

CITY OF WINTERS SPECIAL PLANNING COMMISSION AGENDA

Tuesday, November 14, 2017 @ 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: [dave.dowswell@cityofwinters.org](mailto:dave.dowswell@cityofwinters.org)

Chairperson: Paul Myer  
Vice Chair: Lisa Baker  
Commissioners: Dave Adams, Patrick Riley,  
Gregory Contreras, Daniel Schrupp, Ramon  
Altamirano  
City Manager: John W. Donlevy, Jr.  
Management Analyst, Dago Fierros

**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**

A. Minutes of the October 10, 2017 meeting of the Planning Commission.

**V STAFF/COMMISSION REPORTS**

**VI DISCUSSION ITEMS:**

A. Public Hearing and Consideration of an application by GBH-Winters Highlands, LLC (Stone's Throw) to modify the Planned Development (PD) Overlay Permit 2007-04 Amendment to allow a reduction in the side and rear yard setbacks for the Plan 1, Plan 4, Plan 6 and Plan 7 models in Phase I of the approved subdivision. Phase I of the subdivision is located in the northwestern part of the City off the future extension of Main Street.

B. Public Hearing and Consideration of Zoning Code Amendment to amend Sections 17.104.020.B and E to allow Nonconforming Structures to expand so long as the expansion does not increase the discrepancy between existing conditions and the standards of the district.

C. Designation of Planning Commissioner to Zoning Code Update Subcommittee.

D. Public Hearing and Consideration of an application by Crowne Communities (Callahan Estates) to modify the Planned Development (PD) Overlay Permit 2005-01 Amendment to allow a reduction in the front, rear and side yard setbacks for the eight (8) of eleven (11) models in Phase 1 (56 lots) of the approved subdivision. The subdivision is located in the northwestern part of the City off the future extension of Main Street.

E. Public Hearing and Consideration of an application by Crowne Communities for Site Plan/Design Review (DR 2017-05) for the eleven (11) model homes for Phase 1 (56 lots) of the Callahan Estates Subdivision located at the northwest corner of the City off the future extension of Main Street.

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 JUNE 8, 2017



DAVID DOWSWELL, COMMUNITY DEVELOPMENT DEPARTMENT PLANNER

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

**MINUTES OF THE CITY OF WINTERS PLANNING COMMISSION MEETING HELD  
OCTOBER 10, 2017**

Commissioner Baker discussed the marijuana issues faced county-wide.

City Attorney Sigrid Asmundson stated that the proposed amendments to the code will be in compliance with state law.

City Manager Donlevy stated that the proposed amendment to the code is written to “protect the neighbor.”

- AYES:** Commissioners Adams and Altamirano,  
**NOES:** Commissioners Contreras, Riley, Schrupp, and Chairman Myer  
**ABSTAIN:** Vice Chair Baker  
**ABSENT:** None

Motions failed.

Commissioner Riley moved that the Planning Commission send the proposed code amendment recommendations to the City Council as it is written.

Commissioner Schrupp seconded.

- AYES:** Commissioners Contreras, Riley, Schrupp, and Chairman Myer  
**NOES:** Commissioners Adams and Altamirano  
**ABSTAIN:** Vice Chair Baker  
**ABSENT:** None

Motion passes.

- C. Request to appoint a Planning Commissioner as a liaison to the Winters Putah Creek Committee.

Commissioner Contreras moved to designate Pat Riley.

Commissioner Schrupp seconded.

- AYES:** Commissioners Adams, Altamirano, Baker, Contreras, Riley, Schrupp and Chairman Myer  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

Commissioner Altamirano stated that the City should encourage proactive awareness to the community to better prepare for catastrophic events.

City Manager Donlevy discussed the training, resources and procedures the City has in place in order to better prepare the community.

**MINUTES OF THE CITY OF WINTERS PLANNING COMMISSION MEETING HELD  
OCTOBER 10, 2017**

**ADJOURNMENT:** Chairperson Myer adjourned the meeting at 7:36pm.

**ATTEST:** \_\_\_\_\_

Dagoberto Fierros, Management Analyst

\_\_\_\_\_

Paul Myer, Chairperson



**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Chair and Planning Commissioners  
**DATE:** November 14, 2017  
**FROM:** Dave Dowswell, Contract Planner   
**SUBJECT:** Public Hearing and Consideration of Planned Development Overlay Permit Modification (PD 2007-04 Amendment) for Phase 1 (73 lots) of Winters Highlands (Stones Throw) Subdivision.

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**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- 1) Receive the staff report; and
- 2) Conduct the Public Hearing to solicit public comment; and
- 3) Approve the Planned Development Overlay Permit Modification Phase 1 lots.

**GENERAL PLAN & ZONING DESIGNATION:** The entire project site is 102.6 acres; it is General Planned Low Density Residential (LR), Medium Density Residential (MR), Medium/High Density Residential and High Density Residential (HR) is zoned Single-Family Residential (R-1), Single-Family Residential (R-2), Multi-Family Residential (R-3) and High Density Residential (R-4). The site is located in the northwestern portion of Winters, north of the Winters Ranch and Callahan Estates, off the future extension of Main Street.

**BACKGROUND:** In April 2006 the City Council entered into a Development Agreement (DA) involving the Winters Highlands Subdivision. A First Amendment to the DA was approved in November 2006 and a Second Amendment in January 2009. Included with these entitlements was approval to add Planned Development Overlay zoning to the existing zoning and allow for modifications to some of the R-3 Zoning residential development standards.

On June 26, 2007 the Planning Commission approved a number of additional modifications to the R-2 Zoning residential standards (Attachment A).

Early in 2014 staff met with representatives of Homes by Towne dba as GBH-Winters Highlands, LLC regarding their possible acquisition of the Winters Highlands Subdivision and to discuss further amendments to the 2006 DA.

On January 5, 2015 the Planning Commission recommended the City Council approve an Amended and Restated Development Agreement between the City of Winters and GBH-Winters Highlands, LLC. On January 20, 2015 the City Council approved the Amended and Restated Development Agreement. Included with the approval the Council also amended a number of the Conditions of Approval relating to design. In April 2015, GBH-Winters Highlands, LLC (applicant), purchased the property.

On July 6, 2017 the applicant submitted an application for design/site plan review approval for the model homes for Phase 1 of the Stone's Throw (Winters Highlands) Subdivision. On July 13, 2017 the Design Review Committee (DRC) met and reviewed the design of the model homes for Phase 1 and on July 25, 2017 the Planning Commission approved the designs.

This item was scheduled to be heard by the Commission on October 10. Prior to the hearing the applicant requested a continuance, which the Commission approved, to November 14, 2017.

**PROJECT DESCRIPTION:** The applicant submitted an application requesting to amend the existing Planned Development Modification Permit to allow additional modifications/reductions to the R-2 residential zoning standards for Phase 1 (Attachment B) of the Stone's Throw Subdivision. They are requesting the following reductions:

1. For up to 12 lots with a Plan 1 (front-loaded) a reduction in the front and rear yard setbacks from 20 to 15 feet (Attachment C).
2. For the Plan 3 (front-loaded) a reduction in the rear setback from 20 to 12 feet for an optional loggia or patio cover (Attachment D).
3. For up to 20 lots with a Plan 4 (alley-loaded) a reduction in the front yard setback from 20 to 15 feet and a reduction in the rear yard setback from 20 to 5 feet (Attachment E).
4. For the Plan 6 (duet) a reduction in the front and rear yard setbacks from 20 to 17 feet, a reduction in the side yard setback (where the Plan 6 is attached to the Plan 7) from 5 feet to 0 feet and an increase in the allowable lot coverage from 50 to 71 percent (Attachment F).
5. For Plan 7 (duet) a reduction in the front yard setback from 20 to 10 feet and a reduction in the rear yard setback (master bedroom) from 20 to 0 feet (Attachment F).

Included with the application is a House Fit List, which shows where the front-loaded and alley lots are located and how each of the house plans could potentially fit on a lot (Attachment G).

**ANALYSIS:** Under the Planned Development Overlay process (Chapter 17.48) in the Zoning Ordinance an applicant can request multiple modifications to the City's Development Standards (Chapter 17.56). The Zoning Ordinance states the purpose of the PD overlay zone is, "to promote the development of a cohesive and aesthetically pleasing urban structure for Winters."

In 2007 when the Planning Commission approved the Planned Development Overlay Modification for Winters Highlands/Stone's Throw Phase 1 they approved modifications for just the models and not for any other houses. The reduced setbacks the applicant is requesting are equal to or less than those approved for the models in 2007. The reductions in the various setbacks are primarily for the single-story floor plans (Plans 1 and 4). The reduced front setback for the Plan 3 is just for the porch. Per the conditions of approval, the one and two story house plans must be mixed. In no case will there be more than two houses of the same plan side by side with reduced setbacks. Having staggered front setbacks for the various models will add interest to the street view of the new homes.

Having a 5-foot rear yard setback for the alley-loaded model (Plans 4 and 5) garages eliminates the ability to park two cars in the driveway, which exists for homes where the garage is front-loaded. The effect of not having a 20-foot driveway for the alley-loaded models results in a net loss of two parking spaces. For the Plan 5 there is enough room to provide a 9 foot by 19 foot parking pad in the 10-foot side yard adjacent to the garage. For the Plan 4 if the 10-foot side yard is moved to the garage side, as suggested in Footnote E of Table 4 in Section 17.56.010 of the Zoning Ordinance, a parking pad could be added adjacent to the garage. Adding the parking pad to the side of the garage for the Plans 4 and 5, in combination with the space gained on the street because of there not being a front-loaded driveway opening, will off-set the loss of two driveway spaces. The parking pad should be designed so the fence is at the back of the pad allowing for easy use.

Most homeowners when they buy a house are unaware their home may be part of a planned development with a PD overlay zoning. Often times after they buy their home they want to install a patio and patio cover. If the Commission were to only approve the requested reductions in the setbacks and the increase in lot coverage for the Plan 6 the homeowners would be unable to add a patio cover without asking for a modification to the PD Permit. The modifications in Planned Development Permit (Attachment H) staff is recommending will allow homeowners to add a small patio cover (96 square feet) attached to the house. The PD Permit has been amended to allow for a future patio and a condition added to include these changes.

**PROJECT NOTIFICATION:** Public notice for this application was prepared by the Community Development Department as 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 9/21/17 and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at

least ten days prior to the 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 11/5/17.

**ENVIRONMENTAL ASSESSMENT:** An Environmental Impact Report was prepared for this project and certified by the City Council on April 4, 2006 (Resolution 2006-08). The proposed project (PD Overlay Zone Modification) is exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3).

**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 STONE'S THROW – PLANNED DEVELOPMENT OVERLAY MODIFICATION 2007-04 AMENDMENT**

#### CEQA Findings:

- 1) The proposed project (PD Overlay Zone Modification) is exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3).

#### Planned Development Findings:

- 1) The proposed development is consistent with the general plan and the purposes of this section.
- 2) The proposed development complies with the applicable provisions of the Single Family Residential R-2 Zoning and the deviations from those provisions have been justified as necessary to achieve an improved design of the subdivision.
- 3) The proposed development is desirable to the public comfort and convenience.
- 4) The requested modification to the approved plan will not impair the character of the neighborhood nor be detrimental to the public health, safety or welfare.
- 5) The proposed development will have adequate utilities, access roads, sanitation and other necessary facilities and services.
- 6) The proposed project provides effective use of landscaping, which provides effective softening of the development.
- 7) The proposed development will not create an adverse fiscal impact for the city in prong the necessary services.

**RECOMMENDATION:** Staff recommends approval of the Planned Development Modification by making an affirmative motion as follows:

**I MOVE THAT THE CITY OF WINTERS PLANNING COMMISSION APPROVE PLANNED DEVELOPMENT OVERLAY MODIFICATION 2007-04 AMENDMENT FOR THE STONE'S THROW SUBDIVISION BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:**

- Confirmation of exemption from the provisions of CEQA, Section 15061(b)(3).
- Approve the modification to Planned Development Permit 2007-04 Amendment, subject to the following conditions of approval:

**CONDITIONS OF APPROVAL:**

1. The Planned Development Modification (PD 2007-04 Amendment) only applies to the Plan 1, Plan 3, Plan 4, Plan 6 and Plan 7 models in Phase 1.
2. A maximum of twelve (12) Plan 1 and twenty (20) Plan 4 are allowed in Phase 1.
3. No more than two Plan 1 or Plan 4 can be located side-by-side.
4. All Plan 4 models shall include the addition of a 9 foot by 19 foot cement parking pad within the 10-foot side yard off the alley adjacent to the garage. Fence shall be placed at the back of the parking pad to allow easy access from the alley. Parking pad shall not be used for outdoor storage.
5. All Plan 5 models shall have the 10-foot side yard switched to the garage side and shall include the addition of a 9 foot by 19 foot cement parking pad within the 10-foot side yard off the alley adjacent to the garage. Fence shall be placed at the back of the parking pad to allow easy access from the alley. Parking pad shall not be used for outdoor storage.
6. Plan 6 lot coverage will be increased to a maximum of 74 percent to allow for the addition of a 96 square foot patio cover which encroaches a maximum of 8 feet into the reduced 17 foot rear yard setback.

**ATTACHMENTS:**

- A. Planned Development Overlay Modifications – June 26, 2007
- B. Winters Highlands Proposed Phasing Plan
- C. Plan 1 typical site plan
- D. Plan 3 typical site plan
- E. Plan 4 typical site plan
- F. Plans 6 and 7 typical site plan
- G. House Fit List
- H. Planned Development Overlay Modifications as amended – November 14, 2017

## Exhibit "A"

### PLANNED DEVELOPMENT (PD) PERMIT No. 2007-04 Amendment Stone's Throw (Winters Highlands) Subdivision Phase 1 November 14, 2017

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.

#### **Alley-Loaded Homes**

##### SETBACKS:

Front: front yard setback of fifteen (15) feet instead of twenty (20) feet, rear yard setback of five (5) feet instead of twenty (20) feet, as detailed on the site plan.

Rear: rear yard setback of five (5) feet instead of twenty (20) feet, as detailed on the site plan.

#### **Street-Loaded Homes**

##### SETBACKS:

Front: front yard setback of fifteen (15) feet instead of twenty (20) feet, as detailed on the site plan.

Rear: rear yard setback of five (5) feet instead of twenty (20) feet, as detailed on the site plan.

#### **Duet/Duplex Homes**

Front: front yard setback of fifteen (15) feet instead of twenty (20) feet, as detailed on the site plan.

Rear: rear yard setback of seventeen (17) feet instead of twenty (20) feet for main structure, as detailed on the site plan for Plan 6. Rear yard setback of nine (9) feet instead of seventeen (17) feet for patio cover. Rear yard setback of zero (0) instead of twenty (20) feet for main structure, as detailed on the site plan for Plan 7. Rear setback of three (3) instead of zero (0) feet for patio cover.

Side: side yard setback of zero (0) feet instead of five (5) and five (5) feet instead of ten (10) feet, as detailed on the site plan.

Secondary: secondary frontage setback ten (10) feet instead of fifteen (15) feet, as detailed on the site plan.

Lot Coverage: allowable lot coverage of fifty-six (56) percent instead of fifty (50) percent for main structure and sixty-six (66) percent instead of fifty-six (56) for a patio cover.

**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.

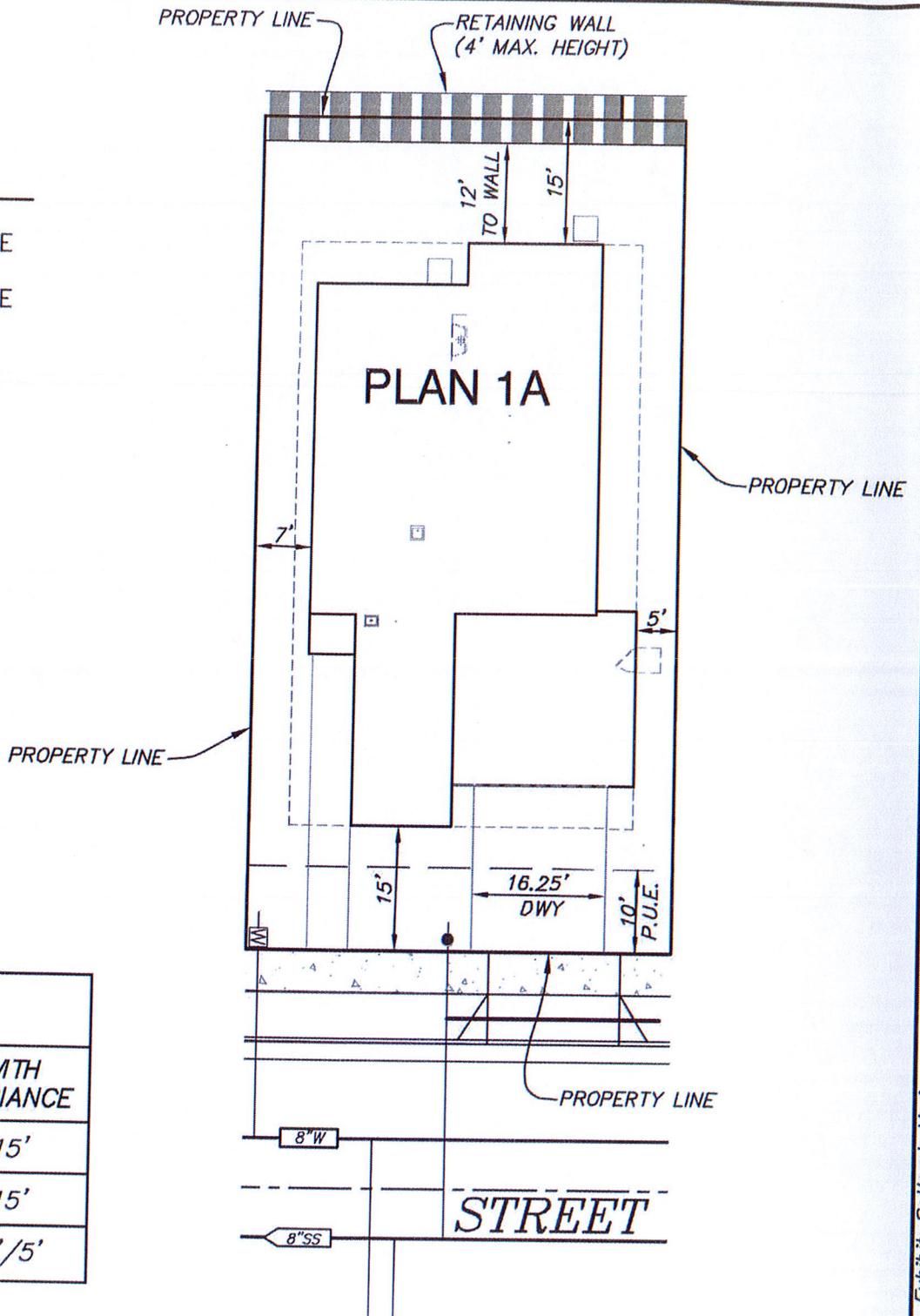
**Alley-Loaded Models**

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

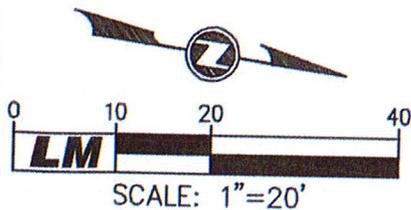


**LEGEND:**

- SEWER SERVICE
- ☒ WATER SERVICE



SETBACKS		
YARD	STANDARD	WITH VARIANCE
FRONT	20'	15'
REAR	20'	15'
SIDE	5'/10'	5'/5'



