

# CITY OF WINTERS PLANNING COMMISSION AGENDA

**Tuesday, May 22, 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](mailto: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 May 11, 2007  
San Francisco Chronicle article: "When your ship comes in, prefab house could be on it"
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 April 24, 2007 regularly scheduled meeting of the Planning Commission.

## **VI DISCUSSION ITEMS:**

1. Workshop on addition project (adding of second and third stories) at Eagle Drug Building (101 Main Street, APN 003-201-16).
2. Update from Granite Bay Holdings, LLC on Winters Highlands Subdivision project (no backup).

## **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 FRIDAY, MAY 11, 2007.



DAN SOKOLOW – COMMUNITY DEVELOPMENT DIRECTOR

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

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

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

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

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

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

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

**THE COUNCIL CHAMBERS IS WHEELCHAIR ACCESSIBLE**

**CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT**  
**Current Projects List as of May 11, 2007**  
**(530) 795-4910, extension 112, www.cityofwinters.org**

<b>PROJECT</b>	<b>DESCRIPTION &amp; PROCESS</b>	<b>LAST ACTION</b>	<b>NEXT ACTION</b>
(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 17, 2007 meeting adopted the rezone ordinance and at its May 1, 2007 meeting continued the public hearing for the development agreement to the May 15, 2007 meeting.</p>	<p>City Council approval of 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 17, 2007 meeting adopted the rezone ordinance and at its May 1, 2007 meeting and continued the public hearing for the development agreement to the May 15, 2007 meeting.</p>	<p>City Council approval of 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>

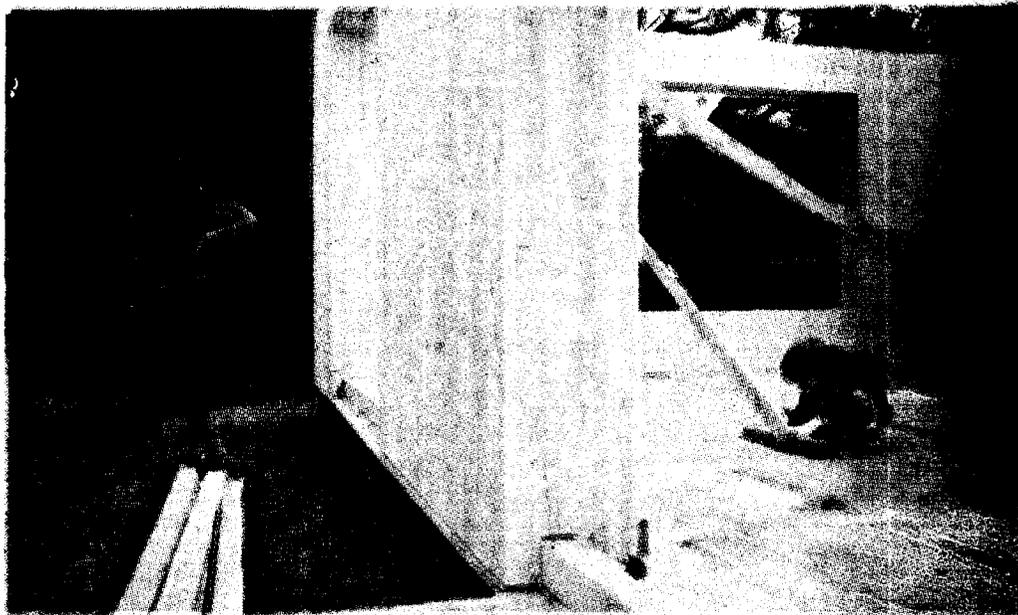
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(14) Winters Commercial, Granite Bay Holdings, LLC, Tyler Wade (916) 580-1855	Proposal to develop 4.52 acres on south side of Grant Avenue directly west of Round Table Pizza complex for 49,500 square feet of commercial and office uses. Site Plan.	Conceptual 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 low-income household.





MICHAEL MALONEY / The Chronicle

Shannon Neve watches her 2-year-old son play in the area that will become the living room when their prefab home of European larch in Walnut Creek is completed.

## When your ship comes in, prefab house could be on it

12-INCH-THICK,  
FACTORY-BUILT  
WALLS SENT  
FROM AUSTRIA  
TO BUILD  
GREEN HOME IN  
WALNUT CREEK

By Susan Fornoff  
CHRONICLE STAFF WRITER

Neighbors of Jeff and Shannon Neve's quickly rising two-story house in a 20-year-old Walnut Creek neighborhood can say, "That place went up practically overnight." And they can say, "They don't build houses like they used to." They might also say, "That's a sure sign of shoddy workmanship," but on that they would be wrong.

The Neves' three-bedroom, 3½-bathroom, soon-to-be home indeed went up practically overnight because it was indeed not

built in the old stick-by-stick way, but was assembled from factory-built, 12-inch-thick wood panels — which is why carpenter Gordon Shelton said he'd love to have a house just like it, and carpenter Tom Walls said, "I can't think of a house made of wood that could be stronger."

On a work site fragrant with the smell of freshly cut wood and refreshingly clear of construction debris, architect Gordon Pierce recounted how he came to know and love the European building process patented as the Thoma Holz100 system — first for its

► **PREFAB:** Page F4

# Better than a custom house

## ► PREFAB

From Page F1

swiftness, then for its greenness. (Pierce, a prominent Vail, Colo., design advocate, is also father of Shannon Neve, and now he is president of Pure Wood Solutions, which is building the Neves' house to drum up domestic interest in the Holz100 system.)

"What attracted me initially was the speed of construction," said Pierce. "In ski country, it's great to be able to get a building up in a couple of days instead of a couple of months."

