

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, April 24, 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 April 17, 2007
San Francisco Chronicle article: The Latest Modular Homes Sparkle with Upgrades, Options, Lots of Room
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 March 27, 2007 regularly scheduled meeting of the Planning Commission.

VI DISCUSSION ITEMS:

1. Continued 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).
2. Update from Granite Bay Holdings, LLC on Winters Highlands Subdivision project and workshop on design of four house models (no backup).
3. Approval of findings for March 27, 2007 Planning Commission denial of Site Plan application (2006-07-SP) submitted by Joe 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).

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 MONDAY, APRIL 16, 2007.



DAN SOKOLOW – COMMUNITY DEVELOPMENT DIRECTOR

APPEALS: ANY PERSON DISSATISFIED WITH THE DECISION OF THE PLANNING COMMISSION MAY APPEAL THIS DECISION BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CITY CLERK, NO LATER THAN TEN (10) CALENDAR DAYS AFTER THE DAY ON WHICH THE DECISION IS MADE.

IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

PUBLIC REVIEW OF AGENDA, AGENDA REPORTS, AND MATERIALS: PRIOR TO THE PLANNING COMMISSION MEETINGS, COPIES OF THE AGENDA, AGENDA REPORTS, AND OTHER MATERIAL ARE AVAILABLE DURING NORMAL WORKING HOURS FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, A LIMITED SUPPLY OF COPIES OF THE AGENDA WILL BE AVAILABLE FOR THE PUBLIC AT THE MEETING.

OPPORTUNITY TO SPEAK, AGENDA ITEMS: THE PLANNING COMMISSION WILL PROVIDE AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMISSION ON ITEMS OF BUSINESS ON THE AGENDA, HOWEVER, TIME LIMITS MAY BE IMPOSED BY THE CHAIR AS PROVIDED FOR UNDER THE ADOPTED RULES OF CONDUCT OF PLANNING COMMISSION MEETINGS.

REVIEW OF TAPE RECORDING OF MEETING: PLANNING COMMISSION MEETINGS ARE AUDIO TAPE RECORDED. TAPE RECORDINGS ARE AVAILABLE FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR 30 DAYS AFTER THE MEETING.

COPIES OF AGENDA, AGENDA REPORTS AND OTHER MATERIALS: PRIOR TO EACH MEETING, COPIES OF THE AGENDA ARE AVAILABLE, AT NO CHARGE, AT CITY HALL DURING NORMAL WORKING HOURS. IN ADDITION, A LIMITED SUPPLY WILL BE AVAILABLE ON A FIRST COME, FIRST SERVED BASIS, AT THE PLANNING COMMISSION MEETINGS. COPIES OF AGENDA, REPORTS AND OTHER MATERIAL WILL BE PROVIDED UPON REQUEST SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT. A COPY FEE OF 25 CENTS PER PAGE WILL BE CHARGED.

ANY MEMBER OF THE PUBLIC MAY SUBMIT A WRITTEN REQUEST FOR A COPY OF PLANNING COMMISSION AGENDAS TO BE MAILED TO THEM. REQUESTS MUST BE ACCOMPANIED BY A CHECK IN THE AMOUNT OF \$25.00 FOR A SINGLE PACKET AND \$250.00 FOR A YEARLY SUBSCRIPTION.

THE COUNCIL CHAMBERS IS WHEELCHAIR ACCESSIBLE

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of April 17, 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, Tim Ruff (530) 758-7008	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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<p>(8) Dunmore Commercial, Dunmore Communities, Rad Bartlam (916) 676-1115</p>	<p>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.</p>	<p>Application submitted on April 12, 2005.</p>	<p>City staff determination of application completeness.</p>
<p>(9) Winters II, Community Housing Opportunities Corporation, Ben Rosen (530) 757-4444</p>	<p>Proposal to develop 34-unit apartment complex for low- and very low-income households at 110 East Baker Street.</p>	<p>Building permit issued and construction began in October 2006.</p>	<p>Completion of construction.</p>
<p>(10) Village on the Park, Village Partners, LLC, Mark Walther (310) 798-5656</p>	<p>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.</p>	<p>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.</p>	<p>City staff determination of application completeness.</p>
<p>(11) Mary Rose Gardens, DAS Homes, Inc., Dave Snow (530) 666-0506</p>	<p>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.</p>	<p>City Council at its April 3, 2007 meeting approved the CEQA and approval resolutions and waived the first reading of the re-zone ordinance. Council continued public hearing to April 17, 2007 meeting.</p>	<p>City Council continued public hearing tentatively scheduled for April 17, 2007 for second reading/adoption of re-zone ordinance (hearing not required) and development agreement.</p>
<p>(12) Anderson Place, Eva Brzeski (415) 887-9300</p>	<p>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.</p>	<p>City Council at its April 3, 2007 meeting approved the CEQA and approval resolutions and waived the first reading of the re-zone ordinance. Council continued public hearing to April 17, 2007 meeting.</p>	<p>City Council continued public hearing tentatively scheduled for April 17, 2007 for second reading/adoption of re-zone ordinance (hearing not required) and development agreement.</p>
<p>(13) Pearse Subdivision, Thomas Pearse (530) 795-5901</p>	<p>Proposal to develop 5 single-family residential lots at the south end of Third Street.</p>	<p>December 15, 2006 completeness letter sent, additional information needed.</p>	<p>City staff determination of application completeness.</p>

