

CITY OF WINTERS REGULAR PLANNING COMMISSION AGENDA

Tuesday, February 26, 2019 @ 6:30 PM  
City of Winters Council Chambers  
318 First Street  
Winters, CA 95694-1923  
Community Development Department  
Contact Phone Number (530) 794-6714  
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  
Contract Planner, Dave Dowswell

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 22, 2019 meeting of the Planning Commission.

V STAFF/COMMISSION REPORTS

VI DISCUSSION ITEMS:

A. Public Hearing and Consideration by Polly Sanders for the following entitlements:

- 1) Adopt an ordinance adding a Planned Development Overlay (PD) Zone to the existing Single-Family Residential (R-1) zoning; and
- 2) Approve a Planned Development (PD) Permit to allow a reduction in the minimum lot area, lot depth, and rear yard setback; and
- 3) Consider a parcel map to divide 6,500 square foot lot developed with two single family homes into two parcels; Parcel 1 will be 2,725 square feet and Parcel 2 will be 3,275 square feet.

B. Public Hearing and Consideration by Berryessa Gap Winery for Site Plan and Design Review approval to demolish the existing building (Quonset hut) located on the rear of the property and add a new 1,199 (904 interior space and 295 patio) square foot addition to 15 Main Street.

C. Public Hearing and Consideration by K.Hovnanian Homes for Site Plan and Design Review approval of the model homes for Phase 1A of the Stones Throw Subdivision located off 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 FEBRUARY 21, 2019

  
DAVID DOWSWELL, COMMUNITY DEVELOPMENT DEPARTMENT CONTRACT 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.

GENERAL NOTES: MEETING FACILITIES ARE ACCESSIBLE TO PERSONS WITH DISABILITIES. TO ARRANGE AID OR SERVICES TO MODIFY OR ACCOMMODATE PERSONS WITH A DISABILITY TO PARTICIPATE IN A PUBLIC MEETING, CONTACT THE CITY CLERK.

**MINUTES OF THE CITY OF WINTERS PLANNING COMMISSION MEETING HELD  
JANUARY 22, 2019**

***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, Adams, Altamirano, Contreras, Riley, Schrupp, Vice Chair Baker, Chairman Myer

**ABSENT:** None

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

Management Analyst Dagoberto Fierros led the pledge of allegiance.

**CITIZEN INPUT:** None.

**CONSENT ITEM:**

- A. Minutes of the December 11, 2018 regular Planning Commission meeting.

Commissioner Altamirano moved to approve minutes, Adams seconded.

**AYES:** Commissioners Adams, Altamirano, Contreras, Riley, Schrupp, Vice Chair Baker, Chairman Myer

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**STAFF/COMMISSION REPORTS:**

None.

**DISCUSSION ITEM:**

- A. Public Hearing and Consideration of an application by Silverio Arteaga to park a Buckhorn food truck on the property located at 3 Grant Avenue (The Winters Store).

Planner Dave Dowswell presented the proposal.

**PUBLIC COMMENTS:** None.

**COMMISSIONER/STAFF COMMENTS:**

Commissioner Contreras expressed concerns over trash and restrooms.

Vice Chair Baker encouraged staff to follow up annually with a status report on the food truck operation.

**MINUTES OF THE CITY OF WINTERS PLANNING COMMISSION MEETING HELD  
JANUARY 22, 2019**

Planner Dowswell stated that a condition can be added to give staff the ability to evaluate and address possible issues

Vice Chair Baker moved with changes, Commissioner Contreras seconded

**AYES:** Commissioners Adams, Altamirano, Contreras, Riley, Schrupp, Vice Chair Baker, Chairman Myer

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**DISCUSSION ITEM:**

B. Study Session – Discussion involving proposed vacation rental ordinance.

Planner Dowswell discussed the proposed permitting process, requirements, and limitations for temporary vacation rentals.

Chairman Myer and Commissioner Riley discussed fees and various issues of hosted and non-hosted vacation rentals.

Manager Donlevy stated that vacation rental fees will be determined by consultants that the City is working with.

Planner Dowswell stated that applications that cannot be approved administratively will be directed to the Planning Commission through the Conditional Use Permit (CUP) process.

The City of Winters will collect Transient Occupancy Tax (TOT) from Airbnb. An annual vacation rental fee and annual business license will be required of all property owners operating vacation rentals within the City.

Discussion ensued.

**ADJOURNMENT:** Chairman Myer adjourned the meeting at 7:31pm.

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

Dagoberto Fierros, Management Analyst

\_\_\_\_\_

Paul Myer, Chairman



**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Chair and Planning Commissioners  
**DATE:** February 26, 2019  
**FROM:** David Dowswell, Contract Planner *DD*  
**SUBJECT:** Public Hearing and Consideration of application by Polly Sanders to add Planned Development (PD) Overlay Zone and approve a parcel map to subdivide one lot into two parcels for the property located at 416-418 Second Street (APN 003-146-018).

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

- 1) Receive the staff report; and
- 2) Conduct the Public Hearing to solicit public comment; and
- 3) Conditionally Approve Resolution 19-01, Parcel Map (2 lots) for parcel 003-146-018, 416-418 Second Street; and
- 4) Recommend City Council approves adding a PD Overlay Zone.

**SURROUNDING LAND USES AND SETTING:** Surrounding land uses are as follows:

North: Wolfskill Career Academy – Zoned PQP  
South: Existing single-story Single-Family Housing – Zoned R-1  
East: Existing single-story Single - Family Housing – Zoned R-1  
West: Existing single-story Single-Family Housing – Zoned R-1

The site is developed with two detached single family homes.

**GENERAL PLAN & ZONING DESIGNATION:** The General Plan land use designation for the property is Low Density Residential (LR). The property is zoned Single Family Residential (R-1).

**BACKGROUND:** On August 22, 2017 the Planning Commission considered an application to subdivide the property at 301 Main Street (Old Catholic Church) into two separate parcels and add a Planned Development (PD) Overlay to the existing zoning to allow the creation of substandard size lots. The Commission also considered a request to convert the church into a duplex. On October 3, 2017 the City Council approved adding a PD Overlay to the existing zoning of 301 Main Street.

**PROJECT DESCRIPTION:** The applicant, Polly Sanders, is requesting approval to overlay the property at 416-418 Second Street with a Planned Development Overlay Zone and obtain a Planned Development Permit. She is requesting approval to subdivide a 6,500 square foot lot into two substandard size parcels, Parcel (1) 2,725 square feet and Parcel (2) 3,275 square feet, allowing her to sell each single family home separately (Attachment A).

**ANALYSIS:**

**Planned Development Zoning**

Section 17.48.010 of the Municipal Code (Zoning Ordinance) states, "In order to achieve the general plan goal "to promote the development of a cohesive and aesthetically pleasing urban structure for Winters," the P-D overlay zone has been included within the scope of the zoning ordinance to allow for the maximum flexibility consistent with the minimum development standards within each underlying zone category."

Table 3B of the Zoning Ordinance allows in an R-1 and R-2 Zone lots sizes for corner lots of 3,500 square feet for attached or detached affordable housing units. Section 17.52.020 Land Use Matrix states in footnote #1 "Affordable or market rate duplexes are allowed on all corner lots in the R-1 and R-2 zones citywide". The wording in Table 3B and Section 17.52.020 are somewhat in conflict with each other. In the Winters Ranch subdivision, as part of the P-D overlay, the city approved 25 alley-loaded lots, 11 which were affordable, ranging in size from 3,473 to 5,244 square feet. In the Stones Throw (Winters Highlands) subdivision the city approved, as part of a P-D overlay, lots which are as small as 3,306 square feet for market rate housing.

The decision by the city to approve lots of varying sizes with both affordable and market rate housing as part of the Winters Ranch and Stones Throw subdivisions was done to provide housing diversity and indirectly, based on the smaller lot size, more affordable housing. The applicant's request to subdivide a 6,500 square foot corner lot into two smaller parcels will allow the existing single family homes to be sold separately. Staff would not support subdividing the lot if it were vacant, but because the houses are existing allowing the creation of smaller lots permits the homes to be sold separately. There are similar sized lots located in the vicinity including: the Abbey House (4,356 square feet), True Value Hardware (2,500 square feet), 16 Baker Street (3,300) and 113 Baker Street (2,500 square feet), all of which are less than the minimum size of 6,000 square feet.

The applicant is requesting approval for both parcels of a reduction in the allowable lot size and lot depth and for Parcel 2 a reduction of the rear yard setback from 25 to 10 feet. The property currently does not have the required rear yard setback. The request to reduce the rear yard setback is due to the front of Parcel 2 now facing Second Street.

Staff believes the applicant's request to subdivide the existing lot into smaller parcels is consistent with city Policy II.A.5 to provide housing for all economic segments of the community. It is also consistent with Program II.6, "The City shall continue to allow for the development of duplexes on corner lots as permitted use within the single-family zoning designation (R-1 and R-2) zones). The City will promote the construction of duplexes, including duplexes affordable to the very-low- or low-income households, through the following actions: The City will encourage homebuilders to construct duplexes on corner lots as part of pre-application conferences."

### **Parcel Map**

The applicant submitted a "Site Plan", which serves as a tentative parcel map. Should the Planning Commission recommend approval to the City Council to add a PD Overlay Zone to the existing R-1 Zoning and the Council approves adding the PD Overlay the applicant will need to submit a final parcel map for the city engineer's review and approval. Based on the site plan the proposed parcels are consistent with the City's General Plan allowable density and standards of the subdivision and zoning ordinances, with the acknowledgment that minimum lot size may be reduced with a P-D Overlay Zone.

Currently there is a shed on the property that straddles the new property line. A building is not allowed to straddle a property line. The applicant has noted on the site plan that the shed will be removed. Each home has separate water lines and gas and electric meters, but shares a common sewer line. If the subdivision is approved there will need to be separate sewer laterals, which will need to be installed prior to recording of the final parcel map. Since the lots are already developed none of the typical conditions related to public improvements would apply.

**PROJECT NOTIFICATION:** Public notice advertising for the public hearing on this planning application was published in the Winters Express on 02/14/19 and notices were mailed to all property owners who own real property within three hundred (300) feet of the project boundaries at least ten days prior to tonight's hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since 02/14/19.

**ENVIRONMENTAL ASSESSMENT:** Staff has concluded that the Categorical Exemption provided in Section 15315 of the CEQA Guidelines (Minor Land Divisions) is most applicable to the subject project.

**RECOMMENDED FINDINGS FOR THE PARCEL MAP (2 LOTS) FOR PARCEL 003-146-018, 415-418 SECOND STREET**

CEQA Findings:

1. The Parcel Map qualifies for categorical exemption provided in Section 15315 of the CEQA Guidelines (Minor Land Divisions).
2. The Planning Commission has considered comments received on the project during the public review process.
3. The exemption finding reflects the independent judgment and analysis of the City of Winters.
4. The Planning Commission hereby confirms that a Categorical Exemption for the Parcel Map (2 lots) for parcel 003-146-018, 416-418 Second Street.

General Plan and Zoning Consistency Findings:

1. The project is consistent with the goals and policies of the General Plan. The General Plan designates the project site as Low Density Residential (LR) and this designation provides for residential uses such as single-family dwellings and attached or detached duplex dwellings on corner lots. The applicant anticipates subdividing the property and selling each home.
2. The project is consistent with the provisions of the Zoning Ordinance. The property is zoned Single-Family Residential (R-1) and this zone provides for residential use.

**RECOMMENDATION:** Staff recommends the Planning Commission make an affirmative motion as follows:

**MOVE THAT THE CITY OF WINTERS PLANNING COMMISSION CONDITIONALLY APPROVE RESOLUTION 19-01, PARCEL MAP (2 LOTS) FOR PARCEL 003-146-018, 416-418 SECOND STREET.**

Staff further recommends the Planning Commission recommend the City Council adopt ordinance adding a Planned Development Overlay Zone to the property at 416-418 Second Street to allow for the creation of lots sizes less than 7,000 square feet.

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

**ATTACHMENTS:**

- A. Parcel Map
- B. Resolution 19-01 and Conditions of Approva

**Owner:** Polly Sanders as Successor Trustee of the Susan R. Sanders Family Trust dated May 3, 2003

**Existing Parcel:** 6,000 Sq. Ft.  
**Proposed Parcel 1:** 2,725 Sq. Ft.  
**Proposed Parcel 2:** 3,274 Sq. Ft.

**Site Address:** 416 and 418 2nd St.  
Winters CA 95694  
APN 003-146-018

**Existing Utilities:** Water - City of Winters  
Sewer - City of Winters  
Electric - P.G.&E.



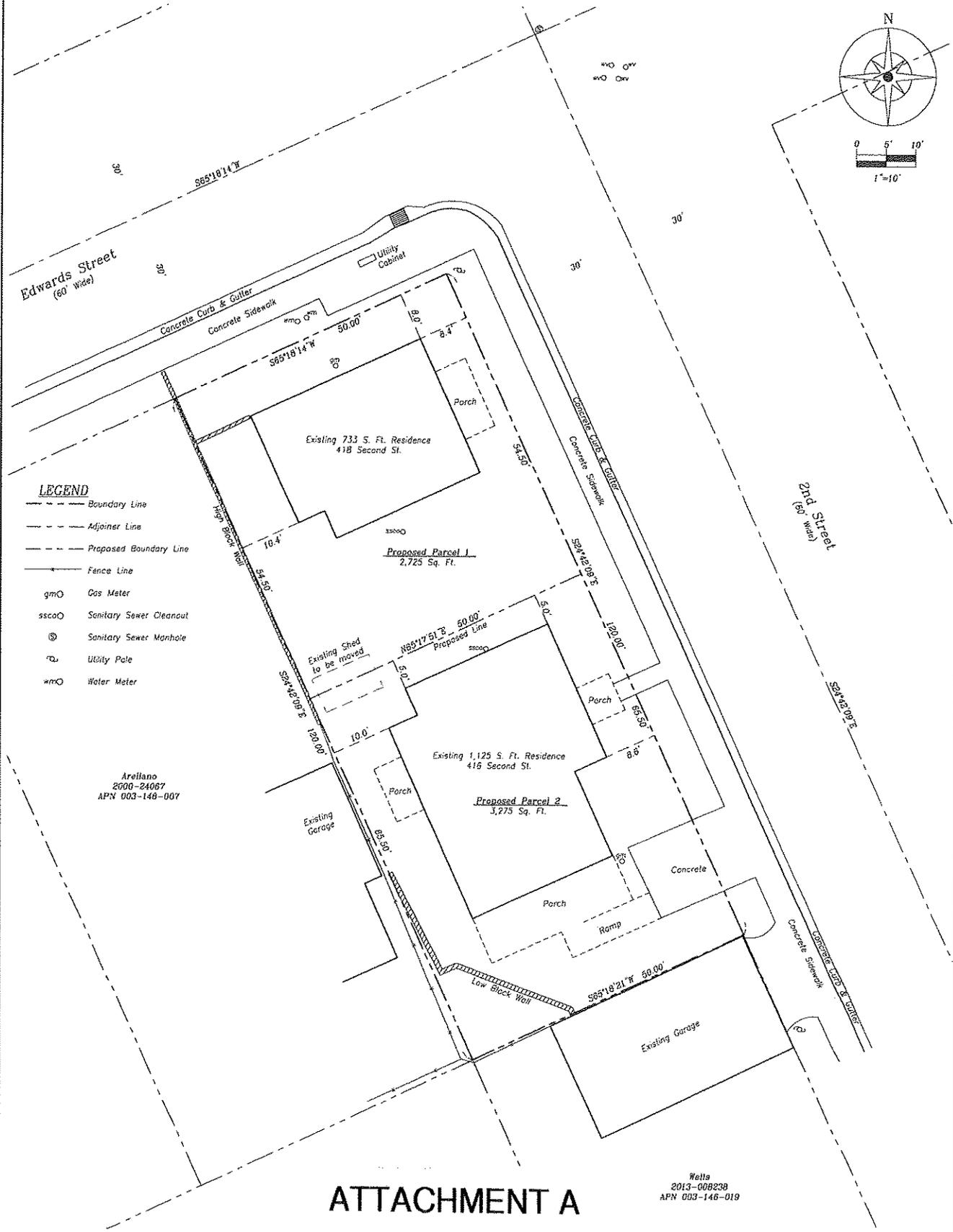
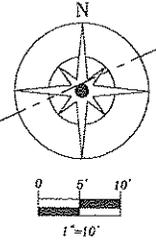
**Site Plan**  
OF THE LANDS OF THE  
Susan R. Sanders Family Trust  
Document Number 2003-0030267  
APN 003-146-018  
City of Winters  
Yolo County  
October 2018



Ty Hawkins LS 7973  
3636 Oak Canyon Ln.  
Vacaville Ca. 95688  
(707) 974-9890

**PRELIMINARY  
DRAFT**

**Basis of Bearings**  
The bearings shown hereon are based upon the centerline of Main St. as shown on the Record of Survey Map filed for record in Book 1998 of Maps, Page 33, Yolo County Records. Said bearing taken as North 65°17'44" East.



- LEGEND**
- Boundary Line
  - - - Adjoiner Line
  - - - Proposed Boundary Line
  - Fence Line
  - gmO Gas Meter
  - sscoO Sanitary Sewer Cleanout
  - ⊙ Sanitary Sewer Manhole
  - ⊕ Utility Pole
  - wmO Water Meter

Arellano  
2000-24067  
APN 003-146-007

**ATTACHMENT A**

Wells  
2013-008238  
APN 003-146-019

**RESOLUTION NO. 2019-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WINTERS  
APPROVING A PARCEL MAP TO SUDIVIDE 416-418 SECOND STREET, APN 003-  
146-018 INTO TWO LOTS**

**WHEREAS**, on February 26, 2019 the Planning Commission, pursuant to Government Code Section 65090, held a noticed public hearing for the purpose of receiving public testimony concerning the proposed project; and

**WHEREAS**, pursuant to the California Environmental Quality Act ("CEQA") it was determined that the Parcel Map is Categorically Exempt from CEQA Section 15315 (Minor Land Divisions); and

**WHEREAS**, the Sanders Parcel Map, Exhibit "A", to subdivide 416-418 Second Street, APN 003-146-018 into two parcels is consistent with the Winters General Plan and Municipal Code; and

**WHEREAS**, the site is physically suitable for the proposed type and density of development; and

**WHEREAS**, the Sanders Parcel Map will not conflict with the public easements for access through, or use of, property for the proposed subdivision.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Winters hereby approves the Sanders Parcel Map ("Project"), subject to the following conditions of approval:

**Planning**

1. The project is described in the February 26, 2019 Planning Commission staff report and as shown on the exhibits included in the February 26, 2019 Planning Commission Staff report, except as modified by these conditions of approval. Substantive modifications require public hearing(s) and Planning Commission action.
2. Approval of the applicant's project with reduced minimum lot sizes is conditional upon the City Council approving adding a Planned Development Overlay Zone to the existing zoning.
3. Approval of the applicant's project shall be null and void if the applicant fails to submit a final parcel map for the project within 36 months of the Planning Commission's approval of the Parcel Map application.

## **Public Works**

4. 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 include court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the applicant in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning Commission, any advisory agency to the City, local district, and the City Council.
5. The applicant shall submit a parcel map for review and approval by the city engineer.
6. The applicant shall provide the City with one mylar and four paper copies of the recorded map.
7. The applicant shall pay all applicable taxes, fees, and charges at the rate amount in effect at the time of such taxes, fees, and charges become due and payable.
8. The property shall be connected to the City of Winters water and sewer system, at the applicant's expense, with a separate water service and sewer lateral required for each parcel, in accordance with City of Winters Public Improvement standards and Construction Standards.
9. All domestic water services will be metered. Water meters shall be installed on all water services to the satisfaction of the Public Works Department.
10. The conditions as set forth in this document are not all inclusive. Applicant shall thoroughly review all City, state, and federal planning documents associated with this map and comply with all regulations, mitigations and conditions set forth.
11. As part of the public improvements, the engineer or surveyor shall set sufficient durable monuments to conform to the standards described in Section 8771 of the Business and Professions Code.

**I HEREBY CERTIFY** that the foregoing Resolution was adopted by the City Council of the City of Winters at a regular meeting held on the 26th day of February, 2019, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Paul Myers, Chairperson  
Winters Planning Commission

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Tracy E. Jensen, City Clerk  
City of Winters

**Owner:** Polly Sanders as Successor Trustee of the Susan R. Sanders Family Trust dated May 5, 2003

**Existing Parcel:** 5,000 Sq Ft

**Proposed Parcel 1:** 2,725 Sq. Ft.

**Proposed Parcel 2:** 3,274 Sq Ft.

**Site Address:** 416 and 418 2nd St.  
Winters, CA 95994  
APN 003-146-018

**Existing Utilities:** Water - City of Winters  
Sewer - City of Winters  
Electric - P.G.&E.



# Site Plan

OF THE LANDS OF THE  
**Susan R. Sanders Family Trust**

Document Number 2003-0330267

APN 003-146-018

City of Winters

Yolo County

October 2016

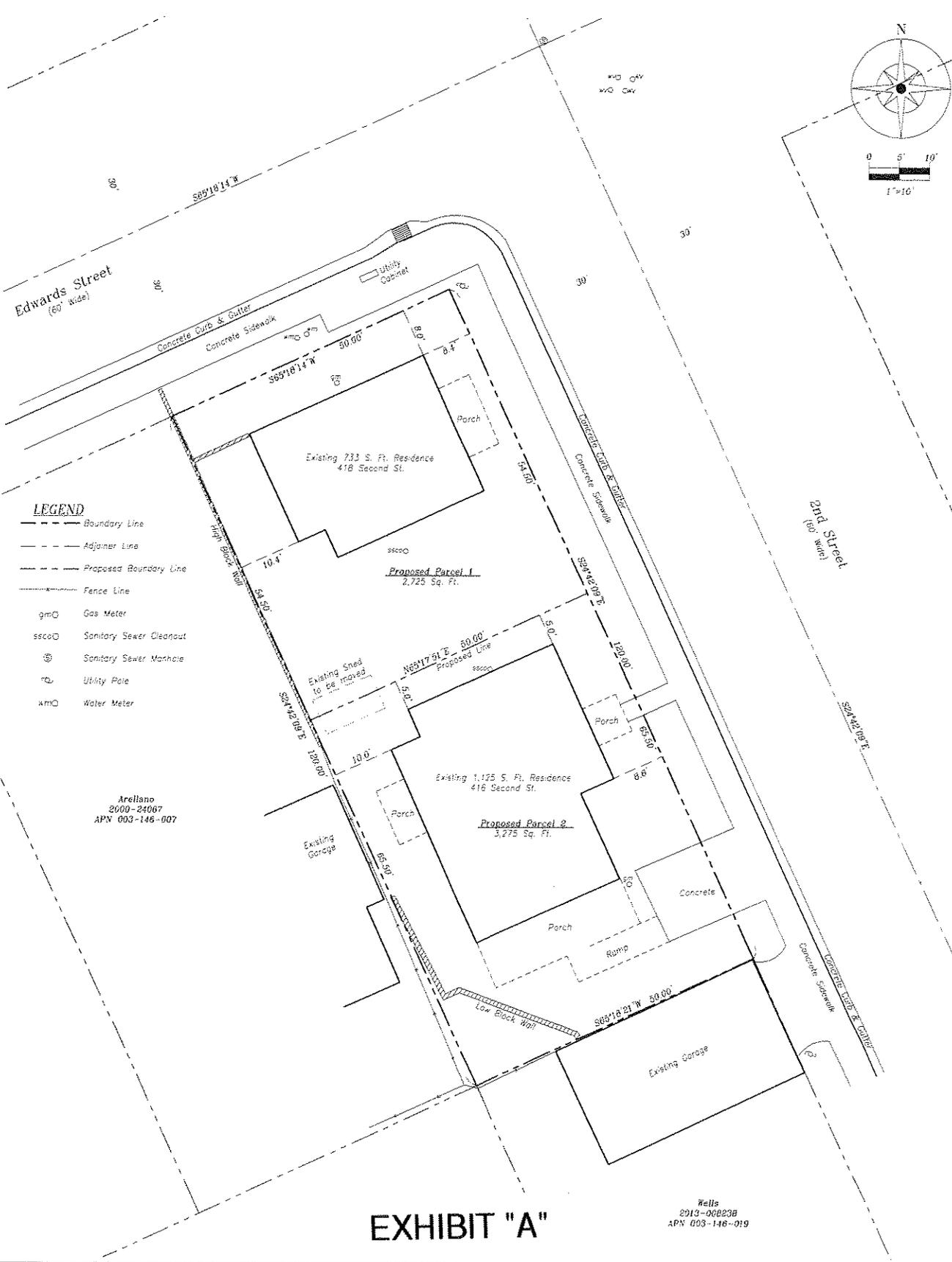
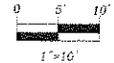
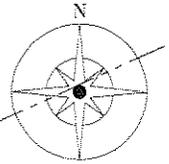
Ty Hawkins LS 7973  
3636 Oak Canyon Ln.  
Vacaville, Ca. 95688  
(707) 974-8890



**PRELIMINARY  
DRAFT**

### Basis of Bearings

The bearings shown herein are based upon the centerline of Main St. as shown on the Record of Survey Map filed for record in Book 1998 of Maps, Page 33, Yolo County Records. Said bearing taken as North 85°17'44" East



- LEGEND**
- Boundary Line
  - - - Adjoiner Line
  - - - Proposed Boundary Line
  - Fence Line
  - gmO Gas Meter
  - sscoD Sanitary Sewer Cleanout
  - ⊗ Sanitary Sewer Manhole
  - ⊕ Utility Pole
  - wmO Water Meter

Arellano  
2009-24067  
APN 003-146-007

**EXHIBIT "A"**

Hells  
2913-068238  
APN 003-146-019



**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Chair and Planning Commissioners  
**DATE:** February 26, 2019  
**FROM:** David Dowswell, Contract Planner   
**SUBJECT:** Public Hearing and Consideration of Site Plan/Design Review 2019-02 application by Shannon and Corrine Martinez – Berryessa Gap Wine Tasting for approval of Site Plan/Design Review for installation of awnings, signage, lighting, and facade improvement for 15 Main Street (APN 003-204-010).

