

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, June 26, 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 June 19, 2007
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 May 22, 2007 regularly scheduled meeting of the Planning Commission.

VI DISCUSSION ITEMS:

1. Appointment of Planning Commissioner to serve on Public Safety Facility Advisory Committee.
2. Update from Granite Bay Holdings, LLC on Winters Highlands Subdivision project (no backup).
3. Request from applicant Mark Power to schedule a special Planning Commission meeting on Tuesday, July 10, 2007 to hold a workshop on the Casitas project (APNs 003-450-15, 16, and 17).
4. Public Hearing and consideration of Site Plan application (2007-03-SP) submitted by Piper Gianola for the construction of a new two-story, single-family residence 1,513 square feet in size and secondary dwelling unit 495 square feet in size at 436 Russell Street (APN 003-183-35). Project also includes Demolition Permit for demolition of existing residence approximately 600 square feet in size.
5. Public Hearing and consideration of Lot Merger application (2007-01-LM) submitted by the Pioneer Presbyterian Church for the merger of the two lots located at 205 Russell Street (APN 003-194-09) and 203 Russell Street (APN 003-194-08).
6. Public Hearing and consideration of Site Plan and Planned Development Overlay Modification application (2007-04-SP/PD Mod) submitted by GBH-Winters Highlands, LLC for four street-loaded (2,046 square feet, 2,191 square feet, 2,524 square feet, and 2,887 square feet two-story) and three alley-loaded (1,931 square feet single-story, 2,134 square feet two-story, and 2,897 square feet two-story) home models in Phase I of the Winters Highlands project (APN 030-220-33).

VII COMMISSION/STAFF COMMENTS

VIII ADJOURNMENT

POSTING OF AGENDA: PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT POSTED THE AGENDA FOR THIS MEETING ON TUESDAY, JUNE 19, 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 June 19, 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 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 June 19, 2007 meeting took final action on the project by approving the project development agreement.</p>	<p>City Council approval of Final Map.</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.

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
TUESDAY, MAY 22, 2007**

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

PRESENT: Tramontana, Graf, Chairman Jordan, Vallecillo, Neu, Guelden, Cowan

ABSENT: None

STAFF: Community Development Director Dan Sokolow, Housing Programs
Manager Dan Maguire

Commissioner Neu led in the Pledge of Allegiance.

COMMUNICATIONS

Commissioner Neu noted that the Putah Creek Committee will meet on May 24. The first meeting of the committee covered the percolation dam while this week's meeting will cover everything else.

CITIZEN INPUT

None.

CONSENT ITEM

Approve minutes of April 24, 2007 regularly scheduled meeting of the Planning Commission.

Commissioner Neu said the word "bid" on page five of the minutes (fifth paragraph) should be replaced with "big". Commissioner Tramontana moved to approve the minutes of the April 24, 2007 regularly scheduled meeting of the Planning Commission. Seconded by Commissioner Vallecillo.

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

NOES: None

ABSTAIN: None

ABSENT: None

Motion passed 7-0.

DISCUSSION ITEMS:

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

Community Development Director Sokolow provided a summary of the proposed project which would include second and third story additions with each story 10,000 square feet in size to the existing single-story Eagle Drug building. Uses would include medical offices and possibly a health care clinic on the second floor and affordable senior apartments on the third floor. Sokolow discussed that the project applicants and owners of the existing Eagle Drug business, Gary and Kathy Bertagnolli, would be eligible for up three concessions from the City under the State Bonus Density Law. Potentially, these concessions could address off-street parking and lot coverage standards since the project would not meet these standards. Sokolow commented that applicants may want to consider providing some type of private space for the residential units. He noted that the

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
TUESDAY, MAY 22, 2007**

project has yet to be reviewed by the Fire Department and there may be concerns about the Department's ability to serve the third story.

Applicant Gary Bertagnolli discussed the structural section of the building that would encroach into the sidewalks on the Main Street and First Street frontages of the project site. He said the piers for this structural section would be spaced 20 inches apart. He said a rehabilitation of the existing first floor of the Eagle Drug building was considered, but he didn't want to change the structural integrity of the building.

Project architect Eric Doud said he has only prepared a second story elevation of the building at this time. The concept behind the initial elevation was to provide a design that is complementary of the historic downtown. He said that he may consider stepping back the third story in order to provide public space for the residents on the third story. Doud discussed the importance of cities to grow up (vertically) and noted the value of apartments to serve starting families and the elderly.

In response to a question from Commissioner Vallecillo on the sizes of the residential units, Doud said it is too early to provide square footages, but he estimated that the units will range from studio apartments to two-bedroom apartments. Doud said that the proposed three-story project could fit within a height of 40-feet.

Vallecillo said it would be helpful for the Planning Commission to have some streetscape studies on how the building would compare with the other buildings in the vicinity.

Commissioner Graf said the parking issue will be important and expressed interest in how this issue will be addressed. Doud said there needs to be a master plan to address parking in the downtown area. He cited the second floor areas in the downtown that are not occupied and advocated developing a "big vision" for parking. Chairman Jordan said the users of the proposed office spaces could "eat up" the existing parking spaces at Eagle Drug.

Commissioner Guelden noted that the building would cantilever out on multiple sides. Bertagnolli said the building would also extend out on the alleyway (north side) a distance of 14 to 17 feet. In response to a question from Guelden, Bertagnolli indicated that none of the existing parking would be lost as a result of the building cantilevering out.

Chairman Jordan opened up the discussion for public comment.

Elliot Landes, 454 Russell Street, commented that the Downtown Master Plan Committee toured various cities and one city, Healdsburg, eliminated their downtown off-street parking requirements. He noted that the Downtown Master Plan consultant did a parking survey for Winters and found that the downtown had a lot of parking spaces.

Glenn Negri, 12 East Grant Avenue, said Winters has an aging community and needs to provide housing for these individuals. He supports the development of a parking plan for the downtown.

Bertagnolli said the construction costs for the project are the same as those in the

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neighboring communities, but the lease rates in Winters are less. As a result, he needs the City to partner on the project.

Commissioner Neu said he looks forward to seeing more information on the project and thinks the discussion on the project has been a positive start.

Commissioner Cowan said the biggest issue is the parking. Bertagnolli said parking is essential with the commercial property he has. He discussed the parking needs of a medical clinic that may be located on the second floor of the building and the reduced parking needed for the senior apartments.

2. Update from Granite Bay Holdings, LLC, the developer of the Winters Highlands Subdivision project (no backup).

Tyler Wade of Granite Bay Holdings, LLC, the developer of the Winters Highlands project, provided a progress report on the project.

- a) Granite Bay plans to go before the Planning Commission next month for design review of the home models in the first phase of the Highlands project.
- b) The landscape design consultant has completed the landscape plans for the public spaces.
- c) The grading plans are being reviewed by the City Engineer and Granite Bay is working on the environmental requirements that need to be completed before the grading permit can be issued.
- d) The Swainson's hawk conservation easement planned for property owned by the Catholic Church is coming to a conclusion and paperwork for the easement will be submitted to the City within ten days.
- e) In response to a request from the Planning Commission, Granite Bay is preparing a street elevation that depicts multiple homes.
- f) Granite Bay is moving forward with its zero energy home.

Wade also provided an update on Granite Bay's Winters Commercial project. He said that he has taken over as project manager for Winters Commercial from Granite Bay's Sean Buchanan. The project architect has taken the conceptual plans that the Planning Commission reviewed and is putting together the final plans. Granite Bay's negotiating with Sutter Health and the Yolo County Federal Credit Union (YCFCU) for their facilities to be located at the project site. Wade said that the technical studies are being finished up for the project, but he noted that the traffic study is driving the project as it will require additional time before completion.

Commissioner Neu asked whether the drive-throughs are still in the project. Wade said two remain in the project, including one for YCFCU and understands that they are a "bone of contention".

Chairman Jordan said it was important to move the project forward because of the jobs that will be created. Wade said Granite Bay wanted to go to construction this year, but construction won't occur until next spring.

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Commissioner Graf asked if there was anything that the Planning Commission can do to move the project forward. He discussed assisting staff and holding special meetings of the Planning Commission to expedite processing of the project. Graf concurred with Jordan's comments on the importance of moving the project forward. Jordan said that the City needs to show commercial developers that it can work with them.

Commissioner Cowan commented that in his experience as a builder and contractor working in other cities no other city takes as long as Winters to process projects.

COMMISSION/STAFF COMMENTS

None.

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

Don Jordan, Chairman

ATTEST:

Dan Sokolow, Community Development Director



PLANNING COMMISSION STAFF REPORT
June 26, 2007

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Appointment of Planning Commissioner to serve on Public Safety Facility Advisory Committee.**

RECOMMENDATION: Staff recommends that the Planning Commission (1) Receive the staff report and (2) Appoint a member of the Planning Commission to serve on the Public Safety Advisory Committee.

BACKGROUND: The City plans to construct a public safety facility to house the operations of the Winters Police and Fire Departments at the northwest corner of the West Grant Avenue and West Main Street intersection. It is anticipated that construction of the facility will begin in 2008. The Police and Fire Chiefs are forming a Public Safety Advisory Committee to assist with the design process of the facility and have requested that a member of the Planning Commission serve on the committee. Later this year, it is anticipated that the facility's site plan review (design review) will be presented to the Planning Commission for a recommendation and subsequently to the City Council/Winters Community Development Agency for final approval.

ATTACHMENT

Location map of future Public Safety Facility



PLANNING COMMISSION STAFF REPORT

June 26, 2007

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: Update from Granite Bay Holdings, LLC on the Winters Highlands Subdivision project.

RECOMMENDATION: Staff recommends that the Planning Commission (1) Receive the staff report and (2) Receive an update from Granite Bay Holdings, LLC on the Winters Highlands Subdivision project.

WH/Update on Highlands Project PC Stf Rpt 26Jun07



PLANNING COMMISSION STAFF REPORT
June 26, 2007

TO: Chairman and Planning Commissioners

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: Request from applicant Mark Power to schedule a special Planning Commission meeting on Tuesday, July 10, 2007 to hold a workshop on the Casitas at Winters project (APNs 003-15, 16, and 17).

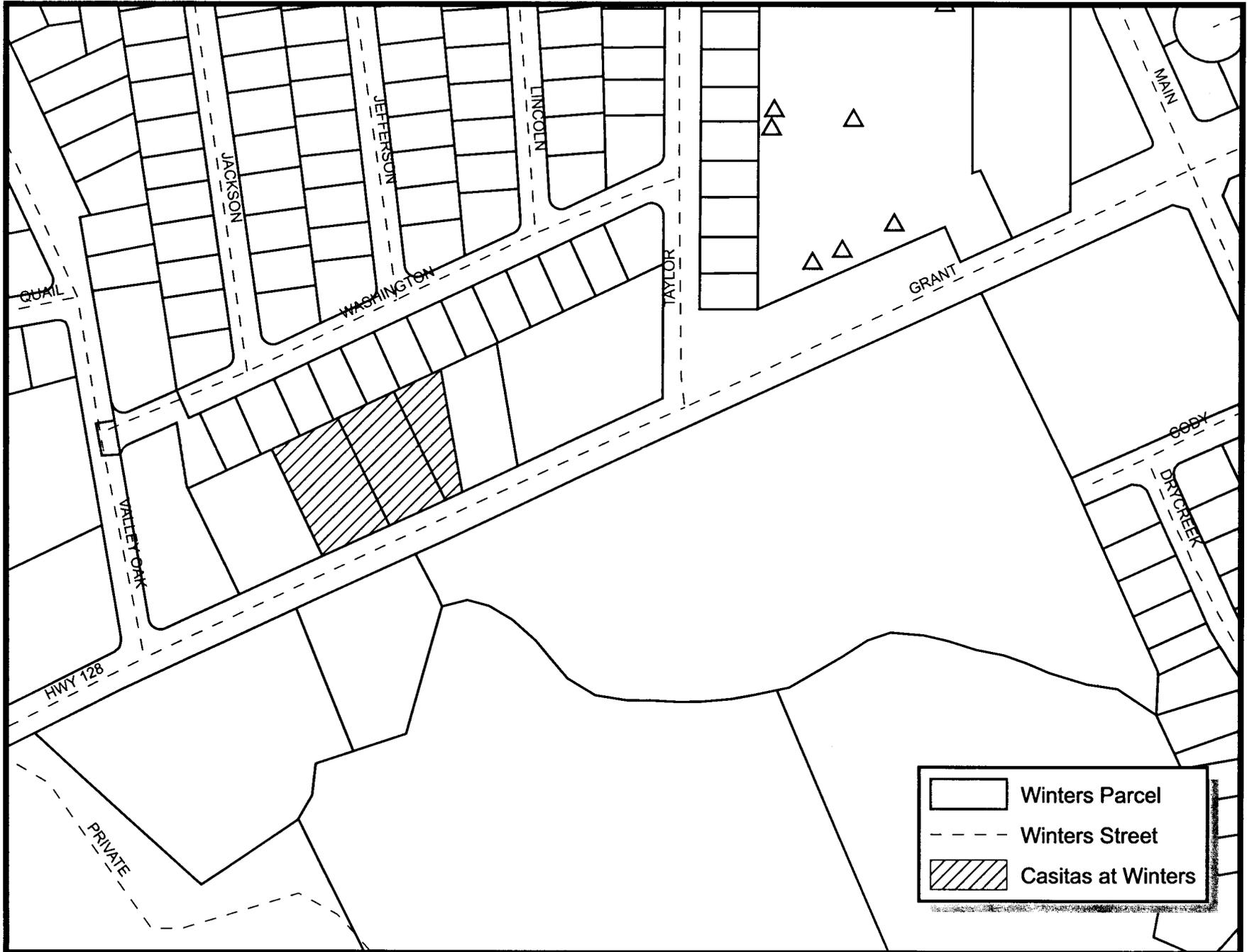
RECOMMENDATION: Staff recommends that the Planning Commission (1) Receive the staff report and (2) Schedule a special Planning Commission meeting on Tuesday, July 10, 2007 to hold a workshop on the Casitas at Winters project (Assessor Parcel Numbers 003-15, 16, and 17).

BACKGROUND: In August of last year, the Planning Commission recommended denial of the Casitas at Winters project. At that time, the project consisted of 16 multi-family residential units at a Neighborhood Commercial (C-1 Zone) location on the north side of West Grant Avenue (SR 128) generally between the Tomat's restaurant (1123 West Grant Avenue) and the district office of the Winters Joint Unified School District (909 West Grant Avenue). Subsequently, at applicant Mark Power's request, the City Council directed that the project be referred back to the Planning Commission based on a request from the applicant in order to allow him an opportunity to submit a redesign for the project. Since that time the applicant has worked on a different design for the residential units, prepared multiple configurations of the project site, and considered a project with fewer units. However, rather than having the applicant continue to expend additional effort and expense on the project, it may be worthwhile to convene a workshop with the Planning Commission to discuss the development options for the project site.

ATTACHMENT

Location map of Casitas at Winters project site

Casitas at Winters Project Site



0 0.04 0.08 0.16 Miles

Prepared by Jen Michaels, Winters Community Development Department



PLANNING COMMISSION STAFF REPORT
June 26, 2007

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Public Hearing and consideration of Site Plan application (2007-03-SP) submitted by Piper Gianola for the construction of a new two-story, single-family residence 1,513 square feet in size and secondary dwelling unit 495 square feet in size at 436 Russell Street (APN 003-183-35). Project also includes Demolition Permit for demolition of existing residence approximately 600 square feet in size.**

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report, 2) Conduct the public hearing, and 3) Approve the Site Plan (2007-03-SP) request submitted by Piper Gianola for the construction of a new two-story, single-family residence 1,513 square feet in size and secondary dwelling unit 495 square feet in size at 436 Russell Street (APN 003-183-35). Project also includes Demolition Permit for demolition of existing residence approximately 600 square feet in size.

BACKGROUND: The project applicant, Piper Gianola, proposes to construct a new 1,513 square foot two-story, single-family residence with an attached two-story secondary dwelling unit (SDU) 495 square feet in size at 436 Russell Street. The SDU will be located behind the principal residence. An existing single-family residence approximately 600 square feet in size and a storage building will be demolished to facilitate the project. The project will also include an 826 square foot attached garage with space for three vehicles; a covered balcony is located above the garage on the Russell Street elevation. Two of the vehicles will park in tandem inside the garage. Exterior features of the new single-family residence and SDU will include stucco with a smooth acrylic finish, hipped standing seam metal roofing that will overhang a distance of three-feet, Pella fiberglass windows, Therma-Tru fiberglass exterior doors, and exterior lighting recessed in the soffits. The maximum height of the single-family residence is 21-feet, 4-inches while the maximum height of the SDU is 22-feet. The project will result in lot coverage of approximately 33.3%.

The property (APN 003-183-35) is approximately 10,000 square feet in size; has a

General Plan land use designation of Low Density Residential (LR); and is zoned Single Family, 7,000 Square Foot Average Minimum (R-1 Zone). The property is on Dry Creek and extends into the creek. Pursuant to the General Plan and Winters Municipal Code (Title 17, Zoning), no new development may occur within 50-feet of the high bank of Dry Creek. The applicant has complied with this requirement by locating the construction footprint outside of the 50-foot no build area.

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, June 14, 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 Thursday, June 21, 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.

