

CITY OF WINTERS REGULAR PLANNING COMMISSION AGENDA

To Join Zoom Meeting on PC:

<https://us02web.zoom.us/j/81387714274>

Meeting ID: 813 8771 4274

-OR- Dial In by Phone

1-669-900-6833 –

Meeting ID: 813 8771 4274

Tuesday, July 28, 2020 @ 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

Chairperson: Paul Myer
Vice Chair: Gregory Contreras
Commissioners: Dave Adams, Nancy Northrup, Chris Rose, 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 June 23, 2020 meeting of Planning Commission (pp. 3-6)

V DISCUSSION ITEMS:

A. Public Hearing for consideration by the Winters Planning Commission of the proposed Tentative Map, Conditional Use Permit, Site Plan/Design Review and Planned Development (PD) Overlay Zone for twenty-four (24) lot NeighborWorks Subdivision located on Parcel A of the Stones Throw Subdivision between Wyatt Lane and Taylor Street south of Moody Slough Road (APN 030-414-022) (pp. 7-47)

B. Consideration of request by the Preserve Restaurant for approval to add a parklet on Russell Street to expand their outdoor seating, located at 200 Railroad Avenue (APN 003-203-012) (pp. 48-49)

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 JULY 23, 2020

David Dowswell for Dave Dowswell

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
JUNE 23, 2020**

***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. through Zoom teleconference.

PRESENT: Commissioners Adams, Altamirano, Contreras, Northrup, Rose, Schrupp, Chairman Myer

ABSENT: None

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

Chairman Myer led the Pledge of Allegiance via Zoom.

CITIZEN INPUT:

Kate Laddish, 400 Morgan Street #21, asked if staff could record the meeting via the Zoom platform. Laddish congratulated City Manager John Donlevy on his new appointment as City Manager of Auburn.

COMMISSIONER/STAFF COMMENTS:

Chairman Myer expressed his gratitude towards local businesses during unprecedented times.

CONSENT ITEM:

- A. Minutes of the May 26, 2020 regular Planning Commission meeting.

Chairman Myer made a correction to remove appointments from the minutes.

Commissioner Altamirano moved to approve; Commissioner Adams seconded.

AYES: Commissioners Adams, Altamirano, Contreras, Northrup, Rose, Schrupp, Chairman Myer

NOES: None

ABSTAIN: None

ABSENT: None

DISCUSSION ITEM:

MINUTES OF THE CITY OF WINTERS PLANNING COMMISSION MEETING HELD
JUNE 23, 2020

- A. Public Hearing and Consideration of an amendment to Conditional Use Permit 2010-01 allowing Turkovich Wines, located at 304 and 306 Railroad Avenue, to expand into the lower floor of the Opera House/Palms Playhouse (640 square feet), located at 13A Main Street, to create a new kitchen and to expand onto the existing patio (APN 003-204-009).

Planner Dave Dowswell gave a brief introduction of the proposed project.

Project Applicant Chris Turkovich

CITIZEN INPUT:

Kate Laddish, 400 Morgan Street #21, congratulated Chris Turkovich for investing into the downtown. Laddish expressed her concerns for the change in use of the patio area that will now be utilized as outdoor dining instead of overflow parking for The Palms.

Chris Turkovich, project applicant, stated that the patio area will no longer be utilized for parking but access to the patio area will still be permitted for the neighboring businesses.

COMMISSIONER/STAFF COMMENTS:

Commissioner Altamirano asked for clarification on the impacts of the Rule 20A electrical undergrounding project that is proposed adjacent to the project site. Dowswell clarified the City's plans.

Chairman Myer questioned the area that will be impacted by the existing Conditional Use Permit.

Chris Turkovich clarified that the Conditional Use Permit will be amended to extend into 13A Main Street.

Chairman Myer asked if the Planning Commission serves as the Historic Preservation Commission. Planner Dowswell confirmed.

Commissioner Contreras Moved, Altamirano Second.

AYES: Commissioners Adams, Altamirano, Contreras, Northrup, Rose, Schrupp, Chairman Myer

NOES: None

ABSTAIN: None

ABSENT: None

DISCUSSION ITEM:

- B. Public Hearing and Consideration of Design Review 2020-03, an application by Marie Heilman to remodel the façade of the former Tomat's Restaurant, located at 1123 Grant Avenue (APN 003-450-140).

**MINUTES OF THE CITY OF WINTERS PLANNING COMMISSION MEETING HELD
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Contract Planner Dave Dowswell gave a presentation about the proposed project. A pitched roof will be added.

CITIZEN INPUT: None.

COMMISSIONER/STAFF COMMENTS: None.

Commissioner Altamirano moved, Adams seconded.

AYES: Commissioners Adams, Altamirano, Northrup, Rose, Schrupp, Chairman Myer

NOES: Commissioner Contreras

ABSTAIN: None

ABSENT: None

DISCUSSION ITEM:

C. Appoint member from the Planning Commission to the Winters Putah Creek Committee.

Commissioner Adams moved to appoint Commissioner Rose to the Winters Putah Creek Committee, Altamirano seconded.

CITIZEN INPUT: None.

COMMISSIONER/STAFF COMMENTS: None.

AYES: Commissioners Adams, Altamirano, Contreras, Northrup, Rose, Schrupp, Chairman Myer

NOES: None

ABSTAIN: None

ABSENT: None

D. Elect a Vice-Chair of the Planning Commission.

Commissioner Adams moved to appoint Commissioner Contreras as Vice-Chairman of the Planning Commission, Altamirano seconded.

CITIZEN INPUT: None.

COMMISSIONER/STAFF COMMENTS: None.

AYES: Commissioners Adams, Altamirano, Contreras, Northrup, Rose, Schrupp, Chairman Myer

MINUTES OF THE CITY OF WINTERS PLANNING COMMISSION MEETING HELD
JUNE 23, 2020

NOES: None

ABSTAIN: None

ABSENT: None

COMMISSIONER/REPORTS:

The Planning Commission wished City Manager John Donlevy a happy birthday.

ADJOURNMENT: Chairman Myer adjourned the meeting at 7:05 p.m.

ATTEST: _____

Dagoberto Fierros, Management Analyst

Paul Myer, Chairman



PLANNING COMMISSION
STAFF REPORT

TO: Chair and Planning Commissioners
DATE: July 28, 2020
FROM: David Dowswell, Contract Planner 
SUBJECT: NeighborWorks Subdivision – Public Hearing for consideration by the Winters Planning Commission of the proposed Tentative Map, Conditional Use Permit, Site Plan/Design Review and Planned Development (PD) Overlay Zone for twenty-four (24) lot NeighborWorks Subdivision

RECOMMENDATION: Staff recommends the Planning Commission:

- 1) Receive a staff report on a proposed NeighborWorks Tentative Map, Conditional Use Permit, Site Plan/Design Review and Planned Development (PD) Overlay Zoning; and
- 2) Conduct a Public Hearing to consider comments on proposed NeighborWorks Tentative Map, Conditional Use Permit, Site Plan/Design Review and Planned Development (PD) Overlay Zoning; and
- 3) Find per Section 15332, Class 32 of the CEQA Guidelines that the proposed NeighborWorks Tentative Map is categorically exempt from CEQA because it meets the criteria for an in-fill development; and
- 4) Adopt Resolution 20-02 recommending that the Winters City Council adopt a Resolution 2020-43 approving the Tentative Map for the property commonly known as the NeighborWorks Subdivision.
- 5) Recommend that the Winters City Council adopt Ordinance 2020-05 adding a Planned Development Overlay Zoning to the existing Multiple-Family Residential (R-4) Zoning, permitting several modifications to the R-4 Zoning standards.

GENERAL PLAN LAND USE DESIGNATION: The General Plan land use designation for the site is High Density Residential (HDR).

SURROUNDING LAND USES, ZONING, AND SETTING: The surrounding land uses and zoning are as follows:

North:	Unincorporated
South:	Single Family – Single Family Residential (R-2, 6,000 sf)
East:	Single Family – Single Family Residential (R-2, 6,000 sf)
West:	Single Family – Single Family Residential (R-2, 6,000 sf)

BACKGROUND: On April 21, 2020 the Design Review Committee (DRC) met to review the proposed tentative map and site plan/design review for the twenty-four (24) small-lot subdivision (Attachment A). At the meeting, Sarah Ellis, Ellis Architects, presented floor plans and site plans for the homes (Attachment B). The DRC was receptive to the idea of building for sale affordable homes rather than apartments and recognized the need for smaller lots with reduced setbacks. The DRC also supported reduced setbacks and the design of the homes, subject to the architect providing more diverse roof designs. At the conclusion of the meeting the DRC recommended:

- Revise the siting of the homes on the lots by staggering the front setbacks.
- Provide more differentiation in the front elevations by revising one of the model options to include a hip roof on the smaller gable.
- Ensure all of the driveways are a minimum of 20 feet long, measured from the back edge of the sidewalk.

On October 29, 2019 and January 14, 2020, the Affordable Housing Steering Committee (AHSC) considered the proposal from NeighborWorks. The AHSC recommended approval of the proposed affordable housing plan (AHP) to develop the property with for sale sweat equity houses.

PROJECT DESCRIPTION: The applicant, NeighborWorks, has entered into an exclusive negotiating agreement (ENA) with the City of Winters to subdivide and develop a 2-acre parcel into twenty-four (24) single-family lots. The property is located within the Stones Throw Subdivision south of Moody Lane between Taylor Street and Wyatt Lane.