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(14) Winters Commercial, Granite Bay Holdings, LLC, Sean Buchanan (916) 580-1857	Proposal to develop 4.52 acres on south side of Grant Avenue directly west of Round Table Pizza complex for 49,500 square feet of commercial and office uses. Site Plan.	Conceptual site plan review held at the Planning Commission on February 27, 2007.	City staff determination of application completeness.
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AFFORDABLE HOUSING UNITS

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

WEDNESDAY, MARCH 28, 2007

The latest modular homes sparkle with upgrades, options, lots of room

By Judy Stark

ST. PETERSBURG TIMES

Steve Ganes, a longtime custom builder in North Pinellas, is offering buyers something different: modular housing.

He thinks it may be the answer to the affordable-housing crisis in this part of Florida.

"A site-built home costs \$150 to \$200 a square foot," he said. "I can do this" — the Coconut Grove model — "for \$80 to \$85 a square foot. That's unheard of in the market. And this is very presentable. It's a nice home."

His entry in the Tampa Bay Builders Association Parade of Homes is a two-story yellow house with four bedrooms, a den and three baths in about 2,350 square feet. Built in a factory and assembled on-site, it is priced at \$279,000 plus home site. And that includes a lot of upgrades and options, Ganes said: hardwood floors, gas fireplace, impact glass. At a base price of \$85 a square foot, the price would be \$200,260.



DOUGLAS R. CLIFFORD / St. Petersburg Times

Yes, it's true, this Palm Harbor, Fla., house is a hybrid modular home with nearly 2,350 square feet.

The price could be as low as about \$47,000 for a modular dwelling of just more than 1,000 square feet, plus setup, foundation and home site.

If you didn't know that the Coconut Grove was a modular home, you probably wouldn't figure it out. Lots of people erroneously think that modular housing means homes shaped like boxcars. This house, consisting of two sections each 14 feet 6 inches wide, is open and airy. "And we can turn the sections, offset them, make an L or a T. The design capabilities are there," Ganes said.

Ganes is partners with Jacobsen Homes, longtime builder of manufactured housing at its factory in Safety Harbor. The Coconut Grove is unusual in that the ground floor (with two bedrooms, a bath and an entertainment room) is site-built. The modular units create the second floor. Ganes said he built the house that way because at the time, Jacobsen was not prepared to do two-story modulars. It is now, and that's how Ganes plans to build.

Manufactured or modular?

What's the difference between a manufactured home and a modular home?

Both are built in factories, protected from bad weather and job site vandalism.

Manufactured homes, formerly known as mobile homes, are built on a steel chassis and towed on their own wheels to a home site. They are anchored by straps and tie-downs. They must meet the 1976 federal Department of Housing and Urban Development code.

Modular homes are transported to the site on flatbed trucks or on a removable chassis. The sections are placed on a foundation by a crane and attached with bolts and straps. They are built to the same local codes as site-built housing.

Source: homebuying.about.com

The house is sided in Crane-Board, an insulated vinyl siding that strongly resembles wood clapboard. Stucco or fiber-cement siding are options. It is engineered to withstand winds of as much as 130 miles per hour, said Craig Young, an engineer with Jacobsen.

It takes four to five days to manufacture the house at the factory, Jacobsen Vice President Dusty Rhodes said.

When the units arrive at the site on a removable chassis, the cabi-

nets, countertops and appliances are already in place. So are light fixtures, unfinished interior walls, plumbing fixtures, some molding, interior and exterior doors, shutters, shingles and vertical blinds, Rhodes said.

The modular units are lifted onto the foundation by a crane and attached with straps and bolts. Then it takes 90 days to complete the unit: finishing the drywall; installing crown molding and flooring; painting; doing plumbing,

electrical and air-conditioning hookups; installing the exterior siding on the ends once the two sections have been joined; and landscaping.

The house undergoes the same inspections as site-built housing and has to meet the same codes. "There's not much here for an inspector to get nervous about," Ganes said.

Interest in modular housing has grown in recent years as builders nationally look for ways to build faster and cheaper and deal with a dwindling workforce.

If modular housing is the answer, then what's the holdup? "Some people still equate modular with mobile," Ganes said. "People want a nice product to call home. We make a real effort to look like site-built housing. Maybe it's the stigma of 'factory-built' that holds people back.

"We've got to keep people here," Ganes said of residents who are priced out of the cities where they work. "Maybe modular is what it takes to keep our economy moving."

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
TUESDAY, MARCH 27, 2007**

Chairman Jordan called the meeting to order at 7:30 p.m.

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

Commissioner Guelden led in the Pledge of Allegiance.

CITIZEN INPUT

None.

CONSENT ITEM

Approve minutes of February 27, 2007 regularly scheduled meeting of the Planning Commission.

Commissioner Graf moved to approve minutes of February 27, 2007 regularly scheduled meeting of the Planning Commission. Seconded by Commissioner Tramontana.

