

CITY OF WINTERS REGULAR PLANNING COMMISSION AGENDA

Tuesday, February 27, 2018 @ 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 January 23, 2018 meetings of the Planning Commission.
- V STAFF/COMMISSION REPORTS
- VI DISCUSSION ITEMS:
  - A. Public Hearing and Consideration of an application by Saint Anthony's Church located at 511 Main Street for Site Plan/Design Review to remove 2 required parking lot shading trees and install 1 row of carports with photo-voltaic roofing panels in the south parking lot directly behind the church.
  - B. Public Hearing and Consideration of an application by Premier Sign Company on behalf of Valley Star Partners, LLC for Conditional Use Permit and Site Plan/Design Review to install a 12 foot 6 inch wide by 6 foot 6 inch high double-faced monument sign at the southeast corner of Matsumoto Lane and East Grant Avenue. The sign will advertise Starbucks and Chevron. Included with the Chevron portion of the sign will be an electronic pricing sign.
- VII COMMISSION/STAFF COMMENTS
- VIII ADJOURNMENT

POSTING OF AGENDA: PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT MANAGEMENT ANALYST POSTED THE AGENDA FOR THIS MEETING ON FEBRUARY 22, 2018



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  
JANUARY 23, 2018**

***DISCLAIMER:** These minutes represent the interpretation of statements made and questions raised by participants in the meeting. They are not presented as verbatim transcriptions of the statements and questions, but as summaries of the point of the statement or question as understood by the note taker.*

Chairman Myer called the meeting to order at 6:30 p.m.

**PRESENT:** Commissioners, Altamirano, Baker, Contreras, Riley, Schrupp

**ABSENT:** Commissioners Adams, Myer

**STAFF:** City Manager John Donlevy, Contract Planner Dave Dowswell, Management Analyst Dagoberto Fierros

City Manager John Donlevy led the pledge of allegiance.

**CITIZEN INPUT:** None at this meeting.

**CONSENT ITEM:**

- A. Minutes of the October 10, 2017 and November 14, 2017 meeting of the Planning Commission.

Commissioner Contreras moved to approve, Commissioner Riley seconded.

**AYES:** Commissioners Altamirano, Baker, Contreras, Riley, Schrupp

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Commissioners Adams, Myer

**STAFF/COMMISSION REPORTS:**

None.

**DISCUSSION ITEM:**

- A. Public Hearing and Consideration of an application by Robert Coman for a Parcel Map subdividing an existing 17,275 square foot lot into two parcels (Parcel One 7,495 square feet and Parcel Two 9,780 square feet). The property is located at 117 Second Street APN 003-242-013.

Contract Planner Dave Dowswell gave a description of the proposed lot split.

Staff made the recommendation to approve subject to the set conditions.

**PUBLIC COMMENTS:**

Resident Sandy Vickrey stated that the average lot size width in the “old” part of town is mostly 50 feet, with the exception of some properties being 62.5 feet wide and 75 feet wide.

**MINUTES OF THE CITY OF WINTERS PLANNING COMMISSION MEETING HELD  
JANUARY 23, 2018**

**COMMISSIONER/STAFF COMMENTS:**

Applicant Robert Coman shared background information on the property.

Commissioner Riley moved to approve, Schrupp seconded.

**AYES:** Commissioners Altamirano, Baker, Contreras, Riley, Schrupp

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Commissioners Adams, Myer

**DISCUSSION ITEM:**

- B. 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 and lot coverage for the model homes for the approved subdivision. The subdivision is located in the northwestern part of the City off the future extension of Main Street. (Continued from November 14, 2017 meeting.)

**COMMISSIONER/STAFF COMMENTS:**

Contract Planner Dave Dowswell gave a description of the modifications proposed to the Planned Development (PD) Overlay Permit 2005-01 being requested by the applicant.

Commissioners Contreras and Riley asked for more clarification on the setback reductions. Discussion ensued.

**PUBLIC COMMENTS:**

None.

**COMMISSIONER/STAFF COMMENTS:**

Kam Takar, of Crowne Development, shared information of the proposed project and proposed changes to the existing PD Overlay Permit 2005-01. He also mentioned the importance of providing a “road map” for interested homebuyers as to what setback requirements are for on their property and which type of amenities can be built on the property before they purchase the home.

Discussion ensued.

The Planning Commission did not take action on Mr. Takar’s second proposal that included allowing new homeowners on lots 16, 44 and 113 the ability to construct certain amenities such as granny flats, patio covers, and workshops on the property with staff approval.

Vice Chair Baker stated that the Planning Commission cannot take action on items that have not been formally listed on the agenda. Contract Planner Dowswell also indicated that some of the amenities the applicant was suggesting be allowed require a public hearing.

**MINUTES OF THE CITY OF WINTERS PLANNING COMMISSION MEETING HELD  
JANUARY 23, 2018**

Commissioner Contreras moved to approve the project proposal as it was brought forth with no additions or changes. Commissioner Riley seconded.

**AYES:** Commissioners Altamirano, Baker, Contreras, Riley, Schrupp

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Commissioners Adams, Myer

**ADJOURNMENT:** Vice Chair Baker adjourned the meeting at 8:00pm.

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

Dagoberto Fierros, Management Analyst

\_\_\_\_\_

Paul Myer, Chairperson



**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Chairperson and Planning Commissioners  
**DATE:** February 27, 2018  
**FROM:** David Dowswell, Contract Planner   
**SUBJECT:** Public Hearing and Consideration of an application by Saint Anthony's Church located at 511 Main Street for Design Review (DR 2018-01) approval to remove 3 required parking lot shading trees and install 1 row of carports with photo-voltaic roofing panels in the south parking lot directly behind the church.

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

- 1) Receive staff report; and
- 2) Conduct the Public Hearing to solicit public comment; and
- 3) Approve the Site Plan/Design Review (DR 2018-01) for installing carports with photo-voltaic panels on a portion of the south parking lot directly behind Saint Anthony's Church.