RECCOMENDED FINDINGS FOR 436 RUSSELL STREET (SITE PLAN)

CEQA Findings:

1. The project qualifies for an exemption from the provisions of CEQA, Class 3(a) – New Construction or Conversion of Small Structures.
2. The Planning Commission has considered comments received on the project during the public review process.
3. The exemption finding reflects the independent judgment and analysis of the City of Winters.

4. The Planning Commission hereby confirms a Class 3(a) New Construction or Conversion of Small Structures exemption for the 436 Russell Street Project.

General Plan and Zoning Consistency Findings:

1. The project is consistent with the goals and policies of the General Plan. The General Plan designates the project site as Low Density Residential and this designation provides for single-family detached homes. The project will result in the installation of a single-family residence with an attached secondary dwelling unit.
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. Secondary uses of the R-1 Zone include secondary dwelling units. The project will result in the construction of a single-family residence and an attached secondary dwelling unit.

RECOMMENDATION

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

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE 436 RUSSELL STREET PROJECT (SITE PLAN) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA.
- Confirmation of consistency findings with the General Plan and Zoning Ordinance.
- Approval of the Site Plan (Design Review) of the project as depicted on the plans submitted and subject to the conditions of approval attached hereto.

ALTERNATIVES:

The Commission can elect to modify any aspect of the approval or to deny the application. If the Commission chooses to deny the application, the Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.

CONDITIONS OF APPROVAL FOR THE 436 RUSSELL STREET (SITE PLAN) LOCATED ON ASSESSOR PARCEL NUMBER 003-183-35, WINTERS, CA 95694.

GENERAL CONDITIONS:

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 address number for the principal residence 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 location and specifics of the address number for the secondary dwelling unit shall be reviewed and approved by the Winters Fire Department.
4. The applicant shall obtain an encroachment permit for all work within the public right-of-way (water lateral, sewer lateral, sidewalk, etc.).
5. The applicant shall install a sewer lateral and cleanout if not already installed that comply with the specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.
6. The applicant shall install a water lateral and meter if not already installed that comply with the specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.
7. The applicant shall obtain all required City permits (building, encroachment, etc.) and pay all applicable fees (building, impact, encroachment, etc.).
8. The applicant shall install a concrete sidewalk at least four-feet wide on the Russell Street frontage of the project site. Final inspection for neither the principal residence nor the secondary dwelling units shall not be scheduled nor occupancy authorized until the sidewalk has been installed and passes inspection.
9. 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.

10. The applicant shall pay City impact fees at the rate in effect at building permit issuance. No City impact fees will be due for the new single-family residence since it will replace an existing residence; however, City impact fees will be due for the secondary dwelling unit.
11. 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.
12. Final inspection for neither the principal residence nor the secondary dwelling unit 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.
13. Final inspection for neither the principal residence nor the secondary dwelling unit shall not be scheduled nor occupancy authorized until the front yard of the property is landscaped and a City-approved shade tree is installed.
14. The payment of City of Winters' monthly utility billing charges for the secondary dwelling unit (SDU) shall commence after the residence has passed final inspection and the applicant shall pay assessments pursuant to the City Wide Assessment District for the SDU.
15. The applicant shall install swales at the rear of the property to minimize the amount of runoff and sedimentation from reaching Dry Creek. Final inspection for neither the principal residence nor the secondary dwelling unit shall not be scheduled nor occupancy authorized until the swales have been installed.

SECOND RESIDENTIAL UNIT (SECONDARY DWELLING UNIT) CONDITIONS:

16. The Maximum area of floor space of any second unit shall not exceed twelve hundred (1,200) square feet of living area on lots with a net lot area of twenty thousand (20,000) square feet or more and seven hundred fifty (750) square feet of living area on lots with a net lot area of less than twenty thousand (20,000) square feet. A second unit may be attached to or detached from the principal residence.
17. The site on which the proposed second unit is to be located meets the minimum lot size requirements for the zone in which it is located, and in no instance is less than seven thousand (7,000) square feet.
18. Construction under this section shall be subject to zoning requirements applicable to residential construction in single and multifamily zones, except as modified by the conditions of this section.
19. Second units shall be subject to the payment of building and community

development fees as established under the Municipal Code and/or by city council action.

20. Second units shall also pay for city services as a separate and independent residence under this code.
21. The second unit must be located on the same lot or parcel on which the owner of record currently maintains his or her principal place of residence and either the secondary unit or principal unit will be owner occupied. The owner shall record a deed restriction to this effect.
22. The lot on which the second unit is proposed shall contain a principal residence at the time of construction of the second unit. In the case of vacant lots, the principal residence and second unit may be constructed at the same time.
23. The second unit is self-contained with its own separate entrance, kitchen and bathroom which comply with all applicable building, fire, energy and other health and safety codes.
24. Only one second unit shall be allowed for each principal residence per lot, and shall be occupied by a maximum of two people.
25. The second unit shall be in compliance with all current zoning requirements, including structure height and yard setbacks. No second unit shall be constructed forward of the line of a principal residence. Consistent with the general plan, second units shall be encouraged which front on alleys.
26. One off-street parking space shall be provided for every second unit, in addition to parking required for the principal residence.
27. Not more than forty (40) percent of the front yard of a parcel, inclusive of second unit off-street parking requirements, shall be devoted to a driveway.
28. The second unit shall not cause excessive noise, traffic congestion, parking congestion or overloading of public facilities.
29. Separate hookups for city services and/or utilities may be required as determined by city standards as applied by city staff or by the appropriate public utility.
30. Second units shall achieve architectural continuity with the principal residence and with the character of the surrounding neighborhood, as determined by the planning commission. No entrance to a second unit shall be located on the front building elevation of the principal residence if the second unit is attached to the residence, in order to maintain the appearance of the structure as a single-family unit.

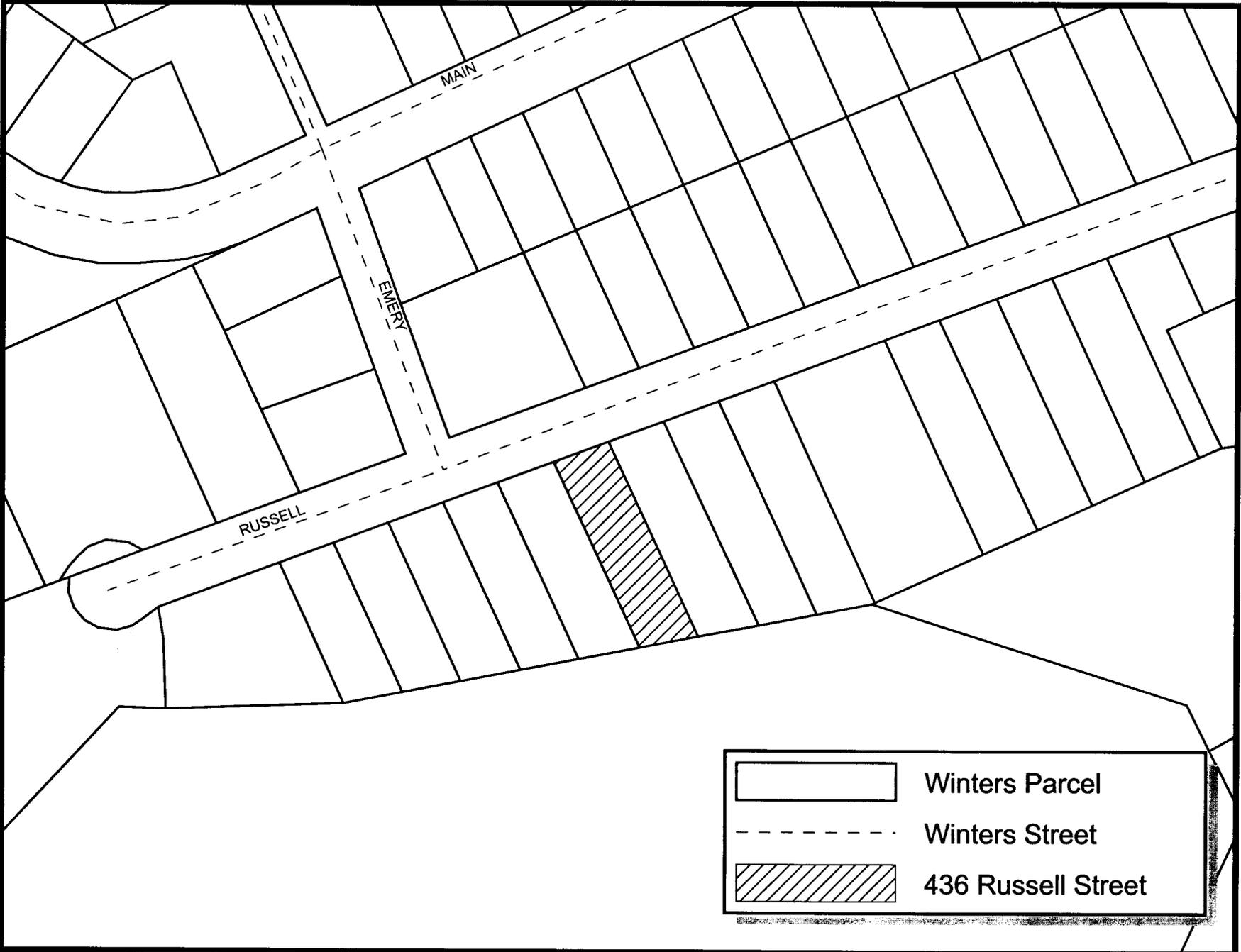
31. A second unit may be sold separately from the parcel on which it is located only if subdivided and the resultant parcels meet all applicable city development and Subdivision Map Act regulations, including minimum lot size, site coverage, lot depth/width, and yard setback standards. (Ord. 97-03 § 2 (part): prior code § 8-1.5307)

ATTACHMENTS:

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

Planning Commission/436 Russell Street SP SFD & SDU PC Stf Rpt 26Jun07

436 Russell Street Project Site



	Winters Parcel
	Winters Street
	436 Russell Street

0 0.02 0.04 0.08 Miles

Piper Gianola Residence
436 Russell Street
***General notes for demo of existing
Residence and construction of new
1513 sq. ft. custom home with 495 sq.ft.
in-law unit and 826 sq. ft. garage.***

RECEIVED

MAY 30 2007

CITY OF WINTERS

Existing 600sq.ft. home and 2 existing out buildings will be demoed for construction of new residence.

New 4' wide sidewalk will be added to match existing walk to left Side of property, with new driveway approach.

Windows will be Pella fiberglass, with bronze colored frames.

Exterior doors will be Therma-Tru fiberglass.

Entire exterior to be stucco with a smooth Acrylic finish, color will be a light beige.

Roof will be hipped with 3' overhangs boxed in flat and stucco'ed To match walls.

Roofing will be standing seam metal, light green in color.

Exterior lighting to be can lighting placed in the soffits to create a softer Light that washes the walls.

Total height of front portion of house will be 21'-4" to the highest ridge line.

Total height of rear portion of house will be 22'-0" to the highest ridge line.

A stainless cable trellis will be mounted to the walls on both sides of the garage and across the top of the garage door for the flowering trumpet vine to grow on.

GEORGE
CONSTRUCTION & DESIGN
 GENERAL BUILDING CONTRACTORS

DRAWINGS PREPARED BY:

JAMES GEORGE
 DESIGN CONSULTANT

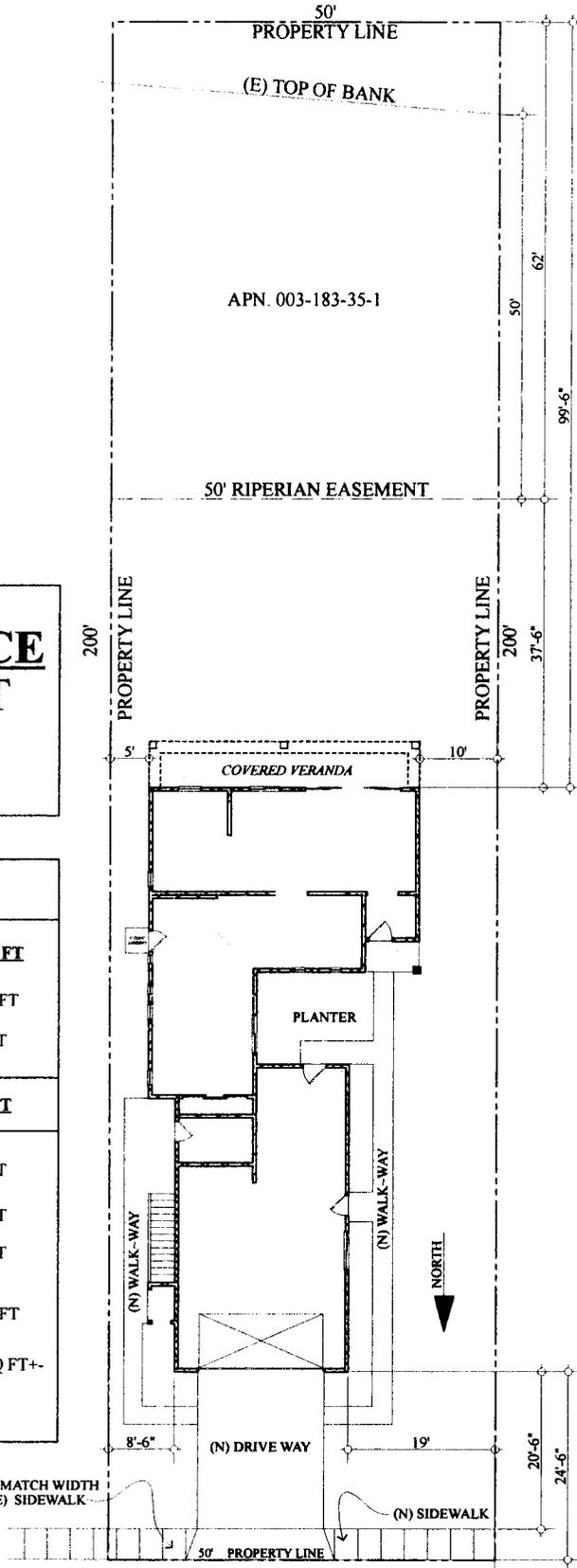
PHONE (707) 425-4156
 FAX (707) 438-0377

30 LEMON HILL TR.
 SUISUN, CA. 94585

GIANOLA RESIDENCE
436 RUSSEL STREET
WINTERS, CA

AREA TABULATION

TOTAL PRIMARY RESIDENCE LIVING SPACE	1,513 SQ FT
PRIMARY RESIDENCE LOWER LEVEL LIVING SPACE	1,067 SQ FT
PRIMARY RESIDENCE UPPER LEVEL LIVING SPACE	446 SQ FT
INLAW UNIT	495 SQ FT
GARAGE & LAUNDRY ROOM	826 SQ FT
REAR COVERED PORCH	210 SQ FT
UPPER LEVEL COVERED PORCH	252 SQ FT
TOTAL LOT COVERAGE	2,133 SQ FT
TOTAL LOT SIZE	10,000 SQ FT+-
BUILDING COVERAGE IS 21% OF TOTAL LOT SIZE	