That's true of a lot of the prefab methods catching on today, however. And what ultimately led Pierce and his wife, Peggy, to bring the Thoma Holz100 system to Walnut Creek was the environmental sensibility of using sustainable wood — in this case, fast- and easy-growing European larch — in a way that requires no glues, finishes or other chemicals. Various sizes of lumber are layered vertically, horizontally and diagonally to form the solid panels. Then dried wooden dowels are strategically pressed through drilled holes; because the dowels have only 5 to 7 percent moisture, they soak up moisture from the lumber (which is 12 to 14 percent moisture) and expand inside the panels to secure the structure.

"Normally the panels come in 30-foot lengths," Peggy Pierce said. "But we had to import these from Austria in shipping containers because we don't have a factory here yet, and that limited the panels to 8 feet."

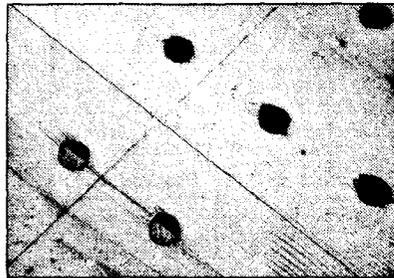
Each panel was marked for easy assembly, which she said could be done in three days with experienced workers. The local carpenters were rookies at this sort of construction, so it took five days.

"It's different for us," Walls said. "We don't have to bend over and pound a bunch of nails, which is nice. It's also great not having to deal with insulation."

At that, Walls' fellow workers wrinkled their noses and nodded. Test results have given the wood panels high marks for insulation, and also, surprisingly, for fire resistance — better than common 2-by-4 construction, but also better than steel and brick buildings.

"I'd say this sounds like a very high-end home they're building," said prefab expert Sheri Koones, author of two books on the subject, including the new "Prefabulous."

Koones, in a telephone interview from her home in Greenwich, Conn., said that



**Walls and floors** made of wood from a sustainable forest in Europe are held together by wooden dowels.

most of us get prefab confused with manufactured housing; the latter is a category covered under much less rigid U.S. Department of Housing and Urban Development codes, as opposed to the stricter state and local codes that modern prefabs (including panelized, modular and five other types of systems) meet.

"People think of cheap, low-end houses that are never placed on foundations, but that's manufactured housing," Koones said. "People have thought about prefab as an inexpensive option because there hasn't been a lot of information out there. They're thought of as little boxes that are really inexpensive — then people see the houses in my book and say, 'Wow.'"

"One of the things the industry as a whole has to get over is the stigma attached to prefab housing. I was at a luncheon recently with a group of Realtors who asked, 'What do we tell people when we've got a prefab house on the market? Do we say it's as good as a stick-built house?' I say, 'No, you tell them it's better.' This is really a superior way of building a house."

Koones says prefabs are generally more energy-efficient because factories can work more carefully and meet specs more precisely than workers on-site. There's less construction waste, she said — in the case of Holz100, the wood waste is turned into pellets that fuel the factory — and less likelihood of mold.

But are they less expensive? Not necessarily. Koones said that in some markets, including the Bay Area, labor costs so much that factory-built components could save 15 percent of construction costs, but in markets where labor is inexpensive, a prefab could actually prove more costly than a stick-built house. (Dollar amounts vary depending on the scale and finishes of a project.)

Usually, though, saving time means

saving money, which has been the case for Forma, a Danville maker of homes using a Swedish panel system. Chief executive Michael Murray says Forma has a \$4 million backlog, of 50 to 55 homes.

"Our system frames in a more conventional manner, with probably a third of the wood (as Pure Wood Solutions)," Murray said. "They're for two different markets — theirs for vacation homes and rural applications, ours for larger numbers of homes. They're both fast. The approach is the same. Ours is cheaper. It's a mass-market kind of thing. Once it's up, it looks like any other custom home — except that the quality is better."

Murray has said that Forma's system could reduce construction costs by 10 percent, especially now that it has a factory in Fernley, Nev. He wanted to put the factory in Stockton, but said operations would have cost an extra \$250,000 a year in California, primarily because of workers' compensation insurance. Still, Fernley beats Estonia, where the panels were made for a Danville house that Forma built in 2004. And it beats Washington and British Columbia, where other Bay Area prefab enthusiasts have found factories.

For the Neves' Walnut Creek house, shipping from Austria added \$50,000 to Pure Wood Solutions' costs (which, Gordon Pierce said, will not be entirely ascertained until the project is finished). Oh, and it certainly detracted from the green appeal of the project.

