

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, February 24, 2015 @ 6:30 PM

City of Winters Council Chambers

318 First Street

Winters, CA 95694-1923

Community Development Department

Contact Phone Number (530) 794-6713

Email: jenna.moser@cityofwinters.org

Chairman: Bill Biasi

Vice Chairman: Kate Frazier

Commissioners: Dave Adams, Lisa Baker, Paul Myer, Luis Reyes, Patrick Riley

City Manager: John W. Donlevy, Jr.

Mgmt. Analyst: Jenna Moser

I CALL TO ORDER

II ROLL CALL & PLEDGE OF ALLEGIANCE

III 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.

IV CONSENT ITEM

V STAFF/COMMISSION REPORTS

VI DISCUSSION ITEMS:

- A. Consideration of an application from Project applicant Clyde Miles Construction Co. Inc. for Site Plan/Design Review for the 72 single family homes for the Hudson-Ogando Subdivision. Under review will be the 47 large-lot, and 25 narrow-lot designs. The Planning Commission will take final action on the project unless appealed to the City Council.

VII COMMISSION/STAFF COMMENTS

VIII ADJOURNMENT

POSTING OF AGENDA: PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT MANAGEMENT ANALYST POSTED THE AGENDA FOR THIS MEETING ON FEBRUARY 19TH, 2015



JENNA MOSER, MANAGEMENT ANALYST, PLANNING – GIS

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".

MINUTES: THE CITY DOES NOT TRANSCRIBE ITS PROCEEDINGS. ANYONE WHO DESIRES A VERBATIM RECORD OF THIS MEETING SHOULD ARRANGE FOR ATTENDANCE BY A COURT REPORTER OR FOR OTHER ACCEPTABLE MEANS OF RECORDATION. SUCH ARRANGEMENTS WILL BE AT THE SOLE EXPENSE OF THE INDIVIDUAL REQUESTING THE RECORDATION.

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. 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.

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 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.

THE COUNCIL CHAMBER IS WHEELCHAIR ACCESSIBLE



**PLANNING COMMISSION
STAFF REPORT**

TO: Chairman and Planning Commissioners

DATE: February 24, 2015

FROM: Dave Dowswell, Contract Planner
Jenna Moser, Management Analyst 

SUBJECT: Public Hearing and Consideration of Design/Site Plan Review for the 72 single family homes for the Hudson-Ogando Subdivision. Under review will be the 47 wide-lot, and 25 narrow-lot designs.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions; 1) Receive the staff report; 2) Conduct the Public Hearing to solicit public comment; and 3) Approve Design/Site Plan Review for the Hudson-Ogando Subdivision Models.

BACKGROUND:

In December 2005 the City Council adopted a Mitigated Negative Declaration and Development Agreement (DA) involving the Hudson-Ogando Subdivision. A number of amendments to the DA have been approved by the City, the most recent was on November 14, 2014. Late last year the applicant began grading the site and is completing the infrastructure improvements.

PROJECT DESCRIPTION: Project applicant, Clyde Miles Construction Co. Inc., has submitted an application for Site Plan/Design Review for the 72 single family homes for the Hudson-Ogando Subdivision. Under review will be the 47 wide-lot, and 25 narrow-lot designs. The Planning Commission will take final action on the project unless appealed to the City Council.

The entire project site is 16.6 acres; it is General Planned Low Density Residential (LR) and Medium Density Residential (MR) and is zoned Single-Family Residential (R-1) and Single-

Family Residential (R-2). The site is located in the northwestern portion of Winters, north of the Public Safety Building and Winters mobile home park.

Building Design

The design of the homes is contemporary, with some elements of the Craftsman and Mediterranean style. The building facades include horizontal articulation through application of historically influenced forms and accent colors, including stone and brick veneer, architectural features (horizontal siding) which help provide relief on the facades. Building colors, including the roofs, will vary by façade type and consist of earth tones and natural materials working together to create a cohesive relationship with existing surrounding buildings.

DESIGN/SITE PLAN REVIEW: Winters Municipal Code, Chapter 17.36 (Design Review) (Section 17.36.020C), states “New construction of any single-family residential units is subject to design review.” According to the Design Review provisions, the Planning Commission shall consider the following aspects for design review of a site plan:

- The overall visible mass of the structure, which includes height, roofline profiles and overall scale of a building; and
- The proposed use and quality of exterior construction materials striving for long-term compatibility with the general setting of the subject property and visual character of the general neighborhood; and
- Avoidance of buildings which are characterized by large, blank or unbroken wall planes, as well as buildings which exhibit general lack of architectural detailing, shadow lines, etc. which generally lack interest; and
- Effective screening of ground – and – roof mounted equipment; and
- The use of landscaping decorative site paving, etc which provides effective visual screening or softening of the development, as necessary; and
- The application of the Winters Design Guidelines

The Planning Commission shall make findings relative to compliance with the above provisions prior to approving a site plan for design review.

ANALYSIS: The proposed design satisfies the Winters Design Guidelines. The analysis below reflects the applicant’s effort to meet the intent of the Design Guidelines.

Architecture – The proposed building design consists of three plans for the narrow lots and four plans for the wide lots. Each plan will have four different elevations. Overall staff supports the building designs. The applicant has made a number of changes to the designs since meeting with staff. Staff still has some additional recommended changes:

Wide Lots

1. Plan 1B, 2B, 3B and 4B are Craftsman style. The garage door for these Plans should be carriage style design in keeping with the architecture.
2. Plan 4A has shutters on the front and rear elevations but not on the side elevations. For consistency, and to add some interest, shutters should be provided on at least one window on the second floor of the side elevations. Plan 4C has shutters on the front, but does not have any on the other elevations. Again, to add some interest, shutters should be provided on at least one window of the other three elevations.
3. Plan 3 rear elevations should be broken up like on the Plan 1 to add visual interest. The great room on this plan could be popped out 1 to 2 feet and a small gable or hipped roof could be added above the popped out section. The applicant could propose an alternate solution to accomplish this objective.

Narrow Lots

1. According to the house plotting plan, Plan 1 and 2 will be used on the corner lots. The architectural drawings submitted by the applicant show enhanced elevation for Plans 1B, 2D and 3A and 3C. The enhanced elevations for Plan 1B and 2D seem to be the only ones needed. For the enhanced elevation for Plan 1B to face the side street the house will need to be flipped. The veneer on Plan 1B and Plan 2D should be extended continuously across the entire side elevation and wrap around the rear to the fence.
2. Plan 1C front and right elevations show shutters on one or more windows. Shutters should be provided on one or more windows on the rear and left elevations.
3. Plan 2A and 2C right elevations show shutters on a window but not on a window on the left elevations. Shutters should be added to the one of the windows on the left elevations.
4. The detached garage includes the possibility of a bonus room above the garage. This room cannot be used as a secondary living unit without first obtaining approval from the City.

Landscaping and Fencing – The applicant requests deferral of this item at this hearing. Staff recommends that the landscaping and fencing be approved administratively. Fencing shall be designed as a “good neighbor” fence. Recommend using steel posts faced with wood to reduce long-term maintenance costs.

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this planning application was prepared by the Community Development Department’s Management Analyst 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 02/11/15 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 02/19/15.

ENVIRONMENTAL ASSESSMENT: On December 19, 2005, the City Council adopted a Mitigated Negative Declaration for this project. No changes are being made to the approved project. Design Review is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061, there is no possibility the project may have a significant effect on the environment.

ALTERNATIVES: The Planning Commission can elect to modify any aspect of the approval or recommend denial of the application. If the Planning Commission denies the application findings would be needed for the official record that would illustrate the reasoning behind the decision to deny the project.

RECOMMENDED FINDINGS FOR HUDSON-OGANDO - SITE PLAN/DESIGN REVIEW

CEQA Findings:

- 1) The proposed project (design review of model homes) is exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15061.

Design Review Findings:

- 1) The proposed project's overall visible massing, which includes height, roofline profiles and overall scale of the building meets the intent of the Winters Design Guidelines.
- 2) The proposed project's use of quality of exterior construction materials is compatible with the general setting of the subject property and visual character of the general neighborhood.
- 3) The proposed project avoids the use of large, blank or unbroken wall planes and architectural detailing such as shadow lines, etc. which generally lack interest.
- 4) The proposed project provides effective use of screening of ground - and - roof mounted equipment.
- 5) The proposed project provides effective use of landscaping decorative site paving, etc which provides effective visual screening or softening of the development.
- 6) The proposed project achieves conformity with the Winters Design Guidelines.

RECOMMENDATION: Staff recommends approval of the Site Plan/Design Review by making an affirmative motion as follows:

I MOVE THAT THE CITY OF WINTERS PLANNING COMMISSION APPROVE DESIGN REVIEW/SITE PLAN FOR THE HUDSON-OGANDO SUBDIVISOIN BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE

FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA.
- Approve Design Review/Site Plan subject to the conditions of approval attached hereto.

ATTACHMENTS:

- A. Design Review Exhibits
- B. Public Hearing Notice
- C. Conditions of Approval

Hudson-Ogando Model Homes Design Review Permit

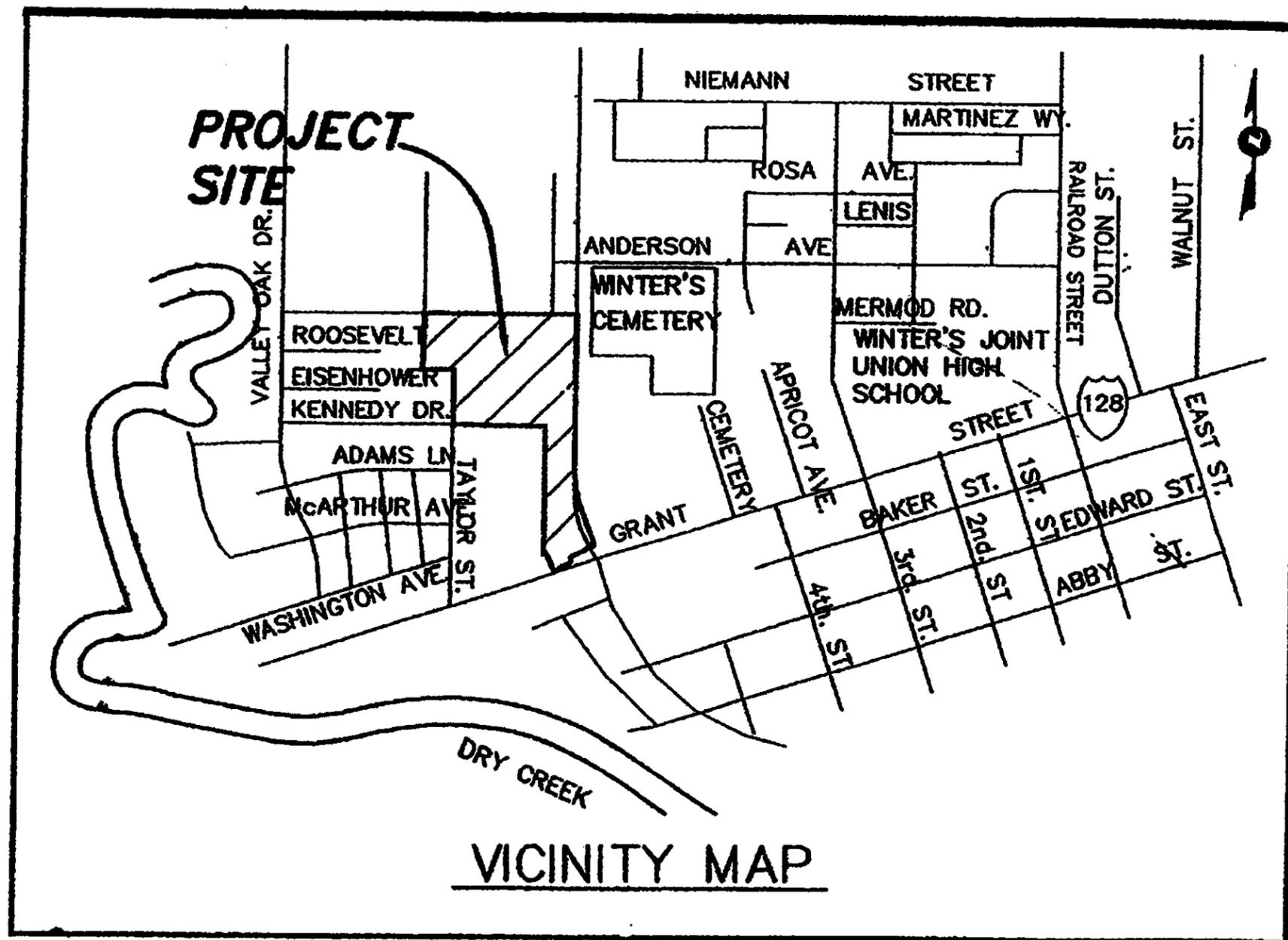
CONDITIONS OF APPROVAL

Dated February 24, 2015

1. The project is described in the February 24, 2015 Planning Commission staff report. The project shall be constructed as depicted on the exhibits included in the February 24, 2015 Planning Commission Staff report, except as modified by these conditions of approval. Substantive modifications require public hearing(s) and Planning Commission action.
2. The Design Review/Site Plan approval shall expire in one year (March 6, 2016) from its date of approval unless the applicant begins construction of the infrastructure improvements necessary for the project or requests and receives an extension from the Community Development Director. The applicant shall bear all expenses for any extension request submitted to the Community Development Director.
3. Prior to issuance of a building permit the applicant shall submit for approval by the Community Development Department the following:
 - a. Front yard landscaping plans, including irrigation and fencing details. Fencing shall be designed as a "good neighbor" fence. Recommend using steel posts faced with wood to reduce long-term maintenance costs.
 - b. Revised elevations for the Plan 3 (wide lot) showing a portion of the rear elevation popped out to add visual interest.
 - c. Revised garage door design to "carriage style" for Plans 1B, 2B, 3B and 4B (wide lot).
 - d. Revised elevations for Plan 4A (wide lot) showing shutters on at least one window on the second floor of the side elevations.
 - e. Revised elevations for Plan 4C (wide lot) showing shutters on at least one window on the side and rear elevations.
 - f. According to the house plotting plan, Plan 1 and 2 (narrow lots) will be used on the corner lots. The enhanced elevation for Plan 1B facing the side street the house will need to be flipped. The veneer on Plan 1B and Plan 2D should be extended continuously across the entire side elevation and wrap around the rear to the fence.
 - g. Revised rear and left elevations for Plan 1C (narrow lot) to include shutters on one or more windows.
 - h. Revised left elevation for Plan 2A and 2C (narrow lot) to include shutters one window.
4. The detached garage on the narrow lots includes the possibility of a bonus room above the garage. This room cannot be used as a secondary living unit without first obtaining approval from the City.

5. The applicant/owner shall pay all applicable fees and charges at the rate and amount in effect at the time such fees and charges become due and payable.
6. The applicant shall comply with requirements of all other agencies of jurisdiction.
7. 48-hours prior to commencement of construction activity, Applicant shall notify residents within 300 feet of the work.
8. Light standards and building attached fixtures need to be a decorative and of a superior design quality.
9. The applicants shall obtain all required City permits (building, encroachment (City and State) for work within the public right-of-way, etc.) and pay all applicable fees (building, impact, encroachment, etc.).
10. The applicants shall provide the City with proof of payment receipts for Winters Joint Unified School District mitigation and Yolo County facilities and services authorization fees at building permit issuance.
11. The applicants shall report to the City building materials diverted from land filling during the course of their project, pursuant to the provisions of City of Winters Ordinance No. 2002-03.
12. Final inspection for the buildings shall not be scheduled nor occupancy authorized until the public improvements (sewer laterals, sewer cleanouts, water laterals, water meters, driveway aprons on Grant Avenue, fire hydrants installation, etc.) have been have been installed, inspected, and accepted by the City. Other infrastructure necessary for the project such as paving, striping of parking spaces outside of the buildings, construction of an on-site flood control facility, landscaping, etc. shall be completed prior to final inspection of the buildings.
13. The payment of City of Winters' monthly utility billing charges shall commence after the buildings have passed final inspection. The applicant shall pay the City of Winters monthly utility charges at the metered rate for water and sewer.
14. 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, 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

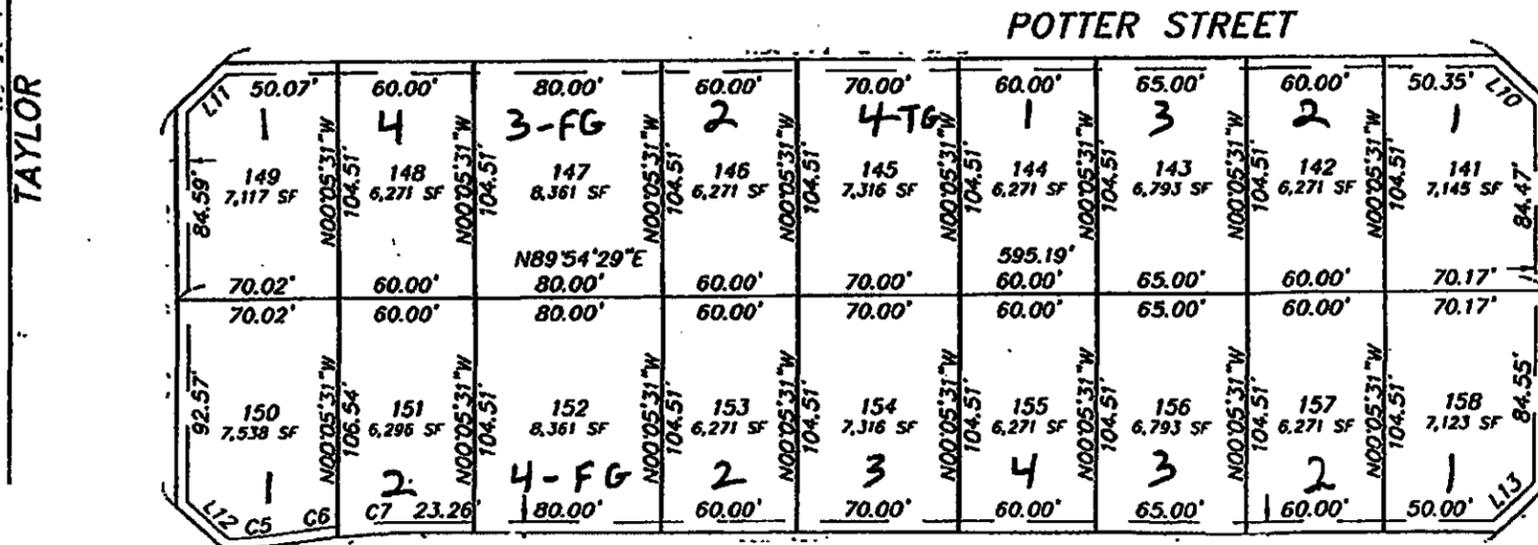
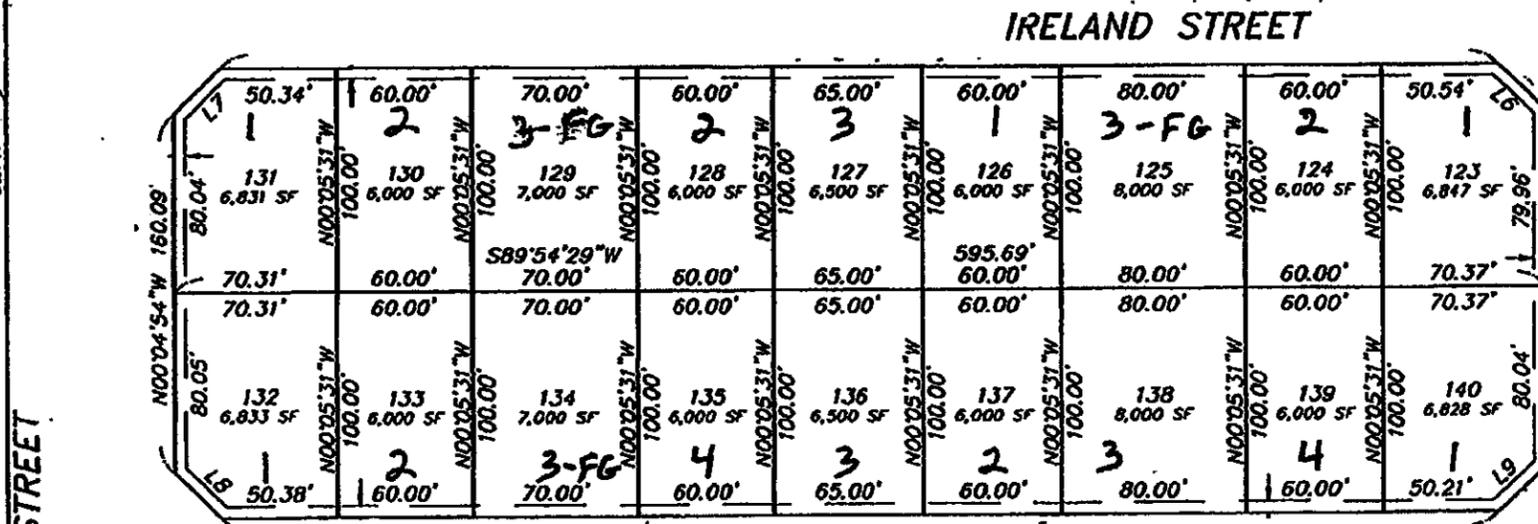
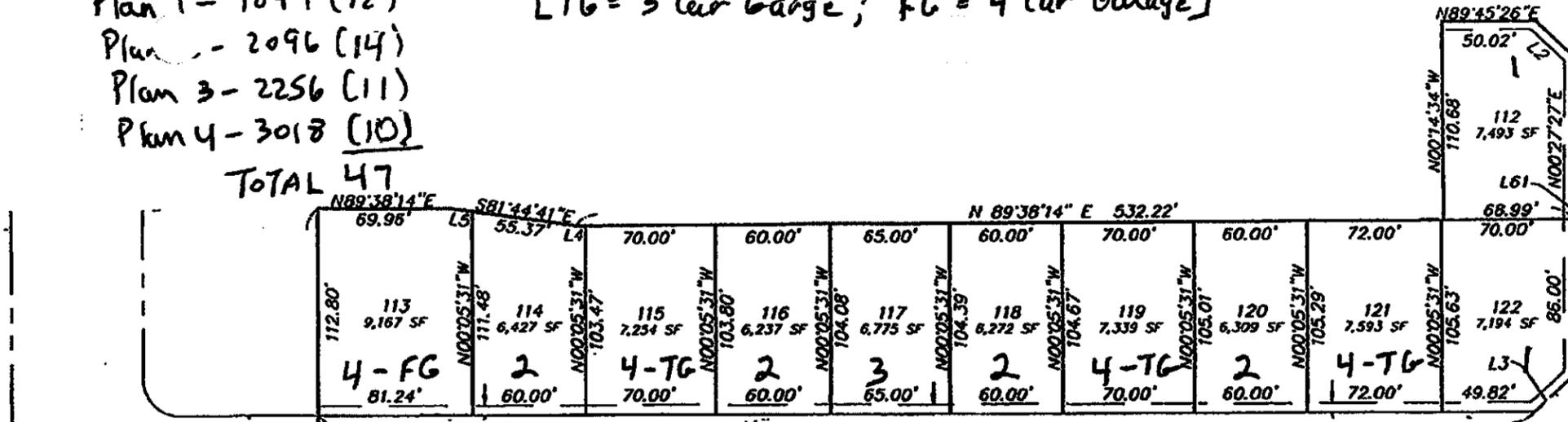
of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in 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 direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.



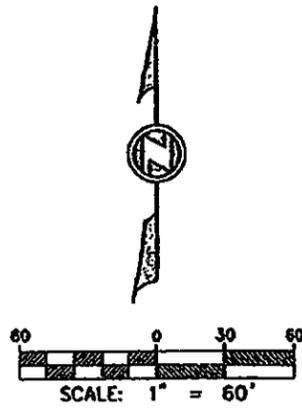
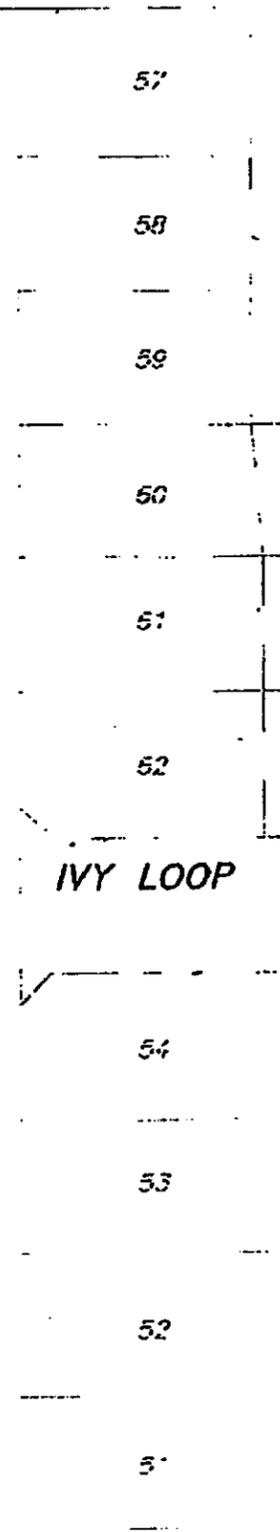
Plan 1 - 1897 (12)
 Plan 2 - 2096 (14)
 Plan 3 - 2256 (11)
 Plan 4 - 3018 (10)

[TG = 3 Car Garage; FG = 4 Car Garage]