The lots will be developed with one-story, three- and four-bedroom homes, varying in size from 1,360 to 1,735 square feet in size. Each of the homes will have a one-car garage. The homes will all be income-restricted affordable. Homebuyers will be expected to assist (sweat equity) in the construction of each of the homes thereby reducing their costs. The tentative map will create 24 lots ranging in size from 3,417 to 5,792 square feet. Houses will be placed on the lots with garages abutting each other. Abutting the garages will allow one (1) on-street parking space for each lot.

The applicant is also requesting the property be rezoned to add a Planned Development (PD) Overlay Zone to the existing Multiple-Family Residential (R-4) Zoning in order to

create lots that are substandard in size with less than the minimum 80 lot width, reduced front, side and rear yard setbacks (Attachments A and B) and reduction in the number of off-street parking spaces.

ANALYSIS:

Housing Element

The City's Housing Element has seven specific goals designed to meet the state of California's objective to provide housing that meets all economic segments of the community. There are a number of programs which help the city meet the seven goals. Program II.2 states, "The City shall continue to implement Ordinance 94-10 (Inclusionary Housing Ordinance) requiring at least 15 percent of all new units developed with the city are affordable to very low-, low-, or moderate-income households". To meet this program the City shall provide "Modified development standards, such as for parking, setbacks, on- or off-site improvements, street improvement standards, and less stringent site plan (design review) requirements under the City's Planned Development Process".

Program II.8 states, "The City shall encourage development in the upper one-quarter of the density range in the Medium High-Density designation and require it in the upper one quarter of the density range in High Density Residential designation". This program further states, "When a project is proposed in the upper One-quarter of the density range in the Medium High-density Residential or High Density Residential designations the City shall not reduce the project density below 75 percent of the density range, unless there are specific site constraints that make such density infeasible or undesirable" Based on the maximum allowable density a minimum of 30 units should be built on this site.

The proposed site was deeded to the City by the developer of Stones Throw to help meet their affordable housing requirement. The site was zoned for development as affordable apartments. To build affordable apartments on this site the City and applicant must obtain numerous sources of funding. Almost all of the potential sources for funding are subject to meeting certain criteria: availability of medical and other services, easy access to groceries, transportation, and restaurants. This site meets none of these criteria and as such would not score well in trying to get the necessary funding. Staff believes the financial constraints makes it infeasible to develop the property with a minimum of 30 apartment units.

Tentative Map

The tentative map (Attachment A) shows the lots will have two different depths. The lots off Wyatt Lane will be 100 feet 5 inches and the lots off Taylor Street will be 99 feet 7 inches. Staff recommends the lots all be the same depth of 100 feet.

Staff supports the proposed subdivision subject to the applicants making the modifications recommended in the staff report and included in the conditions of approval.

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.”

According to Section 17.56 Table 3B of the Zoning Ordinance the minimum lot size is for a lot zoned R-4, High Density Multi-Family Residential is 10,000 square feet and the minimum lot width is 80 feet. These standards assume multiple-family units will be built on a site. As mentioned above, the possibility of developing the site with apartments due to financial constraints is infeasible.

As proposed the project will need several deviations from the city's standards, they include:

1. Reduction in the minimum lot size from 10,000 to 3,417 square feet, and
2. Reduction in lot width from 80 to 34 feet, and
3. Reduction in the front yard setback from 20 to 15 feet, and
4. Reduction in the side yard setbacks from 10 feet to 6 feet 2 inches and from 10 feet to 1 foot 6 inches, and
5. Reduction in the required off-street parking from two (2) to one (1) space.

The applicants are requesting approval to create smaller lots in order to provide as many affordable units as possible. The City has approved lots of varying sizes as part of the Winters Ranch, Stones Throw and LDS subdivisions to provide housing diversity and indirectly, based on the smaller lot sizes and reduced setbacks, more affordable housing. All of the housing for this project will be affordable.

Reducing the front setback from 20 to 15 feet for eight (8) of the lots will result in the rear yard setbacks for these being increased from 10 to 15 feet, making them more useable. The driveway length, even with the reduced front setback, will allow for two (2) vehicles to be parked off-street, one (1) in the garage and one (1) on the driveway. The two corner lots are proposed to have a 20-foot front setback. Staff recommends on these two lots the front setback also be reduced to 15 feet. Reducing the setback to 15 feet will increase the rear yard setback to 10 feet making the yard more useable and complying with the minimum allowable 10 feet. Reducing the front setback for these two lots will result in 10 of the 24 lots having a 15-foot front yard setback.

The site plan proposes there be one (1) foot six (6)-inch side yard and the other side yard is proposed to be five (5) feet eight one half (8 ½) inches. The site plan proposes the one (1) foot six (6) inch side yards abut each other creating a three (3) foot separation between the houses. A one (1) foot six (6) inch side yard does not allow enough room to install a fence between the properties. Staff recommends the five (5) foot eight and one half (8 ½) inch side yards all be reduced to five (5) feet and the eight and one half (8 ½) inches be added to each of the one (1) foot six (6) inch side yards making them two (2) feet two (2) inches. Increasing the side yard setback to 2 feet 2 inches will allow for enough room to install a fence separating the both yards. It should also provide enough room where the

homeowner will be able to access the side of the house for maintenance. The site plan will need to be revised to modify the side yards to two (2) feet two (2) inches and five (5) feet prior to issuing a building permit.

Applicant is requesting a one (1) space reduction in off-street parking. The driveways will be long enough (23 feet) to allow a second car to be parked off-street. Abutting the garages on each of the lots will allow for one (1) on-street parking space in front of each house. Eliminating one (1) off-street parking space is similar to what was approved for the Cottages, which was also an affordable housing for-sale development.

Staff supports the requested deviations to the city's standards, subject the changes recommended above.

Site Plan/Design Review

The architect since the DRC meeting has revised the siting of the houses by reducing the front setback on eight (8) of the lots from 20 to 17 feet. Staff is recommending the front setback on ten (10) of the lots be reduced from 20 to 15 feet. Reducing the front setback to 15 feet will result in a driveway length of 23 feet.

Each house is proposed to have a one (1) foot six (6) inch side yard. According to the California Residential Code (CRC) Table R302.1(2) projections/eaves are not allowed to be within two (2) feet of a property line. No overhang, other than a fascia gutter, is allowed. The plans currently show a one (1) foot roof overhang for this side yard. Staff is recommending the one (1) foot six (6) inch side yards be increased to two (2) feet two (2) inches. Even after increasing the side yards to two (2) feet two (2) inches the overhang will not be allowed. Two (2) foot two (2) inch side yards shall be paved and sloped to drain. A fascia gutter is allowed. The plans will need to be revised to eliminate the overhang prior to submitting for a building permit.

The plan to have all single-story homes is designed to create homes which are simpler to build, making them more affordable. The proposed design includes elements that are like those used for the Stones Throw homes. Since the DRC meeting the architect revised the design of the homes to provide more differentiation by changing the smaller gable roof to a hip roof on two of the models (3-1A and B elevations) and adding vertical siding to the elevation 3B. Staff supports the revised design of the models and finds them to be consistent with the recommendations of the DRC.

Landscaping and Fencing

The City requires all new homes to provide front yard landscaping with an irrigation system and perimeter fencing for all new homes. It is recommended staff be allowed to approve the landscaping and fencing administratively. Fencing shall be designed as a "good neighbor" fence. Fencing shall be constructed with steel posts faced with wood to reduce long-term maintenance costs.

PROJECT NOTIFICATION: A notice advertising for the public hearing on this 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 and was published in the Winters Express on 7/16/20 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 7/23/20.

ENVIRONMENTAL ASSESSMENT: Per Section 15194 of the CEQA Guidelines, the proposed subdivision is subject to the Affordable Housing Exemption. Furthermore, it is considered Categorical Exempt Section 15332, "In-Fill Development Project" and meets all the following:

- (a) The proposed subdivision with 18 lots is consistent with the general plan designation of Low Density Residential (LR), which allows up to 24 lots, and is consistent with all applicable general plan policies as well as with the Single-Family Residential (R-1) zoning.
- (b) The proposed development occurs within the city limits on a project site of 3.17 acres, which is less than five acres permitted for in-fill development.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air or water quality.
- (e) The site is adequately served by all the required utilities, which are located in Anderson Street and can be served by public services.

PLANNING COMMISSION ACTION: Staff recommends the Planning Commission make take the following actions:

1. The Planning Commission finds that based on their review the Tentative Map ("the project") is considered categorically exempt from CEQA, Class 32 In-Fill Development Project.
2. The Planning Commission has considered comments received on the project during the public review process.
3. The decision not to prepare a subsequent environmental document reflects the independent judgment and analysis of the City of Winters.
4. Adopt Resolution 20-02 recommending (Attachment D) the City Council approve the tentative map for a twenty-four (24) lot subdivision known as the NeighborWorks Subdivision subject to the Conditions of Approval (Attachment C).
5. Recommend the City Council adopt Ordinance 2020-05 amending the official Zoning Map of the City of Winters by adding a Planned Development Overlay zoning classification to the existing Multiple-Family Residential R-4 Zoning (Attachment E).