**SETBACK VARIANCE EXHIBIT**  
 FOR  
**STONE'S THROW**  
**PLAN 1**

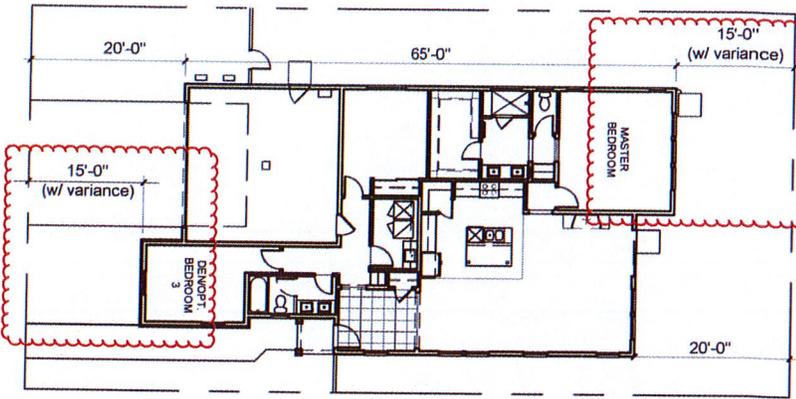
**LM LAUGENOUR AND MEIKLE**  
 CIVIL ENGINEERING · LAND SURVEYING  
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (916) 862-1111  
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · WEB: www.lmcs.com

**ATTACHMENT C**

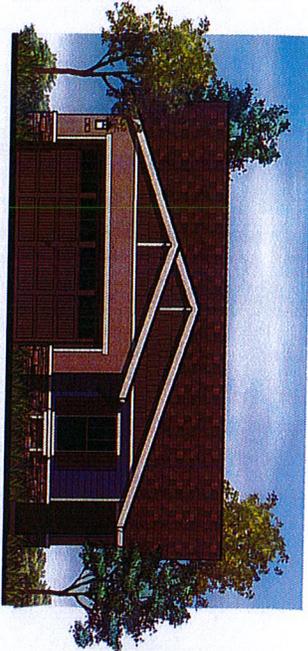
CITY OF WINTERS, YOLO COUNTY,  
 CALIFORNIA  
 ET 1 OF 1 JULY 31, 2017

X:\Land Projects\2159-5\dwg\2159-5\_Exhibit\_Setback Variance

Fits Lots: 50'w - 54'w  
50'x100'  
PLAN 1  
1733 SF



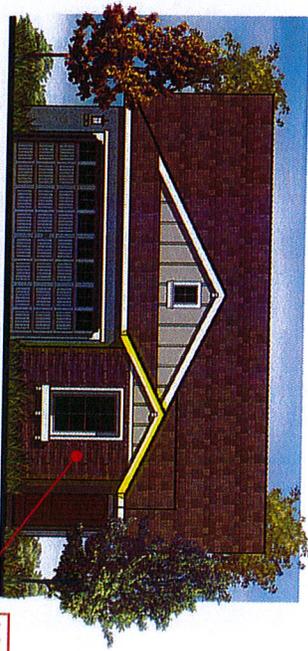
LOT COVERAGE					
PLAN TYPE	LOT SIZE (SQ FT)	MAX. COVERAGE (%)	TOTAL % ALLOWED	NET SQ. FT. PROVIDED	TOTAL % PROVIDED
1	5000	0.50	2500	2176	0.44



ELEVATION '1A' - CRAFTSMAN



ELEVATION '1B' - CALIFORNIA COTTAGE



ELEVATION '1D' - COUNTRY RANCH



Architecture + Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com

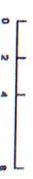


Homes By Towne  
11000 White Rock Rd. Ste. 150  
Fremont, CA 94570

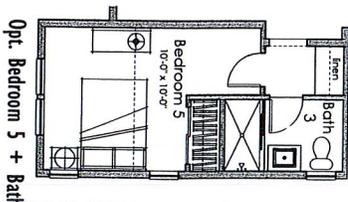
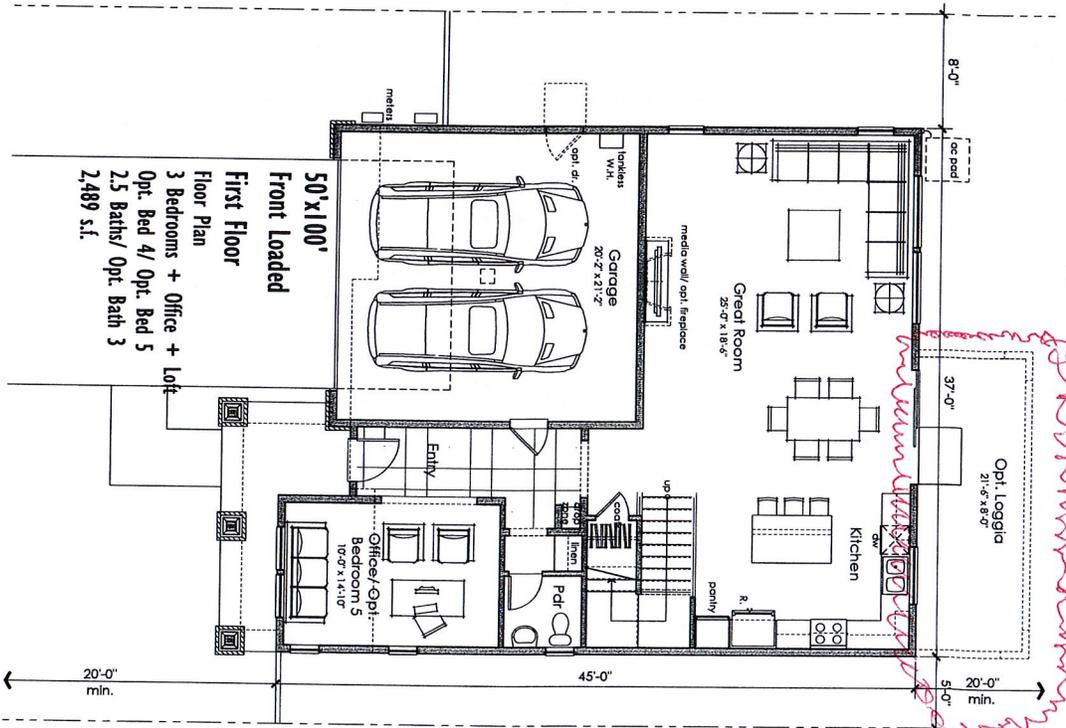
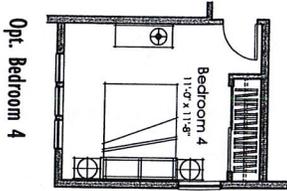
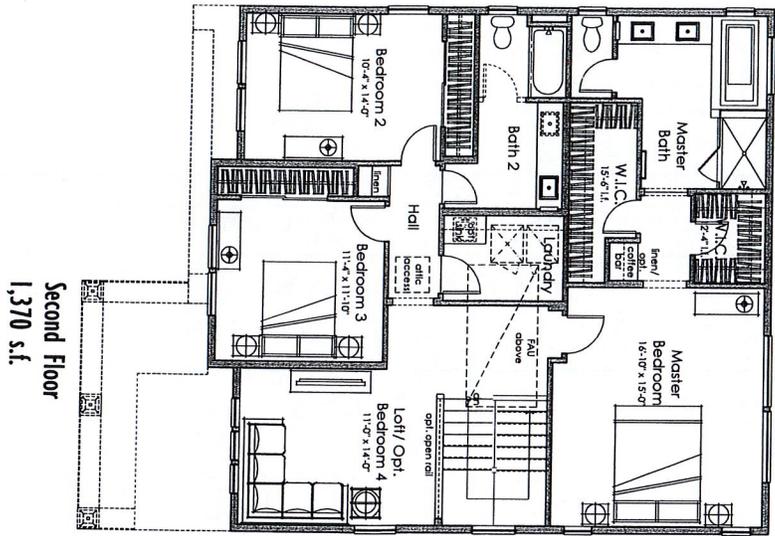
STONES THROW  
WINTERS, CA

#2016-0262

SCHEMATIC DESIGN



PLAN 1



**ATTACHMENT D**



Architecture + Planning  
11100 Wilshire Blvd, Ste. 150  
Los Angeles, CA 90024  
ktgy.com



Homes By Towne  
11100 Wilshire Blvd, Ste. 150  
Rancho Calabasas, CA 91302

**STONE'S THROW**  
WINTERS, CA  
20916-0282

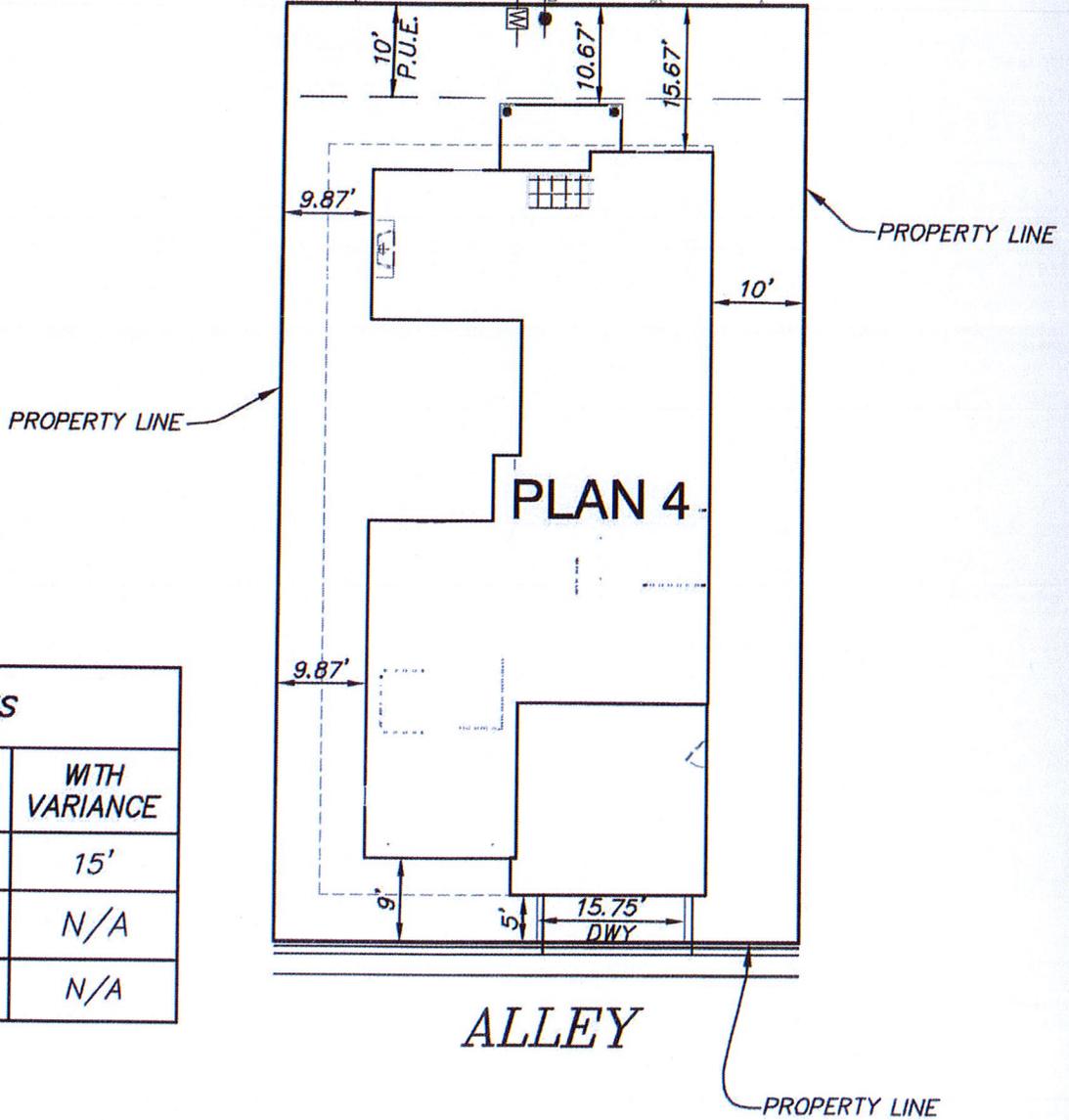
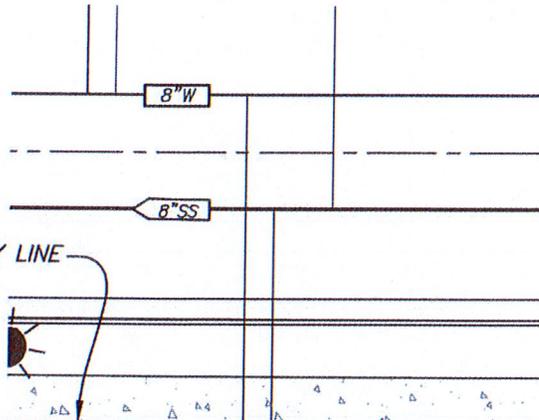
**SCHEMATIC DESIGN**  
07.19.2011

**PLAN 3 FIRST FLOOR PLAN**

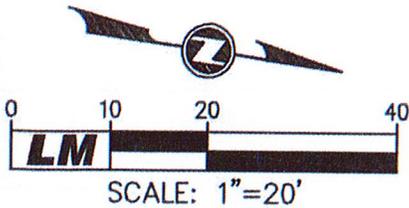
**A3-01**

**LEGEND:**

- SEWER SERVICE
- ☒ WATER SERVICE



SETBACKS		
YARD	STANDARD	WITH VARIANCE
FRONT	20'	15'
ALLEY	5'	N/A
SIDE	5'/10'	N/A



**SETBACK VARIANCE EXHIBIT**  
 FOR  
**STONE'S THROW**  
**PLAN 4**

**LM LAUGENOUR AND MEIKLE**  
 CIVIL ENGINEERING · LAND SURVEYING · I  
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530)  
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · WEB: www

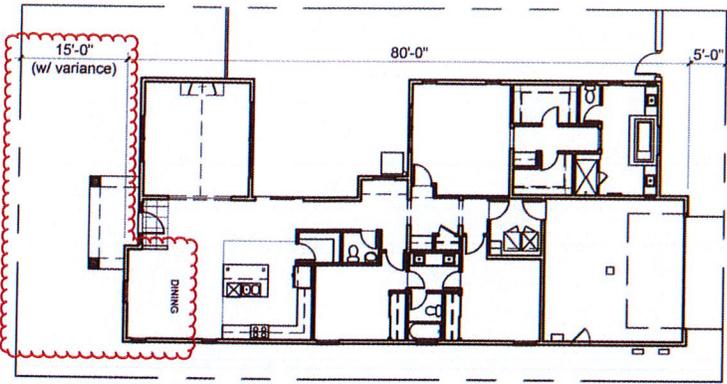
**ATTACHMENT E**

CITY OF WINTERS, YOLO COUNTY,  
 CALIFORNIA  
 1 OF 1 JULY 31, 2017

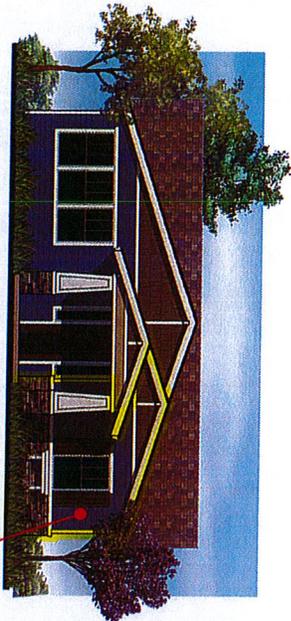
X:\Land Projects\2159-5\dwg\2159-5\_Exhibit\_Setback\_Variance

Fits Lots: 52'w - 62'w  
52x100'

PLAN 4  
2085 SF

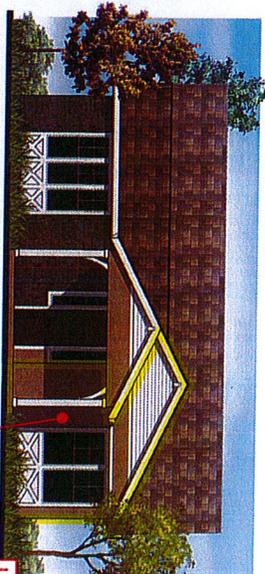


LOT COVERAGE					
PLAN TYPE	LOT SIZE (SF)	MAX. COVERAGE (%)	TOTAL % ALLOWED	TOTAL # 1ST FLOOR PRINT (SF)	TOTAL # PROVIDED
4	5200	0.50	2600	2591	0.50