TOTAL 47



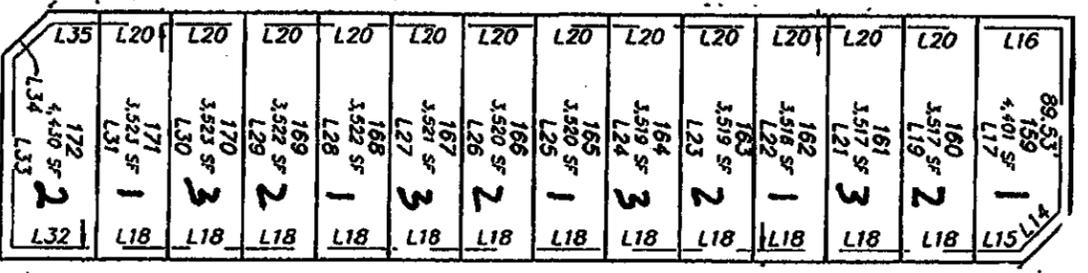
WEST MAIN STREET



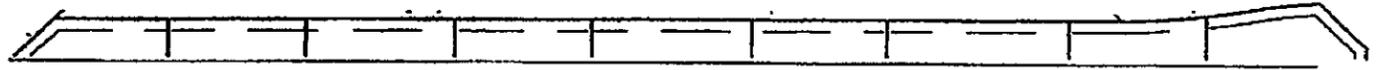
KENNEDY DRIVE

Plan 1 [1641 17] - 9
 2 [1844 18] - 9
 3 [1917 19] - 7

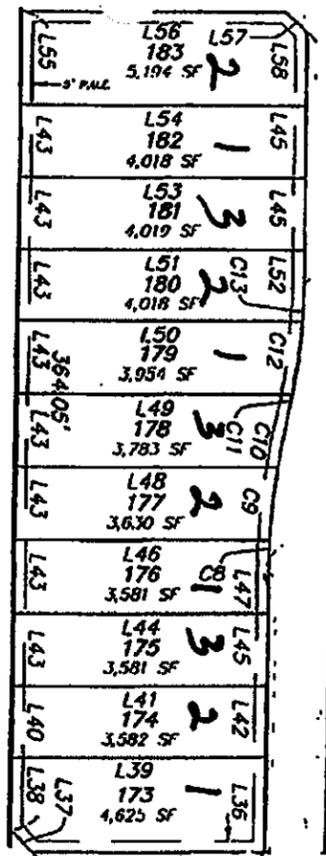
TAYLOR STREET



KENNEDY DRIVE



WEST MAIN STREET





CORNER ELEVATION



STREETSCAPE



CORNER VIEW

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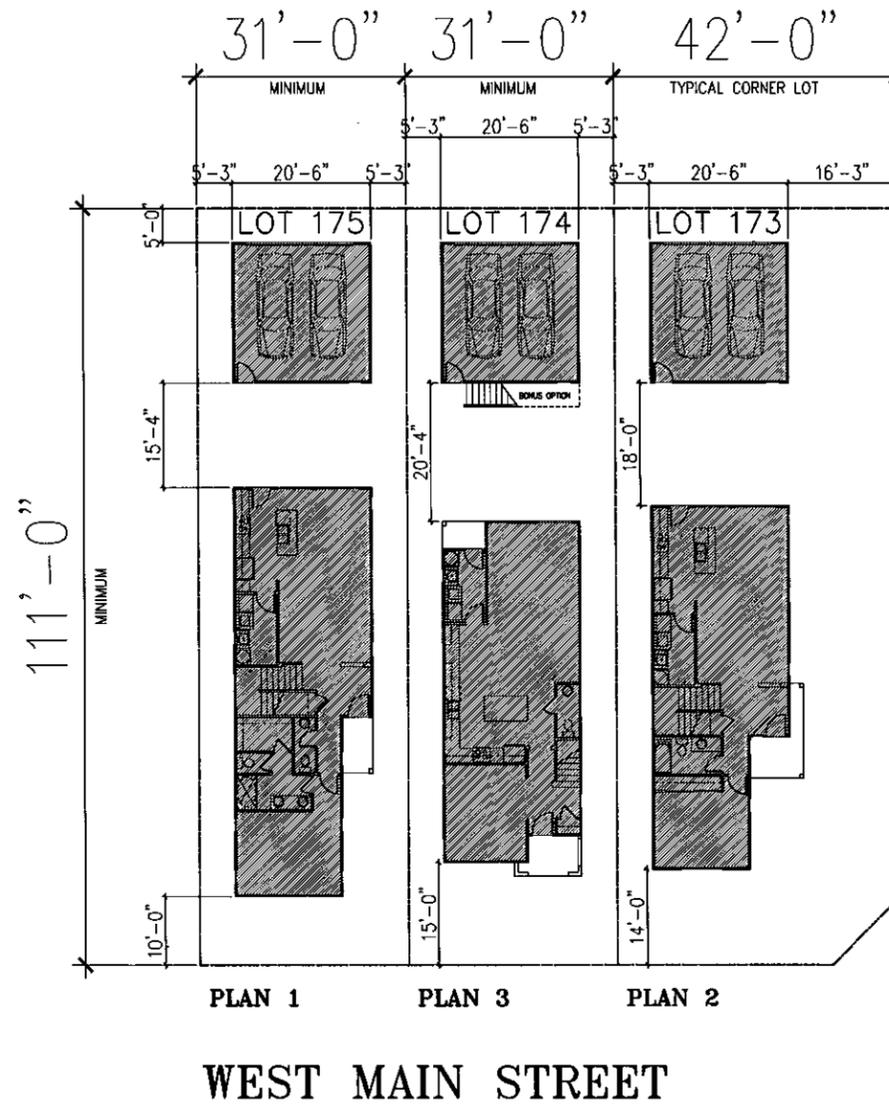
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N-1



KENNEDY DRIVE

WEST MAIN STREET

SITE DEVELOPMENT DATA			
MINIMUM LOT SIZE	MAX FOOT PRINT 80% OF LOT	PLAN TYPE	FOOT PRINT
31.0' X 111' = 3,441 SQ FT	2,000 SQ FT	PLAN 1	1,845 SQ FT is 47% coverage
31.0' X 111' = 3,441 SQ FT	2,000 SQ FT	PLAN 2	1,838 SQ FT is 44% coverage
31.0' X 111' = 3,441 SQ FT	2,000 SQ FT	PLAN 3	1,842 SQ FT is 44% coverage

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TYPICAL STREET PLOT

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N2



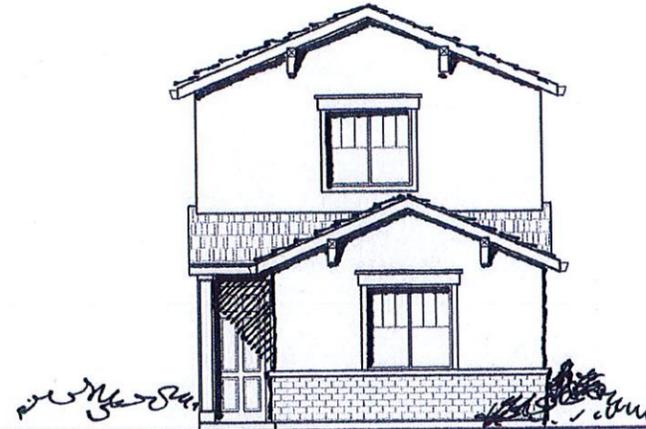
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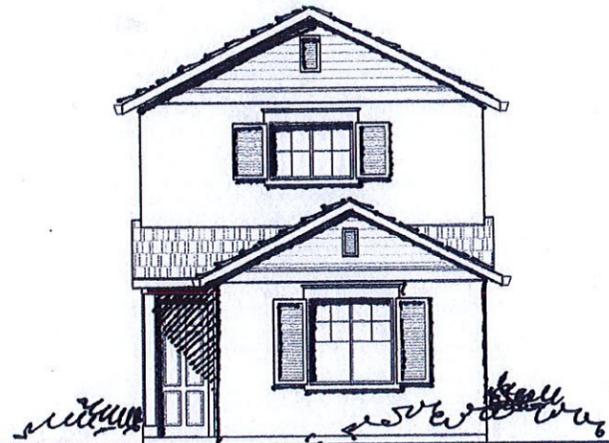
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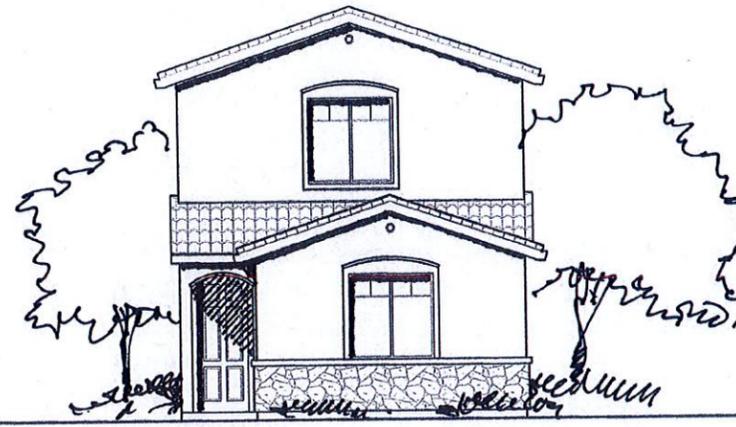
FRONT
PLAN 1A



FRONT
PLAN 1B



FRONT
PLAN 1C



FRONT
PLAN 1D

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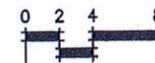


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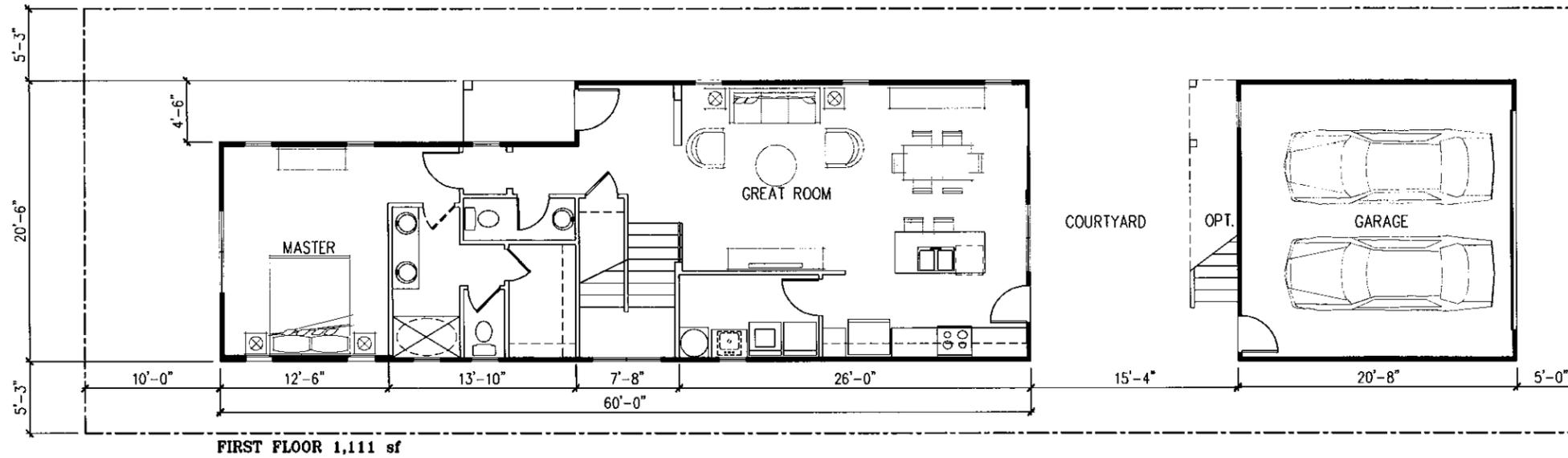
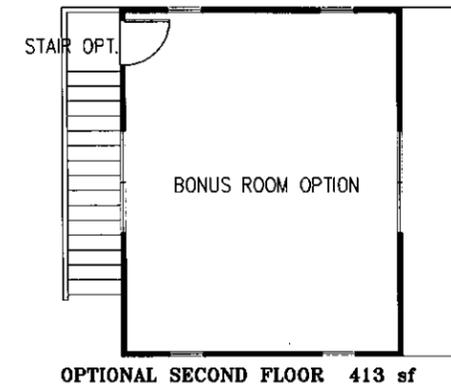
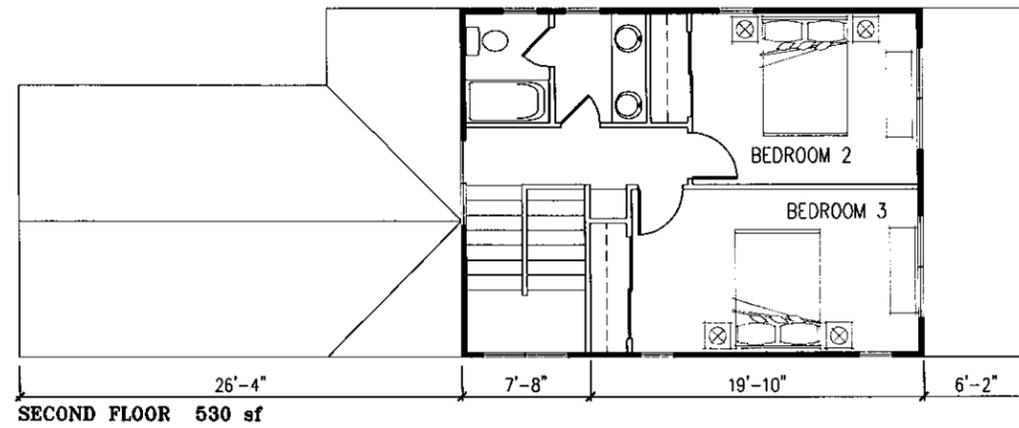
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N-1-0



NARROW LOT - PLAN 1

LIVING TOTAL 1,641 to 2,054 sf

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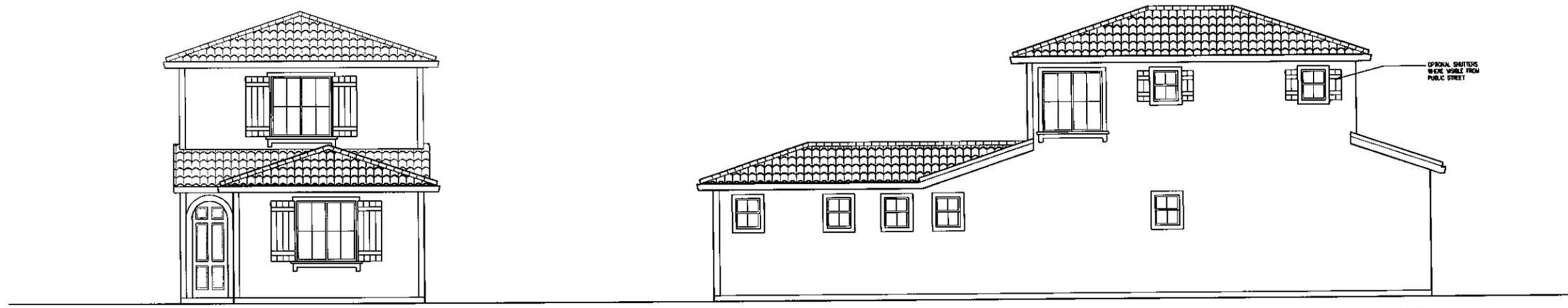
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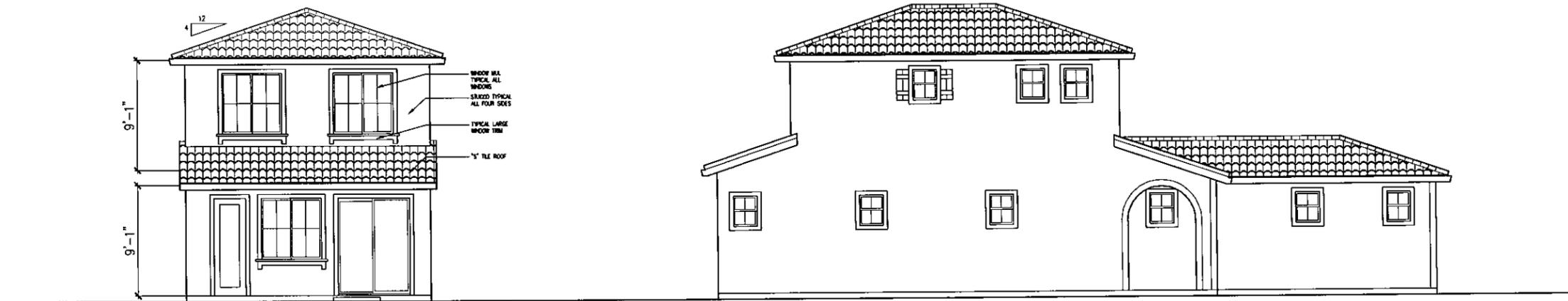


N-1-1



FRONT

RIGHT



12
4

9'-1"

9'-1"

WINDY BAL
TYPICAL ALL
WINDOWS

SHUTTERS TYPICAL
ALL FOUR SIDES

TYPICAL LARGE
WOOD TRIM

1/2" TILE ROOF

REAR

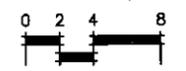
LEFT
PLAN 1A

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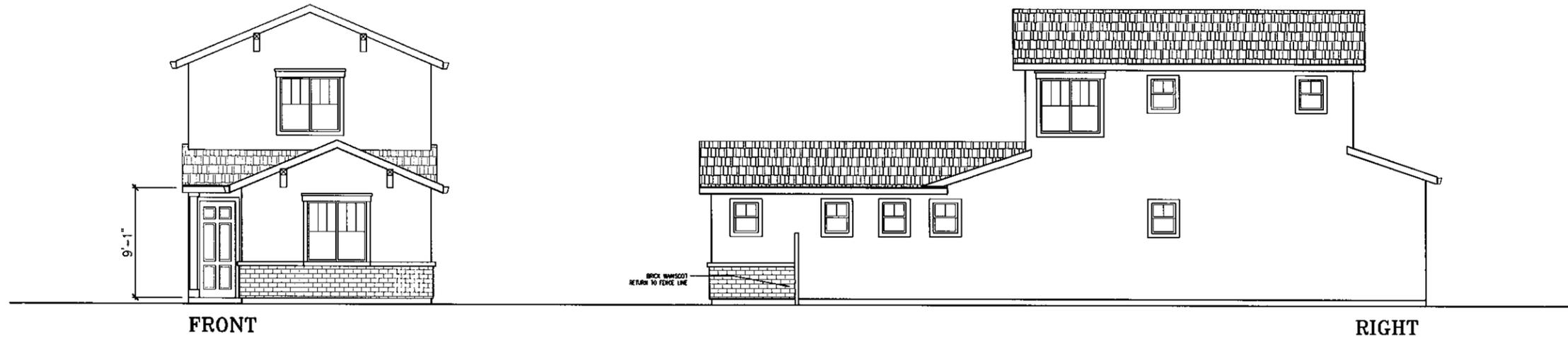
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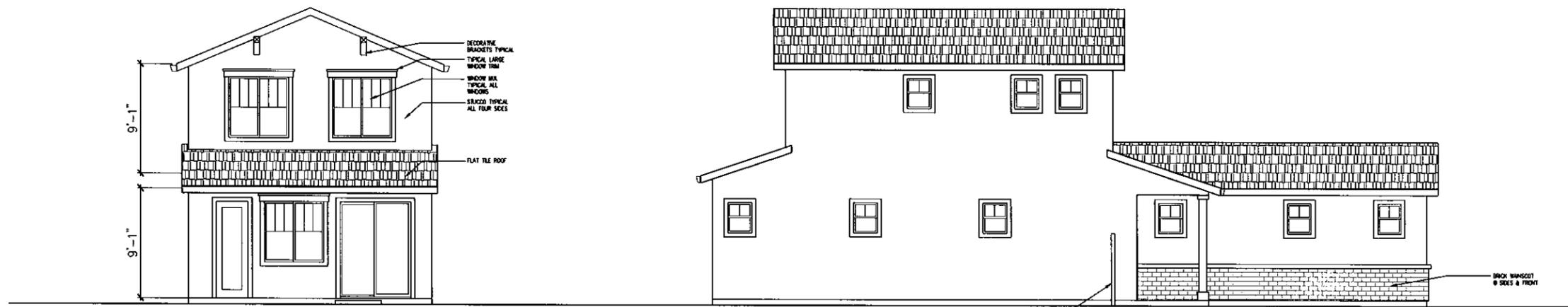


N-1-2



FRONT

RIGHT



REAR

LEFT
PLAN 1B

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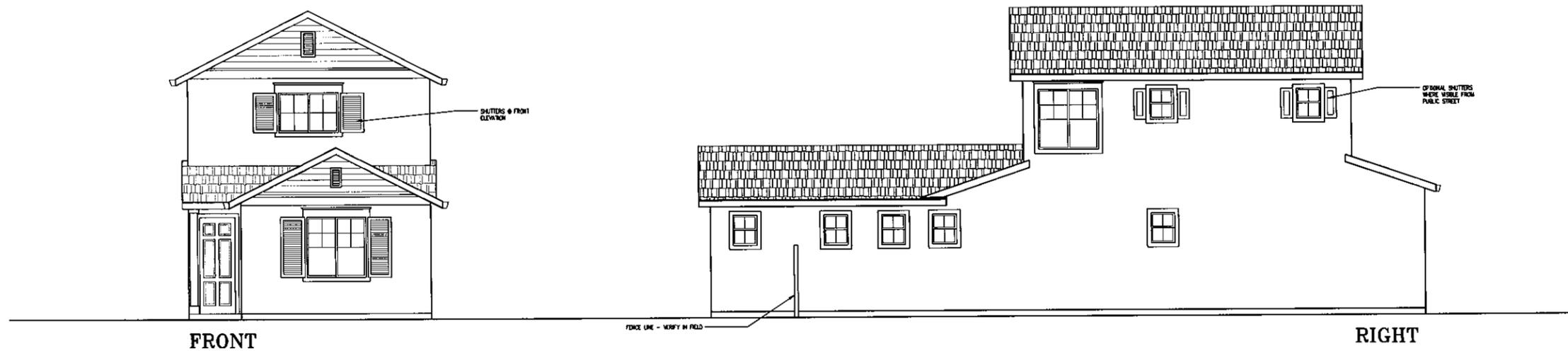
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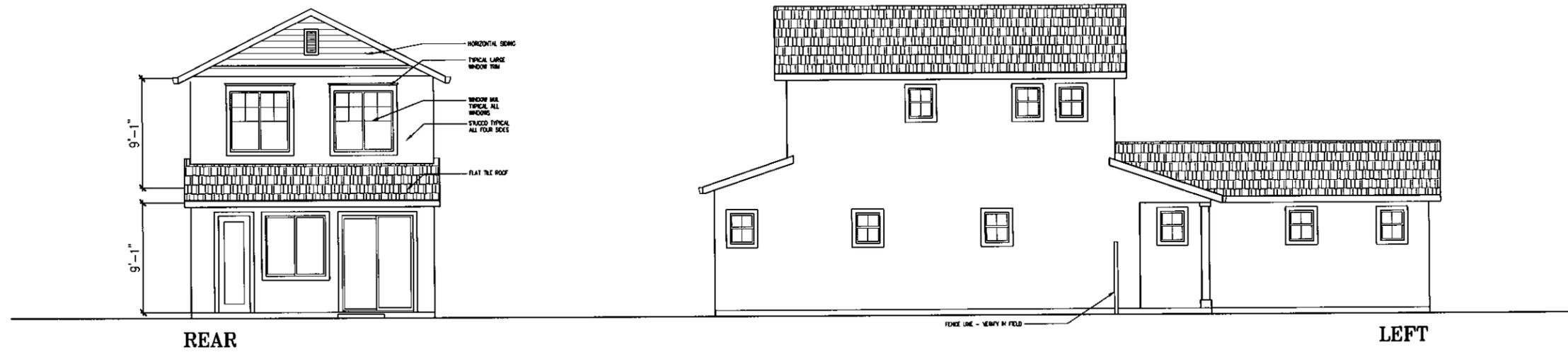


N-1-3



FRONT

RIGHT



REAR

LEFT
PLAN 1C

WINTERS RANCH
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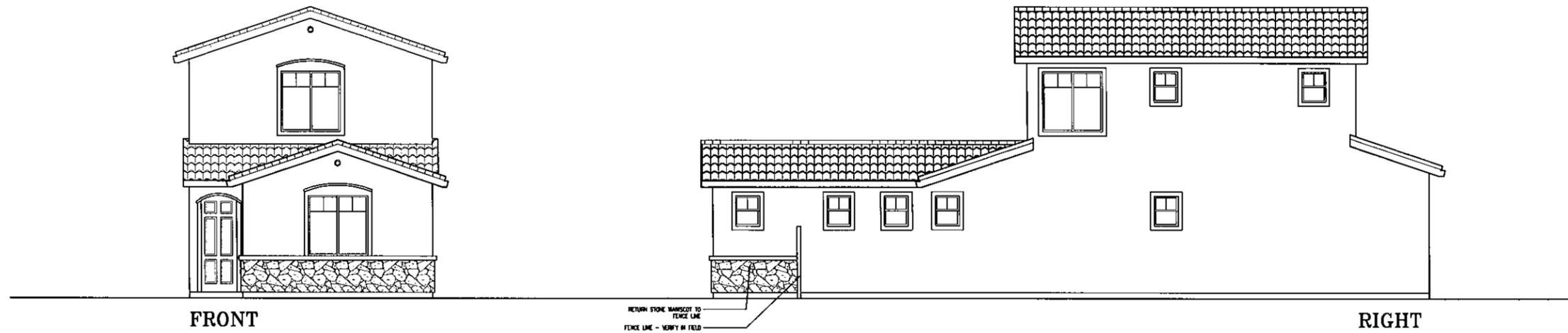
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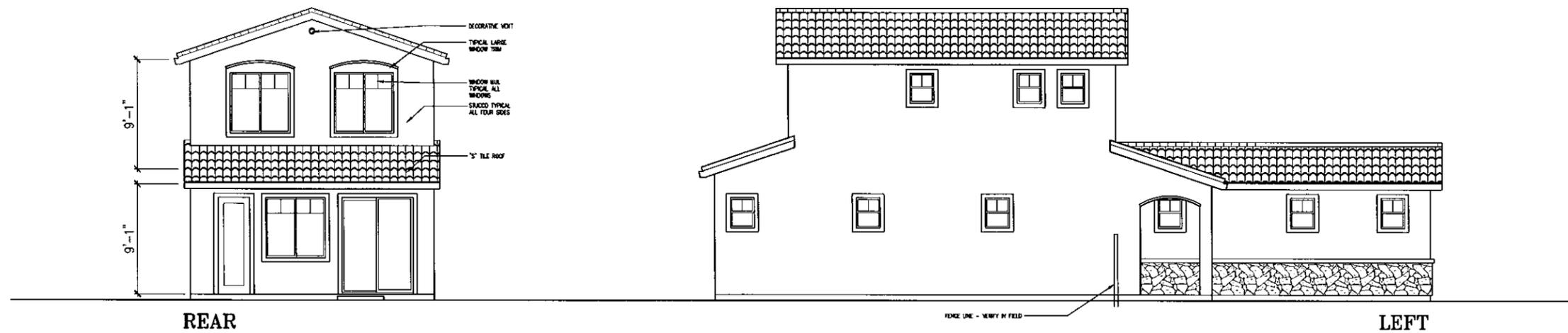


N-1-4



FRONT

RIGHT



REAR

LEFT

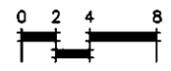
PLAN 1D

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N-1-5



FRONT
PLAN 2A



FRONT
PLAN 2B



FRONT
PLAN 2C



FRONT
PLAN 2D

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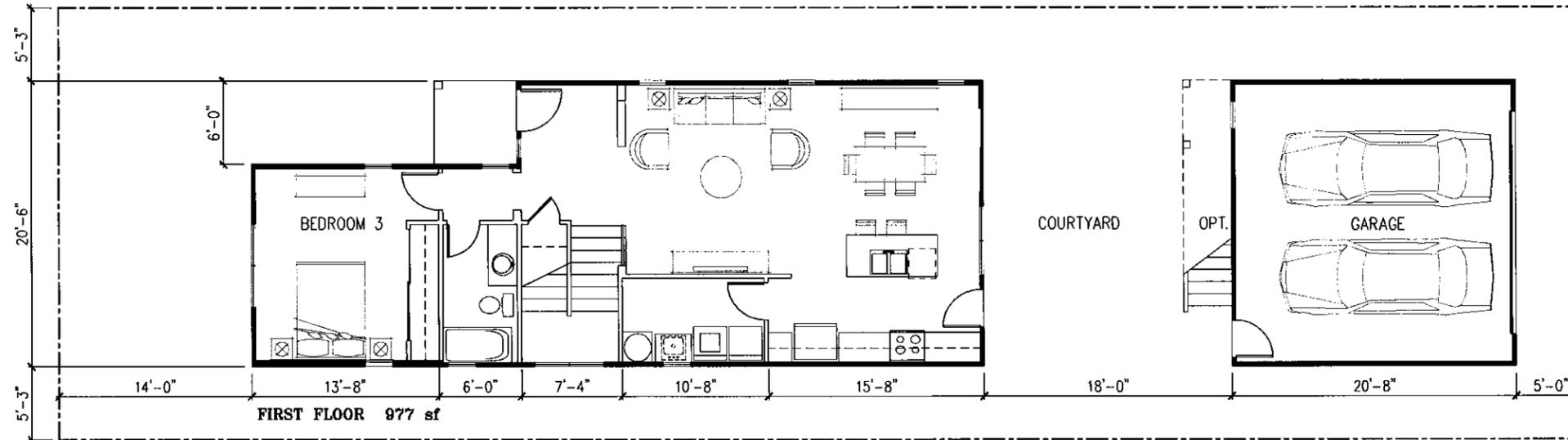
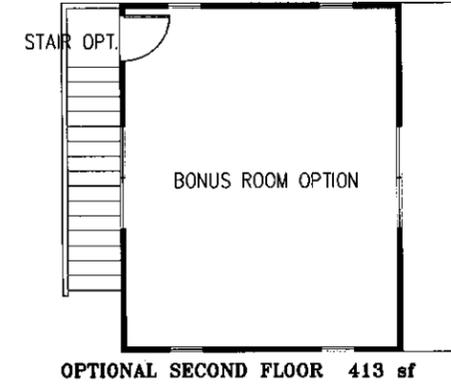
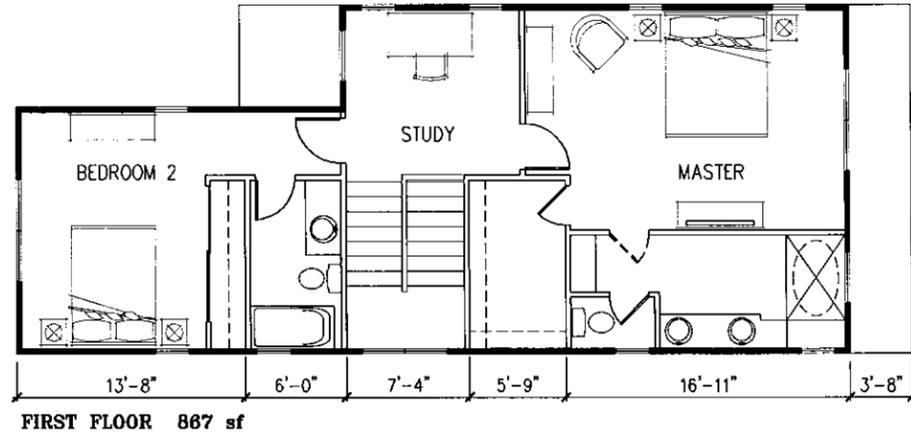
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N-2-0