**BACKGROUND:** On April 21, 2009, the City Council adopted/approved Ordinance No. 2009-03, an Ordinance of the City of Winters rezoning the property of the St. Anthony's Church and Rectory Project to Medium Density Residential, Planned Development (R-2 PD) and approved a Planned Development Permit.

On October 30, 2012, the Planning Commission approved a Conditional Use Permit and Design Review to build the new Saint Anthony's Church.

**PROJECT DESCRIPTION:** Saint Anthony's Church is proposing to relocate two existing parking lot shading trees located in the south parking lot directly behind the church and install a row of carports with photo-voltaic roofing panels. The trees are being relocated elsewhere on the Church's property (Attachment A).

## **ANALYSIS:**

Section 17.76.040C of the Zoning Ordinance states, "Landscaping of parking lots shall provide for fifty (50) percent tree canopy coverage or shading of the entire lot within fifteen (15) years of tree installation." Section 17.04.090F of the Zoning Ordinance states, "Where uncertainty exists regarding the interpretation of a provision of these zoning regulations or their application to a specific site, the community development director shall determine the intent of the provision. The director may also defer such action to the planning commission as deemed appropriate." Staff/director chose to refer this item to the Planning Commission for conformation.

Section 17.76.040C of the Zoning Ordinance does not address if permanent shade structures can be installed in-lieu of shade trees. Staff believes, however, that allowing the construction of the carports with photo-voltaic (PV) roofing panels meets the intent of this section, which is to reduce the heat island effect caused by paving. Also, the energy produced by the photo-voltaic panels is clean energy, which further helps to reduce the carbon footprint of the church facility. Section 17.04.090F of the Zoning Ordinance does allow for the director to make this determination. Staff, however, chose to refer this item to the Planning Commission.

The two trees being relocated are from the planters that will be covered by the new carports. The applicant has stated they will relocate the trees elsewhere on the Church's property. The carports are located far enough away from the homes to the south to not have any adverse effects.

On October 17, 2017 the Planning Commission approved a very similar application to install photo-voltaic panels on a portion of the PG&E parking lot. There are fewer panels for this project than approved for PG&E. The design of the carports/photo-voltaic roofing panels is almost identical. Staff recommends to help the carports blend in with the church design, the columns and support members be painted the lighter beige color similar to the stucco color of the church.

**ENVIRONMENTAL ASSESSMENT:** The Planning Commission adopted a Mitigated Negative Declaration for the church on October 30, 2012. No additional environmental review is necessary.

**PROJECT NOTIFICATION: PROJECT NOTIFICATION:** Public notice for the public hearing on this planning application was prepared in accordance with the procedures in the City of Winters' Municipal Code and State Planning Law. The notice was published in the Winters Express on 2/15/18, at least ten days prior to public hearing. Copies of the staff report and attachments for the proposed project have been on file, available for public review at City Hall since 2/22/18.

**CONDITIONS OF APPROVAL FOR SAINT ANTHONY CHURCH CARPORTS WITH PHOTO-VOTAIC ROOF PANELS LOCATED ON PROPERTY AT 511 MAIN STREET, WINTERS, CA 95694.**

1. This Design/Site Plan Review Permit (DR 2018-01) is based upon and limited to

compliance with the project description, site plans, elevations and conditions of approval set forth below. Any deviations from the project description or conditions of approval must be reviewed and approved by the community development director for conformity with this approval. Deviations may require modification to the permit and/or environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. The permittee shall defend (with attorneys approved by the City), indemnify and hold harmless the City of Winters, its agents, officers, and employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeals boards, or legislative body concerning this approval Design Review Permit (DR 2018-01). This City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense.
3. The applicants' acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed to be acceptance by the permittee of all conditions of this permit.
4. Within 12 months after the effective date of this permit, the use shall commence. If the use has not commenced the community development director may approve a one-time extension of time for no more than one year. Request for an extension must be received in writing prior to March 9, 2019.
5. Plans submitted for building permits shall note that the support columns and beams for the photo-voltaic panels shall be painted the lighter beige color similar to the stucco color on the church.
6. No other landscaping shall be removed from the existing planters except for the two trees, which will be located elsewhere on the site.
7. Prior to installing the carports and photo-voltaic panels all necessary permits shall be obtained from the Building Division.
8. Failure to comply with the above conditions may result in the immediate revocation of the design review permit.