ELEVATION '4A' - CRAFTSMAN

LOCATION OF POP-OUT



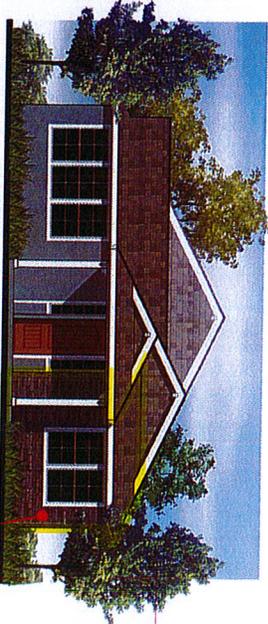
ELEVATION '4B' - CALIFORNIA COTTAGE

LOCATION OF POP-OUT



ELEVATION '4C' - TRADITIONAL

LOCATION OF POP-OUT



ELEVATION '4D' - COUNTRY RANCH

LOCATION OF POP-OUT



Architecture + Planning  
800 Second St., Suite 200  
Winters, CA 95697  
510.272.2910  
ktgy.com

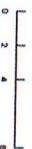


Homes By Towne  
11090 White Rock Rd. Ste. 150  
Rancho Cordova, Ca. 95670

STONES THROW  
WINTERS, CA

#2016-0282

SCHEMATIC DESIGN



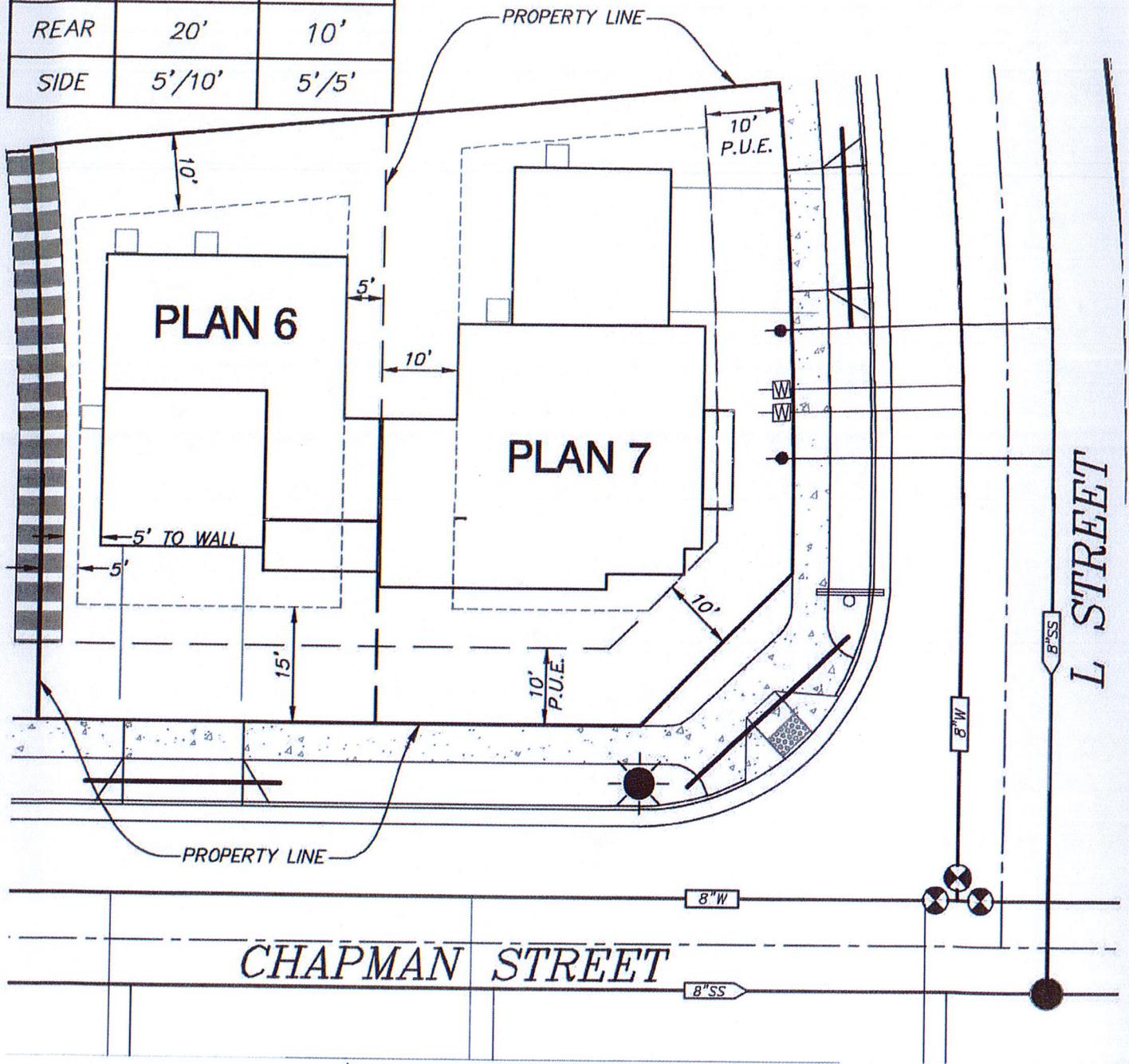
PLAN 4

**SETBACKS**

YARD	STANDARD	WITH VARIANCE
FRONT	20'/15'	15'/10'
REAR	20'	10'
SIDE	5'/10'	5'/5'

**LEGEND:**

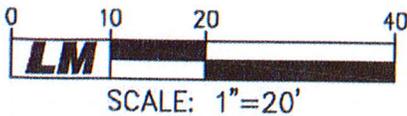
- SEWER SERVICE
- ⊞ WATER SERVICE



**CHAPMAN STREET**

**L STREET**

**SETBACK VARIANCE EXHIBIT**  
FOR  
**STONE'S THROW**  
**PLAN 6/7**



**LM LAUGENOUR AND MEIKLE**  
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P.O. BOX 826, WOODLAND, CALIFORNIA 95771

**ATTACHMENT F**

CITY OF WINTERS, YOLO COUNTY,  
CALIFORNIA  
SHEET 1 OF 1      AUGUST 1, 2017

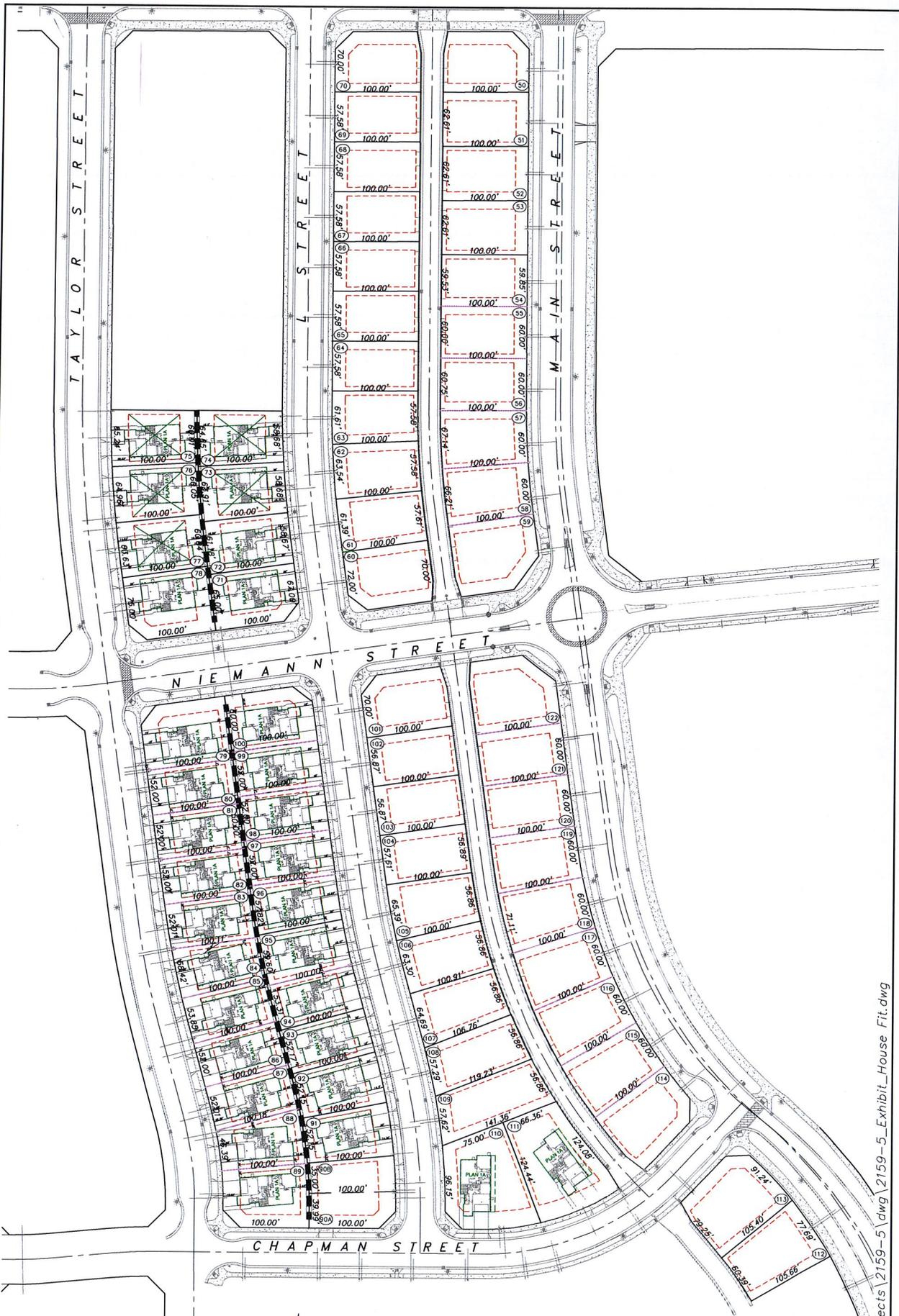
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**HOUSE FIT LIST  
 STONE'S THROW - PHASE 1**

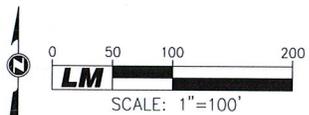
LOT NO.	FLOOR PLAN				
	P1	P2	P3	P4	P5
50	-	-	-	No	Yes
51	-	-	-	Yes	Yes
52	-	-	-	Yes	Yes
53	-	-	-	Yes	Yes
54	-	-	-	Yes	Yes
55	-	-	-	Yes	Yes
56	-	-	-	Yes	Yes
57	-	-	-	Yes	Yes
58	-	-	-	Yes	Yes
59	-	-	-	No	Yes
60	-	-	-	No	Yes
61	-	-	-	Yes	Yes
62	-	-	-	Yes	Yes
63	-	-	-	Yes	Yes
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66	-	-	-	Yes	Yes
67	-	-	-	Yes	Yes
68	-	-	-	Yes	Yes
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70	-	-	-	No	Yes
71	Yes	Yes	Yes	-	-
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83	Yes	Yes	Yes	-	-
84	Yes	Yes	Yes	-	-
85	Yes	Yes	Yes	-	-
86	Yes	Yes	Yes	-	-
87	Yes	Yes	Yes	-	-
88	Yes	Yes	Yes	-	-
89	Yes	Yes	Yes	-	-
91	Yes	Yes	Yes	-	-
92	Yes	Yes	Yes	-	-
93	Yes	Yes	Yes	-	-
94	Yes	Yes	Yes	-	-

**HOUSE FIT LIST  
 STONE'S THROW - PHASE 1**

LOT NO.	FLOOR PLAN				
	P1	P2	P3	P4	P5
95	Yes	Yes	Yes	-	-
96	Yes	Yes	Yes	-	-
97	Yes	Yes	Yes	-	-
98	Yes	Yes	Yes	-	-
99	Yes	Yes	Yes	-	-
100	Yes	Yes	Yes	-	-
101	-	-	-	No	Yes
102	-	-	-	Yes	Yes
103	-	-	-	Yes	Yes
104	-	-	-	Yes	Yes
105	-	-	-	Yes	Yes
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109	-	-	-	Yes	Yes
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111	Yes	Yes	Yes	-	-
112	-	-	-	Yes	Yes
113	-	-	-	Yes	Yes
114	-	-	-	Yes	Yes
115	-	-	-	Yes	Yes
116	-	-	-	Yes	Yes
117	-	-	-	Yes	Yes
118	-	-	-	Yes	Yes
119	-	-	-	Yes	Yes
120	-	-	-	Yes	Yes
121	-	-	-	Yes	Yes
122	-	-	-	No	Yes
YARD SETBACKS					
Street-Loaded Models			Alley-Loaded Models		
Front Yard	Primary Structure	20	Front Yard	Primary Structure	15
Front Yard	Secondary Structure	15	Front Yard	Secondary Structure	10
Side Yard	Primary Structure	5	Side Yard	Primary Structure	5
Side Yard	Garage or 2nd Story	5	Side Yard	Garage or 2nd Story	10
Rear Yard	Primary Structure	10	Rear Yard (Alley)	Garage	5



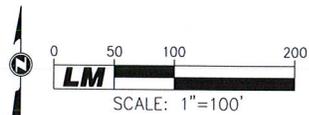
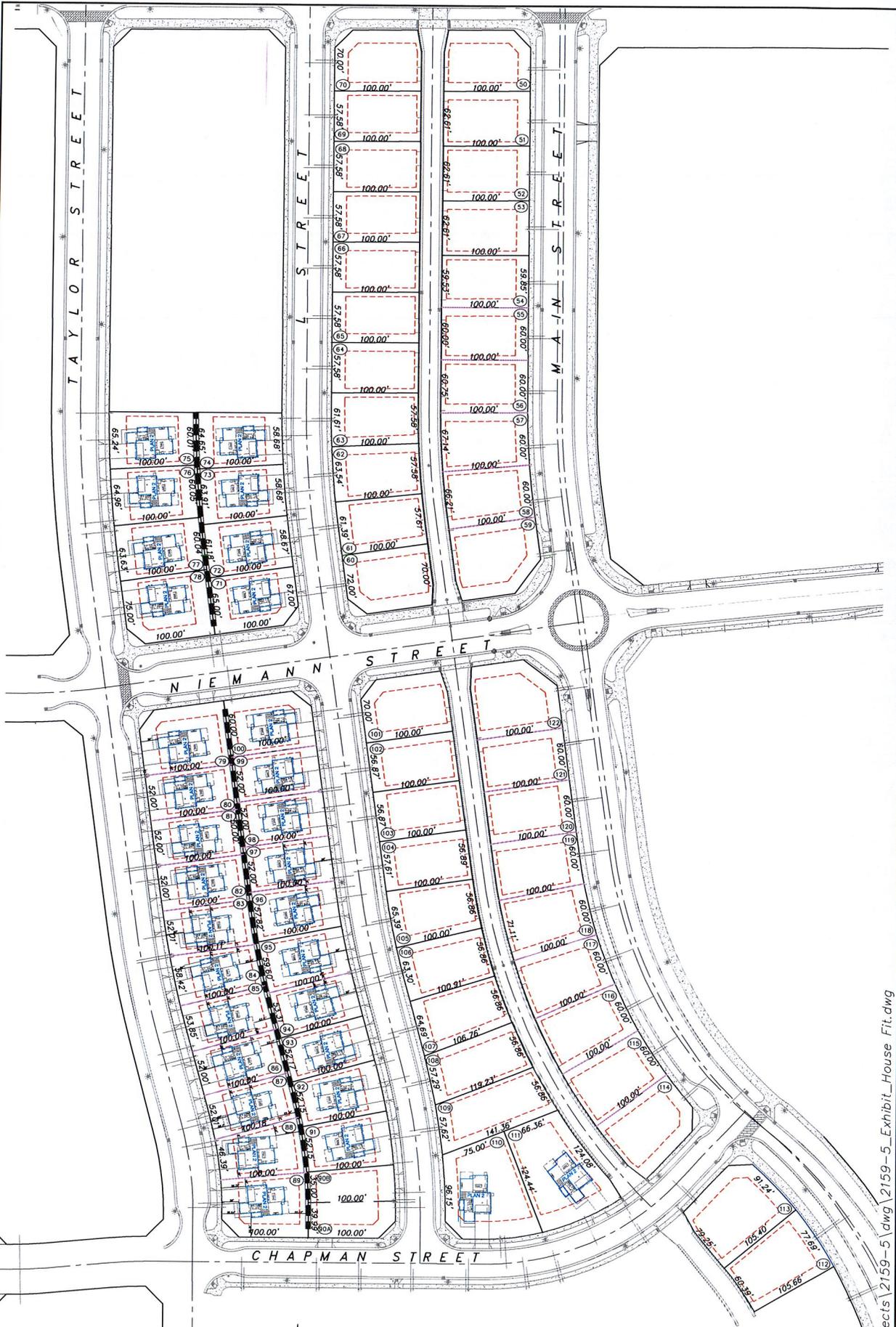
**LM LAUGENOUR AND MEIKLE**  
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 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755  
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