NARROW LOT - PLAN 2
 LIVING TOTAL 1,844 to 2,257 sf

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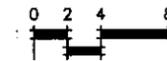


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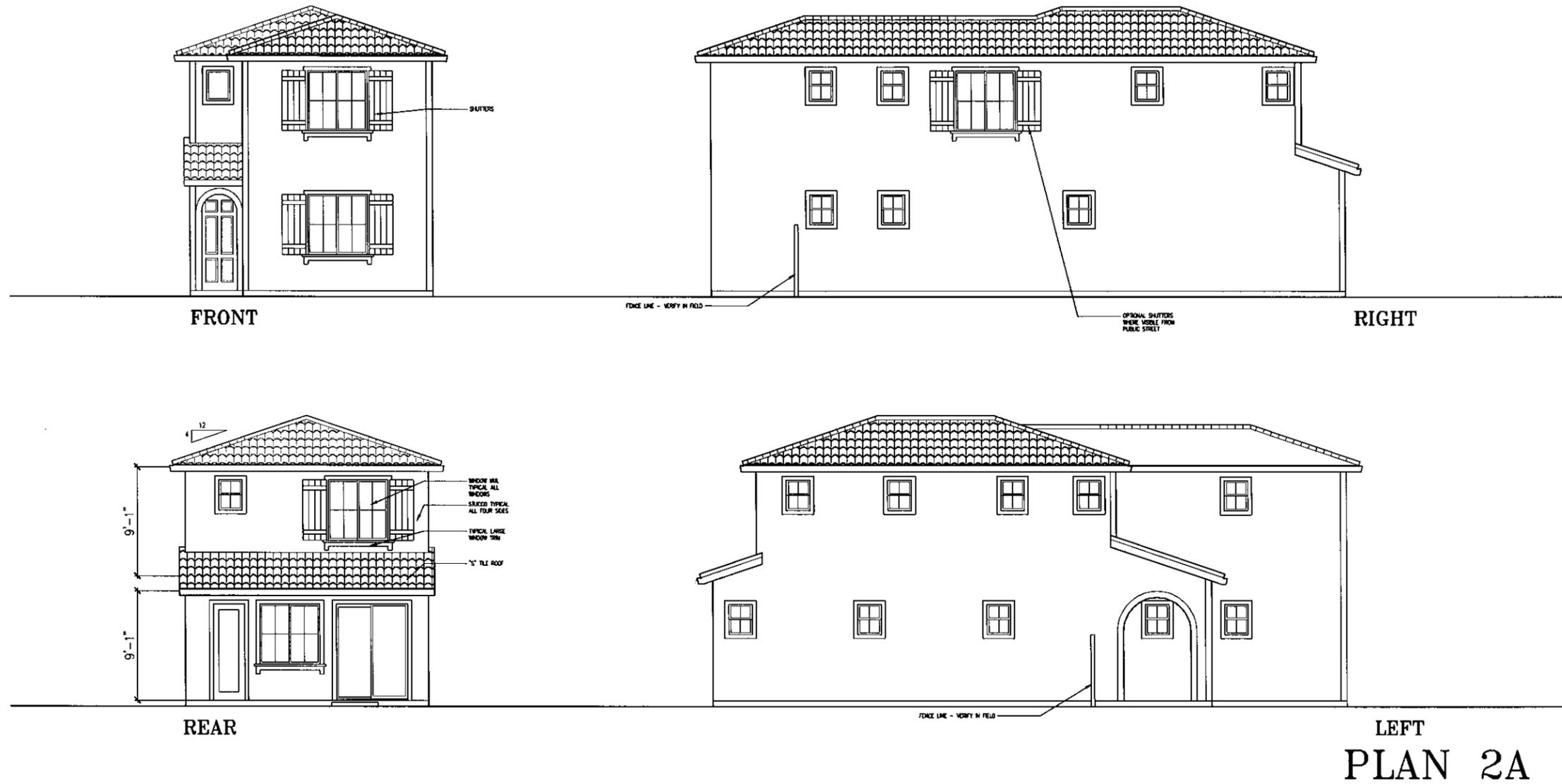
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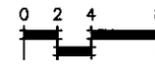


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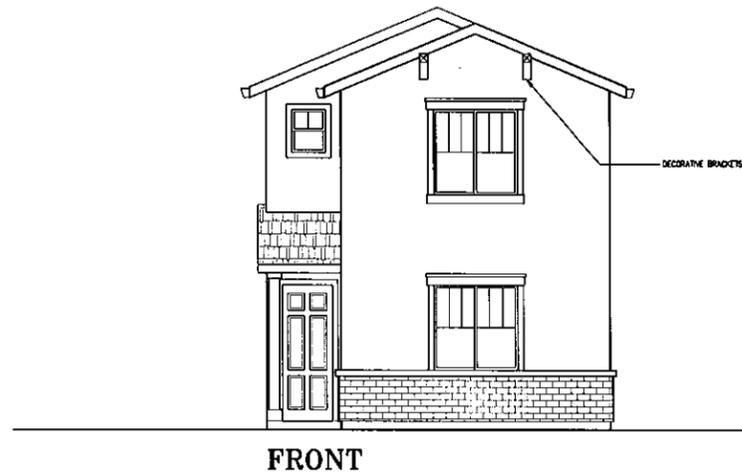
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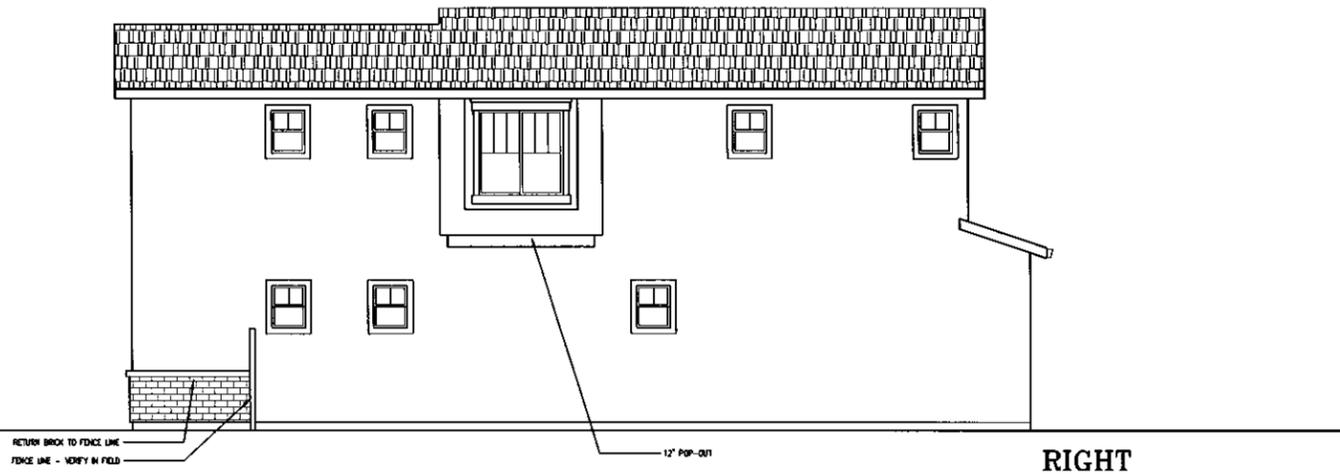
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N-2-2



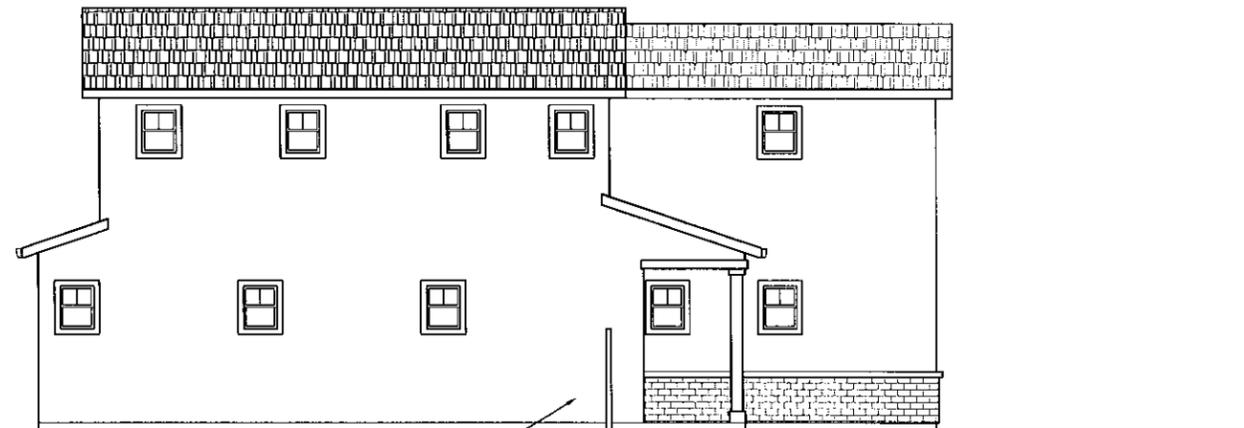
FRONT



RIGHT



REAR



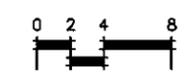
LEFT
PLAN 2B

WINTERS RANCH
DESIGNER SERIES

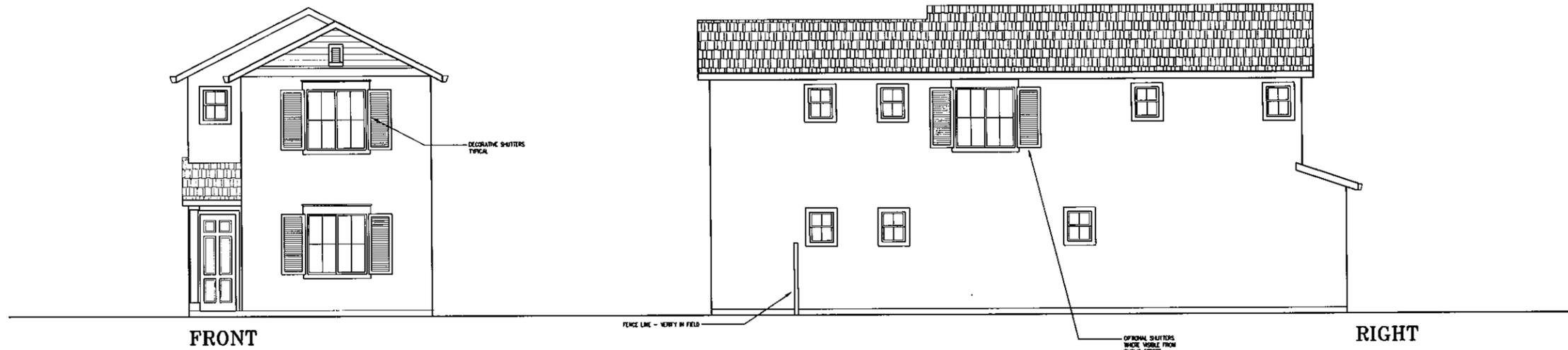
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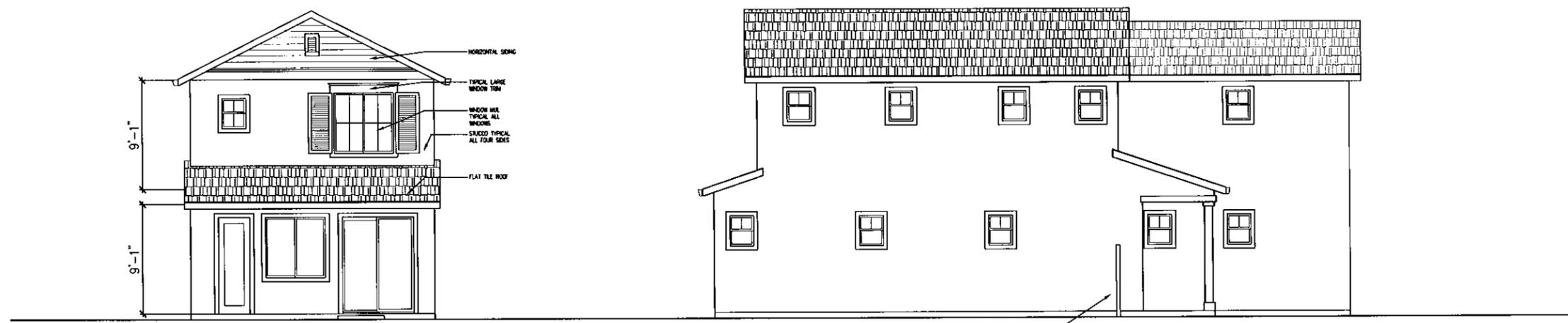


N-2-3



FRONT

RIGHT



REAR

LEFT
PLAN 2C

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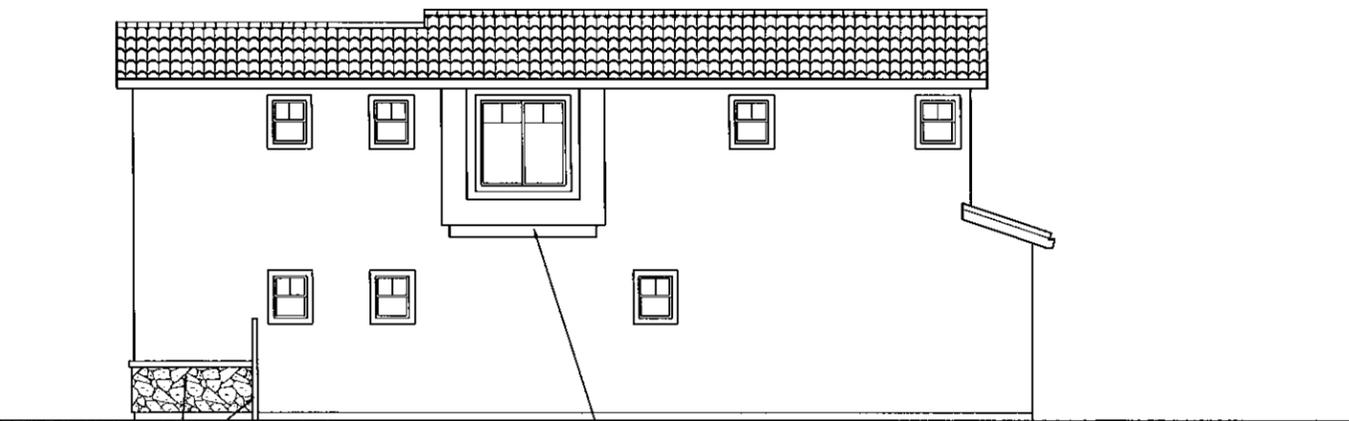
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N-2-4



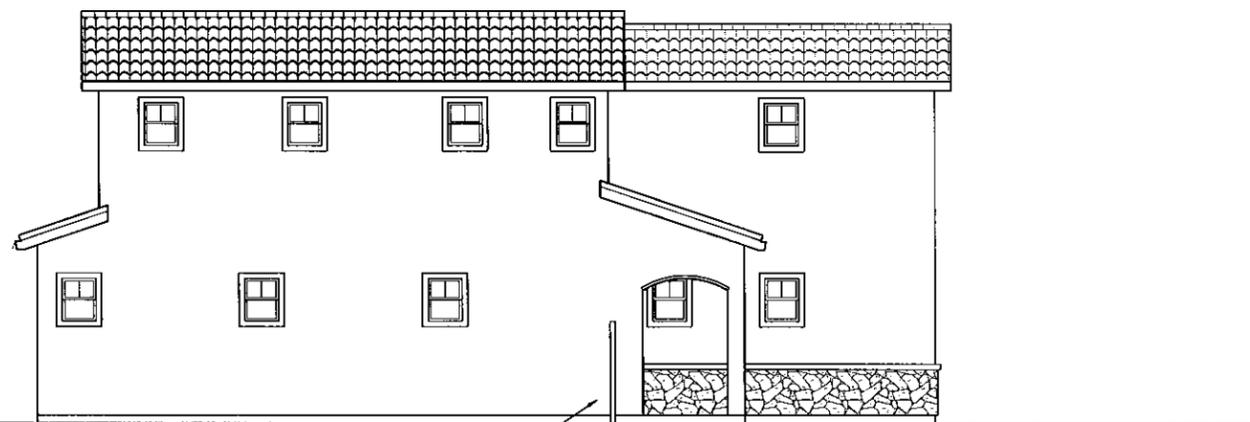
FRONT



RIGHT



REAR



LEFT

PLAN 2D

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N-2-5



FRONT
PLAN 3A



FRONT
PLAN 3B



FRONT
PLAN 3C



FRONT
PLAN 3D

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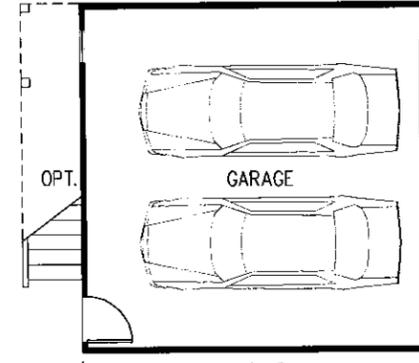
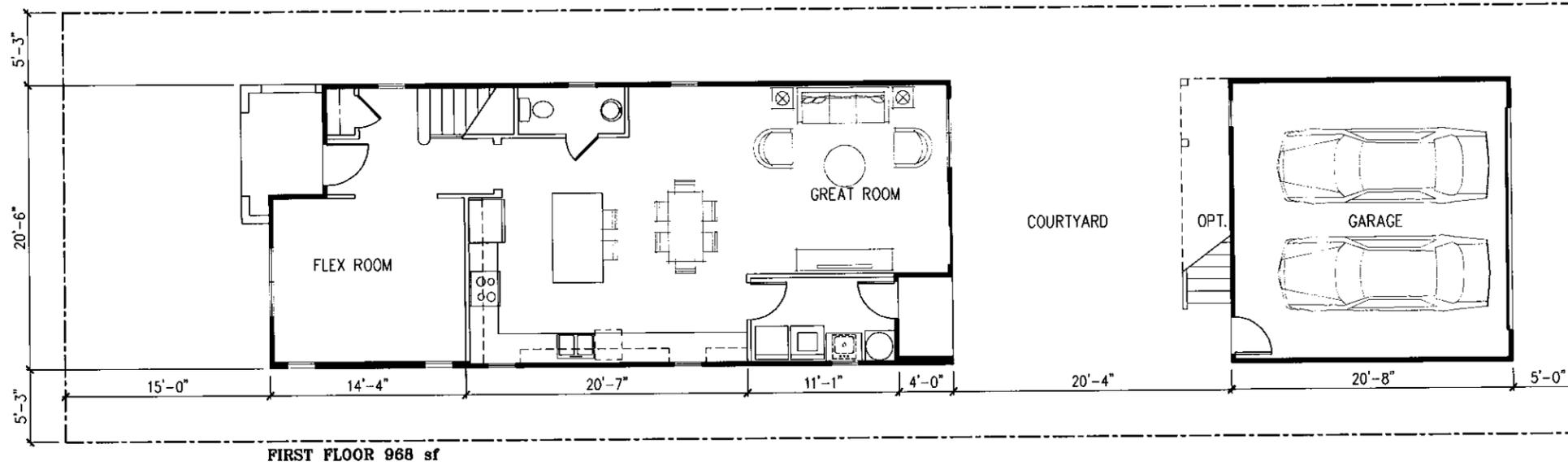
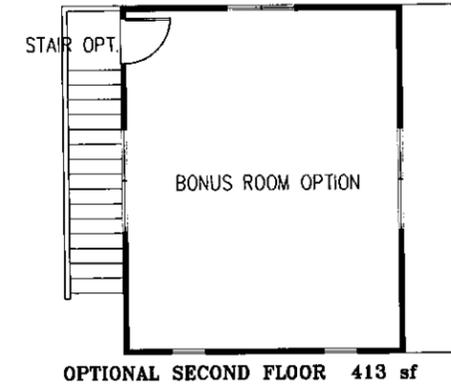
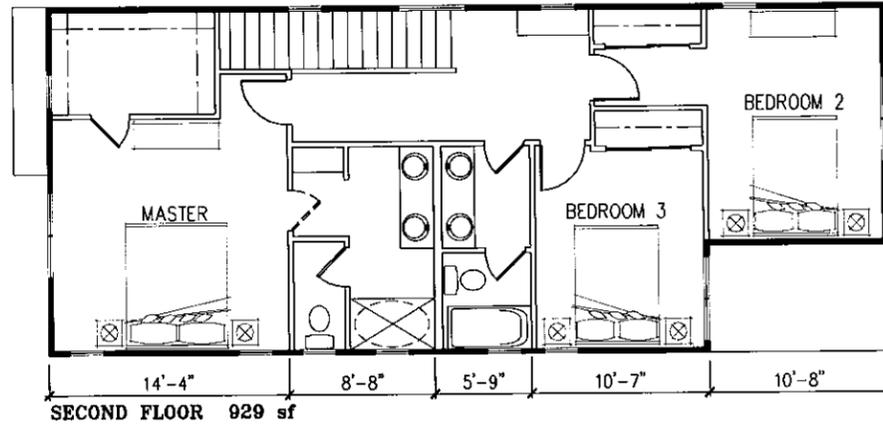
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N-3-0



NARROW LOT - PLAN 3

LIVING TOTAL 1,917 to 2,332 sf

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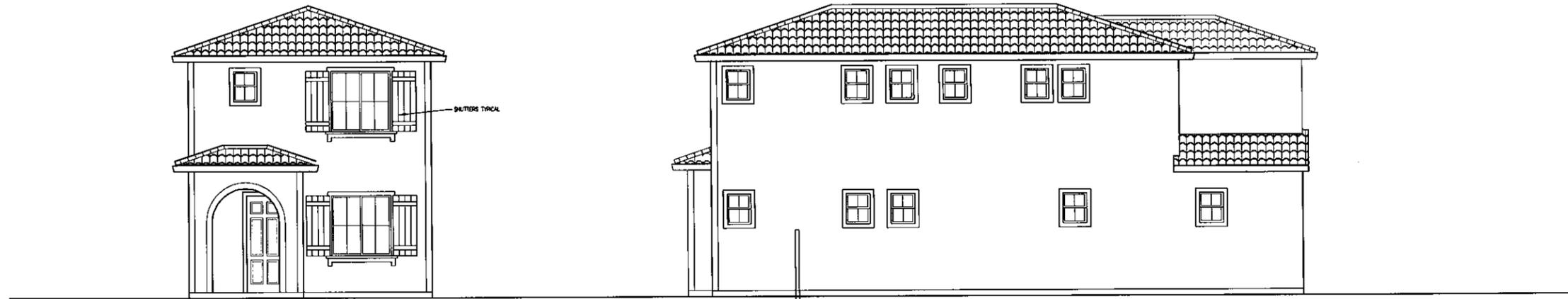
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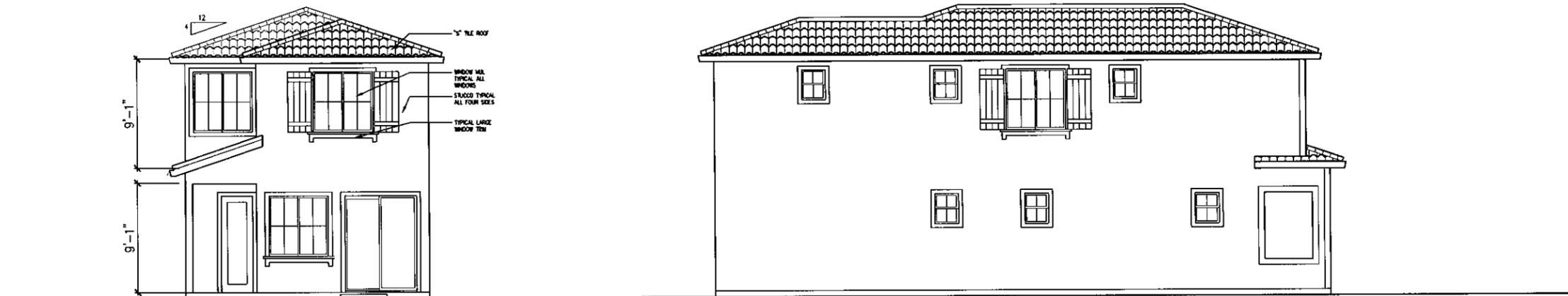