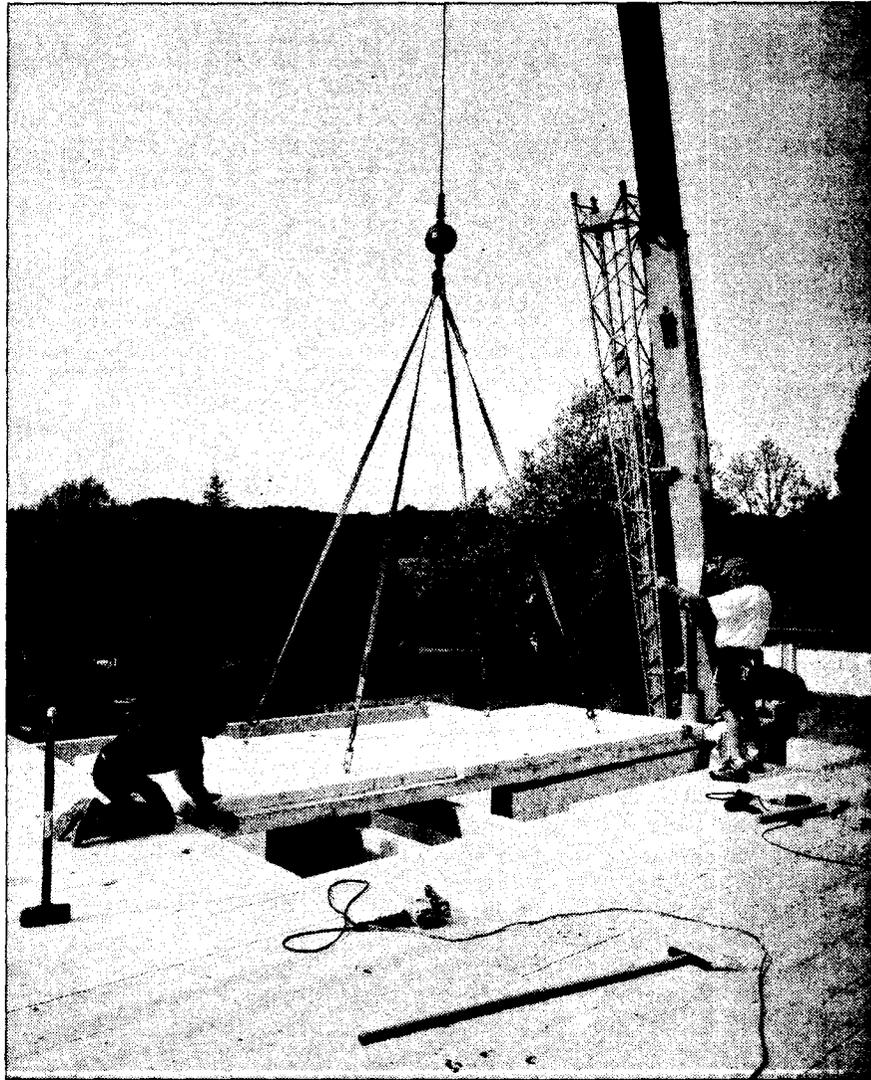
"I've already had a magazine call and tell me that all of the fossil fuel we used to ship the panels negated the energy we saved by building this way," Pierce said. "But the goal is to use this project to help get a factory built here."

Forma's Murray speculated that the system will appeal to a niche market, "people who really love wood." The panels can even be left unfinished for interior walls, and Peggy Pierce, the Neves' interior design consultant, is inclined to do that in places.

"We're also going to do some plaster, some milk paint, some washes, keeping things as green as possible," she said.

From the outside, though, the house won't look very different from the rest of the quiet cul-de-sac near Rossmoor by August, when Jeff, Shannon and the kids move in. In the meantime, it'll give the neighbors something to talk about.

E-mail Susan Fornoff at [sfornoff@sfchronicle.com](mailto:sfornoff@sfchronicle.com).

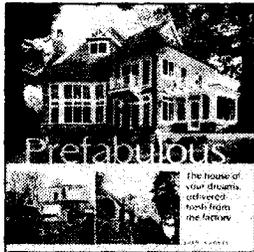


Photos by MICHAEL MALONEY / *The Chronicle*

**A crane lifts a factory-made section of the second floor as the Neve family's prefab house is constructed on a Walnut Creek cul-de-sac.**

## Pretty, proud and prefab

It's clear from the title that Sheri Koones' new book isn't going to tell us that there's something wrong with the resurrection of prefabricated home building. "Prefabulous" (Taunton Press; 218 pages; \$25) glorifies the technique by showing beautiful homes that even an expert would not guess had been built, in pieces or in whole, in factories.



That's OK — as Koones tells it, this can be a cheaper and greener way to build than stick by stick. She does explain the various systems of prefab — including modular, panelized, SIPs, concrete, steel and log — and gives pluses and minuses for each.

Locally, readers of *Sunset* magazine will recognize architect Michelle Kaufmann's "Breezehouse," a modular prototype for indoor-outdoor living that she did for *Sunset* two summers ago that was well suited to its Menlo Park location. (Look for the prefab specialist Kaufmann on the Sundance Channel's "Big Ideas for a Small Planet: Build," a documentary series airing several times next week, beginning Tuesday night.)

And Katherine Pfaff's panelized house in Point Richmond, designed by David Marlatt and manufactured at Canada's Nelson Homes, looks gorgeous on its concrete and steel piers over the San Francisco Bay.



**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD  
TUESDAY, APRIL 24, 2007**

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

**PRESENT:** Tramontana, Graf, Vice Chairman Vallecillo, Neu, Guelden, Cowan

**ABSENT:** Jordan

**STAFF:** Community Development Director Dan Sokolow.

Tyler Wade of Granite Bay Holdings, LLC led in the Pledge of Allegiance.

**COMMUNICATIONS**

Community Development Director Sokolow noted that Planning Commissioners have been provided with handouts on the 2007 median income levels for Yolo County (and applicable for Winters), an Institute for Local Governmental publication on housing-related acronyms and terms, and a colored map for the locations of the current projects being processed by the City's Community Development Department. Sokolow said the map was prepared through the City's GIS system by the Department's Jen Michaelis and will be posted to the City's website.

Commissioner Graf noted the newspaper article on modular homes that he had included in the agenda packet. Commissioner Neu announced that a Putah Creek cleanup day would occur on May 5.

**CITIZEN INPUT**

None.

**CONSENT ITEM**

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

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

**AYES:** Tramontana, Graf, Vice Chairman Vallecillo, Neu, Guelden, Cowan

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Jordan

Motion passed 6-0-1.