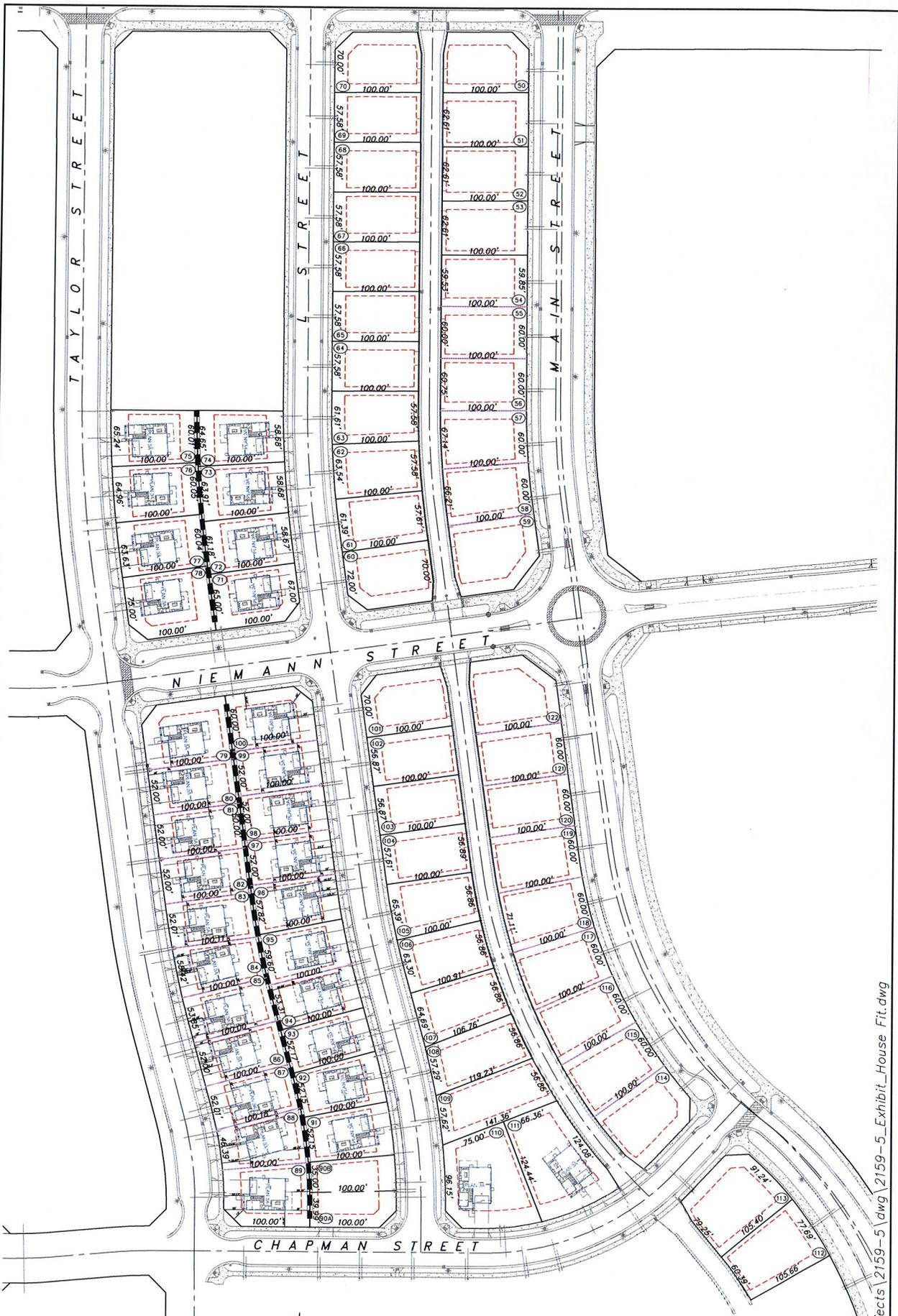


**PLAN 1  
 WINTERS HIGHLANDS  
 PHASE 1**

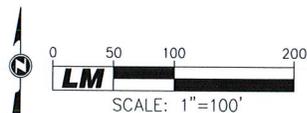
SHEET 1 OF 1      JUNE 5, 2017

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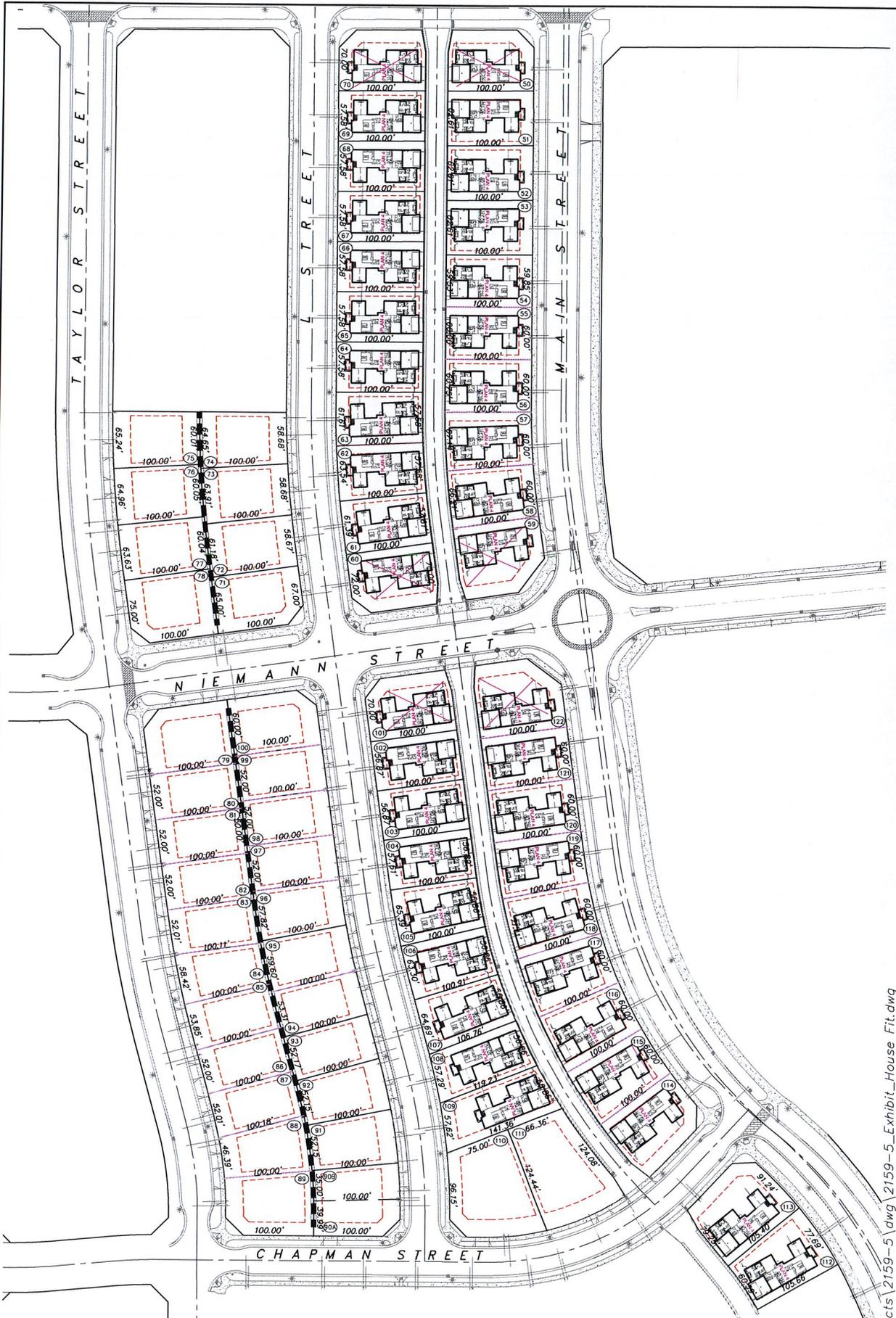


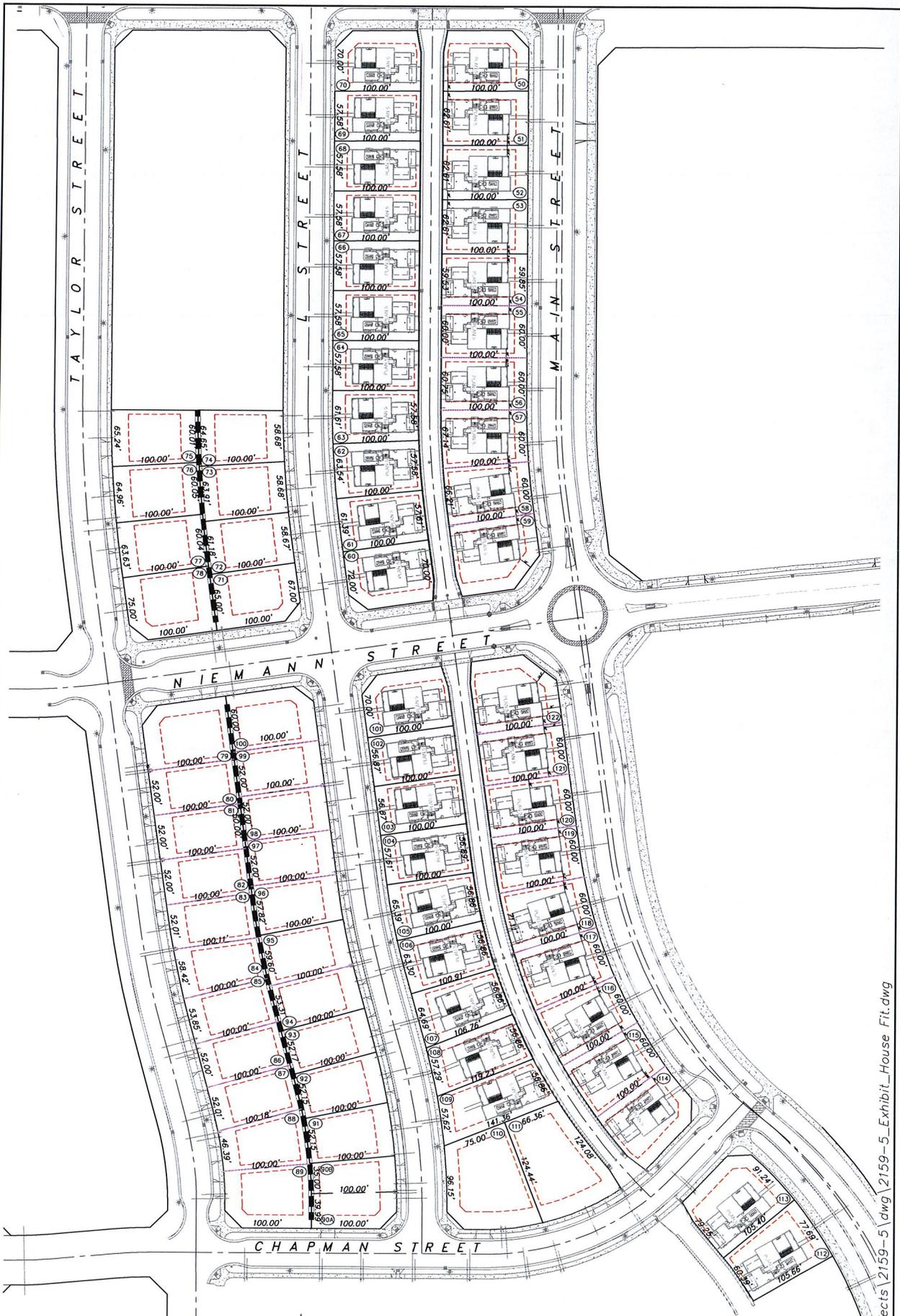
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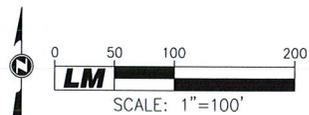
**PLAN 3  
 WINTERS HIGHLANDS  
 PHASE 1**

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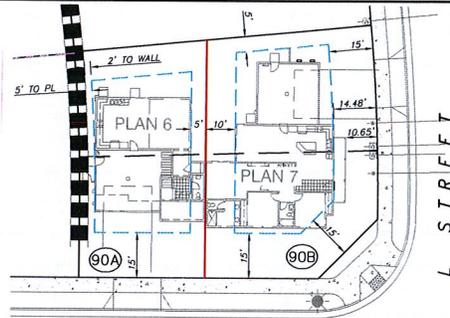


PLAN 5  
 WINTERS HIGHLANDS  
 PHASE 1

SHEET 1 OF 1      MAY 4, 2017

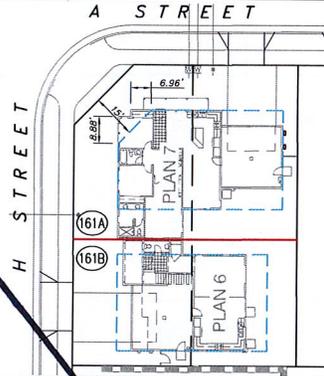
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PHASE 1



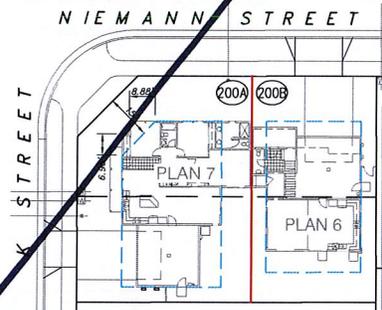
CHAPMAN STREET

PHASE 2



B STREET

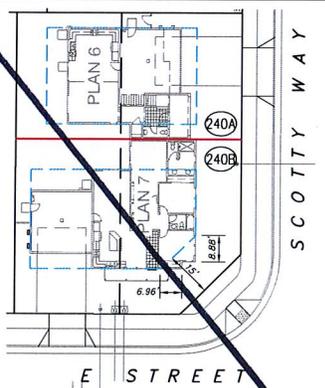
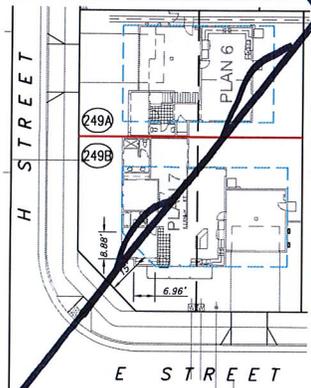
PHASE 3



NIEMANN STREET

NIEMANN STREET

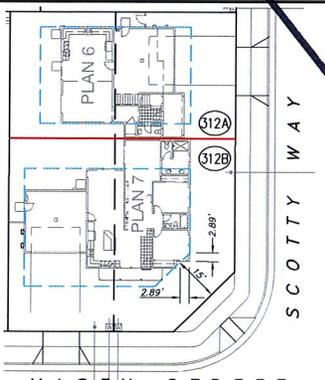
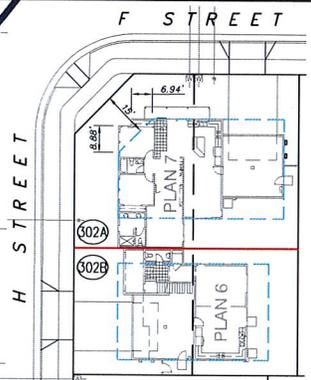
PHASE 4



E STREET

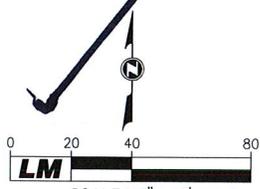
E STREET

PHASE 5



F STREET

VASEY STREET



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PLAN 6/7  
 WINTERS HIGHLANDS

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## Exhibit "A"

### PLANNED DEVELOPMENT (PD) PERMIT No. 2007-04 Amendment

Stone's Throw (Winters Highlands) Subdivision Phase 1

November 14, 2017

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.

#### **Street/Front-Loaded Homes**

##### SETBACKS:

Front: For the Plan 1 a front yard setback of fifteen (15) feet instead of twenty (20) feet, as detailed on the site plans.

Rear: For the Plan 1 a rear yard setback of fifteen (15) feet instead of twenty (20) feet, as detailed on the site plan. A rear yard setback of twelve (12) feet for a patio cover.

Rear: For the Plan 3 a rear yard setback of twelve (12) feet for an optional loggia or patio, as detailed on the site plan.

Side yard: For the Plan 1 a side yard setback of five (5) feet instead of ten (10) feet, as detailed on the site plan.

#### **Alley-Loaded Homes**

##### SETBACKS:

Front: For the Plan 4 a front yard setback of ten (10) feet eight (8) inches to the porch instead of twenty (20) feet, as detailed on the site plan.

#### **Duet/Duplex Homes**

Front: For the Plan 6 a front yard setback of seventeen (17) feet instead of twenty (20) feet, as detailed on the site plan.

Front: For the Plan 7 a front yard setback ten (10) feet instead of twenty (20) feet, as detailed on the site plan.

Rear: For the Plan 6 a rear yard setback of seventeen (17) feet instead of twenty (20) feet for main structure, as detailed on the site plan. Rear yard setback of nine (9) feet for patio cover.

Rear: For the Plan 7 a rear yard setback of zero (0) feet instead of twenty (20) feet for main structure, as detailed on the site plan. Rear setback of three (3) feet for patio cover.

Side: For the Plan 6 a side yard setback of zero (0) and five (5) feet instead of five (5) feet and ten (10) feet, as detailed on the site plan.

Lot Coverage: For the Plan 6 increase the allowable lot coverage from fifty (50) to seventy-one (71) percent for the main structure and to seventy-four (74) percent for a patio cover.



**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Chair and Planning Commissioners  
**DATE:** November 14, 2017  
**FROM:** David Dowswell, Contract Planner   
**SUBJECT:** Study Session – Follow-up discussion involving General Plan Policy, Section 17.56.020 of the Zoning Ordinance regarding creek setbacks and Chapter 17.04 regarding nonconforming uses, structures and lots.

---

**RECOMMENDATION:** The Planning Commission discuss the current policies and zoning regulations regarding creek setbacks, ask questions, take comments from the public and give staff direction.

**BACKGROUND:** On April 25, 2017 at a study session staff discussed with the Commission the City's policies and zoning regulations regarding creek setbacks along Putah and Dry Creeks. At the hearing the property owners of 508 Abbey spoke in support of amending the policies/zoning regulations to allow them to build an addition within seven (7) feet of the top of the bank along Dry Creek. At the April 25, 2017 study session staff indicated we would review other cities creek setback and nonconforming structure regulations and return with to the Commission with updated information.

On July 25, 2017 a second session was held to discuss the City's creek setback requirements. At the hearing staff was asked to research how other cities, including the ones mentioned in this report, treat the addition of an accessory structure (shed, pool, gazebo, etc.) within a creek setback. At the hearing the Commission also directed staff to prepare draft language to amend Section 17.56.070 which would allow a nonconforming structure to be expanded so long as the expansion does not increase the discrepancy between existing conditions and the standards of the district.

**ANALYSIS:** There are a number of policies in the General Plan that discuss the protection and enhancement of wetlands, riparian and aquatic ecosystems of Putah and Dry Creeks. Policy VI.D.1 requires all new development along Dry Creek be

setback 50 feet from the top of the creek bank. This policy was derived from a discussion in the General Plan Background Report. The Background Report discusses creating 50-100 setbacks to help protect both Putah and Dry creeks from the future effects of urban development which could increase flood flows and velocities within both channels leading to greater erosion and scouring of the creek banks. The report references the adverse effects (loss of vegetation and scouring) the existing subdivisions have had on the opposite bank from the homes along Dry Creek.