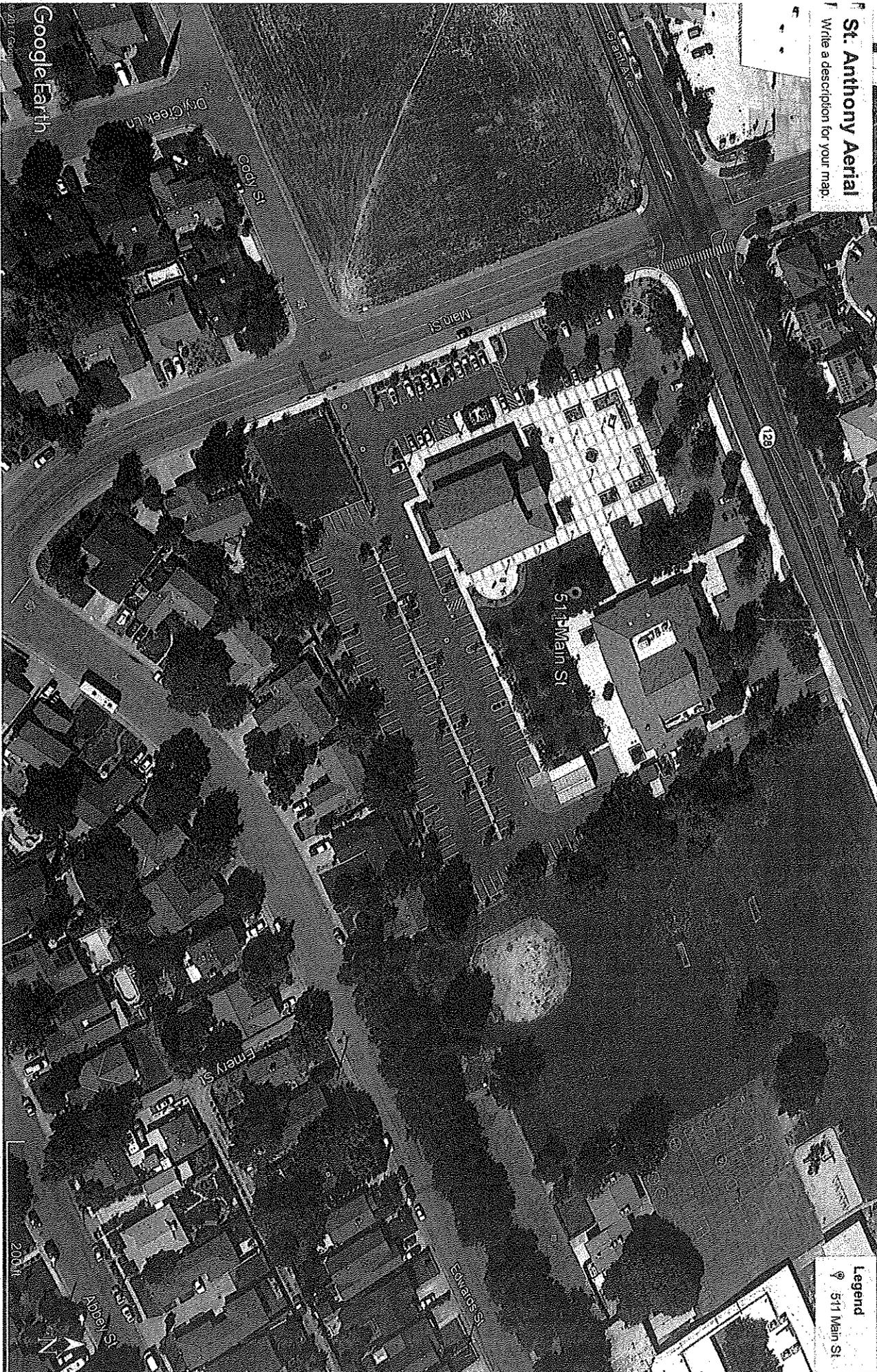
**ATTACHMENTS:**

- A. Site Plan and Elevations

ATTACHMENT A

DR 2018-01

**St. Anthony Aerial**  
Write a description for your map.



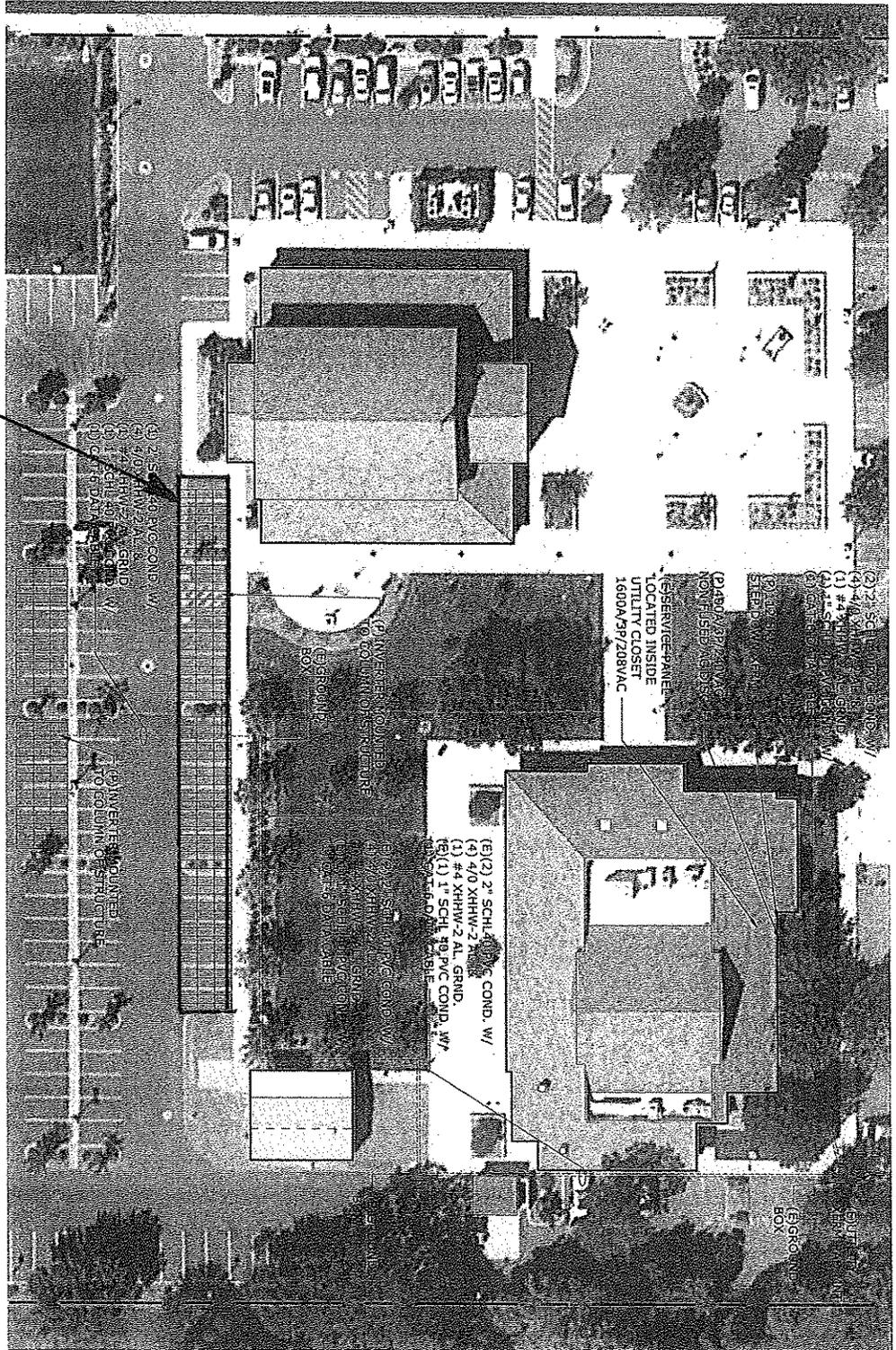