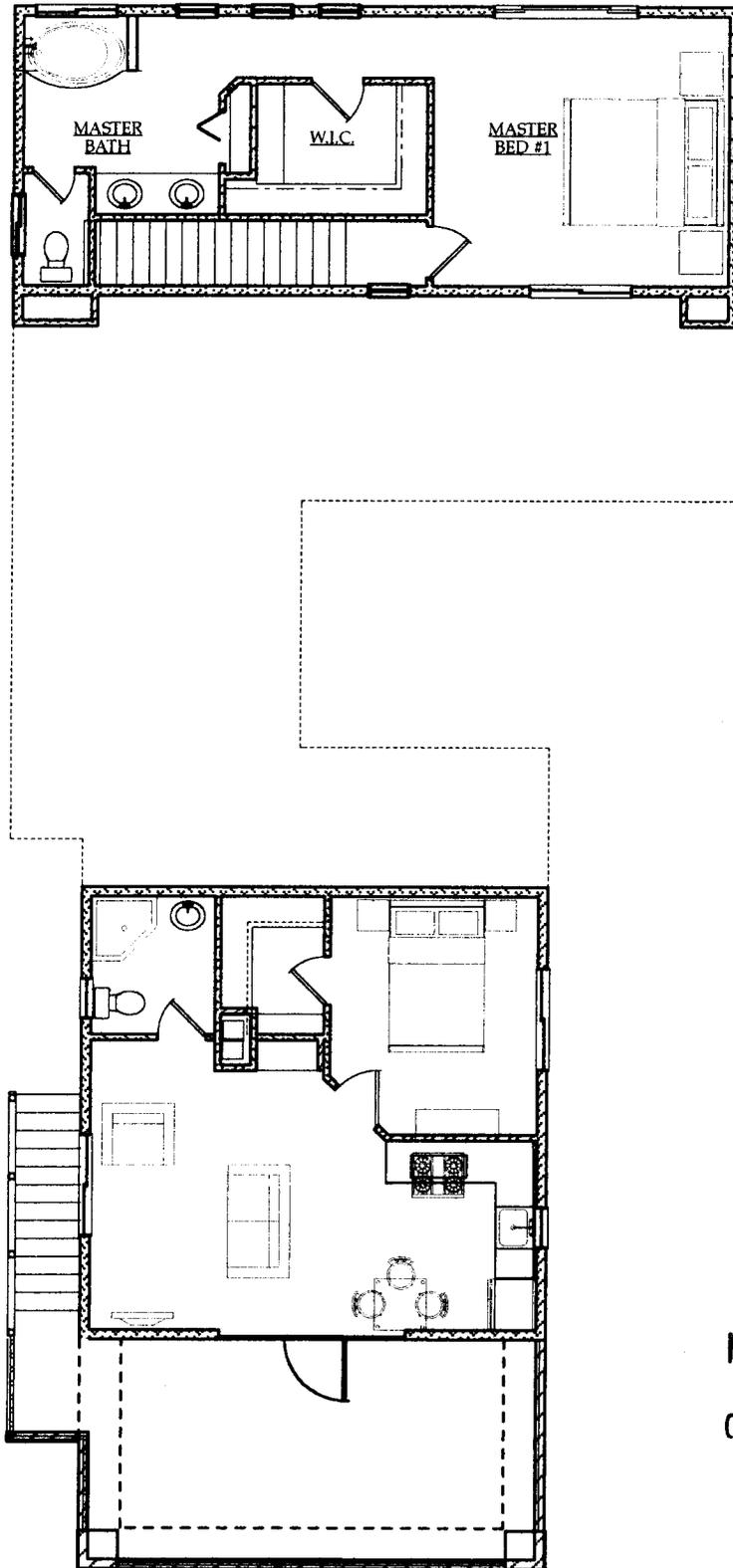
436 RUSSELL STREET **RECEIVED**

S I T E P L A N

DATE: 5-29-07

MAY 30 2007

CITY OF WINTERS

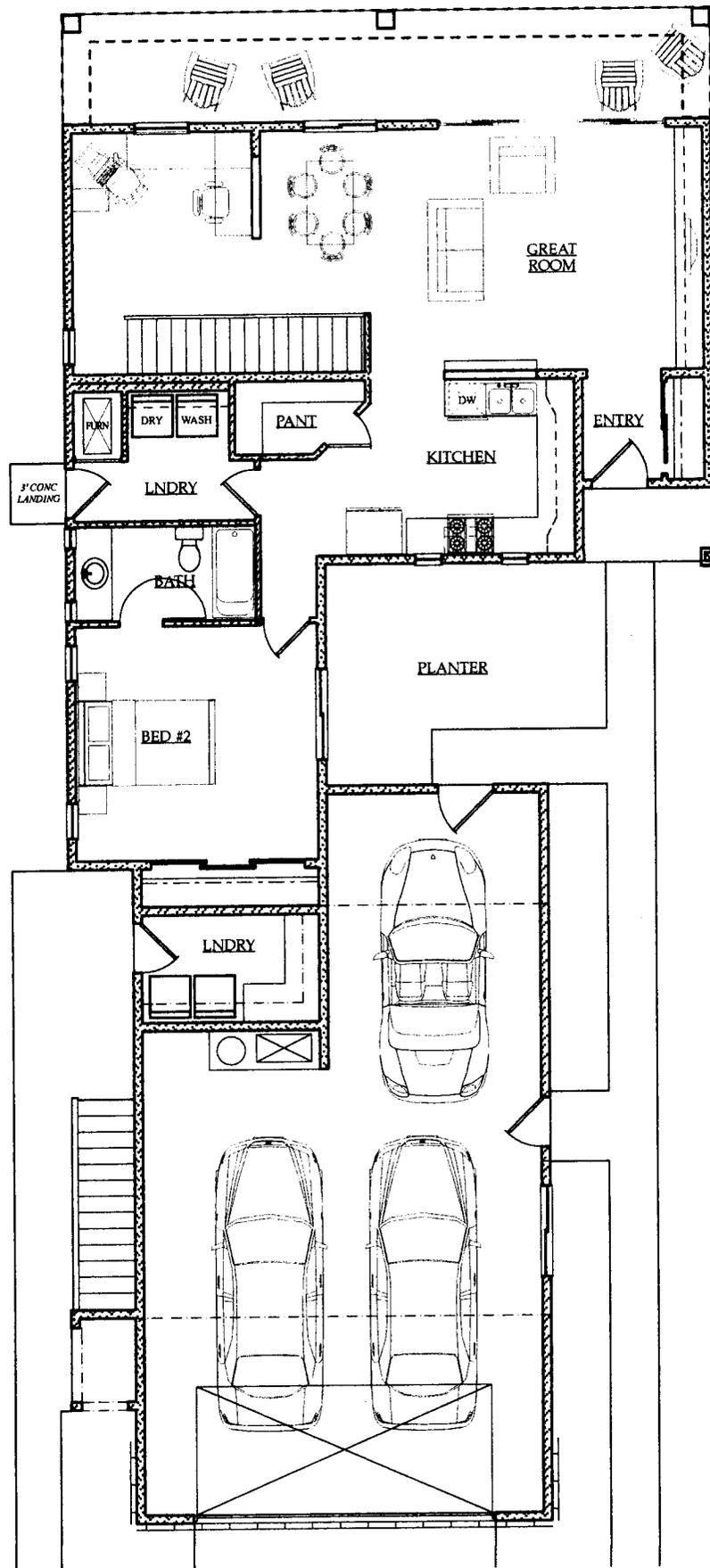


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CITY OF WINTERS

UPPER LEVEL FLOOR PLANS



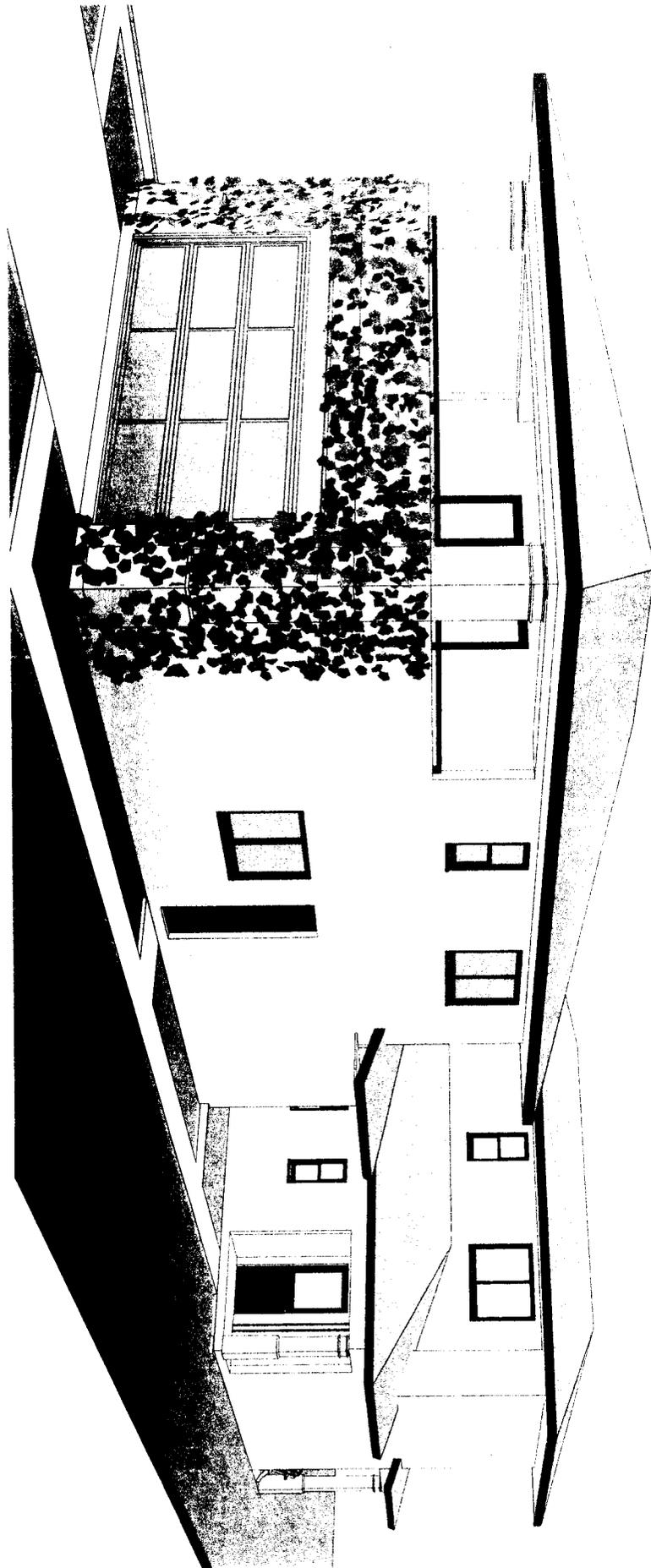
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CITY OF WINTERS

