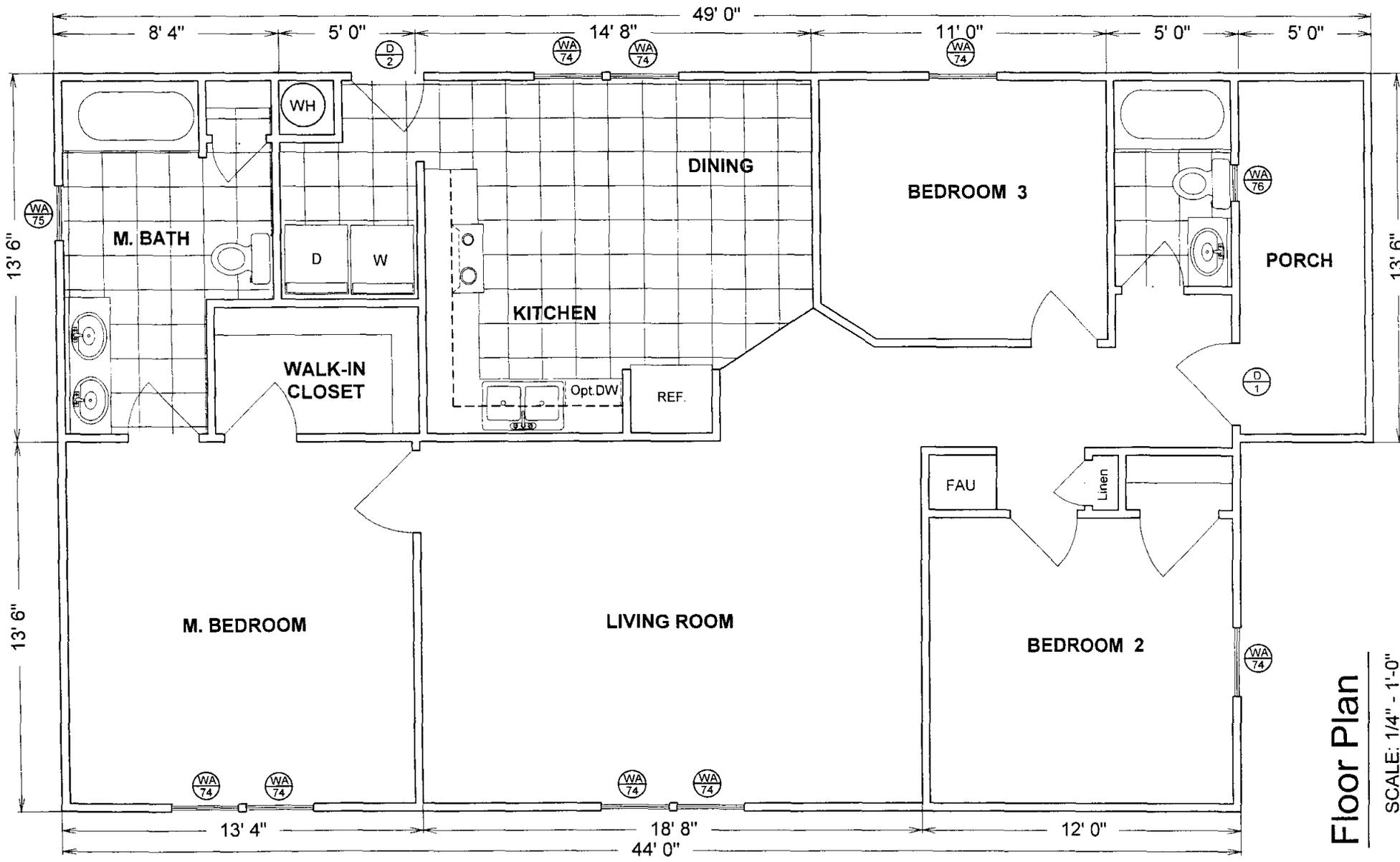
THIRD

Legend

- Winters Streets
- wintersparcel
- 308 Baker Project Site



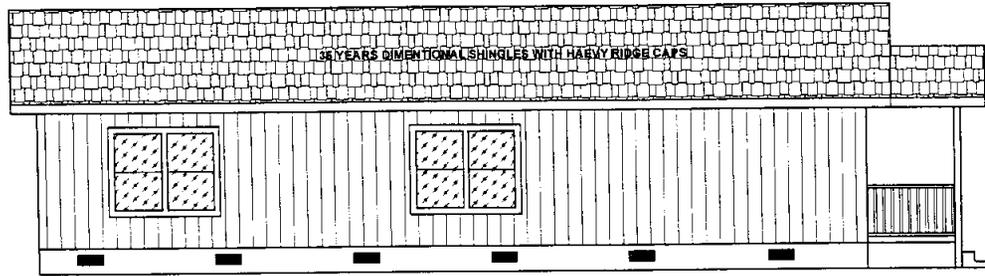




Floor Plan

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

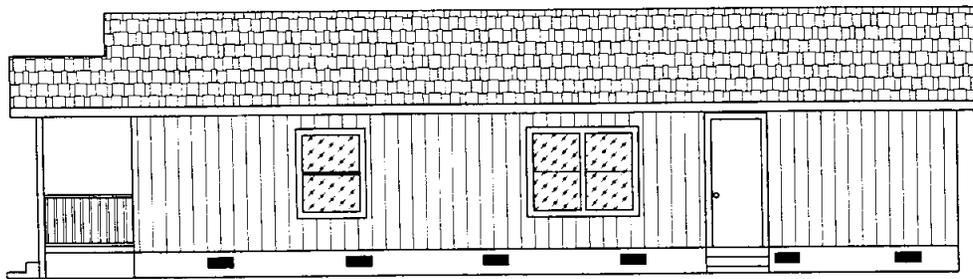
Modified Floor Plan



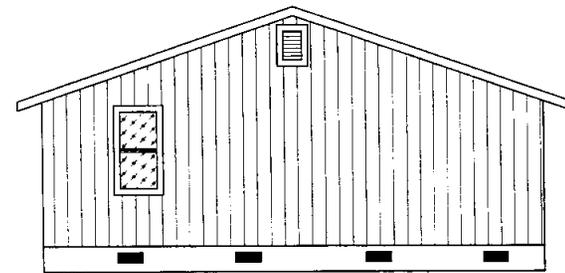
LEFT SIDE ELEVATION



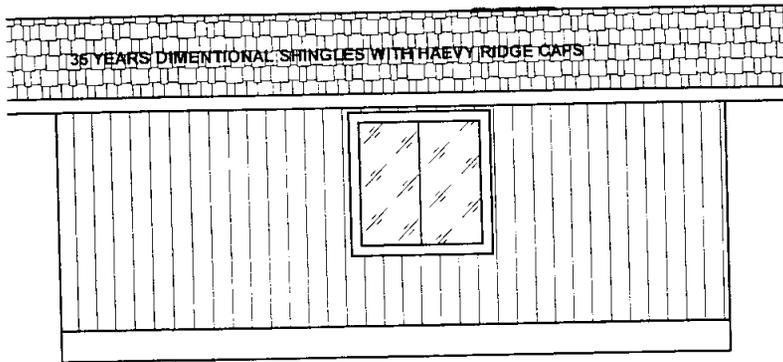
FRONT ELEVATION



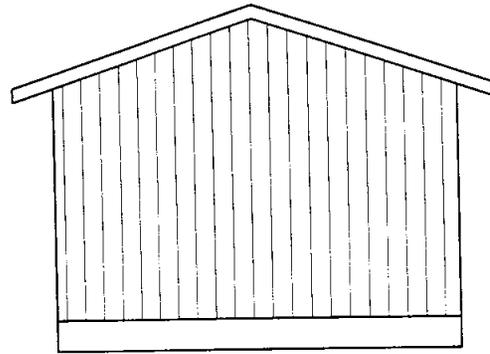
RIGHT SIDE ELEVATION



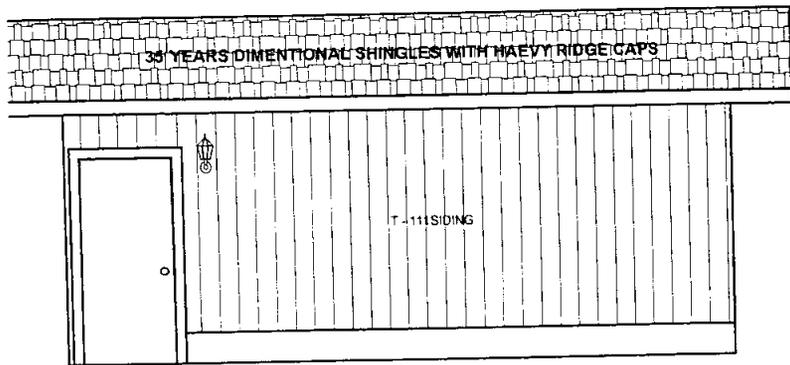
REAR ELEVATION



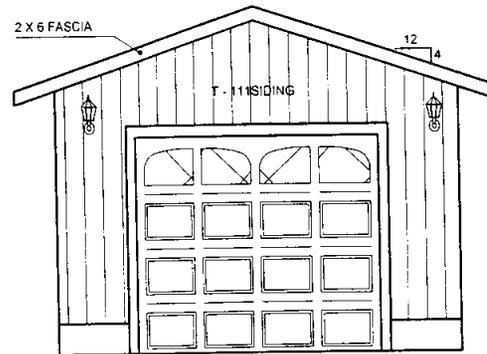
RIGHT SIDE ELEVATION



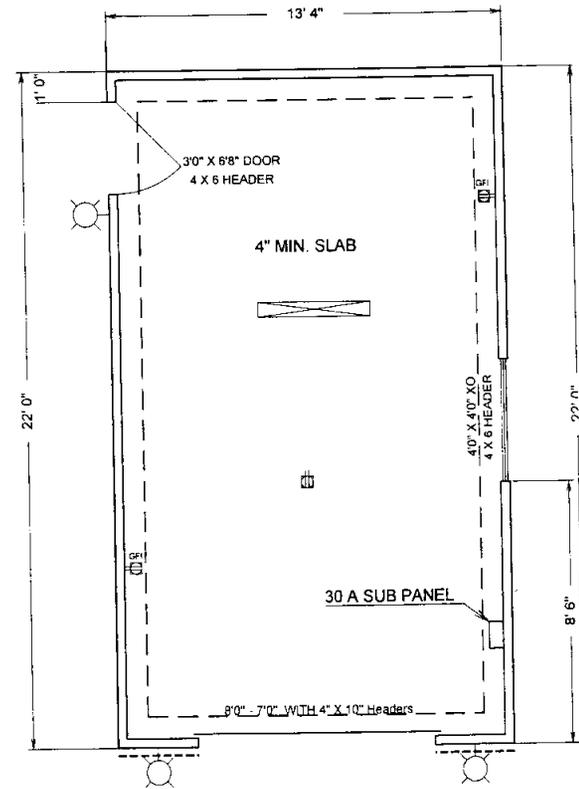
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



GARAGE FLOOR PLAN
SCALE: N/A

Winters Express

2/15/07 P. B5

Notice of Public Notice