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

Motion carried unanimously.

DISCUSSION ITEMS:

1. Workshop with Granite Bay Holdings, LLC to review the initial residential designs prepared for the Winters Highlands project.

Community Development Dan Sokolow noted that Granite Bay was presenting the initial three designs for an alley-loaded portion of the Winters Highlands project and the Planning Commission's comments on the designs would be considered informal advice.

Tyler Wade of Granite Bay Holdings, LLC reviewed three residence models designed by William Hezmalhalch Architects, Inc. with the Planning Commission: California Cottage (1,931 square feet, single-story), Georgian Plantation (2,314 square feet, two-story), and Mediterranean (2,807 square feet, two-story). He highlighted the central outdoor courtyard feature and said that concept was to focus the living space on the courtyard. A second courtyard is located at the entrance to the residences and provides interaction with the neighborhood. Wade indicated that a reduction in the side yard setbacks might be needed from ten feet to five feet on one side and potentially from five feet to three feet on the other side. Wade said a small parking pad might be located along the alleyway.

Planning Commissioner Neu asked whether a three-foot side yard setback was a building code issue. Sokolow replied that a three-foot side yard setback is permitted under the California Building Code provided that an external firewall is installed. He said that the request for a planned development overlay to modify development standards such as side

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TUESDAY, MARCH 27, 2007**

yard setbacks should be matched by strong residential design.

Commissioner Vallecillo said he didn't object to the reduction in setbacks, but he wanted to see a mock-up of the homes to get a better sense of how the homes will look.

Sokolow discussed the parallel parking spaces that Granite Bay is interested in locating along the alleyways and noted the problems in the southeast area of the City with vehicles parked in a manner that they encroach into the alleyways. He said that CC&Rs (conditions, covenants, and restrictions) might not work for ensuring that vehicles don't park in the alleyways in the Highlands project because of a lack of enforcement.

Julie Haney of JMH Architects and David Springer of the Davis Energy Group discussed the zero energy home being designed for the Highlands project; the home will be located at the northwest corner of the Main Street and Niemann Street intersection. Haney detailed the features of the two-story Craftsman-style residence which will include universal design; LEED certification; green building materials and methods; Build it Green certification; passive and active solar elements; barrier free thresholds; pervious concrete driveway, walkways, and patios; and rainwater catchment and storage for use in plant irrigation.

Springer said the residence as a zero net energy house would be generating as much energy as needed on an annual basis. The house's energy consumption and generation will be tested for a period of five years. Springer detailed the various energy efficiency features of the residence.

Springer in response to a question from Commissioner Graf said it was more expensive to construct the proposed zero energy house than a non-zero energy house; however, he noted that over time it is anticipated that the cost of the energy efficiency features will be reduced as more of them are installed. Springer characterized construction of the residence was the first step in taking the energy efficiency features to the community-level stage.

Wade said Granite Bay might offer the zero energy house as an option to prospective homebuyers.

Commissioner Guelden said landscaping plans were not shown for the residence and suggested that shading could reduce energy consumption of the residence. Wade responded that the landscaping plans for the house have not yet been prepared.

2. Continued Public Hearing and consideration of Site Plan application (2007-01-SP) submitted by Fred Chernidglo on behalf of property owner Manual 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).

Community Development Director Sokolow discussed the changes that have been made to the front elevation of the residence since the February 27, 2007 Planning Commission meeting.

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Applicant Fred Chernidglo of Harmony Homes highlighted the design changes to the front elevation including the use of rock along the raised foundation, the addition of shutters, and a revised trim. He noted that the home includes R-38 insulation and 30-year composition shingles.

Chernidglo in response to a question from Commissioner Vallecillo said that a restroom was located behind the small window on the house's front elevation. Vallecillo commented that it was somewhat unusual to have the window of a restroom on the front elevation of a residence.

Chairman Jordan opened the public hearing at 8:32 p.m. and closed it at 8:33 p.m. without receiving any public comments.

Commissioner Cowan said that something needs to be done to make modular homes not look like modular homes. He suggested the use of tapered porch columns, adding corbels to the overhang areas, and changing the gable vent to a different shape.

Vallecillo expressed his disappointment that not much has changed in the design of the residence since the Planning Commission's last meeting (February 27, 2007). He said the Commission had asked the applicant to take a look at the homes in the neighborhood.

Chernidglo said the property owner could be asked to make some changes, but he thought that the home would improve the neighborhood.

Commissioner Graf described the existing property as a mess and said the residence would improve the neighborhood. While he indicated that the applicant was on the right track with design changes to the house, Graf asked the applicant to take advantage of the suggestions made by the Planning Commissioners.

Jordan commented that he understood that some of the design changes could be made at little or no cost. Chernidglo noted that some of the changes would need to be made in the field.

Commissioner Guelden said the whole front face of the house has no depth. He suggested that the house would look like a warehouse if the windows and door were removed.

Sokolow asked the Planning Commissioner whether they were willing to continue the public hearing and consideration of the project in order to allow the applicant to incorporate additional design changes.

Guelden asked whether the manufacturer could offer some design changes and provide pictures of these features.