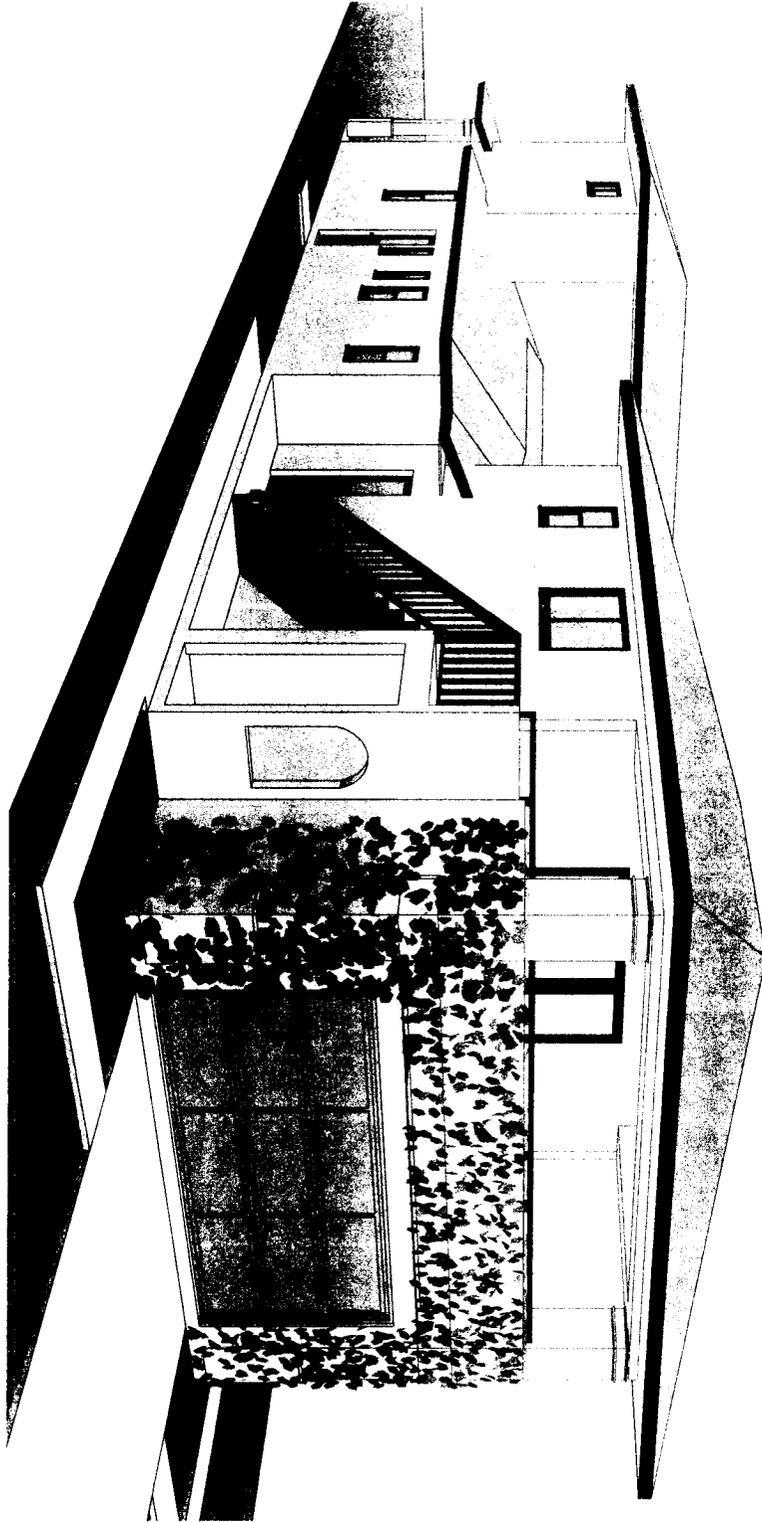
LOWER LEVEL FLOOR PLAN

FRONT & RIGHT SIDE 3D ELEVATION



RECEIVED
MAY 30 2007
CITY OF WINTERS

FRONT & LEFT SIDE 3D-ELEVATION

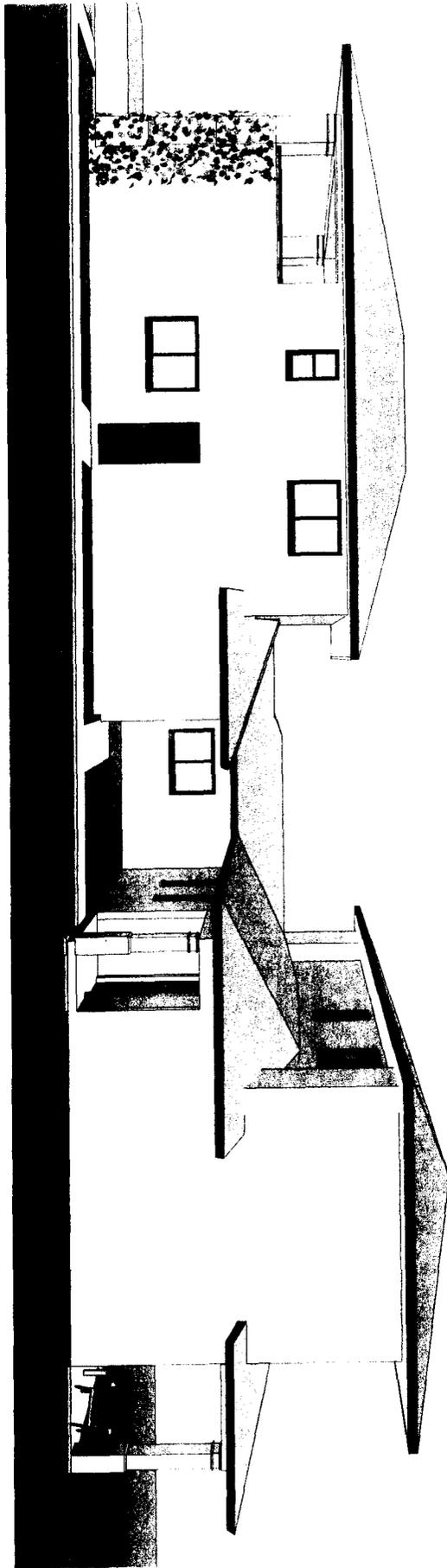


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CITY OF WINTERS

RIGHT SIDE 3-D ELEVATION

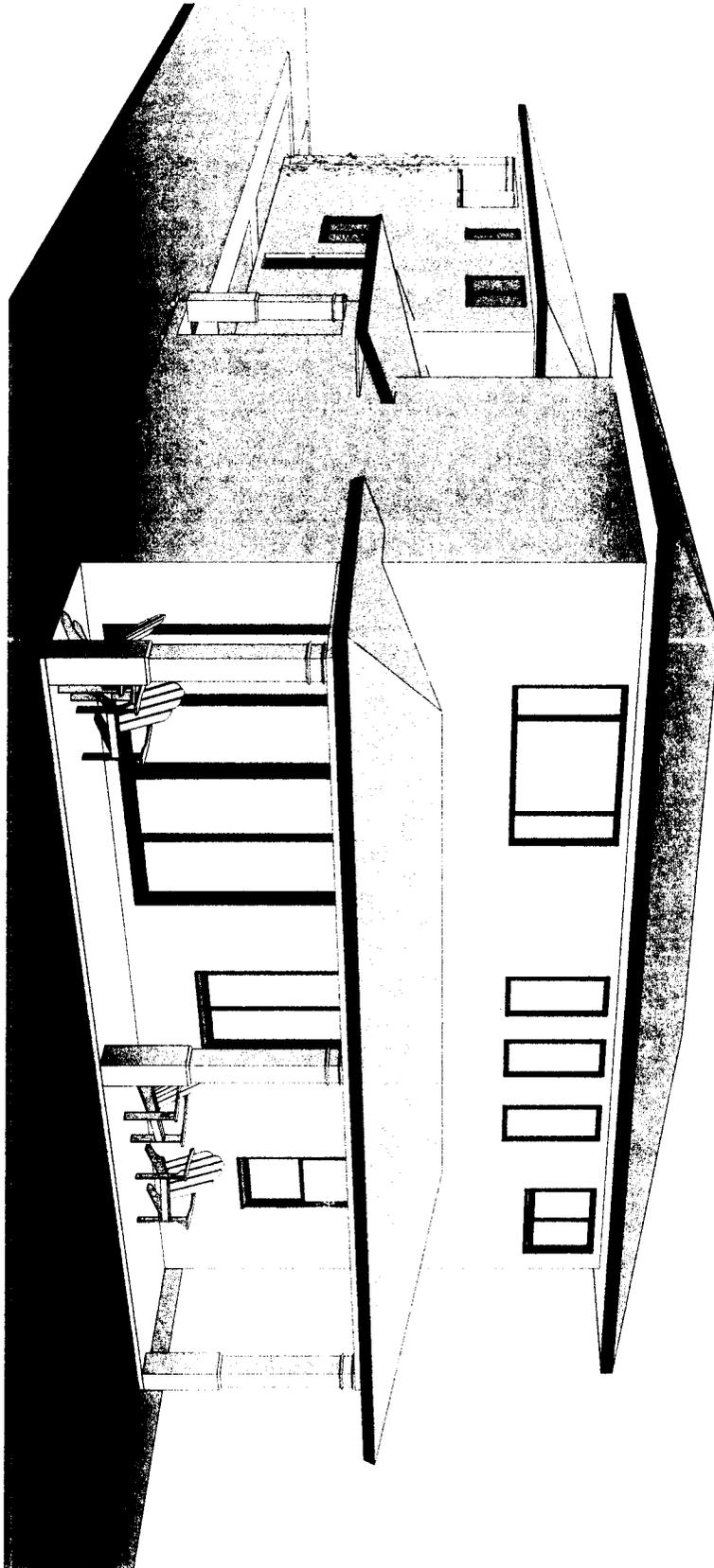


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CITY OF WINTERS

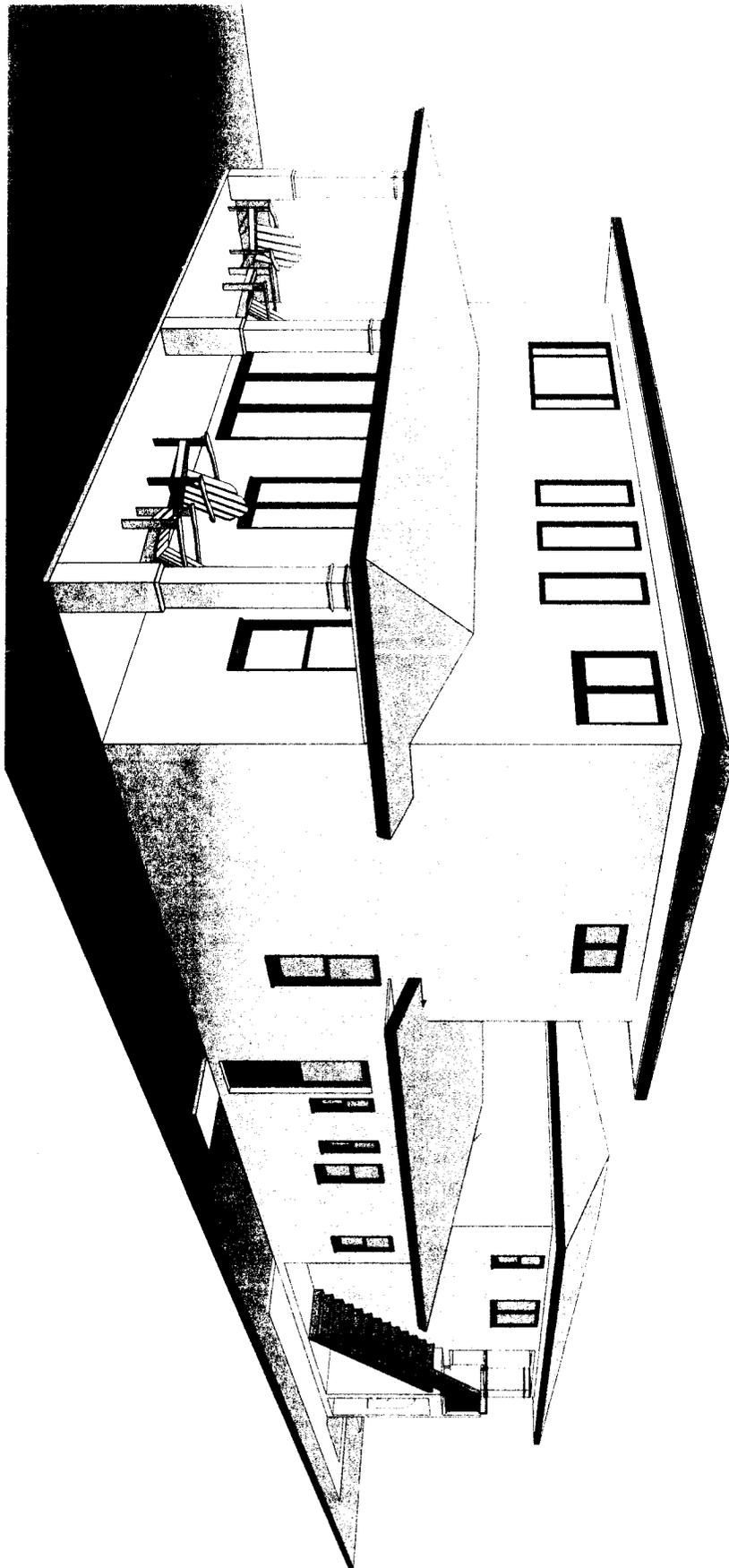
REAR & LEFT SIDE 3-D ELEVATION



RECEIVED

MAY 30 2007

CITY OF WINTERS



REAR & RIGHT SIDE 3-D ELEVATIONS

RECEIVED

MAY 30 2007

CITY OF WINTERS

Winters Express

6/14/07

P. B-7

Notice of Public Hearing

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, June 26, 2007, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, California 95694.

PROJECT LOCATION: 436 RUSSELL STREET, ASSESSOR PARCEL NUMBER 003-183-35.

APPLICATION TYPE: The Planning Commission is conducting a public hearing to solicit comments regarding the Site Plan application submitted for the construction of a new 1,513 square foot two-story, single-family residence and 495 square foot two-story, attached secondary dwelling unit at 436 Russell Street (APN 003-183-35). The project also includes the demolition of an existing residence approximately 600 square feet in size and a storage building.

PROJECT DESCRIPTION: The project applicant, Piper Gianola, proposes to construct a new 1,513 square foot two-story, single-family residence with an attached two-story secondary dwelling unit (SDU) 495 square feet in size at 436 Russell Street. An existing single-family residence approximately 600 square feet in size and a storage building will be demolished to facilitate the project. The project will also include an 826 square foot attached garage with space for three vehicles; a covered balcony is located above the garage on the Russell Street elevation. Exterior features of the new single-family residence and SDU will include stucco with a smooth acrylic finish, hipped standing seam metal roofing that will overhang a distance of three-feet, Pella fiberglass windows, Therma-Tru fiberglass exterior doors, and exterior lighting recessed in the soffits. The maximum height of the single-family residence is 21-feet, 4-inches while the maximum height of the SDU is 22-feet. The property (APN 003-183-35) is approximately 10,000 square feet in size; has a General Plan land use designation of Low Density Residential (LR); and is zoned Single Family, 7,000 Square Foot Average Minimum (R-1 Zone).

The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

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

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

Dan Sokolow - Community Development Director
Published June 14, 2007



6/14/07

NOTICE OF PUBLIC HEARING

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, June 26, 2007, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, California 95694.

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The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

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Dan Sokolow – Community Development Director



PLANNING COMMISSION STAFF REPORT
June 26, 2007

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director *DS*

SUBJECT: Public Hearing and consideration of Lot Merger application (2007-01-LM) submitted by the Pioneer Presbyterian Church for the merger of the two lots located at 205 Russell Street (APN 003-194-09) and 203 Russell Street (APN 003-194-08).

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report, 2) Conduct the public hearing, and 3) Approve the Lot Merger (2007-01-LM) request submitted by the Pioneer Presbyterian Church for the merger of the two contiguous parcels located at 205 Russell Street (APN 003-194-09) and 203 Russell Street (APN 003-194-08).

BACKGROUND: The project applicant, the Pioneer Presbyterian Church, proposes to merge the two contiguous parcels located at 205 Russell Street (Assessor Parcel Number 003-194-09) and 203 Russell Street (Assessor Parcel Number 003-194-08). The Church owns both parcels. Once the merger has taken place, the Church plans to submit a Site Plan application for the construction of a classroom building at the west end of the newly merged parcel. The parcel at 205 Russell is unimproved and serves as a parking area for the Church while the parcel at 203 Russell houses the Church's sanctuary on the east side and the Wesley Hall assembly building on the west side. The 205 Russell parcel is approximately 9,000 square feet in size and the parcel at 203 Russell is approximately 24,320 square feet in size. After the merger, the newly merged parcel will be approximately 33,320 square feet in size. Both parcels (APNs 003-194-09 and 08) have a General Plan land use designation of Low Density Residential (LR) and are zoned Single Family, 7,000 Square Foot Average Minimum (R-1 Zone). A church is a conditional use in the R-1 Zone.

DISCUSSION: Pursuant to Title 16 (Subdivisions) of the Winters Municipal Code, the Planning Commission may impose reasonable conditions on lot mergers such as public improvements necessary for public health and safety or prerequisite to the orderly development of the surrounding area. However, staff recommends deferring the imposition of these type of conditions until the Pioneer Presbyterian Church files an application for the classroom project. At that time, staff would at a minimum recommend the replacement of the existing sidewalk section that borders the Russell

Street frontage of the 205 Russell property.

METHODOLOGY:

Two actions are required to process the proposed project:

1. Confirmation that the project is not considered a "project" under CEQA.
2. Approval of Lot Merger and the attached condition.

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, June 14, 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 Thursday, June 21, 2007.

The Lot Merger application has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is not considered a project under CEQA. As a result, no further action is required.

RECOMMENDED FINDINGS FOR 205 AND 203 RUSSELL STREET (LOT MERGER)

CEQA Findings:

1. The project is not considered a project under the provisions of CEQA.
2. The Planning Commission has considered comments received on the project during the public review process.
3. The non-project determination reflects the independent judgment and analysis of the City of Winters.
4. The Planning Commission hereby confirms that the 205 and 203 Russell Street Project is not considered a project under CEQA.

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, secondary residential units, public and quasi-public uses and similar and compatible uses. A church is considered a compatible use for the Low Density Residential designation.

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. Conditional uses of the R-1 Zone include churches.

RECOMMENDATION

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

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE 205 AND 203 RUSSELL STREET PROJECT (LOT MERGER) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation that the project is not considered a project under the provisions of CEQA.
- Confirmation of consistency findings with the General Plan and Zoning Ordinance.
- Approval of the Lot Merger for the project as depicted on the plans submitted and subject to the condition 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.

CONDITION OF APPROVAL FOR THE 205 AND 203 RUSSELL STREET PROJECT (LOT MERGER) LOCATED ON ASSESSOR PARCEL NUMBERS 003-194-09 AND 003-194-08, WINTERS, CA 95694.

GENERAL CONDITIONS:

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.

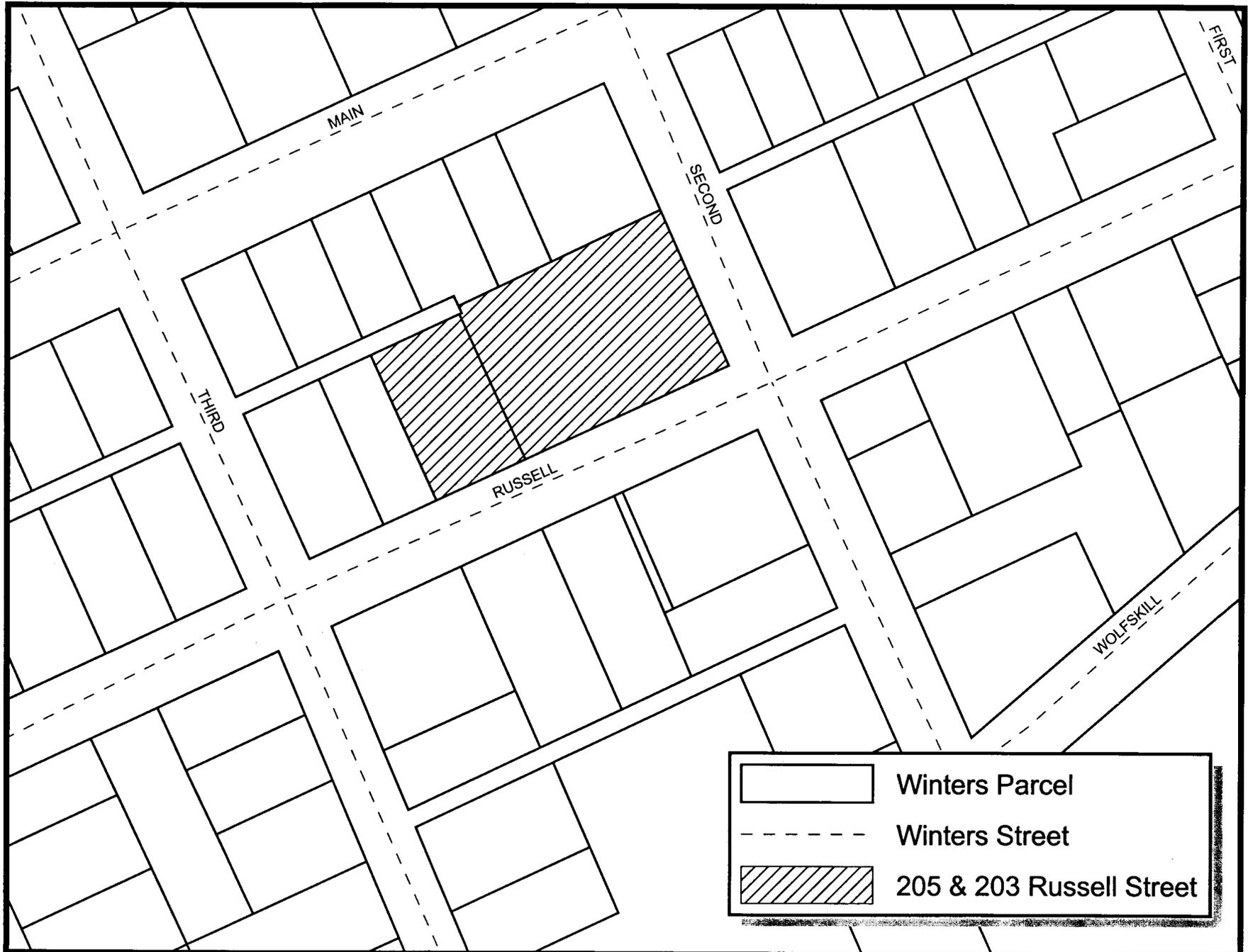
Applicant shall not be required to pay or perform any settlement unless the Applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employee, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.

ATTACHMENTS:

1. Parcel Map for Project Site
2. Lot Merger Exhibit Prepared by Applicant's Surveyor
3. Public Hearing Notice (published and mailed copies)

Planning Commission/205 & 203 Russell Street LM PC Stf Rpt 26Jun07

205 & 203 Russell Street Project Site



	Winters Parcel
	Winters Street
	205 & 203 Russell Street

0 0.02 0.04 0.08 Miles

Prepared by Jen Michaelis, Winters Community Development Department

LAND DESCRIPTION

PARCEL 1
AFTER LOT MERGER

ALL that real property in the County of Yolo, State of California, and being a portion of projected Section 21, Township 8 North, Range 1 West, Mount Diablo Base and Meridian, also being a portion of Lots 3 and 4 of Block 16 as shown on the official map of the "Town of Winters" as recorded in Book 39 of Deeds at Page 394, said County Records, also being Parcel 2 as described in Book 423 of Official Records at Page 440, also being all of Parcels 1 and 2 as described in Book 618 of Official Records at Page 619, being merged together as one, and being more particularly described as follows:

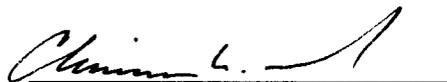
BEGINNING at the Southeasterly corner of said Block 16, said point also being the Southeasterly corner of said Lot 4; thence, from POINT OF BEGINNING, and along the Southerly line of said Block 16, South 65°00'00" West 275.00 feet to the Southwesterly corner of said Parcel 1 as described in said Book 618 of Official Records at Page 619; thence, along the Westerly line of said Parcel 1, North 25°00'00" West 120.00 feet to the Northwesterly corner of said Parcel 1; thence, along the Northerly line of said Parcel 1, North 65°00'00" East 85.00 feet to the Northeasterly corner of said Parcel 2 as described in said Book 618 of Official Records at Page 619, said point also being on the Westerly line of said Parcel 2 as described in said Book 423 of Official Records at Page 440; thence, along said Westerly line, North 25°00'00" West 8.00 feet to the Northwesterly corner of said Parcel 2, said point also being a point on the Northerly line of said Lot 4; thence, along said Northerly line, North 65°00'00" East 190.00 feet to the Northeasterly corner of said Lot 4; thence, along the Easterly line of said Lot 4, South 25°00'00" West 128.00 feet to the POINT OF BEGINNING.

Containing 0.79 acres of land, more or less.