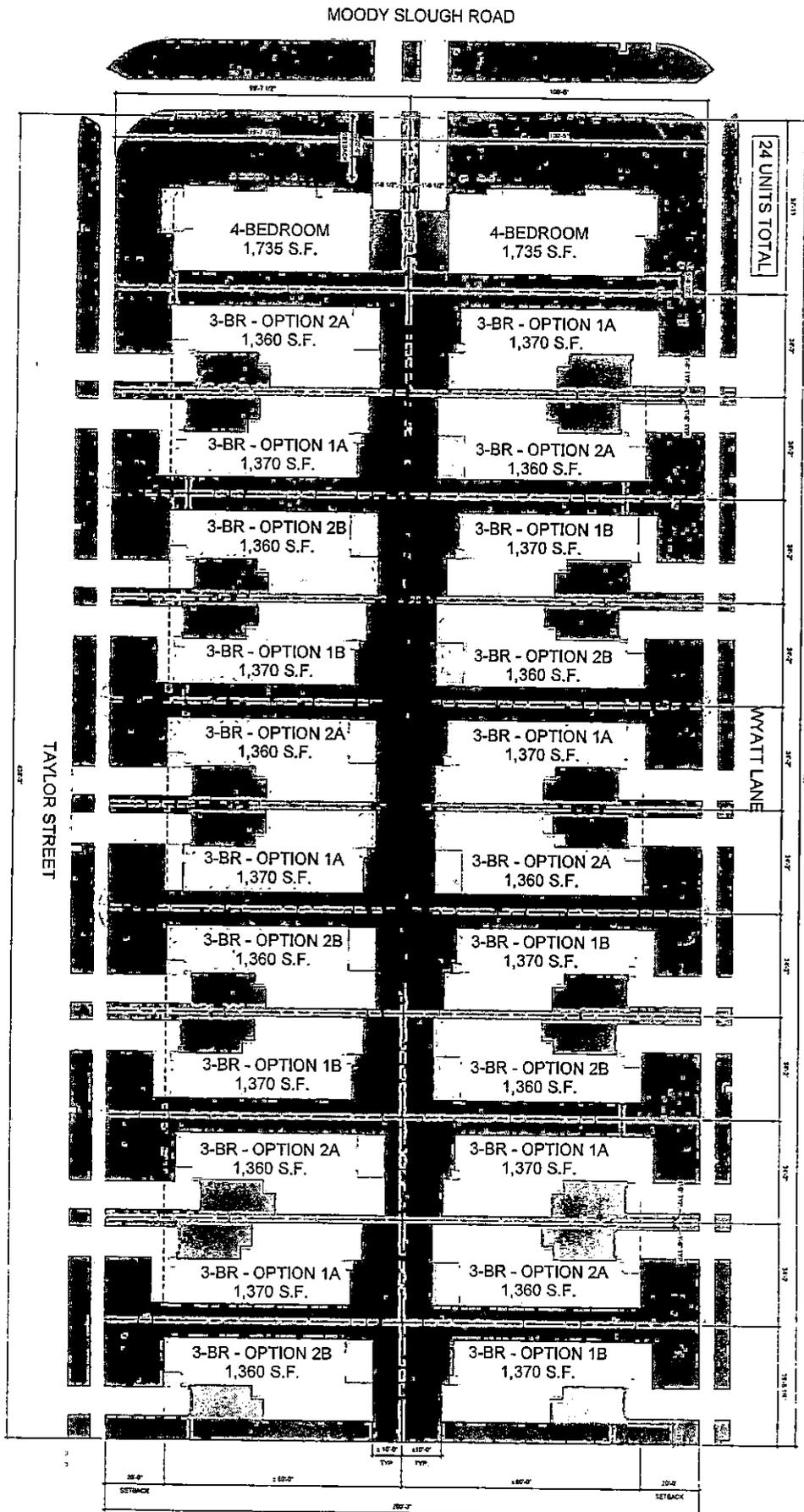
ATTACHMENTS:

- A. Preliminary tentative map
- B. Preliminary site and floor plans and elevations
- C. Conditions of approval
- D. Planning Commission Resolution 20-02 approving tentative map
- E. City Council Ordinance 2020-05 amending the official zoning map by adding a Planned Development Overlay Zone to the existing R-4 Zoning



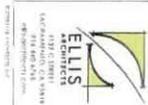
NEIGHBORWORKS - WINTERS

① SITE PLAN - 24 UNITS



4/23/2020
1

ATTACHMENT A

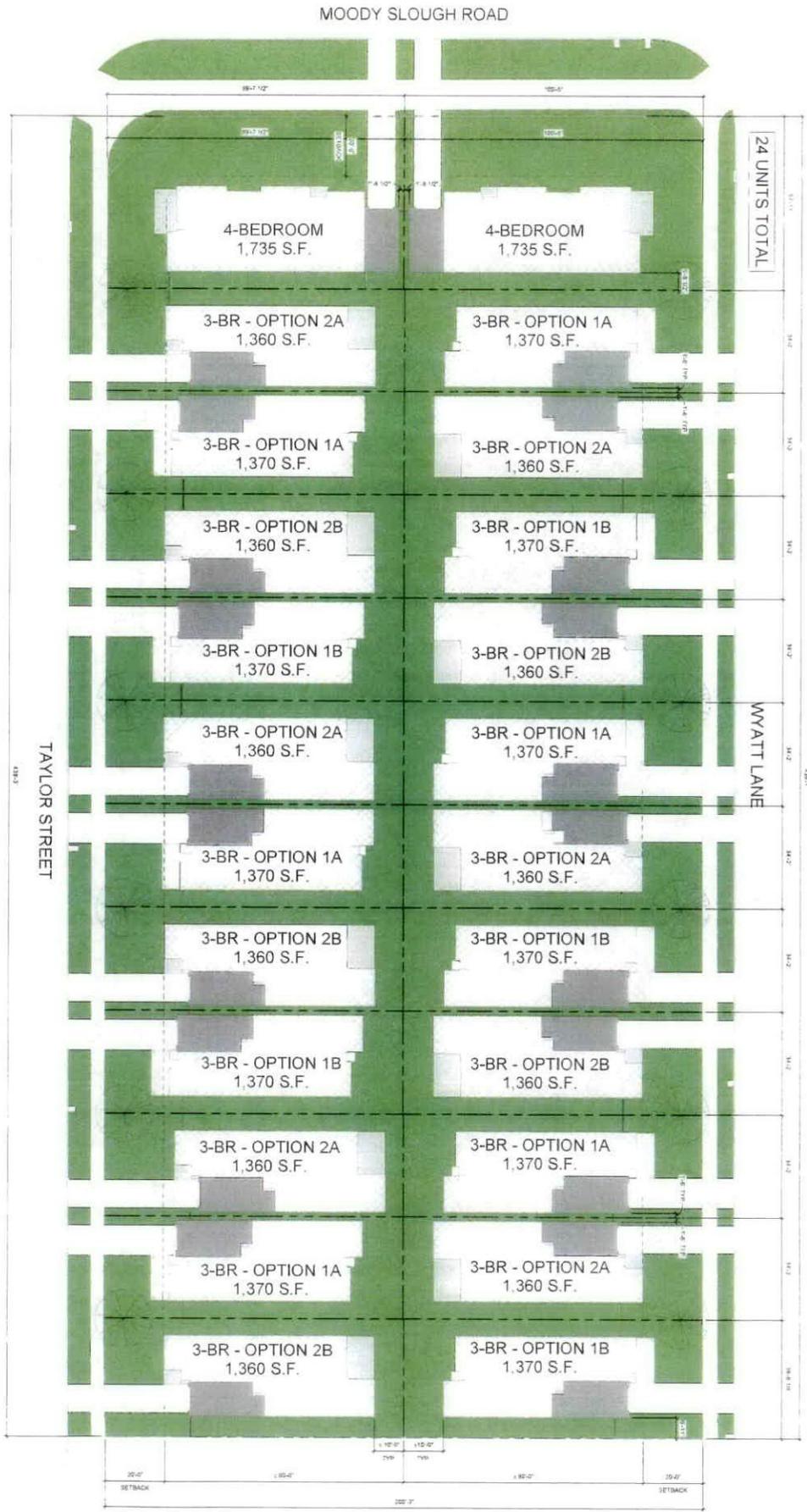


NEIGHBORWORKS - WINTERS

4/23/2020

1

0 SITE PLAN - UNITS



ATTACHMENT B



(1) TAYLOR STREET ELEVATION
TYPE 1-2B
4 BR
3 BR TYPE 2A
3 BR TYPE 1A
3 BR TYPE 2B
3 BR TYPE 1B
3 BR TYPE 2A
3 BR TYPE 1C
3 BR TYPE 2B
3 BR TYPE 1B
3 BR TYPE 2A
3 BR TYPE 1A
3 BR TYPE 2B



(2) MOODY SLOUGH ROAD ELEVATION
TYPE 1-2B
4 BR
4 BR



(5) VIEW DOWN TAYLOR STREET



(4) VIEW DOWN WYATT LANE



(3) WYATT LANE ELEVATION
TYPE 1-2B
3 BR TYPE 1B
3 BR TYPE 2A
3 BR TYPE 1C
3 BR TYPE 2B
3 BR TYPE 1B
3 BR TYPE 2A
3 BR TYPE 1A
3 BR TYPE 2B
3 BR TYPE 1B
3 BR TYPE 2A
3 BR TYPE 1A
4 BR