Section 17.56.020D of the Zoning Ordinance states, "No new structural development shall be allowed within fifty (50) feet of the top of bank along Putah Creek west of Railroad Avenue and along Dry Creek or within one hundred (100) feet of the top of bank of Putah Creek east of Railroad Avenue. This regulation was created in response to policy VI.D.1 in the General Plan.

Section 17.104.020 of the Zoning Ordinance states, "Nonconforming Structures – Improvement. Any expansion of a nonconforming structure must be in conformance with current zoning and building codes."

Staff obtained creek setback regulations from the cities of Lafayette, San Rafael, Fairfax, San Anselmo, Albany, and Novato. Staff obtained nonconforming structure regulations from the same six cities and the City of Davis.

**Creek Setbacks:** The creek setback regulations for each of the six cities vary as follows:

- Lafayette – 0 to 6 feet channel depth, 12 foot setback
- 6 to 12 feet channel depth, 15 foot setback
- 12 to 18 feet channel depth, 18 foot setback
- 18 to 21 feet channel depth, 21 foot setback

The city engineer may approve exceptions to the setback requirements subject to certain conditions.

San Rafael – 25 to 100 foot setback from top of bank. On lots of two (2) or more acres 25 to 100 foot setback. The City requires planning commission approval for any exception to their creek setback regulations.

Fairfax – 20 foot setback or two (2) times the average depth of the bank, whichever is greater. The City requires a permit from building department for any work done within a creek setback.

San Anselmo – 15 foot setback from top of bank. The public works director may approve an exception to the setback requirement subject to first obtaining a permit.

Albany – 20 foot setback from top of bank.

Novato – 50 foot minimum setback from top of bank. The City requires a use permit and approval of their zoning administrator for any modification to the “Stream Protection Zone” which is established for all creeks and streams.

**Nonconforming Structures:** Regulations for nonconforming structures for each of the seven cities are as follows:

Lafayette - Staff was unable to find language in the City of Lafayette’s municipal code regarding nonconforming structures.

San Rafael - “Alterations and additions may be made to a nonconforming structure provided that there shall be no increase in the discrepancy between existing conditions and standards for the district.”

Fairfax - “No non-conforming structure shall be moved, altered, enlarged, or reconstructed so as to increase the discrepancy between existing conditions and the standards of coverage, front yard, side yards, rear yards or height of structures prescribed in the regulations for the district in which the structure is located without a variance issued under Chapter 17.16.”

San Anselmo – “Any nonconforming building or improvement may be permitted to be enlarged, extended, or reconstructed with different dimensions in cases where an application for a variance is first approved as provided in Article 14 of this chapter of the San Anselmo Municipal Code.”

Albany - “Nonconforming Structures: Additions and Enlargements. A nonconforming structure, or a structure located on a nonconforming lot, if such structure is used for residential purposes may be enlarged or extended, and the number of dwelling units may be increased to the maximum density allowed in the district, provided that no greater degree of nonconformity results with respect to the requirements of the district within which it is located and of this section, and that there is compliance with all applicable City building and housing codes. The preexisting portion of the facility need not be brought into conformance with this Chapter, except as herein provided.”

Novato – “A nonconforming structure may undergo additions or alterations, normal maintenance and repairs, including painting, interior and exterior wall surface repair, window and roof repair, and fixture replacement, provided the additions and alterations, and/or repairs comply with all applicable provisions of this Zoning Ordinance.”

Davis – “Except as provided in subsection (b)(1) and (2) of this section, enlargements or alterations may be made to nonconforming structure only if the enlargements or alterations are consistent with the zoning standards for the district.

- (1) Nonconforming single-family and duplex structures may be expanded with the first story setbacks less than those required by the zoning standards for the district only if the following apply:
  - A. The structure was legally built prior to the effective date the zoning ordinance amendment rendered the structure nonconforming;
  - B. The structure has side yards consistent with the zoning standards at the time of construction;
  - C. The expansion does not reduce the first-story side yard setbacks below those currently existing for the structure, even if those setbacks are less than would otherwise be allowed in the zoning district; and
  - D. Any second-story expansion is consistent with the setback requirements of this chapter.”

The homeowners' of 508 Abbey Street and all of the homes shown on Assessor's page 3-40, which back up to Dry Creek, are nonconforming because they violate Section 17.56.070 of the Zoning Ordinance, which requires homes be setback at least 50 feet from the top of bank. According to Section 17.104.020 of the Zoning Ordinance, "Any expansion of a nonconforming structure must be in conformance with current zoning and building codes." Most of the homes along Dry Creek have only a small portion located outside the required 50 foot setback. Based on the language in Section 17.104.020 of the Zoning Ordinance none of these homes could legally be added onto, either vertically or horizontally, nor could the homeowners build any structures in their backyards without a variance. Making variance findings is very difficult.

In five of the seven cities mentioned above the property owner can add a first or second story addition to a nonconforming structure/home that does not comply with the zoning setbacks, including the setback from a creek, so long as the addition does not increase the discrepancy between the existing conditions and the required setback. In some cities a nonconforming structure located along a creek may encroach into the setback, subject to the owner of the nonconforming structure first obtaining a permit from the public works/city engineer/planning commission/zoning administrator.

**Accessory Structures:** Regulations for accessory structures for each of the seven cities are as follows:

Lafayette – “No permanent structure other than fences and drainage and erosion protection improvements may be constructed within the setback (creek channel) area. Landscaping (including trees and shrubs) is permitted within the setback area.”

San Rafael – City creek setback requirements do not distinguish between a “structure” like a house and an “accessory structure”, like a gazebo. Not clear who decides whether a structure can or cannot be built within a creek setback.

San Anselmo – A permit is needed from the Director of Public Works before anyone

can, “construct or repair any pier, retaining wall, slope protection structure, dam, bulkhead, building, bridge or other structure within 15 feet of the bank of any watercourse”

Albany – City creek setback requirements do not distinguish between a “structure” and an “accessory structure”. The planning commission can reduce a creek setback through a use permit process.

Novato – A use permit from the zoning administrator is needed to construct any building which requires a building permit, including accessory structures, within a creek setback.

### **Draft Language Amending the Zoning Ordinance**

Amend Section 17.56.020D of the Zoning Ordinance to state, “No new structural development shall be allowed within fifty (50) feet of the top of bank along Putah Creek west of Railroad Avenue and along Dry Creek or within one hundred (100) feet of the top of bank of Putah Creek east of Railroad Avenue” without first obtaining a use permit as provided in this title. This regulation was created in response to policy VI.D.1 in the General Plan.

Section 17.104.020 of the Zoning Ordinance to state, “Nonconforming Structures – Improvement. Any expansion of a nonconforming structure must be in conformance with current zoning and building codes, except alterations and additions may be made to a nonconforming structure provided there shall be no increase in the discrepancy between existing conditions and standards for the district.”

**RECOMMENDATION:** The Planning Commission should discuss the current policies and zoning regulation regarding nonconforming structures and give staff direction as to next steps.

### **ATTACHMENTS:**

None





**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Chair and Planning Commissioners  
**DATE:** November 14, 2017  
**FROM:** John Donlevy, Jr., City Manager  
Dave Dowswell, Contract Planner   
**SUBJECT:** Designation of Planning Commissioners to Zoning Code Update Subcommittee

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**RECOMMENDATION:**

That the Planning Commission select two (2) members to work with Staff on a Zoning Code Update Subcommittee.

**BACKGROUND:**

In FY 2017-18, a key project within the City's Planning Division is the update of the City's Zoning Code. The last major update of the classifications and uses in the Zoning Code Matrix and Definitions was a part of the 1992 General Plan Process.

On November 7, 2017 two members of the City Council, Mayor Cowan and Vice-Mayor Biasi, were appointed to the subcommittee.

**DISCUSSION:**

Staff is forming a working subcommittee which will include members of both the City Council and the Planning Commission to assist in a modernization of the language and definitions within the Zoning Code. The process will require an in-depth discussion of the various classifications and use definitions which will best be accomplished through a working subcommittee.

Staff is asking for the Planning Commission to appoint two members to serve on the subcommittee.





**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Chair and Planning Commissioners  
**DATE:** November 14, 2017  
**FROM:** Dave Dowswell, Contract Planner   
**SUBJECT:** Public Hearing and Consideration of Design/Site Plan Review 2017- 05 for Phase 1 (56 lots) of Callahan Estates Subdivision. Under review will be the 29 alley-loaded lots and 27 standard lots.

---

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- 1) Find the proposed project (design review of model homes) is exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3).
- 2) Receive the staff report; and
- 3) Conduct the Public Hearing to solicit public comment; and
- 4) Approve Design/Site Plan Review for the Callahan Estates Phase 1 Models.

**BACKGROUND:** In early 2017 staff met with representatives of Crowne Communities who at the time were looking to purchase the subdivision and to discuss possible reductions in the R-2 Zoning Standards and the design of proposed homes. On June 17<sup>th</sup> they purchased the subdivision.

On October 3, 2017 the Design Review Committee (DRC) reviewed the preliminary design for the Phase 1 model homes for the Callahan Estates Subdivision. Staff discussed with the DRC the proposed designs. The following comments were made by DRC members:

- Need more articulation on the side elevations, especially the second floors, to help break up the flatness
- Garage doors should have varying designs to match the house architectural style and should include windows across the top.

- Need to provide side elevation and colored elevations. Need to provide color and materials boards.
- Like Universal Design features.
- Need to provide preliminary house/lot plots, especially needed for any reduction in setback requests.
- Make sure roof pitches are not all the same. Suggest increasing pitch to 5 and 12 and 6 and 12.
- Extend or enlarge porches.
- Main street elevations are critical.
- Windows should be single- or double-hung, no sliders. No need for grids.
- Consider providing a multi-generational design.
- Consider fiberglass versus vinyl windows. More durable and allow for varying colors.
- Add window (clerestory) to garage side wall on Plan T1-A.
- Consider 40-year architectural/dimensional composition roofing for some roofs.
- If possible have single story homes on corner lots.
- Provide a house plotting plan showing what model was going on each lot.

On November 3, 2017 the applicant submitted an application for design/site plan review approval for the 8 model homes with three elevations each for Phase 1 of Callahan Estates Subdivision. The elevations were revised in response to many of the comments from the DRC meeting (Attachment A).

**PROJECT DESCRIPTION:** The applicant submitted an application for Design/Site Plan Review for 56 single family homes (Phase 1) of the Callahan Estates Subdivision. The site plan and design review is for 29 alley-loaded and 27 standard lots. The Planning Commission will take final action on the project unless appealed to the City Council.

The entire project site is 26.4 acres; it is General Planned Medium Density Residential (MR), Medium Density Residential and Single-Family Residential (R-2) The site is located in the northwestern portion of Winters, north of the Winters Ranch and south of Winters Highlands (Stone's Throw) subdivisions, off the future extension of Main Street.

The proposed building designs consist of five plans of traditional or front-loaded models and three plans for the alley-loaded models. Modified versions of Plans 1 and 2 will be used on standard and alley-loaded corner lots. Each of the eight model plans will have three different elevations. The exterior designs of the homes are contemporary. The building facades are primarily stucco with horizontal siding and stone/brick accents. Many of the models include shutters. Some elevations include pot-shelves. Roofing material will be lightweight concrete tile. Building colors, including the roofs, will vary by façade type. A total of 15 color schemes are proposed to be used on 30 (19 standard and 11 alley-loaded) different elevations.

**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 “Criteria for review” the Planning Commission shall consider the following aspects for design review of a site plan:

- A. The overall visible mass of the structure, which includes height, roofline profiles and overall scale of a building; and
- B. 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
- C. 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
- D. Effective screening of ground – and – roof mounted equipment; and
- E. The use of landscaping decorative site paving, etc which provides effective visual screening or softening of the development, as necessary; and
- F. Achieve conformity with the Winters design guidelines

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

**ANALYSIS:** The following discussion regarding the design of the model homes is based on staff’s review of the Conditions of Approval 57 through 67 and the comments from the DRC meeting.

### **Architecture**

#### **Design Review Conditions of Approval for Callahan Estates Subdivision**

- 57. Repetition of facades within builder tracts (subdivisions) shall be avoided. Abrupt changes in facades between builders shall be avoided.
- 58. In order to achieve architectural diversity, the developer shall offer five floor plans and 25 elevations (five per plan). A minimum of half of the required elevations shall include brick or stone veneer installed to a minimum height three feet from grade, with no more than a four-inch opening at the base. The veneer shall wrap around all sides of the structure visible from the front and sides so that it terminates at a point where the yard fencing begins.

Each elevation for a particular floor plan shall be distinctive, with a unique roof design, architectural detailing, and application of exterior materials. Single story and two-story plans shall be varied.

- 59. The same (or substantially similar) elevation may appear no more than twice on one side of a block, or three times on either side of facing blocks, and may not be opposite or kitty-corner from the same elevation on the opposite side of the

block. In addition, no more than ten percent of the homes can share the same elevation within a development.

60. A minimum of 50 percent of all detached units shall have useable front porches (minimum 6-feet by 8-feet). The remaining 50 percent shall have other prominent useable architectural features such as courtyards, balconies, and/or porticoes.
61. Units on opposing sides of a street shall be compatible in terms of design and color.
62. Lights along local streets shall not exceed 20-feet in height and shall be spaced to meet illumination/safety requirements. Lights along collector and arterial streets shall be as low as feasible in order to maintain pedestrian scale. Historic-style street lamps shall be used along all streets.
63. Entry walks to individual residences shall be separated from the driveway by a landscaped area.
64. Exterior colors on residential units shall not be restricted.
65. Single family structures shall be consistent with applicable development standards identified in Tables 3A and 4 in Section 17.56.010 (formerly Section 8-1.5302), of the Zoning Ordinance.
66. Fencing and parking shall be consistent with the applicable requirements of Section 17.64.010 and Table 6 in Section 17.72.010 (formerly Sections 8-1.6001 and 8-1.6003) of the Zoning Ordinance.
67. Landscaping and signage shall be consistent with the applicable requirements of Chapters 17.76 and 17.80 (formerly Section 8-1.6004 and 8-1.6005) of the Zoning Ordinance.
  - 67.1 UNIVERSAL DESIGN: Universal design features shall be incorporated as an option in residential units. These features shall include first floor passage doors and hallways, a handicap accessible path of travel from either the driveway or sidewalk to the entrance of the residential units, and other features determined by the Community Development Department.
  - 67.2 The applicant shall ensure that lots along West Main Street receive special design and architectural treatment to showcase neo-traditional principles along this new segment of the City's original Main Street.
  - 67.3 Site plans and landscaping plans for Parcels E, F, and G shall be submitted for design review and approval prior to issuance of residential building permits.

These parcels shall be developed at the same time as adjoining lots, and shall be completed to the City's satisfaction prior to occupancy of adjoining lots.

- 67.4 Specifications and landscaping for the special treatment proposed at the intersection of Anderson Avenue and West Main Street shall be submitted for design review and approval prior to issuance of residential building permits.
- 67.5 Homes on lots along Taylor Street shall be oriented to face Taylor Street, rather than to the local streets. Design for these homes shall include wrap-around porches with front doors facing Taylor Street.

Staff recommends based on the review of the Conditions of Approval, the comments from the DRC meeting and the revised plans the following architectural changes:

1. All Plans. The windows and sliding doors should all be trimmed in the same manners as on the front elevations. In the complete set of black and white elevations all the garage doors appear to look alike while in the colored elevations they are different. Staff recommends the garage doors have different designs, which complement the particular house design as shown in the colored elevations.
2. Plan 2A-C. Extend the horizontal siding shown beneath the master bedroom windows around to the fence on the right elevation.
3. Plan A3-A. On the second floor add shutters to bedroom # 2 window of the left elevation and the stairway window on the right elevation. right and left elevations.
4. Plan T3-A and B. Provide "architectural detailing", per Section 17.36.040C of the Zoning Ordinance, by adding shutters to the second floor bedroom #2 window on left elevation.
5. Plan T4-A, B and C Rear Elevation. To avoid "large blank or unbroken wall planes", per Section 17.36.040C of the Zoning Ordinance, on the second floor create a pop-out with a gabled roof to help break up the flatness of the rear elevation.

The applicant's architect will address the recommendations of the DRC that were not incorporated into the revised elevations.

Overall staff supports the exterior design of the models, as shown in Attachment A, subject to the conditions of approval (Attachment B) and finds them to be consistent with the City of Winters design review criteria as stated in Chapter 17.36 of the Municipal Code.

**Landscaping and Fencing** – The City requires all new homes to provide front yard landscaping with an irrigation system and perimeter fencing for all new homes. The applicant has requested deferral of this item at this hearing. Staff recommends staff be allowed to approve the landscaping and fencing administratively. Fencing shall be designed as a "good neighbor" fence, using steel posts faced with wood to reduce long-

term maintenance costs as was required for Winters Ranch and Stone's Throw subdivisions.

**PROJECT NOTIFICATION:** Public notice for this application was prepared by the Community Development Department as set forth in the City of Winters' Municipal Code and State Planning Law. A legal notice was published in the Winters Express on 10/26/17 and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to the hearing. Copies of the staff report and all attachments have been available for public review online and at City Hall since 11/9/17.

**ENVIRONMENTAL ASSESSMENT:** An Environmental Impact Report was prepared for this project and certified by the City Council on April 4, 2006 (Resolution 2006-08).

**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 CALLAHAN ESTATES – 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(b)(3).

### 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 City of 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 mounted equipment.
- 5) The proposed project provides effective use of landscaping, which provides effective softening of the development.

- 6) The proposed project achieves conformity with the Winters Design Review Criteria described in Chapter 17.36 of the Municipal Code.

**RECOMMENDATION:** Staff recommends approval of the Site Plan/Design Review (DR 2017-07) by making an affirmative motion as follows:

**I MOVE THAT THE CITY OF WINTERS PLANNING COMMISSION APPROVE DESIGN REVIEW/SITE PLAN FOR THE CALLAHAN ESTATES SUBDIVISION BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:**

- Confirmation of exemption from the provisions of CEQA, Section 15061(b)(3).
- Approve Design Review/Site Plan subject to the conditions of approval attached hereto.