Commissioner Vallecillo moved to continue the 308 Baker Street project to the April 24, 2007 regularly scheduled meeting of the Planning Commission. Seconded by Commissioner Guelden.

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

The motion passed on a 7-0 vote.

3. Continued Public Hearing and consideration of Site Plan application (2006-07-SP) submitted by Joe Oremus for the installation of a new single-story, single-family 1,437 square foot manufactured residence with two bedrooms and two bathrooms at 437 Russell Street (APN 003-182-71).

Commissioner Guelden recused himself as a result of a possible conflict of interest since he owns property, his residence, within 500-feet of the project site.

Community Development Director Sokolow said the Planning Commission last considered the project at its December 19, 2006 meeting. Since that time, the applicant has chosen a different, smaller home for the project site. The revised site plan is below the 50-percent maximum lot coverage and the residence includes an attached garage.

Applicant Joe Oremus briefly addressed the Planning Commissioner and noted that the existing residence had been demolished.

Chairman Jordan opened the public hearing at 8:51 p.m.

Elliot Landes, 454 Russell Street, encouraged the Planning Commission to hold out on the design until it is improved.

Jordan closed the public hearing at 8:55 p.m.

Commissioner Neu said it was hard to see the front elevation of the residence.

Oremus said he cannot obtain a front elevation from the manufacturer that shows an attached garage. He commented that none of the homes on block adjacent to the project site are consistently designed.

Commissioner Vallecillo expressed his concerns over the window headers being lower than the top of the door on the front elevation, the lack of information on what the railing was made of, and graininess of the front elevation presented to the Planning Commission.

The Planning Commission discussed what direction should be taken on the project; however, Oremus requested that the Planning Commission take a vote on whether or not to approve the project.

Commissioner Graf said the Planning Commission was trying to reach some level of quality on manufactured homes. While he noted that he did not like the home, Graf said it could be improved. He expressed his desire to have quality homes in the community that the community can be proud of.

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Sokolow discussed the Planning Commission's history of manufactured home projects since 2001. Since that time, only three manufactured homes have been submitted for review and consideration by the Commission. One, a Craftsman-style residence, was approved by the Commission last year.

Jordan in addressing Oremus said that staff could provide him with the documentation of what was approved last year and a copy of the City's Design Guidelines.

AYES:
NOES:
ABSTAIN:
ABSENT:

Commissioner Neu moved to deny the 437 Russell Street project. Seconded by Commissioner Graf.

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

The motion passed on a 5-1-1 vote.

Guelden rejoined the meeting at the dais.

The meeting was adjourned at 9:16 p.m.

DON JORDAN, CHAIRPERSON

ATTEST:

DAN SOKOLOW, COMMUNITY DEVELOPMENT DIRECTOR



PLANNING COMMISSION STAFF REPORT
April 24, 2007

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director *DS*

SUBJECT: Continued 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 continued 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 Planning Commission at its March 27, 2007 meeting voted 7-0 to continue the public hearing and consideration of the 308 Baker Street project in order to have the project applicant incorporate design changes into the proposed residence. Based on input from the Planning Commission, the applicant, Fred Chernidglo on behalf of property owner Manuel Lopez, had made five changes to the front elevation.

1. Reversed the direction of the siding under the gables.
2. Replaced the square-shaped gable vent with a triangle-shaped vent and added a triangle-shaped vent to the small gable.
3. Replaced the square front porch and railing posts with tapered posts.
4. Added outriggers to the gables.
5. Increased the size of the right side window.

The applicant also made the following design changes.

1. The horizontal siding that starts on the front elevation has been wrapped back a distance of four feet on the sides.

2. The stone feature that starts on the front elevation has been wrapped back a distance of at least eight feet on the sides.
3. Reversed the direction of the siding under the rear gable.
4. Replaced the square-shaped gable vent on the rear elevation with a triangle-shaped vent.
5. Added shutters to the window on the right side of the garage.
6. Maintained vertical siding under the garage's front gable but reversed the direction of the remaining siding.
7. Reversed the direction of the siding under the garage's rear gable.

The project will result in the installation of 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 project will also include a 293 square foot detached garage at the rear (north side) of the property. 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 two new posts for the porch appear out of character with the other design changes made to the front elevation of the residence. As a result, recommended condition of approval #11 requires the applicant to use round posts for the porch.

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 the February 27, 2007 Planning Commission 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 Tuesday, April 17, 2007.

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 replace the two posts for the porch with round posts.
12. 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.
13. The applicant shall pay City impact fees at the rate in effect at building permit issuance.
14. 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.
15. 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.
16. 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 on the Baker Street frontage in the front yard.
17. The payment of City of Winters' monthly utility billing charges shall commence after the residence has passed final inspection and the applicant shall pay an assessment pursuant to the City Wide Assessment District.