**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).**

Community Development Director Sokolow detailed the design changes that the applicant has made to the front elevation of the proposed residence. These changes include

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reversing the direction of the siding under the gables, replacing the square-shaped gable vents with triangle-shaped vents, using tapered posts for the porch and railing, and wrapping back the stone at the base a distance of four feet on the sides of the home. He also noted that some design changes have been made to the detached garage.

Applicant Fred Chernidglo of Harmony Homes said design changes were made so the home doesn't look like a modular. In response to a question from Commission Cowan, Chernidglo confirmed that the gable vents would match the slope of the roof. Cowan expressed his support for the changes made to the home.

Commissioner Guelden suggested centering the window located on the left side of the front elevation.

Commissioner Neu commented that the applicant has made the design changes requested by the Planning Commission. Vice Chairman Vallecillo said the little details (design changes) do add up and the home will fit in nicely with the neighborhood. Commissioner Graf said the applicant has done what the Planning Commission asked and noted that the home will improve the neighborhood.

Commissioner Neu moved to approve the 308 Baker Street project with the following change to Condition of Approval #11. Seconded by Commissioner Cowan.

Condition of Approval #11: The front porch post shall be compatible with the posts used for the railings.

AYES: Tramontana, Graf, Vice Chairman Vallecillo, Neu, Guelden, Cowan

NOES: None

ABSTAIN: None

ABSENT: Jordan

Motion passed 6-0-1.

**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

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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 front porch posts shall be compatible with the posts used for the railing.
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.

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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.
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.

**2. Update from Granite Bay Holdings, LLC, the developer of the Winters Highlands Subdivision project and workshop on design of four house models (no backup).**

Tyler Wade of Granite Bay Holdings, LLC, the developer of the Winters Highlands project, provided a progress report on the project. He said the improvement plans for Highlands have been submitted to the City Engineer's office about a week ago for plan check. Wade indicated that Granite Bay wants to begin grading the project this summer. There is a burrowing owl habitat at the project and one owl has been sited at the project.

During a workshop with the Planning Commission, Wade reviewed four street-loaded house models with a PowerPoint presentation. Model 2046 (square feet) is 2 stories, includes 3 bedrooms and 2.5 bathrooms, and can be adapted for disabled use on the first floor. The elevations include Folk Victorian, Craftsman, Georgian Plantation, and California Cottage.

Model 2191 (square feet) is two stories, includes 4 bedrooms and 3.5 bathrooms, and includes a "casita" (self-contained living unit without a kitchen). The elevations include California Cottage, Craftsman, Georgian Plantation, and Victorian Plantation.

Commission Guelden asked if the casita was fully detached from the home. Wade said yes and noted that the casita won't have its own kitchen since this would "kick" Granite Bay into another code requirement.

Model 2529 (square feet) is 2 stories and includes 4 bedrooms and 3.5 bathrooms. The elevations include Craftsman, Folk Victorian, Mediterranean, and Georgian Plantation.

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD  
TUESDAY, APRIL 24, 2007**

Model 2887 (square feet) is 2 stories and includes 4 bedrooms and 3.5 bathrooms. The elevations include California Cottage, Mediterranean, Vintage American Manufactured, and Craftsman. Guelden asked if the garage for the model would cut into the required rear yard setback. Wade responded yes; however, Granite Bay plans to come back to the Planning Commission with a modification to its Planned Development Overlay.

Guelden noted that some of the lots proposed for the Highlands project are in the 5000 square foot range and asked whether there will be any lot coverage issues. Wade said that in some instances homes would be getting close to the lot coverage maximums. Because of lot coverage considerations, he said that Granite Bay was considering the use of pervious pavers for paved areas since this will allow storm run-off to be absorbed into the ground. Wade also noted that need to anticipate future needs of the residents of the homes that could affect the lot coverage requirements.

Commissioner Tramontana asked whether smaller homes is size with fewer bedrooms that the ones presented by Granite Bay tonight would be constructed in the Highlands project to address senior households. Wade responded that other parts of the Highlands project would have homes smaller than the ones presented tonight.

Guelden asked whether prospective homebuyers would be allowed to select the homes for specific lots. Wade said the lots would be pre-plotted.

Commissioner Neu commented that the four homes reviewed during the workshop seemed real bid and expressed his hope that Granite Bay has the real estate market and people to purchase the homes.

Guelden asked where the affordable units for the Highlands project would be located. Wade said the affordable duplexes, 36 units, will be dispersed throughout the project and the remainder of the affordable units, 30 multi-family units, will be located in an apartment complex. He identified locations on the Highlands subdivision map.

Commissioner Cowan expressed his support for the home elevations and different architectural designs presented to the Planning Commission and complemented Granite Bay on the variety of the designs used. He commented that he was glad to hear that not all of the roofs will be tile because of the requirement to accommodate to solar photovoltaic systems on a number of the homes.

**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).**

Commissioner Guelden asked whether staff had contacted the applicant since the March 27, 2007 Planning Commission meeting. Community Development Director Sokolow said the applicant's representative had contacted him while the applicant had spoken with the Community Development Department's Administrative Assistant the day after the meeting. Sokolow noted that he needs to follow up with the applicant's representative on alternative designs for the project. Guelden then recused himself

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from the discussion and left the dais because of a potential conflict of interest since he owns property within 500 feet from the project site.

Commissioner Tramontana asked the purpose in approving denial findings for the project. Sokolow discussed the need to provide specific reasons for denying the project based on the design of the residence. He noted that the Planning Commission was willing to continue consideration of the project to a subsequent meeting in order to provide the applicant with additional time to make design changes; however, the applicant requested that the Planning Commission take final action on the project at the March 27, 2007 Commission meeting.