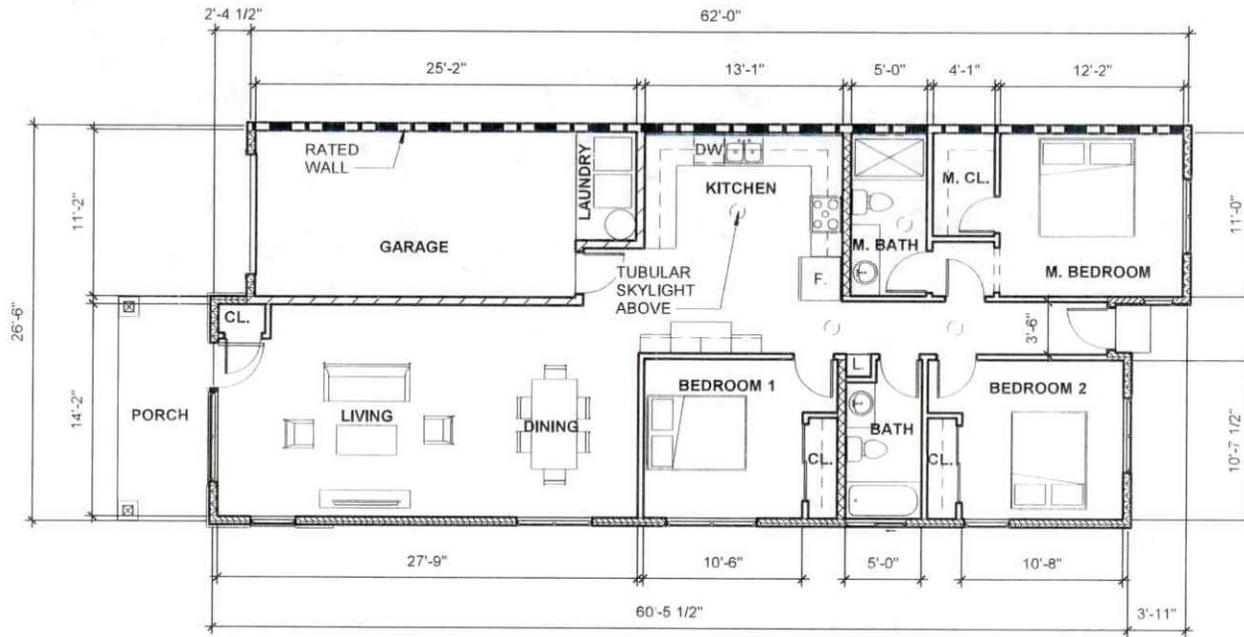
NEIGHBORWORKS - WINTERS

4122 O STREET
SACRAMENTO, CA 95811
916.486.2744
info@ellisarchitects.com

4/23/2020

SHEET NO.

2



1 GROUND FLOOR PLAN - 3-BR - OPTION 1
1/8" = 1'-0"

3-BR - OPTION 1

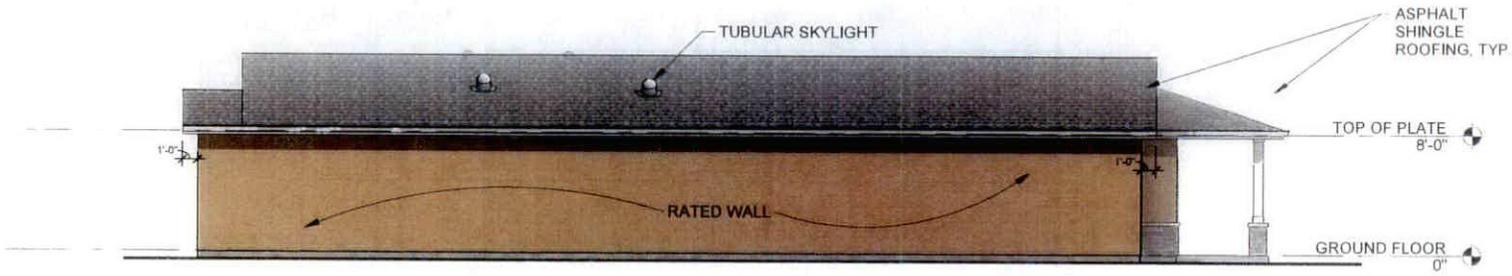
 4132 C STREET SACRAMENTO, CA 95819 916.440.6765 info@ellis-architects.com	NEIGHBORWORKS - WINTERS	OWNER: NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO 2411 ALHAMBRA BLVD. STE. 200 SACRAMENTO, CA 95817	0' 4' 8' 16' 4/23/2020 SHEET NO.	FOR REVIEW ONLY, NOT FOR CONSTRUCTION	3-1
					© 2020 ELLIS ARCHITECTS INC



1 EXTERIOR ELEVATION - FRONT
1/8" = 1'-0"



2 EXTERIOR ELEVATION - REAR
1/8" = 1'-0"



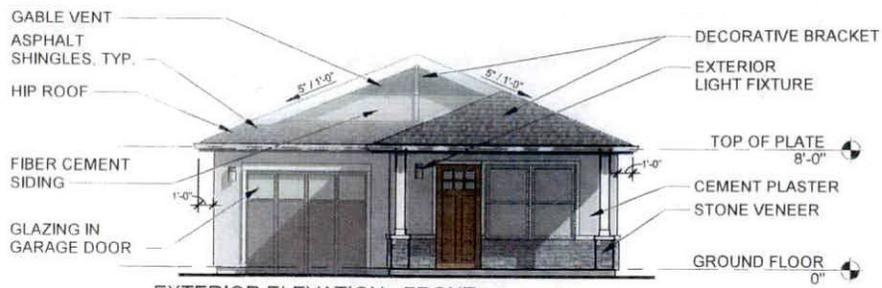
3 EXTERIOR ELEVATION - LEFT
1/8" = 1'-0"



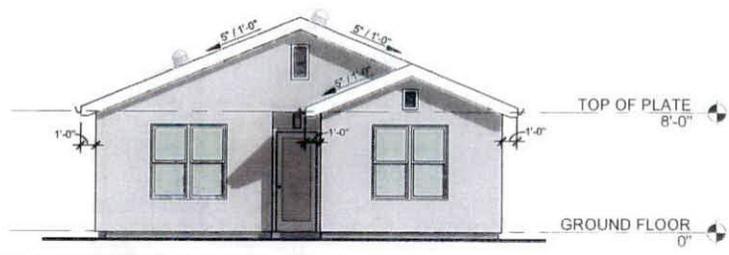
4 EXTERIOR ELEVATION - RIGHT
1/8" = 1'-0"

3 BR - OPTION 1A - ELEVATIONS

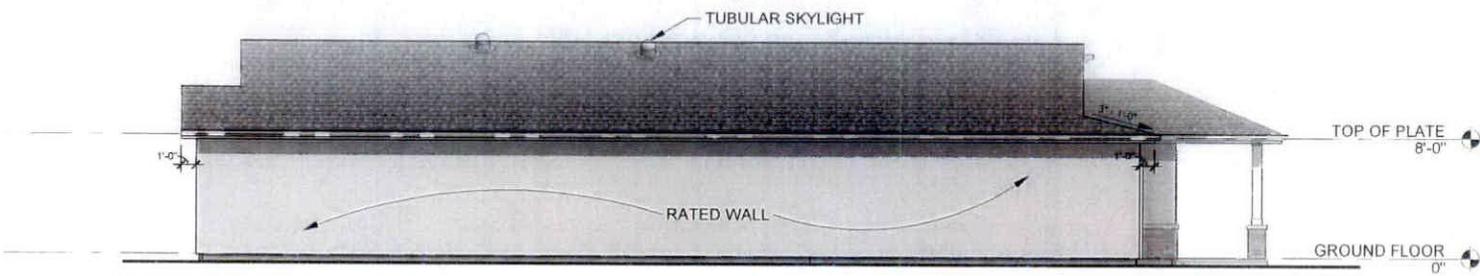
 4132 C STREET SACRAMENTO, CA 95819 916.440.6765 sarah@ellis-architects.com	NEIGHBORWORKS - WINTERS	OWNER: NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO 2411 ALHAMBRA BLVD. STE. 200 SACRAMENTO, CA 95817	0' 4' 8' 16'	4/23/2020
			FOR REVIEW ONLY, NOT FOR CONSTRUCTION	SHEET NO. 3-1A



1 EXTERIOR ELEVATION - FRONT
1/8" = 1'-0"



3 EXTERIOR ELEVATION - REAR
1/8" = 1'-0"



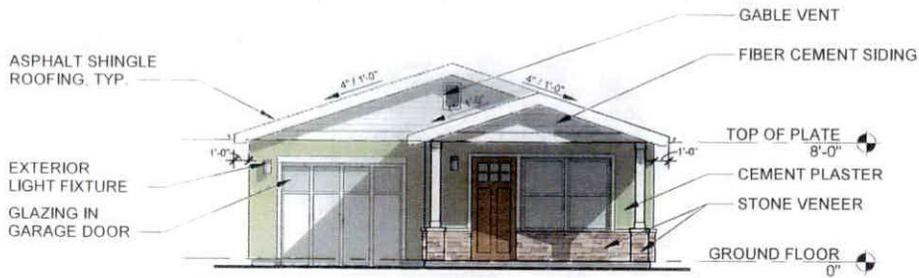
2 EXTERIOR ELEVATION - LEFT
1/8" = 1'-0"



4 EXTERIOR ELEVATION - RIGHT
1/8" = 1'-0"

3 BR - OPTION 1B - ELEVATIONS

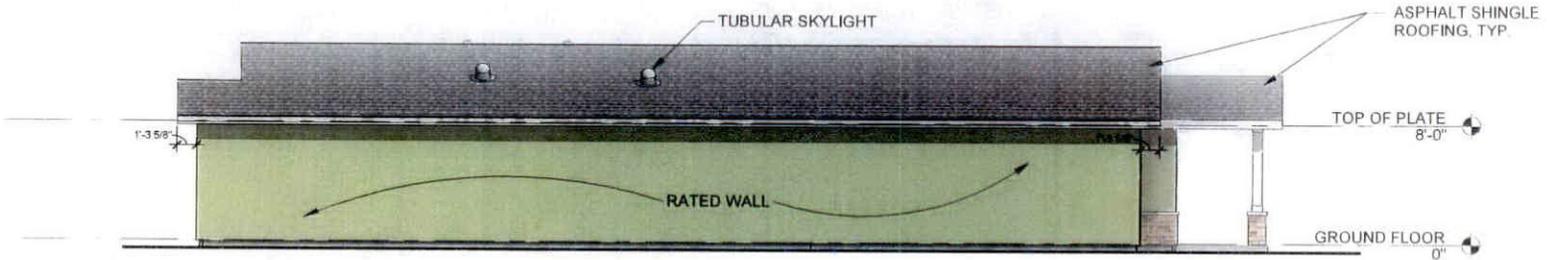
 4132 C. SIREEI SACRAMENTO, CA 95819 916.440.6765 sarah@ellis-architects.com	NEIGHBORWORKS - WINTERS	OWNER: NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO 2411 ALHAMBRA BLVD. STE. 200 SACRAMENTO, CA 95817	FOR REVIEW ONLY, NOT FOR CONSTRUCTION	0' 4' 8' 16'	4/23/2020
				SHEET NO.	3-1B