Google Earth  
2017/10/01

**Legend**  
511 Main St

MAIN STREET

GRANT AVENUE

LOCATION OF CARPORTS  
W/ PHOTO-VOLTAIC PANELS

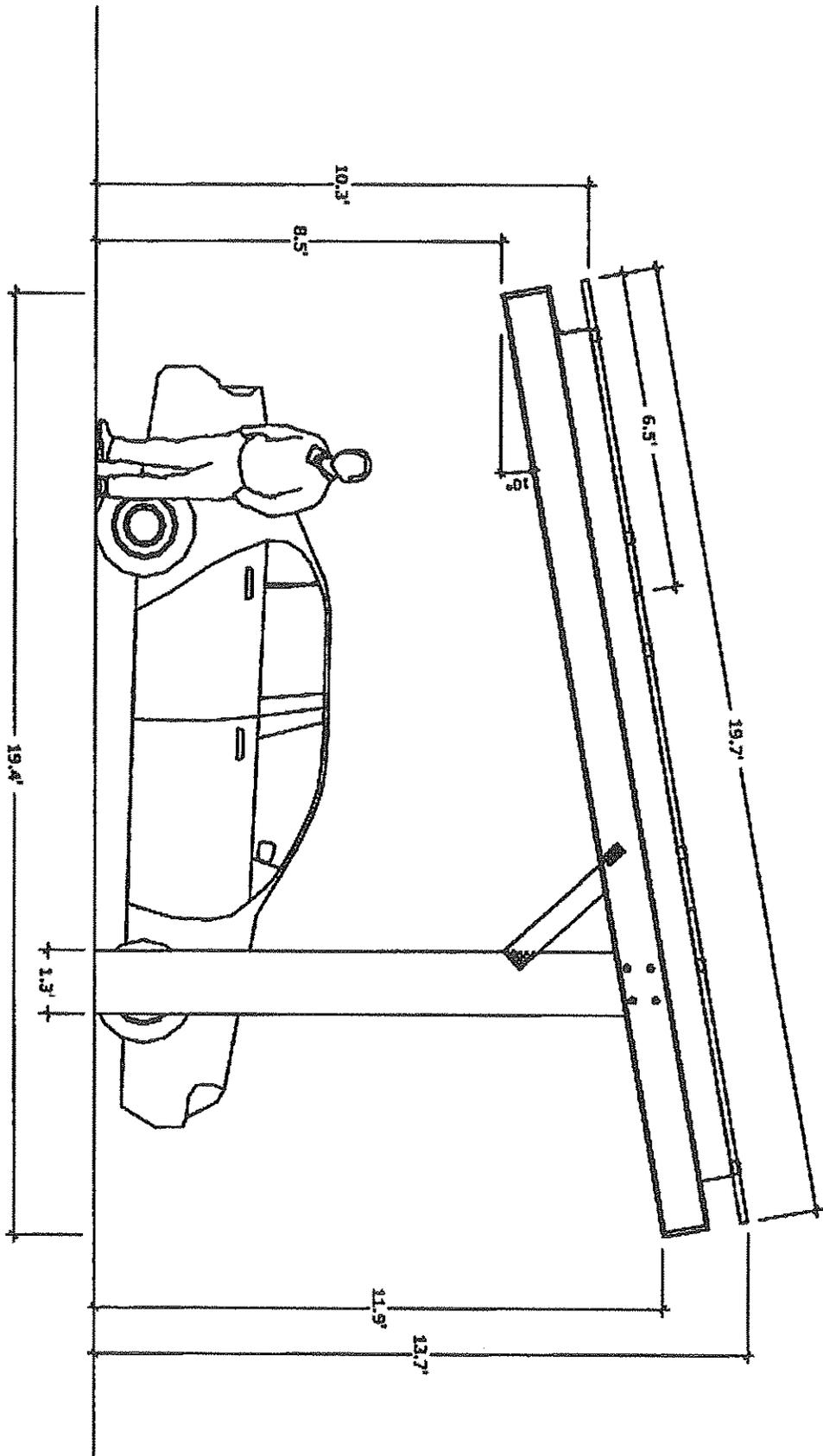


SHEET  
 PV-2.1  
 SITE PLAN  
 DETAIL