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, February 27, 2007, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, California 95694.

PROJECT LOCATION: 308 BAKER STREET, ASSESSOR PARCEL NUMBER 003-142-15.

APPLICATION TYPE: The Planning Commission is conducting a public hearing to solicit comments regarding the Site Plan application submitted for the installation of a 1,188 square foot single-story, single-family ranch-style manufactured home with a 68 square foot front porch and a 293 square foot detached garage at 308 Baker Street (APN 003-142-15).

PROJECT DESCRIPTION: The project applicant, Fred Chemidglo on behalf of property owner Manuel Lopez, proposes to install a 1,188 square foot single-story, single-family ranch-style manufactured home with three bedrooms and two bathrooms on a permanent concrete foundation at 308 Baker Street. The residence will have a raised foundation, approximately 16 to 18 inches off of the ground. Exterior features of the new home, which is manufactured by Golden West, include a two gable roof on the Baker Street elevation, a 68 square foot front porch, composition roofing, and lap and T-111 siding. The project will also include a 293 square foot detached garage at the rear of the property. Off-street parking will be provided through the single-space garage and the driveway area in front of the garage. The property (APN 003-142-15) is approximately 6,000 square feet in size, has a General Plan land use designation of Low Density Residential (LR), and is zoned Single Family, 7,000 Square Foot Average Minimum (R-1 Zone).