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

- 1) Receive the staff report;
- 2) Conduct the Public Hearing to solicit public comment; and
- 3) Approve Site Plan/Design Review for demolition of 770 square foot addition and the construction of a new 904 square foot addition and 205 square foot addition to the Berryessa Gap Wine Tasting Room

**GENERAL PLAN DESIGNATION, EXISTING ZONING AND LAND USE:** Berryessa Gap is presently located and operating on the site. The project is located in the Form-Based Code Regulating Plan and the Zoning Classification is Downtown-A (D-A). The operation of a tasting room is a permitted use in the D-A zone. The General Plan Land Use Designation is also D-A. Berryessa Gap is also located in Winters' Historic Preservation District.

**BACKGROUND:** Berryessa Gap has been operating a wine tasting room since 2002 in downtown Winters. The location of the tasting room is near the prominent intersection of Railroad Avenue and Main Street next to the old Opera House.

On April 28, 2014 the Planning Commission approved various façade improvements to the front of the building.

**PROJECT DESCRIPTION:** The applicants are requesting approval to demolish the existing 770 square foot Quonset hut like building located on the rear of the original brick building and construct a new 904 square foot addition with a 205 square foot patio. The applicants wish to take advantage of the City's plans to enhance the alley (Newt's

Expressway) by undergrounding the overhead utilities and resurfacing the alley. The addition is also designed to complement the outdoor patio area for the new downtown hotel. The design of the addition is similar to the addition off the back of the old Opera House. The exterior will be finished with corrugated metal siding. On the west elevation there will be three large windows, a large painted mural and individually lettered sign advertising Berryessa Gap above the windows/mural. The north elevation, which faces the alley, will have windows, with a maroon colored retractable canvas awning with lettering (Winery and Tasting Room) above the windows and individually lettered sign above the awning advertising Berryessa Gap. In addition to the building there will be 12 foot by 19 foot outdoor patio with table and chairs and a gas water feature (Attachment A).

## **ANALYSIS:**

Review of the addition, awning and signage falls under the authority of the Planning Commission for site plan/design review approval. Berryessa Gap is located within the Form Base Code area which has specific design guidelines. The alley located behind Berryessa Gap is part of the Alley Activation Visioning Plan adopted as an addendum to the Downtown Master Plan.

### **Architecture**

The design of the addition, including the awning and patio, will be a significant improvement over the existing Quonset hut addition. The design of the addition will complement the addition on the back of the Opera House and is consistent with the Form Based Code and Visioning Plan. The image on the mural reflects the city's agricultural history.

### **Signage**

Section 17.80.035 states, "For buildings with multiple building frontages one-quarter (1/4) square foot of sign is permitted for each linear foot of additional frontage". Based on the building frontage of twenty-five feet the maximum allowable sign area is six (6) feet six (6) inches per elevation for a maximum allowable area of 13 square feet. Section 17.80.035 further states, "One (1) awning sign per building/store frontage may be permitted subject to the following requirements: Maximum height of lettering shall not exceed eight (8) inches in height" and shall not exceed fifteen (15) percent of the total awning area.

The letters shown on the west and north elevations appear to be roughly 12 inches in height. A guesstimate is that the combined area of the both signs is twenty-four square feet or almost double the allowable area. To comply with the City's sign regulations the applicants would need to reduce the height of the lettering on the north and west elevations to a maximum of 6 inches. As an alternative, the applicants could eliminate the signage on either the north or west elevation. As another alternative, "Berryessa Gap" lettering could be kept on the west elevation removed on the north elevation and added/incorporated into the awning.

The lettering on the awning is compliant. The proposed mural is not considered a sign as there is no reference to the Berryessa Gap Brewery in the mural; it is considered art.

### **Parking**

The existing building is located within the Form Base Code. According to Table 17.58-15 of the Code commercial uses are supposed to provide one (1) parking space per 400 square feet of building. The addition is 904 square feet or 134 square feet larger than the existing Quonset hut, which is 770 square feet. Based on Table 17.58-15 the existing 770 square foot Quonset hut requires two parking spaces and the proposed 904 square foot addition requires two parking spaces, or no increase.

### **Other Issues**

The city has applied for a Rule 20 grant from P.G &E. to underground the utilities located on the alley. Approval of the grant, design drawings and construction is likely not to occur until 2021. When the utilities are underground each property will need to relocate the above ground connections to below ground. The applicants and City should work together to minimize the impact of the undergrounding the utilities and repaving of the alley on the proposed expansion.

The Form Based Code and Visioning Plan identify the need to enclose the existing dumpsters due to their unsightliness. The City has been discussing with all of the affected businesses located on the alley developing a collective solution for disposing of the trash.

**PROJECT NOTIFICATION:** Public notice advertising for the public hearing on this planning application was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Winters' Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the Winters Express on 02/14/19 and notices were mailed to all property owners who own real property within three hundred (300) feet of the project boundaries at least ten (10) 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 02/21/19.

**ENVIRONMENTAL ASSESSMENT:** The proposed project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities).

### **RECOMMENDED FINDINGS FOR SITE PLAN/DESIGN REVIEW 2019-02 FOR THE BERRYESSA GAP ADDITION**

#### **CEQA Findings:**

- 1) The proposed project is categorically exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Projects.

General Plan and Zoning Consistency Findings:

- 1) The project is consistent with the goals and policies of the General Plan.
- 2) The project is consistent with the provisions of the Zoning Ordinance and Form-Based Code.
- 3) The project is consistent with the intent and purposes of the zone in which it is located, and will not detrimentally impact the character of the neighborhood.
- 4) The project will not be detrimental to the public health, safety, or general welfare.
- 5) Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities or services are provided.
- 6) The project will not create a nuisance or enforcement problem within the neighborhood.
- 7) The project will not result in a negative fiscal impact upon the City.

**RECOMMENDATION:** Staff recommends approval of the site plan/design by making an affirmative motion as follows:

**I MOVE THAT THE CITY OF WINTERS HISTORIC PRESERVATION COMMISSION - PLANNING COMMISSION APPROVE THE APPLICATION FOR SITE PLAN/DESIGN REVIEW 2019-02 OF THE BERRYESSA GAP ADDITION BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:**

- Confirmation of exemption from the provisions of CEQA
- Confirmation of consistency findings with the General Plan and Zoning Ordinance
- Approve the Site Plan/Design Review application subject to the conditions of approval (Attachment B) attached hereto.

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

**ATTACHMENTS:**

- A. Site Plan and Elevations
- B. Proposed Conditions of Approval

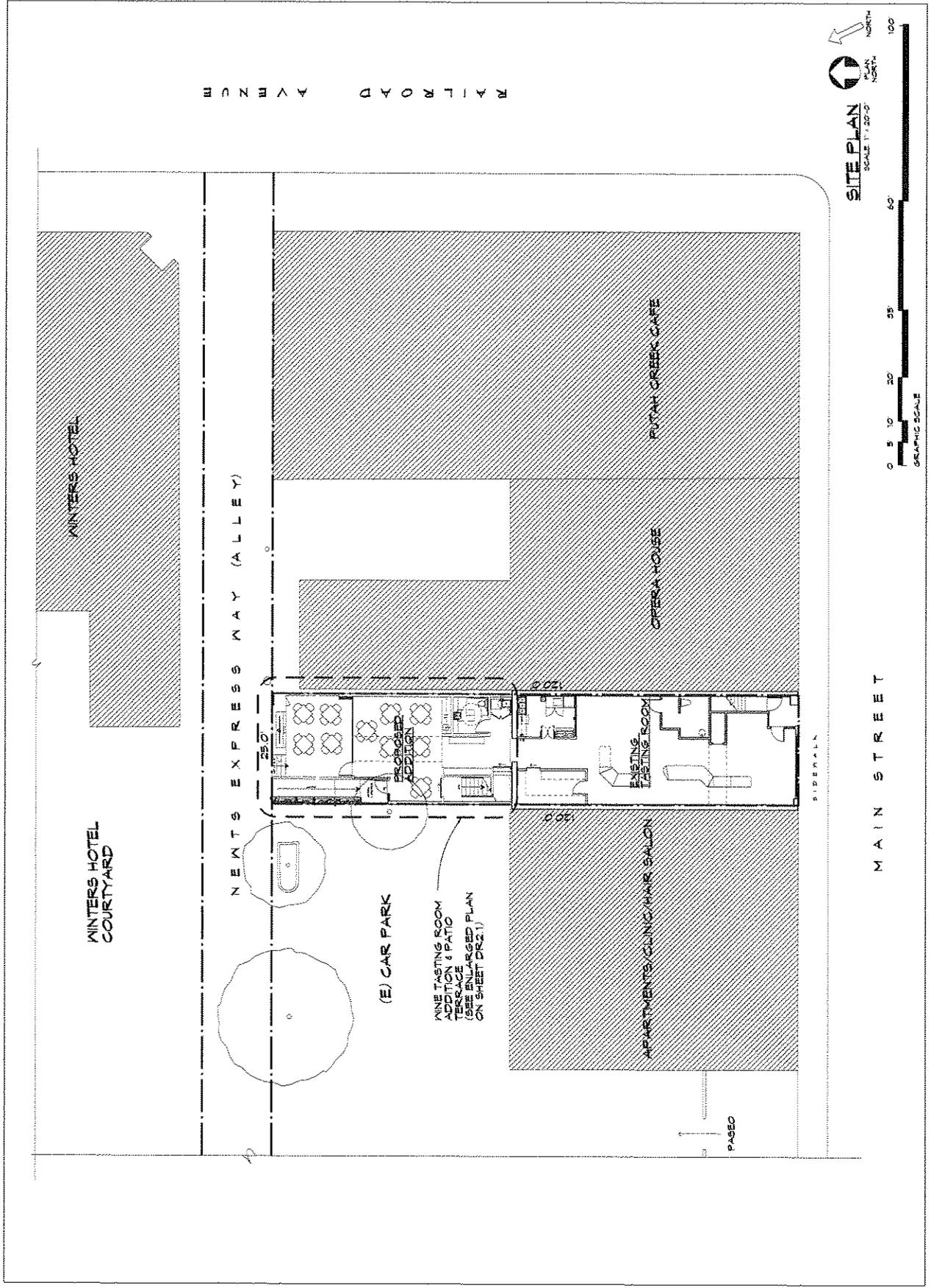


**DESIGN WORKS**  
 ARCHITECTURE & PLANNING  
 15 MAIN STREET  
 WINTERS, CA 95094  
 530.291.5506  
 WWW.DSGNWK.COM

**Berryessa  
 Gap  
 Winery**  
 Tasting Room  
 Addition with  
 Patio Terrace  
 15 Main Street  
 WINTERS, CA 95094

DESIGN REVIEW

PROJECT		SITE PLAN	
DATE	NOV 14, 2012	SCALE	1" = 20'-0"
DRAWN BY	DAVID J. PETERSON	CHECKED BY	DAVID J. PETERSON
DATE	11/14/12	DATE	11/14/12
SHEET		DR3.1	



**SITE PLAN**  
 SCALE 1" = 20'-0"

GRAPHIC SCALE  
 0 5 10 20 35 60 100

PLAN NORTH  
 PLAN NORTH

W I N T E R S  
 C O U R T Y A R D

W I N T E R S  
 H O T E L

W I N T E R S  
 H O T E L  
 C O U R T Y A R D

N E A T S  
 E X P R E S S  
 W A Y  
 ( A L L E Y )

( E )  
 C A R  
 P A R K

N E W  
 T A S T I N G  
 R O O M  
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 P A T I O  
 T E R R A C E  
 ( S E E  
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 P L A N  
 O N  
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 D R 2 . 1 )

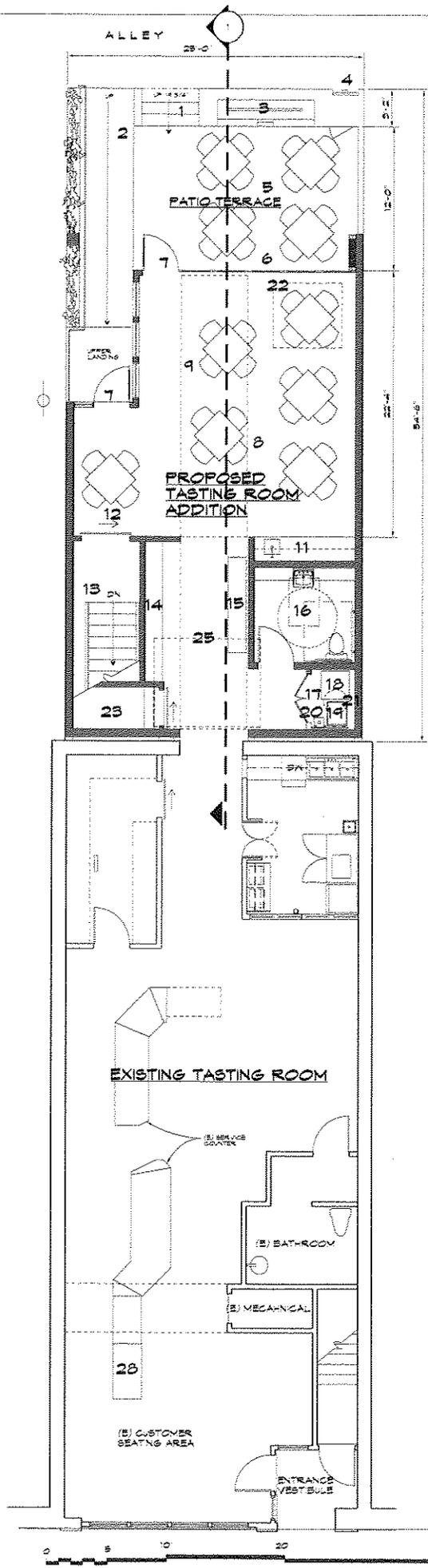
A P A R T M E N T S /  
 C L I N I C /  
 H A I R  
 S A L O N

O P E R A  
 H O U S E

F U T A H  
 C R E E K  
 C A F E

M A I N  
 S T R E E T

P A S E O



1. Entry Steps
2. ADA Ramp
3. Water/Fire Feature
4. Utility Access Panel
5. Outdoor Patio Area
6. Folding Glazed Wall
7. Entry/Exit Doors
8. Indoor Dining Area
9. Light Monitor Above
10. Mobile 34" High ADA Accessible Bar
11. Counter with Sink
12. Sliding Door to Basement
13. Basement Stairs
14. Merchandise Wall
15. Bench Seat
16. ADA Accessible Bathroom
17. Utility Room
18. Stacked Washer/Dryer
19. Janitor Sink
20. Grease Trap
21. Water Heater Above
22. AC Unit above
24. Storage
25. Furnace/Mechanical above

**FLOOR PLAN**

0 5 10 20 35  
 SCALE: 1/8" = 1'-0" (1/4" = 3'-0" FORMAT)  
 1/4" = 1'-0" (1/2" = 3'-0" FORMAT)



**DESIGNWORKS**  
 ARCHITECTURE + PLANNING  
 15 MAIN STREET  
 WINTERS, CA 95694  
 530-933-3300  
 www.designworks.com

**Berryessa Gap Winery**

Tasting Room Addition with Patio Terrace  
 15 Main Street  
 WINTERS, CA 95694

DESIGN REVIEW DRAWINGS

PROJECT TITLE	
FLOOR PLAN	
DATE	DATE
10/10	10/10/2010
DESIGNER	CLIENT
MS	CG
DR-2.1	



**CONDITIONAL SITE PLAN/DESIGN REVIEW 2019-02  
PLANNING COMMISSION  
FEBRUARY 26, 2019**

**CONDITIONS OF APPROVAL FOR THE BERRYESSA GAP ADDITION AT 15 MAIN STREET, WINTERS CA 95694**

1. In the event any claim, action or proceeding is commenced naming the City of Winters 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 applicants 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 from the City of Winters, the Winters Planning Commission, or any advisory agency to the City and local district, or the Winters City Council. Project applicants shall defend such action at applicants' sole cost and expense which includes court costs and attorney fees. The City shall promptly notify the applicants 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. Applicants shall not be required to pay or perform any settlement unless the applicants in good faith approves the settlement, and the settlement imposes not direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning Commission, any advisory agency to the City, local district and the City Council.
2. All conditions identified herein shall be fully satisfied prior to approval of final building inspection.
3. The project is described in the February 26, 2019 Planning Commission staff report. The project shall be constructed as depicted on the exhibits included in the February 26, 2019 Planning Commission Staff report, except as modified by these conditions of approval. Substantive modifications require public hearing(s) and Planning Commission action.
4. Approval of the applicants' project shall be null and void if the applicants fail to submit a building permit for the project within one year of the Planning Commission's approval of the Site Plan/Design Review application.
5. The applicants shall obtain a building permit and pay the applicable building permit fees for the façade improvement.
6. Prior to issuing a building permit the applicants shall reduce/redesign the proposed signage to comply with the City's sign regulations.

**ATTACHMENT B**

7. The address numbers for the individual storefront shall be clearly visible from the street fronting the property. The address numbering shall be either four (4) inch illuminated numbers, or six (6) inch non-illuminated numbers on contrasting background, and shall be architecturally consistent with existing building design.
8. The applicants shall report to the City building materials diverted from landfilling during the course of their project, pursuant to the provisions of the City of Winters Ordinance 2002-03.
9. The applicants and City shall work together to minimize the impact of the undergrounding the utilities and the repaving of the alley on the proposed expansion



**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Chair and Planning Commissioners  
**DATE:** February 26, 2019  
**FROM:** David Dowswell, Contract Planner   
**SUBJECT:** Public Hearing and Consideration of Site Plan/Design Review 2019-01 application by K.Hovnanian Homes for approval of model homes, Phase 1a (100 lots) of Winters Highlands Subdivision (APN 030-220-017 and 019).

---

**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 Design/Site Plan Review for the Winters Highlands Subdivision Phase 1a Models.

**GENERAL PLAN DESIGNATION, EXISTING ZONING AND LAND USE:** 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. The portion of the subdivision K.Hovnanian Homes is looking to purchase is General Planned HR and zoned R-3.

**BACKGROUND:** On July 17, 2017 the Planning Commission approved the site plan and design review for the model homes (73 lots) for Phase 1 of the Stones Throw Subdivision.

K. Hovnanian Homes is in contract to buy 100 finished lots from Homes by Towne which are part of the Stones Throw Subdivision. The lots are the small alley-loaded lots referred to as Phase 1a (Attachment A).

On January 24, 2019 the Design Review Committee (DRC) met and reviewed the design of the model homes. Staff discussed with the DRC comments on the proposed designs. In addition, the following comments were made by DRC members:

1. Design homes to have a "Universal Design" entry.
2. Identify on a map what house/model/elevation is proposed for each lot.
3. Identify on a map those lots with a 5 foot and 20 foot driveway aprons. (Can be on the same map as above information.)
4. Look to enhance the side elevations of interior lots; one suggestion was to add a belly band.
5. Landscaping plans should not include "no mow grass".
6. More variety of body colors.

One thing that was not discussed at the DRC meeting was the need to add stepping stones for each house from the street curb leading to the sidewalk.

**PROJECT DESCRIPTION:** The applicant submitted an application for Design/Site Plan Review for the model homes for 100 alley-loaded lots (Phase 1a) of the Stones Throw Subdivision. The site plan and design review is for all 100 lots. The Planning Commission will take final action on the project unless appealed to the City Council.

The homes are three basic styles, "craftsman", "farm house" and "neo-traditional". There will be four models with four elevations (Two craftsman, one farm house and one neo-traditional) Ne of each model. The building facades include horizontal siding, stucco, and reverse board-and-batt. Many of the models include a stone or brick veneer, shutters and front porches. Building colors, including the roofs, will vary by model and consist of earth tones and natural materials working together to create a cohesive relationship with new homes currently under construction nearby (Attachment B).

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

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

- The use of landscaping decorative site paving, etc which provides effective visual screening or softening of the development, as necessary; and
- The application of the Winters Design Guidelines

The Planning Commission shall make findings relative to compliance with the above provisions prior to approving a 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 #60 through #65 (shown below in italics) and their consistency with the Winters Highlands (Stones Throw) Architectural Guidelines.

## **Architecture**

### **Design Review Conditions of Approval**

60. *In order to achieve architectural diversity, the developer shall offer four floor plans and 12 elevations (three per plan) for each new model phase, consistent with the Winters Highlands Architectural Guidelines.* The applicant submitted four different model plans with four elevations per plan.
61. *A minimum of half of the required elevations shall include brick or stone veneer wainscot which wraps around all sides of the structure so that it terminates where the yard fencing begins consistent with the Winters Highlands Architectural Guidelines.* Twelve out of the 16 elevations have a brick or stone veneer wainscot that wraps around the side of the homes to where the yard fencing begins.
62. *Each elevation for a particular floor plan shall be distinctive, with a unique roof design, architectural detailing, and application of exterior materials consistent with the Winters Highlands Architectural Guidelines. Single story and two-story plans shall be varied.* The size of the lots limits how much diversity there can be with the shape of each model. The architect has designed each elevation to be distinctive through the use of varied materials, roof pitches, roof styles, veneers and colors. Pop-outs and belly bands have been added to break the flatness of the side elevations.
63. *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.* The applicant is aware of this restriction. Staff will be working with the applicant during the construction process to ensure this condition is met.

64. *A minimum of 50 percent of all detached units shall have prominent useable architectural features such as courtyards, porches or balconies, consistent with the Winters Highlands Architectural Guidelines. All 16 model elevations have porches, some with railings and some are open. Houses on corner lots will have wrap-around porches.*
65. *Units on opposing sides of a street shall be compatible in terms of design and color. All four models have been design with similar styles of architecture.*

#### DRC comments

1. *Design homes to have a "Universal Design" entry. The applicant has agreed to redesign the homes so that the entrance meets the "Universal Design" concept allowing access for disabled and non-disabled persons.*
2. *Identify on a map what house/model/elevation is proposed for each lot. The applicant will be preparing a map that tentatively plots which house plan and elevation will go on each lot.*
3. *Identify on a map those lots with a 5 foot and 20 foot driveway aprons. (Can be on the same map as above information.) The map showing what home will be placed on each lot will also note which lots will have the 5 and 20 foot aprons.*
4. *Look to enhance the side elevations of interior lots; one suggestion was to add a belly band. To help break up the flat wall of the homes the applicant has added a belly board/band. Revised drawings to be presented at the Commission meeting.*
5. *Landscaping plans should not include "no mow grass". The landscaping plans do not include "no mow grass". Staff noted that the fencing details do not show steel fence posts. Staff has advised the applicant the fencing detail will need to be revised to show steel posts.*
6. *More variety of body colors. The applicant has prepared 18 color and materials boards. Four of the 18 color boards have been replaced with different bolder body color schemes.*

**Landscaping and Fencing** The City requires all new homes to provide front yard landscaping with an irrigation system and perimeter fencing. The applicant has provided a landscaping and irrigation plan and fencing details. Staff has reviewed the landscaping plan (Attachment C) and has no comment on the plant selection.

While the homes were being built at Winters Ranch staff observed that people parking on the street were walking through the street side landscaping to get to the sidewalk. Staff is recommending a condition requiring the applicant provide stepping stones through the street side landscaping from the street to the sidewalk.

## **Planned Development Overlay**

Phase 1a of the Winters Highlands/Stones Throw Subdivision has a PD Overlay Zone on top of the existing zoning. The PD Overlay Zone allows the creation of the smaller lots, reduced lot widths and reduced rear yard setbacks. The siting of the homes complies with the approved PD permit.

## **Affordable Housing**

The Development Agreement between the City and Homes by Towne required Homes by Towne to have an approved Affordable Housing Plan. The Plan requires they pay the City an in-lieu fee of \$2,000,000. Half of the fee is to be collected with the recording of each final map. The remaining fee, divided equally between the approved 395 homes, is to be collected with the issuance of certificates of occupancy for each home.

The applicant is purchasing the Phase 1a lots as two separate purchases, 48 lots and 52 lots. Homes by Towne will record a final map for each purchase. Homes by Towne will need to pay the City an in-lieu fee of approximately \$121,500 prior to recording of final map for first 48 lots in Phase 1a. The applicant will be responsible for paying the in-lieu fee of approximately \$2,531 due with the issuance of each certificate of occupancy.