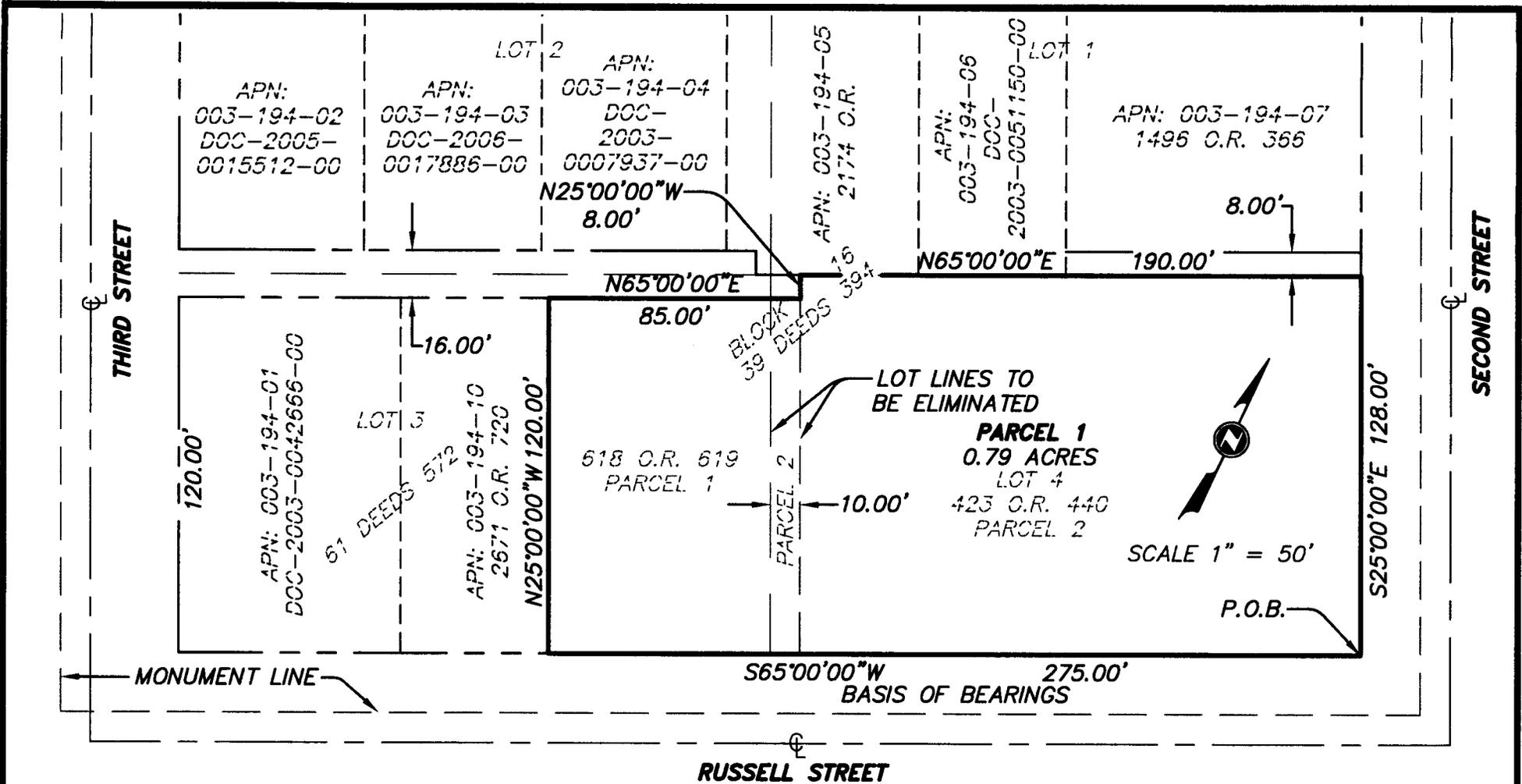
The basis of bearing for this description is the Southerly line of Block 16, shown as North 65°00'00" East, in said Book 39 of Deeds, at Page 394.

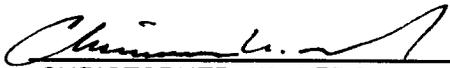
End of description.




Christopher W. Lerch

3-19-2007
Date




 CHRISTOPHER W. LERCH

3-19-2007
 DATE

THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 8761 OF THE PROFESSIONAL LAND SURVEYORS' ACT.

LM CIVIL ENGINEERING
 LAND SURVEYING
 PLANNING
LAUGENOUR AND MEIKLE
 608 COURT STREET, WOODLAND, CA 95695
 PHONE: (530) 662-1755
 FAX: (530) 662-4602



EXHIBIT TO ACCOMPANY DESCRIPTIONS
AFTER LOT MERGER
 FOR

PIONEER PRESBYTERTIAN CHURCH

BEING A PORTION OF LOT 3 AND 4 OF BLOCK 16, AS SHOWN ON THE OFFICIAL PLAT OF THE "TOWN OF WINTERS", FILED IN BOOK 39 OF DEEDS, AT PAGE 394 YOLO COUNTY RECORDS, ALSO BEING A PORTION OF PROJECTED SECTION 21, TOWNSHIP 8 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.
 YOLO COUNTY, CALIFORNIA

SHEET 1 OF 1

MARCH 19, 2007

#3405

3405
March 16, 2007
MKS

LOT MERGER

North: 319.4715 East : 744.7284
Line Course: S 65-00-00 W Length: 275.00
 North: 203.2515 East : 495.4938
Line Course: N 25-00-00 W Length: 120.00
 North: 312.0085 East : 444.7796
Line Course: N 65-00-00 E Length: 85.00
 North: 347.9310 East : 521.8157
Line Course: N 25-00-00 W Length: 8.00
 North: 355.1815 East : 518.4348
Line Course: N 65-00-00 E Length: 190.00
 North: 435.4789 East : 690.6333
Line Course: S 25-00-00 E Length: 128.00
 North: 319.4715 East : 744.7284

Perimeter: 806.00 Area: 34,520 sq. ft. 0.79 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: N 45-00-00 W
 Error North: 0.00000 East : -0.00000
Precision 1: 806,000,000.00

Notice of Public Hearing

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, June 26, 2007, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, California 95694.

PROJECT LOCATION: 205 RUSSELL STREET, ASSESSOR PARCEL NUMBR 003-194-09 & 203 RUSSELL STREET, ASSESSOR PARCEL NUMBER 003-194-08.

APPLICATION TYPE: The Planning Commission is conducting a public hearing to solicit comments regarding the Lot Merger application submitted for the merger of the two contiguous parcels located at 205 Russell Street (APN 003-194-09) and 203 Russell Street (APN 003-194-08).

PROJECT DESCRIPTION: The project applicant, the Pioneer Presbyterian Church, proposes to merge the two contiguous parcels located at 205 and 203 Russell Street. The Church owns both parcels. Once the merger has taken place, the Church plans to submit a Site Plan application for the construction of a classroom building at the west end of the newly merged parcel. The parcel at 205 Russell is unimproved and serves as a parking area for the Church's sanctuary and assembly hall while the parcel at 203 Russell houses the Church's sanctuary on the east side and the Wesley Hall assembly building on the west side. The 205 Russell parcel is approximately 9,000 square feet in size and the parcel at 203 Russell is approximately 24,320 square feet in size. After the merger, the newly merged parcel will be approximately 33,320 square feet in size. Both parcels (APNs 003-194-09 and 08) have a General Plan land use designation of Low Density Residential (LR) and are zoned Single Family, 7,000 Square Foot Average Minimum (R-1 Zone). A church is a conditional use in the R-1 Zone.

The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

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

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

Dan Sokolow - Community Development Director
Published June 14, 2007



6/14/07

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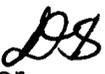
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Dan Sokolow – Community Development Director



PLANNING COMMISSION STAFF REPORT
June 26, 2007

TO: Chairman and Planning Commissioners

BY: Dan Sokolow – Community Development Director 

SUBJECT: **Public Hearing and consideration of Site Plan and Planned Development Overlay Modification application (2007-04-SP/PD Mod) submitted by GBH-Winters Highlands, LLC for five street-loaded (1,520 square feet, 2,046 square feet, 2,191 square feet, 2,524 square feet, and 2,887 square feet two-story) and three alley-loaded (1,931 square feet single-story, 2,134 square feet two-story, and 2,897 square feet two-story) home models in Phase I of the Winters Highlands project (APN 030-220-33).**

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions: 1) Receive the staff report, 2) Conduct the public hearing, and 3) Approve the Site Plan and Planned Development Overlay Modification application (2007-04-SP/PD Mod) request submitted by GBH-Winters Highlands, LLC for five street-loaded (1,520 square feet, 2,046 square feet, 2,191 square feet, 2,524 square feet, and 2,887 square feet two-story) and three alley-loaded (1,931 square feet 2,134 square feet two-story, and 2,897 square feet two-story) home models in Phase I of the Winters Highlands project (APN 030-220-33).

BACKGROUND: The project applicant, GBH-Winters Highlands, LLC, has submitted a Site Plan/Planned Development Overlay Modification application for eight home models proposed for construction in Phase I of the Winters Highlands Subdivision project. The eight homes models consist of five street-loaded homes (1,520 square feet, 2,046 square feet, 2,191 square feet, 2,524 square feet, and 2,887 square feet two-story homes) and three alley-loaded homes (1,931 square feet single-story, 2,134 square feet two-story, and 2,897 square feet two-story homes). A summary of the home models is detailed on the attached spreadsheet.

The Planned Development (PD) Overlay Modification would address situations in which the Phase I lots containing the proposed home models would not comply with the setback minimums and lot coverage maximums of the R-2 Zone. The modifications are detailed in the attached summary sheet. The project site, approximately 16.39 acres of APN 030-220-33 (30.303 acres in size), has General Plan land use designations of

Medium Density Residential (MR) and is zoned Single Family, 6,000 Square Foot Average Minimum (R-2 PD Overlay Zone).

DISCUSSION: The Winters Highlands applicant went through several iterations of the project layout before deciding on the one that was ultimately approved. The final layout was the product of a number of critical considerations such as roadway connectivity, bicycle/pedestrian friendliness, and park linkage. In addressing the community's needs and desires that went into the ultimate design of the project, the applicant asked that this be balanced with flexibility in the application of the development standards for the residential units. Staff is supportive of this approach.

METHODOLOGY:

Two actions are required to process the proposed project:

1. Confirmation of exemption from CEQA – General Rule exemption 15061(b)(3).
2. Approval of Site Plan (Design Review)/Planned Development Overlay Modification 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, June 14, 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 Friday, June 22, 2007.

ENVIRONMENTAL ASSESSMENT: The Site Plan application has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is considered exempt under General Rule exemption 15061(b)(3). Under Section 15061(b)(3) of the CEQA Guidelines, the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**RECOMMENDED FINDINGS FOR PHASE I OF WINTERS HIGHLANDS
SUBDIVISION PROJECT (APN 030-220-33) (SITE PLAN/PLANNED DEVELOPMENT
OVERLAY MODIFICATION)**

CEQA Findings:

1. The project qualifies an exemption from CEQA under the General Rule Exemption 15061(b)(3).
2. The Planning Commission has considered comments received on the project during the public review process.
3. The General Rule Exemption finding reflects the independent judgment and analysis of the City of Winters.
4. The Planning Commission hereby confirms a General Rule Exemption for the Phase I of Winters Highlands Subdivision Project (APN 030-220-33).

General Plan and Zoning Consistency Findings:

1. The project is consistent with the goals and policies of the General Plan. The General Plan designates the project site as Medium Density Residential and this designation provides for single-family detached and attached homes. The project will result ultimately in the construction of single-family detached and attached homes.
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 ultimately in the construction of a single-family homes and duplexes.

RECOMMENDATION

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

I MOVE THAT THE WINTERS PLANNING COMMISSION APPROVE THE PHASE I OF THE WINTERS HIGHLANDS SUBDIVISION PROJECT (APN 030-220-33) (SITE PLAN/PLANNED DEVELOPMENT OVERLAY) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA under the General Rule Exemption.
- Confirmation of consistency findings with the General Plan and Zoning Ordinance.
- Approval of the Site Plan (Design Review)/Planned Development Overlay Modification 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 PHASE I OF WINTERS HIGHLANDS SUBDIVISION PROJECT (SITE PLAN/PLANNED DEVELOPMENT OVERLAY MODIFICATION) LOCATED ON ASSESSOR PARCEL NUMBER 030-220-33, WINTERS, CA 95694.

GENERAL CONDITIONS:

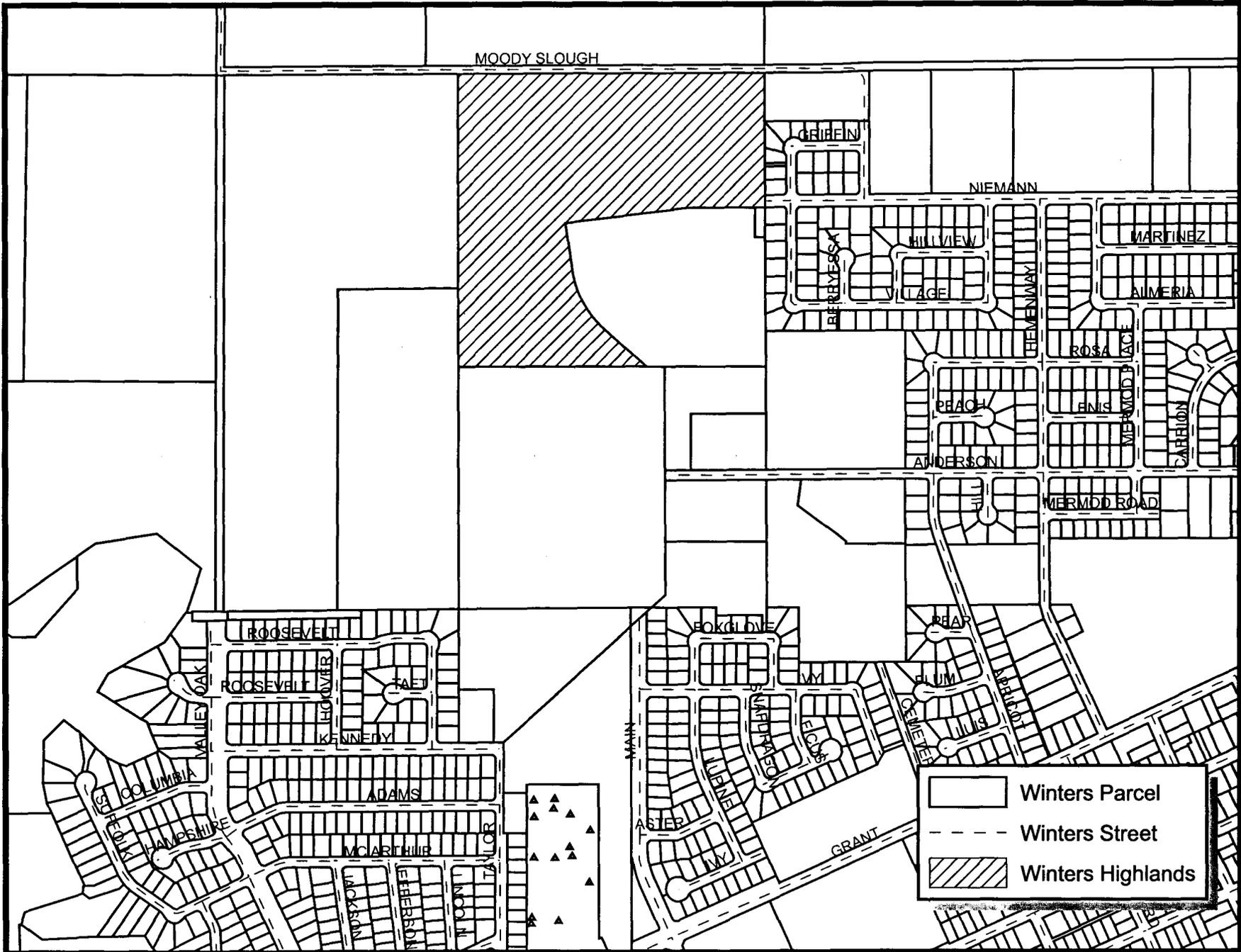
1. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project Applicant shall defend, indemnify, and hold harmless the City 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. The address number for the principal residence 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. For residences on alleyways, the address numbering shall appear on the front of the structure and at the rear of the property.
3. The applicant shall obtain an encroachment permit for all work within the public right-of-way (water lateral, sewer lateral, sidewalk, etc.) where applicable. It is anticipated that the public improvements (water lateral, sewer lateral, sidewalk, etc.) installed for this project will be addressed through a subdivision improvement and maintenance agreement.
4. The applicant shall install a sewer lateral and cleanout for each individual dwelling unit that comply with the specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.

5. The applicant shall install a water lateral and meter for each individual dwelling unit that comply with the specifications of the City of Winters' Engineering Design and Construction Standards and in locations acceptable to the Public Works Director.
6. The applicant shall obtain all required City permits (building, encroachment, etc.) and pay all applicable fees (building, impact, encroachment, etc.).
7. 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.
8. The applicant shall pay City impact fees at the rate in effect at building permit issuance.
9. 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.
10. Final inspection for the residential units 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.
11. Final inspection for the residential units shall not be scheduled nor occupancy authorized until the front yard of the property is landscaped and a City-approved shade tree is installed.
12. The payment of City of Winters' monthly utility billing charges for the residential units shall commence after each residence has passed final inspection and the applicant shall pay assessments pursuant to the City Wide Assessment District for each unit.