**ATTACHMENTS:**

- A. Design Review Exhibits
- B. Conditions of Approval

## Planning Commission Conditions of Approval

### Design Review Model Homes Phase 1, Callahan Estates Subdivision

1. The project is described in the November 14, 2017 Planning Commission staff report. The project shall be constructed as depicted on the exhibits dated November 3, 2017 and included in the November 14, 2017 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 (November 24, 2018) 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 comply with all relevant conditions of approval in the Development Agreement.
4. Prior to issuance of a building permit the applicant shall submit for approval by the Community Development Department the following:
  - a. Revised plans incorporating the following changes:
    - i. All Plans. The windows and sliding doors should all be trimmed in the same manners as on the front elevations. In the complete set of black and white elevations all the garage doors appear to look alike while in the colored elevations they are different. Staff recommends the garage doors have different designs, which complement the particular house design as shown in the colored elevations.
    - ii. Plan 2A-C. Extend the horizontal siding shown beneath the master bedroom windows around to the fence on the right elevation.
    - iii. Plan A3-A. On the second floor add shutters to bedroom # 2 window of the left elevation and the stairway window on the right elevation. right and left elevations.
    - iv. Plan T3-A and B. Provide "architectural detailing", per Section 17.36.040C of the Zoning Ordinance, by adding shutters to the second floor bedroom #2 window on left elevation.
    - v. Plan T4-A, B and C Rear Elevation. To avoid "large blank or unbroken wall planes", per Section 17.36.040C of the Zoning Ordinance, on the second floor create a pop-out with a gabled roof to help break up the flatness of the rear elevation.
  - b. Front yard landscaping plans, including irrigation and fencing details. Fencing shall be designed as a "good neighbor" fence using steel posts faced with wood to reduce long-term maintenance costs.
  - c. Off-site and on-site directional signage plan.

# ATTACHMENT B

5. The applicant/owner shall pay all applicable impact 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 applicant 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 applicant 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 applicant 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.



**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Chair and Planning Commissioners  
**DATE:** November 14, 2017  
**FROM:** Dave Dowswell, Contract Planner   
**SUBJECT:** Public Hearing and Consideration of Planned Development Overlay Permit Modification (PD 2005-01 Amendment) for Phase 1 (56 lots) of Callahan Estates Subdivision.

---

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- 1) Find the proposed project exempt from CEQA, Section 15601(b)(3), 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. This project will not have a significant effect on the environment; and
- 2) Receive the staff report; and
- 3) Conduct the Public Hearing to solicit public comment; and
- 4) Approve the Planned Development Overlay Permit Modification for Phase 1 lots.

**GENERAL PLAN & ZONING DESIGNATION:** The entire project site is 26.4 acres; it is General Planned Medium Density Residential (MR) and is zoned Single-Family Residential (R-2). The site is located in the northwestern portion of Winters, north of the Winters Ranch and south of Winters Highlands (Stone's Throw), off the future extension of Main Street.

**BACKGROUND:** In April 2005 the City Council entered into a Development Agreement (DA) involving the Callahan Estates Subdivision. A First Amendment to the DA was approved in February 2009 and a Second Amendment in August 2013. Included with these entitlements was approval was the addition of Planned Development Overlay zoning to the existing zoning allowing for reduction in the average lot size from 7,000 to 6,852 square and minimum lot width for Lot 1 from 60 to 59.42 feet (Attachment A).

On April 26, 2016 the Planning Commission recommended the City Council approve an Amended and Restated Development Agreement between the City of Winters and Turning Point Acquisitions V, LLC. On May 17, 2016 the City Council approved the Amended and Restated Development Agreement.

In early 2017 staff met with representatives of Crowne Communities, who at the time were looking to purchase the subdivision, to discuss possible reductions in the R-2 Zoning Standards and the design of proposed homes. On June 17<sup>th</sup> they purchased it.

On October 3, 2017 the Design Review Committee reviewed the preliminary design for the Phase 1 model homes for the Callahan Estates Subdivision.

On November 3, 2017 the applicant submitted an application requesting an amendment to the PD Permit to allow a reduction front, rear and side yard setbacks (Attachment B).

**PROJECT DESCRIPTION:** The applicant is requesting modifications to the existing PD permit to allow reductions in front, side or rear setbacks for seven (7) of the eight (8) models for the first 56 lots as follows:

1. Model A1-A reduce front setback from 20 to 17 feet for the porch; and
2. Model A2-A reduce front setback from 20 to 15 feet for the trellis/porch and the rear yard setback from 20 to 17 feet 2 inches for the garage; and
3. Model A3-A reduce front setback from 20 to 17 feet for the master bedroom;
4. Model AC-1C reduce the front setback from 20 to 15 feet for the porch; and
5. Model AC-2B reduce the front setback from 20 to 16 feet for the porch and reduce the front setback from 20 to 18 feet for the house; and
6. Model T1-A reduce the side yard setback from 10 to 5 feet for; and
7. Model T2-A reduce the front yard setback from 20 to 15 feet for a portion (den) and the side yard setback from 10 to 5 feet; and
8. Model T3-A reduce the front setback from 20 to 16 feet for the porch; and
9. Model T4-B reduce the front yard setback from 20 to 16 feet for the porch; and
10. Model TC1-B reduce the front yard setback from 20 to 18 feet for a bedroom #2); and
11. Model TC2 reduce front yard setback from 20 to 18 feet for the den.

**ANALYSIS:** Under the Planned Development Overlay process (Chapter 17.48) in the Zoning Ordinance an applicant can request multiple modifications to the City's Development Standards (Chapter 17.56). The Zoning Ordinance states the purpose of the PD overlay zone is, "to promote the development of a cohesive and aesthetically pleasing urban structure for Winters."

In 2005 when the Planning Commission approved a Planned Development Overlay Modification permit for Callahan Estates Subdivision, which modified the average lot size for the entire subdivision and the lot width of Lot 1. No other modifications were approved. The reduced setbacks the applicant is requesting are similar to those requested by Winters Highlands/Stone's Throw Subdivision.

The reductions to either the front or side yard setbacks are to seven of the eight models. In most cases the reduction to the front setback involves only a portion (bedroom, den or porch) of the model. For two models (Models T1-A and T2-A, which are both one-story) the reduction is to the 10 foot side yard setback. In both of these cases the reduction to the side yard is to the house and not the garage, which is setback 10 feet. Maintaining a 10 foot setback for the garage allows for a future homebuyer to add a slab to the side of the garage to park a recreational vehicle or other vehicle.

The reduction of the rear yard setback from 20 to 17 feet 2 inches is to the garage and for only Model A2-A. The applicant is also requesting to reduce the front yard setback from 20 to 15 feet for the porch. The required setback for a garage is 20 feet, which allows for most cars/trucks to park on the driveway without overhanging the sidewalk. Typically, most cars and trucks can park on an 18 foot long driveway, especially since the garage door is a roll-up rather than the old style slab door which required parking further away from the door to allow it to open. Staff recommends for Model A2-A the rear yard setback only be reduced to 18 feet and the front yard setback to 14 feet 2 inches.

Having staggered front setbacks will add interest to the street view. In all cases the front yard setback reduction is to a portion of a model, which minimizes the impact of reducing the setbacks. The impacts of reduced front setbacks are further minimized by most of the models being one story. Per the conditions of approval, the one and two story house plans must be mixed and in no case can there be more than two houses of the same plan side by side with reduced setbacks. Having staggered setbacks will add interest to the street view of the new homes.

Most homeowners when they buy a house are unaware their home may be part of a planned development with a PD overlay zoning. Often times after they buy their home they want to install a patio and patio cover. If the Commission were to only approve the requested reductions in the setbacks some homeowners would be unable to add a patio cover without asking for a modification to the PD Permit. The modifications in Planned Development Permit (Attachment D) staff is recommending will allow homeowners to add a small patio cover attached to the house. The PD Permit has been amended to allow for a future patio and a condition added to include these changes.

**PROJECT NOTIFICATION:** Public notice for this application was prepared by the Community Development Department as set forth in the City of Winters' Municipal Code and State Planning Law. A legal notice was published in the Winters Express on 10/26/17 and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to the hearing. Copies of the staff report and all attachments have been available for public review online and at City Hall since 11/9/17.

**ENVIRONMENTAL ASSESSMENT:** An Environmental Impact Report was prepared for this project and certified by the City Council on April 4, 2006 (Resolution 2006-08).

The proposed project is considered exempt from CEQA, Section 15601(b)(3), 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. This project will not 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 CALLAHAN ESTATES SUBDIVISION – PLANNED DEVELOPMENT OVERLAY MODIFICATION 2005-01 AMENDMENT**

#### CEQA Findings:

- 1) The proposed project (PD Overlay Zone Modification) is exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3).

#### Planned Development Findings:

- 1) The proposed development is consistent with the general plan and the purposes of this section.
- 2) The proposed development complies with the applicable provisions of the Single Family Residential R-2 Zoning and the deviations from those provisions have been justified as necessary to achieve an improved design of the subdivision.
- 3) The proposed development is desirable to the public comfort and convenience.
- 4) The requested modification to the approved plan will not impair the character of the neighborhood nor be detrimental to the public health, safety or welfare.
- 5) The proposed development will have adequate utilities, access roads, sanitation and other necessary facilities and services.
- 6) The proposed project provides effective use of landscaping, which provides effective softening of the development.
- 7) The proposed development will not create an adverse fiscal impact for the city in prong the necessary services.

**RECOMMENDATION:** Staff recommends approval of the Planned Development Modification by making an affirmative motion as follows:

**I MOVE THAT THE CITY OF WINTERS PLANNING COMMISSION FIND THE PROPOSED PROJECT EXEMPT FROM CEQA, SECTION 15061(B)(3) AND APPROVE PLANNED DEVELOPMENT OVERLAY MODIFICATION 2005-01**

**AMENDMENT FOR THE CALLAHAN ESTATES SUBDIVISION BASED ON THE IDENTIFIED FINDINGS OF FACT.**

**CONDITIONS OF APPROVAL:**

1. The Planned Development Modification (PD 2005-01) as amended only applies only to the models in Phase 1.

**ATTACHMENTS:**

- A. Planned Development Overlay Modifications Permit PD 2005-01 – March 15, 2005
- B. Callahan Estates Proposed House Plotting Plan
- C. Site plans
- D. Planned Development Overlay Modifications as amended – November 14, 2017

**PLANNED DEVELOPMENT (PD) PERMIT No. 2005-01**  
**CALLAHAN ESTATES SUBDIVISION**  
APN 030-220-22  
Approved March 15, 2005

TERM: Unlimited term pursuant to the requirements of Section 8-1.5117.E.1 and .2 of the Zoning Ordinance and subject to compliance with the conditions of approval.

AVERAGE LOT SIZE: 6,852 square feet which does not meet the minimum requirement of the zone (7,000 square feet).

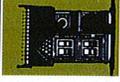
WIDTH REQUIREMENTS: Lot 1 width 59.42 feet which does not meet width requirements (60 feet).

PD Permit.doc

# ATTACHMENT B

House Plotting Plan





STEVEN F. KUBITSCHEK  
RESIDENTIAL DESIGN  
LAFAYETTE, CA  
kubitsch@comcast.net  
www.kubitschresidential.com

PROJECT:

*Callahan*  
COMMUNITIES  
CALLAHAN  
ESTATES

NO.	DATE	DESCRIPTION

BY: S.F. KUBITSCHEK, REGISTERED ARCHITECT, NO. 12547, STATE OF CALIFORNIA  
DATE: 08/11/11  
PROJECT NO.: 11-001  
SHEET NO.: 1 OF 1  
SCALE: 1/8" = 1'-0"  
DRAWN BY: S.F. KUBITSCHEK  
CHECKED BY: S.F. KUBITSCHEK  
CONTRACT NO.: 11-001

SHEET TITLE

FLOOR PLAN  
A2-A

SCALE: 1/8" = 1'-0"

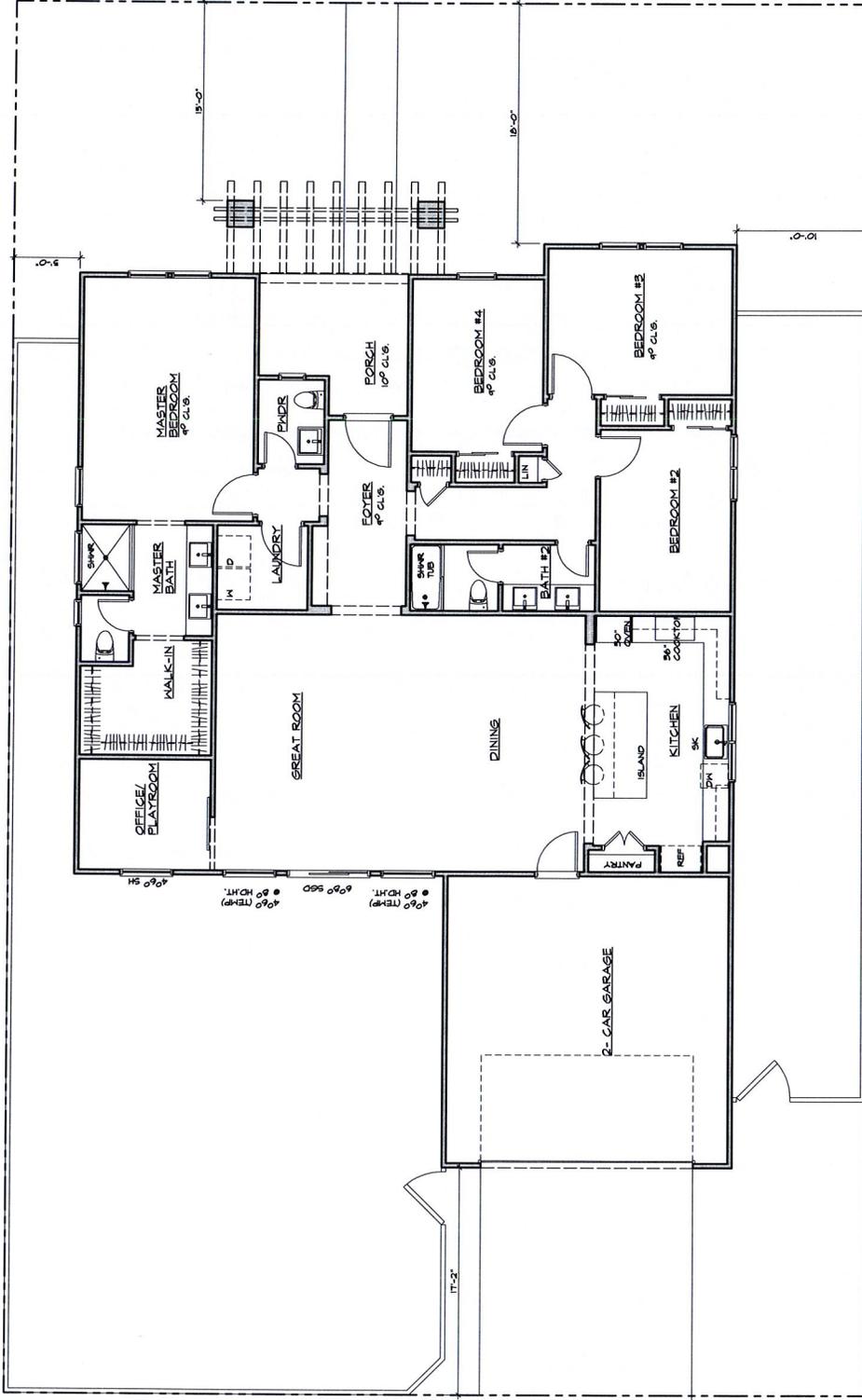
0 2 4 8'

20' SUBMITTAL DATE: November 24, 2011

DRAWN BY:

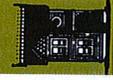
SHEET NO.

A4.1



1 FLOOR PLAN A2-A

- ALLEY LOT - A2
- 292 SQ. FT.
- DRIVE
- 106 SQ. FT.
- PLAN 28 PORCH
- 58 SQ. FT.
- PLAN 25 PORCH
- 219 SQ. FT.