N-3-1



FRONT

RIGHT



REAR

LEFT

PLAN 3A

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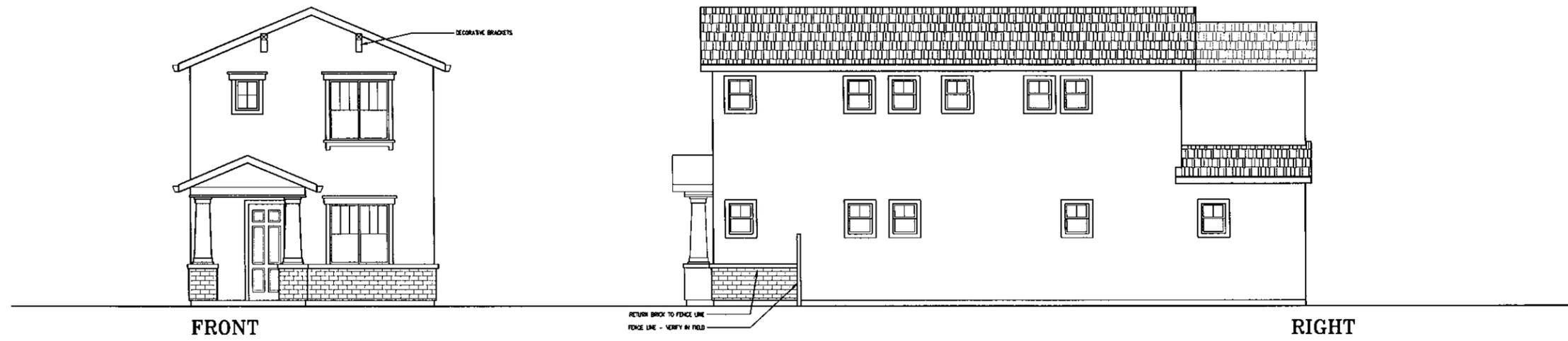
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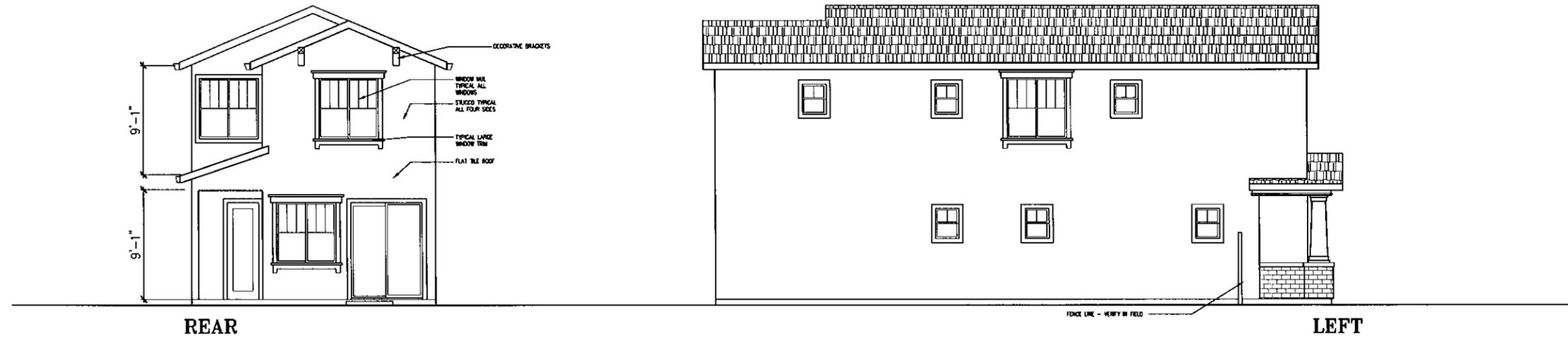


N-3-2



FRONT

RIGHT



REAR

LEFT

PLAN 3B

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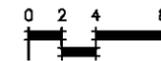


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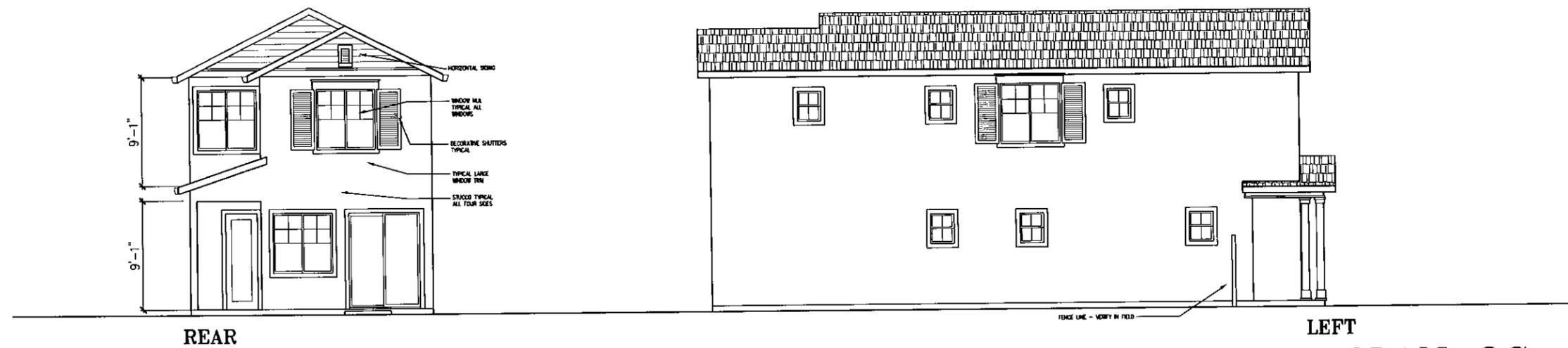
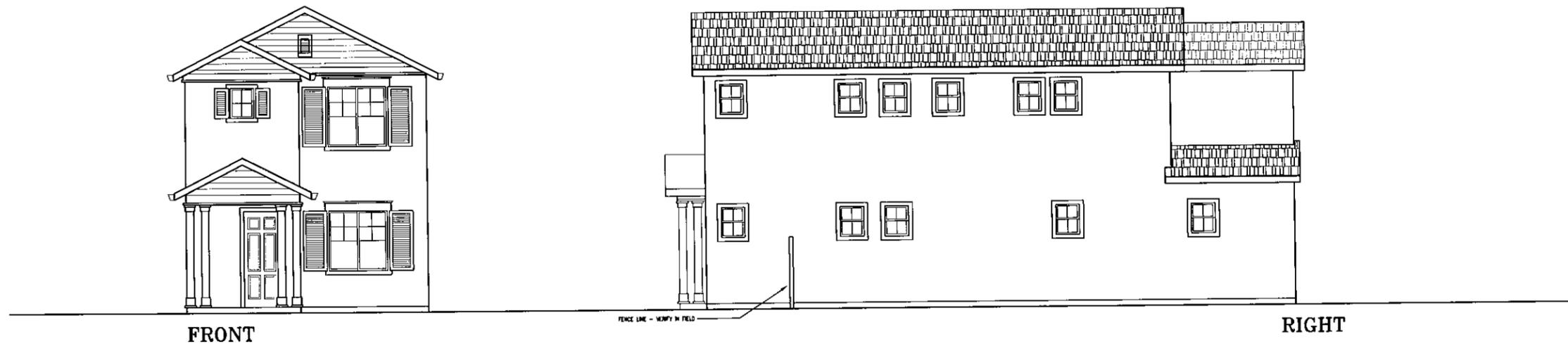
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N-3-3



PLAN 3C

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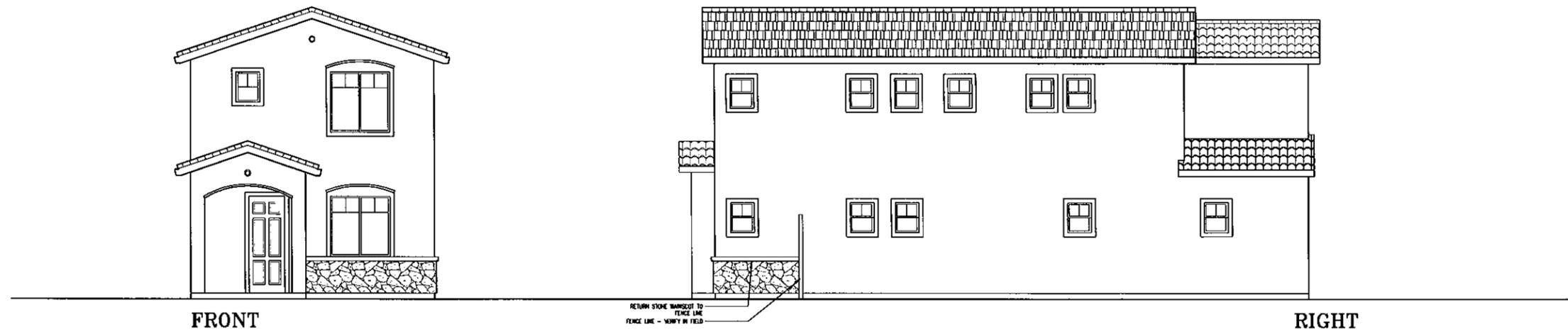
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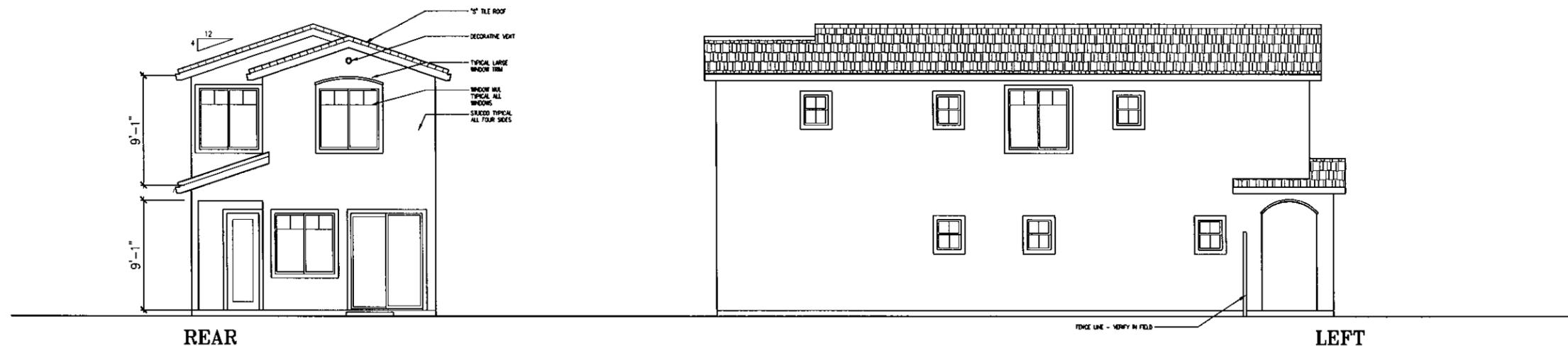


N-3-4



FRONT

RIGHT



REAR

LEFT

PLAN 3D

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N-3-5



STREETSCAPE



CORNER ELEVATION



CORNER VIEW

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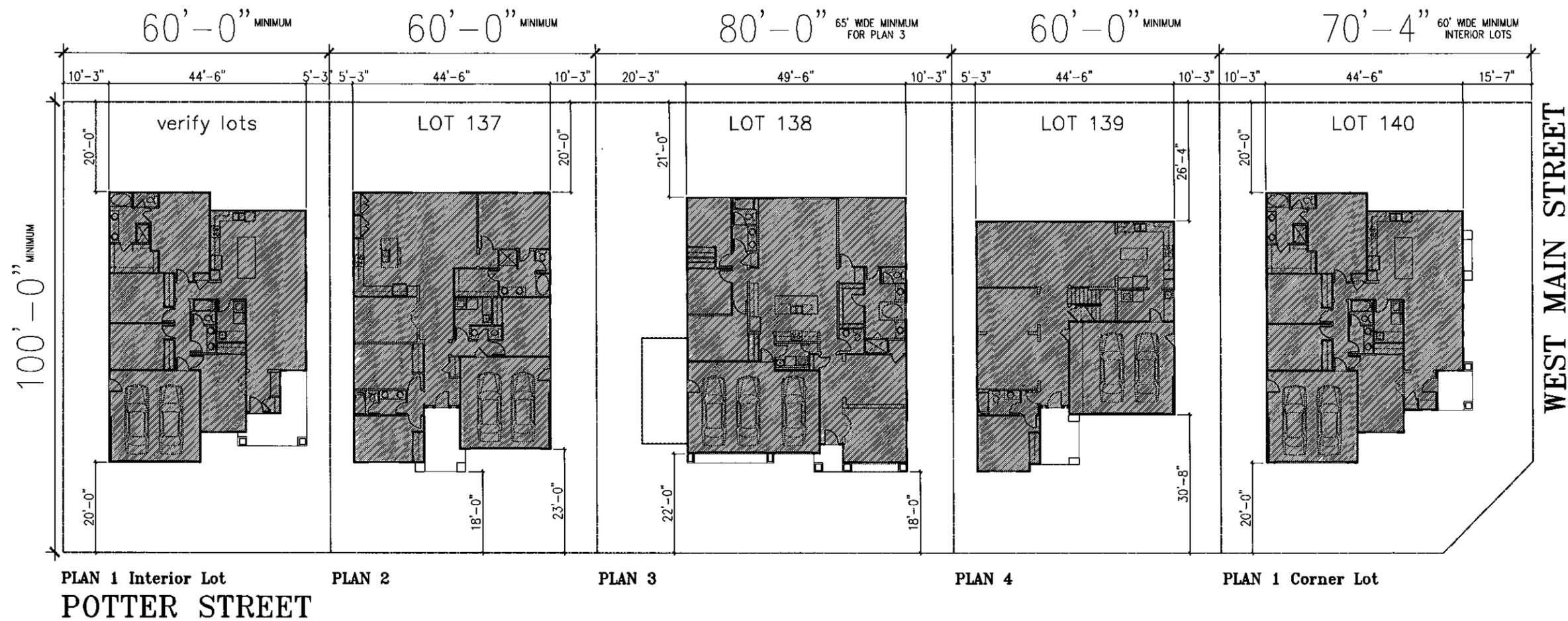


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SITE DEVELOPMENT DATA			
MINIMUM LOT SIZE	MAX FOOT PRINT % OF LOT	PLAN TYPE	FOOT PRINT
60' X 100' = 6,000 SQ FT	3,000 SQ FT	PLAN 1	2,400 SQ FT is 40% coverage
60' X 100' = 6,000 SQ FT	3,000 SQ FT	PLAN 2	2,635 SQ FT is 44% coverage
65' X 100' = 6,500 SQ FT	3,260 SQ FT	PLAN 3	2,945 SQ FT is 45% coverage
60' X 100' = 6,000 SQ FT	3,000 SQ FT	PLAN 4	2,190 SQ FT is 37% coverage

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TYPICAL STREET PLOT

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0-2



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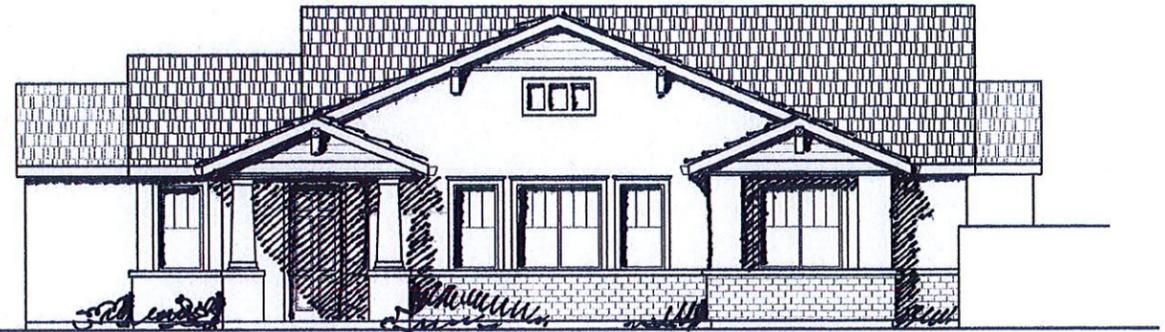
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SIDE STREET ELEVATION

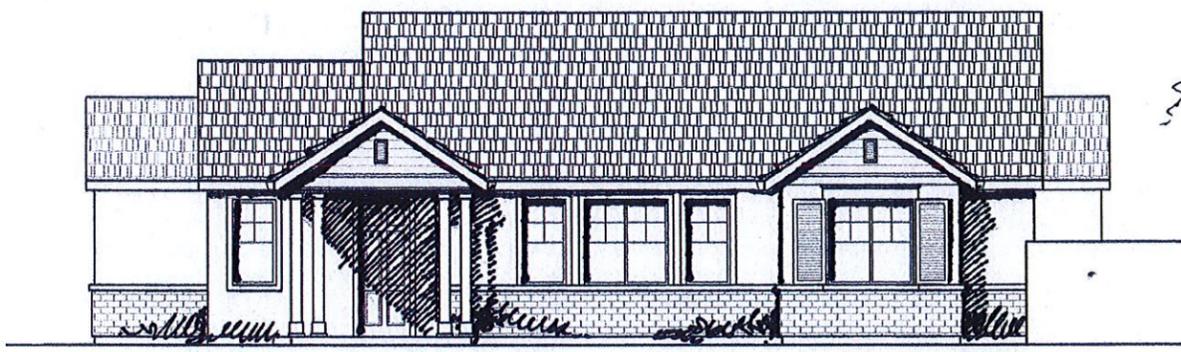
CORNER STREET ELEVATION

PLAN 1A



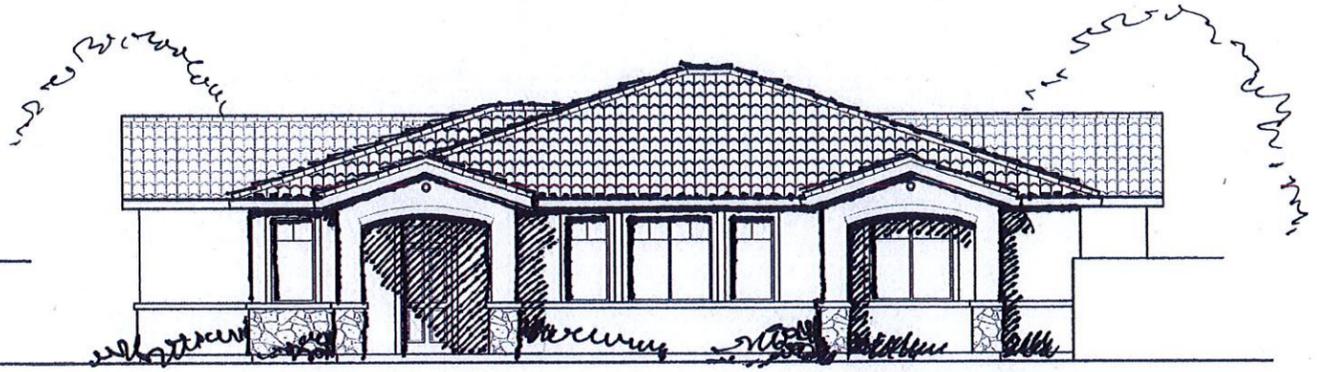
CORNER STREET ELEVATION

PLAN 1B



CORNER STREET ELEVATION

PLAN 1C



CORNER STREET ELEVATION

PLAN 1D

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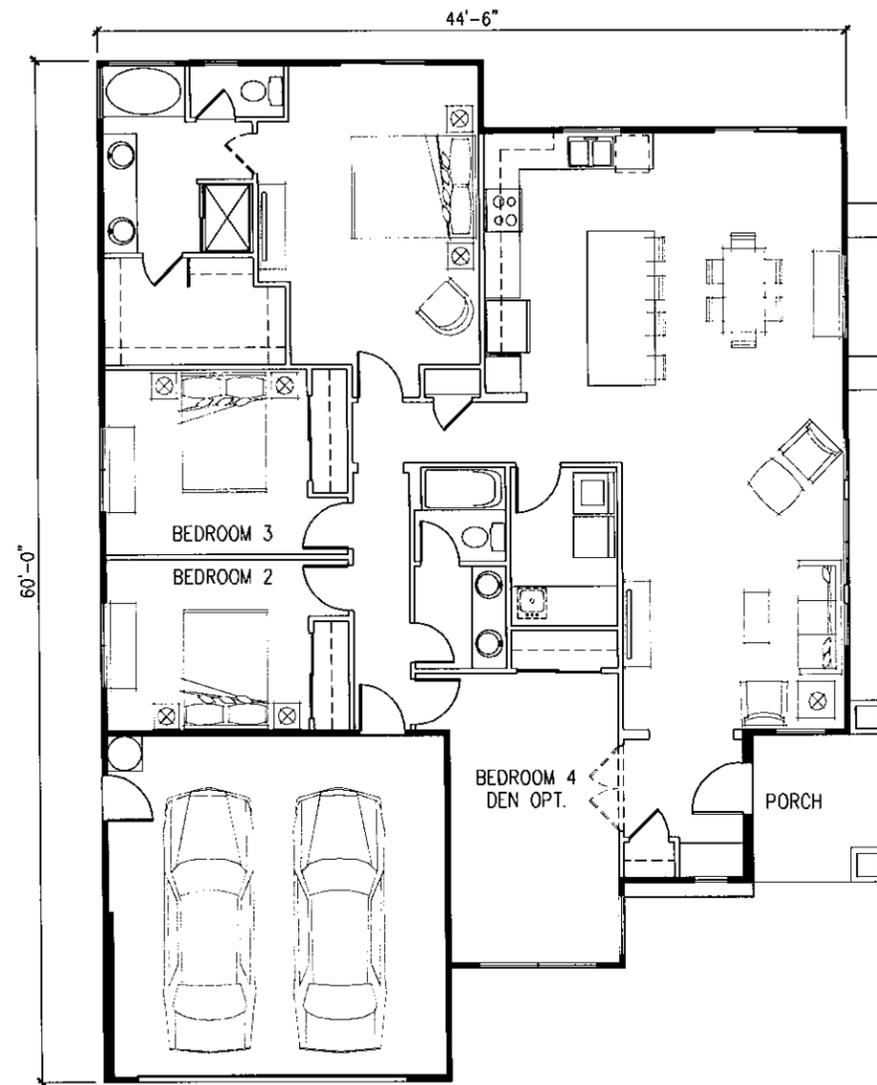
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LIVING TOTAL 1,890 sf

PLAN 1 Corner Lots

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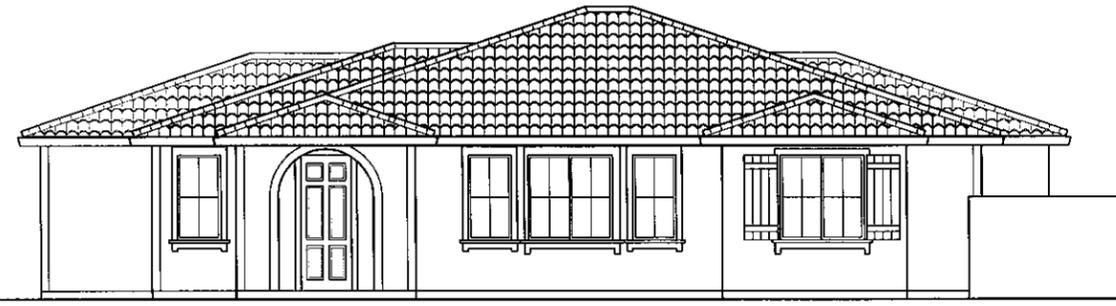
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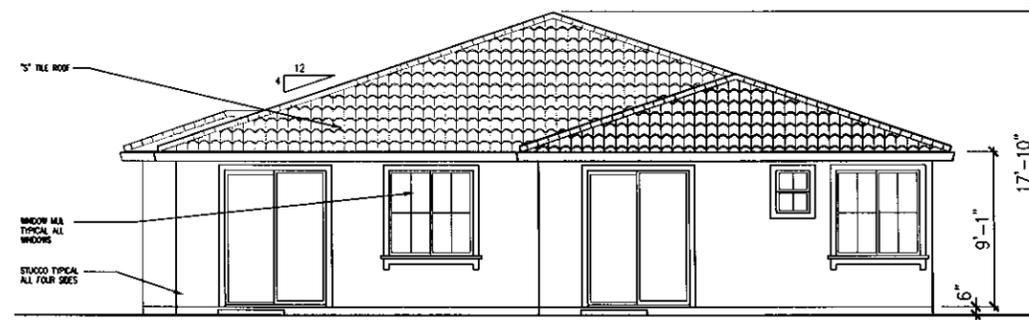
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SIDE STREET ELEVATION



CORNER STREET ELEVATION



REAR



LEFT

PLAN 1A

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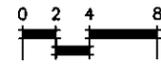


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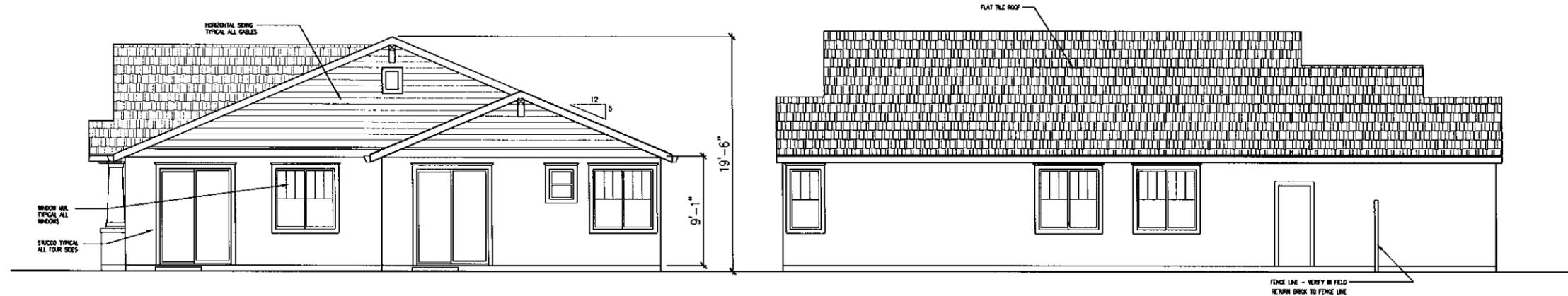




SIDE STREET ELEVATION



CORNER STREET ELEVATION



PLAN 1B

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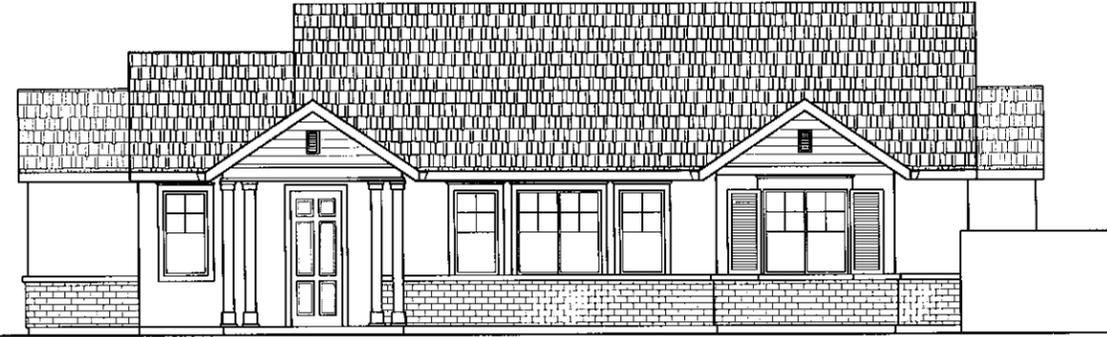
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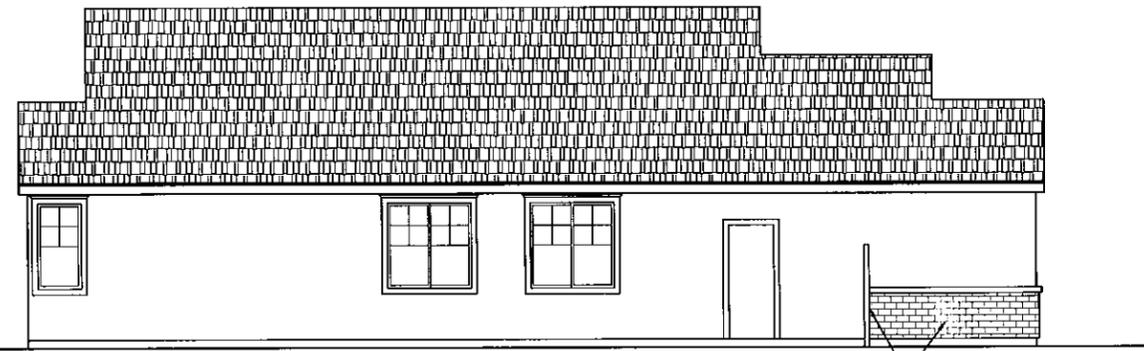