SAINT ANTHONY PARISH  
 511 MAIN STREET  
 WINTERS, CA 95694  
 APN:003-120-006 PHH: 530-758-8550

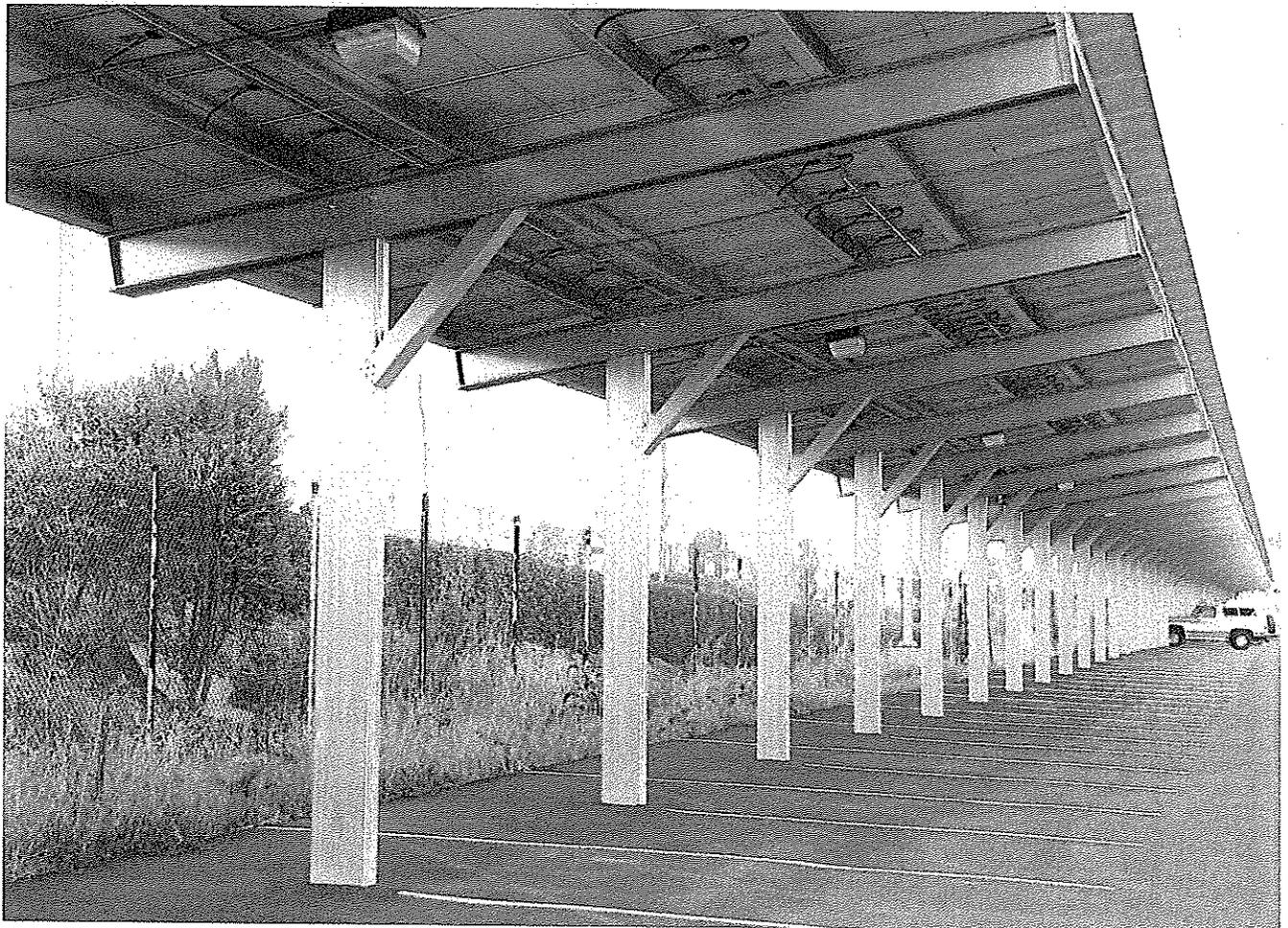
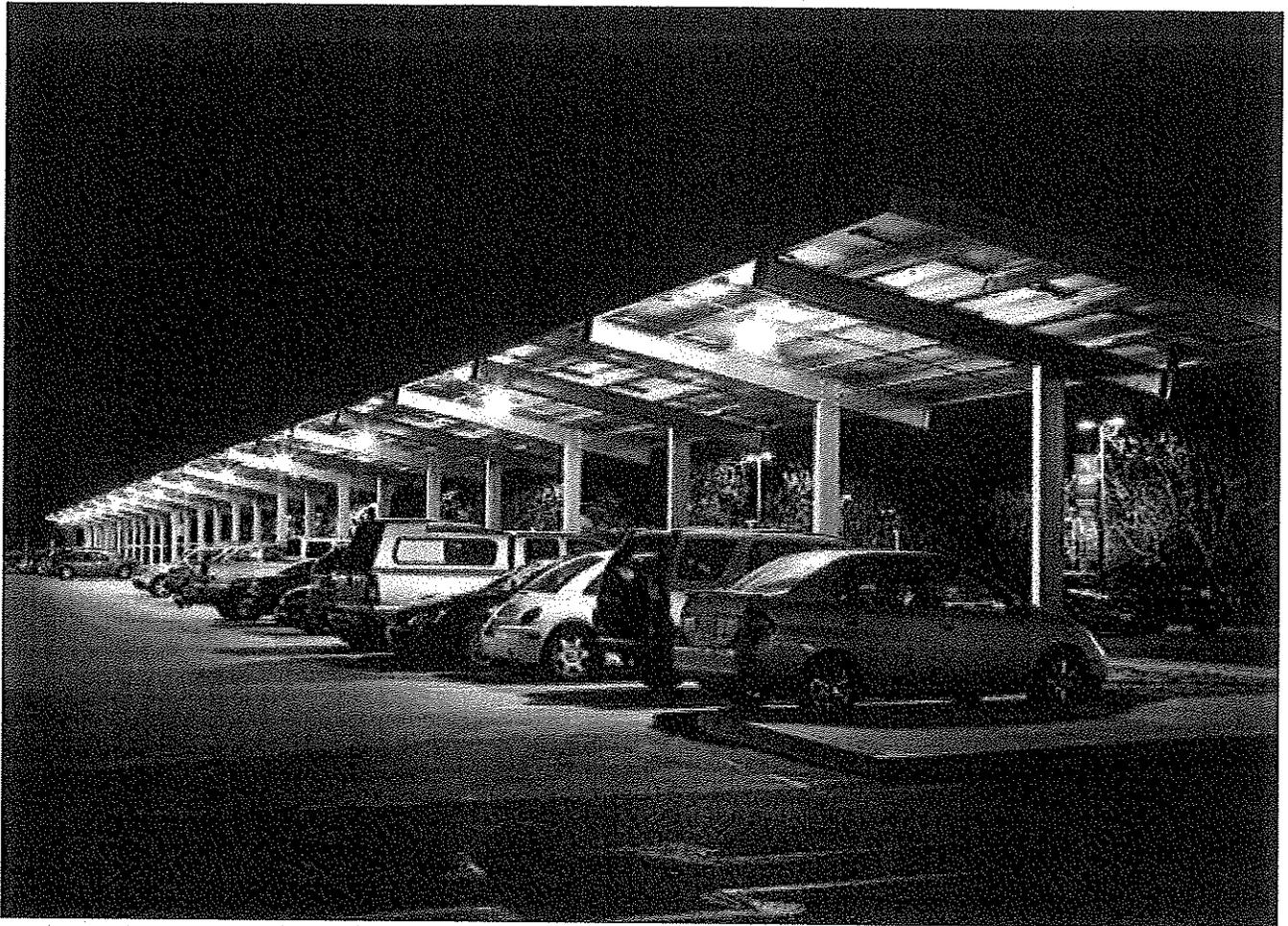
**AES**  
 Alternative Energy Systems Inc.