ATTACHMENTS:

1. Parcel Map for Project Site
2. Site, Floor, and Elevation Plans

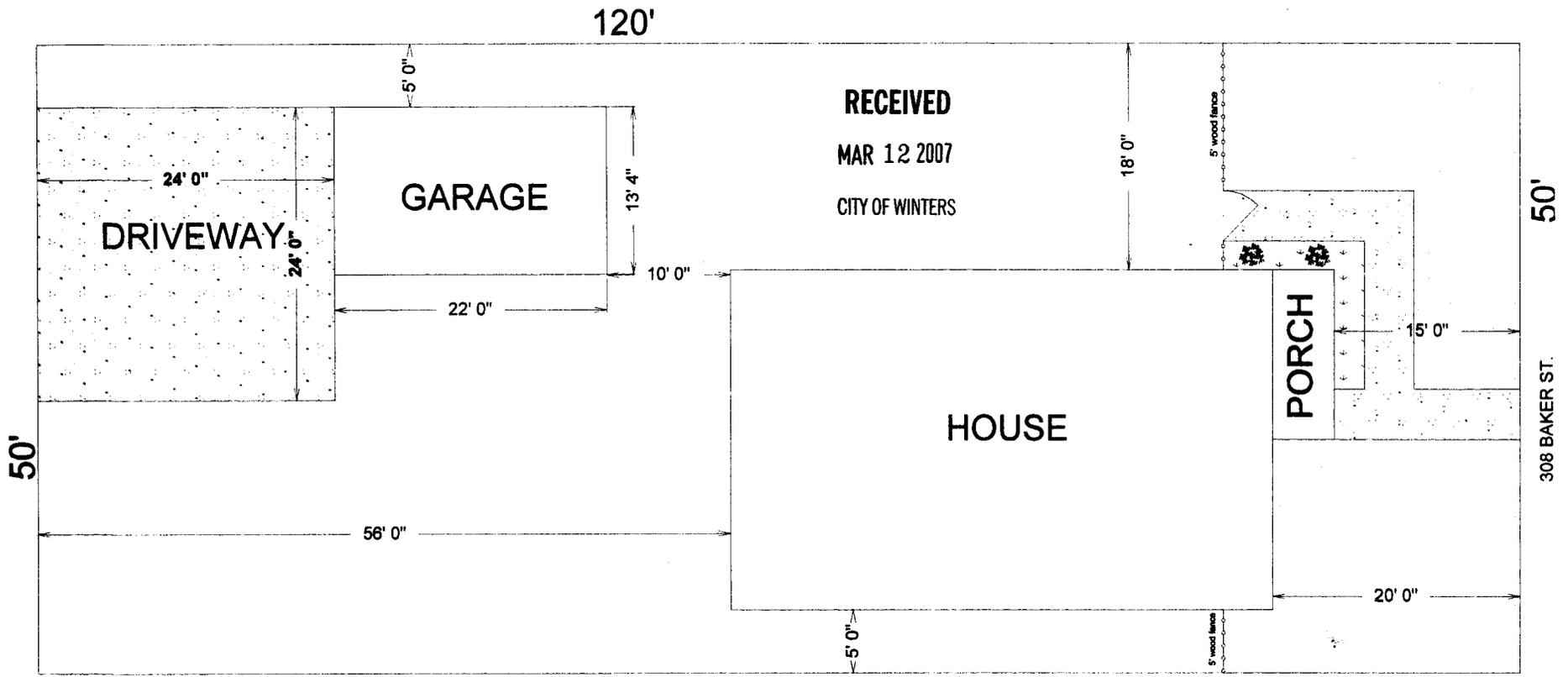
308 Baker Street Project Site



Legend

- Winters Streets