ATTACHMENTS:

1. Phasing Map for Winters Highlands Subdivision
2. Parcel Map for Project Site
3. Site, Floor, and Elevations Plans of Home Models
4. Conceptual Street Scenes of Home Models
5. Descriptions of Home Models
6. Planned Development Modification Description
7. Summary of Home Model Details
8. Planned Development Overlay Modification
9. Public Hearing Notice (published and mailed copies)

Site Plan, Winters Highlands





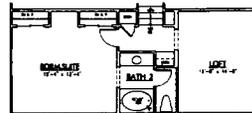
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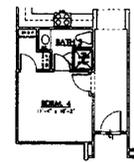
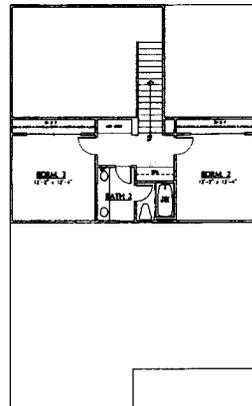
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GEORGIAN PLANTATION

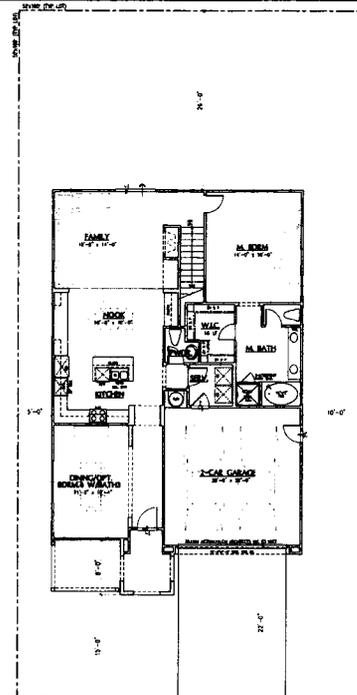


OPT. LOFT & BDRM. SUITE



OPT. BDRM. 4

PLAN ONE
 2046 SF.
 3 BDRM, 2.5 BATH
 FAMILY, DINING, KITCHEN
 OPT. LOFT, OPT. BDRM. SUITE
 OPT. BDRM. 4 W/BATH 3
 2 CAR GARAGE



CALIFORNIA COTTAGE

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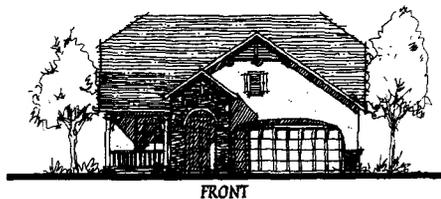
FLOOR PLAN AND FRONT ELEVATIONS
 PLAN 1 - CONVENTIONAL S.F.D. PRODUCT

MAY 9, 2007
 2007086

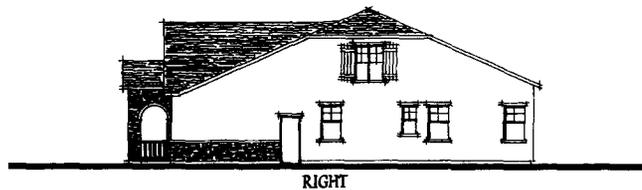


WINTERS HIGHLANDS
 WINTERS, CALIFORNIA
 GRANITE BAY HOLDINGS LLC

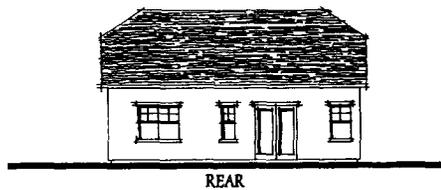
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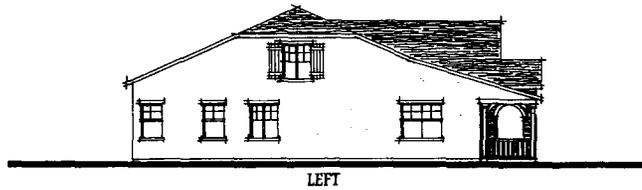
FRONT



RIGHT



REAR



LEFT

WRAPPED ELEVATIONS (CALIFORNIA COTTAGE STYLE)
 PLAN 1 - CONVENTIONAL S.F.D. PRODUCT

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MAY 9, 2007
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WINTERS HIGHLANDS
 WINTERS, CALIFORNIA
 GRANITE BAY HOLDINGS LLC

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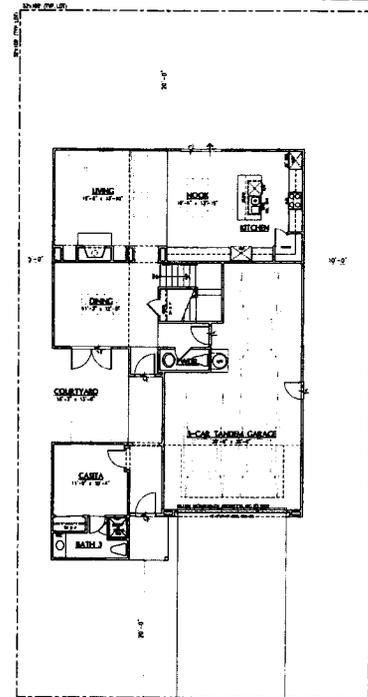
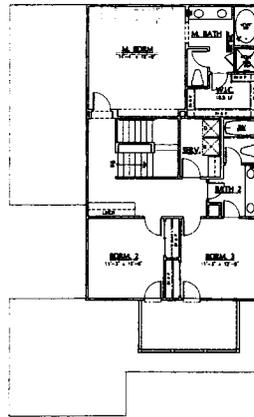
CALIFORNIA COTTAGE



CRAFTSMAN



GEORGIAN PLANTATION



PLAN TWO
228 SF
4 BDRM, 3.5 BATH
LIVING, DINING, KITCHEN
3 CAR TANDEN GARAGE

FLOOR PLAN AND FRONT ELEVATIONS
PLAN 2 - CONVENTIONAL S.F.D. PRODUCT



FOLK VICTORIAN

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MAY 9, 2007
2007086



WINTERS HIGHLANDS
WINTERS, CALIFORNIA
GRANITE BAY HOLDINGS LLC

A2.3



FRONT



RIGHT



REAR



LEFT

WRAPPED ELEVATIONS (FOLK VICTORIAN STYLE)
PLAN 2 - CONVENTIONAL S.F.D. PRODUCT

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WINTERS HIGHLANDS
WINTERS, CALIFORNIA
GRANITE BAY HOLDINGS LLC

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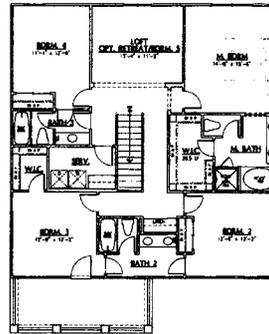
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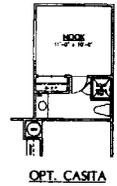
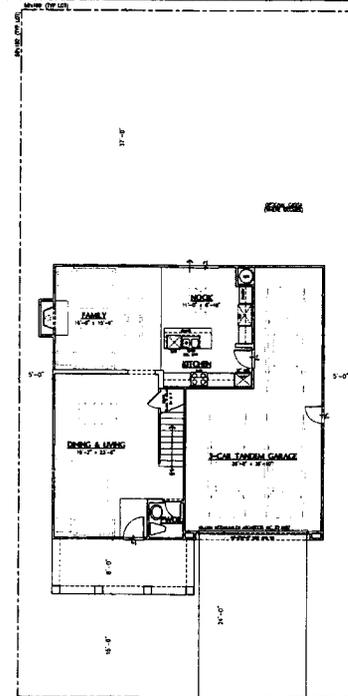
FOLK VICTORIAN



MEDITERRANEAN



PLAN THREE
224' 62"
4 BDRM, 3.5 BATH
LIVING, DINING, FAMILY, NOOK, LOFT
OPT. RETREAT, OPT. BDRMS
3 CAR TANDEM GARAGE



OPT. CASTA



GEORGIAN PLANTATION

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FLOOR PLAN AND FRONT ELEVATIONS
PLAN 3 - CONVENTIONAL S.F.D. PRODUCT

MAY 3, 2007
2007086

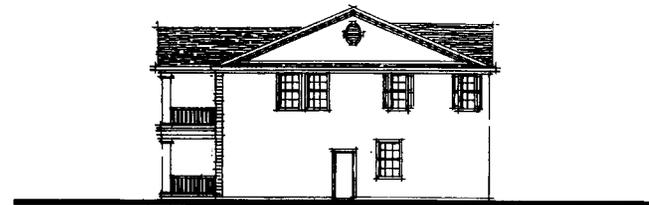
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WINTERS HIGHLANDS
WINTERS, CALIFORNIA
GRANITE BAY HOLDINGS LLC

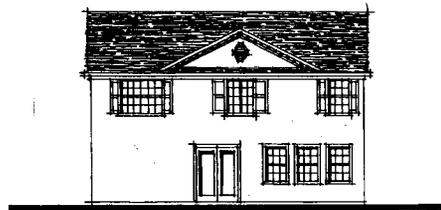
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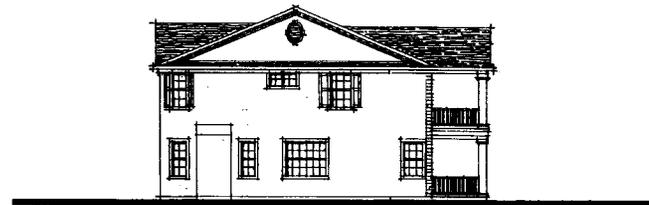
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RIGHT



REAR



LEFT

WRAPPED ELEVATIONS (GEORGIAN STYLE)
PLAN 3 - CONVENTIONAL S.F.D. PRODUCT

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MAY 9, 2007
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WINTERS HIGHLANDS
WINTERS, CALIFORNIA
GRANITE BAY HOLDINGS LLC

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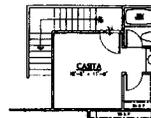
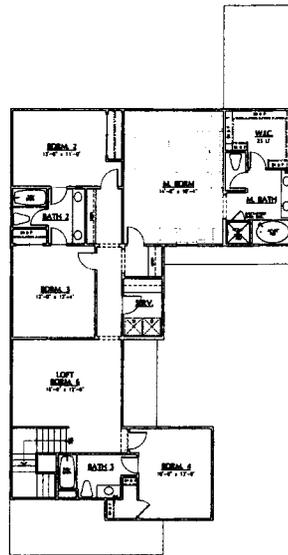
CALIFORNIA COTTAGE



MEDITERRANEAN



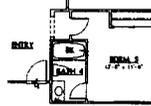
VINTAGE AMERICAN MANUFACTURED



OPT. CASITA
SECOND FLOOR

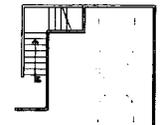
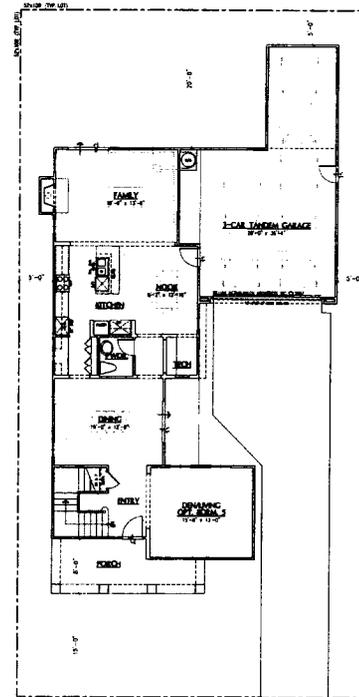


OPT. TECH



OPT. BDRM. 5

PLAN FOUR
2087 SQ. FT.
4 BDRM. 3.5 BATH
FAMILY, DINING, NOOK
BREAKING, LOFT
OPT. BDRM. 5
OPT. BDRM. 5 WITH 4
3 CAR TANDUM GARAGE



GARAGE WHEN OPT. CASITA OCCURS
FIRST FLOOR

FLOOR PLAN AND FRONT ELEVATIONS
PLAN 4 - CONVENTIONAL S.F.D. PRODUCT



CRAFTSMAN

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MAY 9, 2007
2007086



WINTERS HIGHLANDS
WINTERS, CALIFORNIA
GRANITE BAY HOLDINGS LLC

A2.7



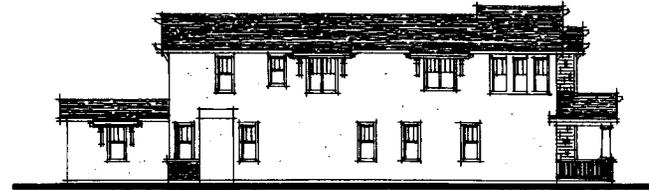
FRONT



RIGHT



REAR



LEFT

WRAPPED ELEVATIONS (CRAFTSMAN STYLE)
 PLAN 4 - CONVENTIONAL S.F.D. PRODUCT

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MAY 5, 2007
 2007086

0 8 16 24
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WINTERS HIGHLANDS
 WINTERS, CALIFORNIA
 GRANITE BAY HOLDINGS LLC

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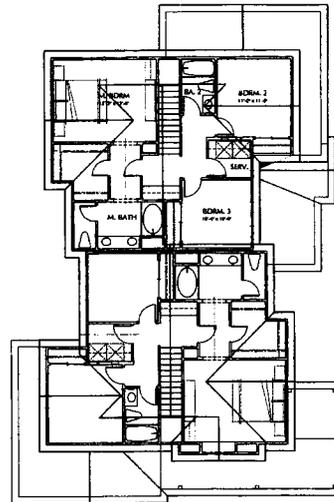
VINTAGE AMERICAN - FRONT ELEV.



VINTAGE AMERICAN - RIGHT ELEV.



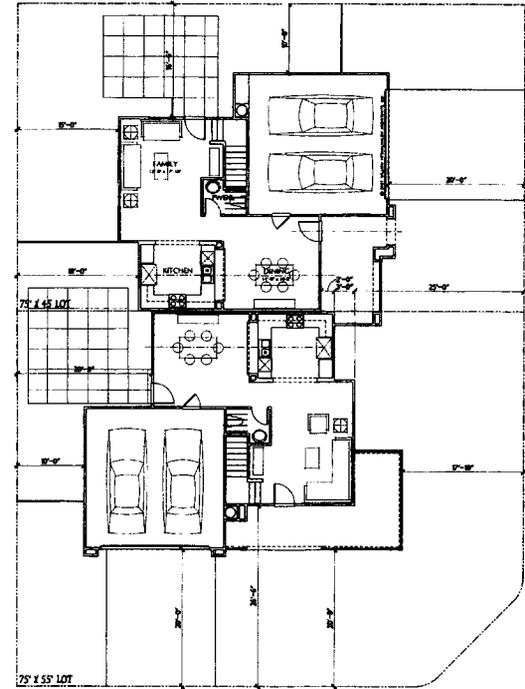
CALIFORNIA COTTAGE - RIGHT ELEV.



UPPER LEVEL
850 SQ. FT.

1,520 SQ. FT.
3 BDRM./2.5 BA./2 CAR GARAGE

PLAN 1 - BMR/TOWNHOME PRODUCT



LOWER LEVEL
670 SQ. FT.



CALIFORNIA COTTAGE - FRONT ELEV.

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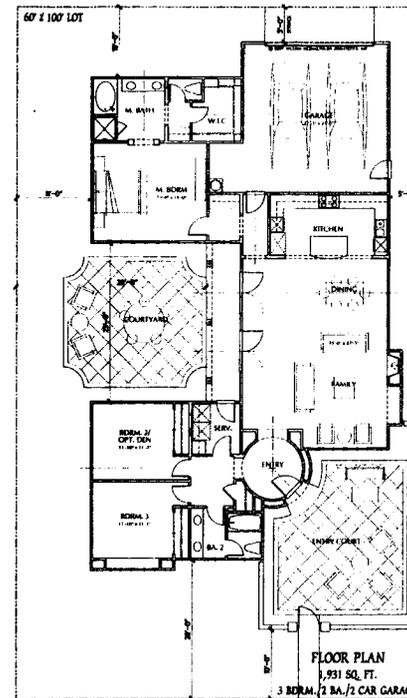
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A3.1



FLOOR PLAN AND FRONT ELEVATIONS (ALTERNATIVES)
PLAN 1 - ALLEY LOADED PRODUCT



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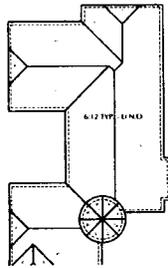
MARCH 28, 2007
2007085



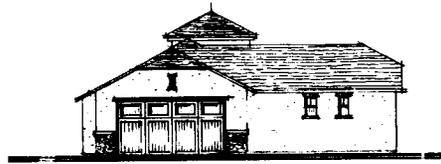
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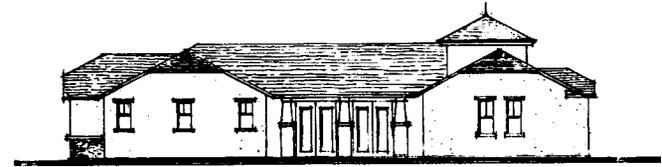
1



ROOF PLAN
1" = 16'



REAR



LEFT



COURTYARD ELEVATION (MSTR. BDRM.)