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PROJECT

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COMMUNITIES  
CALLAHAN  
ESTATES

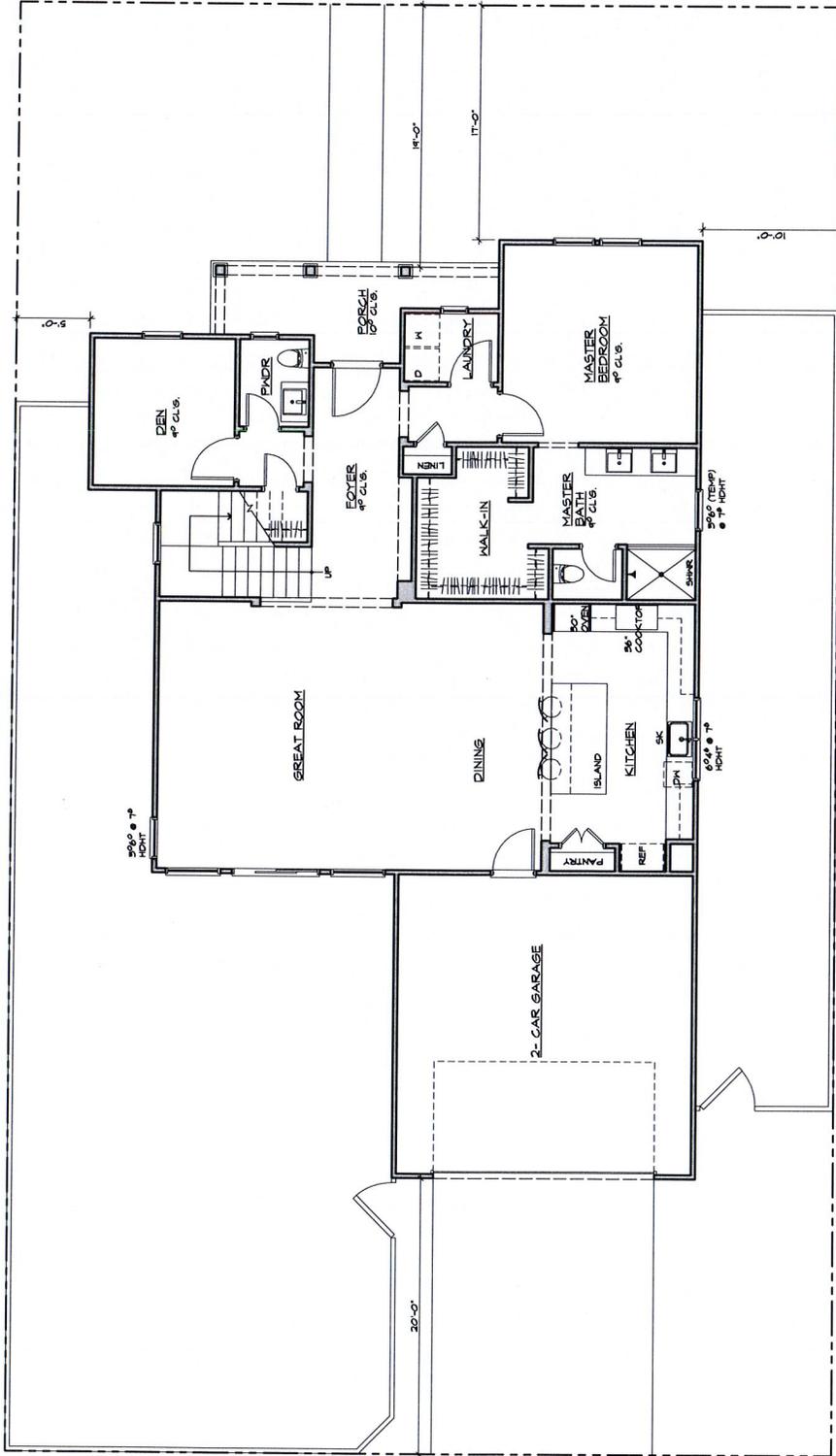
NO.	DATE	DESCRIPTION

I. B. M. (B), (C), (D), (E), (F), (G), (H), (I), (J), (K), (L), (M), (N), (O), (P), (Q), (R), (S), (T), (U), (V), (W), (X), (Y), (Z), (AA), (AB), (AC), (AD), (AE), (AF), (AG), (AH), (AI), (AJ), (AK), (AL), (AM), (AN), (AO), (AP), (AQ), (AR), (AS), (AT), (AU), (AV), (AW), (AX), (AY), (AZ), (BA), (BB), (BC), (BD), (BE), (BF), (BG), (BH), (BI), (BJ), (BK), (BL), (BM), (BN), (BO), (BP), (BQ), (BR), (BS), (BT), (BU), (BV), (BW), (BX), (BY), (BZ), (CA), (CB), (CC), (CD), (CE), (CF), (CG), (CH), (CI), (CJ), (CK), (CL), (CM), (CN), (CO), (CP), (CQ), (CR), (CS), (CT), (CU), (CV), (CW), (CX), (CY), (CZ), (DA), (DB), (DC), (DD), (DE), (DF), (DG), (DH), (DI), (DJ), (DK), (DL), (DM), (DN), (DO), (DP), (DQ), (DR), (DS), (DT), (DU), (DV), (DW), (DX), (DY), (DZ), (EA), (EB), (EC), (ED), (EE), (EF), (EG), (EH), (EI), (EJ), (EK), (EL), (EM), (EN), (EO), (EP), (EQ), (ER), (ES), (ET), (EU), (EV), (EW), (EX), (EY), (EZ), (FA), (FB), (FC), (FD), (FE), (FF), (FG), (FH), (FI), (FJ), (FK), (FL), (FM), (FN), (FO), (FP), (FQ), (FR), (FS), (FT), (FU), (FV), (FW), (FX), (FY), (FZ), (GA), (GB), (GC), (GD), (GE), (GF), (GG), (GH), (GI), (GJ), (GK), (GL), (GM), (GN), (GO), (GP), (GQ), (GR), (GS), (GT), (GU), (GV), (GW), (GX), (GY), (GZ), (HA), (HB), (HC), (HD), (HE), (HF), (HG), (HH), (HI), (HJ), (HK), (HL), (HM), (HN), (HO), (HP), (HQ), (HR), (HS), (HT), (HU), (HV), (HW), (HX), (HY), (HZ), (IA), (IB), (IC), (ID), (IE), (IF), (IG), (IH), (II), (IJ), (IK), (IL), (IM), (IN), (IO), (IP), (IQ), (IR), (IS), (IT), (IU), (IV), (IW), (IX), (IY), (IZ), (JA), (JB), (JC), (JD), (JE), (JF), (JG), (JH), (JI), (JJ), (JK), (JL), (JM), (JN), (JO), (JP), (JQ), (JR), (JS), (JT), (JU), (JV), (JW), (JX), (JY), (JZ), (KA), (KB), (KC), (KD), (KE), (KF), (KG), (KH), (KI), (KJ), (KK), (KL), (KM), (KN), (KO), (KP), (KQ), (KR), (KS), (KT), (KU), (KV), (KW), (KX), (KY), (KZ), (LA), (LB), (LC), (LD), (LE), (LF), (LG), (LH), (LI), (LJ), (LK), (LL), (LM), (LN), (LO), (LP), (LQ), (LR), (LS), (LT), (LU), (LV), (LW), (LX), (LY), (LZ), (MA), (MB), (MC), (MD), (ME), (MF), (MG), (MH), (MI), (MJ), (MK), (ML), (MN), (MO), (MP), (MQ), (MR), (MS), (MT), (MU), (MV), (MW), (MX), (MY), (MZ), (NA), (NB), (NC), (ND), (NE), (NF), (NG), (NH), (NI), (NJ), (NK), (NL), (NM), (NO), (NP), (NQ), (NR), (NS), (NT), (NU), (NV), (NW), (NX), (NY), (NZ), (OA), (OB), (OC), (OD), (OE), (OF), (OG), (OH), (OI), (OJ), (OK), (OL), (OM), (ON), (OO), (OP), (OQ), (OR), (OS), (OT), (OU), (OV), (OW), (OX), (OY), (OZ), (PA), (PB), (PC), (PD), (PE), (PF), (PG), (PH), (PI), (PJ), (PK), (PL), (PM), (PN), (PO), (PP), (PQ), (PR), (PS), (PT), (PU), (PV), (PW), (PX), (PY), (PZ), (QA), (QB), (QC), (QD), (QE), (QF), (QG), (QH), (QI), (QJ), (QK), (QL), (QM), (QN), (QO), (QP), (QQ), (QR), (QS), (QT), (QU), (QV), (QW), (QX), (QY), (QZ), (RA), (RB), (RC), (RD), (RE), (RF), (RG), (RH), (RI), (RJ), (RK), (RL), (RM), (RN), (RO), (RP), (RQ), (RR), (RS), (RT), (RU), (RV), (RW), (RX), (RY), (RZ), (SA), (SB), (SC), (SD), (SE), (SF), (SG), (SH), (SI), (SJ), (SK), (SL), (SM), (SN), (SO), (SP), (SQ), (SR), (SS), (ST), (SU), (SV), (SW), (SX), (SY), (SZ), (TA), (TB), (TC), (TD), (TE), (TF), (TG), (TH), (TI), (TJ), (TK), (TL), (TM), (TN), (TO), (TP), (TQ), (TR), (TS), (TT), (TU), (TV), (TW), (TX), (TY), (TZ), (UA), (UB), (UC), (UD), (UE), (UF), (UG), (UH), (UI), (UJ), (UK), (UL), (UM), (UN), (UO), (UP), (UQ), (UR), (US), (UT), (UU), (UV), (UW), (UX), (UY), (UZ), (VA), (VB), (VC), (VD), (VE), (VF), (VG), (VH), (VI), (VJ), (VK), (VL), (VM), (VN), (VO), (VP), (VQ), (VR), (VS), (VT), (VU), (VV), (VW), (VX), (VY), (VZ), (WA), (WB), (WC), (WD), (WE), (WF), (WG), (WH), (WI), (WJ), (WK), (WL), (WM), (WN), (WO), (WP), (WQ), (WR), (WS), (WT), (WU), (WV), (WW), (WX), (WY), (WZ), (XA), (XB), (XC), (XD), (XE), (XF), (XG), (XH), (XI), (XJ), (XK), (XL), (XM), (XN), (XO), (XP), (XQ), (XR), (XS), (XT), (XU), (XV), (XW), (XX), (XY), (XZ), (YA), (YB), (YC), (YD), (YE), (YF), (YG), (YH), (YI), (YJ), (YK), (YL), (YM), (YN), (YO), (YP), (YQ), (YR), (YS), (YT), (YU), (YV), (YW), (YX), (YZ), (ZA), (ZB), (ZC), (ZD), (ZE), (ZF), (ZG), (ZH), (ZI), (ZJ), (ZK), (ZL), (ZM), (ZN), (ZO), (ZP), (ZQ), (ZR), (ZS), (ZT), (ZU), (ZV), (ZW), (ZX), (ZY), (ZZ).

SHEET TITLE  
**1ST FLOOR PLAN  
A3-A**

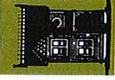
SCALE: 1/8"=1'-0"  
0 2' 4' 8'  
20' SUBMITTAL DATE: November 14, 2017  
DRAWN BY:  
SHEET NO:

**A4.1**



① 1ST FLOOR PLAN A3-A

1ST FLOOR - AS  
1709 SQ. FT.  
2ND FLOOR - AS  
1232 SQ. FT.  
TOTAL FLOORING  
4941 SQ. FT.  
GARAGE  
PLAN 3A PORCH  
122 SQ. FT.  
PLAN 3B PORCH  
128 SQ. FT.  
PLAN 3C PORCH  
75 SQ. FT.



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PROJECT:

*Callahan*  
CORNER  
CALLAHAN  
ESTATES

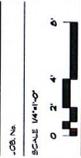
NO.	DATE	DESCRIPTION

BY: S.F. KUDITSCHER, ARCHITECT  
DATE: 04/22/2011  
SCALE: 1/8" = 1'-0"  
SHEET NO. A4.1  
DRAWN BY: [Name]  
PROJECT NO. [Number]

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.  
ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.  
ALL WINDOWS ARE 60" WIDE UNLESS NOTED OTHERWISE.  
ALL FLOORS ARE 4" THICK UNLESS NOTED OTHERWISE.  
ALL CEILING ARE 8' HIGH UNLESS NOTED OTHERWISE.  
ALL STAIRS ARE 36" WIDE UNLESS NOTED OTHERWISE.  
ALL BATHS ARE 6' WIDE UNLESS NOTED OTHERWISE.  
ALL KITCHENS ARE 10' WIDE UNLESS NOTED OTHERWISE.  
ALL PANTRIES ARE 6' WIDE UNLESS NOTED OTHERWISE.  
ALL HALLS ARE 4' WIDE UNLESS NOTED OTHERWISE.  
ALL CLOSETS ARE 4' WIDE UNLESS NOTED OTHERWISE.  
ALL PORCHES ARE 4' WIDE UNLESS NOTED OTHERWISE.

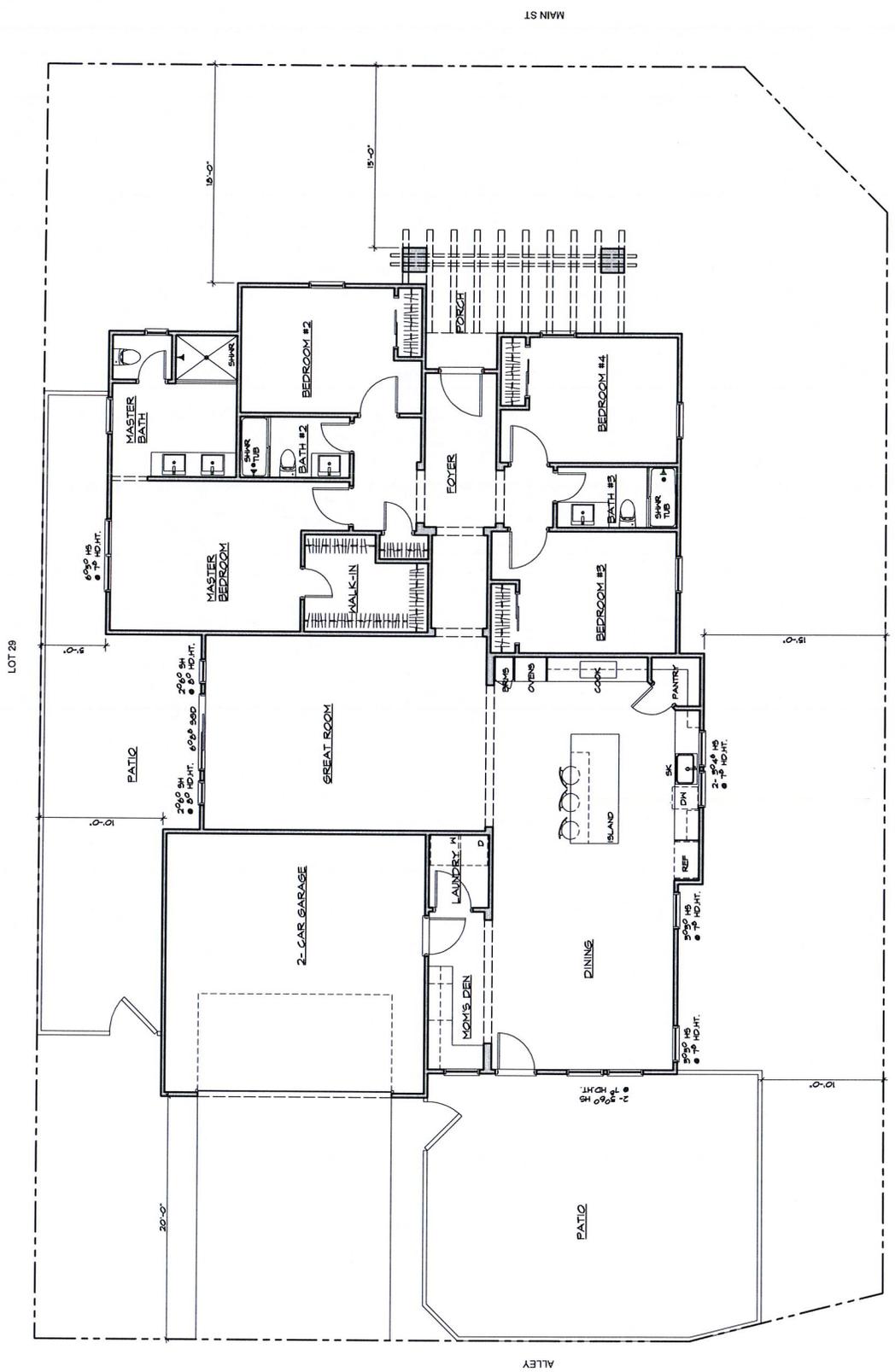
SHEET TITLE

FLOOR PLAN  
ACI-C



20 SUBJECTAL DATE NUMBER 14-2211

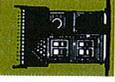
A4.1



1 FLOOR PLAN ALLEY CORNER- ACI-C LOT 30

VASEY ST  
ALLEY CORNER LOT - ACI-C  
2000 SQ. FT.  
GARAGE  
140 SQ. FT.  
PORCH





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PROJECT:

*Callahan*  
COMMUNITIES  
CALLAHAN  
ESTATES

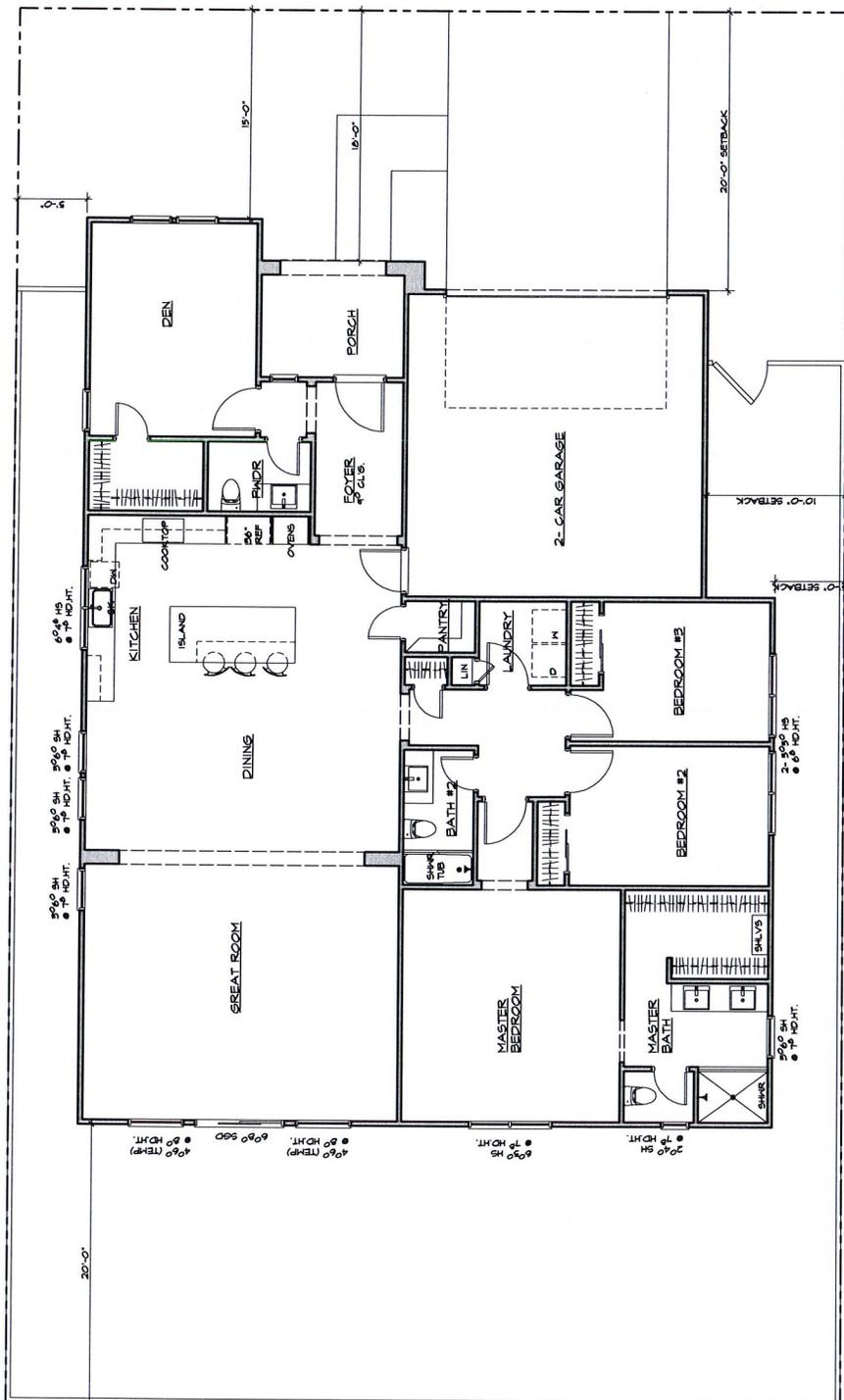
NO.	DATE	DESCRIPTION

IF A REVISION IS MADE TO THIS PLAN, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

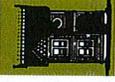
SHEET TITLE  
**FLOOR PLAN  
T2-C**

SCALE (INCHES)  
0 2 4 6'  
DATE: 08/11/2014  
DRAWN BY:  
SHEET NO:

**A4.1**



**1 FLOOR PLAN T2-C**  
 TYPICAL LOT - 12  
 GARAGE  
 PLAN IS PORCH  
 PLAN IS PORCH  
 2409 SQ. FT.  
 479 SQ. FT.  
 88 SQ. FT.  
 89 SQ. FT.