SIDE STREET ELEVATION



CORNER STREET ELEVATION



PLAN 1C

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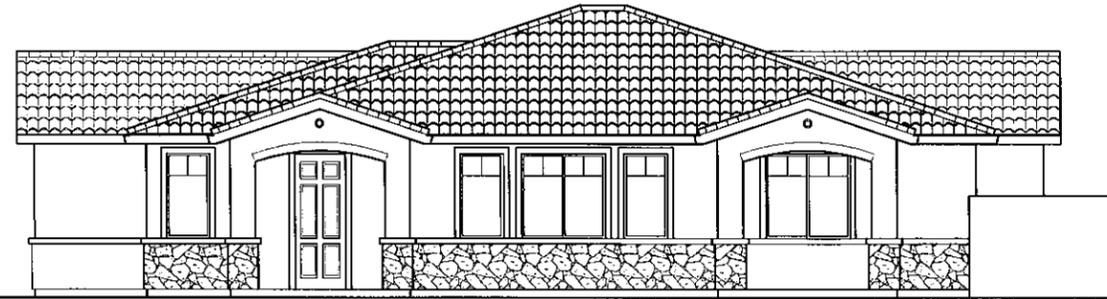
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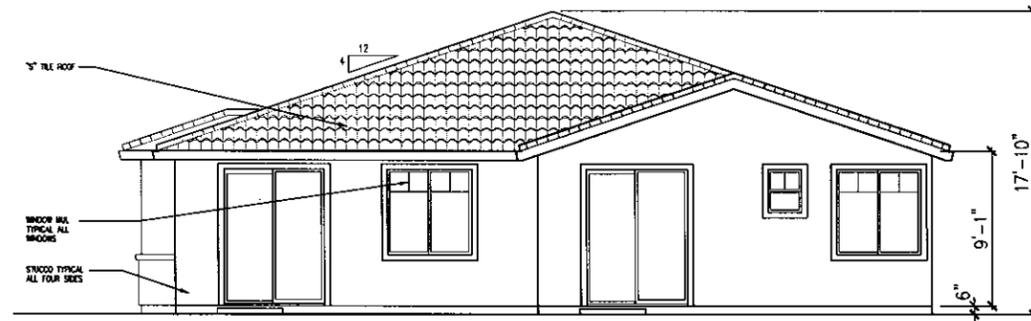




SIDE STREET ELEVATION



CORNER STREET ELEVATION



REAR



LEFT

PLAN 1D

WINTERS RANCH
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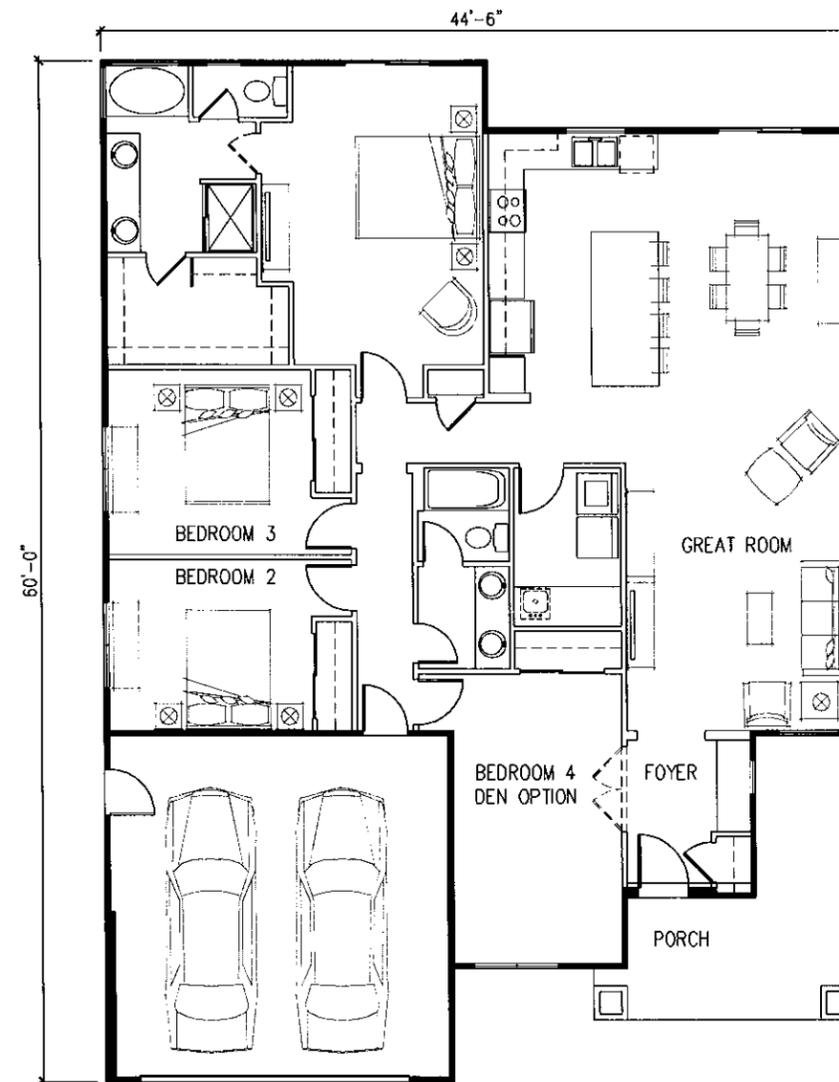
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LIVING TOTAL 1,890 sf

PLAN 1- Interior Lots

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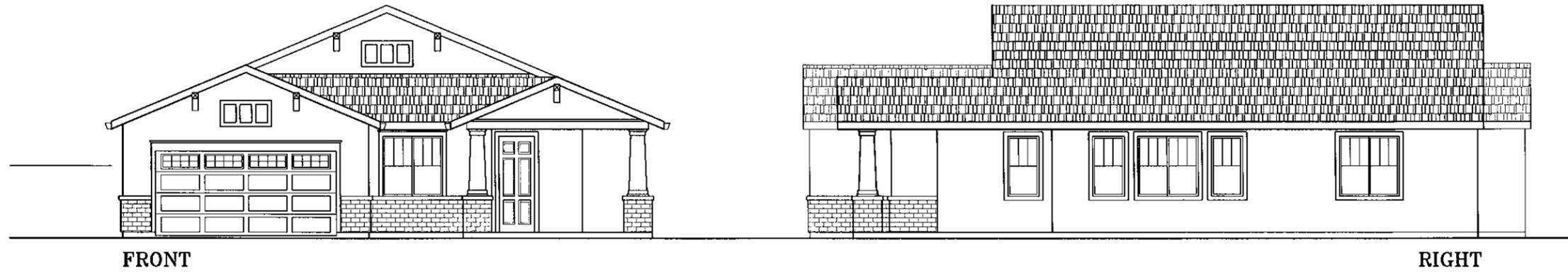
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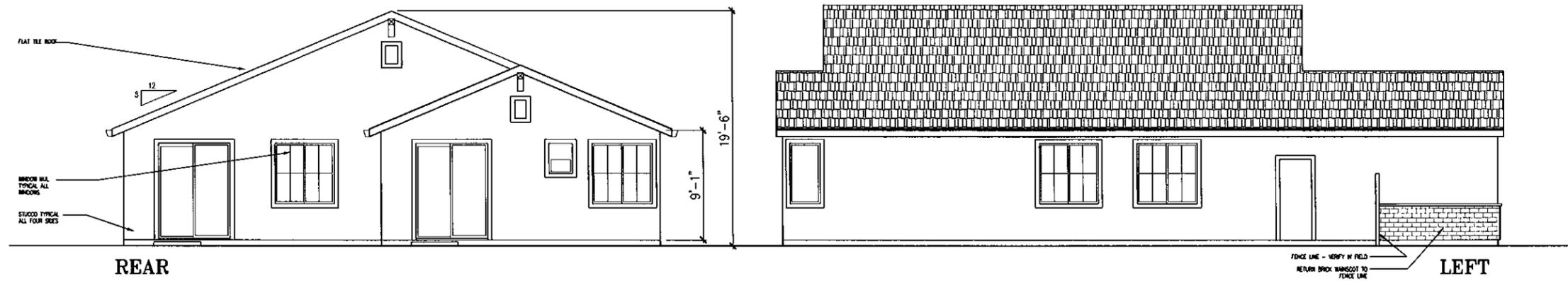


1-07



FRONT

RIGHT



REAR

LEFT

PLAN 1 - Interior Lots

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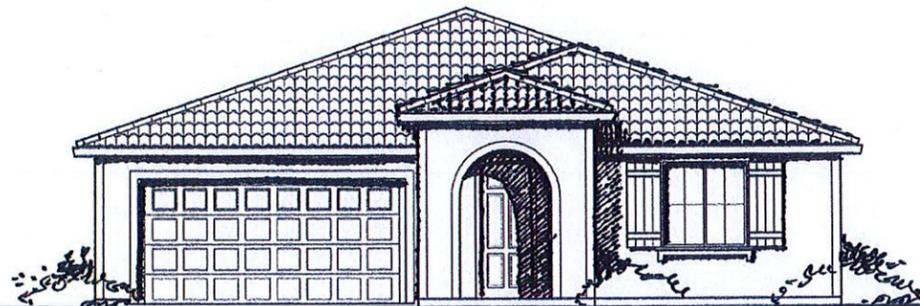
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FRONT

PLAN 2A



FRONT

PLAN 2B



FRONT

PLAN 2C



FRONT

PLAN 2D

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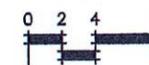


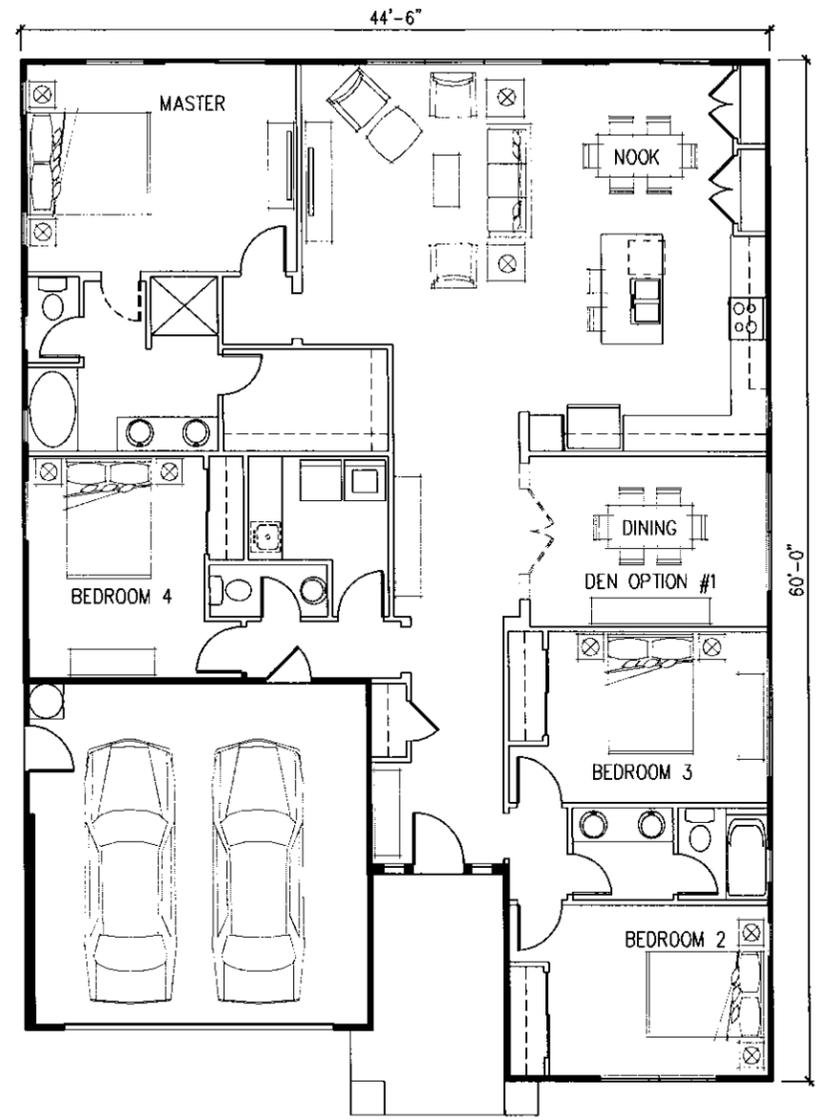
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LIVING TOTAL 2,096 sf

PLAN 2

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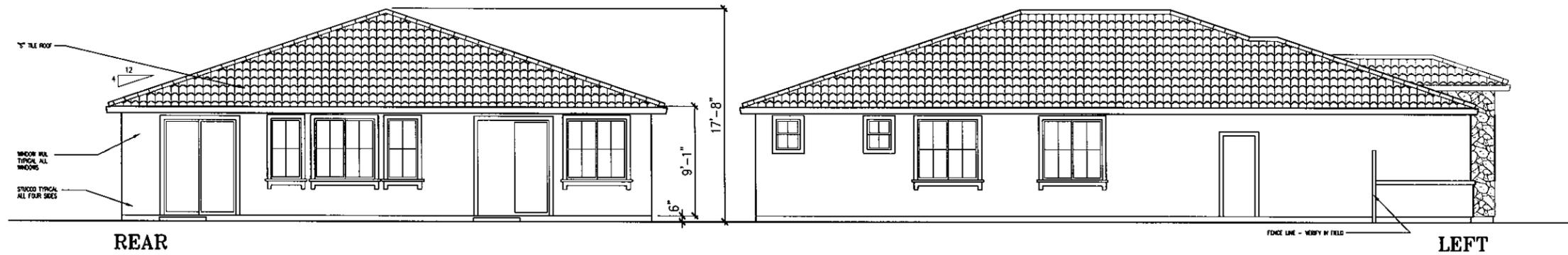
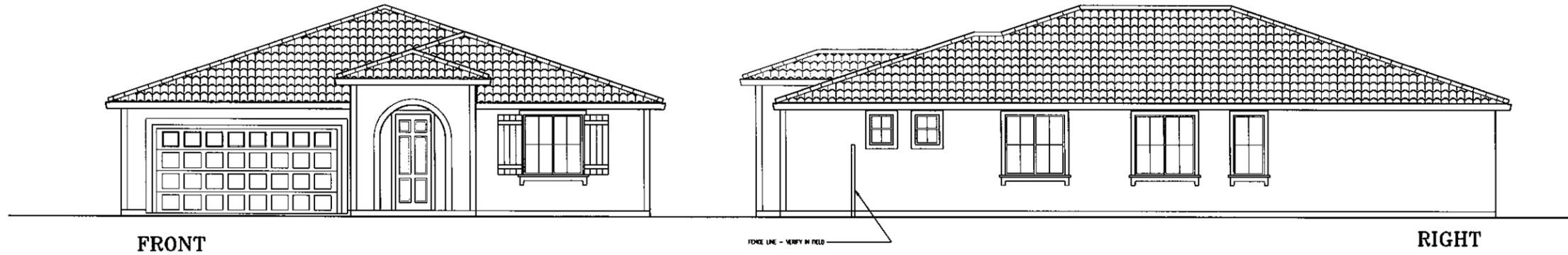
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PLAN 2A

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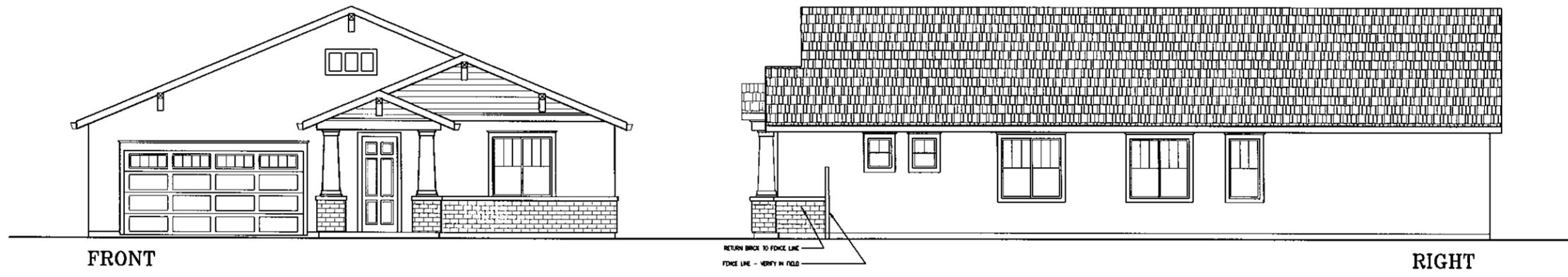
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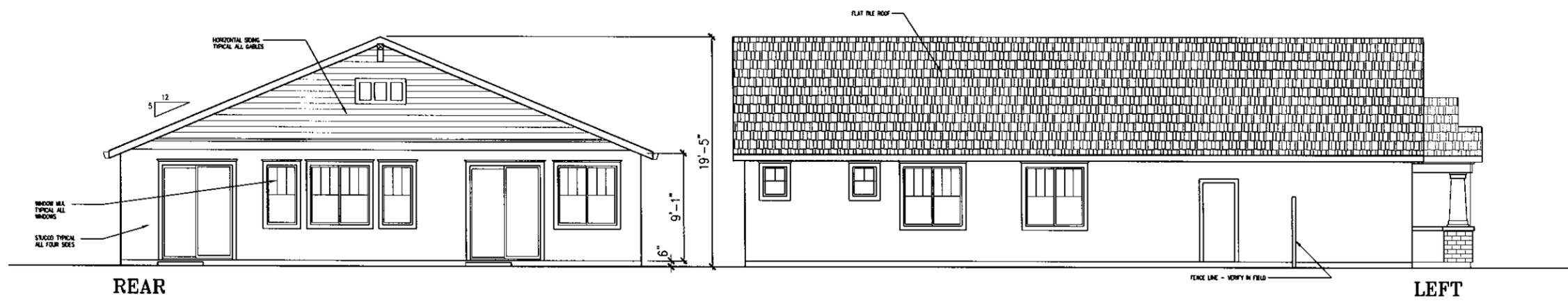
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FRONT

RIGHT



REAR

LEFT

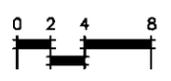
PLAN 2B

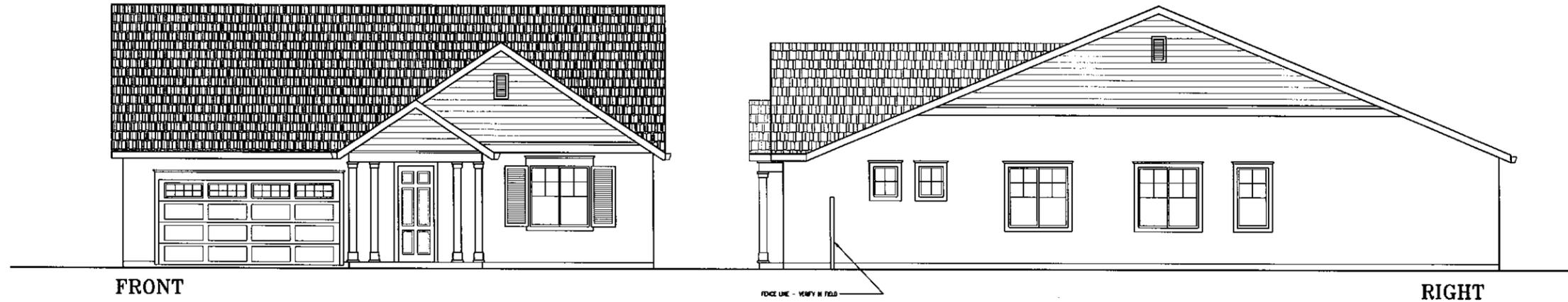
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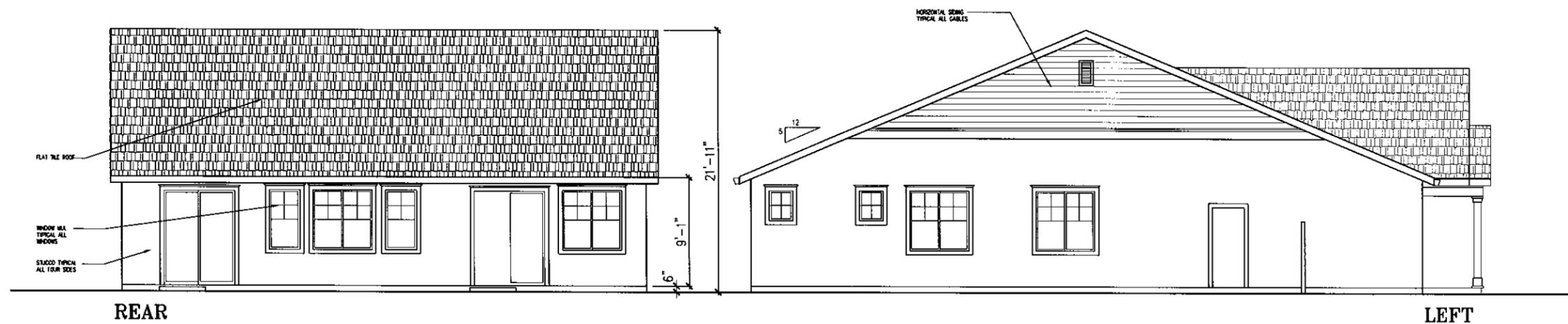
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FRONT

RIGHT



REAR

LEFT

PLAN 2C

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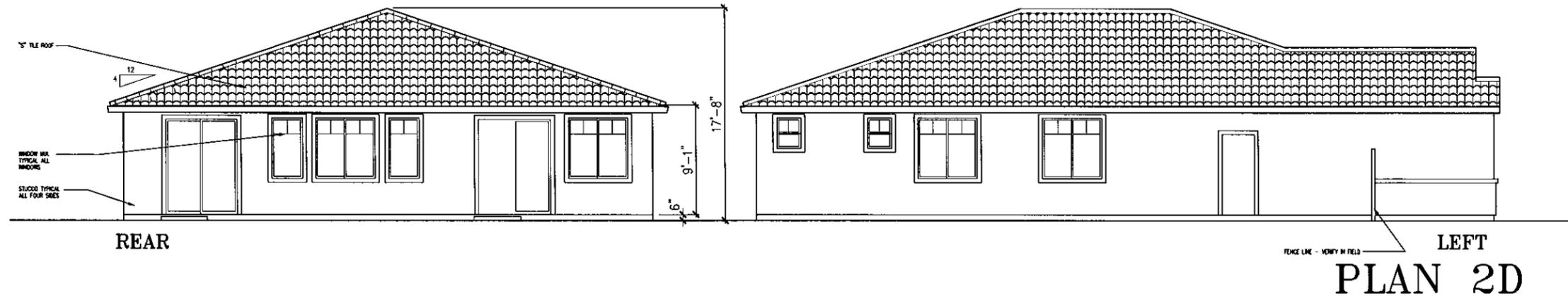
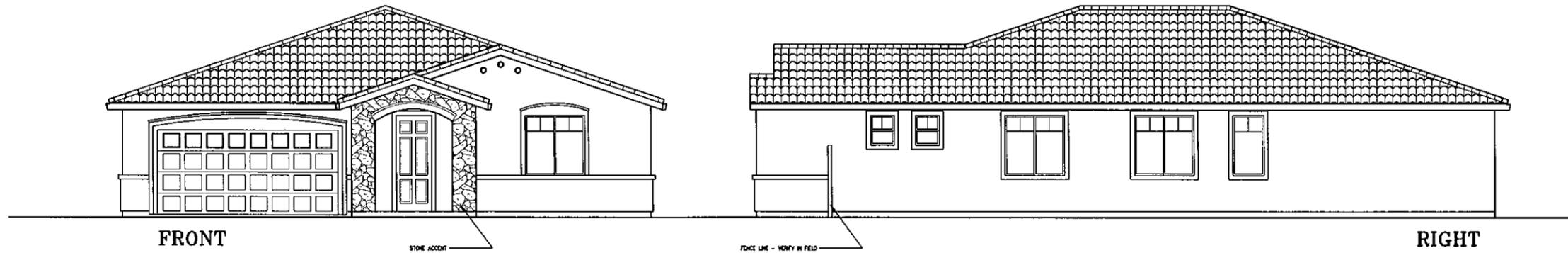
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2-05

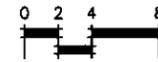


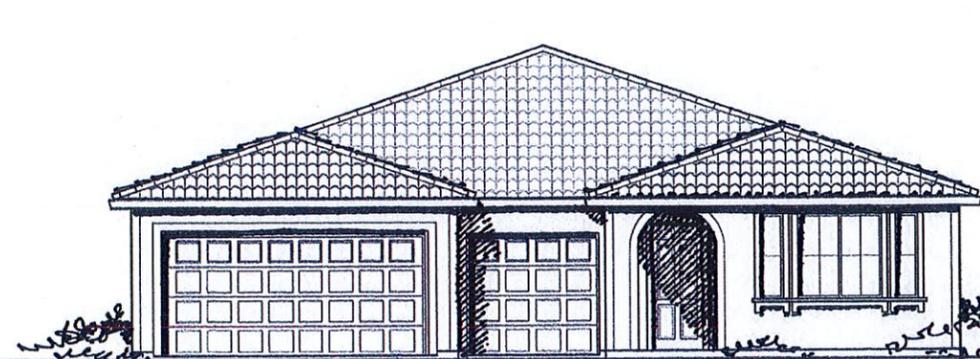
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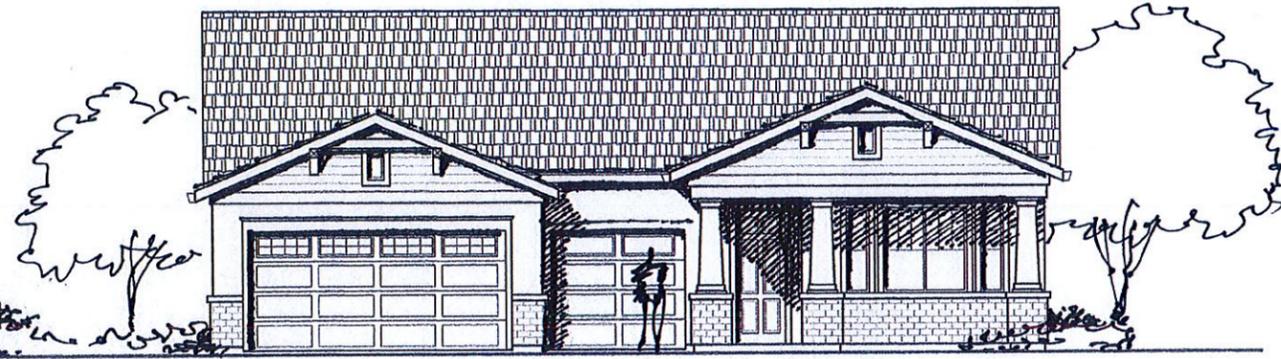
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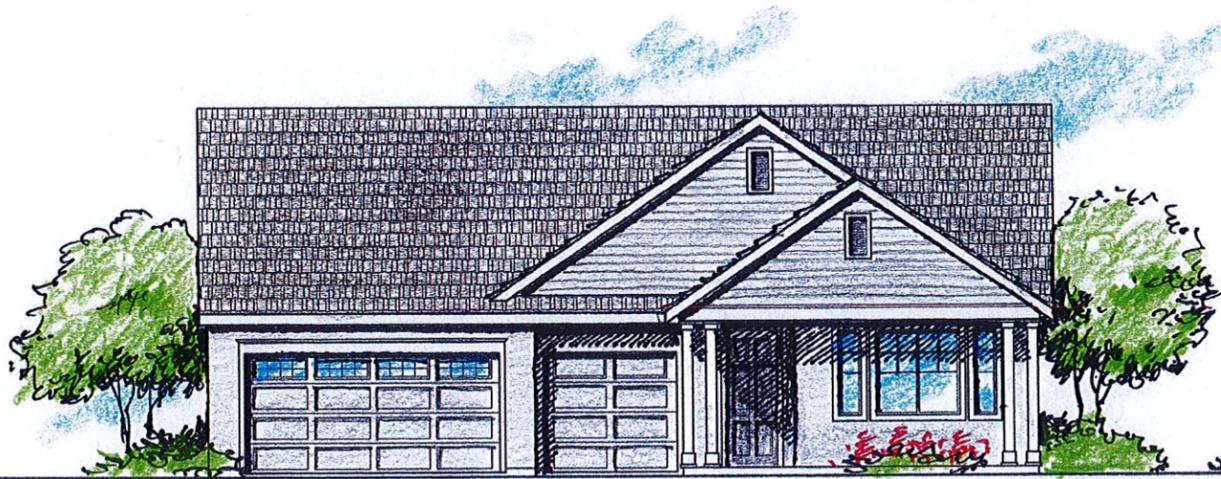
FRONT