1 EXTERIOR ELEVATION - FRONT
 1/8" = 1'-0"



2 EXTERIOR ELEVATION - REAR
 1/8" = 1'-0"



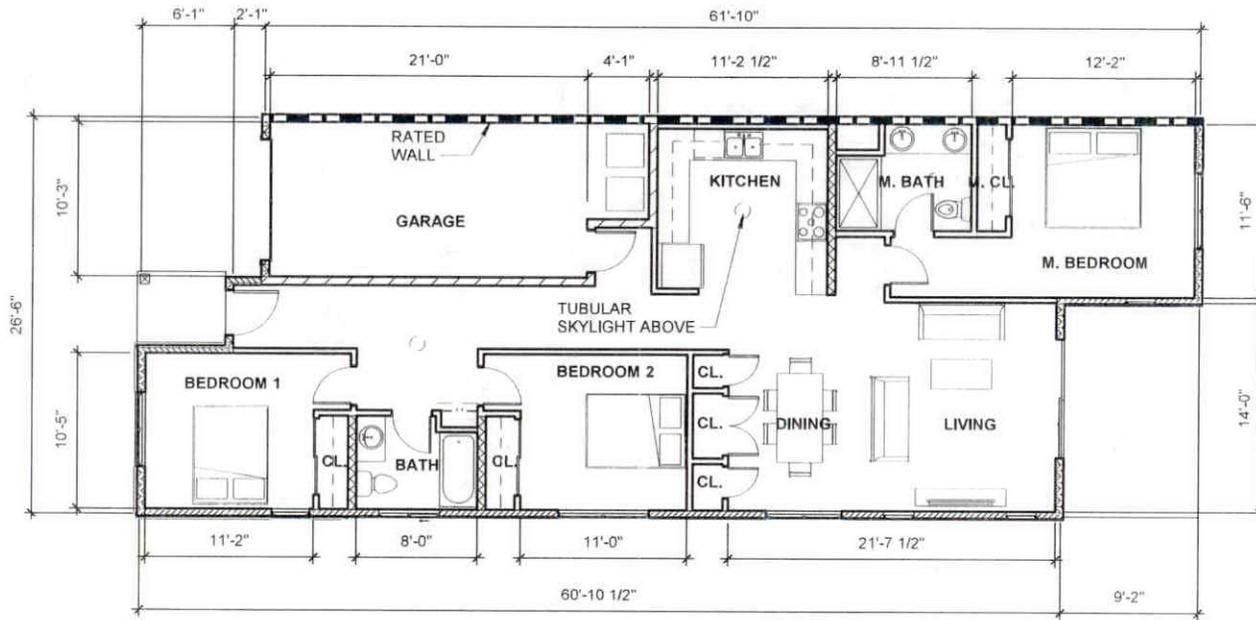
3 EXTERIOR ELEVATION - LEFT
 1/8" = 1'-0"



4 EXTERIOR ELEVATION - RIGHT
 1/8" = 1'-0"

3 BR - OPTION 1C - ELEVATIONS

 ELLIS ARCHITECTS 4132 C. SIBREE SACRAMENTO, CA 95819 916.480.4765 sarah@ellis-architect.com	NEIGHBORWORKS - WINTERS	OWNER: NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO 2411 ALHAMBRA BLVD. STE. 200 SACRAMENTO, CA 95817	FOR REVIEW ONLY, NOT FOR CONSTRUCTION	0' 4' 8' 16' 4/23/2020
				SHEET NO: 3-1C



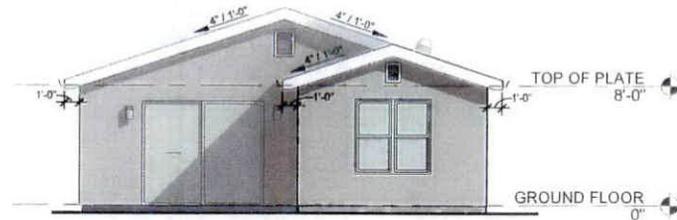
1 GROUND FLOOR PLAN - 3 BR - OPTION 2
1/8" = 1'-0"

3-BR - OPTION 2

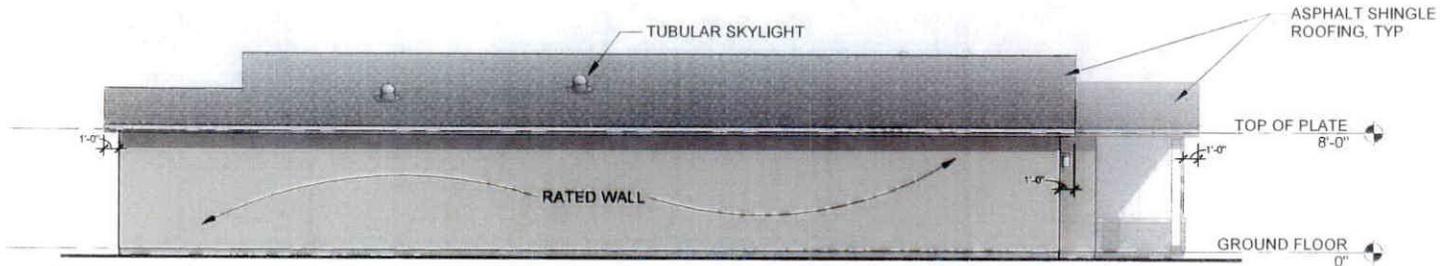
 4132 C. STREET SACRAMENTO, CA 95819 916.440.6765 sarah@ellis-architects.com	NEIGHBORWORKS - WINTERS	OWNER: NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO 2411 ALHAMBRA BLVD. STE. 200 SACRAMENTO, CA 95817	FOR REVIEW ONLY, NOT FOR CONSTRUCTION	0' 4' 8' 16' 4/23/2020
				SHEET NO. 3-2



1) EXTERIOR ELEVATION - FRONT
1/8" = 1'-0"



2) EXTERIOR ELEVATION - REAR
1/8" = 1'-0"



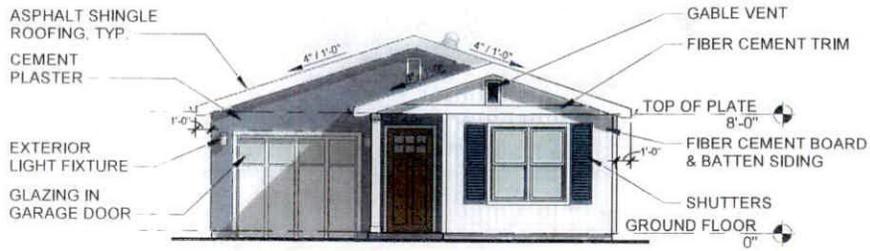
3) EXTERIOR ELEVATION - LEFT
1/8" = 1'-0"



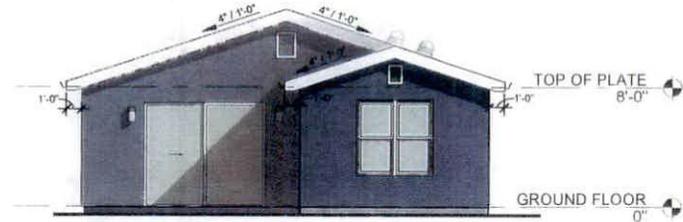
4) EXTERIOR ELEVATION - RIGHT
1/8" = 1'-0"

3 BR - OPTION 2A - ELEVATIONS

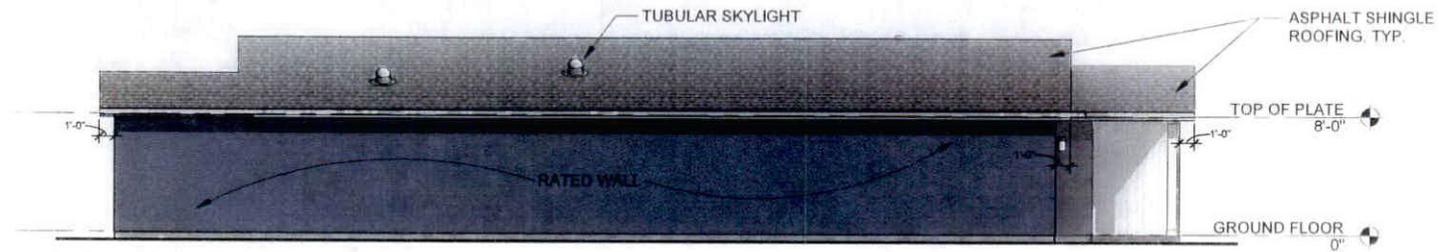
 4132 C. SIREFFI SACRAMENTO, CA 95819 916.440.6765 sarah@ellis-architects.com	NEIGHBORWORKS - WINTERS	OWNER: NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO 2411 ALHAMBRA BLVD. STE. 200 SACRAMENTO, CA 95817	0' 4' 8' 16' 4/23/2020
			SHEET NO: 3-2A