13620 HWY 99  
 CHICO, CA 95973  
 PHONE#: (530) 345-6980  
 FAX#: (530) 892-2360  
 design@solarenergyforlife.com

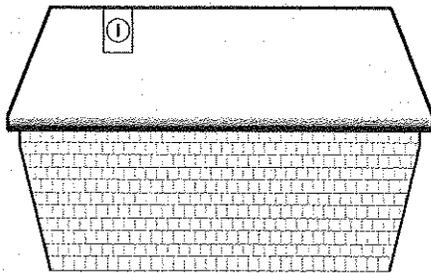
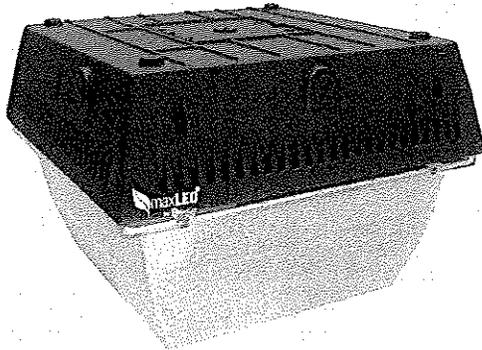


13520 HWY 99  
 CHICO, CA 95923  
 PHONE: (530) 345-8800  
 FAX: (530) 892-2989  
 Info@aenergyfor86.com





## LED CANOPY CAN SERIES



### PRODUCT DESCRIPTION:

The surface mounted canopy fixture, with a shatter-and UV-resistant polycarbonate lens, can be mounted to J-box or directly to non-combustable surfaces. The LEDs are proprietary binned for color consistency, highlighting a 98 percent power factor and 120° beam angle LED.

### FEATURES:

- 30W replaces up to 150-175 watt metal halide
- 45W replaces up to 175-250 watt metal halide
- Universal 120- 277V operation
- Maintenance free and constructed without any hazardous materials
- Dusk-to-dawn and occupancy sensor compatible
- Can mount on electrical boxes or directly to non-combustable surfaces
- 20W model available
- Does not attract insects
- 135,000 hour L70 lifetime at TM-21 standards, 25°C
- 5 Year Limited Warranty

### CONTROLS:

**120VAC/208-277VAC Photocontrol:** Voltage-specific photocontrols power the fixture when light levels reach 20 lux or below, and turn it off at 30 lux or higher. The operating temperature of the photocontrols are 30°F-120°F. Photocell mounted externally.

### PHOTOMETRICS:

All .IES files available online. Please see page 3 for Iso-footcandle layouts.

MODEL SELECTION (Full list of order codes on pg. 2)		typical order example: CAN45U50BPC27			
CAN			50		
FAMILY	NOMINAL POWER, EQUIVALENCY	VOLTAGE	CCT	COLOR	OPTION
CAN= LED Canopy	<b>30=</b> 30W, replaces up to 150-175W MH <b>45=</b> 45W, replaces up to 175-250W MH	<b>U=</b> 120-277V, std <b>H=</b> 347V-480V	<b>50=</b> 5100K, std	<b>B=</b> Bronze, std <b>W=</b> White	<b>(OMIT)=</b> None <b>PC12=</b> 120V Photocontrol <b>PC27=</b> 208-277V Photocontrol

**SPECIFICATIONS:**

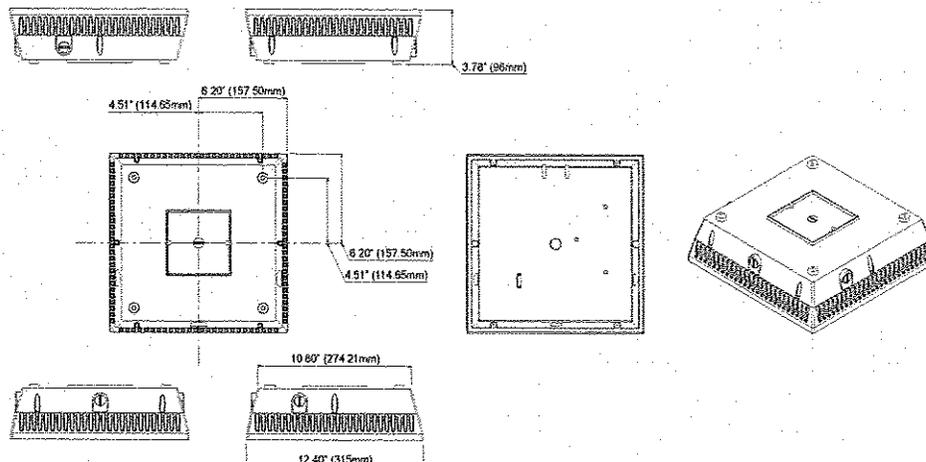
ITEM	SPECIFICATION	DETAILS	
		CAN30U50XXXX	CAN45U50XXXX
<b>GENERAL PERFORMANCE</b>	Input Power (W)	30	44
	Lumens Delivered (lm)	2985	4880
	Efficacy (lm/W)	102	107
	CRI	≥80	
	Lumen Maintenance (L70, TM-21 @ 25°C)	≥135,000	
	Color Temperature	5100K	
	Spacing Criteria	Available Upon Request	
<b>ELECTRICAL</b>	Input Voltage	120-277V; 347/480V available	
	Power Factor (120V/277V)	≥0.99/≥0.94	
<b>PHYSICAL</b>	Housing	Powder Coat Painted Aluminum	
	Lens	High-impact, UV-resistant Polycarbonate	
	Mounting	Fits electrical box or mount directly	
<b>CERTIFICATION</b>	Certification	cETLus, LM-79, LM-80	
	Operating Temperature	-30°F to 122°F/-34°C to 50°C	
	Humidity	20-85% RH, non-condensing	
	Environment	Outdoor wet location	
	Material Usage	RoHS compliant; no mercury	
	Warranty	5 years	