**STEVEN F. KUDISCHEK**  
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skudischek@comcast.net  
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PROJECT:

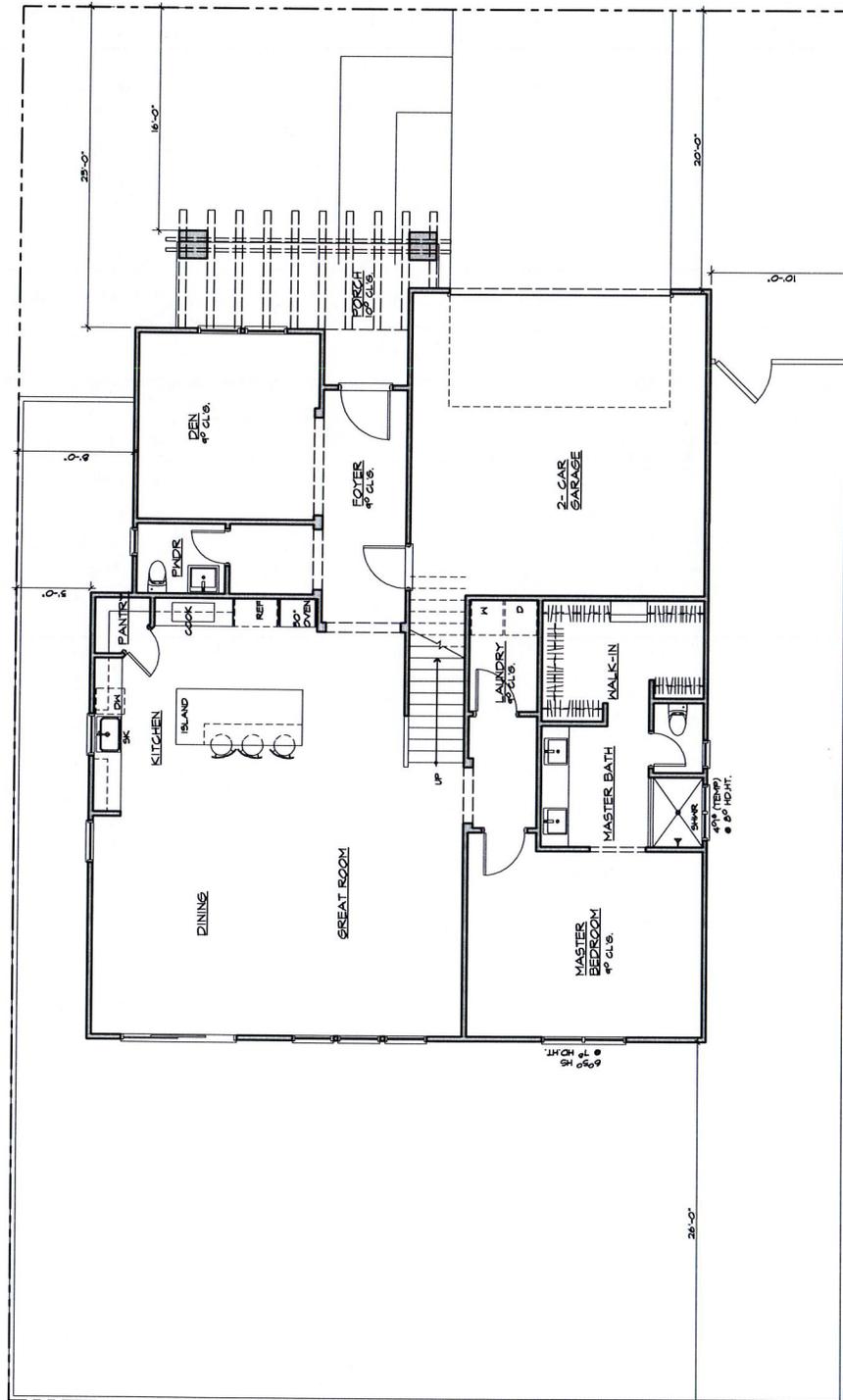
*Coastline*  
**CALLAHAN  
ESTATES**

REVISIONS	
No.	DATE DESCRIPTION

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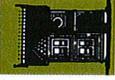
**SHEET TITLE**  
**1ST FLOOR  
FLOOR PLAN  
T3-A**

DATE: 11/11/10  
SCALE: 1/8"=1'-0"  
DRAWN BY: [Signature]  
SHEET NO: A4.1



① 1ST FLOOR PLAN T3-A

ROOM	AREA (SQ. FT.)
1ST FLOOR TOTAL	1778
2-CAR GARAGE	920
LAUNDRY	30
MASTER BEDROOM	120
MASTER BATH	48
DEN	120
GREAT ROOM	180
DINING	120
KITCHEN	120
PANTRY	30
ENTRY	30
PLAN A PORCH	148
PLAN B PORCH	58
PLAN C PORCH	124



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PROJECT:

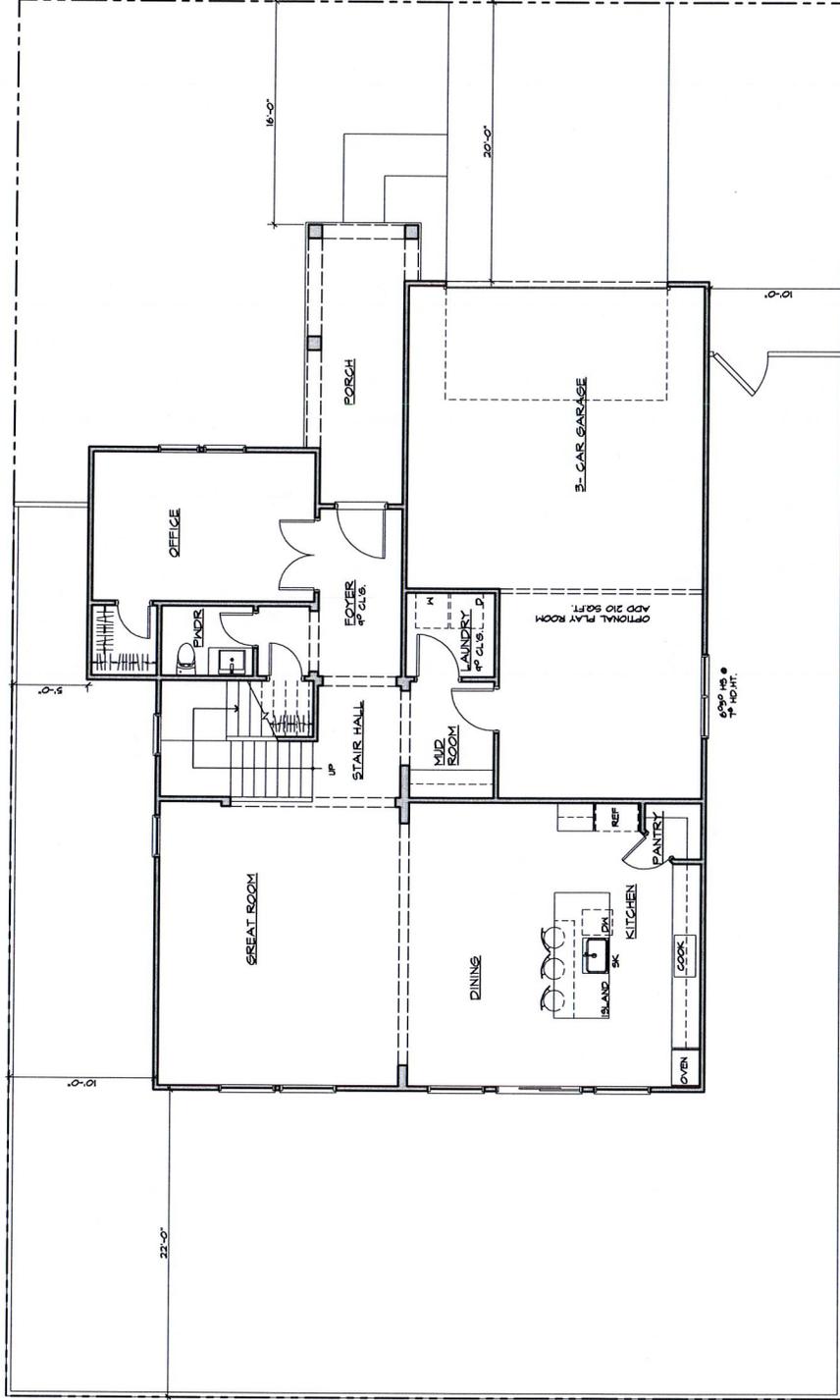
*Callahan*  
COMMUNITIES  
CALLAHAN  
ESTATES

NO.	DATE	DESCRIPTION

THIS PLAN IS THE PROPERTY OF STEVEN E. KUBITSCHER RESIDENTIAL DESIGN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STEVEN E. KUBITSCHER RESIDENTIAL DESIGN. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF STEVEN E. KUBITSCHER RESIDENTIAL DESIGN. THE CLIENT AGREES TO HOLD STEVEN E. KUBITSCHER RESIDENTIAL DESIGN HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF STEVEN E. KUBITSCHER RESIDENTIAL DESIGN.

SHEET TITLE  
**1ST FLOOR  
FLOOR PLAN  
T4-B**

SCALE: 1/8" = 1'-0"  
0 2' 4' 8'  
DATE: 08/14/12  
DRAWN BY: [Signature]  
SHEET NO: A4.1



① 1ST FLOOR PLAN T4-B

TRADITIONAL LOT: 11,111 SQ. FT.  
1945 SQ. FT.  
2ND FLOOR: 3203 SQ. FT.  
TOTAL FLOORING: 14,314 SQ. FT.  
PLAN IS PORCH: 140 SQ. FT.  
PLAN IS PORCH: 137 SQ. FT.



STEVEN F. KUBITSCHEK  
RESIDENTIAL DESIGN  
LAFAYETTE, CA  
PH: 925.862.1874  
WWW.KUBITSCHEKDESIGN.COM

PROJECT:

*Callahan*  
COMMUNITIES  
CALLAHAN  
ESTATES

REVISIONS		
NO.	DATE	DESCRIPTION

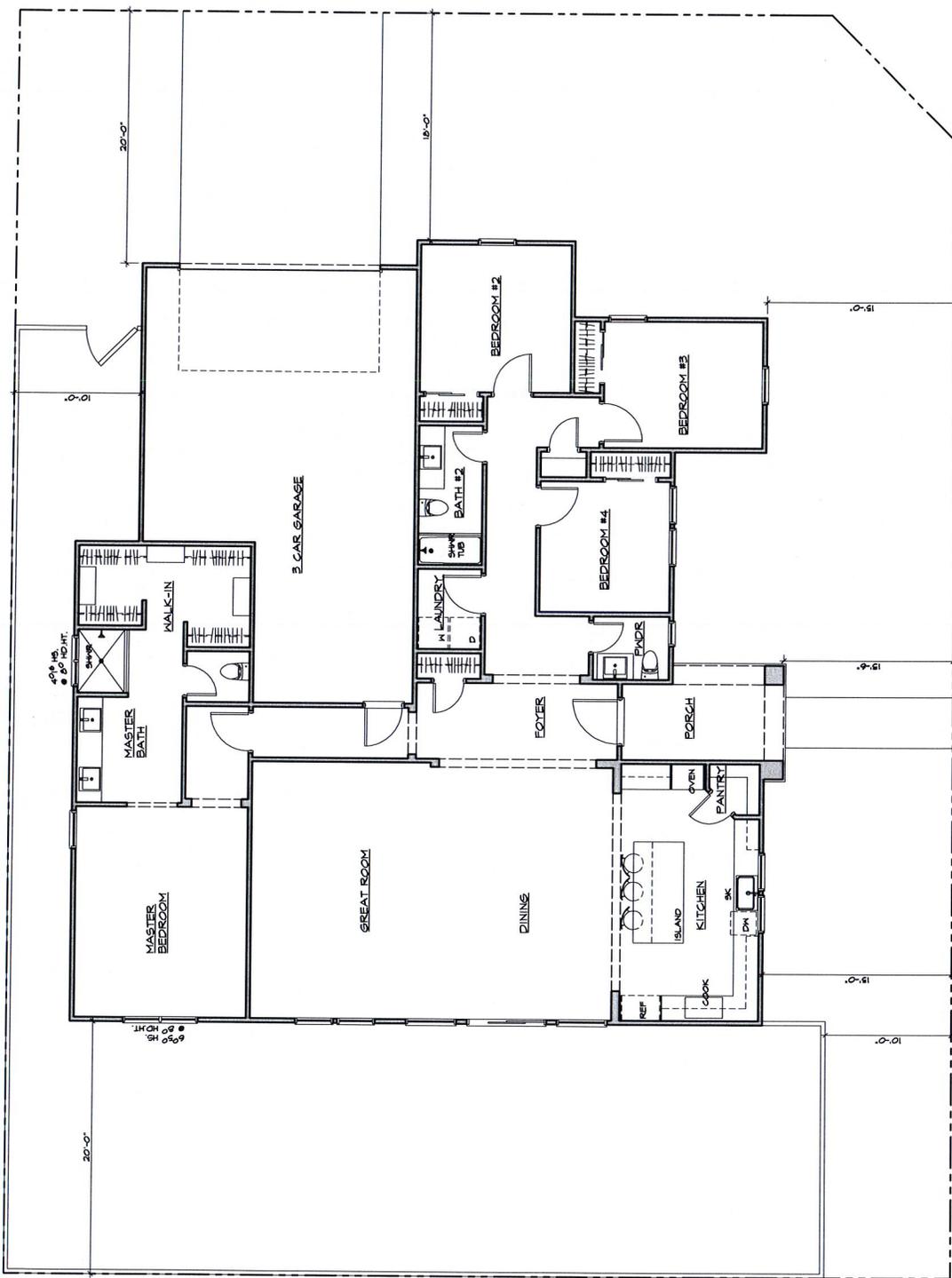
THESE PLANS, SPECIFICATIONS, AND SCHEDULES SHALL BE CONSIDERED TO BE THE ENTIRE AGREEMENT BETWEEN THE CLIENT AND THE ARCHITECT. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONFLICTS OR OMISSIONS IN THESE PLANS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO CHANGES MADE BY THE CLIENT OR TO UNFORESEEN CONDITIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE CONTRACTOR'S WORK OR FOR ANY OMISSIONS OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE CONTRACTOR'S WORK OR FOR ANY OMISSIONS OF THE CONTRACTOR.

SHEET TITLE  
**FLOOR PLAN  
TRADITIONAL  
TC1-B**

SCALE (INCHES)  
0 2' 4' 8'  
SCALE (METERS)  
0 2' 4' 8'

DATE: 11/11/2011  
DRAWN BY: [Name]  
SHEET NO: [Number]

**A4.1**



**1 FLOOR PLAN TC1-B**

TRADITIONAL CORNER LOT, 10'0" WIDE  
GARAGE  
PLAN 1A PORCH  
PLAN 1B PORCH  
PLAN 1C PORCH

150 SQ. FT.  
244 SQ. FT.  
133 SQ. FT.  
150 SQ. FT.



## Exhibit "A"

### PLANNED DEVELOPMENT (PD) PERMIT No. 2005-01 Amendment Callahan Estates Subdivision Phase 1 November 14, 2017

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.

#### **Alley-Loaded Homes**

##### SETBACKS:

Front: For the Plans A1-A and A3-A a front yard setback of seventeen (17) feet instead of twenty (20) feet, as detailed on the site plan.

Front: For Plan AC1-C a front yard setback of fifteen (15) feet instead of twenty (20) feet, as detailed on the site plan.

Front: For Plan AC2-B a front yard setback of sixteen (16) feet instead of twenty (20) feet, as detailed on the site plan.

#### **Street-Loaded Homes**

##### SETBACKS:

Front: For the Plan T2-C a front yard setback of fifteen (15) feet instead of twenty (20) feet, as detailed on the site plan.

Front: For Plan T3-A a front yard setback of eighteen (18) feet instead of twenty (20) feet, as detailed on the site plan.

Side: For the Plans T1-A and T2-C a side yard setback to the garage side of house of five (5) feet instead of ten (10) feet, as detailed on the site plans.

Rear: For the Plans T1-A, T2-C, T3-A, T4-B, TC1-B and TC-2a rear yard setback encroachment of eight (8) feet into the required setback of twenty (20) feet for future patio cover.