**PROJECT NOTIFICATION:** Public notice advertising for the public hearing on this planning application was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Winters' Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the Winters Express on 02/21/19 and notices were mailed to all property owners who own real property within three hundred (300) feet of the project boundaries at least ten (10) 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 02/21/19.

**ENVIRONMENTAL ASSESSMENT:** An Environmental Impact Report was prepared for Winters Highlands/Stones Throw 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 SITE PLAN/DESIGN REVIEW 2019-01 FOR K.HOVNANIAN MODEL HOMES (STONES THROW SUBDIVISION).**

CEQA Findings:

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

Design Review Findings:

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

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

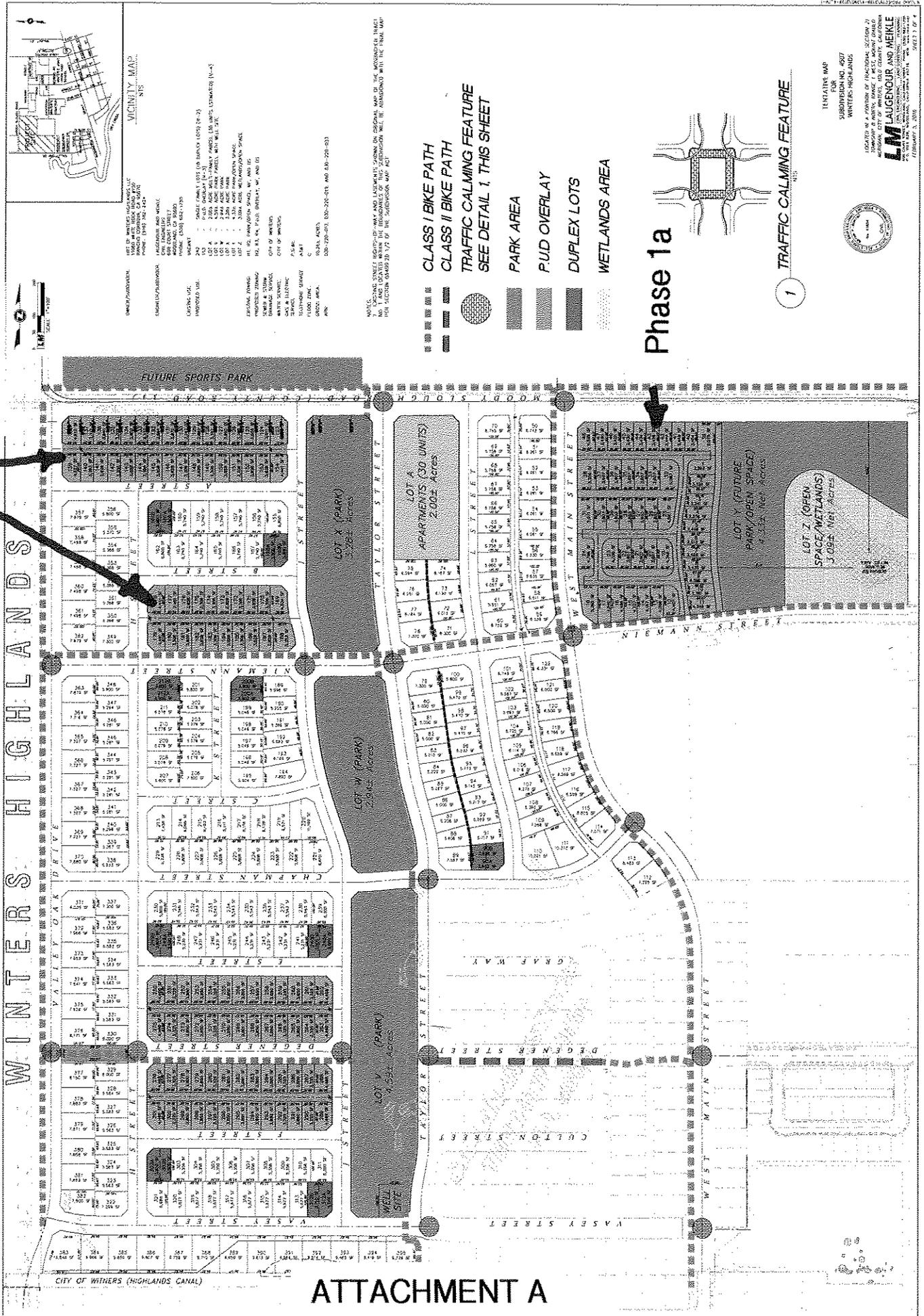
**I MOVE THAT THE CITY OF WINTERS PLANNING COMMISSION APPROVE SITE PLAN/DESIGN REVIEW 19-01 FOR THE K.HOVNANIAN MODEL HOMES (STONES THROW SUBDIVISION) BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:**

- Confirmation of exemption from the provisions of CEQA.
- Approve Design Review/Site Plan subject to the conditions of approval in Attachment D.

**ATTACHMENTS:**

- A. Tentative Map showing Phase 1a lots
- B. Design Review Exhibits
- C. Landscaping and Fencing Plan
- D. Conditions of Approval

# Phase 1a



- CLASS I BIKE PATH
- CLASS II BIKE PATH
- TRAFFIC CALMING FEATURE  
SEE DETAIL 1, THIS SHEET
- PARK AREA
- PUD OVERLAY
- DUPLEX LOTS
- WETLANDS AREA

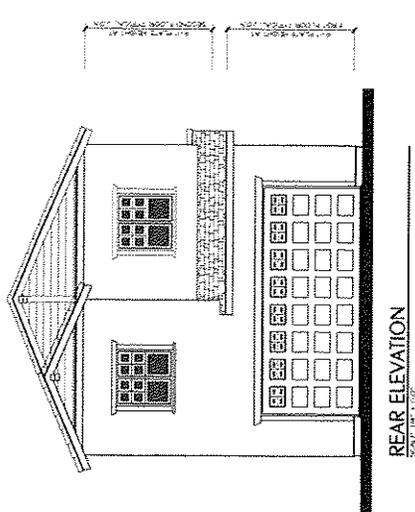
## Phase 1a

1 TRAFFIC CALMING FEATURE

TENTATIVE MAP  
SUBDIVISION NO. 4007  
WINTERERS-HIGHLANDS  
CITY OF WITHERS, MISSOURI  
L.M. LAUGOUR AND MEKLE  
PLANNERS AND ARCHITECTS, P.C.  
11/20/2017, 10:00 AM



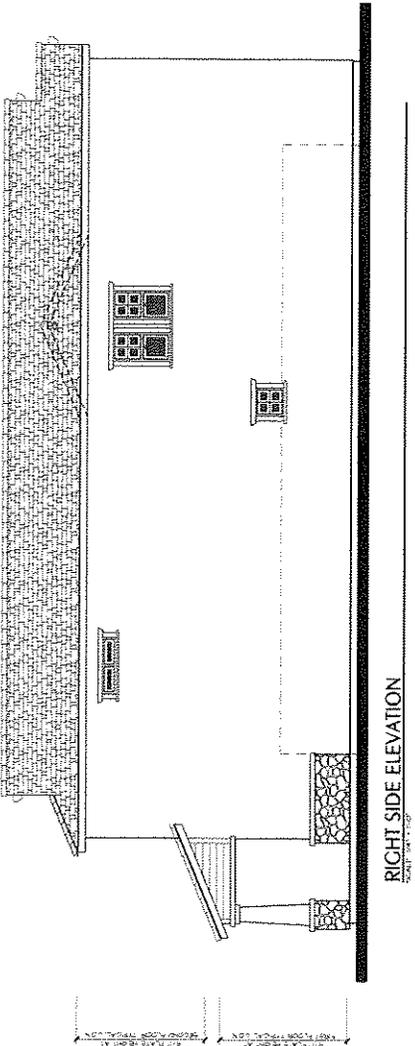
# ATTACHMENT A



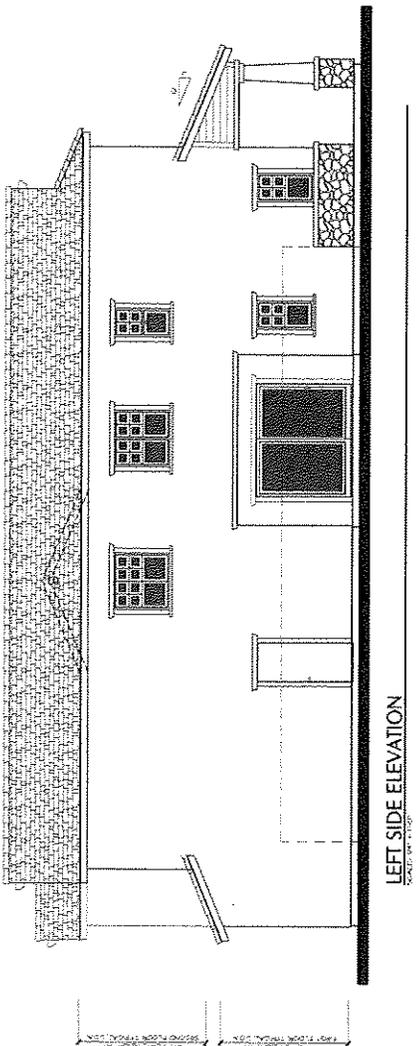
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



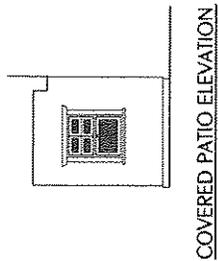
FRONT ELEVATION (CONTINUED) 1A  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



COVERED PATIO ELEVATION  
SCALE: 1/4" = 1'-0"

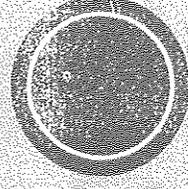
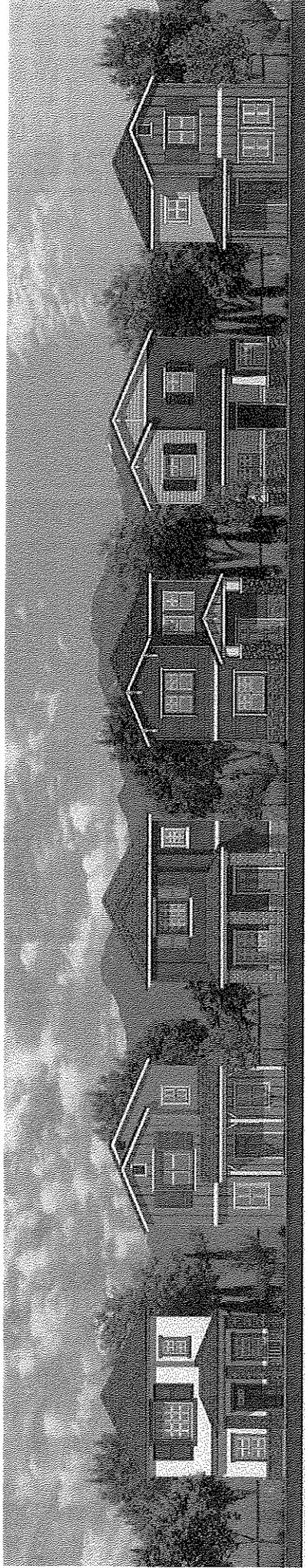
Residence One Exterior Elevations "A"  
SCALE: 1/4" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
K. Hevmanian Homes



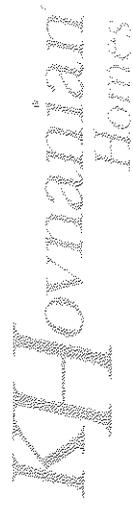
edingerArchitects  
2021R

# ASPIRE

at Stone's Throw



K. Hovnanian Homes



# ASPIRE AT STONE'S THROW

*Design Review Package Resubmittal 02/26/19*

- I. Project Narrative
- II. Site Pictures
- III. Colored Elevations & Floor Plans
- IV. Typical Landscape Plans
- V. Fence Plan
- VI. Flatwork & Pre-Plot Exhibit
- VII. Landscape Plans from Developer
- VIII. Tentative Map
- IX. Draft Final Maps – Phase 1A & 2
- X. Color Scheme Matrix



# ASPIRE AT STONE'S THROW

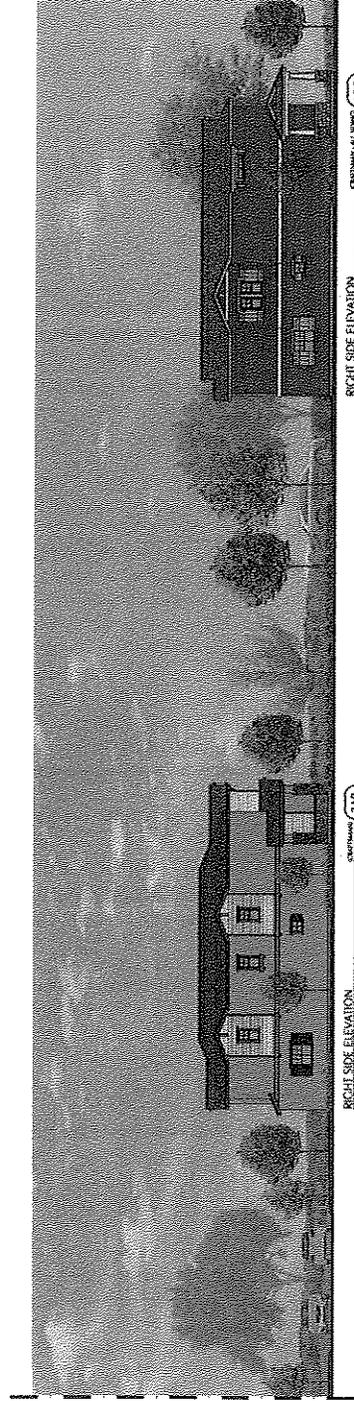
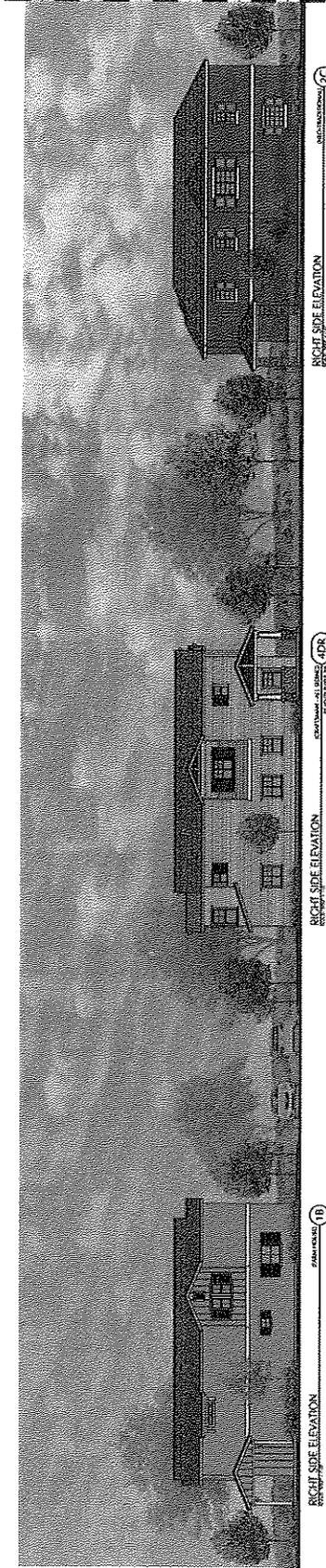
## Project Narrative

K. Hovnanian Homes is proposing to construct 100 single-family homes on the existing finished lots with in the Winter Highlands Master Planned Community. A fresh look has been taken to provide homes that help create a diverse neighborhood. The four (4) new two-story home plans proposed will provide the buyer with unique and functional Home options. We feel this series product will bring diversity, warmth, and enhance the character of the neighborhood. We believe the combination of livability, function and design efficiency in these homes will provide a popular addition to the community.

**Product Design** – Themed elevations representing four (4) distinct styles including Craftsman, Farmhouse, Neo-Traditional and Craftsman All Siding elevations. The four-plan range in square footage from 1,763 to 1,930. The plans offered are two-story homes with an array of options that allow for a variety of living situations. The styles offer architectural articulation using different textures and materials with stucco, masonry veneer, board and batten accents, varying window mullions, decorative vents, shutters and trim accents in addition to varied massing and roof line and material changes.

We feel that the homes proposed within this package meet or exceed the requirements of the applicable General Development Plan and Zoning Regulations and overall aesthetic character of the community.

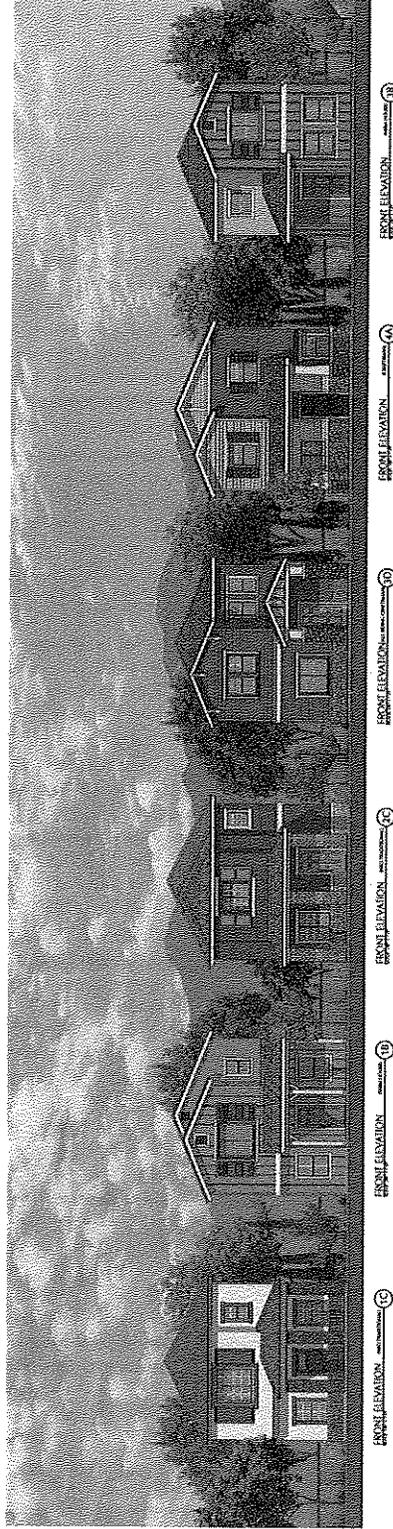




Street Scene at Main St.  
 1/31/19  
 Aspire at Stone's Throw  
 K. Hovmann Homes



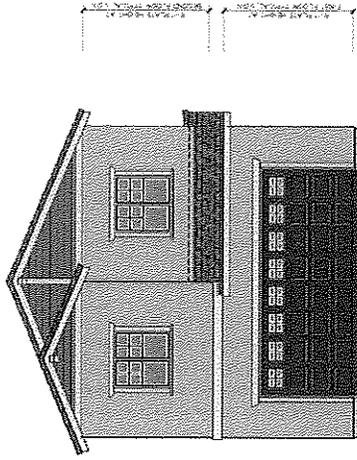
edingerArchitects  
 02/26/19



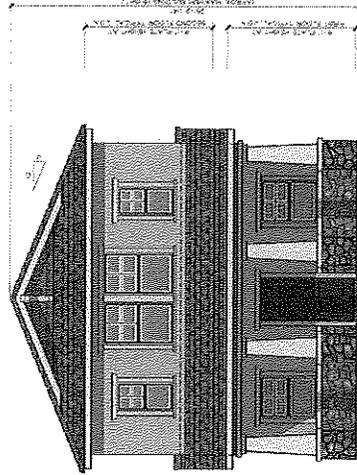
Street Scene  
16'-0" x 40'-0"  
*Aspire at Stone's Throw*  
K. Hevenian Homes



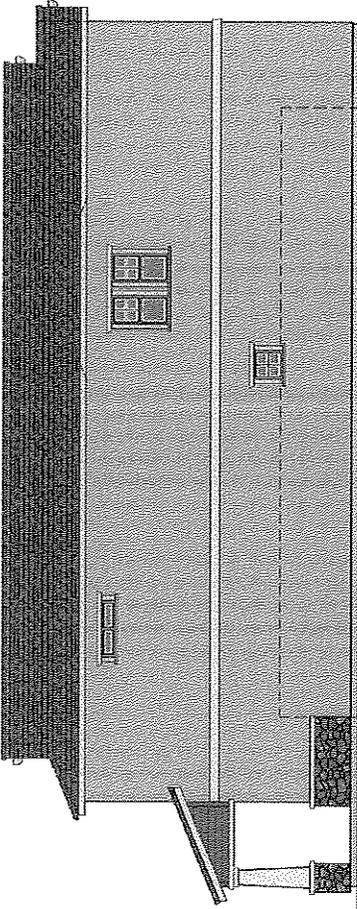
edinger architects  
201517



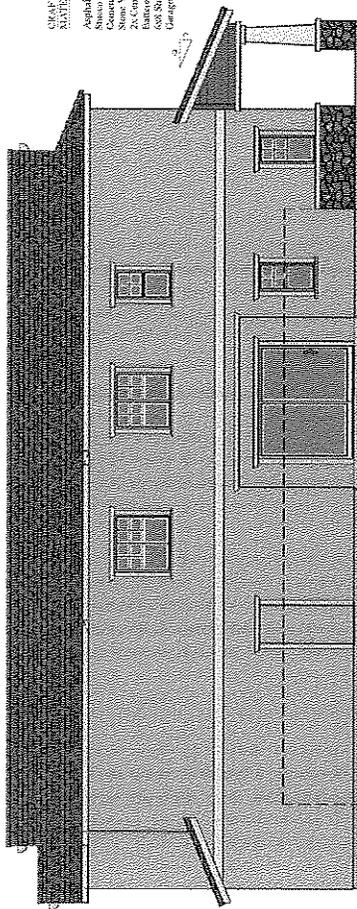
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"  
CRAFTSMAN 1A



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



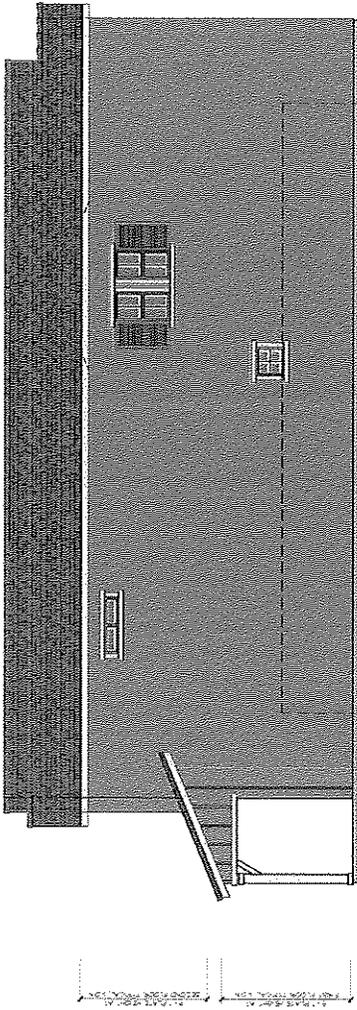
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

- CRAFTSMAN MATERIAL LEGEND
- Asphalt Shingle Siding
  - Shiplap Siding
  - Generations Siding Panel
  - 2x4 Cedar Vertical Siding
  - 600 Shiplap Siding
  - Garage Doors w/ Glassing

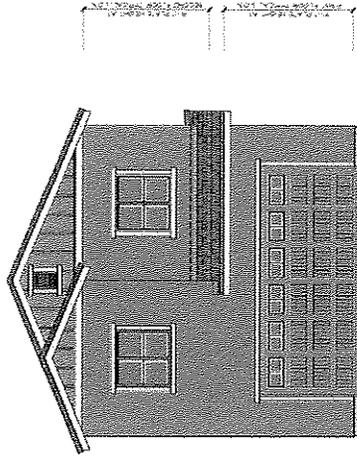
Residence One Exterior Elevations "A"  
 Scale: 1/4" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
 K. Hovnanian Homes



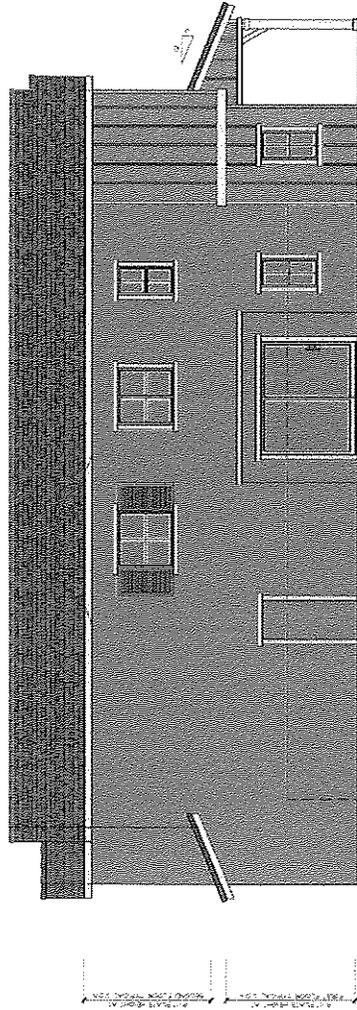
edinger architects  
06/0019



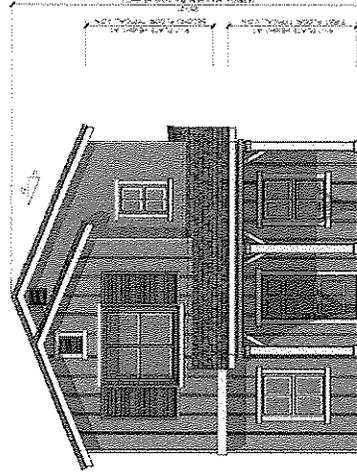
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