1 EXTERIOR ELEVATION - FRONT
1/8" = 1'-0"



2 EXTERIOR ELEVATION - REAR
1/8" = 1'-0"



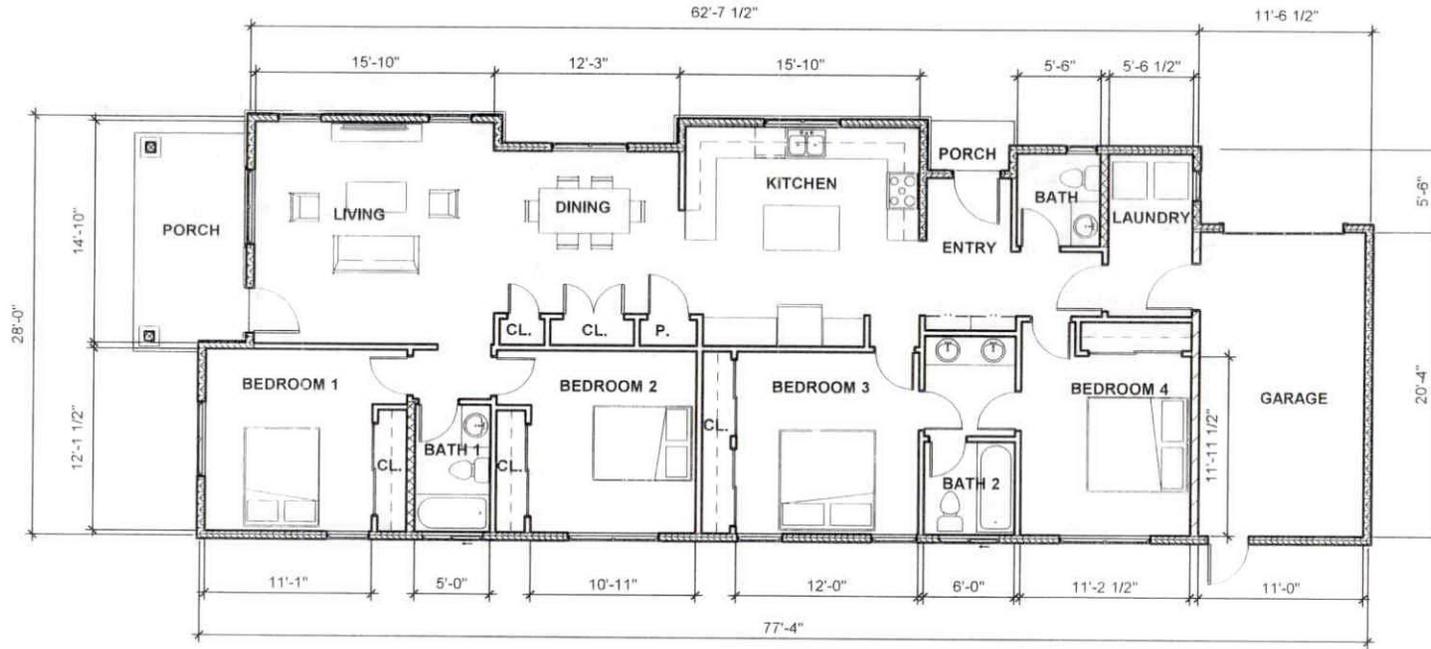
3 EXTERIOR ELEVATION - LEFT
1/8" = 1'-0"



4 EXTERIOR ELEVATION - RIGHT
1/8" = 1'-0"

3 BR - OPTION 2B - ELEVATIONS

 4132 C. STREET SACRAMENTO, CA 95819 916.440.6745 sarah@ellis-architects.com	NEIGHBORWORKS - WINTERS	OWNER: NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO 2411 ALHAMBRA BLVD. STE. 200 SACRAMENTO, CA 95817	FOR REVIEW ONLY, NOT FOR CONSTRUCTION	0' 4' 8' 16'	4/23/2020
				SHEET NO.:	3-2B



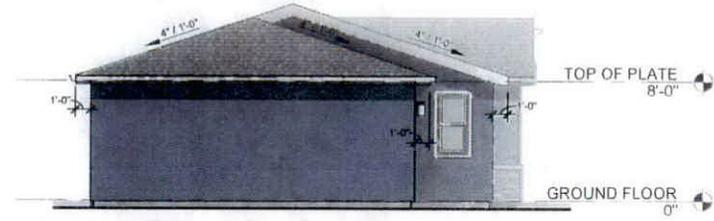
1 GROUND FLOOR PLAN - 4-BR CORNER
1/8" = 1'-0"

4-BR - CORNER

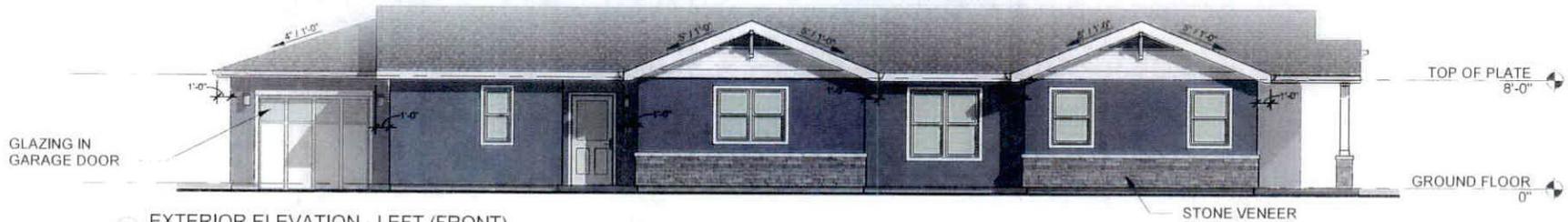
 4132 C. STREEI SACRAMENTO, CA 95819 916.440.6765 toran@ellis-architects.com	NEIGHBORWORKS - WINTERS	OWNER: NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO 2411 ALHAMBRA BLVD. STE. 200 SACRAMENTO, CA 95817	FOR REVIEW ONLY, NOT FOR CONSTRUCTION	0' 4' 8' 16' 4/23/2020
				SHEET NO. 4-1



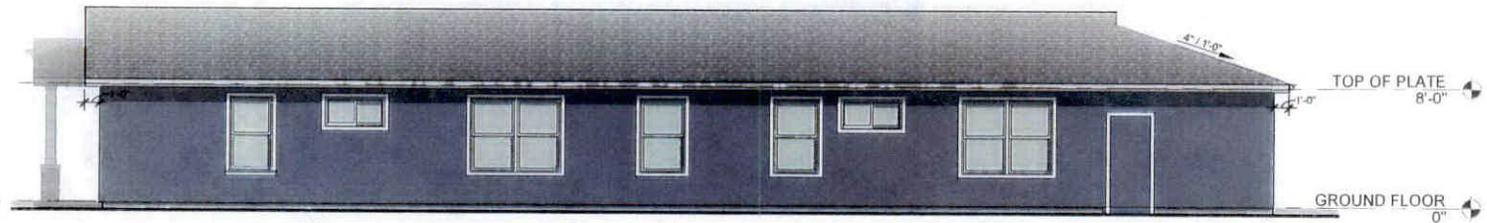
1 EXTERIOR ELEVATION - FRONT
1/8" = 1'-0"



2 EXTERIOR ELEVATION - REAR
1/8" = 1'-0"



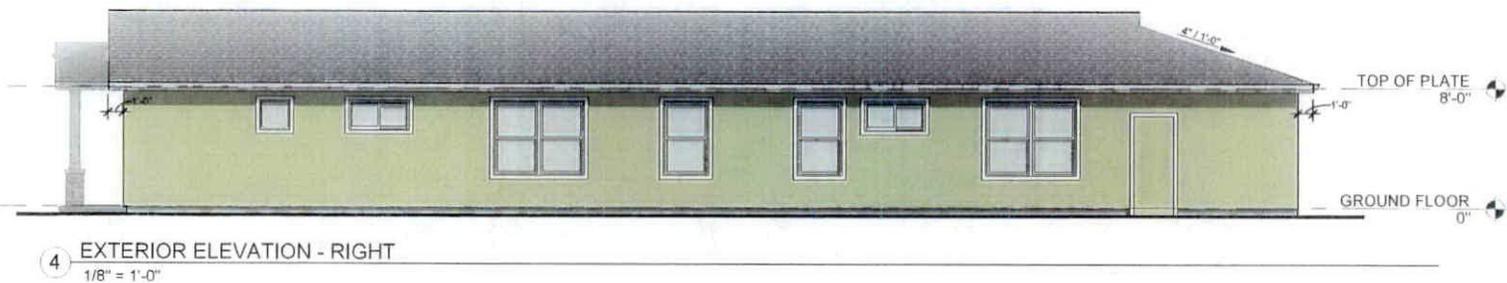
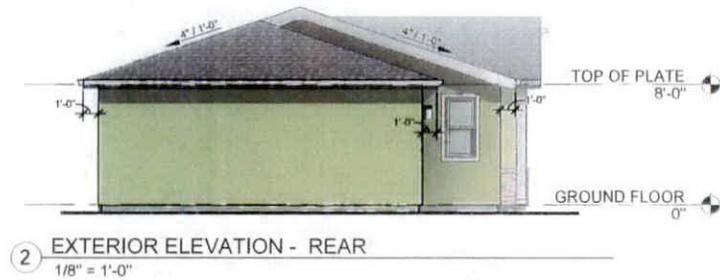
3 EXTERIOR ELEVATION - LEFT (FRONT)
1/8" = 1'-0"