FRONT



RIGHT



COURTYARD ELEVATION (BDRM. 2)

WRAPPED ELEVATIONS (CALIFORNIA COTTAGE STYLE)
PLAN 1 - ALLEY LOADED PRODUCT

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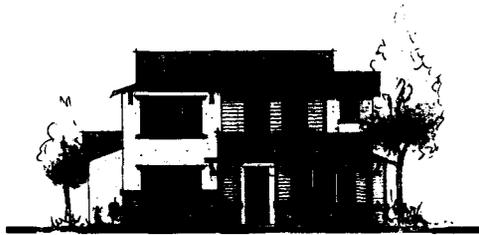
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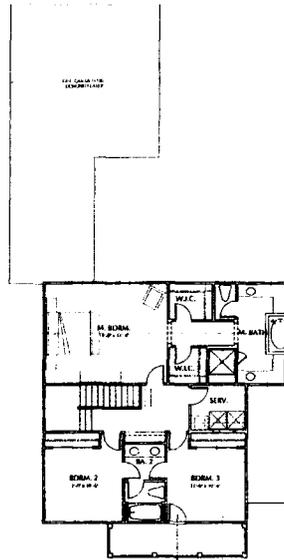
CRAFTSMAN



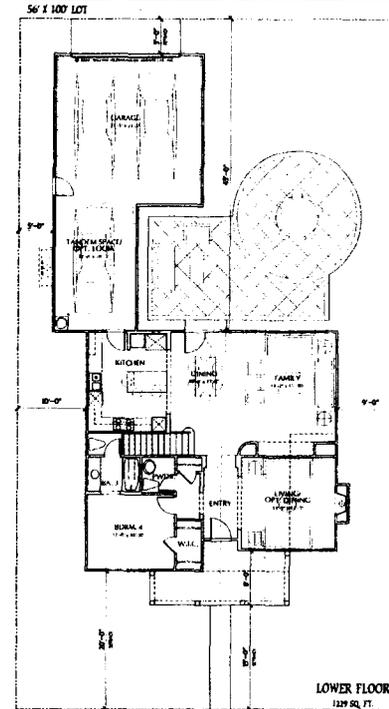
VICTORIAN



MEDITERRANEAN



UPPER FLOOR
1085 SQ. FT.



FLOOR PLAN
2,314 SQ. FT.
4 BDRM./3.5 BA./3 CAR TANDEM GARAGE

LOWER FLOOR
1229 SQ. FT.

FLOOR PLAN AND FRONT ELEVATIONS (ALTERNATIVES)
PLAN 2 - ALLEY LOADED PRODUCT



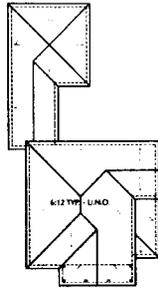
GEORGIAN PLANTATION

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2007085



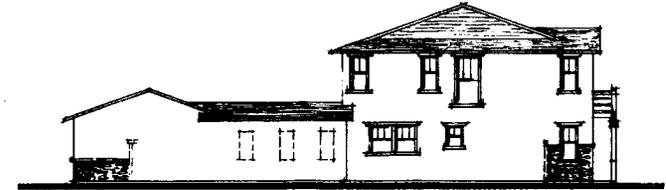
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ROOF PLAN
1"=16'



REAR



LEFT



FRONT



RIGHT

WRAPPED ELEVATIONS (CRAFTSMAN STYLE)
PLAN 2 - ALLEY LOADED PRODUCT

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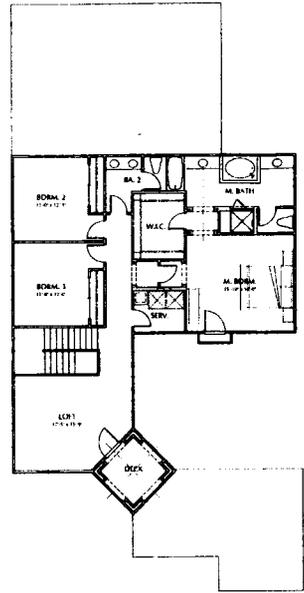
CRAFTSMAN



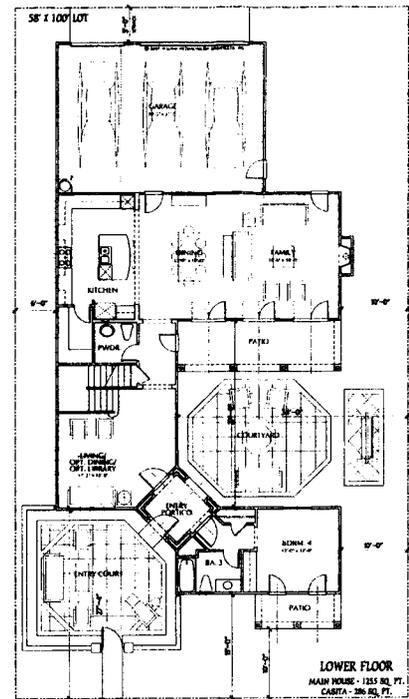
VICTORIAN



GEORGIAN PLANTATION



UPPER FLOOR
1356 SQ. FT.



LOWER FLOOR
MAIN HOUSE - 1255 SQ. FT.
CARRIAGE - 286 SQ. FT.

FLOOR PLAN
2,897 SQ. FT.
4 BDRM./LOFT/3.5 BA./3 CAR GARAGE

FLOOR PLAN AND FRONT ELEVATIONS (ALTERNATIVES)
PLAN 3 - ALLEY LOADED PRODUCT



MEDITERRANEAN

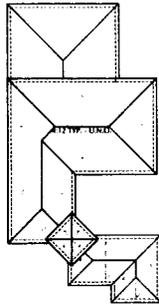
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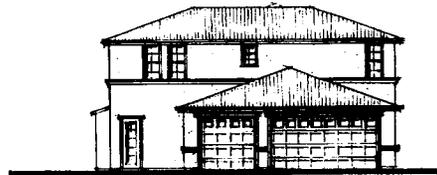


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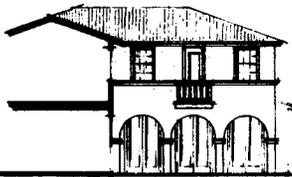
ROOF PLAN
1"=16'



REAR



LEFT



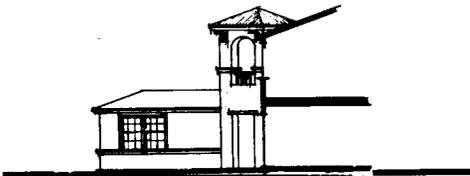
COURTYARD ELEVATION (FAMILY ROOM)



FRONT



RIGHT



COURTYARD ELEVATION (BDRM. 4)

WRAPPED ELEVATIONS (MEDITERANEAN STYLE)
PLAN 3 - ALLEY LOADED PRODUCT

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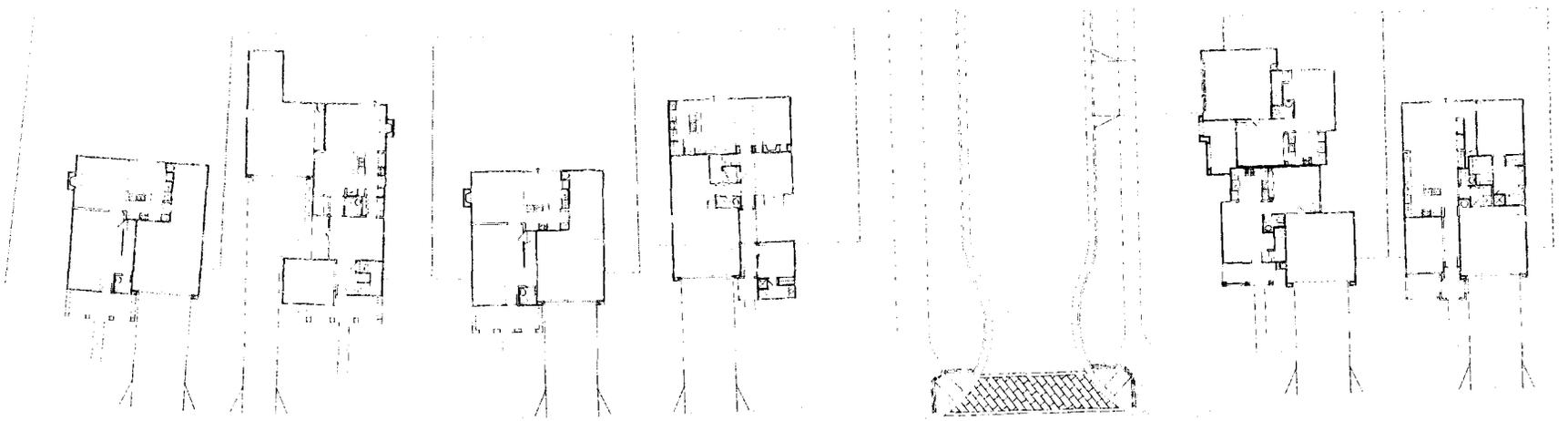
MARCH 28, 2007
2007086

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3.1



PLAN 4
GEORGIAN STYLE

PLAN 4R
CRAFTSMAN STYLE

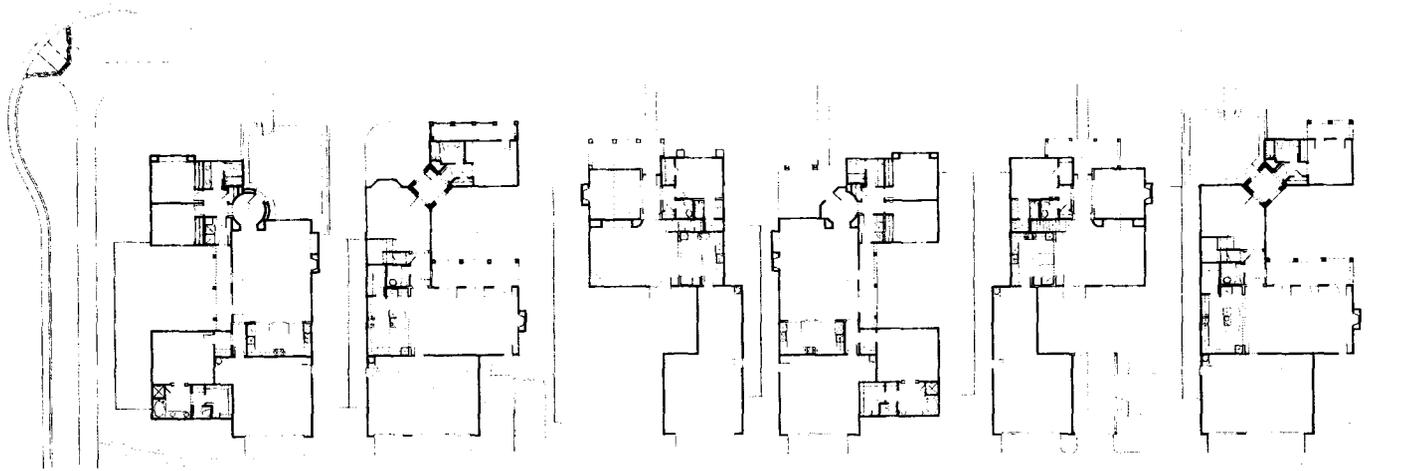
PLAN 5
MEDITERRANEAN STYLE

PLAN 4C
VINTAGE AMERICAN STYLE

PLAN 1 DUPLEX
VINTAGE AMERICAN STYLE

PLAN 1
CALIFORNIA COTTAGE STYLE

CONCEPTUAL STREET SCENE - FRONT ELEVATIONS
CONVENTIONAL S.F.D PRODUCT

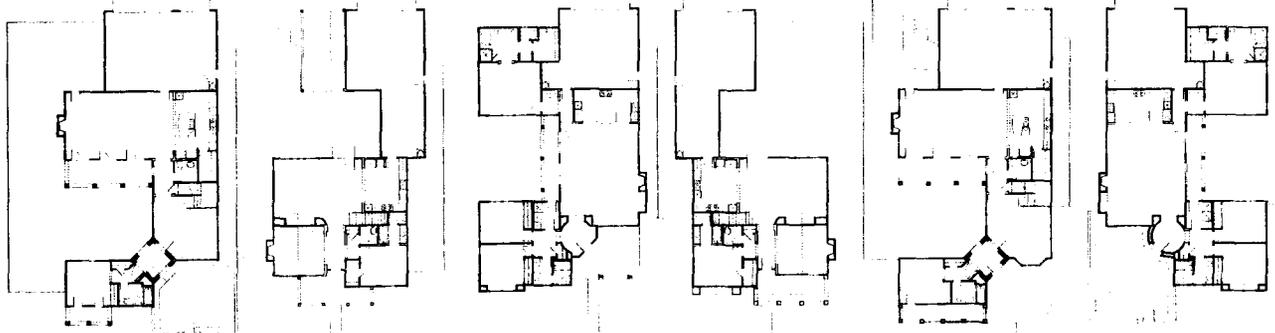


PLAN 1 CALIFORNIA COTTAGE STYLE PLAN 3 FOLK VICTORIAN STYLE PLAN 2 MEDITERRANEAN STYLE PLAN 4 CRAFTSMAN STYLE PLAN 2 GEORGIAN PLANTATION STYLE PLAN 3 MEDITERRANEAN STYLE

CONCEPTUAL STREET SCENE - REAR ELEVATIONS
ALLEY LOADED PRODUCT

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PLAN 3
MEDITERRANEAN STYLE

PLAN 2
GEORGIAN PLANTATION STYLE

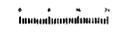
PLAN 1
CRAFTSMAN STYLE

PLAN 2
MEDITERRANEAN STYLE

PLAN 4
FOLK VICTORIAN STYLE

PLAN 1
CALIFORNIA COTTAGE STYLE

CONCEPTUAL STREET SCENE - FRONT ELEVATIONS
ALLEY LOADED PRODUCT



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Conventionally-Loaded Single Family Residences

Phase I will feature 28 conventionally-loaded units. Four floor plans are offered, with four elevations for each plan. There will be more variants than necessary to meet the diversity goals for the 28 units of Phase I, it is the intention to use these plans in later phases of the project. The numerous variants will allow interest and diversity in later phases as well Phase I.

4. Plan 1—

- o 2,046 square feet
- o two story; one story elevation.
- o 3 bedrooms/2.5 baths
- o 2-car garage
- o 4 elevations
 - i. Folk Victorian
 - ii. Craftsman
 - iii. Georgian Plantation
 - iv. California Cottage

--Plan 1 is unique in that it incorporates two levels of living space into a home which presents a one-story elevation to the street. This is achieved with a high peak roof-line. Light and ventilation are provided on the second story by windows on the side elevations.

Internally, the home features a downstairs master bedroom at the rear. The master bathroom may be modified with simple options to allow disabled accessibility. A “great- room” is provided which incorporates the kitchen, a nook, and family living room. A separate formal dining room rounds out the first floor accommodations. The formal dining room is sufficiently large enough to be converted to a second bedroom suite. This will be offered as an option to pre-sale buyers.

The “bonus” space offered by the second story will likewise be offered in two configurations to pre-sale buyers. One configuration involves two equally sized bedrooms with a bathroom between. The second option will be bedroom suite with direct and exclusive connection to the bathroom. The remaining space will be provided as a loft or study area.

Each elevation incorporates an 8’ deep porch at the entry extending along the front of the home to the side plane of the structure. The porch will act as a focal point to draw the eye to the front door.

5. Plan 2—

- 2,191 square feet
- two story
- 4 bedrooms/3.5 baths
- 3-car tandem garage
- 4 elevations
 - i. Mediterranean
 - ii. Craftsman
 - iii. Georgian Plantation
 - iv. Folk Victorian

--This floor plan has several unique features which will make it a highly desirable home in the Winters community.

This home features a casita at the front of the house which shares a roof with the main house, but has no interior connection to the main body of the house. The roof of the casita will meet the roof of the main house and create an open air entry corridor to the front door of the main house. Entry to the casita will be to the left from the open air corridor.

The casita and main house form a courtyard at the rear of the casita and in front of the main body of the house. This courtyard will provide additional private outdoor space for both the main house and the casita.

The common living space is concentrated on the ground floor and features a formal dining room as well as a great room to the rear, which will incorporate the living room, a dining nook, and the kitchen.

The centrally located stairway takes you to the three bedrooms upstairs. The master is located at the rear of the house while the two smaller bedrooms are located at the front overlooking the front yard. On the Victorian and Georgian Plantation elevations, a porch will be located over the garage, accessible from the front bedrooms.

6. Plan 3—

- o 2,524 square feet
- o two story
- o 4 bedrooms/3.5 baths/loft
- o 3 car tandem garage
- o 4 elevations
 - i. Mediterranean
 - ii. Craftsman
 - iii. Georgian Plantation
 - iv. Folk Victorian

--Plan 3—This plan efficiently utilizes space to offer as much flexibility as possible to the home owner.

Two large rooms on the ground floor are designed as the common living space. The front room combines the dining room with a living/seating area. Along the back of the house is another generous room which combines the kitchen, dining nook, and family room in a traditional “great-room” configuration.

The second story is configured around the central stairwell. Bedrooms located at the four corners of the house take full advantage of exterior surface area for light and ventilation. Bedrooms 2 and 3, located at the front of the house, will share a “Jack and Jill” style bathroom. Additionally, there is a space at the top of the stair which may serve a number of different uses. Left open to the central core as a loft, this space becomes additional common space. If a wall is installed, separating this room from the central stair, this room could serve as an additional bedroom with access from the hall, or as a retreat for the master bedroom if accessed from the master bedroom.