PLAN 3A



FRONT

PLAN 3B



FRONT

PLAN 3C



FRONT

PLAN 3D

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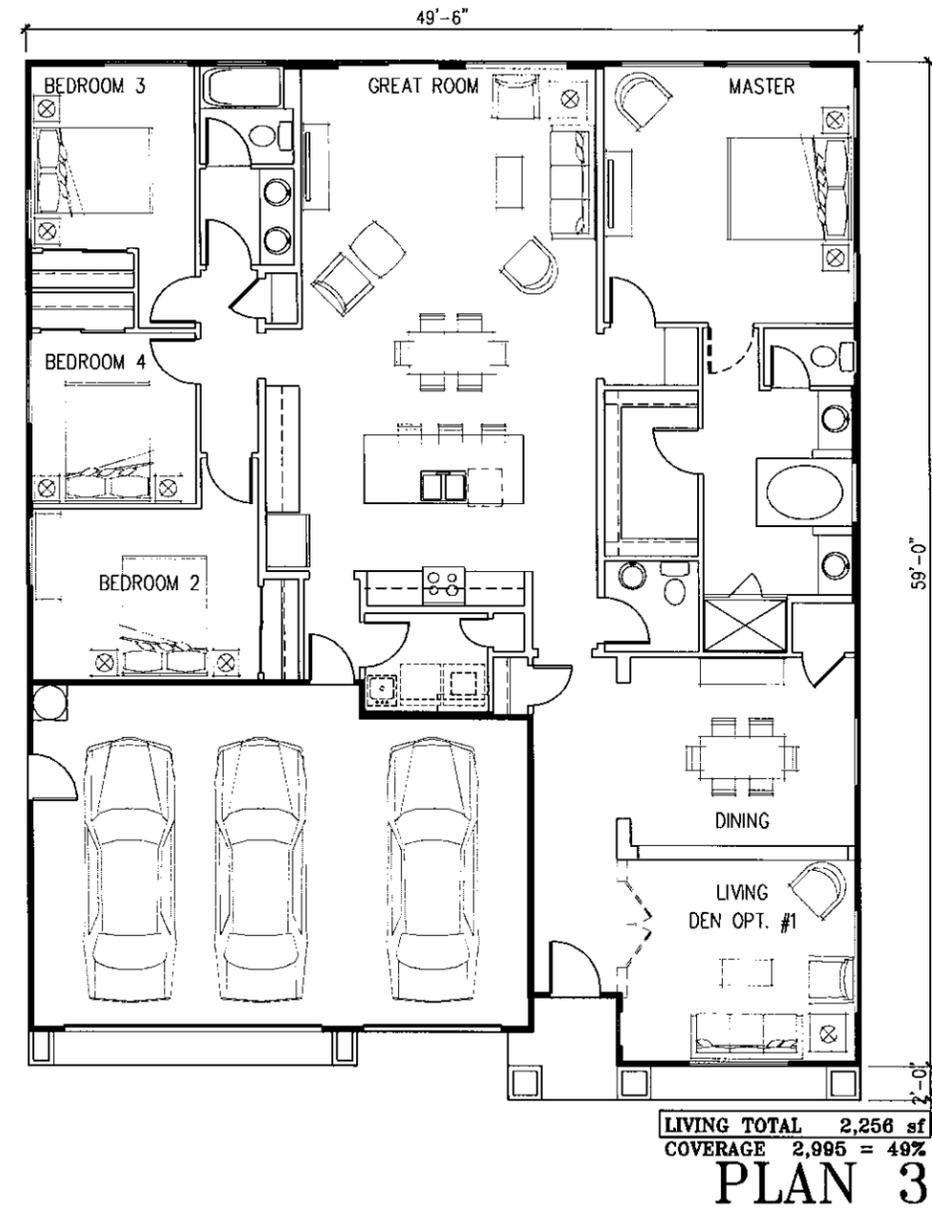
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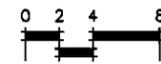




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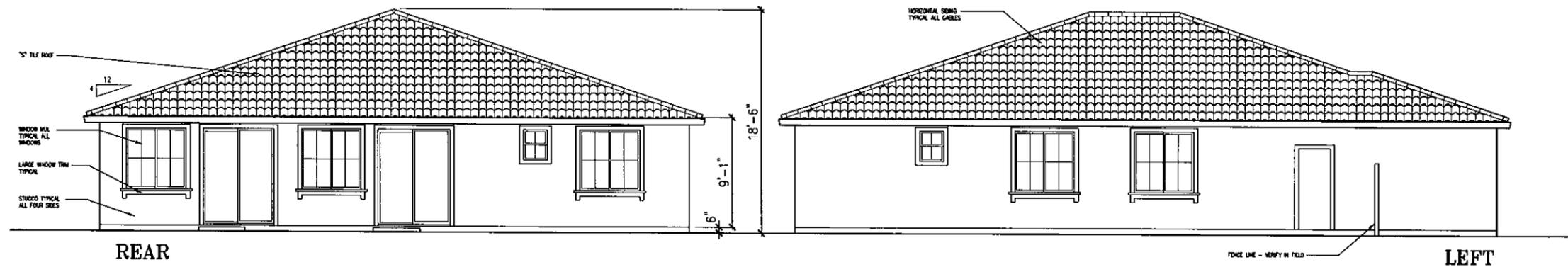
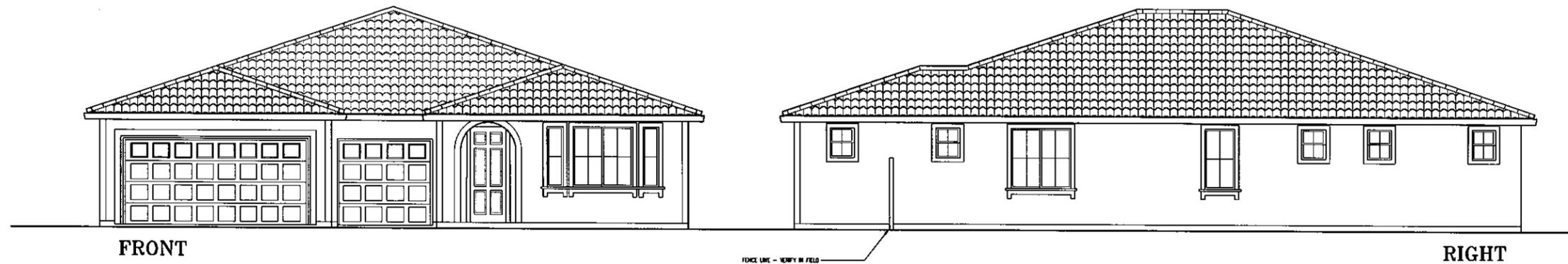
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LEFT
PLAN 3A

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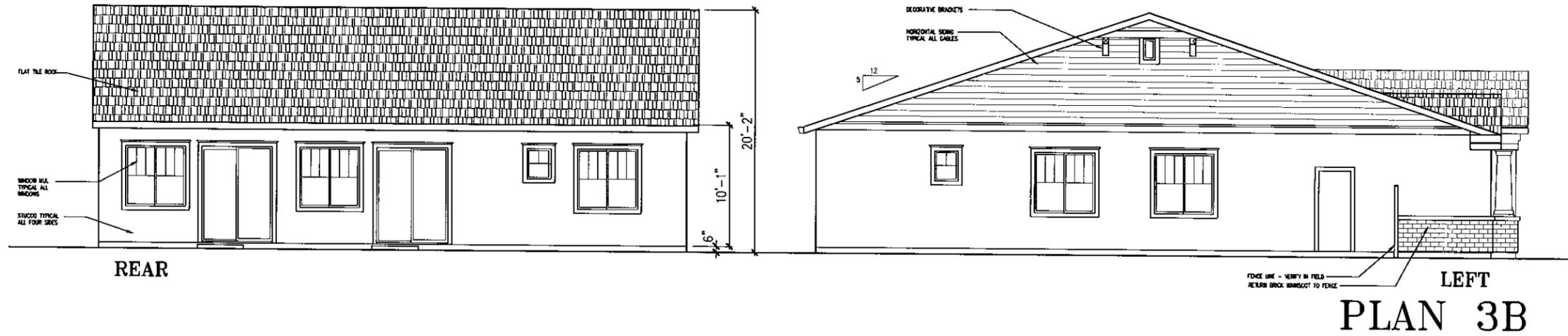
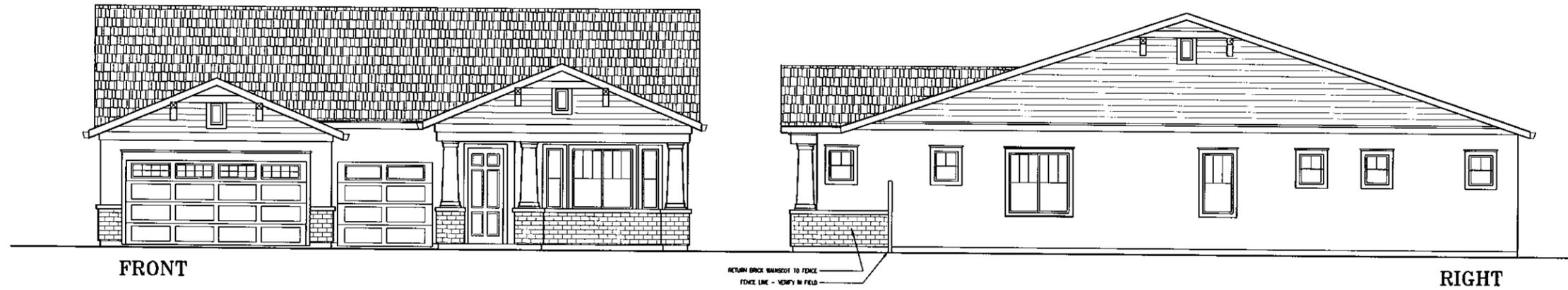
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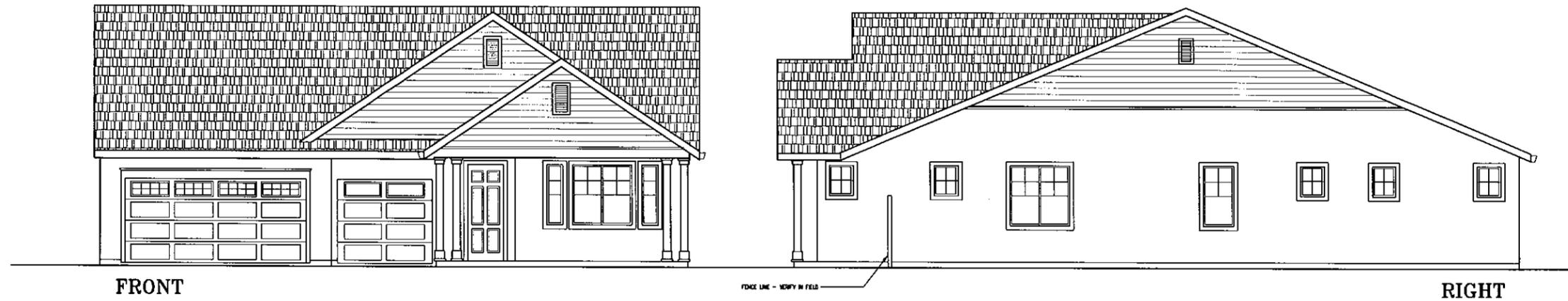
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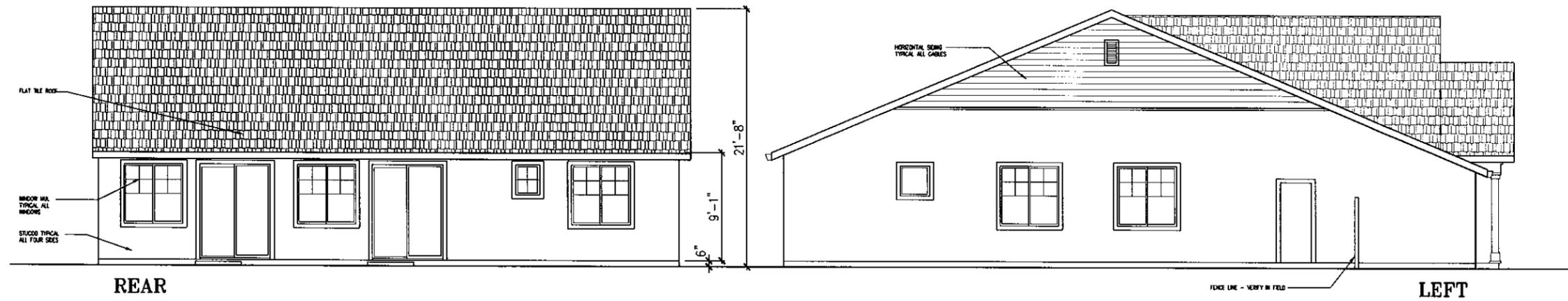


3-04



FRONT

RIGHT



REAR

LEFT

PLAN 3C

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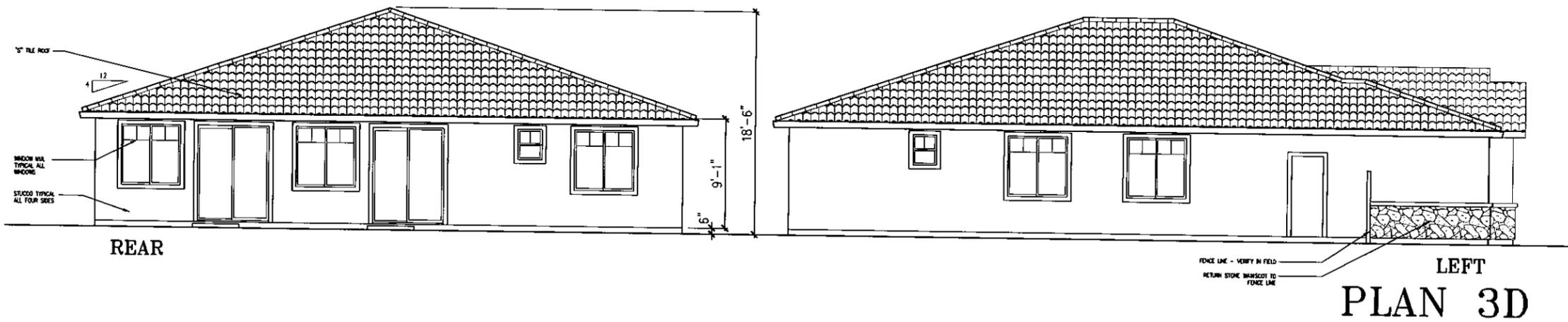
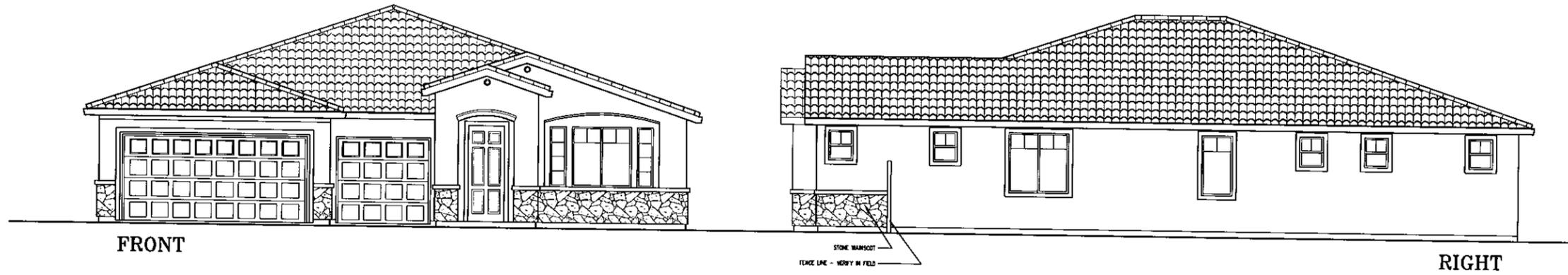
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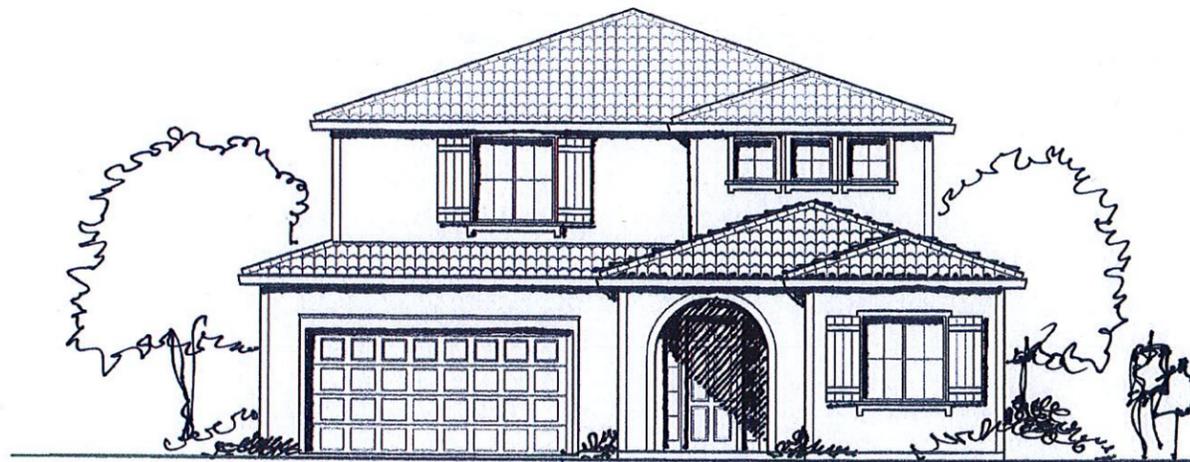
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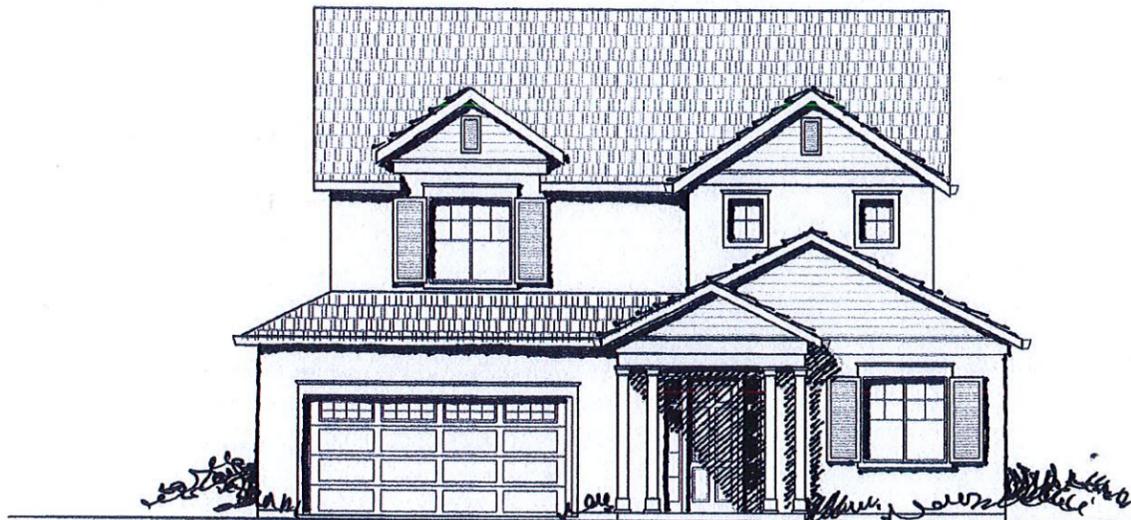
FRONT

PLAN 4A



FRONT

PLAN 4B



FRONT

PLAN 4C



FRONT

PLAN 4D

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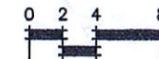


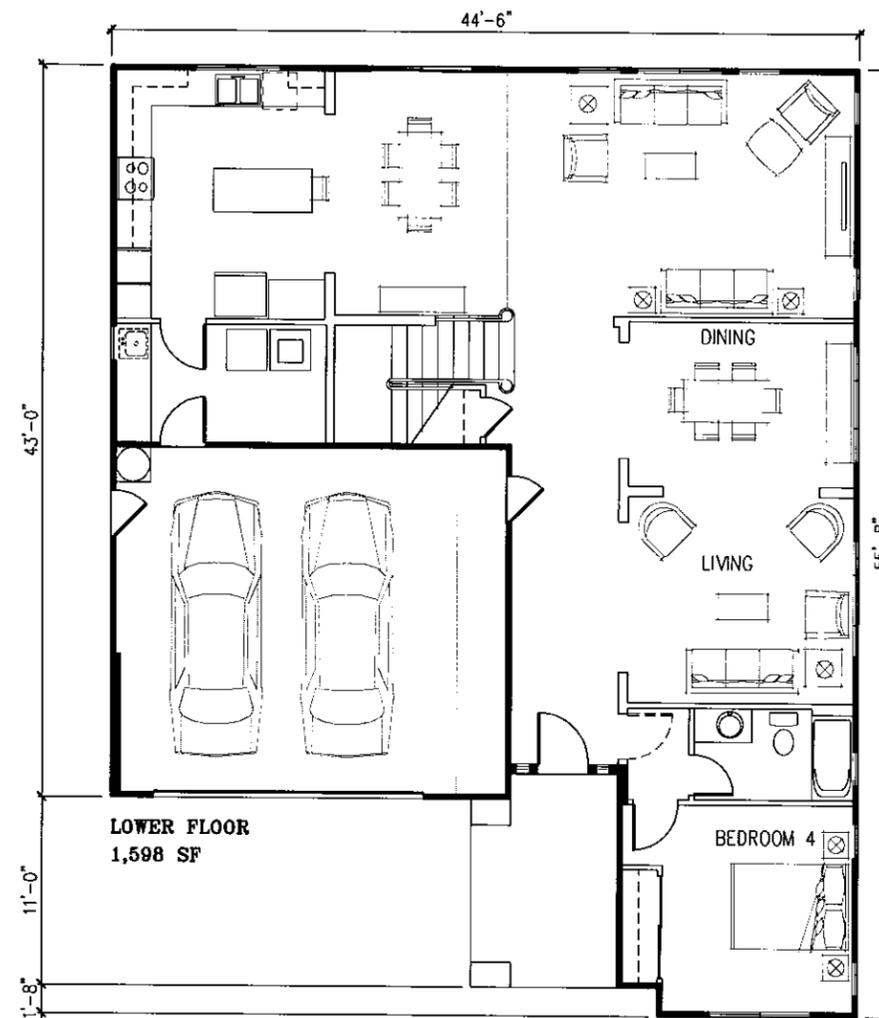
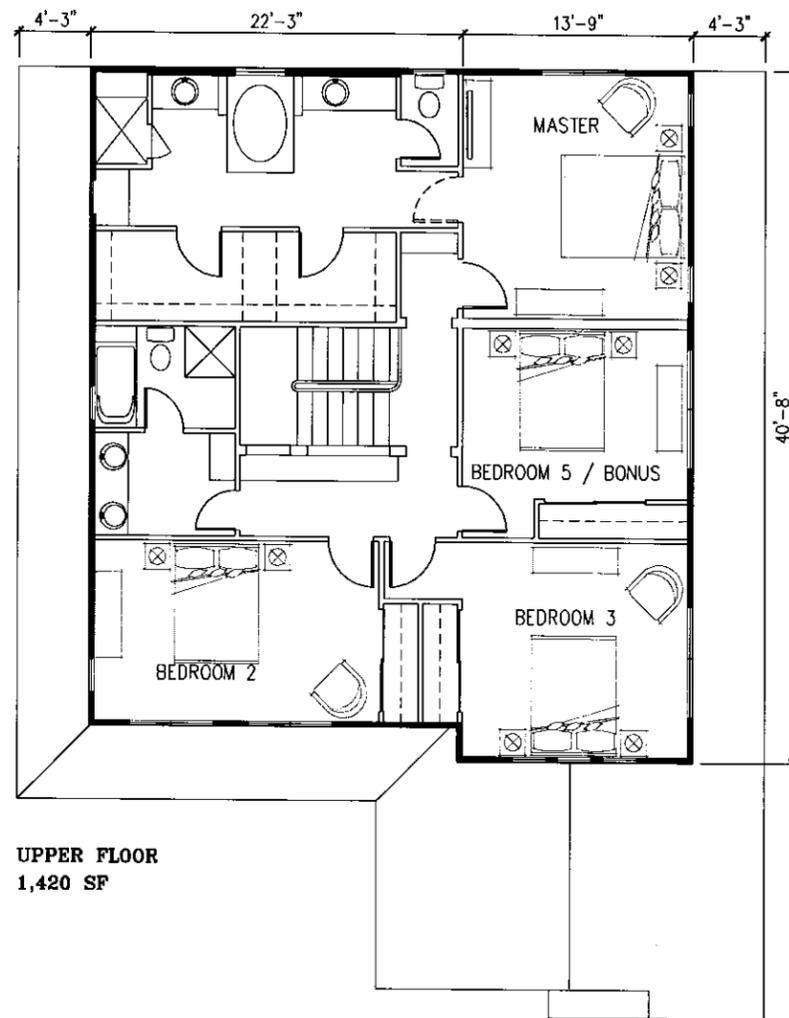
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LIVING TOTAL 3,018 SF

PLAN 4

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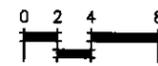