- wintersparcel
- 308 Baker Project Site

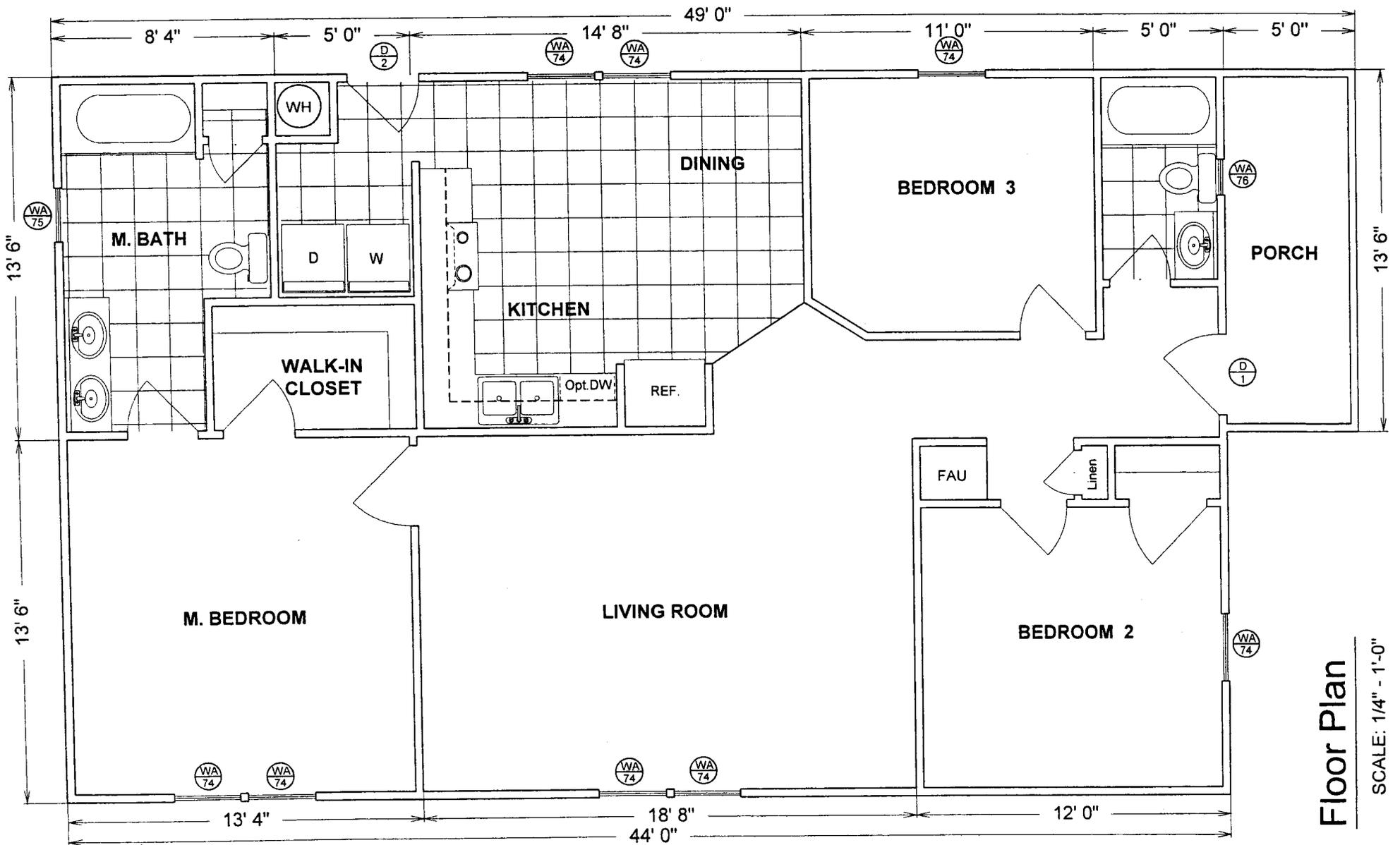
0 40 80 160 Feet



RECEIVED
 MAR 12 2007
 CITY OF WINTERS

120'

PLOT PLAN
 SCALE: 1" = 10'