Commissioner Neu said that the applicant didn't provide the Planning Commission with what the project would look like and admitted that the drawings submitted didn't look like what the applicant would be building.

Commissioners indicated that the denial findings weren't necessary and the reasons for denying the project were addressed in the minutes for the March 27, 2007 Planning Commission meeting.

Commissioner Tramontana moved to not consider denial findings for the 437 Russell Street project. Seconded by Commissioner Neu.

AYES: Tramontana, Graf, Vice Chairman Vallecillo, Neu, Cowan

NOES: None

ABSTAIN: Guelden

ABSENT: Jordan

Motion passed 5-0-1-1.

**COMMISSION/STAFF COMMENTS**

Commissioner Guelden returned to the dais. Commissioner Tramontana asked Community Development Director Sokolow about the status of the Monticello and information kiosk projects. Sokolow said the City's Community Development Agency is in negotiations with the Monticello developer, Karen Ogando, on the development agreement for the project. He noted that the project is planned for the City's parking lot on Railroad Avenue between Abbey and Main Streets. Sokolow did not know the status of the information kiosk project.

The meeting was adjourned at 8:40 p.m.

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**Albert Vallecillo, Vice Chairman**

ATTEST:

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**Dan Sokolow, Community Development Director**



**PLANNING COMMISSION STAFF REPORT**  
**May 22, 2007**

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director 

**SUBJECT: Workshop on Second and Third Story Addition at Eagle Drug Building (101 Main Street, APN 003-201-16).**

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**RECOMMENDATION:** Staff recommends that the Planning Commission (1) receive the staff report, (2) solicit public comments on the proposed project, and (3) provide the applicants with input on the project.

**BACKGROUND:** Gary and Kathy Bertagnolli, the owners of the property located at 101 Main Street (Eagle Drug, Assessor Parcel Number 003-201-16), plan to submit a Site Plan application for a second and third story addition to the existing Eagle Drug building. The building's existing footprint is 5,000 square feet and the project would result in second and third story additions of 10,000 square feet for each story. A portion of the addition's footprint would extend over the existing on-street parking lot. The preliminary structural engineering plan will require the construction of a structural section that would encroach into the sidewalks on the Main Street and First Street frontages a distance of 22 inches. As a result, the applicants would need to obtain either an encroachment permit or use easement from the City. Proposed uses for the addition include offices on the second story and eight dwelling units (apartments) for lower-income senior citizens on the third story. Potentially, a medical clinic could be located on the second floor.

The site is approximately 12,000 square feet in size, has a General Plan land use designation of Central Business District (CBD), and is zoned Central Business District (C-2 Zone). The project would require Site Plan and Conditional Use Permit (for the construction of multi-family housing in the C-2 Zone) approvals from the Planning Commission and either an encroachment permit or use easement from the City Council.

**DISCUSSION:** A preliminary staff review has been prepared for the project.

**Development Standards** – The project would not meet the off-street parking and floor area ratio (FAR) requirements of the Winters Municipal Code (Title 17, Zoning); however, the project qualifies for three regulatory concessions under the State Density Bonus Law by proposing to construct at least 30 percent of the dwelling units for lower-income households. The three types of regulatory concessions include (1) incentives and concessions, (2) waivers and reductions, and (3) reduced parking. The proposed

encroachment into the sidewalk areas may be also addressed through regulatory concessions. The potential that the project may trigger relocation and/or augmentation of the existing off-street accessible parking resources have not been reviewed at this time.

**Fire Suppression System/Fire Access** – The project has not been reviewed by the Fire Department. It is likely that a fire suppression system will be required for the existing building and the proposed addition. In addition, the Fire Department may have concerns with the third story since the Department's ladder resources do not permit access to third stories.

**Affordable Housing** – The applicants purpose to construct eight dwelling units which include State Density Bonus Law units for lower-income senior citizens on the third story. The City's affordable housing ordinance requires a 15 percent affordable component comprised of 6 percent very low-income, and 9 percent low- to moderate-income. Therefore, the requirements for this project would be 1 lower-income unit and the applicants plan to exceed this requirement. The project site is located in the Winters Community Development Agency's (redevelopment) project area and therefore subject to the affordable housing requirements of the California Community Redevelopment Law (CRL). The project's affordable housing would comply with CRL requirements as long as one lower-income housing unit is constructed. The affordable housing requirements under the CRL could change if the Community Development Agency provides financial assistance for the project.

**Architecture** – Staff has not reviewed the attached preliminary architectural plans. The third story section of the project is still under design and is not reflected in the attached plans.

**Infrastructure** – Existing utility service lines such as water may need to be upgraded.

**PROJECT NOTIFICATION:** A public workshop notice was published in the Winters Express on Thursday, May 10, 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 Monday, May 14, 2007. Please find attached copies of the published and mailed public workshop notices.