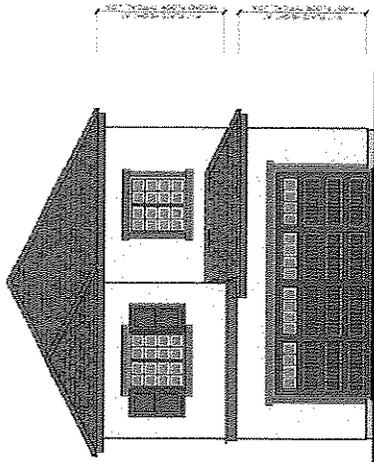
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



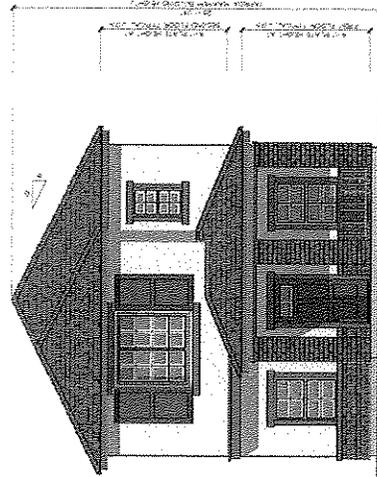
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"  
FARM HOUSE 1B

FARM HOUSE  
MATERIAL LEGEND  
 1: Dark Hardwood Shingles  
 2: Stone Finish  
 3: Horizontal Siding  
 4: Composite Trim  
 5: Composite Decking  
 6: Composite Decking  
 7: Composite Decking  
 8: Composite Decking  
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 10: Composite Decking  
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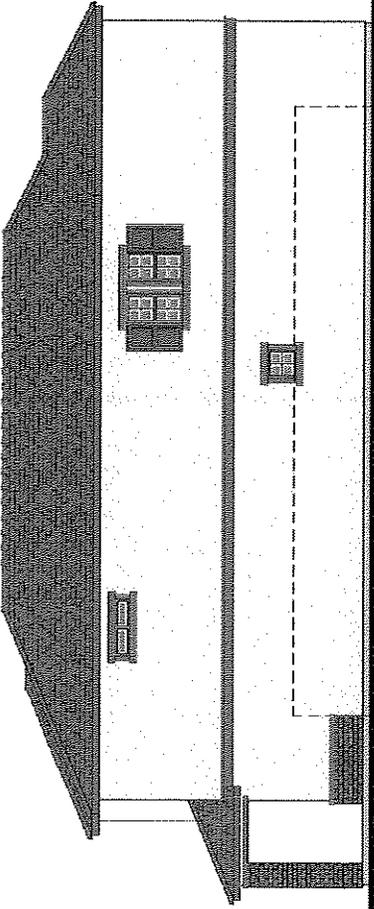
Residence One Front Elevation "B"  
 2008 10-10-10  
**ASPIRE AT STONES THROW**  
 K. Hovnanian Homes  
  
 edinger architects  
 05/08/10



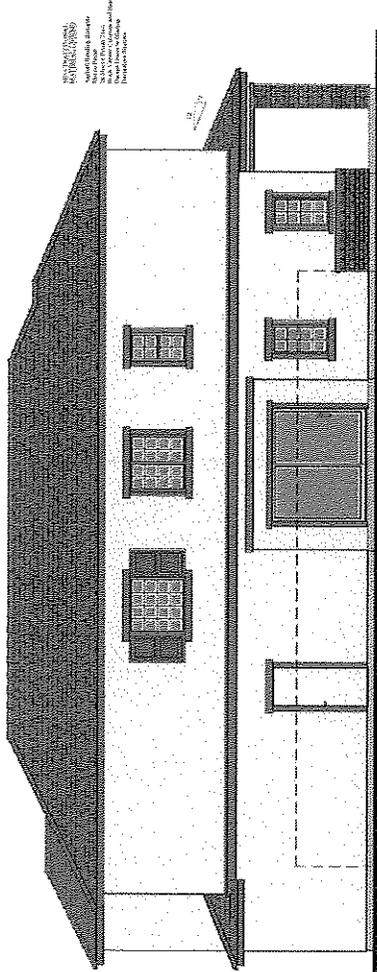
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - END TRADITIONAL 1C  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

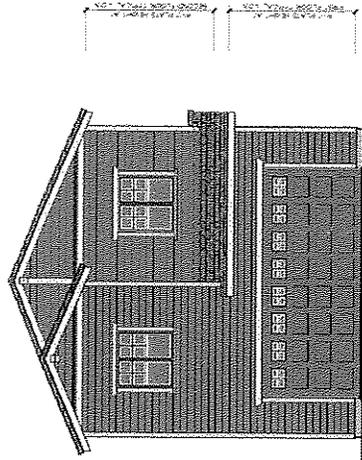


LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

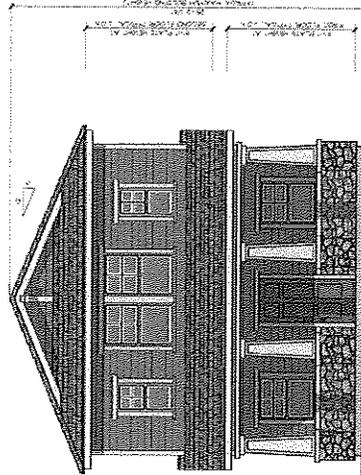
Residence One Front Elevation "C"  
SHEET 104 - 109  
**ASPIRE AT STONE'S THROW**  
K. Hovmann Homes



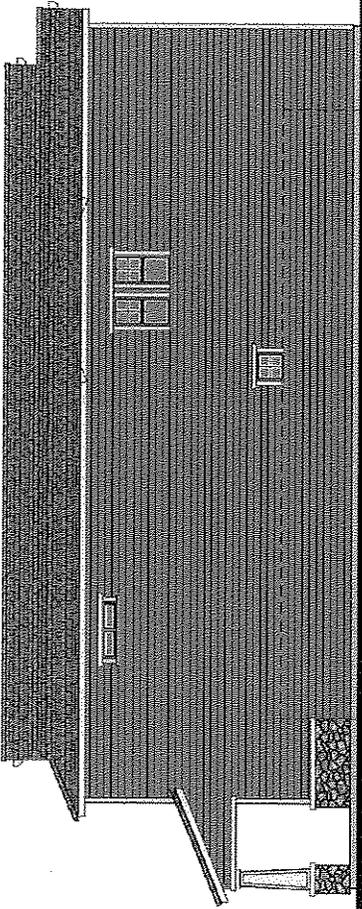
Edinger Architects  
6000 19th



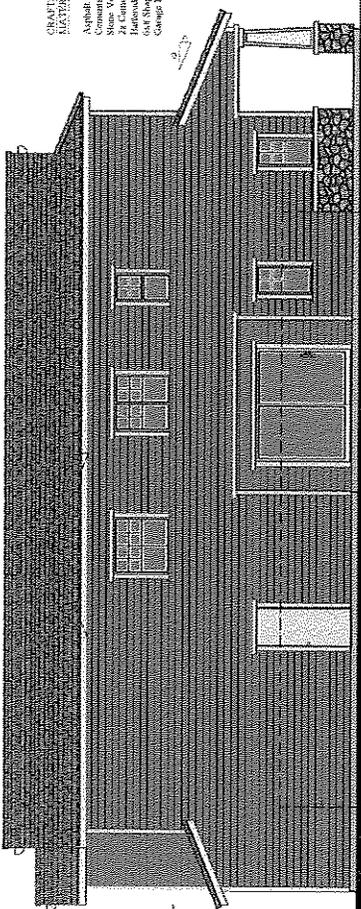
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - ALL SIDING CRAFTSMAN  
SCALE: 1/4" = 1'-0"



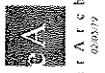
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

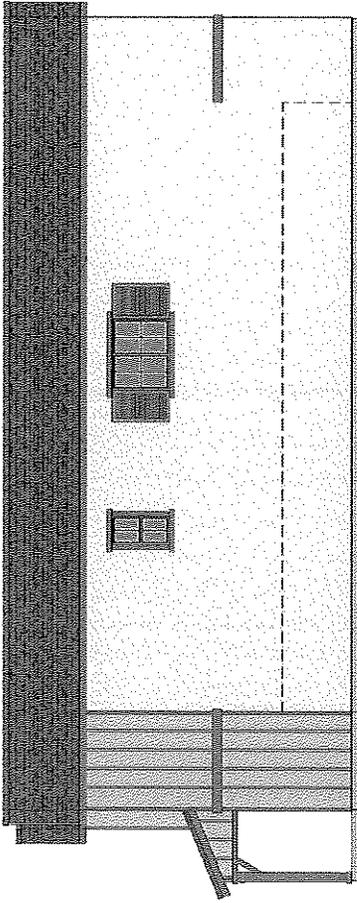
**CRAFTSMAN - ALL SIDING MATERIAL LEGEND**  
 Asphalt Roofing Shingles  
 Copper Roofing Panels  
 Stone Veneer  
 2x4 Cementitious Trim  
 1x4 Solid Wood Columns w/ Stone Veneer  
 Garage Doors w/ Glassing

Residence One Exterior Elevations "D"  
 SCALE: 1/4" = 1'-0"  
**ASHIRE AT STONE'S THROW**  
 K. Hovantian Homes

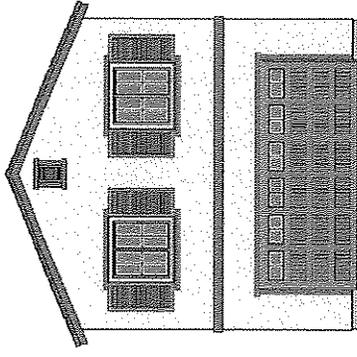


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 6030779

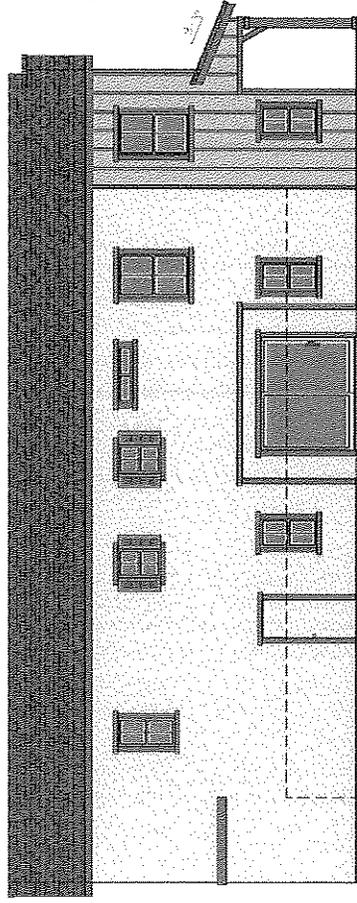




RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

FRONT PORCH  
WOODEN FLOORING  
Alphabet Roofing Shingles  
Rear Porch  
2x6 Composite Deck  
2x Composite Trim  
K&Z Columns w/ Knee Braces  
Garage Doors w/ Cladding  
Decorative Hardware



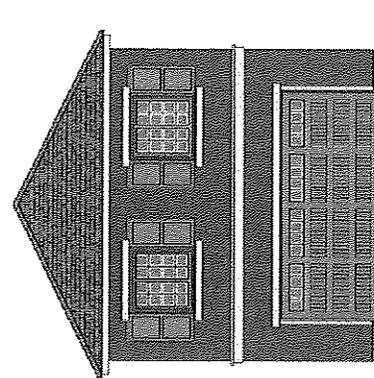
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

(2B)

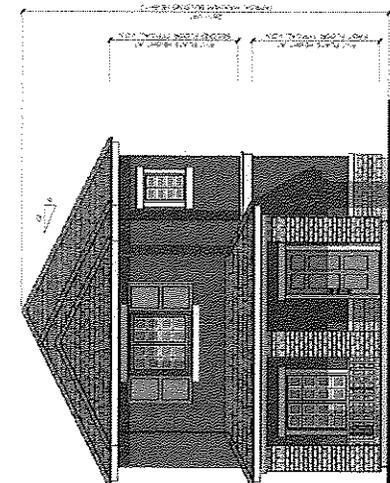
Residence Two Front Elevation "B"  
SCALE: 1/4" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
K. Hovvman Homes



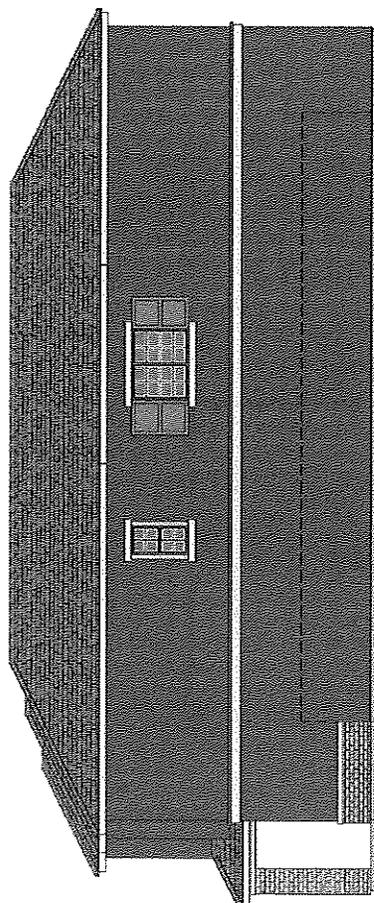
edinger architects  
608.675.1000



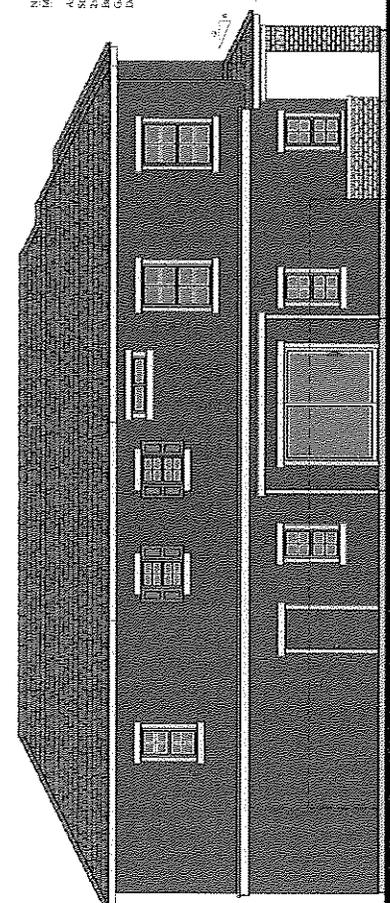
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (PISO TRADITIONAL) 2C  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

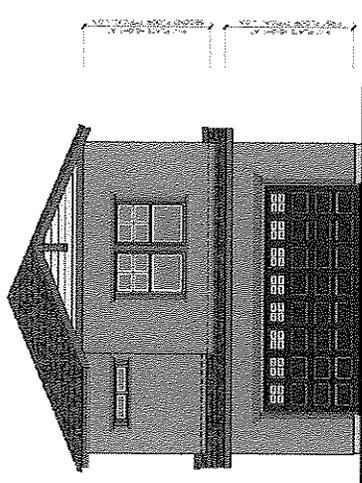
NEAR TRADITIONAL  
 MATERIALS LISTED:  
 Asphalt Roofing Shingles  
 1/2" Hardie Board Siding  
 2x6 Shakes Finish Trim  
 Brick, Veneer Columns and Base  
 Garage Doors w/ Glassing  
 Decorative Shutters

Residence Two Front Elevation "C"  
SCALE: 1/8" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
 K. Hovmann Homes

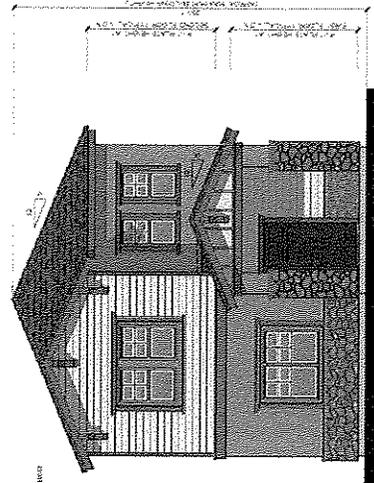


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2009/19

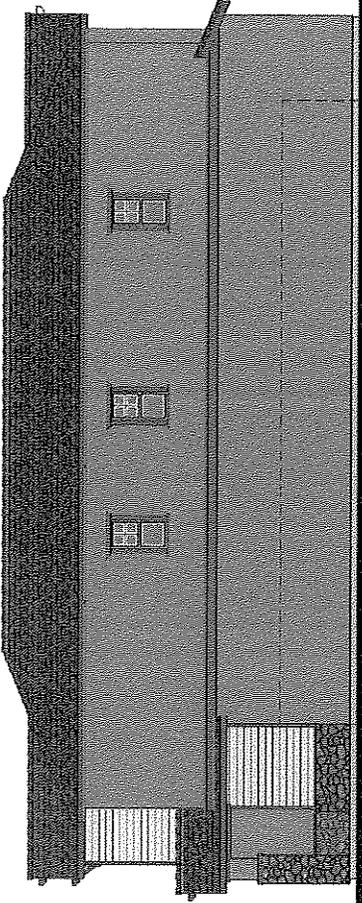




REAR ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
CRAFTSMAN (3A)  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



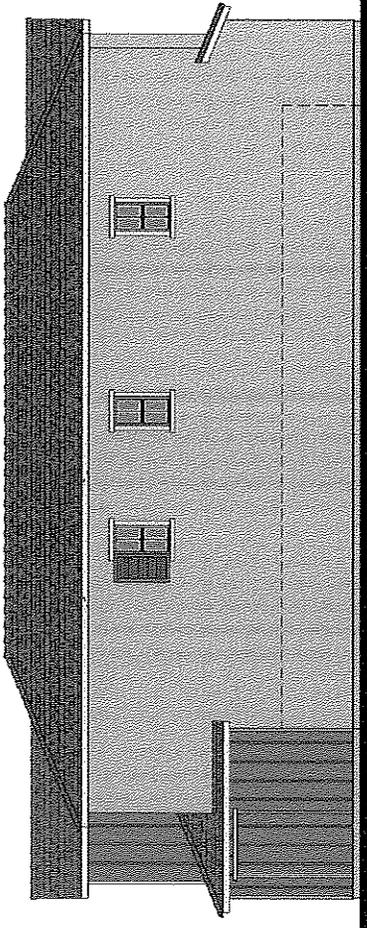
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

**CRAFTSMAN MATERIAL LEGEND**  
 Asphalt/Flt Shingles  
 Stone Finish  
 Crown Moulding  
 Siding Panels  
 Stone Veneer  
 Paint  
 Exterior Stone Columns w/ Stone Veneer  
 6x8 Shaped Pillars  
 Garage Doors w/ Clamping

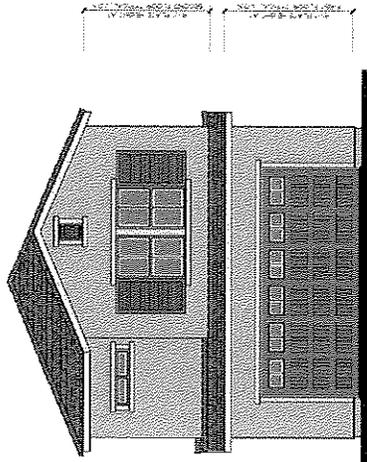
Residence Three Exterior Elevations "A"  
 SCALE: 1/4" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
 K. Hovattian Homes



edinger architects  
 ©2019



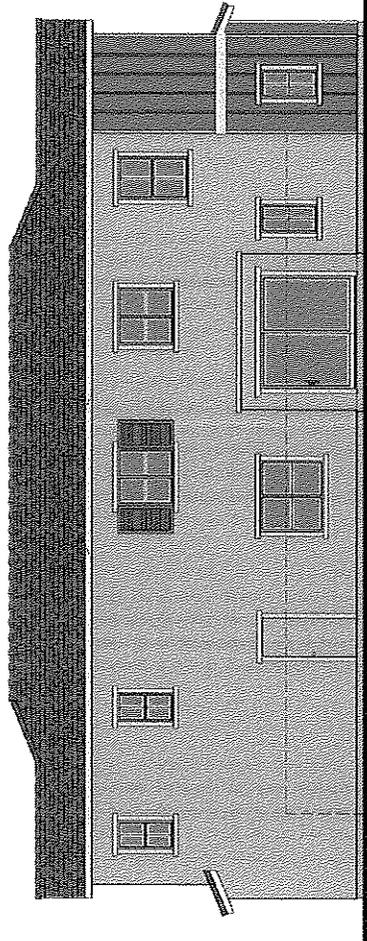
RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



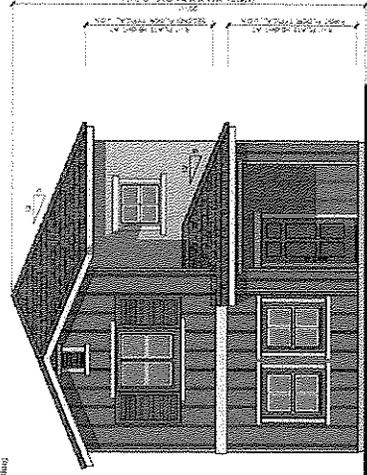
REAR ELEVATION  
SCALE: 1/8" = 1'-0"

**FAMILY ROOM**  
**MATERIALS/LEGEND**

- Asphalt Roofing Shingles
- White Paint
- Board and Batten Composition Siding
- 2x6 Composite Trim
- 2x8 Columns w/ Lath & Plaster
- Decorative Shutters



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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

FAMILY ROOM 3B

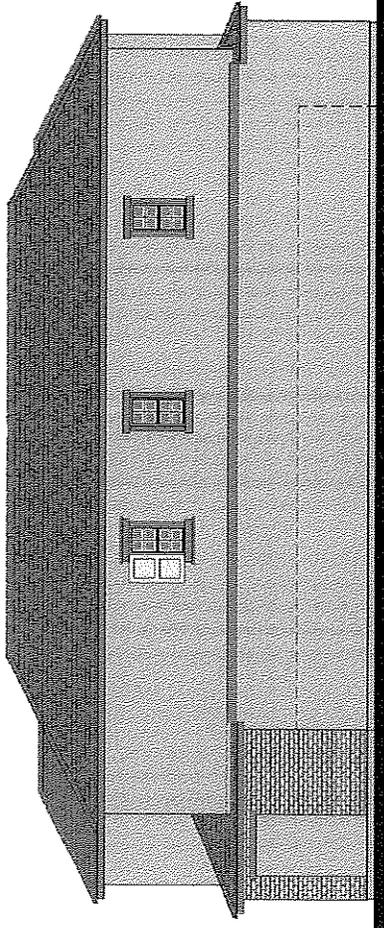
Residence Three Front Elevation "B"  
SCALE: 1/8" = 1'-0"

**ASPIRE AT STONES THROW**

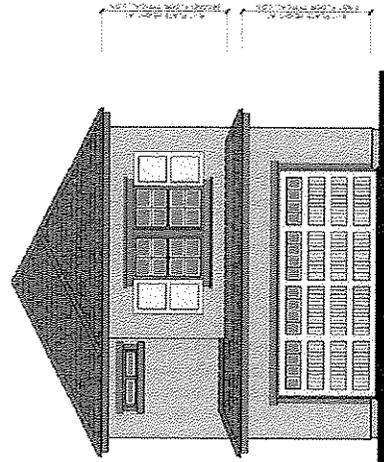
K. Howman Homes



edinger architects  
600019

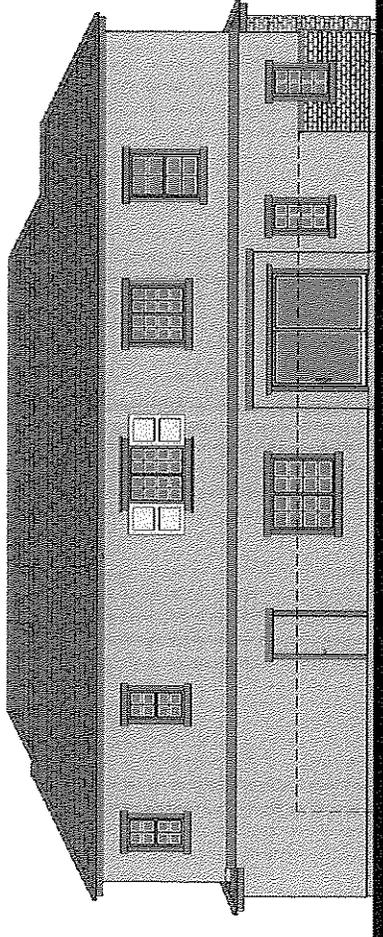


RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

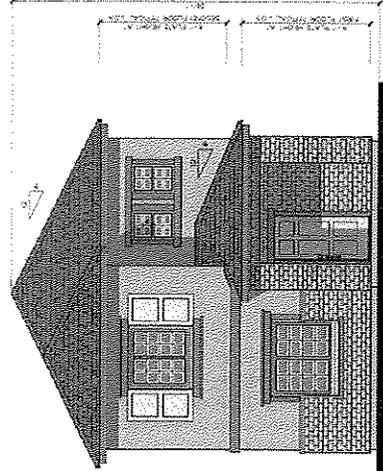


REAR ELEVATION  
SCALE: 1/8" = 1'-0"