The purpose of the public hearing will be to give citizens an opportunity to make their comments 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 you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

ALL INTERESTED PERSONS ARE INVITED TO APPEAR AT THE MEETING DATE(S) IDENTIFIED ABOVE AT 7:30 P.M. IN COUNCIL CHAMBERS TO COMMENT. COPIES OF ALL THE ABOVE PROJECT DESCRIPTIONS, PLANS AND THE COMPLETE FILE, CAN BE VIEWED AT THE OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT, 318 FIRST STREET, CITY HALL, AT LEAST FIVE DAYS PRIOR TO THE HEARING, OR CALL THE STAFF CONTACT PERSON AT (530) 795-4910, EXTENSION 112. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING AND EXPRESS THEIR COMMENTS. WRITTEN COMMENTS WILL BE ACCEPTED PRIOR TO, AT, AND DURING THE HEARING. ALL COMMENTS RECEIVED WILL BE GIVEN TO THE PLANNING COMMISSION FOR THEIR CONSIDERATION.

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".

Dan Sokolow - Community Development Director
Published February 15, 2007



2/15/07

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Dan Sokolow – Community Development Director

CALIFORNIA CODES, GOVERNMENT CODE

65852.3. (a) A city, including a charter city, county, or city and county, shall allow the installation of **manufactured** homes certified under the National **Manufactured** Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et seq.) on a foundation system, pursuant to Section 18551 of the Health and Safety **Code**, on lots zoned for conventional **single-family** residential dwellings. Except with respect to architectural requirements, a city, including a charter city, county, or city and county, shall only subject the **manufactured home** and the lot on which it is placed to the same development standards to which a conventional **single-family** residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. Any architectural requirements imposed on the **manufactured home** structure itself, exclusive of any requirement for any and all additional enclosures, shall be limited to its roof overhang, roofing material, and siding material. These architectural requirements may be imposed on **manufactured** homes even if similar requirements are not imposed on conventional **single-family** residential dwellings. However, any architectural requirements for roofing and siding material shall not exceed those which would be required of conventional **single-family** dwellings constructed on the same lot. At the discretion of the local legislative body, the city or county may preclude installation of a **manufactured home** in zones specified in this section if more than 10 years have elapsed between the date of manufacture of the **manufactured home** and the date of the application for the issuance of a permit to install the **manufactured home** in the affected zone. In no case may a city, including a charter city, county, or city and county, apply any development standards that will have the effect of precluding **manufactured** homes from being installed as permanent residences.

(b) At the discretion of the local legislative body, any place, building, structure, or other object having a special character or special historical interest or value, and which is regulated by a legislative body pursuant to Section 37361, may be exempted from this section, provided the place, building, structure, or other object is listed on the National Register of Historic Places.

65852.4. A city, including a charter city, a county, or a city and county, shall not subject an application to locate or install a **manufactured home** certified under the National **Manufactured** Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401 et seq.) on a foundation system, pursuant to Section 18551 of the Health and Safety **Code**, on a lot zoned for a **single-family** residential dwelling, to any administrative permit, planning, or development process or requirement, which is not identical to the administrative permit, planning, or development process or requirement which would be imposed on a conventional **single-family** residential dwelling on the same lot. However, a city, including a charter city, county, or city and county, may require the application to comply with the city's, county's, or city and county's architectural requirements permitted by Section 65852.3 even if the architectural requirements are not required of conventional **single-family** residential dwellings.

65852.5. Notwithstanding the provisions of Section 65852.3, no city, including a charter city, county, or city and county, may impose size requirements for a roof overhang of a **manufactured home** subject to the provisions of Section 65852. 3, unless the same size requirements also would be imposed on a conventional **single-family** residential dwelling constructed on the same lot. However, when there are no size requirements for roof overhangs for both **manufactured** homes and conventional **single-family** residential dwellings, a city, including a charter city, county, city and county, may impose a roof overhang on **manufactured** homes not to exceed 16 inches.