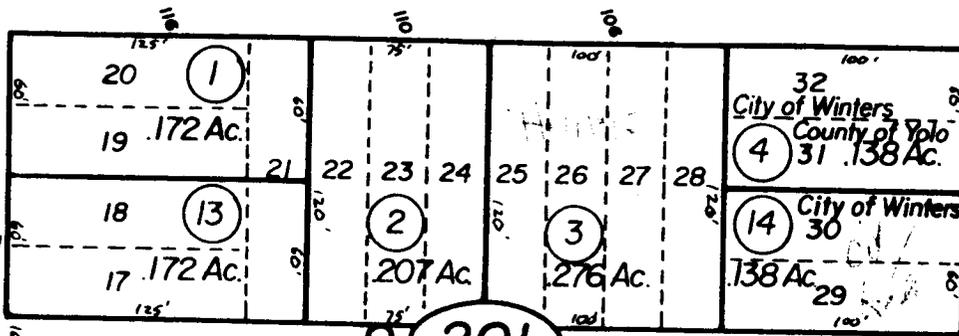
**ATTACHMENTS:**

Project Location Map  
Letter dated May 4, 2007 from Project Applicants  
Preliminary Architectural Plans  
Public Workshop Notice (published and mailed)



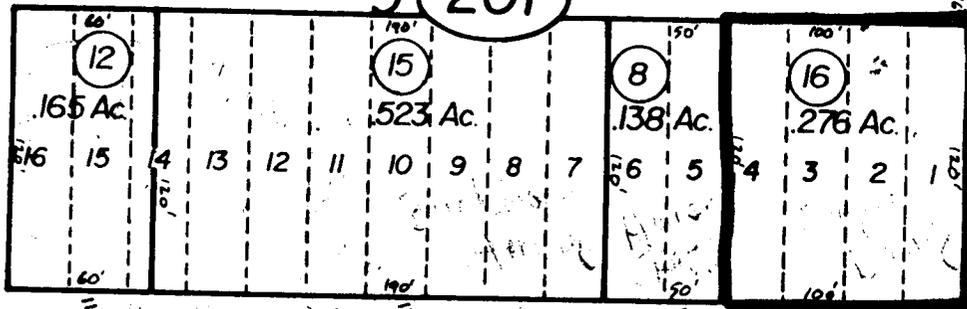
60' **ABBEY**

9 SECOND



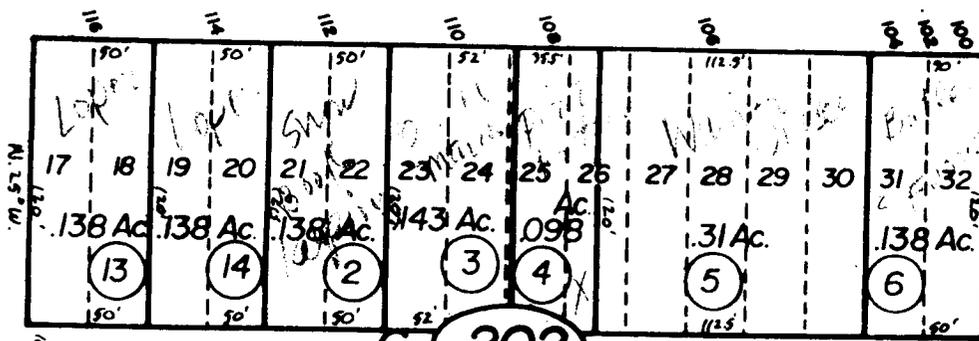
9 FIRST

9 **201**

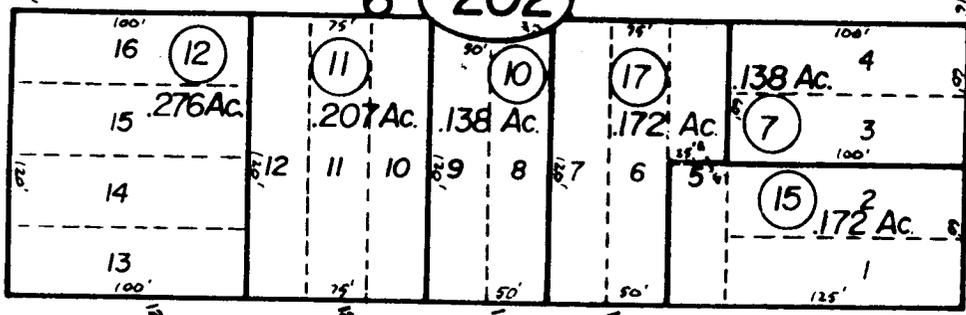


←  
**EAGLE  
 DRUG  
 101  
 MAIN  
 STREET**

8 MAIN



6 **202**



ST. 9

8 **RISELLE**

ST. 9

**Gary and Kathy Bertagnolli**  
**101 Main Street**  
**Winters, Ca 95694**  
May 4, 2007

**City of Winters**  
**318 First Street**  
**Winters, Ca 95694**

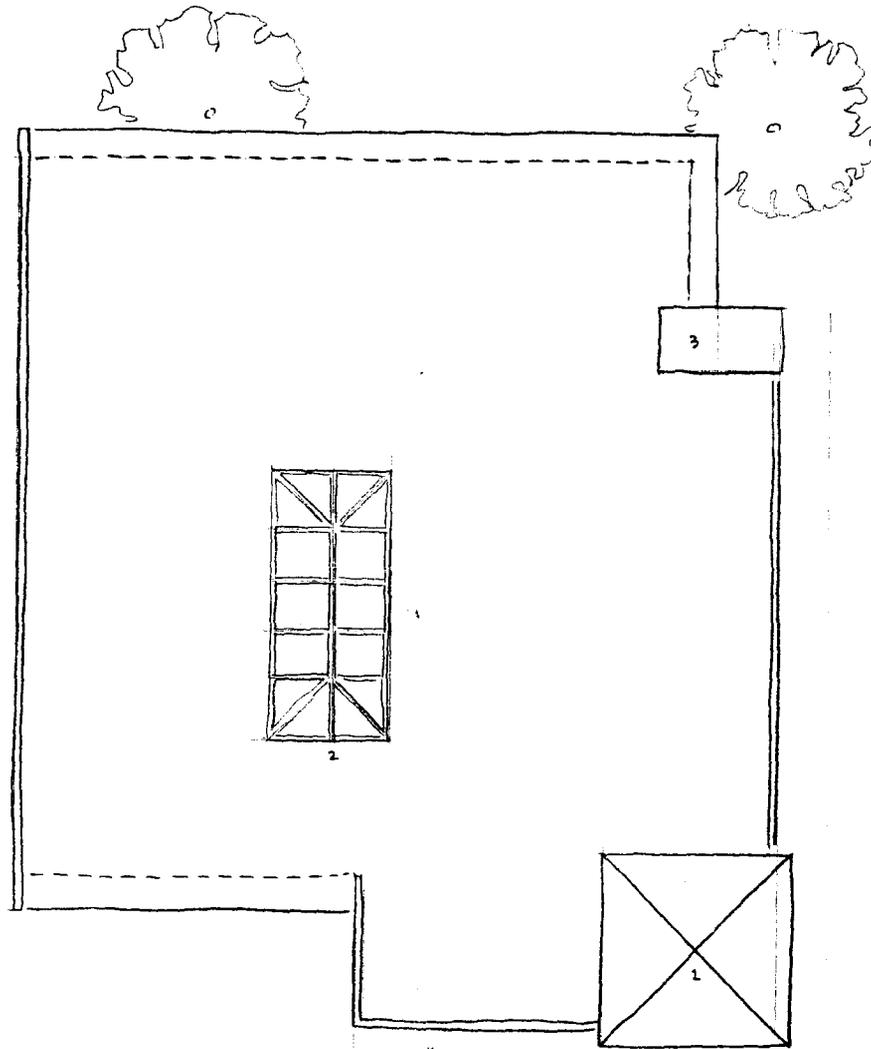
**RECEIVED**

MAY 04 2007