NON-TRADITIONAL MATERIAL LEGEND  
 Apply to Hardie Shingles  
 Stone Finish  
 2x Stone or Brash Trim  
 Brick Veneer Columns and Base  
 Siding Color w/ Glazing  
 Overlaid Shown

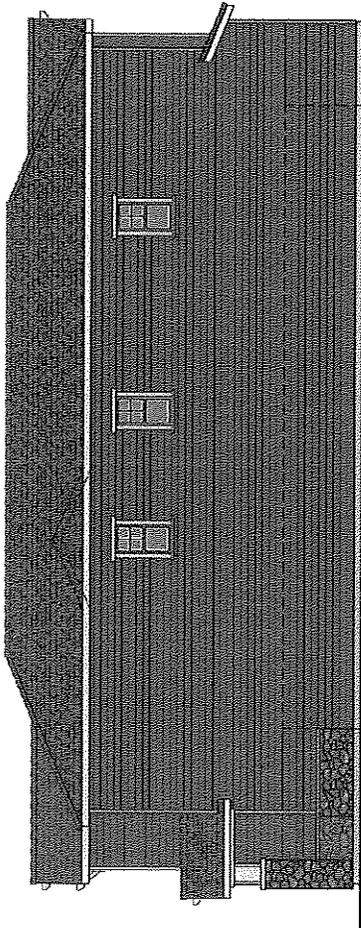


LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

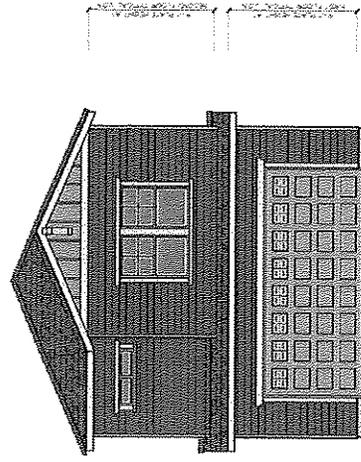


FRONT ELEVATION (NO. 3C)  
SCALE: 1/8" = 1'-0"

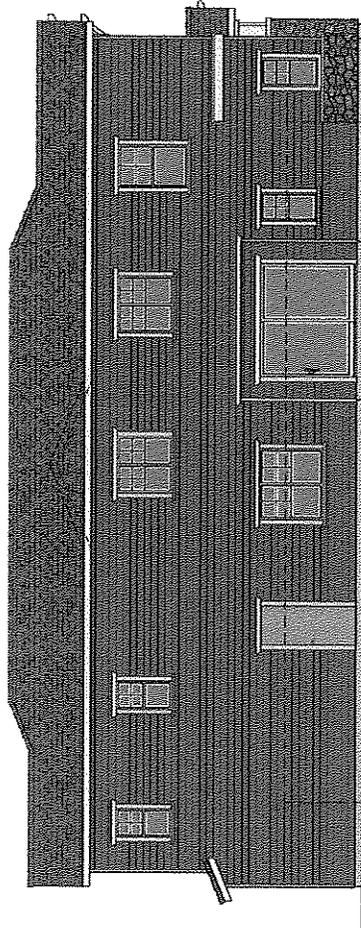
Residence Three from Elevation "C"  
 2504 1st St. E  
**ASPIRE AT STONE'S THROW**  
 K. Hovvman Homes  
  
 edinger architects  
 6/20/19



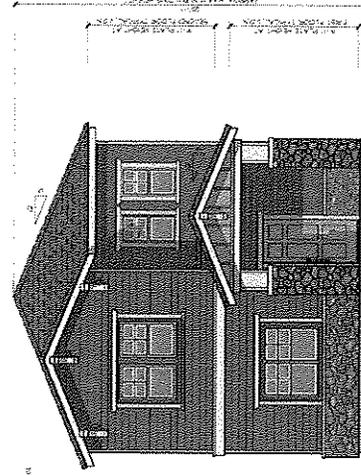
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

3D

CRAFTSMAN - ALL SIDING  
MATERIALS LIST

- 1. Asphalt Roofing Shingles
- 2. Cementitious Siding Panels
- 3. Stone Veneer
- 4. Composition Trim
- 5. 6" x 6" Siding
- 6. 6" x 6" Siding
- 7. Garage Doors w/ Glassing

Residence Three Exterior Elevations "1"

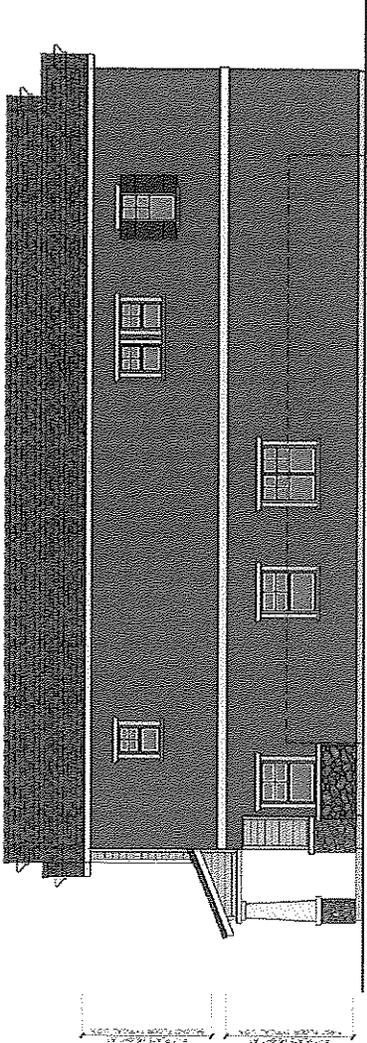
SCALE: 1/4" = 1'-0"

ASPIRE AT STONE'S THROW

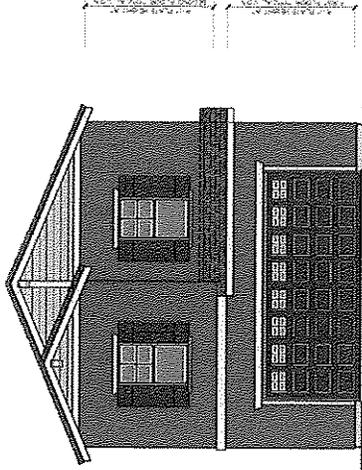
K. Hovattian Homes



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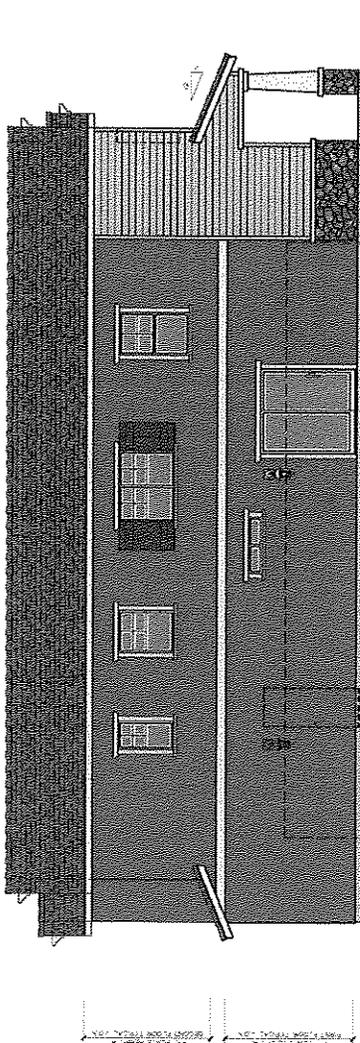


RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

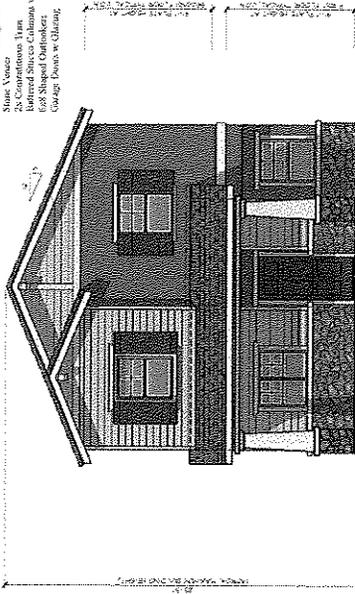


REAR ELEVATION  
SCALE: 1/4" = 1'-0"

**CRAFTSMAN MATERIAL LEGEND**  
 Asphalt Roofing Shingles  
 Shown Finish  
 Cementitious Siding Panels  
 2x6 Composite Trim  
 Referring Shown Columns in Stone Veneer  
 6x6 Shaped Outdoors  
 Garage Doors w/ Glassing



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



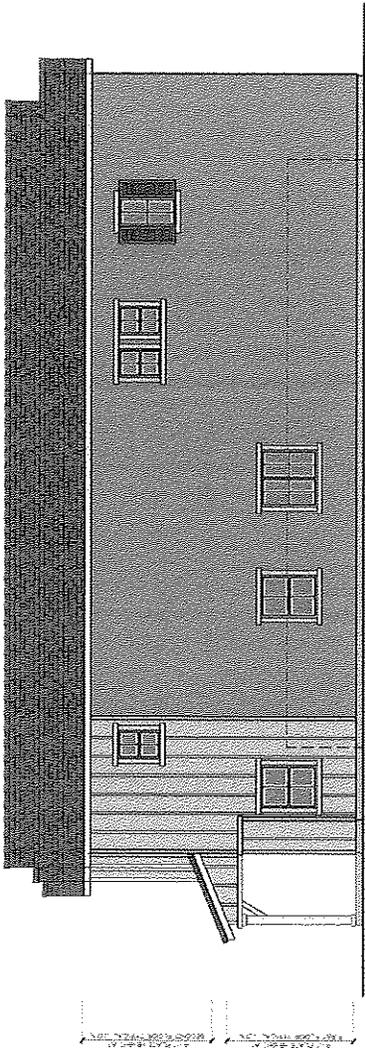
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

CRAFTSMAN 4A

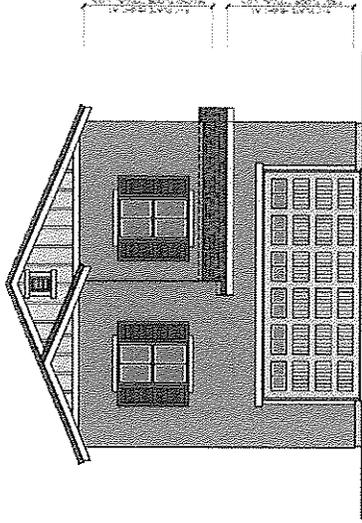
Residence Four: Exterior Elevations "A"  
 SCALE: 1/4" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
 K. Hovmunt Homes



EDINGER ARCHITECTS  
 900019

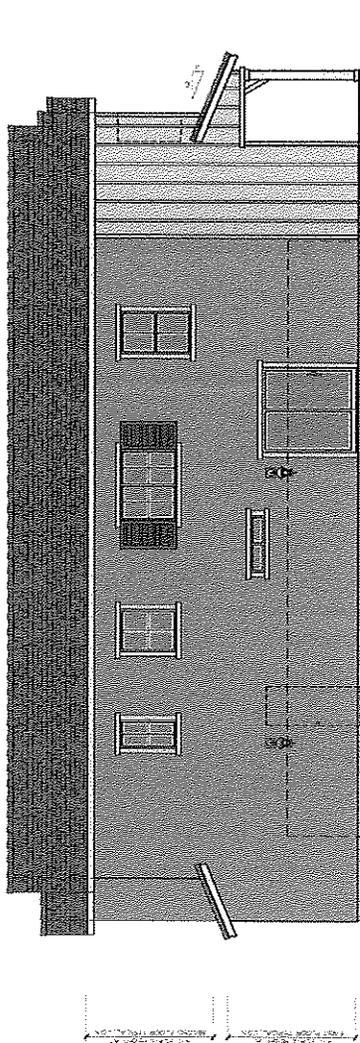


RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

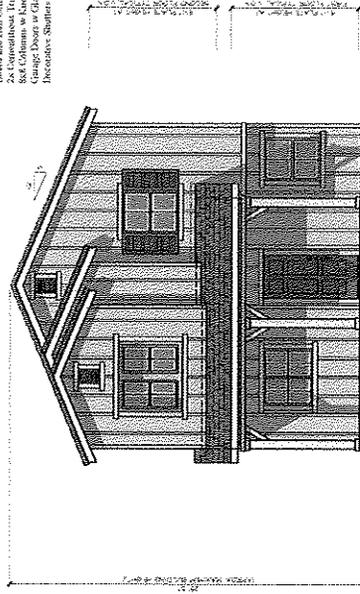


REAR ELEVATION  
SCALE: 1/8" = 1'-0"

**EXTERIOR FINISH MATERIALS (OPTIONAL)**  
 Asphalt Roofing Shingles  
 Siding: Vinyl  
 Deck and Rail: Composite  
 2x4 Columns w/ Lattice Braces  
 Garage: Doors w/ Glass  
 Descender: Shingles



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



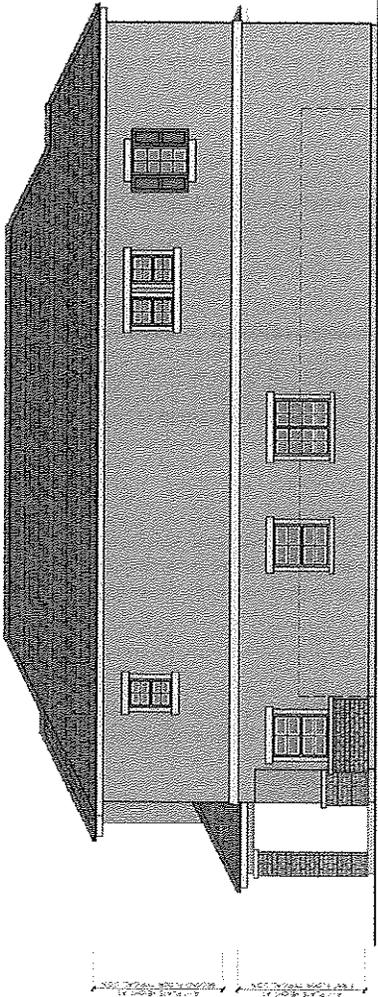
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

4B

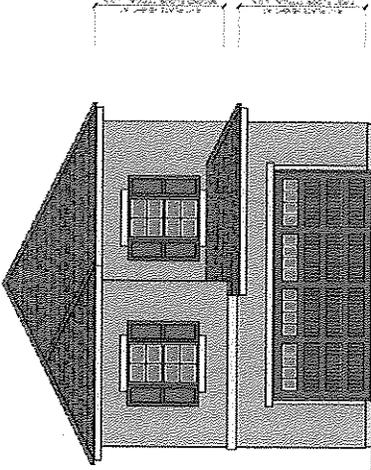
Residence Four Front Elevation "B"  
 SCALE: 1/8" = 1'-0"  
**ASPIRE AT STONES THROW**  
 K. Hoveman Homes



edinger architects  
 60619



RIGHT SIDE ELEVATION

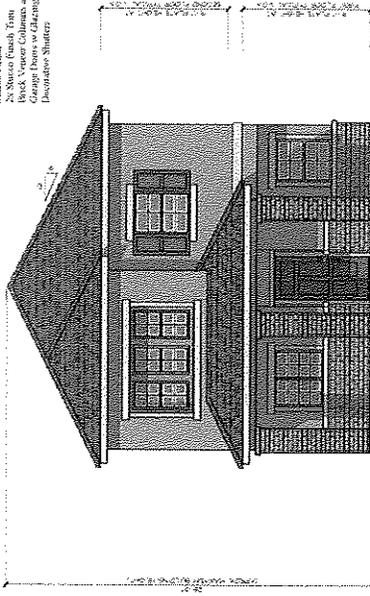


REAR ELEVATION

NEO-TRADITIONAL MATERIALS LIST  
 Asphalt Roofing Shingles  
 Shaco Siding  
 2x Shaco Finish Trim  
 2x Shaco Garage Doors w/ Glass  
 Decorative Shutters



LEFT SIDE ELEVATION

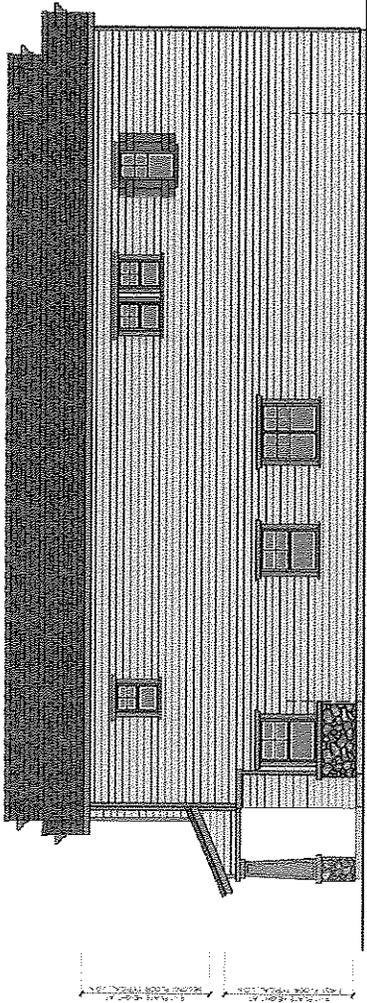


FRONT ELEVATION (NEO-TRADITIONAL) 4C

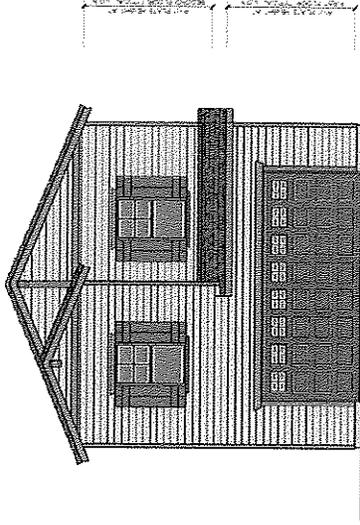
Residence Four Front Elevation "C"  
 Scale: 1/8" = 1'-0"  
**ASPIRE AT STONES THROW**  
 K. Hovnanian Homes



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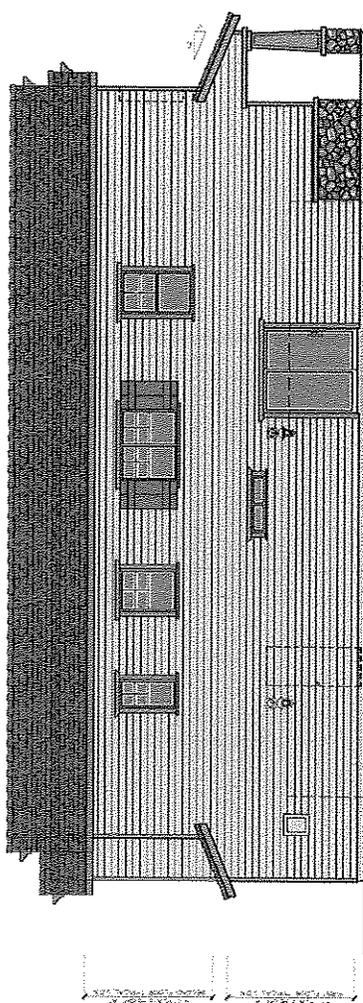
RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



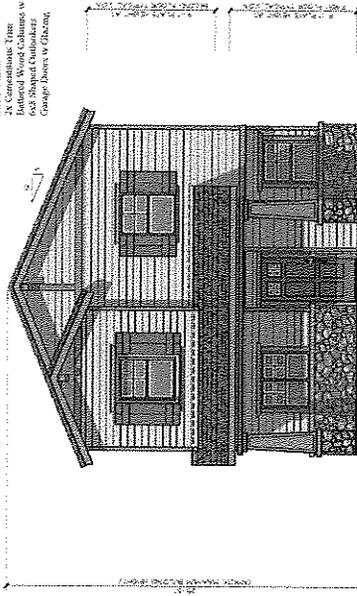
REAR ELEVATION  
SCALE: 1/8" = 1'-0"

CRAFTSMAN - ALL SIDING  
MATERIALS LISTED

- Asphalt Roofing Shingles
- Concentric Siding Panels
- Stone Veneer
- Shuttered Wood Trim
- Painted Wood Columns w/ Stone Surround
- 6x6 Shaped Columns
- Garage Doors w/ Chiming



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



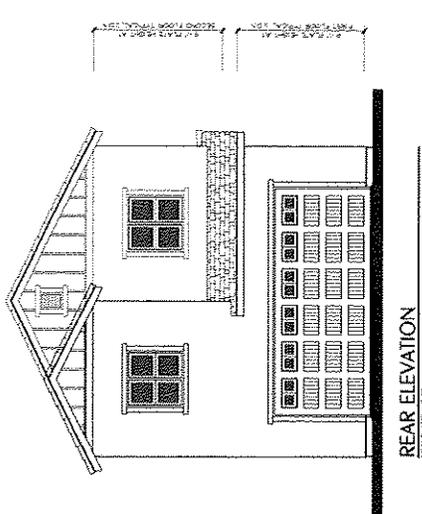
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

CRAFTSMAN 4D

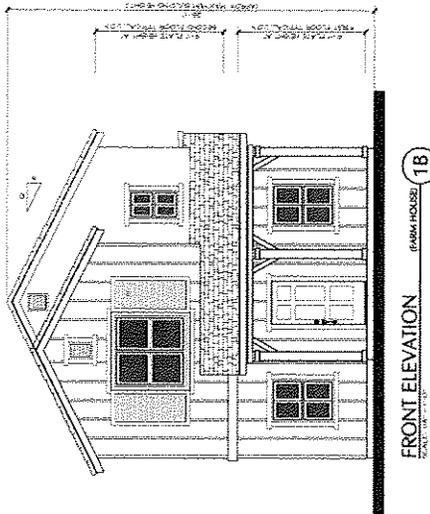
Residence Four Exterior Elevations "D"  
SCALE: 1/8" = 1'-0"  
**ASPIRE AT STONES THROW**  
K. Howman Homes



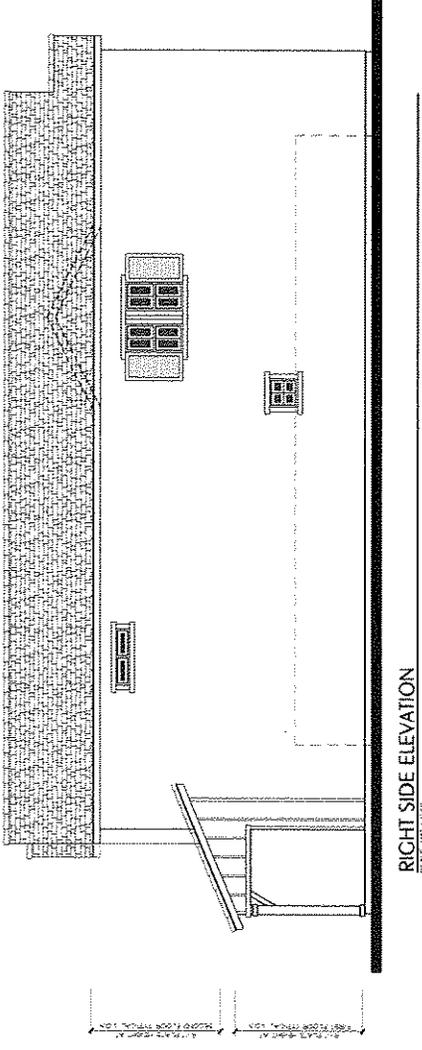
edingcraft architects  
606012



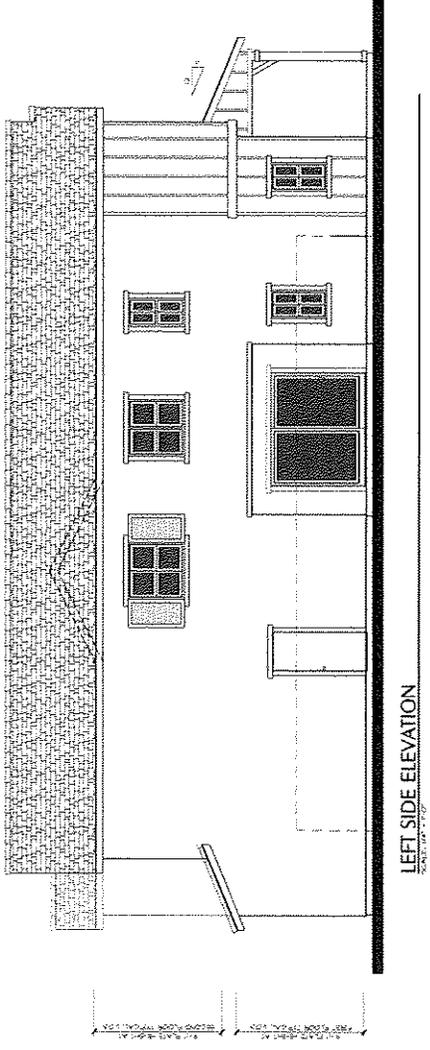
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"  
1B