An entry porch has been integrated into all of the elevations. Additionally, the Mediterranean and Georgian Plantation styles will include a second story porch over the entry. These will be accessed from Bedroom 3.

An optional ground floor casita will be offered with this plan. This will be built on the ground floor at the back of the house behind the garage. Access will be from the back yard.

7. Plan 3—

- 2,887 square feet
- two story
- 4 bedrooms/3.5 baths
- 3-car tandem garage
- 4 elevations
 - i. Mediterranean
 - ii. Craftsman
 - iii. California Cottage
 - iv. Vintage American Manufactured

--Plan 3— This plan is unique among the conventionally-loaded homes in that the garage is set back from the street and the driveway forms a “motor court.” The house wraps around the motor court and partially shields it and the garage. This configuration creates a situation more like the alley-loaded homes in which the garage door has minimal presence in the front elevation.

Immediately upon entering, there is a large den/living room on your right. This room helps to shield the motor court from the frontage as well as the living space it provides for the occupants. Optionally, this space could be converted to a bedroom suite with full bathroom.

Past the den, the entry opens into the formal dining area. The dining room looks onto the motor court and doors provide direct access between the two. The dining room leads to the kitchen. The kitchen and dining nook are combined into one space.

Two interesting features are directly adjacent to the kitchen: an integrated cupboard system in the left hallway adjoining the kitchen and dining room will provide pantry space; a “technology desk” is tucked next to the dining nook with a window into the motor court. There are a number of intended uses for the technology desk including household accounting or the kid’s nightly homework.

The family room at the back of the house adjoins the kitchen toward with only minor architectural cues separating the two. This will lend a “great room” atmosphere to that space and facilitate the family gathering.

At the top of the stairs one enters a large open loft space. A door opposite the stairs leads to bedroom four, a full suite with bathroom. The loft area is large enough to be walled off and used as a sixth bedroom, if desired. In that case, bathroom 3, which would be exclusively for the use of bedroom four, would need

to be reconfigured to allow access from the upstairs hallway. Reconfiguration would involve relocating a door.

The rear of the second story is dominated by bedrooms -- to the left are two smaller bedrooms joined by a "Jack and Jill" bathroom. The master bedroom is to the right, isolated by its own entry alcove. The master is spacious with a large master bathroom and generous walk-in closet.

This floor plan can also be optioned with a casita above the garage attached to the back of the house. A door off the back of the garage would offer access without a direct connection to the main house.

Duet Residences

Phase I will feature eight duet units in four locations. Only a single floor plan is offered with two elevations. The spacing of the units throughout the project and the relative scarcity of the product should ensure there is no tendency towards visual repetition.

8. Duet Plan—

- 1,520 square feet
- two story
- 3 bedrooms/2.5 baths
- 2-car garage
- 2 elevations
 - i. Vintage American
 - ii. California Cottage

--The duet plan has an innovative floor plan which allows privacy for each unit as well as elevations which mask the fact that it is an attached unit. The goal was to make these as similar as possible to the rest of the project.

The two entries are on different sides of the buildings. From either side, the duet looks like one big house, with a single garage and front door.

The exterior styles are likewise chosen to mimic the styles that are used on the single family homes. Both styles are used throughout the rest of the project so the exterior treatments should blend nicely with the other homes.

Each unit has a separate private porch on the front of the elevation and a private patio and small yard in the rear.

The ground floor of each unit is dominated by the kitchen and common living spaces. A powder bath is provided on the ground floor.

Located upstairs are the bedrooms. The generous master occupies one whole side of the second story. The master suite features a large walk-in closet and bathroom. The space is made to feel even larger by the short private hallway which serves as an entry to the master suite and divides the bathroom and the bedroom. Two smaller bedrooms and second full bathroom occupy the remaining space on the second floor. This configuration should allow even a moderately sized family to occupy this unit in comfort.

Winters Highlands Phase I:
Design Review Application: Description
April 20, 2007

Alley-Loaded Single Family Residences

Phase I will feature 42 alley-loaded lots. Three floor plans are offered, with three to four elevations for each plan. This allows us to meet the requirements laid out in the conditions of approval as well as provide an interesting and varied streetscape.

1. Plan 1—

- 1,931 square feet
- single story
- 3 bedrooms/2 baths
- 2 car garage
- 3 elevations
 - i. Mediterranean
 - ii. Craftsman
 - iii. California Cottage

--Plan 1 is one of our “Courtyard Plans.” These plans feature living space which is oriented away from the backyard unlike a traditional single family home, but towards the courtyard which is centrally located on one side of the home. The house wraps the courtyard, creating an outdoor focal point. The goal is to “bring the outside in.” This configuration facilitates natural day-lighting and allows views to the private outdoor space from virtually any room in the house.

Special features of this house include a spacious great-room, which opens onto the central courtyard, and an optional entry court. The entry court will be enclosed by a low wall which will delineate the space and add character to the front elevation. In addition it will not detract from the aesthetics of the main body of the home or disrupt site lines to the front entry.

The front entry has been angled 45 degrees from the front of the lot. This configuration celebrates the entry with a tower element on the California Cottage and Mediterranean elevations. The Craftsman elevation utilizes a deep porch to announce the entry—a requisite of the style. The variety helps to distinguish the elevations and lends additional texture to the streetscape.

2. Plan 2—

- 2,314 square feet
- two story
- 4 bedrooms/3.5 baths
- 3 car tandem garage
- 4 elevations
 - i. Mediterranean
 - ii. Craftsman
 - iii. Georgian Plantation
 - iv. Victorian

--This floor plan has a more traditional interior layout. The great-room, which comprises half of the lower floor, provides ample space for the family to congregate. Additionally, a formal dining room or separate living room has been provided on the ground floor.

The ground floor is further enhanced by the downstairs bedroom which is provided with its own full bathroom, allowing it to function as a second master suite.

The second floor is dominated by the master bedroom and two smaller bedrooms for the kids or guests. The spacious master suite features two large walk in closets and a large bathroom which includes a bathtub and separate shower. The smaller bedrooms feature a shared “Jack and Jill” style bathroom.

The backyard can be a challenge in a rear loaded home because the garage occupies much of the yard that could otherwise be private outdoor space. This is addressed in this plan in two ways. First, the main house is set back 45’ from the rear property line. The depth of this setback helps recoup space lost to the garage. Secondly the garage, while providing for three cars, is in a tandem configuration which allows a narrower total footprint. To take full advantage of this design, the garage has been offset five feet closer to the side property line to maximize the outdoor space.

Several options will be offered with this plan. These include using the third “tandem” garage space as a loggia, (a enclosed dining area) which can be opened to the rear patio/yard area. This adds utility and flexibility to the rear outdoor living area. The other major option offered with this plan is a casita which can be added over the garage. At approximately 450 square feet, this option will lend additional flexibility for large families.

3. Plan 3—

- 2,897 square feet
- two story
- 4 bedrooms/3.5 baths/loft
- 3 car garage
- 4 elevations
 - i. Mediterranean
 - ii. Craftsman
 - iii. Georgian Plantation
 - iv. Victorian

--Plan 3 is another courtyard style house which takes advantage of a side courtyard layout to facilitate an enjoyable, private outdoor space in an alley-loaded configuration. Like Plan 1, this house wraps itself around the outdoor space which forms a roughly 30'x30' private open space. All common living spaces have views into this area, again enhancing interior day-lighting and providing a connection between the outside and interior living spaces.

Several features set this plan apart. The entry is enhanced by a large portico with treatments that vary with each style of elevation. The unmistakable architectural flair of the portico adds a dramatic element to the entry.

Once inside the portico, three views are presented: 1. straight in front of you is the interior courtyard which defines this layout. 2. To the right is a door leading to a private retreat. Technically this is the fourth bedroom. However, the separate entry and full bathroom provide the option to use this space as a downstairs master or small casita. 3. Back in the portico, the door on the left leads to the main house and opens onto a living space which may be utilized as a separate living room, dining room or library.

Traveling towards the rear of the house, windows on the right provide views to the courtyard before entering the great-room which stretches across the back of the ground floor. This large multi-function room will provide the all important focal point for family activities.

Upstairs and to the left is a loft area overlooking the private courtyard as well as to the street in front of the house. The loft could serve as additional common living space or a play area for the kids. The loft opens onto a deck over the entry portico with similar second level views of the front and interior yard areas. This deck is covered in some plans, and opens to the sky in others, depending on the most appropriate structure for each elevation style.

The second level master bedroom is well isolated by its own hallway and features all of the appointments expected in a large, luxurious home. The two smaller upstairs bedrooms share a single bathroom located at the end of the hall toward the rear of the home.

Winters Highlands PD Modification Request
June 4, 2007

The Winters Highlands subdivision would like to represent a fresh philosophy with respect to residential design in the City of Winters. The designs that we have presented will offer the future residents of Highlands the option of purchasing a new home which reflects a break with the design paradigm in production housing. In some cases, the implementation of these configurations requires the use of design standards, specifically building envelope and setback requirements which conflict with those defined in the City Zoning Code*. The modification of the PD Overlay would resolve those conflicts and allow these unique designs to become a part of the Winters community.

Alley Loaded

Alley Loaded homes present a special problem. The required proximity of the garage to the alley and its necessary location in the traditional "backyard" limit the outdoor space at the rear of the house. In order to reduce this negative result, our architects thought "outside the box" and created a number of floor plans which turn the negatives of the alley loaded configuration into positives.

Courtyard

The feature which has the most powerful impact on the design of the residences in Winter Highlands will be the inclusion of a semi-centralized courtyard. This configuration places the primary outdoor living space near the center of the home. The house wraps around the courtyard in a horseshoe shape. The open side of the horseshoe allows the courtyard to connect with the side yard, eliminating claustrophobia and maximizing usable space. We feel this is an elegant and effective solution.

An additional advantage of this configuration is the orientation of the home to the outdoor space. The interior receives more natural light and ventilation. Visually, the courtyard creates a focal point which may be observed from most of the rooms in the house. The orientation towards the outdoors has the affect of "bringing the outside, inside." However, in order to maximize these courtyards, the building setbacks must be allowed to shrink in some cases. It is a tradeoff. For instance, one must trade rear yard depth for the expansion of the courtyard so that the rear of the house retains usable square footage. We believe that the benefits of this configuration outweigh any disadvantages of allowing setbacks to be reduced.

Motor Court

This is a variation on the courtyard theme. Used only once (Plan 4 of the front loaded homes), this configuration allows the garage to be moved to the back of lot, though it is accessed from the front. The affect on the home is very similar to the courtyard houses. Additionally, the garage door is partially hidden from the front of the house so that living space, rather than the garage door, is facing the street.

*All setbacks are calculated using the smallest lot of each configuration. This is a "worst case scenario." Many of these setbacks will grow on variably sized lots.

Lot coverage

The lot coverage of the various plans is very close to City maximum standards. Roof area and driveways are fixed quantities and will require that several of the plans be allowed to exceed maximum lot coverage. However, the courtyards and other hard surfaces will have to be created by some form of pervious system. Pavestone™ offers several systems which will allow for a paved a surface while allowing water to pass through the joints to the ground.

Alley-Loaded Homes

	Front Setback		Rear Setback		Side Yard	
	Porch	Main house	Garage	Main house	Garage	Living
Plan 1	N/A	20	5	10	5(3) ¹	11
Plan 2	15	20	5	45	5(10) ²	9(7) ¹
Plan 3	10	15	5	26.5	6	10

Front-Loaded Homes

	Front Setback			Rear Setback	Side Yard	
	Porch	Main house	Garage		Garage	Living
Plan 1	15	28	22	26	10	5
Plan 2	N/A	20	26.5	20	50	10
Plan 3	15	23	24	37	5	5
Plan 4	15	20	58	20(5) ³	5	5(3) ¹

Duet

	Front Setback			Rear Setback	Side Yard	
	Porch	Main house	Garage		primary	secondary
Plan 1	20	26.5	20	10	10	10

¹ Chimney pop-out will encroach to within 3' of the property line.

² Garage is offset to provide additional room for rear yard.

³ Tandem garage space will extend to w/in 5' of rear property line.

WINTERS HIGHLANDS PHASE I HOME MODELS
June 26, 2007 Winters Planning Commission Meeting

Street-Loaded Models	SF	Elevations	Beds/Baths	Stories	Highlights
1520	1,520	Vintage American California Cottage	3/2.5	2	Duet units (zero lot line duplexes). Each duet designed to appear as one house rather than two units. The units in each duet will have different street frontages.
2046	2,046	Folk Victorian Craftsman Georgian Plantation California Cottage	3/2.5	2	Front porch is 8-feet deep and uses non-standard columns in most elevations.
2191	2,191	Mediterranean Craftsman Georgian Plantation	4/3.5	2	Casita (small living unit without a kitchen) at the front of house and 222 sf courtyard tucked behind casita and out of view from street.
2524	2,524	Folk Victorian Mediterranean Craftsman Georgian Plantation	4/3.5	2	Front porch is approximately 20-feet wide and 8-feet deep.
2887	2,887	Folk Victorian Mediterranean Craftsman California Cottage Vintage American Manufactured	4/3.5	2	Garage recessed to the rear of the lot.

Alley-Loaded Models	SF	Elevations	Beds/Baths	Stories	Highlights
1931	1,931	Mediterranean Craftsman California Cottage	3/2	1	Optional front courtyard at least 600 sf in size. Tower feature on two of the elevations. Courtyard at least 600 sf in size tucked behind a portion of the house and not visible from street. Garage is alley-loaded.
2314	2,314	Mediterranean Craftsman Georgian Plantation Victorian	4/3.5	2	Two of the elevations include street frontage balconies. Garage is alley-loaded.
2897	2,897	Mediterranean Craftsman Georgian Plantation Victorian	4/3.5	2	Front courtyard next to entryway. Courtyard approximately 900 sf in size tucked behind a portion of the house and not visible from street.

**WINTERS HIGHLANDS PHASE I HOME MODELS (APN 030-220-33).
June 26, 2007 Planning Commission Meeting
Planned Development Overlay Modification**

TERM: Unlimited term pursuant to the requirements of Section 17.48.050 of the Winters Municipal Code (Title 17, Zoning) and subject to compliance with the conditions of approval.

SETBACKS: Less than the minimums for the R-2 Zone as detailed below.

Street-Loaded Models

- 1520 – Rear yard setback of 10-feet and interior side yard setback of 0-feet (zero lot line duet or duplex).
- 2524 – Side yard setbacks of 5-feet/5-feet.
- 2887 – Rear yard setback of 5-feet on tandem garage space.

Alley-Loaded Models

- 1931 – Alleyway setbacks of 5-feet for garage and 10-feet for house (livable space).
- 2314 – Alleyway setback of 5-feet for garage.
- 2897 – Front yard setback of 15-feet for livable space, front yard porch setback of 10-feet, and alleyway setback of 5-feet for garage.

FLOOR AREA RATIOS: Less than the minimums for the R-2 Zone as detailed below.

Street-Loaded Models

- 1520 – 55 percent.
- 2046 – 60 percent.
- 2191 – 60 percent.
- 2524 – 55 percent.
- 2887 – 60 percent.

Alley-Loaded Models

- 1931 – 60 percent.
- 2314 – 55 percent.
- 2897 – 55 percent.

Winters Express

6/14/07

P. B-7

Notice of Public Hearing

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at 7:30 P.M. on Tuesday, June 26, 2007, or as soon as possible thereafter, in the Council Chambers, City Offices, 318 First Street, Winters, California 95694.

PROJECT LOCATION: PHASE I OF WINTERS HIGHLANDS SUBDIVISION PROJECT, ASSESSOR PARCEL NUMBER 030-220-33 (PORTION OF PARCEL).

APPLICATION TYPE: The Planning Commission is conducting a public hearing to solicit comments regarding the Site Plan/Planned Development Overlay Modification application submitted for the construction of eight home models in Phase I of the Winters Highlands Subdivision project.

PROJECT DESCRIPTION: The project applicant, GBH-Winters Highlands, LLC, has submitted a Site Plan/Planned Development Overlay Modification application for eight home models proposed for construction in Phase I of the Winters Highlands Subdivision project. The eight homes models consist of five street-loaded homes (1,520 square feet, 2,046 square feet, 2,191 square feet, 2,524 square feet, and 2,887 square feet two-story homes) and three alley-loaded homes (1,931 square feet single-story, 2,134 square feet two-story, and 2,897 square feet two-story homes). The Planned Development (PD) Overlay Modification would address situations in which the Phase I lots containing the proposed home models would not comply with the setback minimums and lot coverage maximums of the R-2 and R-3 Zones. The project site, approximately 23 acres of APN 030-220-33 (30.303 acres in size), has General Plan land use designations of Medium Density Residential (MR) and Medium/High Density (MHR) and is zoned Single Family, 6,000 Square Foot Average Minimum (R-2 PD Overlay Zone) and Multi-Family Residential (R-3 PD Overlay Zone).

The purpose of the public hearing will be to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or you may telephone (530) 795-4910, extension 112. In addition, a public information file is available for review at the above address between the hours of 8:00 a.m. and 5:00 p.m. on weekdays.

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

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

Dan Sokolow - Community Development Director
Published June 14, 2007



6/14/07

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