CITY OF WINTERS

**To recap the proposed expansion and revitalization of  
101 Main Street:**

We propose to develop a three story structure. The first floor which is approximately 5000 sq. ft will continue to be retail. The existing parking will be retained. The 2<sup>nd</sup> and 3<sup>rd</sup> floor will be approximately 10,000 sq. ft each. The 2<sup>nd</sup> floor would be professional office space and the 3<sup>rd</sup> floor low income senior housing of approximately 8 units. The preliminary structural engineering was done by Miyamoto International.

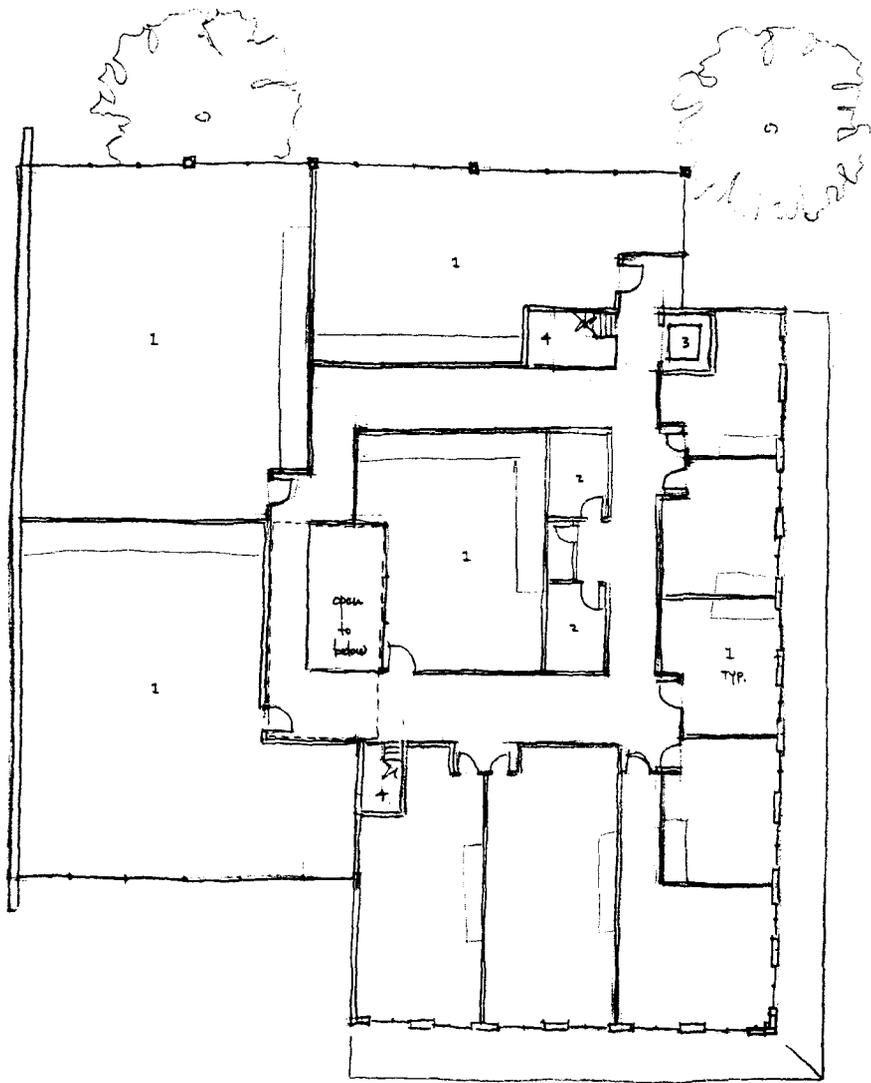


- FEATURES
1. Corner Tower
  2. Atrium Light
  3. Elevator Mech. Area

**ROOF PLAN** (Concept Sketch)

1/16" = 1' - 0"