**ORDERING\*:**

ORDER CODE	MODEL	OPTIONS	FINISH	NOMINAL WATTAGE	VOLTAGE	CCT
76585	CAN30U50B	None	Bronze	30	120-277V	5100K
76586	CAN45U50B	None	Bronze	45		

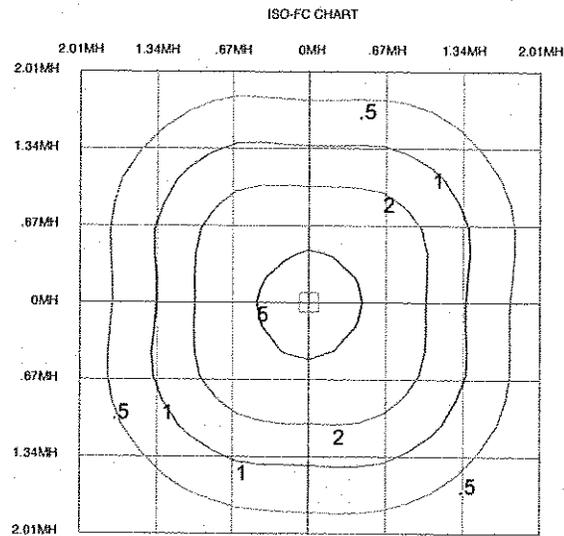
\*Please contact your MaxLite representative to order products that don't have order codes listed here.

**DRAWING:**



**PHOTOMETRICS:**

**CAN45U50B**

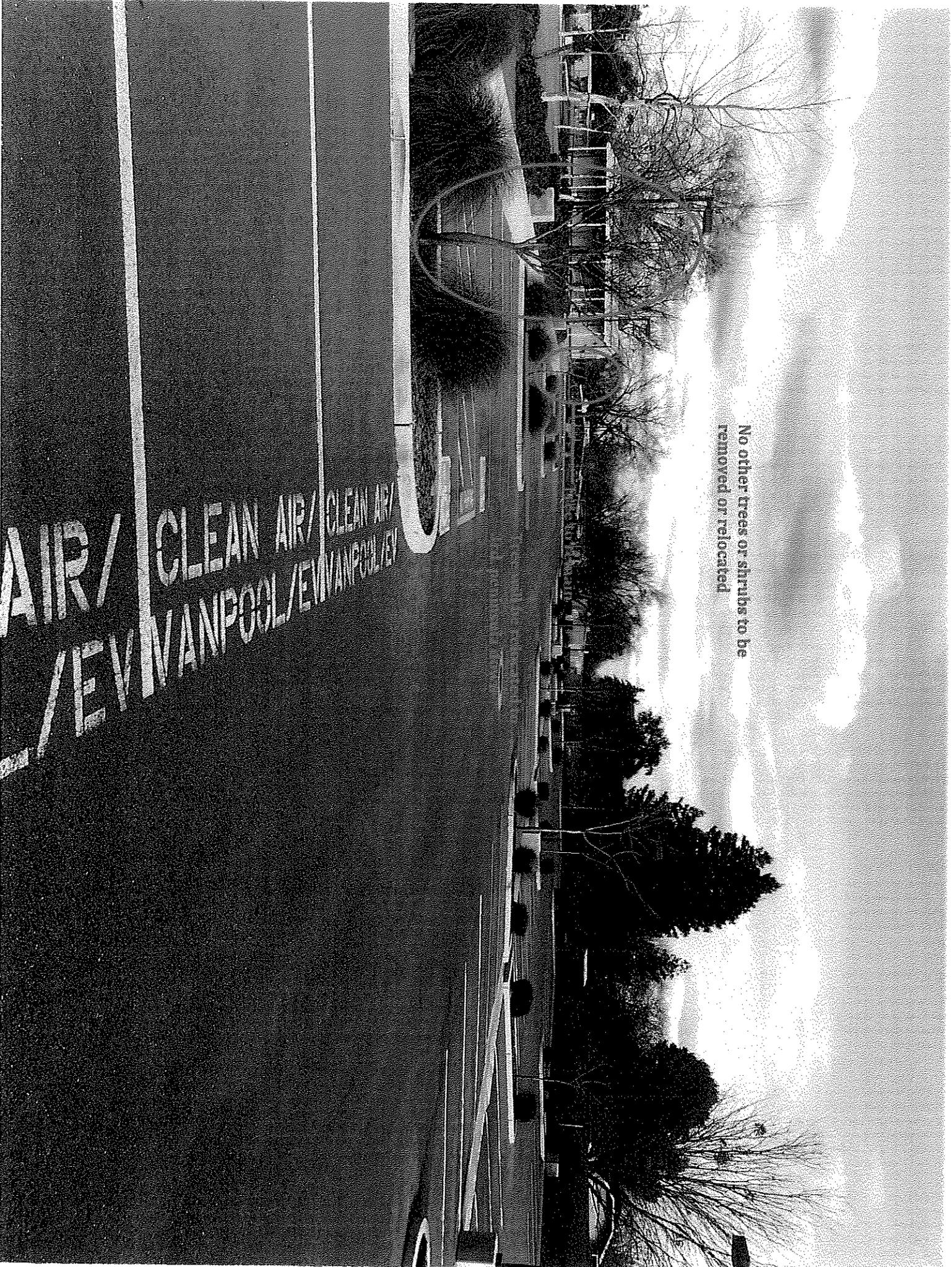


MH = Mounting Height

**CAN45U50B**  
4489 Lumens  
12' Mounting Height

Foot-candle's Correction Factor

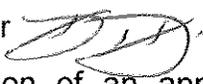
New Height	10'	12'	15'	18'	20'
Multiply by	1.44	1.0	.64	.44	.36



No other trees or shrubs to be removed or relocated



**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Chairperson and Planning Commissioners  
**DATE:** February 27, 2018  
**FROM:** David Dowswell, Contract Planner   
**SUBJECT:** Public Hearing and Consideration of an application by Premier Sign Company on behalf of Valley Star Partners, LLC for Conditional Use Permit (CUP 2018-01) and Site Plan/Design Review (DR 2018-02) to install a 12 foot 6 inch wide by 6 foot 6 inch high double-faced monument sign at the southeast corner of Matsumoto Lane and East Grant Avenue. The sign will advertise Starbucks and Chevron. Included with the Chevron portion of the sign will be an electronic pricing sign.