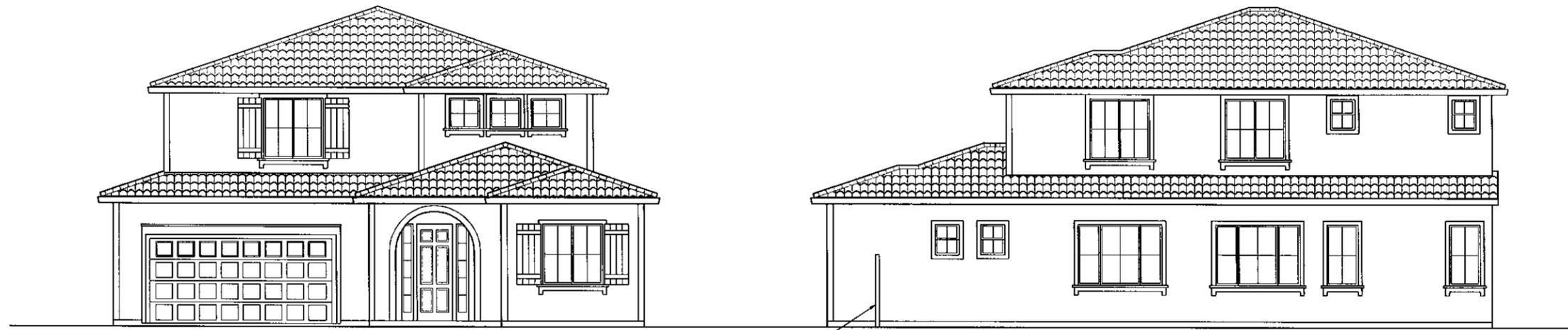
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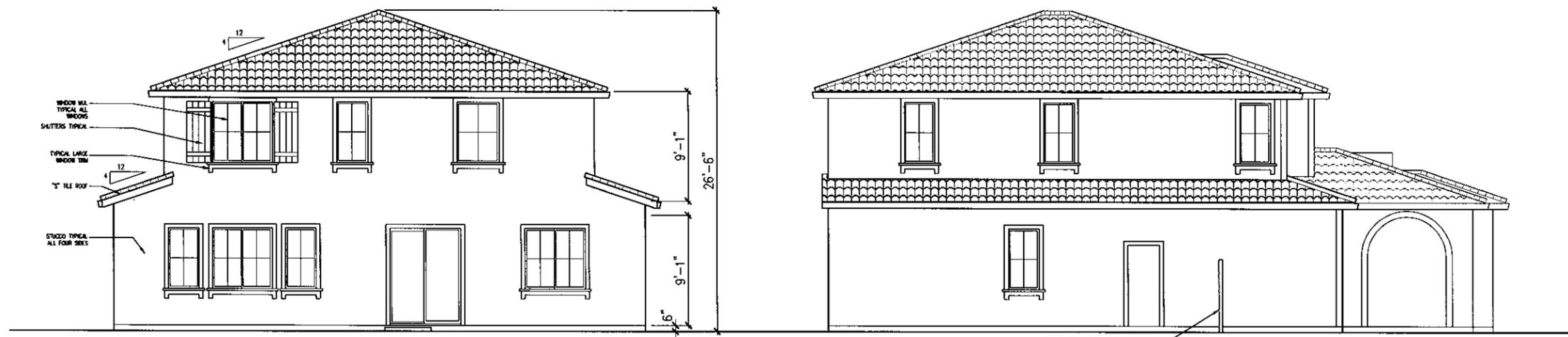
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FRONT

RIGHT



REAR

LEFT

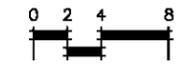
PLAN 4A

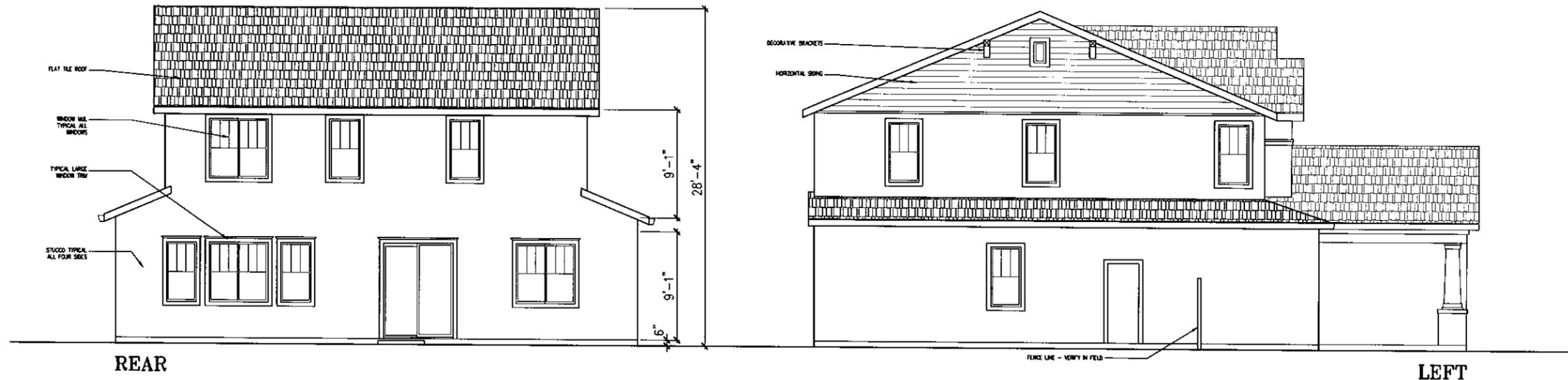
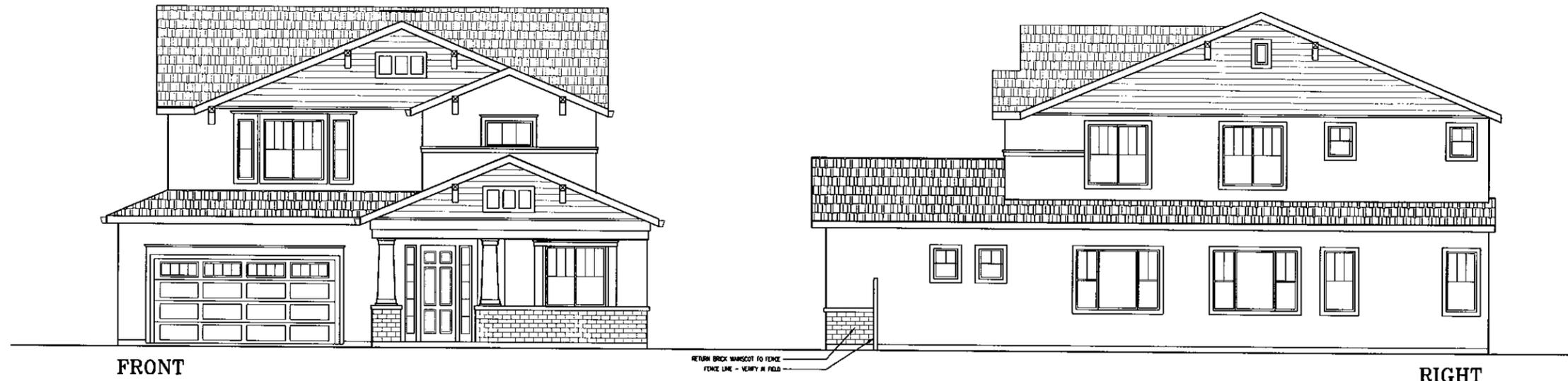
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PLAN 4B

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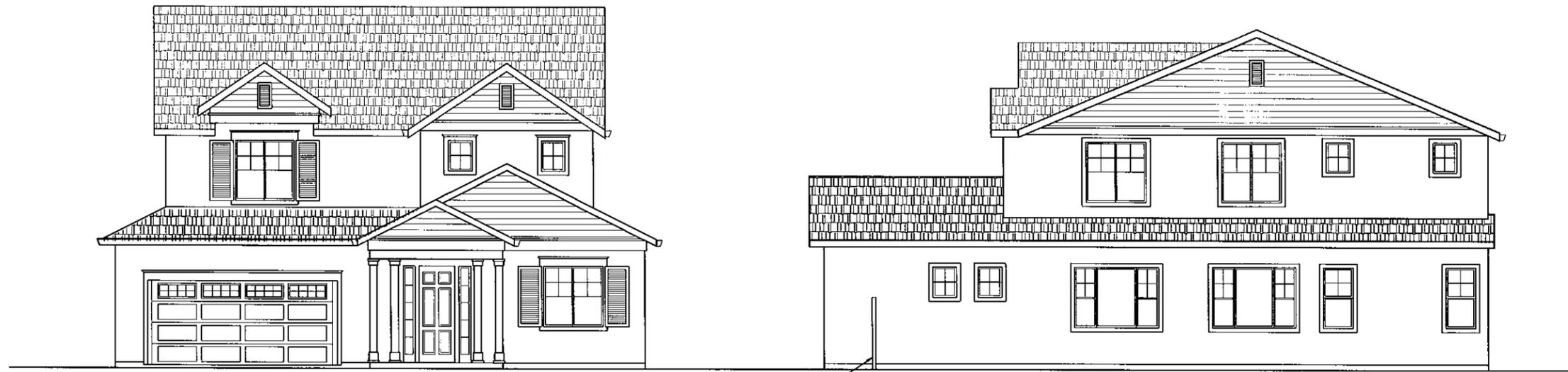
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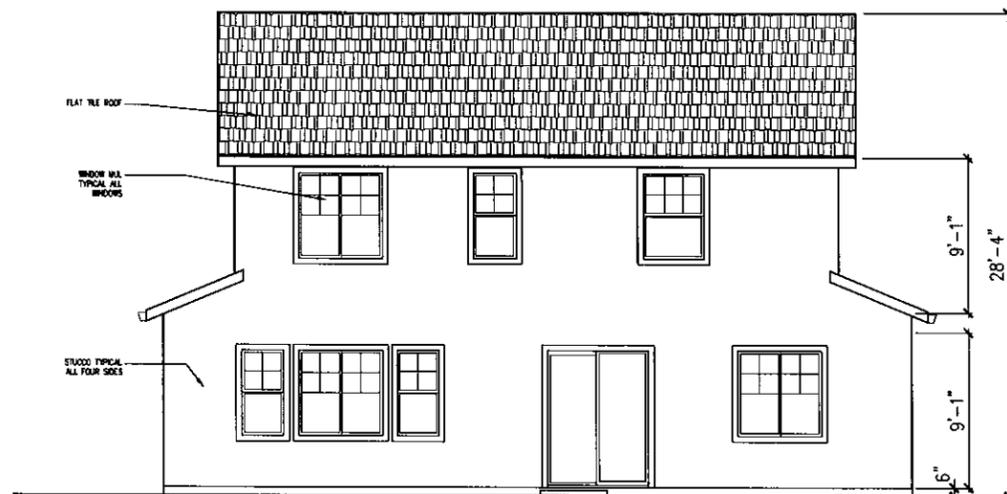




FRONT

RIGHT

FENCE LINE - VERIFY IN FIELD



FLAT TILE ROOF

WINDOW SILL
TYPICAL ALL
WINDOWS

STUCCO TYPICAL
ALL FOUR SIDES

9'-1"

28'-4"

9'-1"

6"

REAR



HORIZONTAL SIDING

FENCE LINE - VERIFY IN FIELD

LEFT

PLAN 4C

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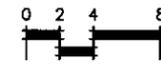


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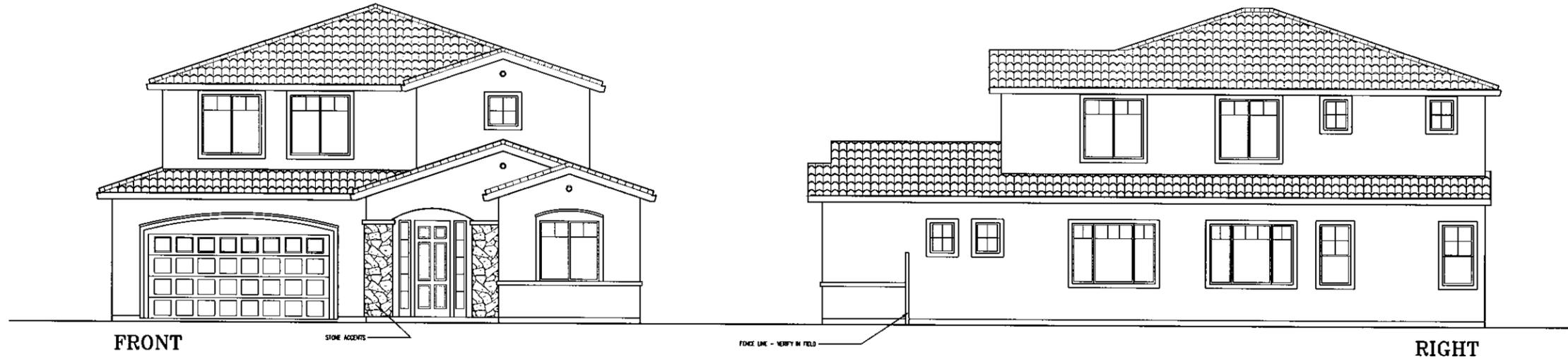
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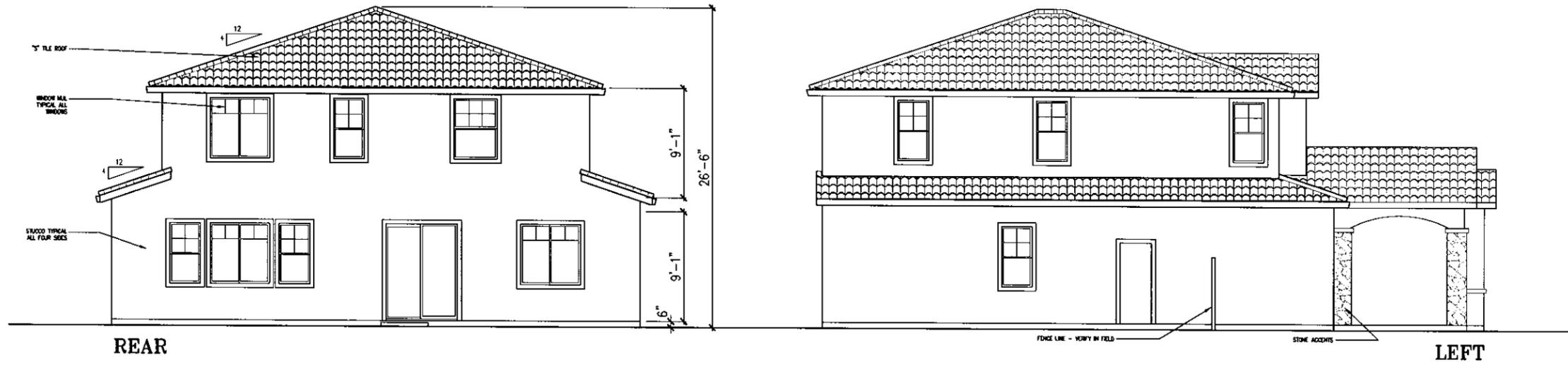


FRONT

STONE ACCENTS

FENCE LINE - VERIFY IN FIELD

RIGHT



REAR

5" TILE ROOF

BRICK MIMICRY TYPICAL ALL WINDOWS

STUCCO TYPICAL ALL FOUR SIDES

6"

9'-1"

26'-6"

9'-1"

FENCE LINE - VERIFY IN FIELD

STONE ACCENTS

LEFT

PLAN 4D

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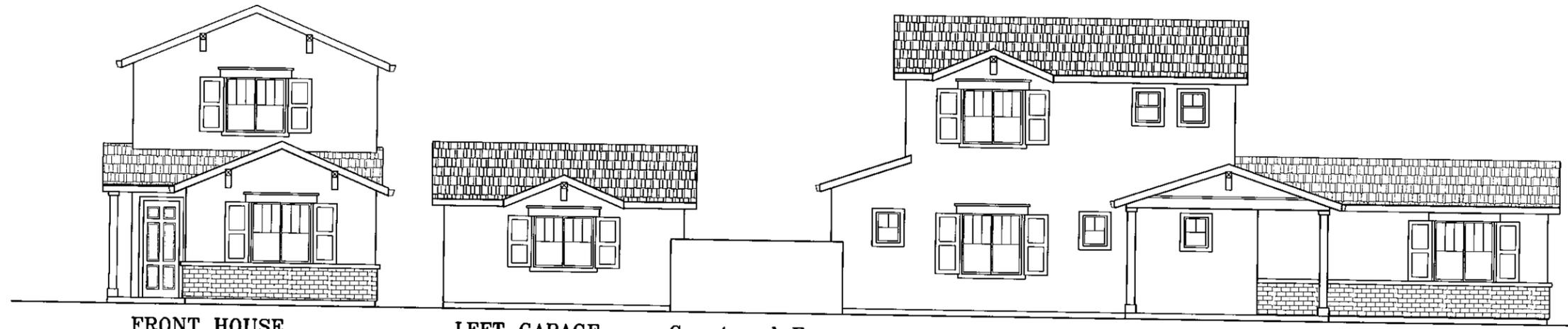
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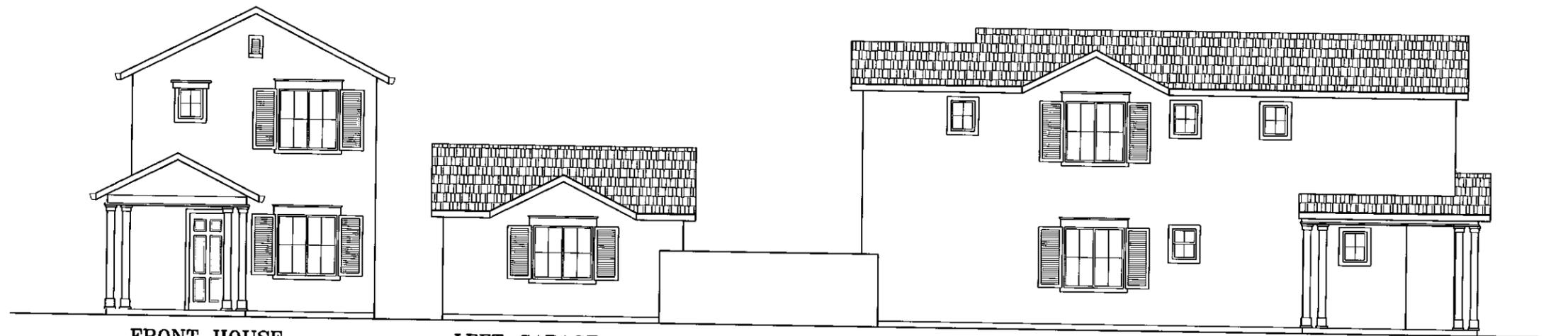
FRONT HOUSE

LEFT GARAGE

Courtyard Fence

LEFT HOUSE

PLAN 1B - Corner



FRONT HOUSE

LEFT GARAGE

Courtyard Fence

LEFT HOUSE

PLAN 3C - Corner

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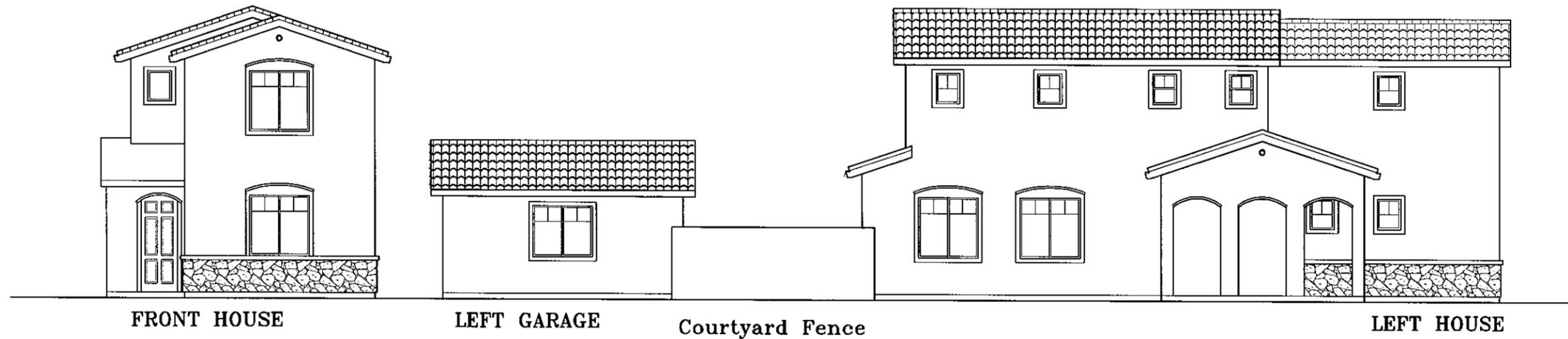
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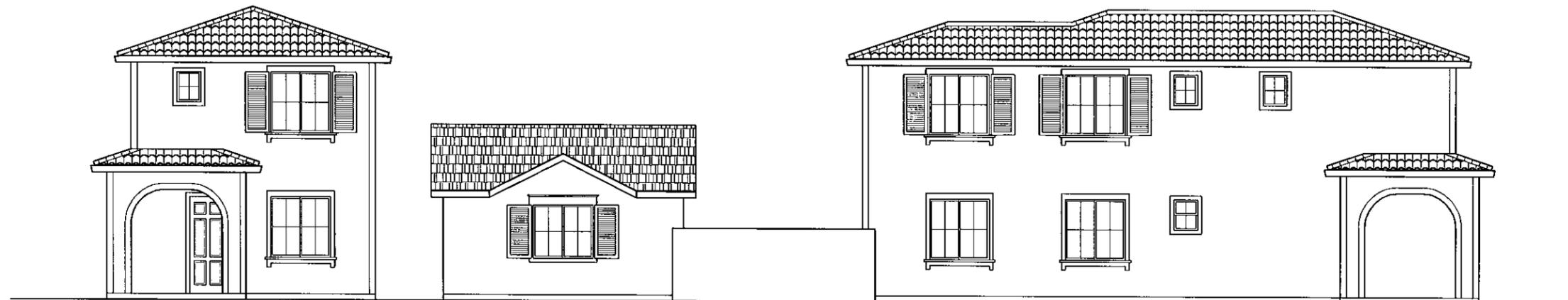
FRONT HOUSE

LEFT GARAGE

Courtyard Fence

LEFT HOUSE

PLAN 2D - Corner



FRONT HOUSE

LEFT GARAGE

Courtyard Fence

LEFT HOUSE

PLAN 3A - Corner

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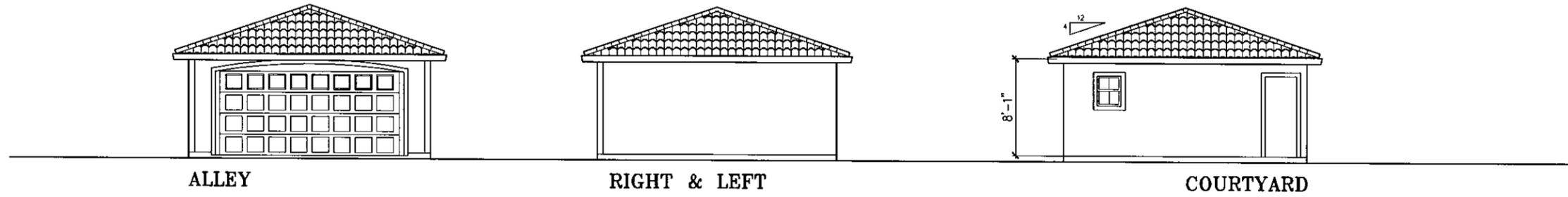
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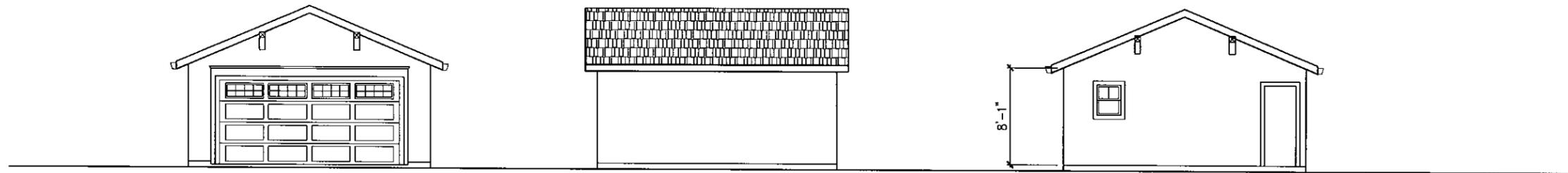


ALLEY

RIGHT & LEFT

COURTYARD

Standard GARAGE A



REAR

LEFT

Standard GARAGE B

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DESIGNER SERIES

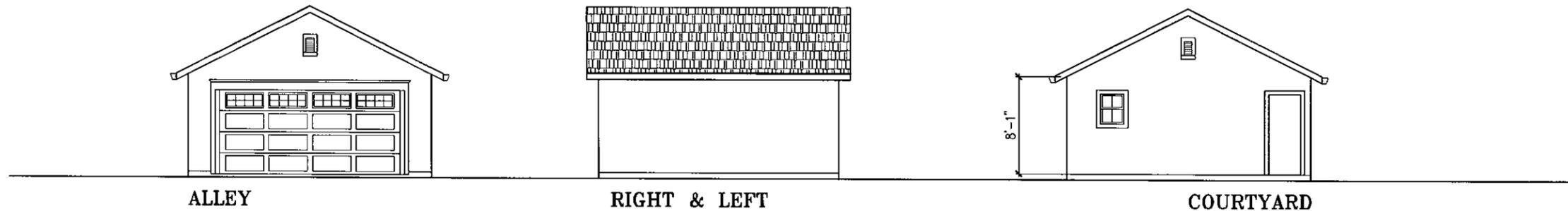
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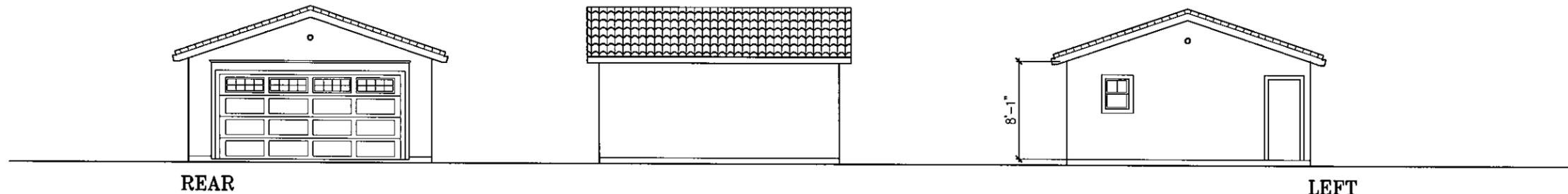


ALLEY

RIGHT & LEFT

COURTYARD

Standard GARAGE C



REAR

LEFT

Standard GARAGE D

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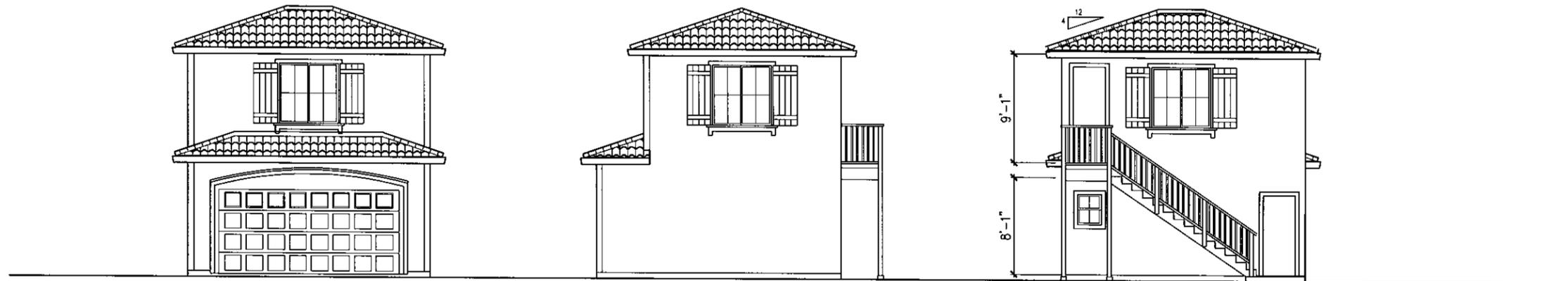
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N-5-2



ALLEY

RIGHT & LEFT

COURTYARD

GARAGE with BONUS Option A



REAR

LEFT

GARAGE with BONUS Option B

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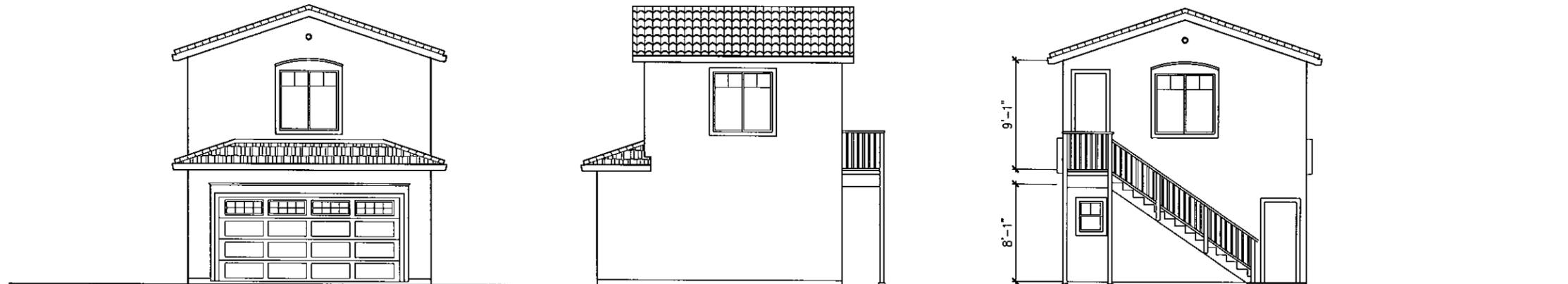