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

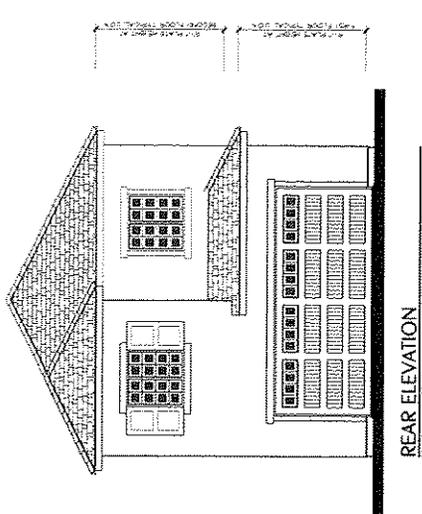


LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

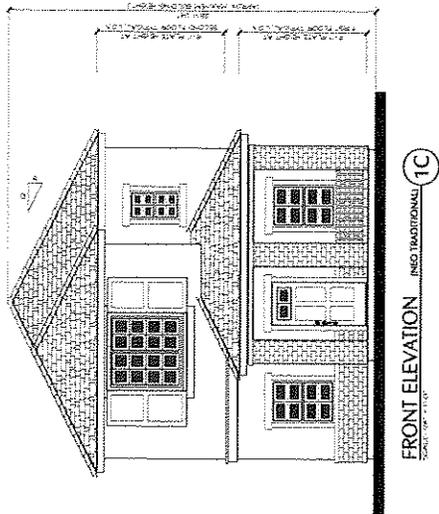
Residence One Front Elevation "B"  
SCALE: 1/4" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
K. Hovnanian Homes



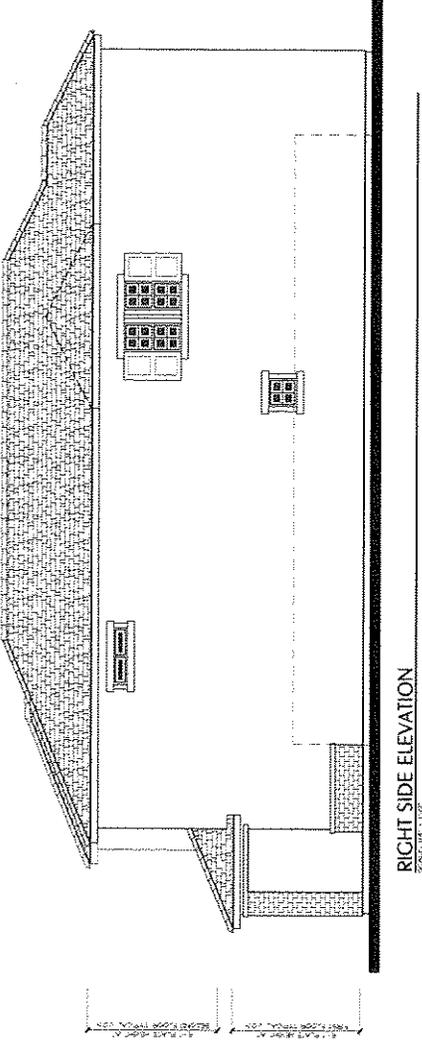
edinger architects  
2010



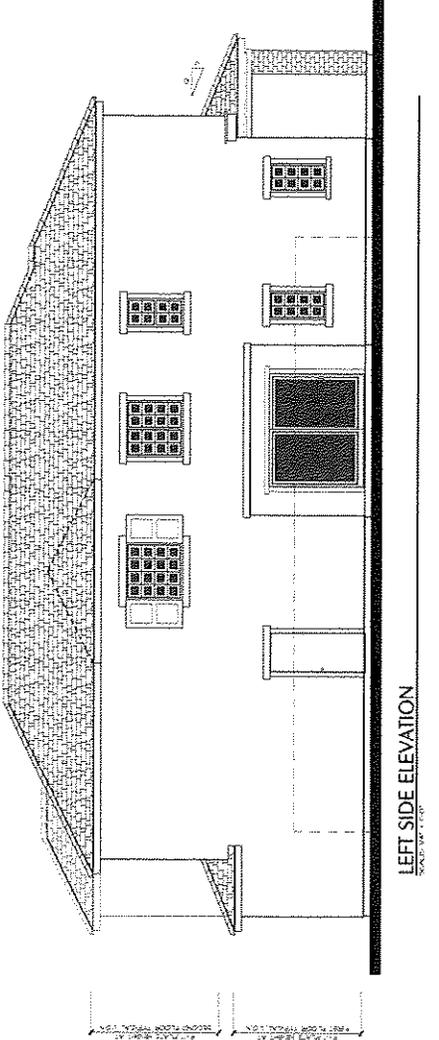
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (NEO-TRADITIONAL) 1C  
SCALE: 1/8" = 1'-0"

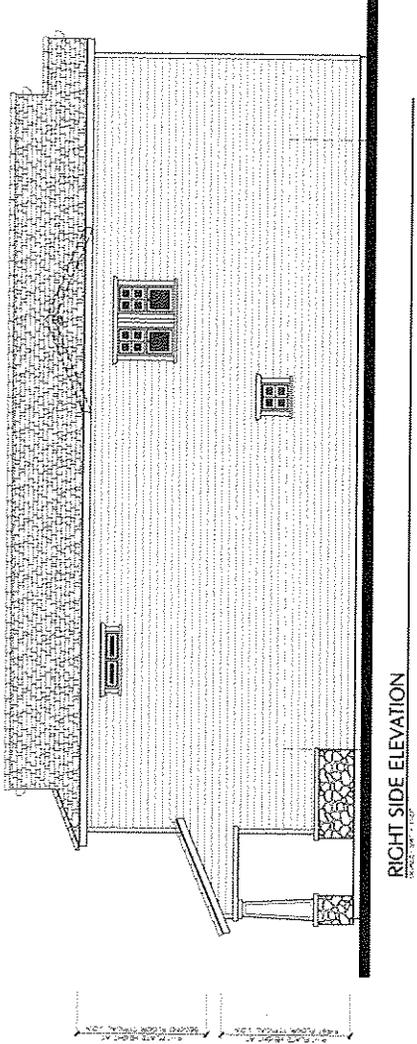


RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

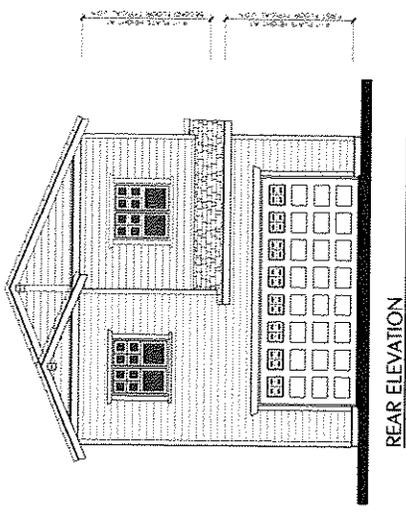


LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

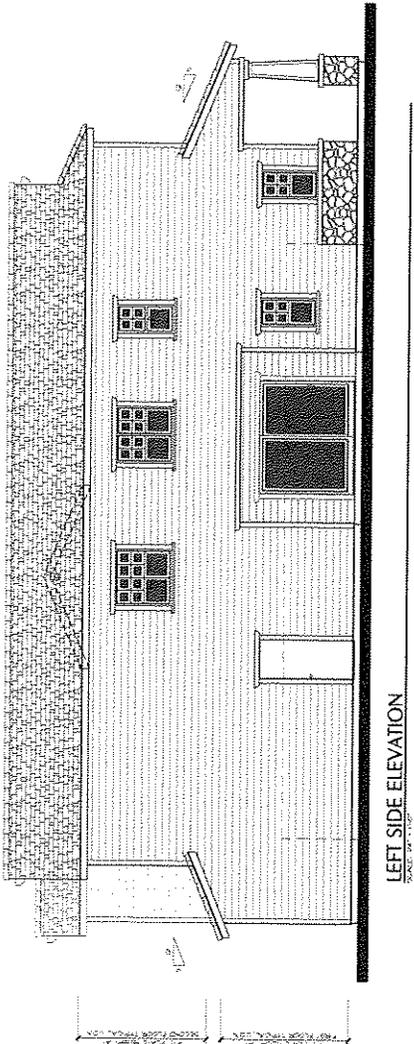
Residence One Front Elevation "C"  
Scale: 1/8" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
K. Hovmann Homes  
  
 edinger architects  
 PLLC



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



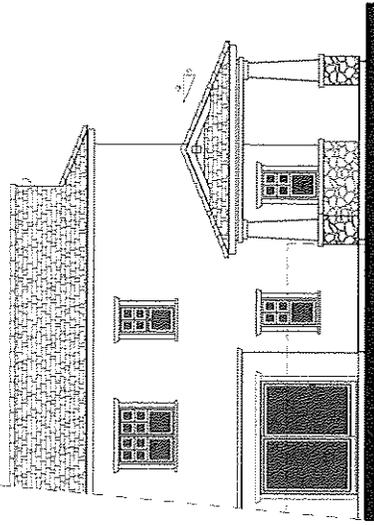
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1D

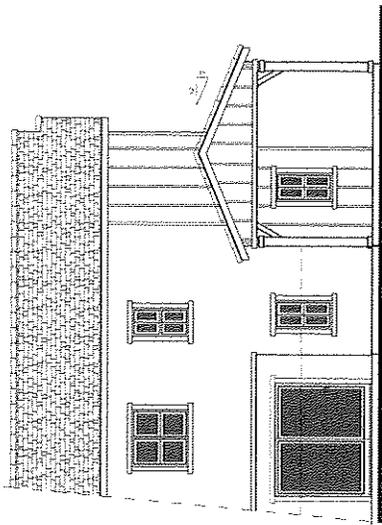
Residence One Exterior Elevations "D"  
SHEET 104-1-104  
**ASPIRE AT STONE'S THROW**  
K. Hovvman Homes



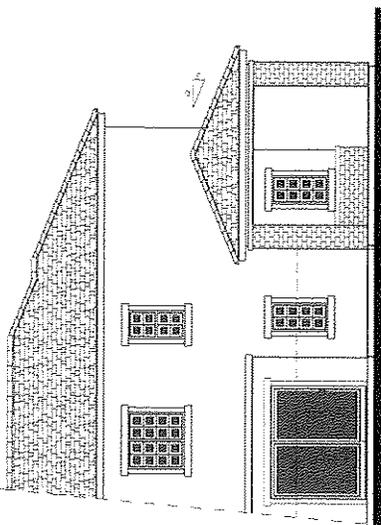
edingerArchitects  
12/2016



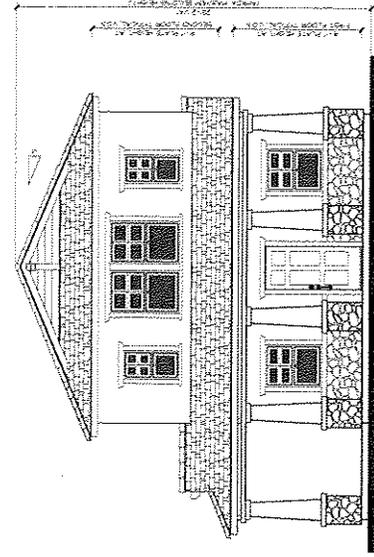
LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



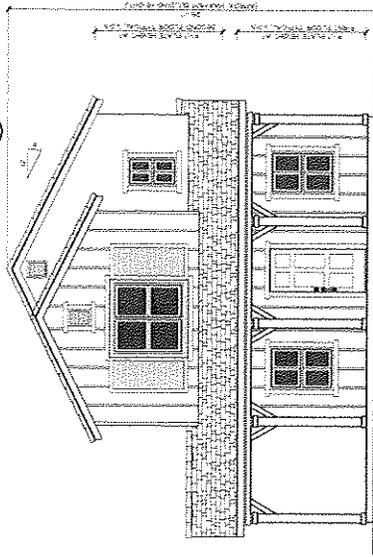
LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



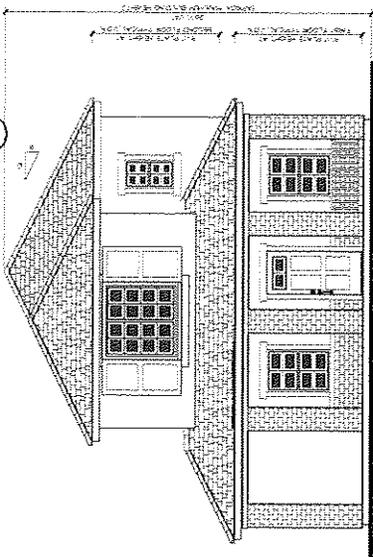
LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"  
1A

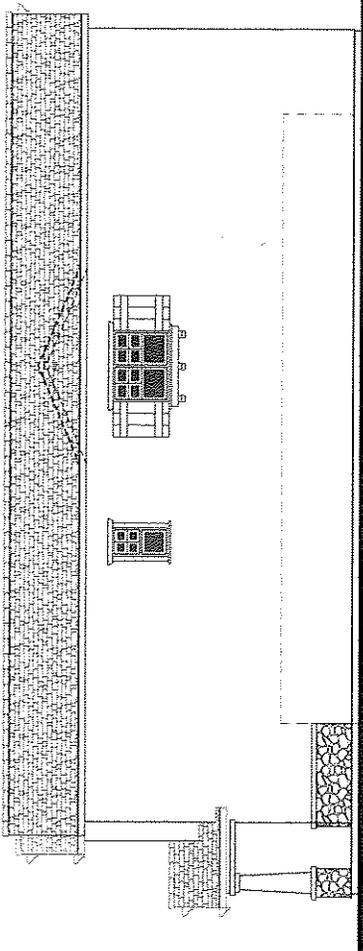


FRONT ELEVATION  
SCALE: 1/8" = 1'-0"  
1B

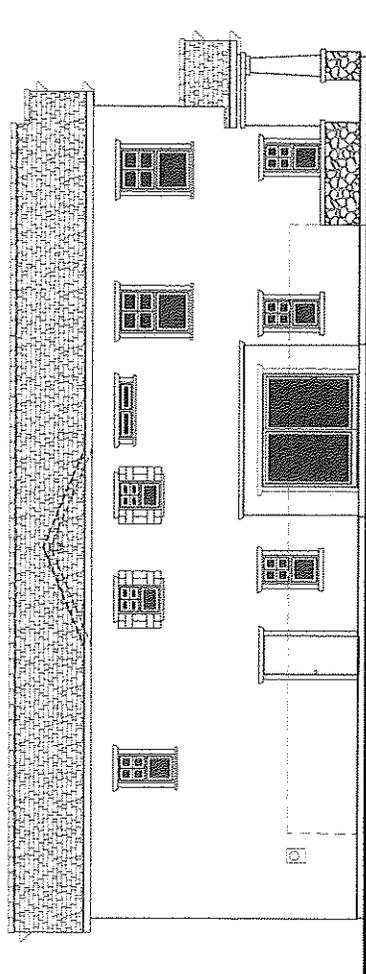


FRONT ELEVATION  
SCALE: 1/8" = 1'-0"  
1C

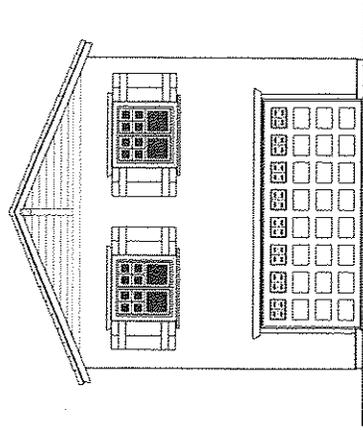
Residence One Corner Lot Elevations  
Scale: 1/8" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
K. Hovverson Homes  
edinger Architects  
2015.06



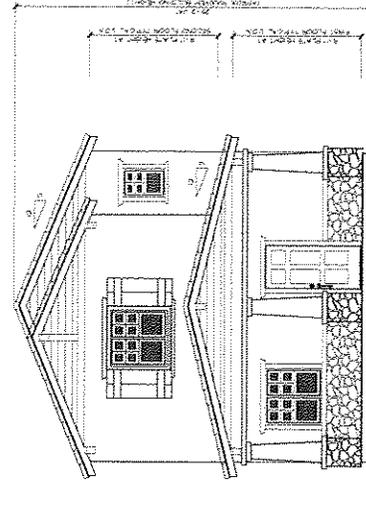
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

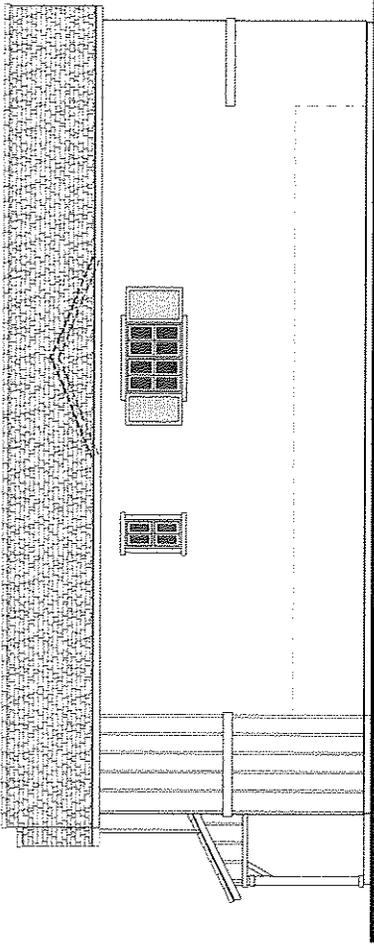


FRONT ELEVATION  
SCALE: 1/4" = 1'-0"  
COURTSHIP 2A

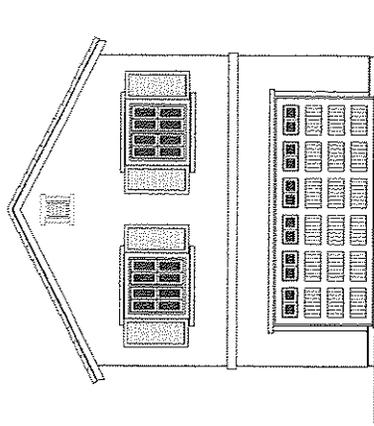
Residence Two Exterior Elevations "A"  
SCALE: 1/4" = 1'-0"  
**ASPIRE AT STONES THROW**  
K. Hovvian Homes



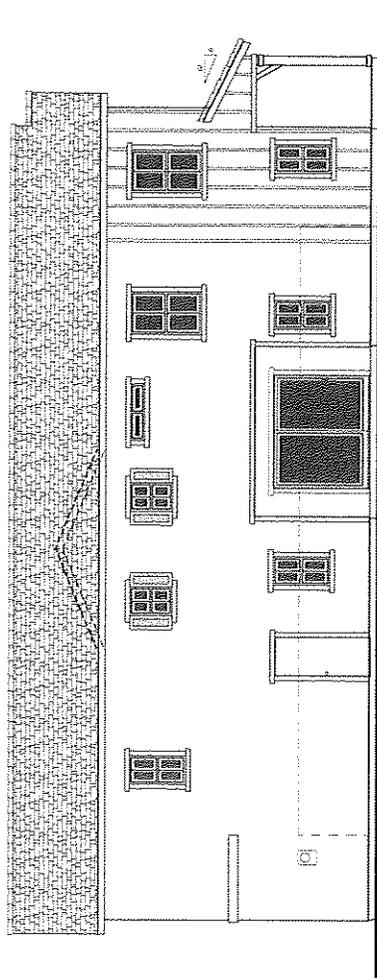
edingerArchitects  
201716



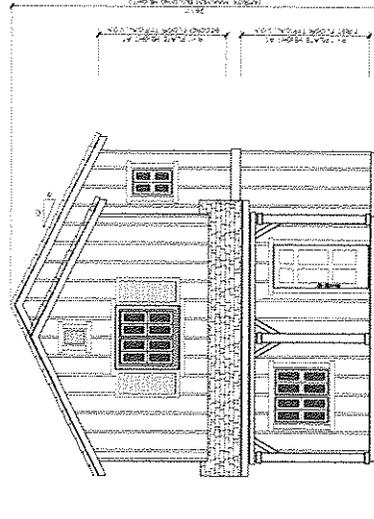
RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



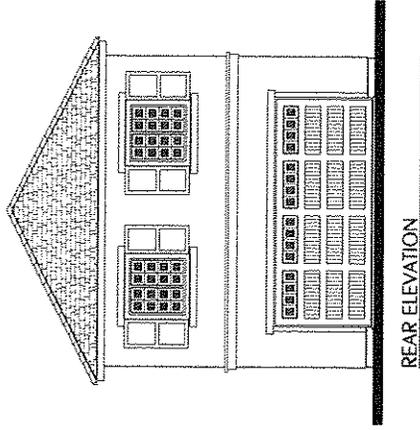
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

2B

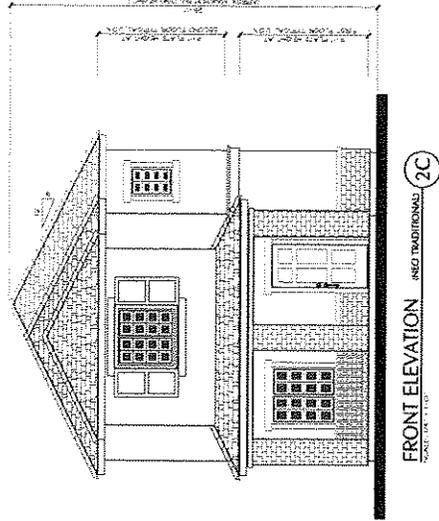
Residence Two From Elevation "B"  
SCALE: 1/8" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
K. Howanlian Homes



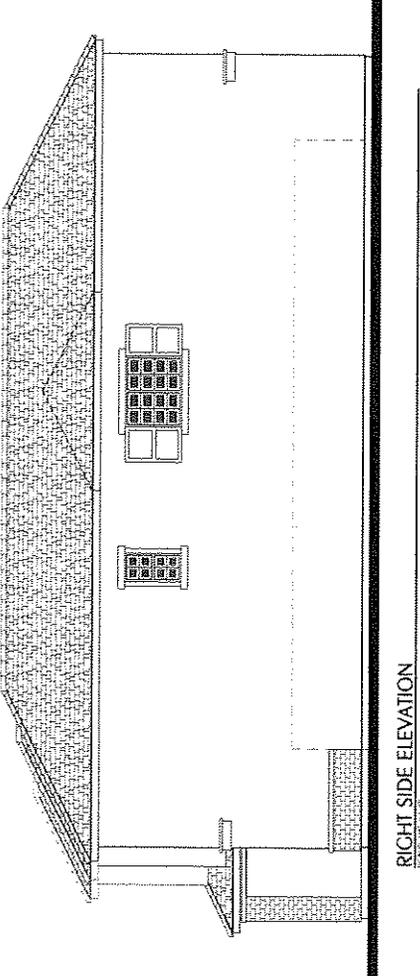
edinger architects  
2017/18



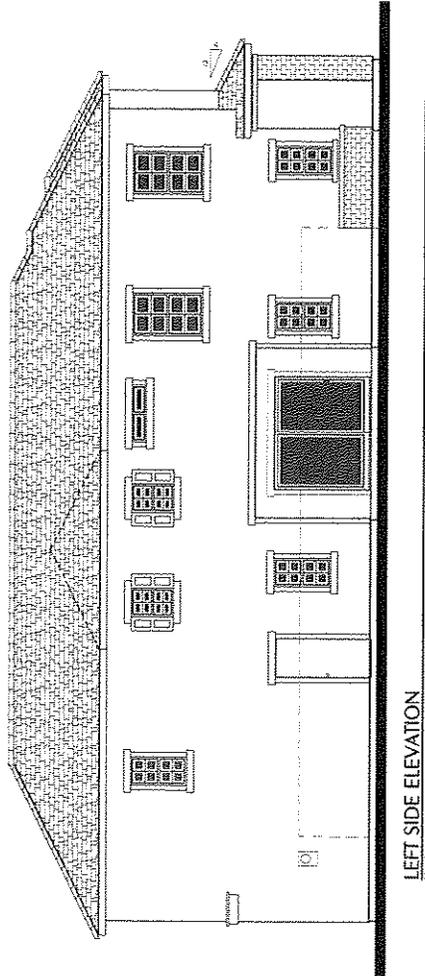
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (ING. TRADITIONAL) 2C  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