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

- 1) Receive staff report; and
- 2) Conduct the Public Hearing to solicit public comment; and
- 3) Approve the Conditional Use Permit (CUP 2018-01) Site Plan/Design Review (DR 2018-02) for installing carports with photo-voltaic above the portion of the south parking lot directly behind Saint Anthony's Church.

**BACKGROUND:** On June 28, 2016, the Planning Commission approved a tentative parcel map, conditional use permit, and site plan and design review for a new Starbucks, remodeled Chevron and a Fairfield Inn and Suites on the properties at the northwest corner of Matsumoto Lane and East Grant Avenue. Included with the approvals were wall signs for each of the businesses and a freestanding sign located near the freeway. No plans for a monument sign were presented.

On August 2, 2016, the City Council approved adding a Planned Development overlay zone to the Fairfield Inn site.

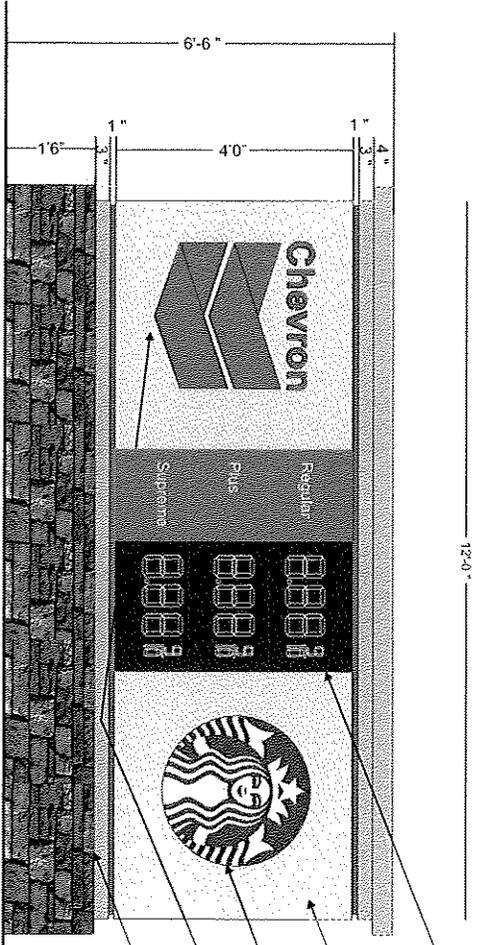
**PROJECT DESCRIPTION:** The applicant, Premier Sign Company is proposing to install 12 foot 6 inch by 6 foot 6 inch double-faced monument sign. The sign portion of the sign will be 4 feet by 12 feet. The base or pedestal will be 1 foot 6 inches by 12 feet. The sign be

1. This Conditional Use Permit (CUP 2018-01) and Design/Site Plan Review Permit (DR 2018-02) are based upon and limited to compliance with the project description, site plans, elevations and conditions of approval set forth below. Any deviations from the project description or conditions of approval must be reviewed and approved by the community development director for conformity with this approval. Deviations may require modification to the permit and/or environmental review. Deviations without the above described approval will constitute a violation of permit approval.
2. The permittee shall defend (with attorneys approved by the City), indemnify and hold harmless the City of Winters, its agents, officers, and employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeals boards, or legislative body concerning this approval Conditional Use Permit (CUP 2018-01) and Design Review Permit (DR 2018-02). This City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense.
3. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed to be acceptance by the permittee of all conditions of this permit.
4. Within 12 months after the effective date of this permit, the use shall commence. If the use has not commenced the community development director may approve a one-time extension of time for no more than one year. Request for an extension must be received in writing prior to March 9, 2019.
5. Plans submitted for building permits shall note that the background of the Chevron and Starbucks portion of the sign will be opaque.
6. Prior to installing the sign the applicant shall set up a full-sized mock-up of the proposed sign for staff to verify that the location will not cause a sight distance problem.
7. Prior to installing plans shall be submitted to the Building Division for review and approval and all necessary permits obtained.
8. The existing monument sign located just west of the westernmost driveway shall be removed upon installation of the new monument sign.
9. Any landscaping damaged during the installation of the new monument sign shall be replaced.
10. Failure to comply with the above conditions may result in the immediate revocation of the design review permit.

**ATTACHMENTS:**

- A. Site Plan and Elevations

1. This Conditional Use Permit (CUP 2018-01) and Design/Site Plan Review Permit (DR 2018-02) are based upon and limited to compliance with the project description, site plans, elevations and conditions of approval set forth below. Any deviations from the project description or conditions of approval must be reviewed and approved by the community development director for conformity with this approval. Deviations may require modification to the permit and/or environmental review. Deviations without the above described approval will constitute a violation of permit approval.
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Sign Elevation 1/2" = 1'-0"

LED digital price sign. Exact size and specification to be determined. Price numerals shown at 8". Changeable display to be remotely controlled. For display purposes only.

125 Aluminum cabinet with structural angle framing to be painted Benjamin Moore HC-35 "Power Bluff" stucco texture. 30" diameter illuminated logo.

Illuminated Chevron logo with individually illuminated "Chevron" letters.

Brick Veneer: El Dorado Stone Cliffstone "Montecito". Stone Dimensions: 1.25"-6"H x 4"-22"L x 1"-2" D



313 Timber Drive  
 Vacaville CA 95688  
 Phone: (707) 455-0286  
 Fax: (866) 910-4740

This is an original unpublished piece of artwork, intended only for the recipient, and viewed by a individual who express for Premier Sign

Job Name:  
 Chevron/Starbuck

Address:  
 East Garfima  
 City/State:  
 Windsor, CA 957

Drawing No.  
 Drawing Date  
 Revisions:  
 A.  
 B.  
 C.

Client Approval:

# ATTACHMENT A



Sign  
Location  
Centered in  
landscaping.