ALLEY

LEFT (right similar)

COURTYARD

GARAGE with BONUS Option C



REAR

LEFT

GARAGE with BONUS Option D

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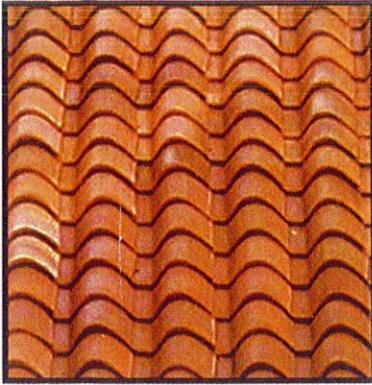
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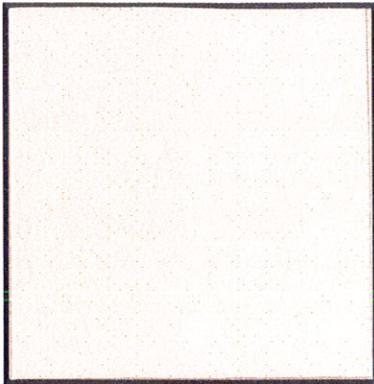
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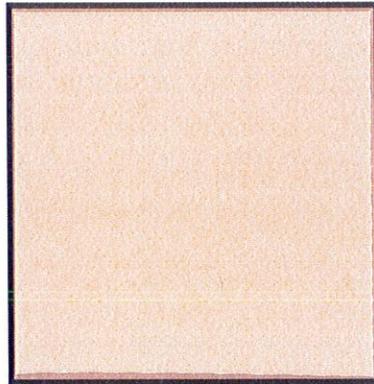
N-5-4



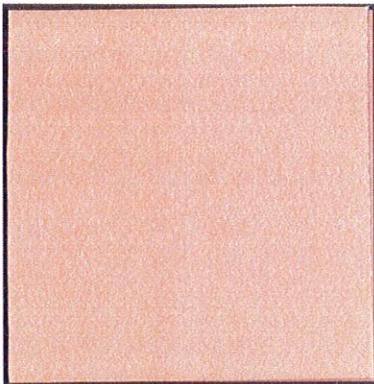
Roof - Monier S Tile (or equal) - Red / Orange



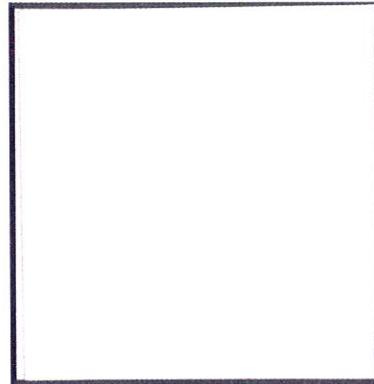
**Base 1 - PPG18-13
Beige Llama**



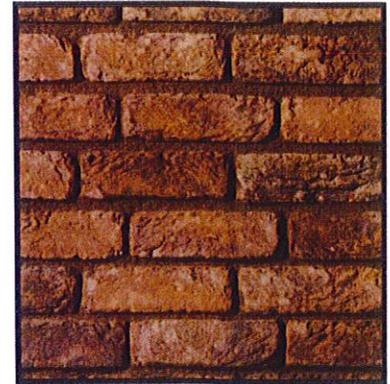
**Base 2 - PPG18-14
Spice Beige**



**Accent - PPG18-15
Shrimp Salad**



**Trim - PPG18-11
Pastel Paper**



**Brick - El Dorado
or Coronado (or
equal) Red / Brown**

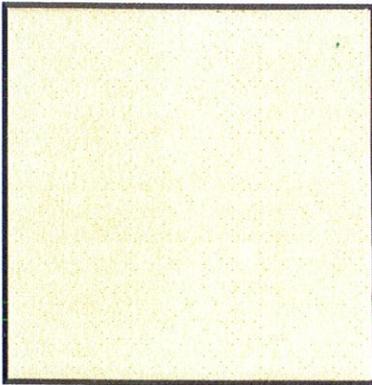
SCHEME 1

**WINTERS RANCH
Clyde Miles Construction Co., Inc.
Winters, California**

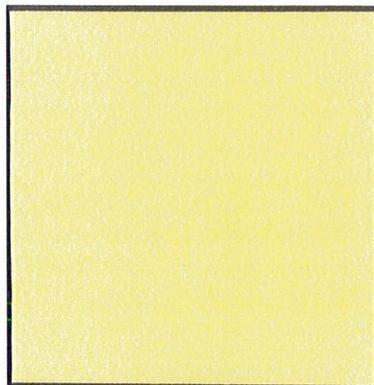




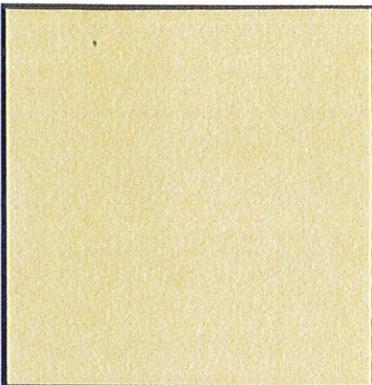
Roof - Monier S Tile (or equal) - Red / Orange



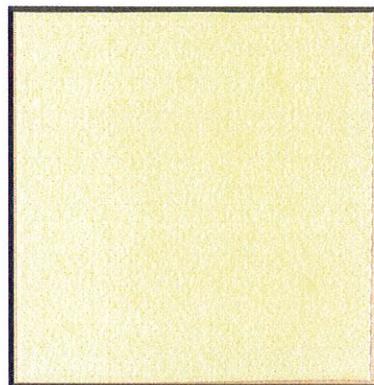
**Base 1 - PPG12-27
Soleil**



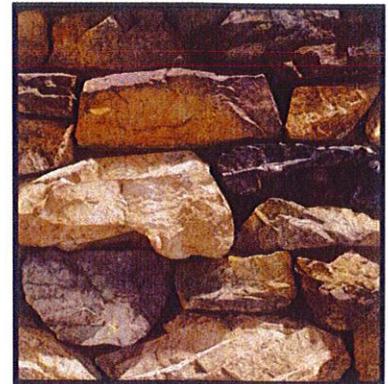
**Base 2 - PPG12-29
Ivory Beauty**



**Accent - PPG12-30
Baguette**



**Trim - PPG12-26
Assateague Sand**

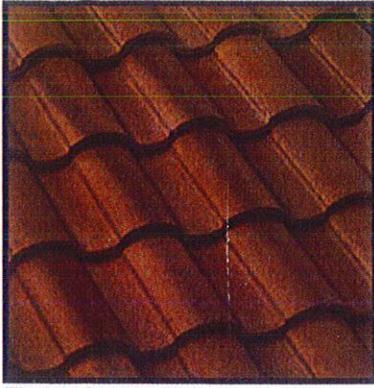


**Brick - El Dorado
or Coronado (or
equal) Red / Brown**

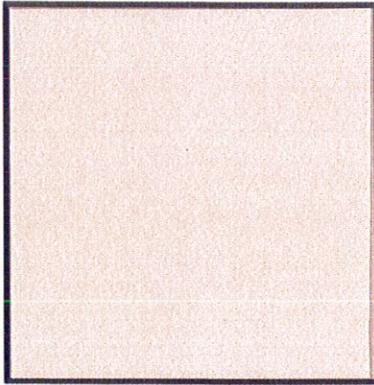
SCHEME 2

**WINTERS RANCH
Clyde Miles Construction Co., Inc.
Winters, California**

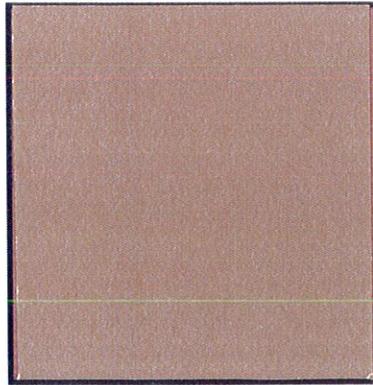




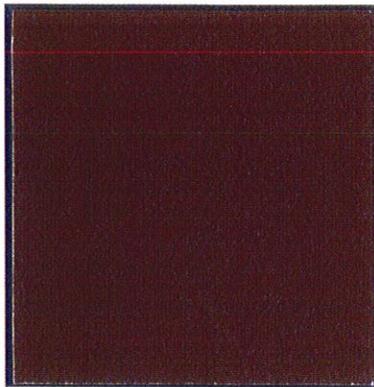
Roof - Monier S Tile (or equal) - Brown



**Base 1 - PPG1016-3
Cheerful Heart**



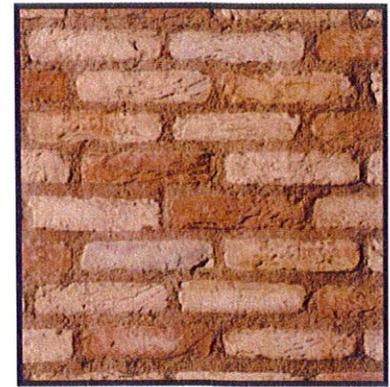
**Base 2 - PPG1016-5
Iris Mauve**



**Accent - PG1016-7
Spiced Wine**



**Trim - PPG1016-1
Berry Frost**

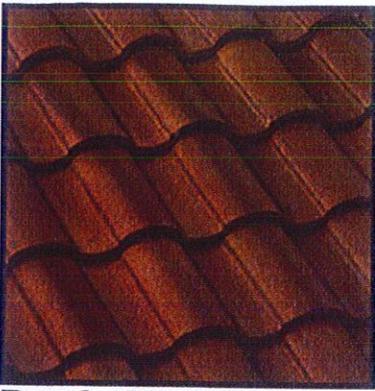


**Brick - El Dorado
or Coronado (or
equal) Brown**

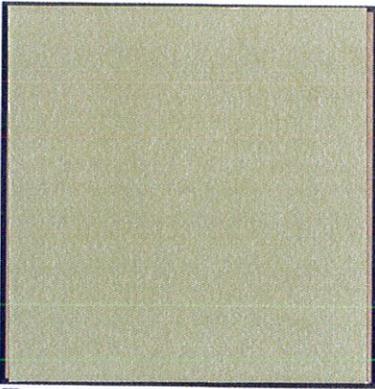
SCHEME 3

**WINTERS RANCH
Clyde Miles Construction Co., Inc.
Winters, California**

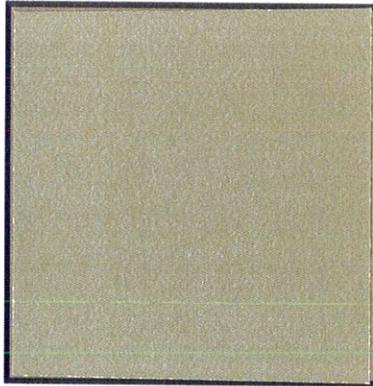




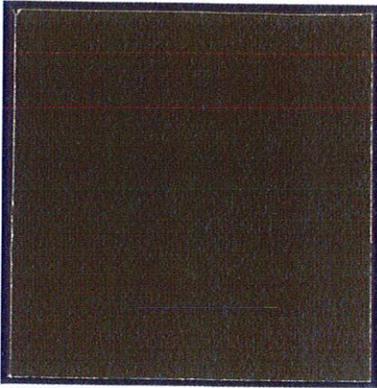
Roof - Monier S Tile (or equal) - Brown



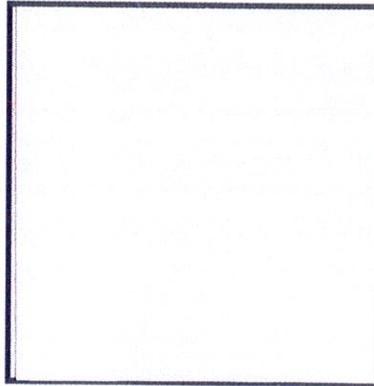
**Base 1 - PPG1032-2
Hurricane Haze**



**Base 2 - PPG1032-3
Olive It**



**Accent - PG1032-7
Moss Rock**



**Trim - PPG1004-1
Go To Gray**

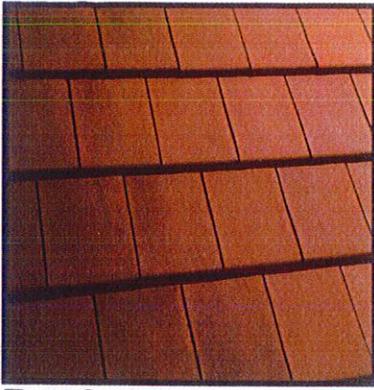


**Brick - El Dorado
or Coronado (or
equal) Brown**

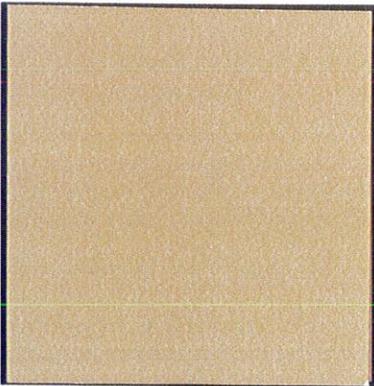
SCHEME 4

**WINTERS RANCH
Clyde Miles Construction Co., Inc.
Winters, California**

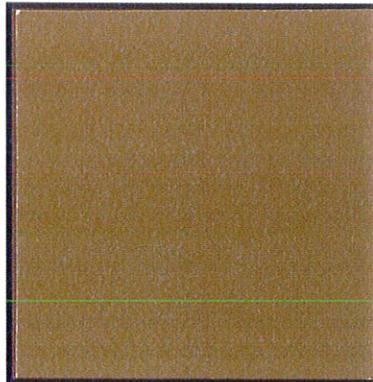




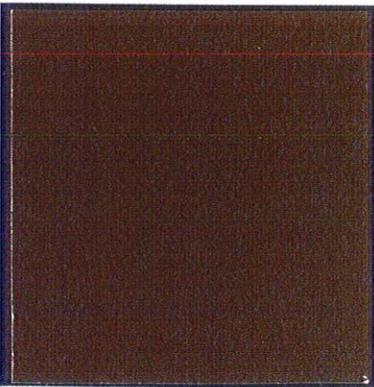
Roof - Monier S Tile (or equal) - Brown



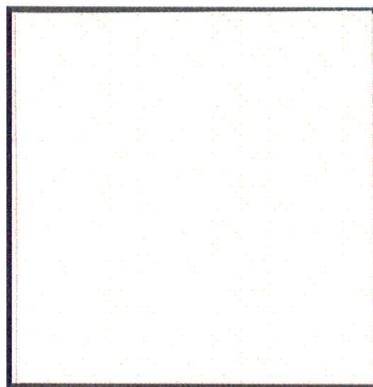
Base 1 - PPG1077-3 Persuasion



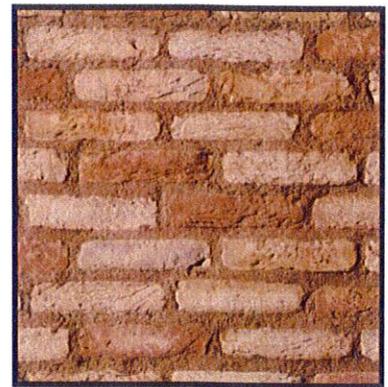
Base 2 - PPG1077-5 Chocolate Moment



Accent - PG1077-7 Coffee House



Trim - PPG1077-1 Berkshire Lace

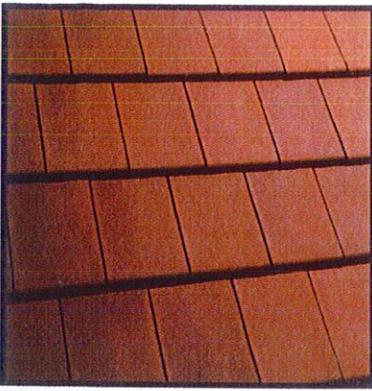


Brick - El Dorado or Coronado (or equal) Brown

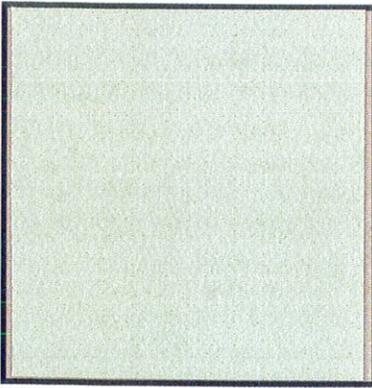
SCHEME 5

**WINTERS RANCH
Clyde Miles Construction Co., Inc.
Winters, California**

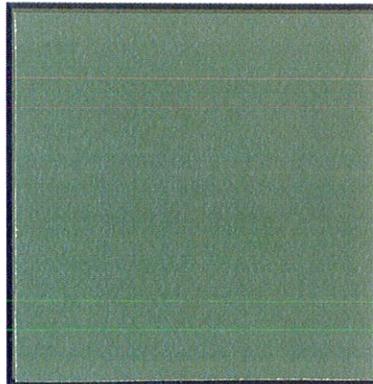




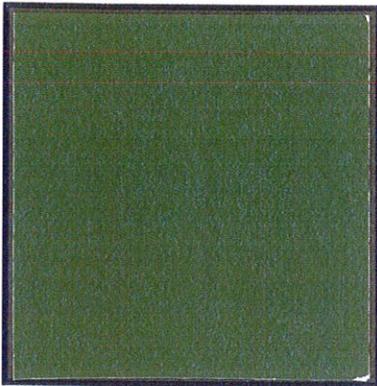
Roof - Monier S Tile (or equal) - Brown



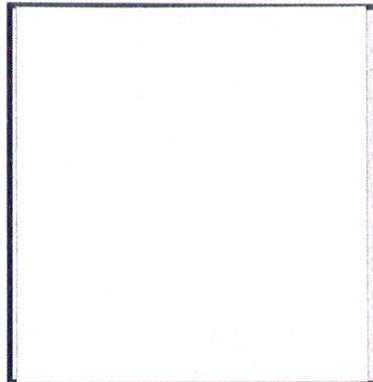
**Base 1 - PPG1128-3
Life Lesson**



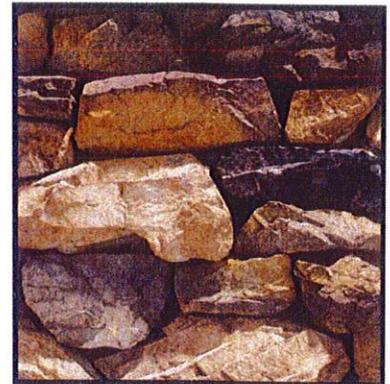
**Base 2 - PPG1128-5
Green Tea Leaf**



**Accent - PG1128-6
Thyme Green**



**Trim - PPG1128-1
Anonymous**

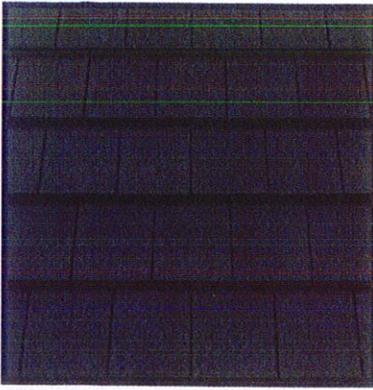


**Brick - El Dorado
or Coronado (or
equal) Brown**

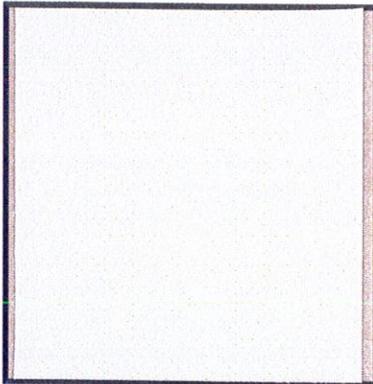
SCHEME 6

**WINTERS RANCH
Clyde Miles Construction Co., Inc.
Winters, California**

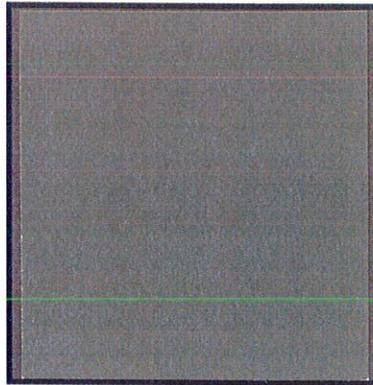




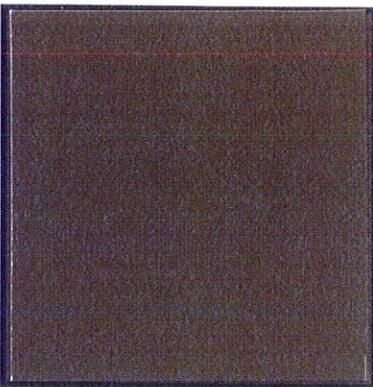
Roof - Monier S Tile (or equal) - Gray / Black



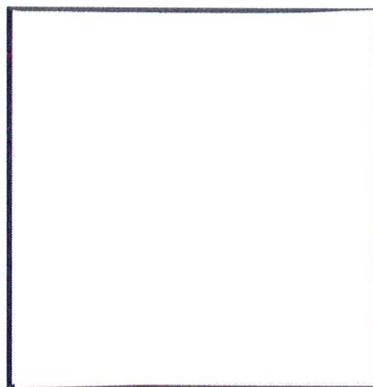
Base 1 - PPG1002-3 Cool Slate



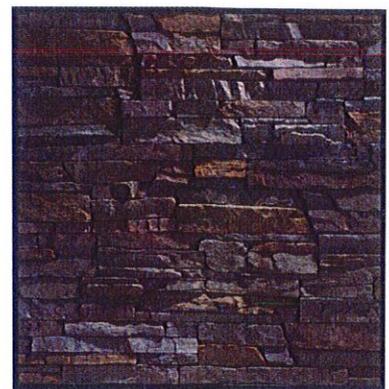
Base 2 - PPG1002-5 Antique Silver



Accent - PG1002-6 Gibraltar Gray



Trim - PPG1002-1 Silver Feather

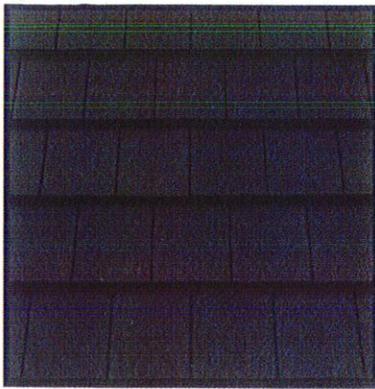


Brick - El Dorado or Coronado (or equal) Gray

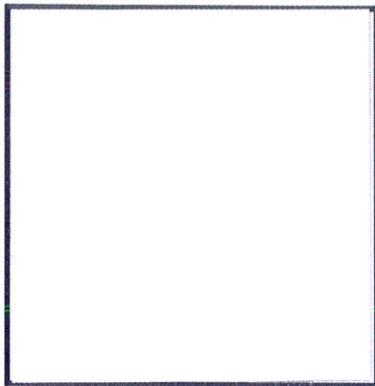
SCHEME 7

**WINTERS RANCH
Clyde Miles Construction Co., Inc.
Winters, California**

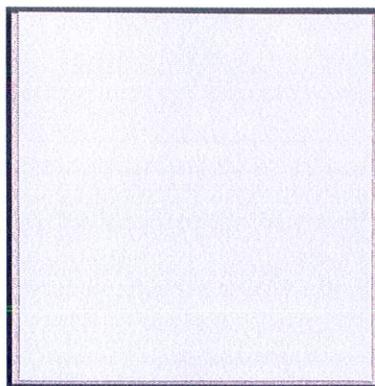




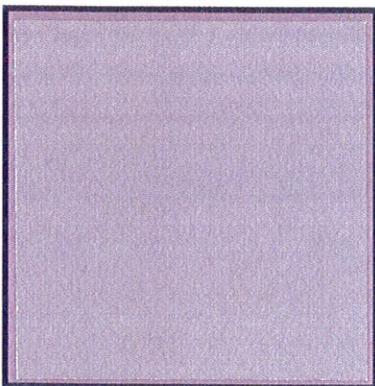
Roof - Monier S Tile (or equal) - Gray / Black



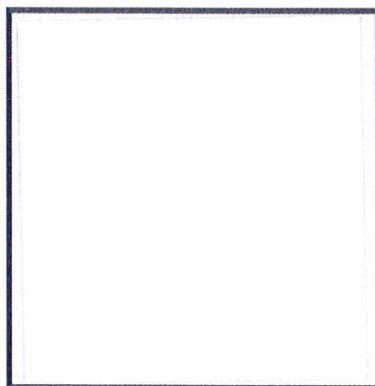
Base 1 - PPG1172-2 Winter Morn



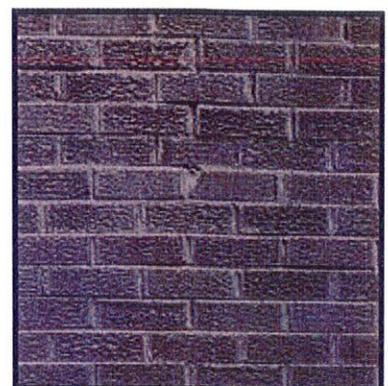
Base 2 - PPG1172-3 Jam Session



Accent - PG1172-4 Ash Grove



Trim - PPG1172-1 Snow Storm



Brick - El Dorado or Coronado (or equal) Gray

SCHEME 8

**WINTERS RANCH
Clyde Miles Construction Co., Inc.
Winters, California**





PROOF OF SERVICE BY MAIL

I am Karla Jenkins, Records Clerk of the City of Winters. I am over the age of 18 years. My business address is 318 First Street, Winters, CA 95694.

On February 11, 2015 I served the foregoing Notice of Action by depositing a true copy thereof in The United States Mail in Winters, CA, enclosed in a sealed envelope with postage thereon fully prepaid, addressed as follows: See attached mailing labels.

I certify under penalty of perjury under the laws of California that the foregoing is true and correct, and that this document is executed on February 11, 2015 at Winters, California.



Karla Jenkins, Records Clerk

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Winters will conduct a Public Hearing by the Planning Commission on Tuesday, February 24, 2015 at 6:30 p.m. at the City Council Chambers located on the first floor of City Hall at 318 First Street, Winters, California to consider an application from Project applicant Clyde Miles Construction Co. Inc. for Site Plan/Design Review for the 72 single family homes for the Hudson-Ogando Subdivision. Under review will be the 47 large-lot, and 25 narrow-lot designs. The Planning Commission will take final action on the project unless appealed to the City Council.

The purpose of the public hearing will be to provide citizens an opportunity to make their comments on the project 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 to jenna.moser@cityofwinters.org. In addition, the staff report will be available on the City's website on 02/19/15.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact City Clerk Nanci Mills at (530) 795-4910, ext. 101. Please make your request as early as possible and at least one-full business day before the start of the hearing.

The City does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

Availability of Documents: Copies of the Staff Report will be available on the City's website www.cityofwinters.org

For more information regarding this project, please contact Jenna Moser, Management Analyst – Planning, at (530) 794-6713.

Public Hearing

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Published Feb. 12, 2015