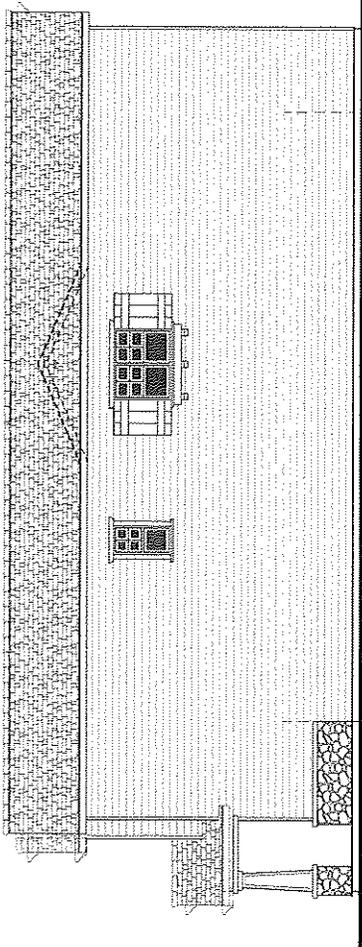


LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

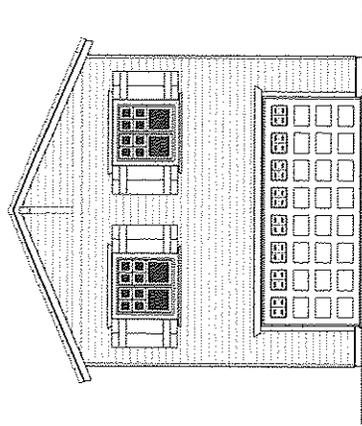
Residence Two Front Elevation "C"  
SCALE: 1/8" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
K. Hovnanian Homes



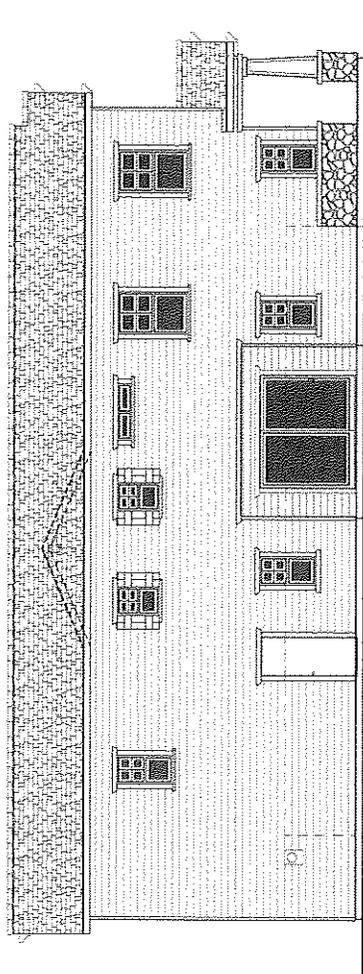
edingerArchitects  
121228



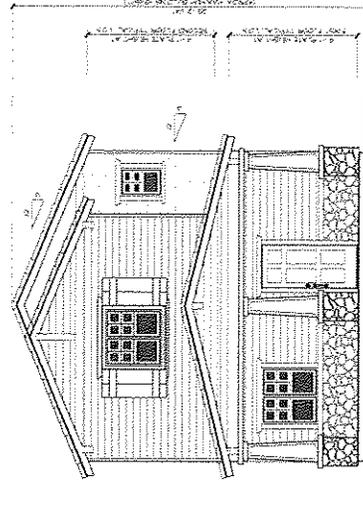
RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

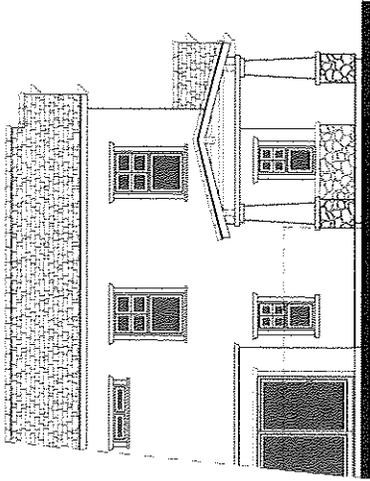


FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

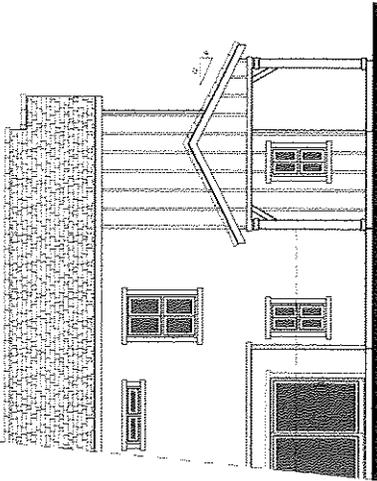
Residence Two Exterior Elevations "D"  
SCALE: 1/8" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
K. Hoffmann Homes



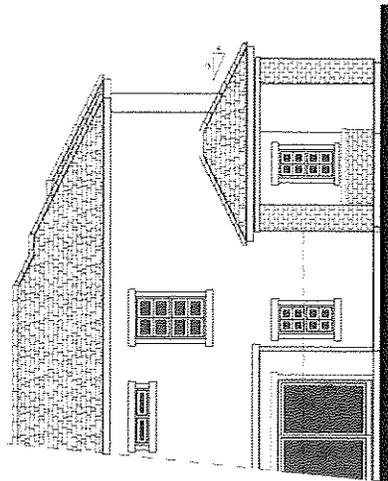
edingerArchitects  
12/17/16



LEFT SIDE ELEVATION



FRONT ELEVATION  
CRAFTSMAN 2A



FRONT ELEVATION  
FARM HOUSE 2B

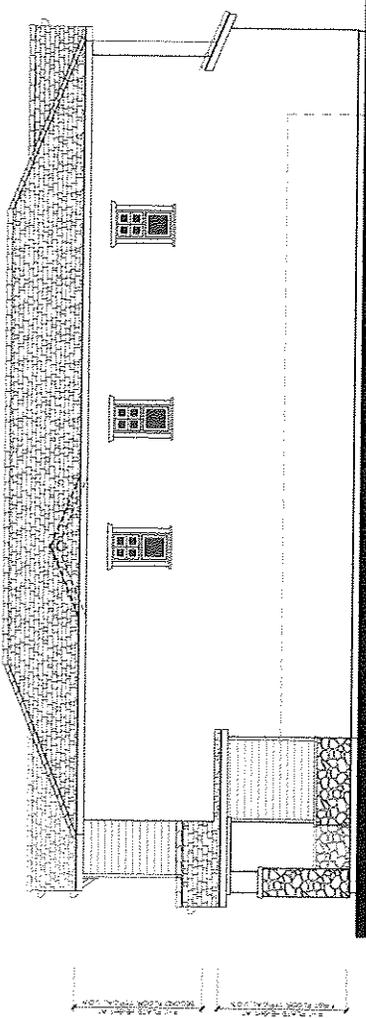


FRONT ELEVATION  
MOD TRADITIONAL 2C

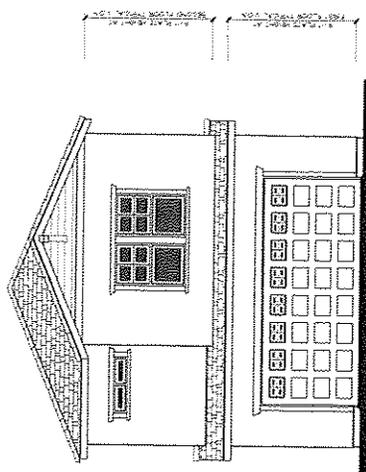
Residence Two Corner Lot Elevations  
SCALE: 1/4" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
K. Hovnanian Homes



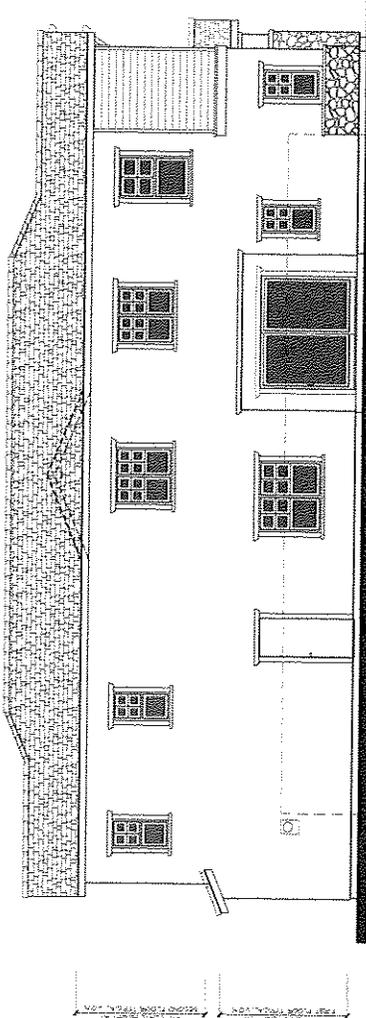
edinger architects  
2019/04



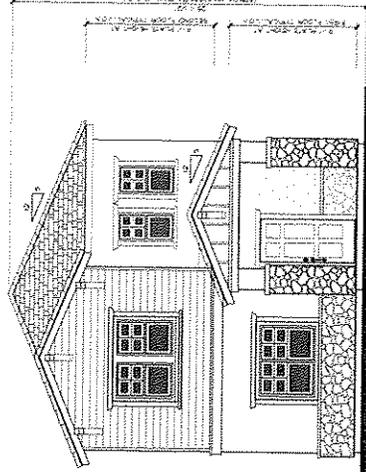
RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

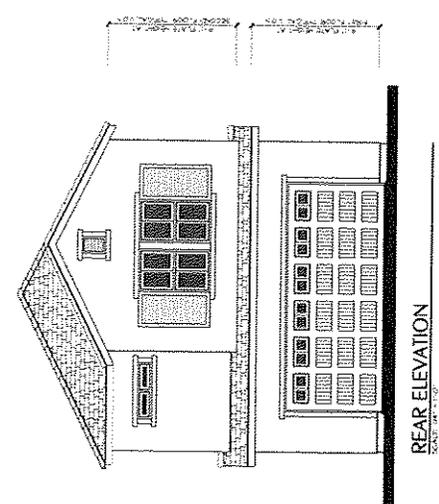


FRONT ELEVATION  
SCALE: 1/8" = 1'-0"  
CRAFTSMAN 3A

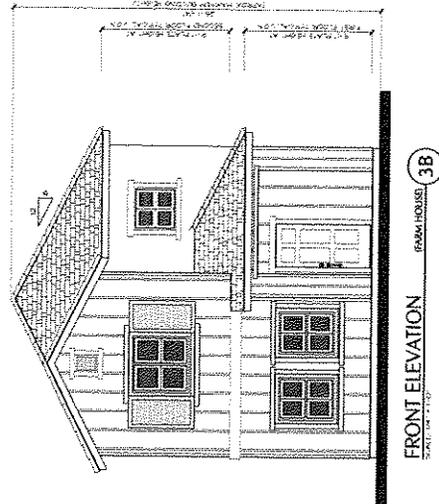
Residence Three Exterior Elevations "A"  
38' x 16' 0" x 1'-0"  
**ASPIRE AT STONE'S THROW**  
 K. Romanian Homes



Edinger Architects  
 201206

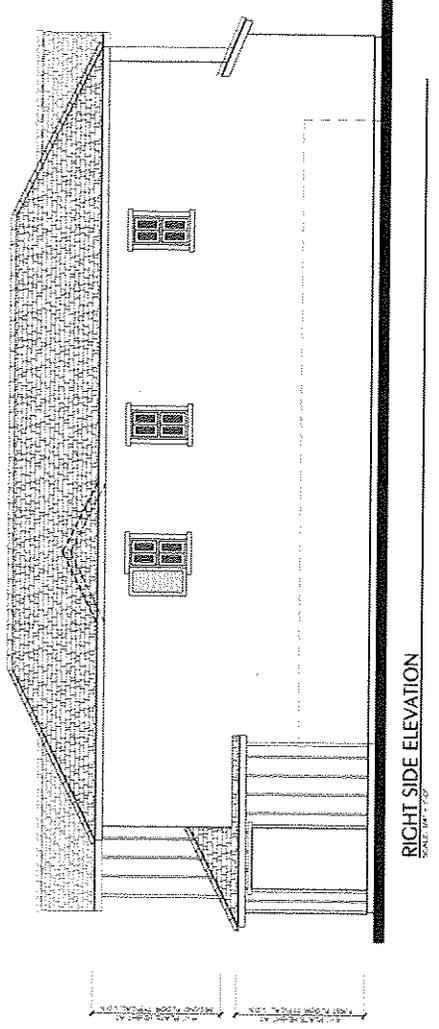


REAR ELEVATION  
SCALE: 1/4" = 1'-0"

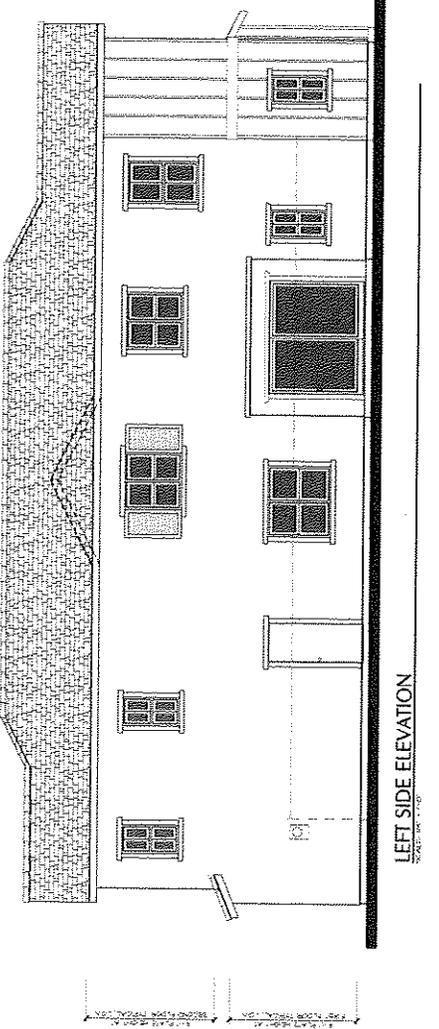


FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

3B



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

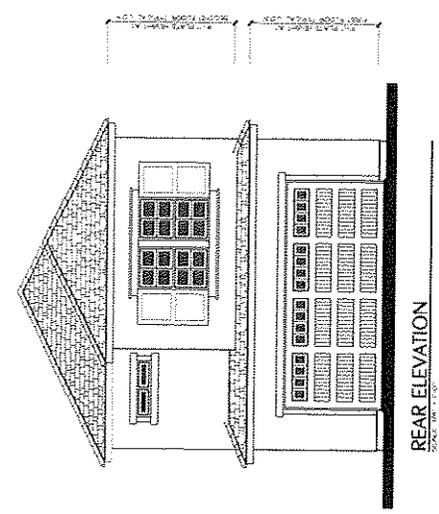


LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

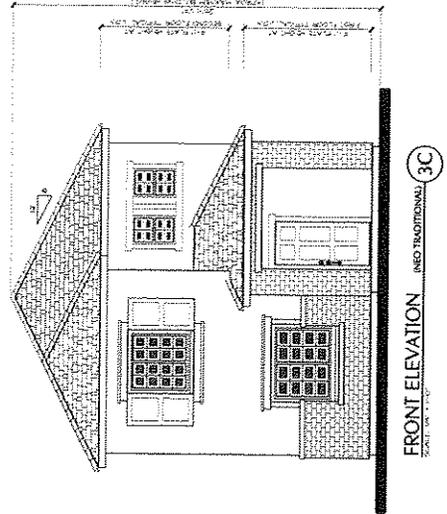
Residence Three Front Elevation "B"  
SCALE: 1/4" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
K. Hoosman Homes



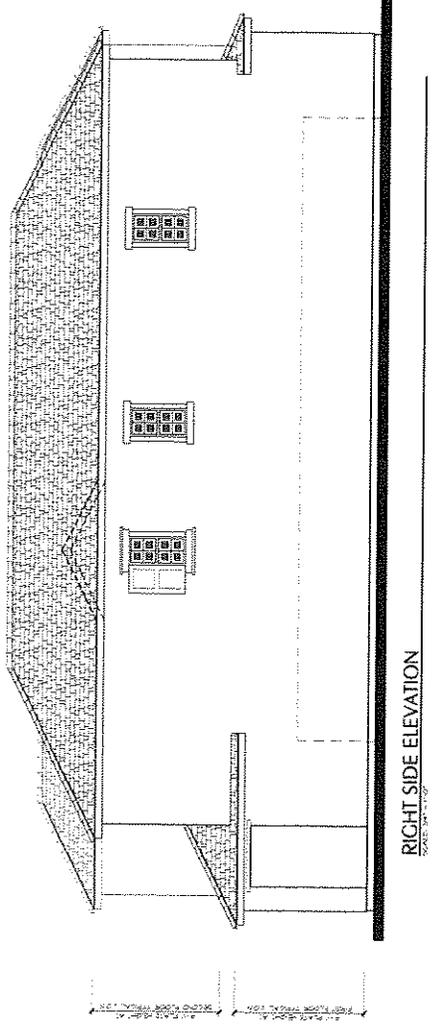
edinger Architects  
1978



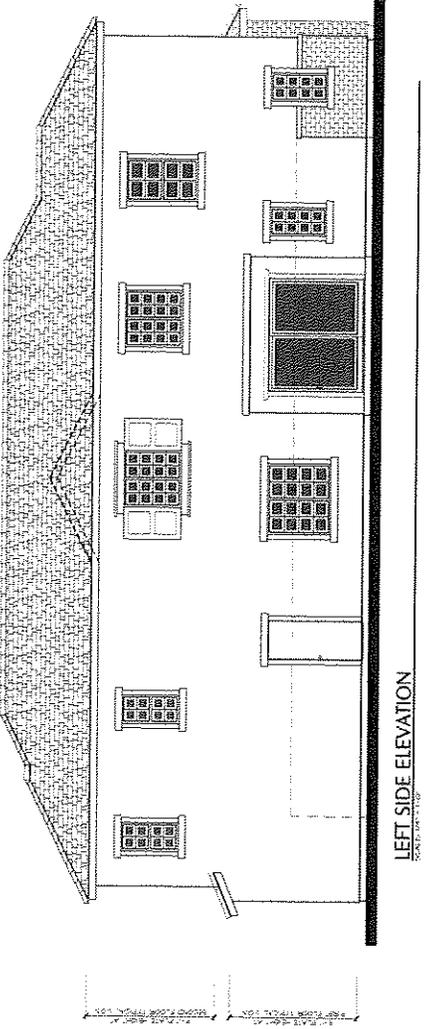
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (NO. 7) TRADITIONAL 3C  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

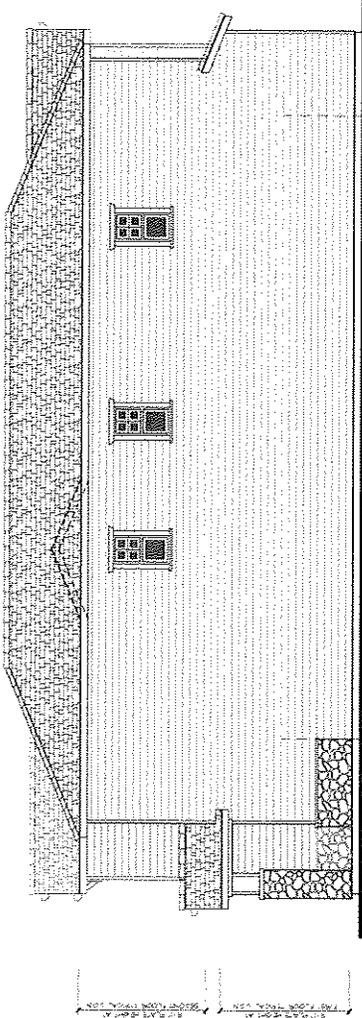


LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

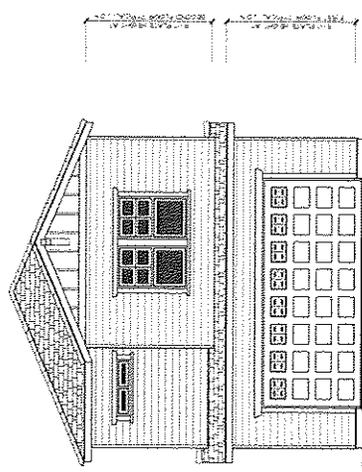
Residence Three Front Elevation "C"  
*30' x 40' x 10' - 0"*  
**ASPIRE AT STONE'S THROW**  
K. Hornsman Homes



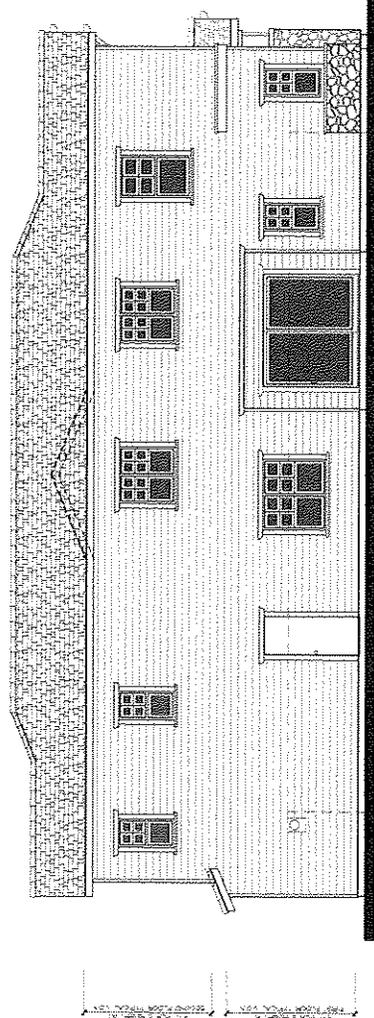
edinger architects  
2018



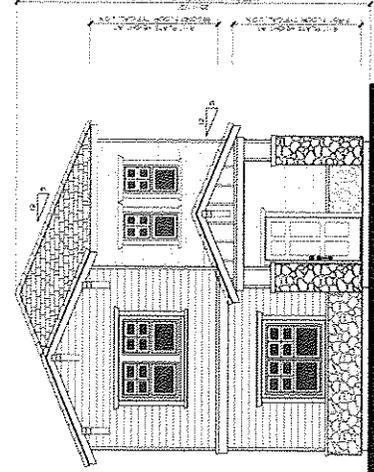
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"  
CONFORMS TO 3A

Residence Three Exterior Elevations "D"

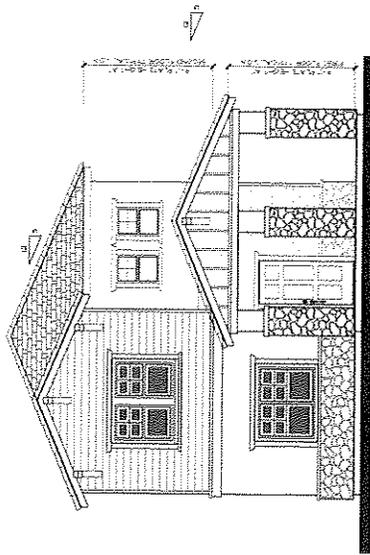
SCALE: 1/4" = 1'-0"

ASPIRE AT STONE'S THROW

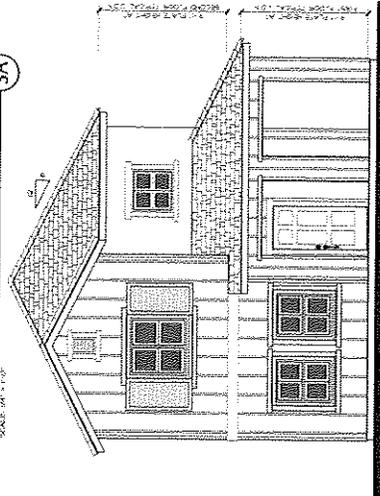
K. Hovmann Homes



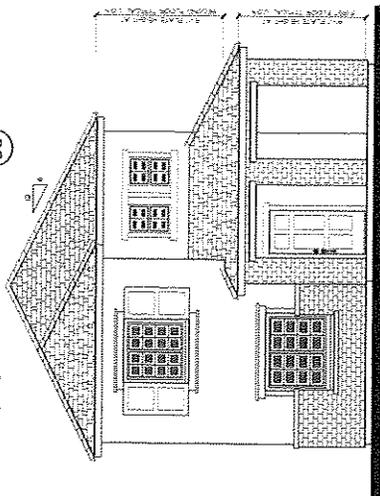
edingerArchitects  
1992



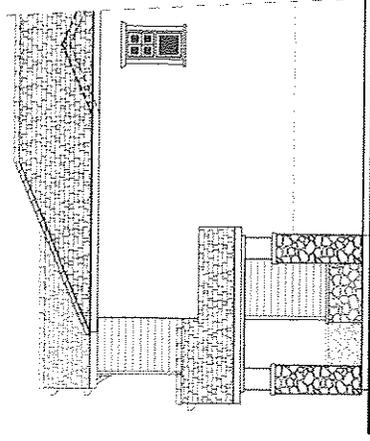
FRONT ELEVATION  
CRAFTSMAN  
SCALE: 1/8" = 1'-0"  
3A



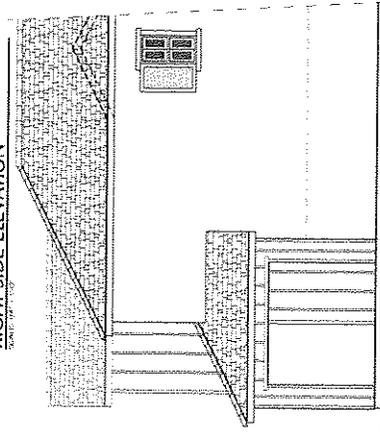
FRONT ELEVATION  
FARM HOUSE  
SCALE: 1/8" = 1'-0"  
3B