4 EXTERIOR ELEVATION - RIGHT
1/8" = 1'-0"

4-BR - CORNER - OPTION 1A - ELEVATIONS

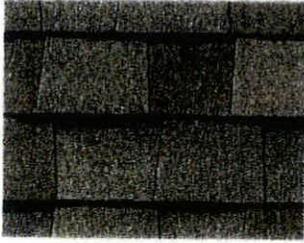
 4132 C. STREET SACRAMENTO, CA 95819 916.440.6765 sarah@ellis-architects.com	NEIGHBORWORKS - WINTERS	OWNER: NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO 2411 ALHAMBRA BLVD. STE. 200 SACRAMENTO, CA 95817	FOR REVIEW ONLY, NOT FOR CONSTRUCTION	0' 4' 8' 16' 4/23/2020
				SHEET NO. 4-1A



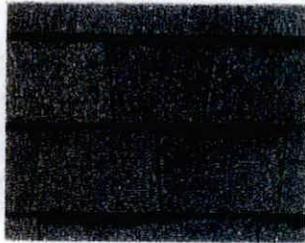
4-BR - CORNER - OPTION 1B - ELEVATIONS

 4132 L STREET SACRAMENTO, CA 95817 916.480.6765 ellis@ellis-architects.com	NEIGHBORWORKS - WINTERS	OWNER NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO 2411 ALHAMBRA BLVD. STE. 200 SACRAMENTO, CA 95817	FOR REVIEW ONLY, NOT FOR CONSTRUCTION	0' 4' 8' 16'	4/23/2020
				SHEET NO.	4-1B

ASPHALT SHINGLE ROOFING:

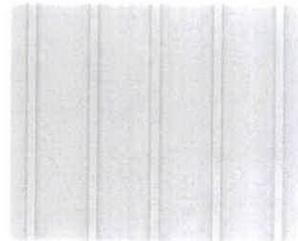
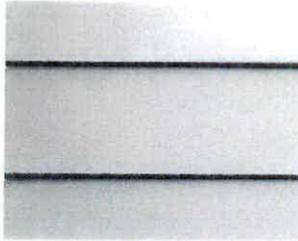


WEATHERED WOOD



PEWTER WOOD

FIBER CEMENT SIDING:



TRIM COLOR:

ORIGAMI WHITE
SW 7636

BODY AND SHUTTER COLORS:



ROCKWOOD GOLD
SW 2814



MARCH WIND
SW 7668



CLARY SAGE
SW 6178

ORIGAMI WHITE
SW 7636



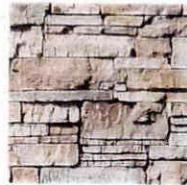
DISTANCE
SW 6243

ENTRY DOOR STAIN:



LIGHT WALNUT

STONE VENEER:



SHASTA - CORONADO



HURON - CORONADO

VINYL WINDOW COLOR:



STANDARD WHITE

GARAGE DOOR COLORS:



ORIGAMI WHITE
SW 7636



SUMMIT GRAY
SW 7669



NEIGHBORWORKS - WINTERS

OWNER

**NEIGHBORWORKS HOMEOWNERSHIP
CENTER SACRAMENTO REGION**
2411 ALHAMBRA BLVD, STE. 200
SACRAMENTO, CA 95817

**FOR REVIEW
ONLY. NOT FOR
CONSTRUCTION**

4/23/2020

SHEET NO.

5

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FINDINGS OF FACT AND
DRAFT CONDITIONS OF APPROVAL FOR NEIGHBORWORKS TENTATIVE MAP

July 28, 2020

FINDINGS OF FACT

Findings for PD Overlay and PD Permit

1. The project, as modified and conditioned, is consistent with the General Plan and the purposes of Chapter 17.28 of the Zoning Ordinance.
2. Deviations from specified provisions of the basic zoning district on the property have been justified as necessary to achieve an improvement design for the development and/or the environment. The development complies with the remaining applicable provisions of the basic zoning district on the property.
3. The proposed development, as modified and conditioned, is desirable to the public comfort and convenience.
4. The requested plan, as modified and conditioned, will not impair the integrity or character of the neighborhood nor be detrimental to the public health, safety, or general welfare.
5. Adequate utilities, access roads, sanitation, and/or other necessary facilities and services will be provided or available.

Findings for Tentative Subdivision Map (Government Code 66474)

1. The proposed map is consistent with the General Plan.
2. The design and improvement of the proposed map is consistent with the General Plan.
3. The site is physically suitable for the type of development.
4. The site is physically suitable for the proposed density of development.
5. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the subdivision and type of improvements will not cause serious public health problems.
7. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The following conditions of approval are required to be satisfied by the applicant/developer prior to final map, unless otherwise stated.

CONDITIONS OF APPROVAL

General Plan Requirements

1. Pursuant to General Plan Policy II.C.1 and VI.F.2, energy efficient design shall be used. At a minimum this shall include: maximization of energy efficient techniques as identified in the July 27, 2004 Planning Commission staff report on "Proposed Energy Resolution" (attached), and attainment of EPA Energy Star Standards in all units; low emission furnaces; avoidance of dark colored roofing; and a minimum of 10 percent solar photovoltaic homes.
2. Pursuant to General Plan Policy II.D.4 and IV.A.1 necessary public facilities and services shall be available prior to the first occupancy of the project.
3. Pursuant to General Plan Policy VI.C.7, drought-tolerant and native plants, especially Valley oaks, shall be used for landscaping roadsides, parks, schools, and private properties. Pursuant to General Plan Policy VI.C.8, drainage-detention areas shall incorporate areas of native vegetation and wildlife habitat.
4. Pursuant to General Plan Policy IV.C.2, adequate sewer service shall be provided prior to the issuance of any individual building permit.
5. Pursuant to General Plan Policy IV.J.2, all new electrical and communication lines shall be installed underground.
6. Pursuant to General Plan Policy VII.C.1, necessary water service, fire hydrants, and access roads shall be provided to the satisfaction of the Fire Chief and Fire Protection District standards.
7. Pursuant to General Plan Policy VII.C.2, a minimum fire-flow rate of 1,500 gallons per minute is required for all residential uses.
8. Pursuant to General Plan Policy VIII.D.2, street trees shall be planted along all streets, in accordance with the City's Street Tree Plan and Standards. There shall be a minimum of one street tree in the center front of each single-family lot, and on both frontages for corner lots. All trees shall be of a type on the approved street tree list and shall be a minimum of fifteen gallons in size with a mature tree canopy of at least a thirty-foot diameter within five years. The intent is that majestic street tree species that create large canopies at maturity will be required in all medians and street-side landscape strips. The goal is to create maximum shade canopy over streets and sidewalks.

9. Pursuant to General Plan Policy VIII.D.4, a permanent mechanism for the ongoing maintenance of street trees is required, to the satisfaction of the City Manager and City Finance Director.

General

10. 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 expense 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 subdivider 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.
11. All conditions identified herein shall be fully satisfied prior to acceptance of the first final map unless otherwise stated.
12. The project is as described in the July 28, 2020 Planning Commission staff report. The project shall be constructed as depicted on the maps and exhibits included in the July 28, 2020 Planning Commission staff report, except as modified by these conditions of approval. Substantive modifications require a public hearing and Planning Commission and City Council action.
13. The City requires all new homes to provide front yard landscaping with an irrigation system and perimeter fencing for all new homes. Prior to issuing a building permit the applicant shall landscaping and fencing plan to be approved by Community Development Department. Fencing shall be designed as a "good neighbor" fence. Fencing shall be constructed with steel posts faced with wood to reduce long-term maintenance costs.
14. The site plan will need to be revised to modify the side yards to two (2) feet two (2) inches and five (5) feet respectively and the overhang will need to be eliminated on the two (2) foot two (2) inch side yards. A fascia gutter will be allowed. Two (2) foot two (2) inch side yards shall be paved and sloped to drain. These changes shall be made prior to issuing a building permit.
15. The site plan will need to be revised to modify the front setback on ten (10) of the lots, including the two, four-bedroom lots, from 20 to 15 feet. Reducing the front setback to 15

feet will result in a driveway length of 23 feet. These changes shall be made prior to issuing a building permit.

16. The site plan will need to be modified so all of the lots will have the same depth of 100 feet.

Planned Development Overlay Zoning

17. The Planned Development Permit allows a reduction in lot widths, lot size, front and side yard setbacks, as stated in Ordinance 2020-05. Any further modifications to the City's lot development standards will be considered by the Planning Commission when a production builder brings forward plans for the model homes.

Public Works and Engineering

18. 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 expense 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 no 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.
19. The City of Winters Plan Review Fee applies and is due upon submittal of the maps and plans for review.
20. The applicant shall pay all applicable taxes, fees, and charges at the rate and amount in effect at the time of such taxes, fees, and charges become due and payable.
21. Project applicant shall pay all development impact fees adopted by the City Council at the rate in effect at the time of building permit issuance and shall pay fees required by other entities.
22. The subdivision is within the Rancho Arroyo Drainage basin and a preliminary combination detention basin/underground drainage system has been approved by the City Council as an amendment to the City's Master Plan. Developer shall be responsible for paying a per

acreage fee as developer's share toward these improvements. Payment shall be made prior to recordation of the final map.