12.15.06

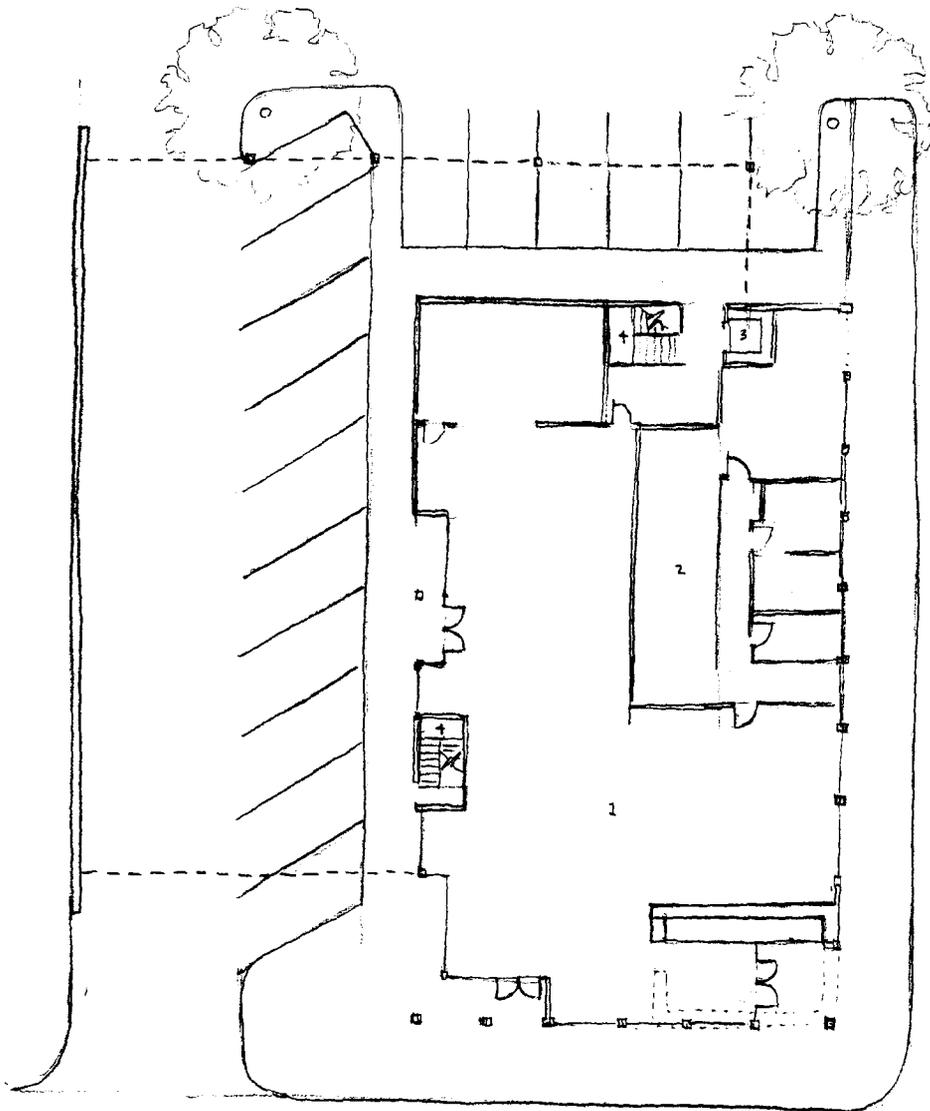


- FEATURES
- 1. Office Areas
  - 2. Common Bathroom
  - 3. Elevator
  - 4. Stairs

**SECOND FLOOR PLAN** (Concept Sketch)

1/16" = 1' - 0"

12.15.06



- FEATURES
- 1. Retail Area
  - 2. Support Area
  - 3. Elevator
  - 4. Stairs

**FIRST FLOOR PLAN** (Concept Sketch)

1/16" = 1' - 0"

12.15.06

L



SOUTHEAST VIEW (Concept Sketch)

12.15.06

# Winters Express P. BS

5/10/07

## Notice of Public Hearing

The Winters Planning Commission will conduct a public workshop on the project application as described below, beginning at 7:30 P.M. on Tuesday, May 22, 2007, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, California 95694.

PROJECT LOCATION: 101 MAIN STREET (EAGLE DRUG), ASSESSOR PARCEL NUMBER 003-201-16.

APPLICATION TYPE: The Planning Commission is conducting a public workshop to introduce the project and obtain public comments regarding a potential Site Plan to add second and third stories to the existing Eagle Drug building located at 101 Main (APN 003-201-16).

PROJECT DESCRIPTION: The potential project applicants, Gary and Kathy Bertagnolli, plans to seek Site Plan approval to add a 10,000 square foot second story and a 10,000 square foot third story to the existing 5,000 square foot Eagle Drug buildings. A portion of the addition will be constructed over the existing off-street parking; the parking will be maintained. The second story would be used for offices while eight dwelling units for lower-income senior citizens would be constructed on the third story. The preliminary structural design for the second and third story additions would require the project to encroach into the sidewalks of the Main Street and Second Street frontages a distance of approximately 22-inches. As result, the applicant would need to obtain either an encroachment permit or use easement from the City of Winters. The property (APN 003-201-16) is approximately 12,000 square feet in size, has a General Plan land use designation of Central Business District (CBD), and is zoned Central Business District (C-2 Zone).

The purpose of the public workshop will be to introduce the project and provide citizens an opportunity to ask questions and make their comments known. If you are unable to attend the public workshop, 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.

Dan Sokolow – Community Development Director  
Published May 10, 2007



5/10/07

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