Floor Plan

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

Modified Floor Plan

RECEIVED

APR 09 2007

CITY OF WINTERS

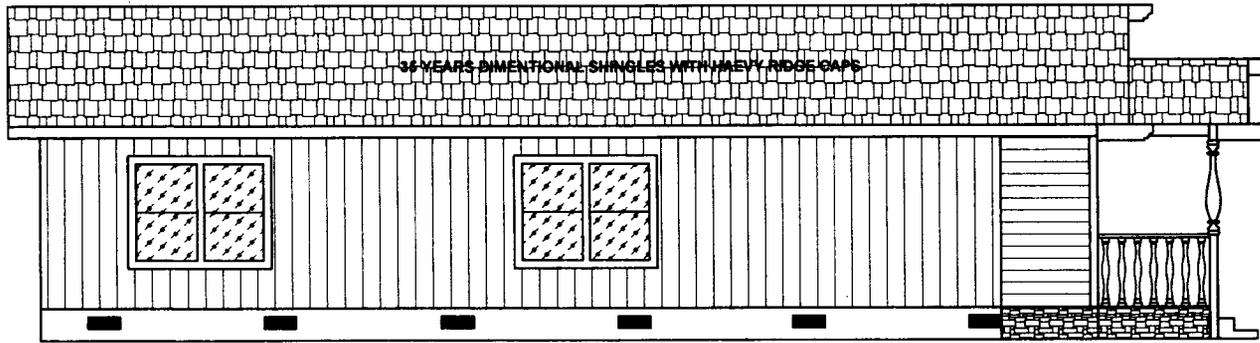


FRONT ELEVATION

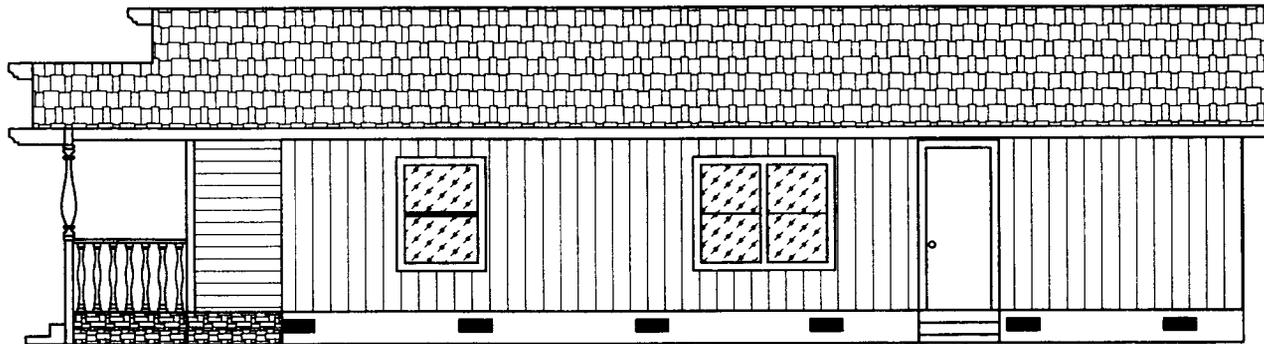
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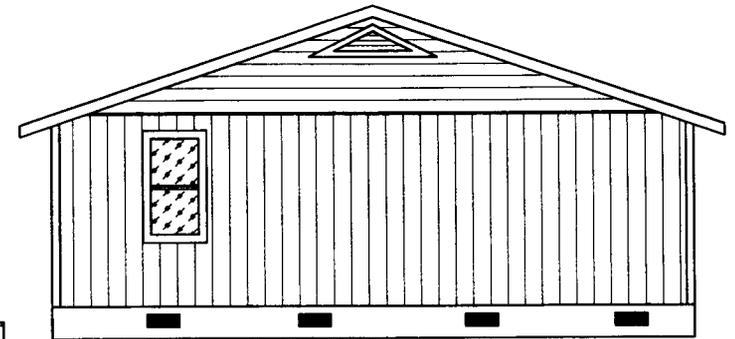
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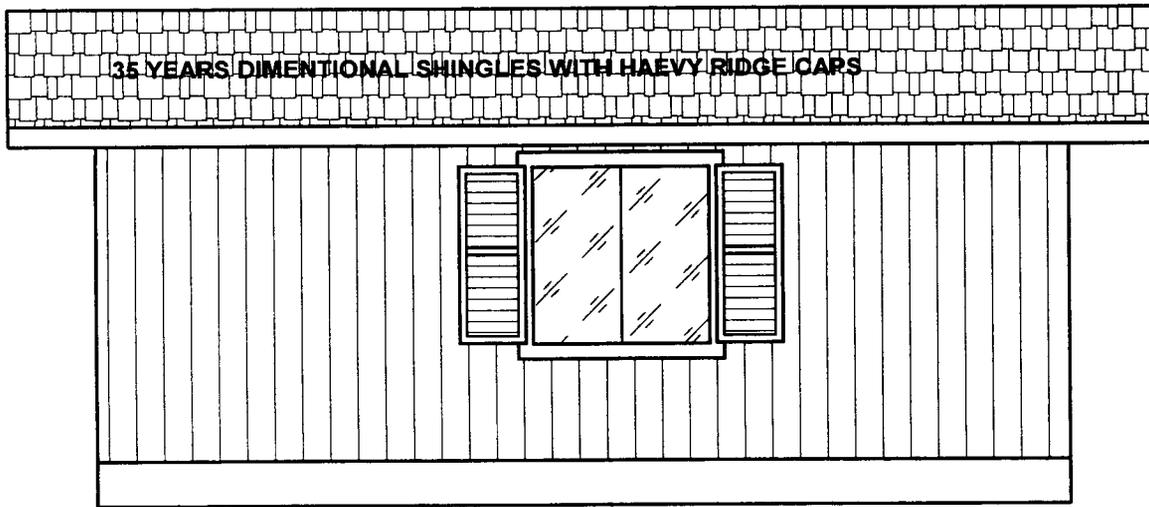
LEFT SIDE ELEVATION



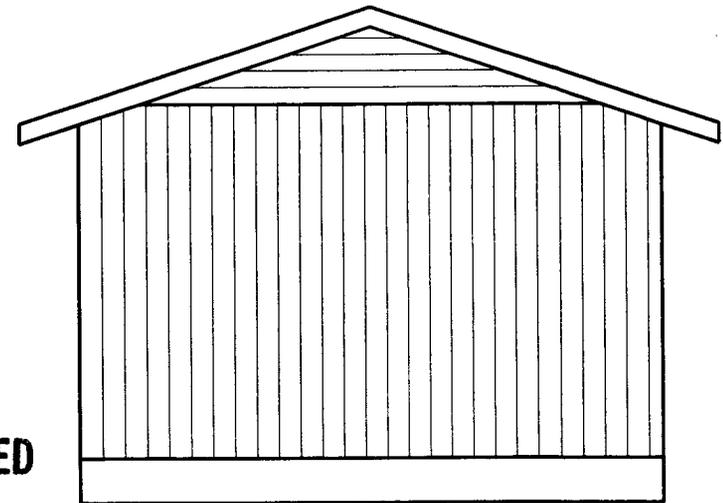
RIGHT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