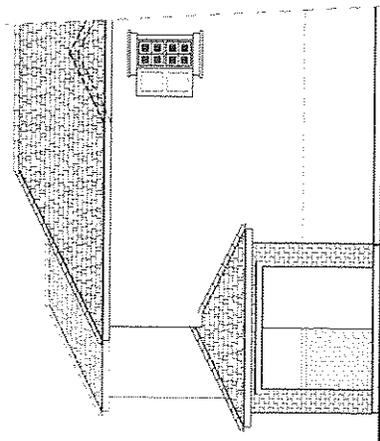
FRONT ELEVATION  
MID-TRADITIONAL  
SCALE: 1/8" = 1'-0"  
3C



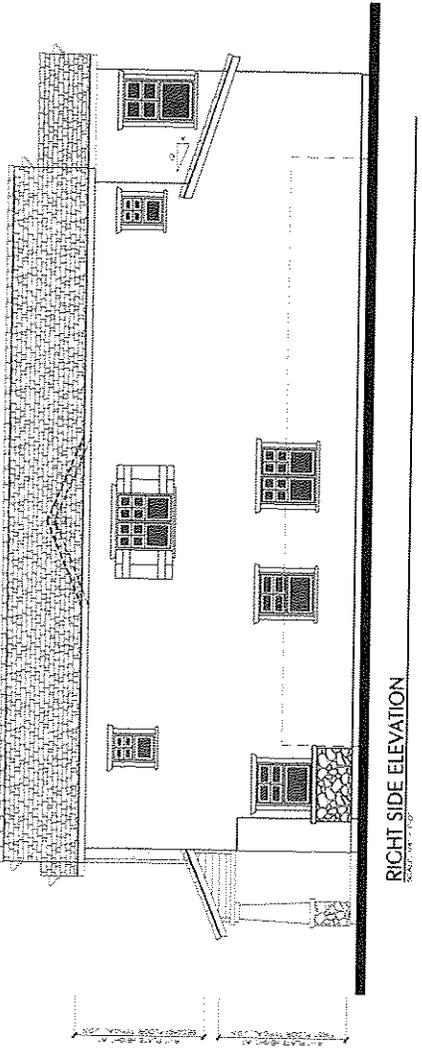
RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



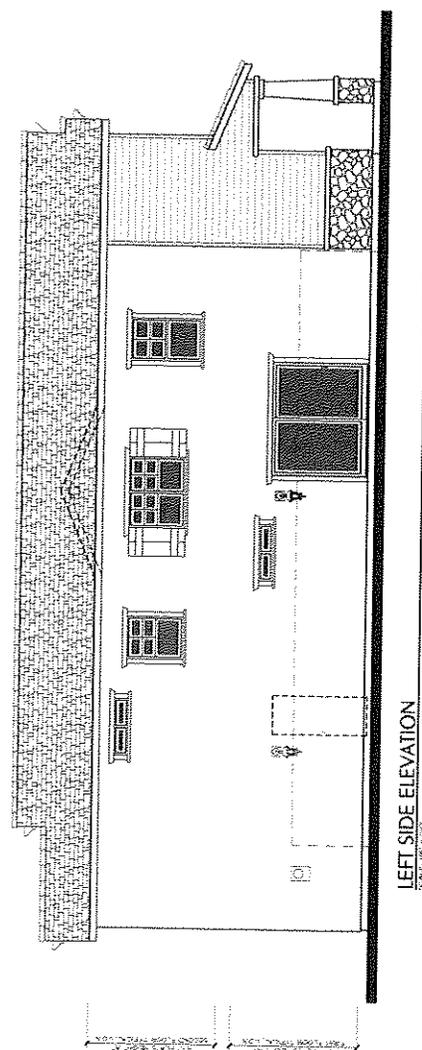
RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



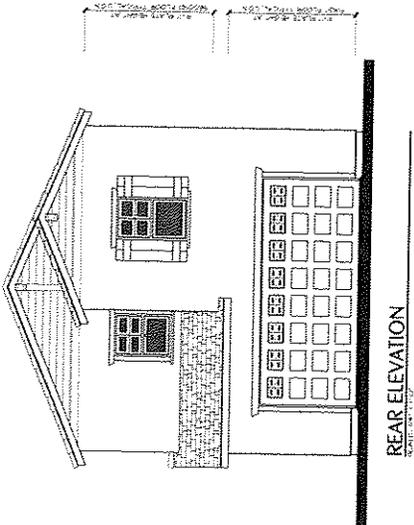
Residence Three Corner Lot Elevations  
SHEET 114-114P  
**ASHIRE AT STONE'S THROW**  
K. Hovmann Homes  
G/A  
edinger Architects  
12/17/24



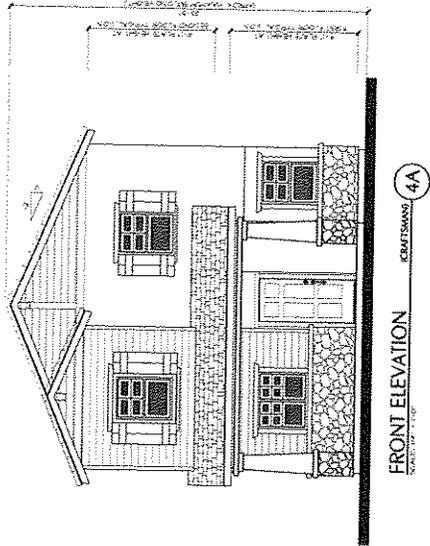
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



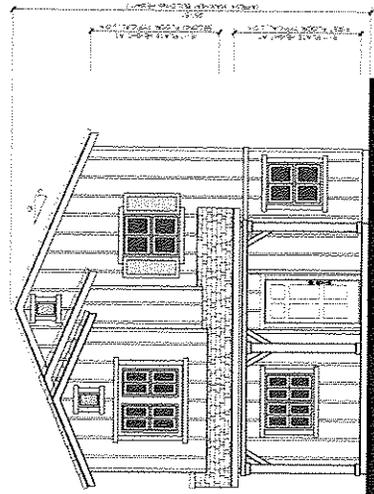
FRONT ELEVATION

CRAFTSMAN 4A

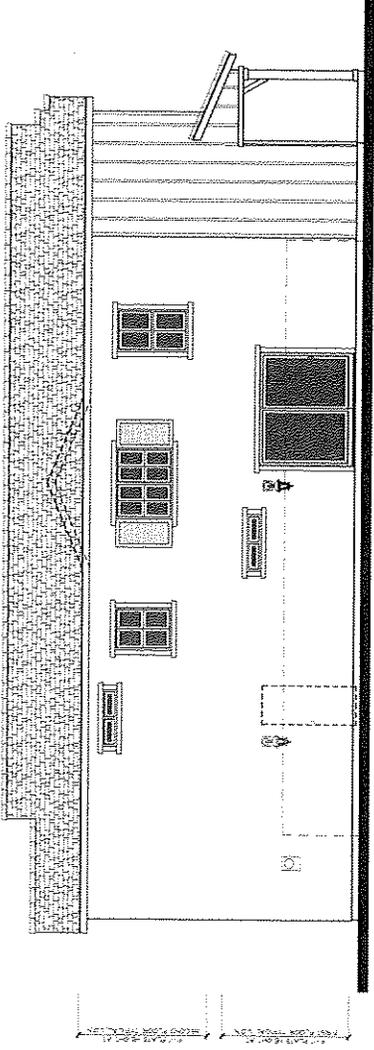
Residence Four Exterior Elevations "A"  
 SCALE: 1/4" = 1'-0"  
 ASPIRE AT STONE'S THROW  
 K. Hovman Homes



edinger architects  
 12/17/16



FRONT ELEVATION  
SCALE: 1/8\"/>



LEFT SIDE ELEVATION  
SCALE: 1/8\"/>

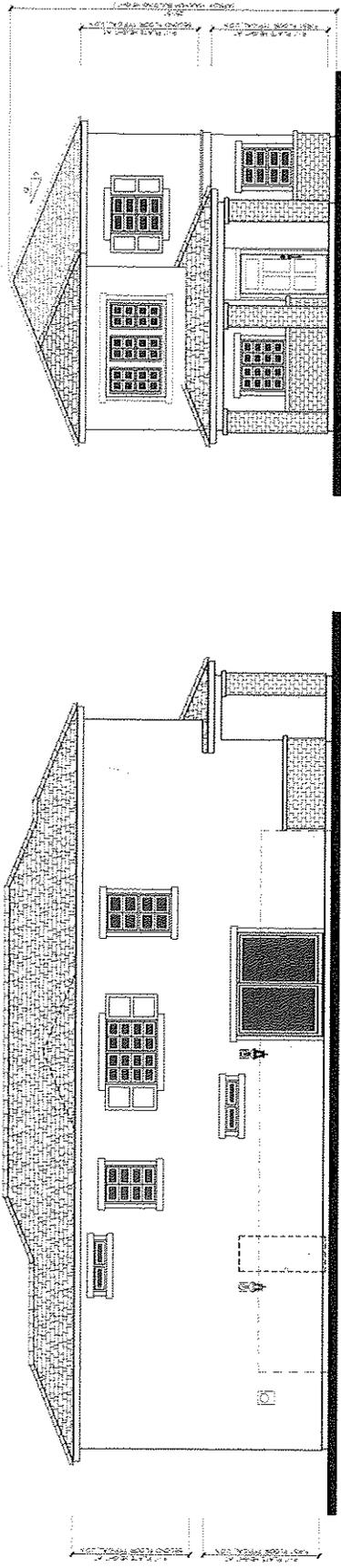
Residence Four: Front Elevation "B"  
SCALE: 1/8\"/>

**ASPIRE AT STONES THROW**

*K. Hoymanian Homes*



edinger architects  
ARCHITECTS

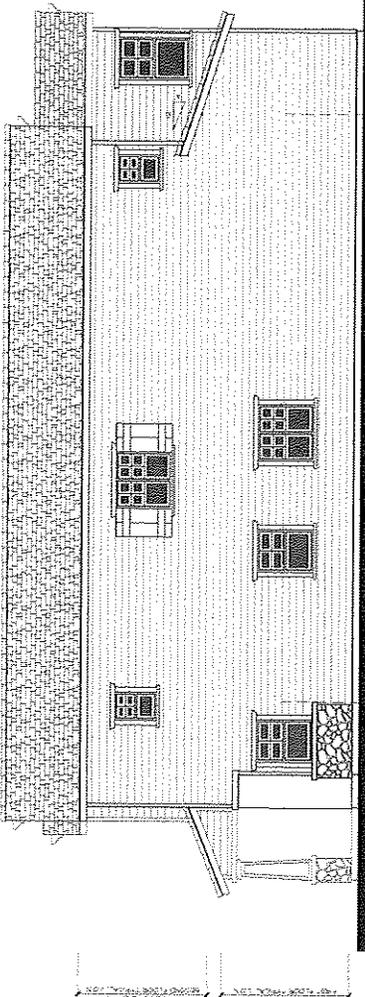


FRONT ELEVATION INFO TRADITIONAL 4C

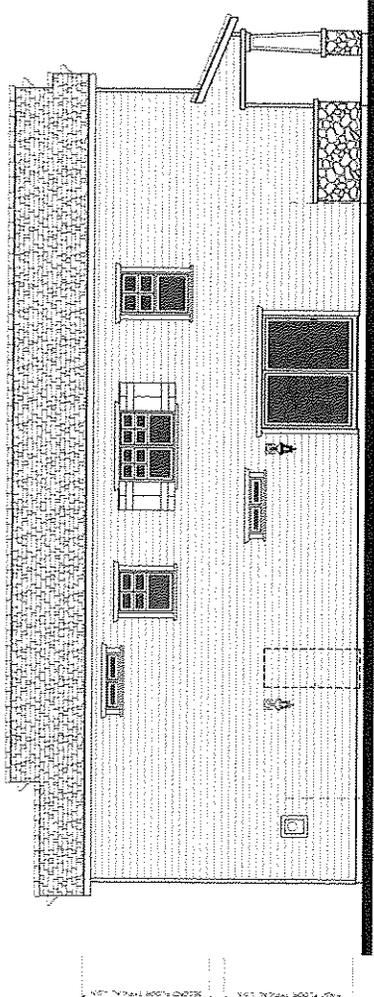
LEFT SIDE ELEVATION

Residence Four Front Elevation "C"  
 SCALE: 3/4" = 1'-0"  
**ASPIRE AT STONES THROW**  
 K. Hovnanian Homes

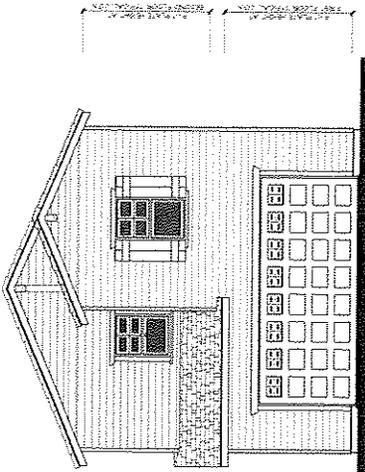




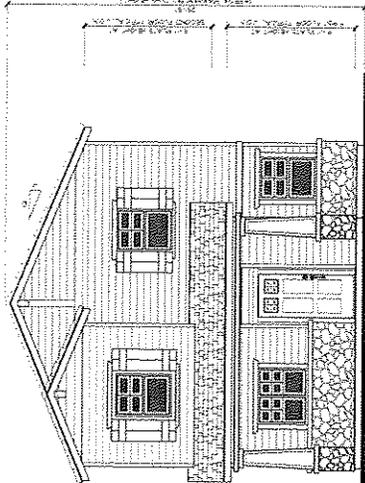
RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"  
CRAFTSMAN 4D

Residence Four Exterior Elevations "D"

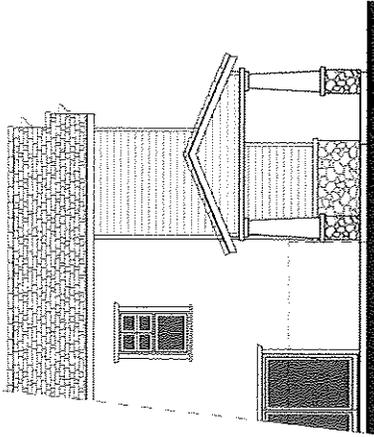
SCALE: 1/8" = 1'-0"

ASPIRE AT STONES THROW

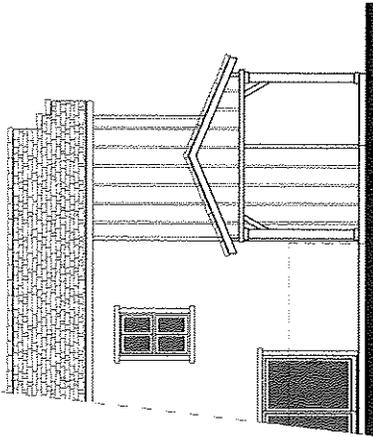
K. Hovnanian Homes



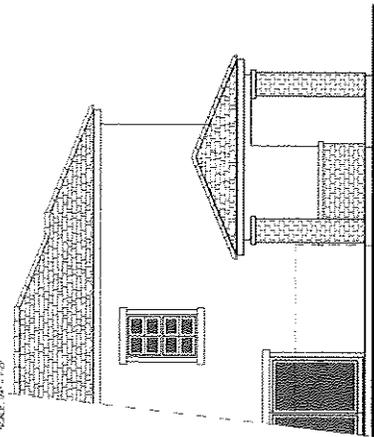
edinger architects  
121018



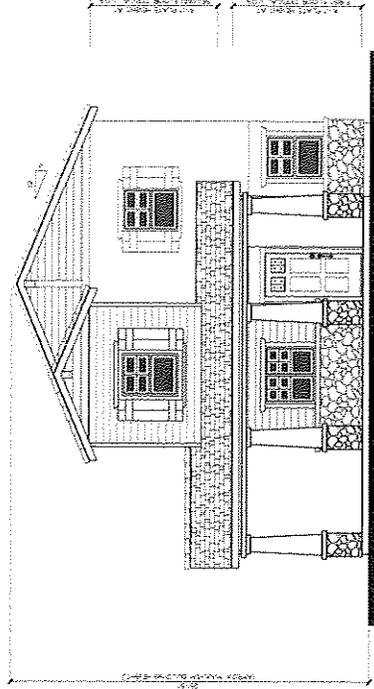
PARTIAL LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



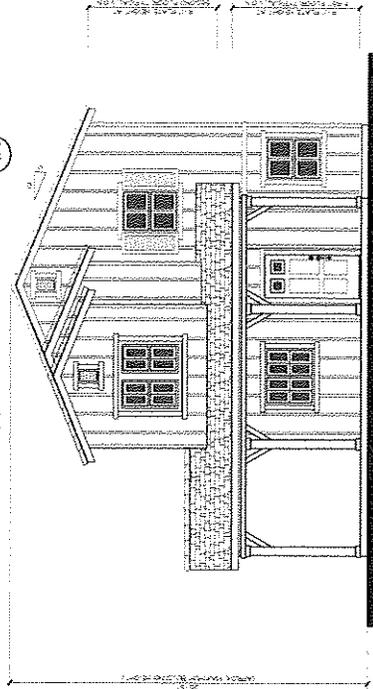
PARTIAL LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



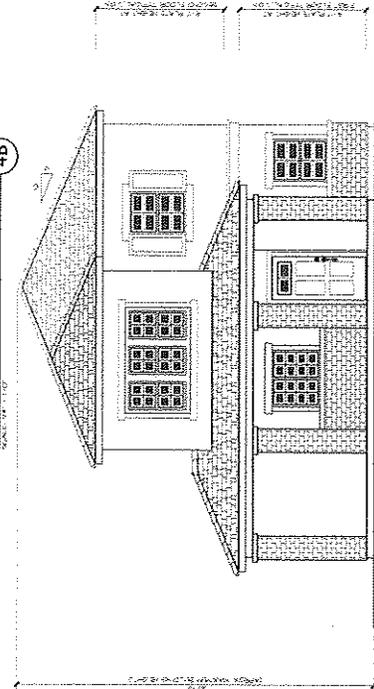
PARTIAL LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
CRAFTSMAN  
SCALE: 1/4" = 1'-0" 4A



FRONT ELEVATION  
FARM HOUSE  
SCALE: 1/4" = 1'-0" 4B



FRONT ELEVATION  
NEO TRADITIONAL  
SCALE: 1/4" = 1'-0" 4C

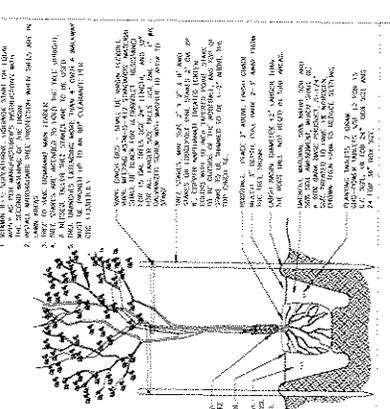
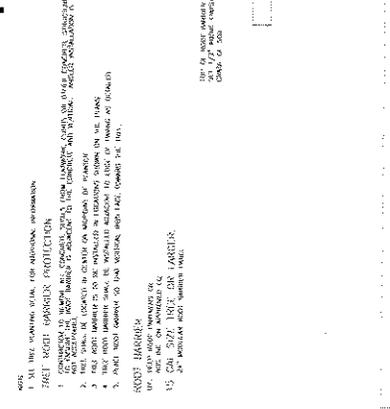
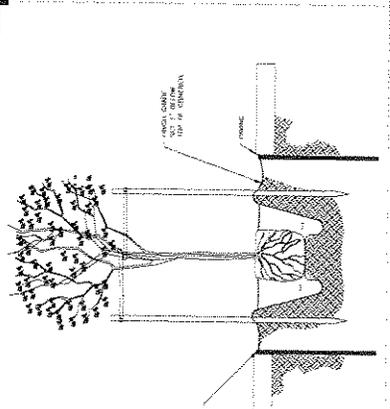
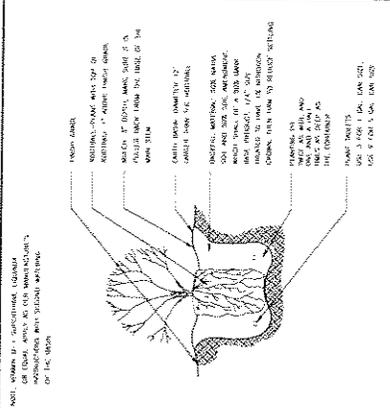
Residence Four Corner Lot Elevations  
Scale: 1/4" = 1'-0"  
**ASPIRE AT STONE'S THROW**  
K. Hovnanian Homes



edinger architects  
1978





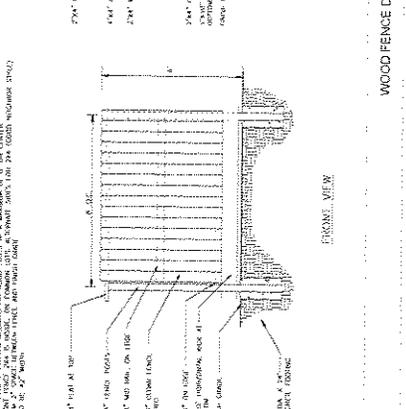
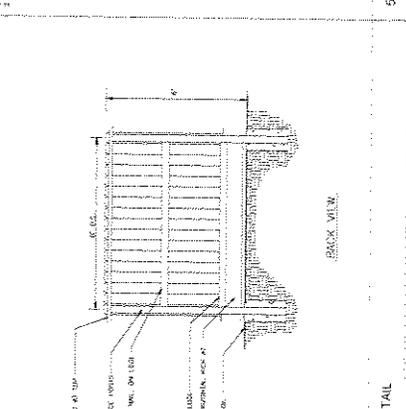
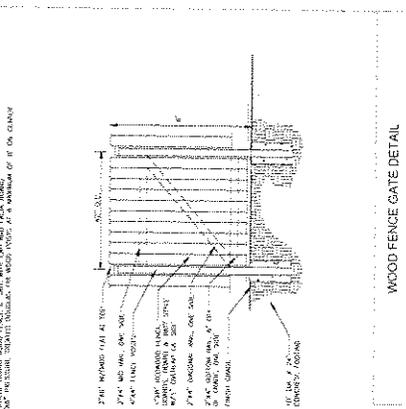
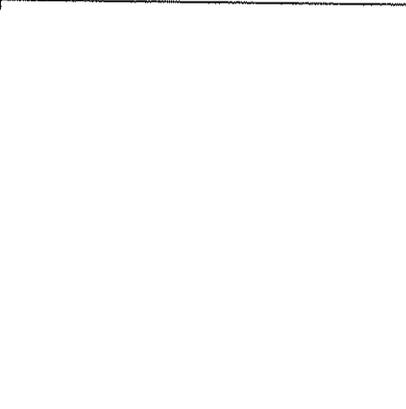


3 SHRUB PLANTING DETAIL

2 ROOT BARRIER CONTROL DETAIL

1 TREE PLANTING AND STAKING DETAIL

4 WOOD FENCE DETAIL



5 WOOD FENCE GATE DETAIL

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Planning Commission Conditions of Approval  
February 26, 2019)

Design Review (DR 2019-01) K.Hovnanian Model Homes - Phase 1a,  
Stone's Throw Subdivision (formerly Winters Highlands)

1. The project is described in the February 26, 2019 Planning Commission staff report. The project shall be constructed as depicted on the exhibits dated January 15, 2019 and included in the February 26, 2019 Planning Commission Staff report, except as modified by these conditions of approval. Substantive modifications require public hearing(s) and Planning Commission action.
2. The Design Review/Site Plan approval shall expire in one year (March 5, 2020) from its date of approval unless the applicant begins construction of the project or requests and receives an extension from the Community Development Department. The applicant shall bear all expenses for any extension request submitted to the Community Development Department.
3. Prior to recording of the final map for the first 48 lots in Phase 1a, Homes by Towne shall pay an in-lieu of approximately \$243,000. Actual fee to be determined prior to recording,
4. Prior to issuance of a building permit the applicant shall comply with all relevant conditions of approval in the Development Agreement.
5. Prior to issuance of a building permit the applicant shall submit for approval by the Community Development Department the following:
  - a. Revised fencing details showing steel posts faced with wood.
  - b. Homes having a "Universal Design" entry.
  - c. A map showing what house/model/elevation is proposed for each lot.
  - d. A map those lots with a 5 foot and 20 foot driveway aprons. (Can be on the same map as above information.)
6. Prior to issuing a certificate of occupancy for each individual house the applicant shall provide in one location stepping stones leading from the street through the street side landscaping to the sidewalk.
7. Applicant shall submit for approval of the Community Development Department any off-site and on-site directional signage plan.
8. 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.
9. The applicant shall comply with requirements of all other agencies of jurisdiction.

10. 48-hours prior to commencement of construction activity, Applicant shall notify residents within 300 feet of the work.
11. Light standards and building attached fixtures need to be a decorative and of a superior design quality.
12. 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.).
13. 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.
14. 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.
15. 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, fire hydrants installation, etc.) have been installed, inspected, and accepted by the City.
16. 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.
17. 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.