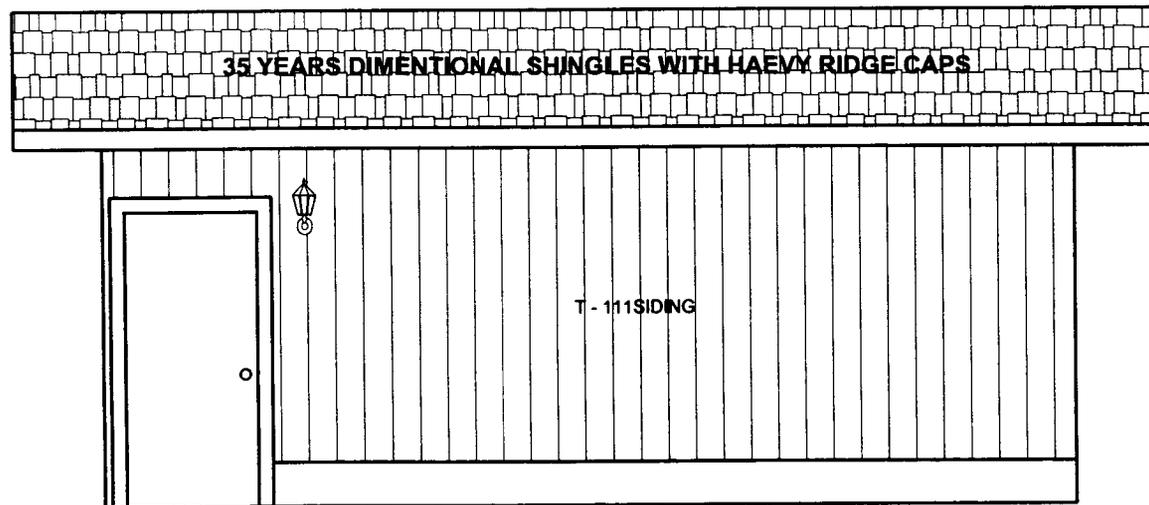


REAR ELEVATION

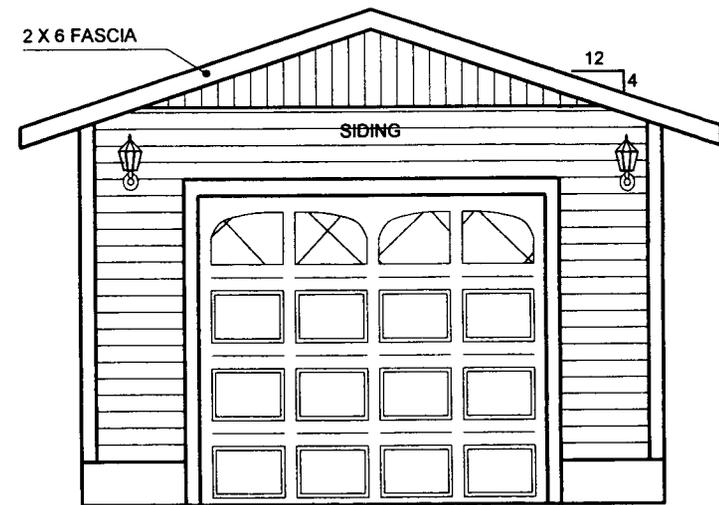
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APR 09 2007

CITY OF WINTERS



LEFT SIDE ELEVATION



FRONT ELEVATION



PLANNING COMMISSION STAFF REPORT
April 24, 2007

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Workshop with Granite Bay Holdings, LLC on four street-loaded house designs prepared for the Winters Highlands project and update on the progress of the Highlands project.**

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report, 2) Receive an update on the progress of the Winters Highlands project from project applicant Granite Bay Holdings, LLC, 3) Conduct a workshop with Granite Bay on four street-loaded residential designs prepared for the Highlands project, and 4) Provide Granite Bay with feedback on the residential designs presented. The architectural plans for the residential units will be provided at tonight's meeting.



PLANNING COMMISSION STAFF REPORT
April 24, 2007

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Review and consideration of denial findings for the 437 Russell Street (APN 003-182-71) Site Plan project (2006-07-SP).**

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report and 2) Approve the attached denial findings for the 437 Russell Street (Assessor Parcel Number 003-182-71) Site Plan project (2006-07-SP).

BACKGROUND: The Planning Commission at its March 27, 2007 meeting voted 5-1-1 to deny the 437 Russell Street project. The project involved the installation of a 1,437 square foot single-story, single-family manufactured home. The Commission's decision to deny the project was based on the aesthetics (appearance) of the proposed residence's front elevation. In its motion to deny the project, the Commission directed staff to prepare denial findings for the Commission's review and approval.

ATTACHMENT

437 Russell Street Project (Site Plan) Denial Findings

**CITY OF WINTERS PLANNING COMMISSION
DENIAL FINDINGS
437 RUSSELL STREET PROJECT (SITE PLAN)
ASSESSOR PARCEL NUMBER 003-182-71**

On March 27, 2007 at a regularly scheduled meeting, the City of Winters Planning Commission voted 5-1-1 to deny the 437 Russell Street project (Site Plan). The denial was based on the aesthetics of the proposed residence's front (street side) elevation.

The Planning Commission found the aesthetics of the proposed residence's front elevation deficient based on the following factors.

1. The submittal for the front elevation was grainy and failed to clearly depict the design/appearance of the front elevation.
2. The headers for the windows on the front elevation of the residence are lower than the top of the front door.
3. The information/submittals for the residence did not depict the massing for the front porch and did not identify the materials for the front porch railing.

I HEREBY CERTIFY THAT the above denial findings for the 437 Russell Street project (Site Plan) were duly and regularly adopted by the Planning Commission of the City of Winters, County of Yolo, State of California, on the 24th day of April, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Don Jordan, Chairperson

Dan Sokolow, Community Development Director