23. Project proponents shall annex into the City-Wide Assessment District in order to maintain and provide for the future needs of parks, open space, street lighting, landscaping and other related aspects of development. The project proponent is responsible for all costs associated with this condition. The project proponent shall fulfill this condition prior to the sale of any buildable lots or parcels within the project area.
24. Developer shall pay appropriate reimbursements for benefiting improvements installed by others in the amount and at the time specified by existing reimbursement agreements. The subdivision is within the zone of benefit for the W. Main Sewer Pump Station and Force Main, and the Rancho Arroyo Storm Drain Pump Station.
25. If relocation of existing facilities is deemed necessary, it shall be performed by the Developer who will also be responsible to bear all expenses associated with this condition. All public utility standards for public easements shall apply, unless otherwise approved by the City Engineer.
26. The Developer will be required to pay the appropriate City connection fees.
27. Prepare improvement plans for work within the public right-of-way, including an on-site grading plan, and submit them to the Public Works department for review and approval. The improvement plan sheets shall conform to the City of Winters Public Improvements Standards and Construction Standards. This submittal is separate from the building permit submittal.
28. The Engineer shall provide two print sets and a PDF of each improvement plan submittal for review. Upon City Engineer approval, the Engineer shall provide 2 prints and a PDF of the approved plans.
29. All work within public right-of-way or easement shall comply with the City of Winters Public Works Department Improvement Standards and Construction Specifications, subject to the approval of the City Engineer.
30. Proposed improvements, including but not limited to, grading, streets, utilities, and landscape have not been reviewed in detail and are not approved at this time. The City Engineer shall review the design of all improvements, during the plan check process which shall be revised, as needed, at the discretion of the City Engineer. No work within the public right of way shall commence before approval of improvement plans.
31. An erosion and sedimentation control plan shall be included as part of the improvement plan package. The plan shall be prepared by the applicant's civil engineer and approved by the City Engineer. The plan shall include but not be limited to interim protection measure such as benching, sedimentation basins, energy dissipation structures, and check dams. The erosion control plan shall also include all necessary permanent erosion control measures and shall include scheduling of work to coordinate closely with grading

operations. Replanting of graded areas and cut and fill slopes is required and shall be indicated accordingly on plans, for approval by the City Engineer.

32. The applicant shall remove all existing utilities stubbed into the site, which are no longer needed, to the satisfaction of the City. This work shall be reflected on the improvement plans.
33. Existing drainage inlets may require relocation, which will necessitate modifications to existing improvements, grades and flowlines. All modifications shall be reflected on the improvement plans.
34. Existing fire hydrants may require relocation. Improvement plans shall demonstrate new spacing, for Fire Department approval.
35. Existing streetlights may need relocation and shall be shown on improvements plans for approval. A photometric shall demonstrate compliance with city standards for light coverage.
36. Upon submittal of the initial improvement plans package, the Developer shall submit a soils and geotechnical report prepared by a geotechnical engineer that fully assesses the existing site conditions, and addresses all issues regarding excavation and grading, foundations and their construction, drainage, retaining wall systems, periodic on-site observations, and other related items involving the Project. All recommendations of the geotechnical engineer shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City Engineer prior to the issuance of a grading permit.
37. All parcels shall have a water service. Pursuant to General Plan Policy IV.B.14, there shall be a water meter on each new hook-up. All services shall be off Taylor or Wyatt, unless approved otherwise by the City.
38. The property shall be connected to the City of Winters sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Winters Public Improvement standards and Construction Standards.
39. Applicant's Engineer shall demonstrate existing W and SS mains are adequate for new development, and design improvements to extend if necessary to accommodate new development.
40. Consider all existing easements and access/utility agreements.
41. Appropriate easements, to the satisfaction of the City Engineer, shall be required for City maintained facilities located outside of City owned property or the public right-of-way.
42. A 10-foot Public Utility Easement (PUE) behind right-of-way shall be dedicated along all frontages, if not previously dedicated.

43. The project will require numerous utility trenches, for main line and services, which will adversely affect the long-term viability of the new pavement on Wyatt and Taylor. Therefore, conform grinds and 2" asphalt overlay shall be performed, upon completion of the trench repairs in accordance with City Standards. The work shall encompass the full width of the two streets, along project limits. Any striping, markings, or legends removed will be replaced in-kind.
44. A Traffic Control/Detour Plan shall be submitted to the City for review and approval, before work commencing on Wyatt, Taylor, or Moody Slough.
45. Closure calculations shall be provided at the time of initial final map check submittal. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the map shall be directly verifiable by information shown on the closure calculation print out. The point(s) of beginning shall be clearly defined, and all lot acreages shall be shown and verifiable from information shown on the closure calculation print out. Additionally, the square footage of each lot shall be shown on the subdivision map.
46. The Developer shall provide the City Engineer with an electronic copy and two print copies of the recorded final map from the County, prior to issuance of the first building permit.
47. Prior to recordation of the Final Map, the Developer shall enter into a Public Improvement and Maintenance Agreement for construction of the public improvements. All Bonding and Insurance requirement shall be met.
48. A current title report shall be submitted with the first Final Map submittal. The title report shall include the entire legal boundary of property being divided.
49. Grading shall be done in accordance with a grading plan prepared by the applicant's civil engineer and approved by the City Engineer. The amount of earth removed shall not exceed that specified in the approved grading plan. All grading work shall be performed in one continuous operation. The grading plans shall be included in the improvement plans.
50. New driveways shall be designed and installed per City Standard Detail 4-11.
51. All perimeter parcels and lots shall be protected against surface runoff from adjacent properties in a manner acceptable to the City Engineer.
52. The water used in the course of construction shall be metered and the applicant shall pay for the water at a cost adopted annually by the Winters City Council.
53. There may be existing joint trench along the frontages. All existing utilities shall be protected, any damage repaired at applicant's expense.
54. Existing public and private facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's sole expense, to the satisfaction of the City Engineer.

55. Grading shall be carried out during dry months, between April 1 and October 31. Areas not graded shall be disturbed as little as possible. Construction and grading areas, as well as soil stockpiles, should be covered or temporarily revegetated when left for long periods. Revegetation of slopes shall be carried out immediately upon completion of grading. Temporary drainage structures and sedimentation basins must be installed to prevent sediment from entering and thereby degrading the quality of downstream surface waters. The full cost of any necessary mitigation measures shall be borne by the project creating the potential impacts.
56. Pursuant to General Plan Policy VII.B.3, should the City allow any grading to occur during the rainy season, conditions shall be implemented to ensure that silt is not conveyed to the storm drainage system.
57. Pursuant to General Plan Policy VII.A.1, VII.A.2, and VII.C.4 all site work and construction activities shall be in accordance with the requirements of the City, and other applicable local, regional, state, and federal regulations.
58. Pursuant to General Plan Policy VIII.D.7, all lighting including street lighting, shall be designed, installed, and maintained to minimize excess light spillage, unnecessary brightness and glare, and degradation of night sky clarity.
59. All construction shall follow the requirements outlined by City Ordinances and the Building Codes.
60. Applicant shall contact the City Engineer prior to beginning construction for a pre-construction meeting.
61. All projects shall include implementation of post-construction best management practices (BMPs), in accordance with the provisions of the General Construction Activity Storm Water Permit adopted by SWRCB in 2009 and amended in 2012 (2009-009-DWQ).
62. Post construction BMPs shall be identified on improvement plans and approved by the City Engineer. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit, or a WPCP.
63. Storm Water Prevention Plan (SWPPP) shall be included as part of the improvement plan package. The SWPPP shall be prepared by the Developer's civil engineer and approved by the City Engineer. The plan shall include but not be limited to interim protection measures such as benching, sedimentation basins, storm water retention basins, energy dissipation structures, and check dams. The erosion control plan shall also include all necessary permanent erosion control measures and shall include scheduling of work to coordinate closely with grading operations. Replanting of graded areas and cut and fill slopes is required and shall be indicated accordingly on plans for approval by the Public Works Department.

64. Cut and fill slopes shall be in conformance with the recommendations of the soils engineer but shall in no case be steeper than 3:1 in public rights-of-way and easements and 2:1 in other areas.
65. Landscaped slopes along streets shall not exceed 3:1. Level areas having a minimum width of one (1) foot shall be required at the toe and top of said slopes.
66. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.
67. Construction activities shall be limited to 7:00 am. to 7:00 pm Monday through Friday only (holidays excluded) in compliance with the City's Noise Ordinance. Job site signage with 24-hour contact information for noise complaints shall be provided.
68. Pursuant to General Plan Policy VI.E.6, construction-related dust shall be minimized. Dust control measures shall be specified and included as requirements of the contractor(s) during all phases of construction of this project.
 - a. All inactive portions of the construction site, which have been graded will be seeded and watered until vegetation is grown.
 - b. Grading shall not occur when wind speeds exceeds 20 MPH over a one-hour period.
 - c. Construction vehicle speed on unpaved roads shall not exceed 15 MPH.
 - d. Construction equipment and engines shall be properly maintained.
 - e. If air quality standards are exceeded in May through October, the construction schedule will be arranged to minimize the number of vehicles and equipment operating at the same time.
 - f. Construction practices will minimize vehicle idling
 - g. Potentially windblown materials will be watered or covered.
 - h. Construction areas and streets will be wet swept.
69. Contractor shall provide 48-hour notice to the City and adjacent residents for planned construction activity. A traffic control plan and haul route shall be submitted and approved by the City.
70. U.S. Postal Service mailbox locations shall be coordinated with the Postmaster and shown on the as-built improvement plans prior to final acceptance.
71. Occupancy of residential units shall not occur until off-site improvements (water, sewer, streets, etc.) have been approved by the City.

72. The conditions as set forth in this document are not all inclusive. The Developer shall comply with all applicable City, State, and Federal regulations and requirements.

RESOLUTION NO. 20-02

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WINTERS
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A TENTATIVE MAP FOR
THE NEIGHBORWORKS SUBDIVISION MAP**

WHEREAS, the Winters Planning Commission held a duly noticed public hearing on July 28, 2020 to review and consider recommending approval of the Tentative Map for the NeighborWorks Subdivision (the "Tentative Map"); and

WHEREAS, the Tentative Map is in the form attached hereto as **Exhibit A**,

WHEREAS, the Tentative Map was reviewed, studied, and found to comply with the California Environmental Quality Act ("CEQA") as more fully described below;

WHEREAS, in July 28, 2020 the Planning Commission of the City of Winters ("Planning Commission") at a duly noticed public hearing to consider the Tentative Map and Planned Development (PD) zoning overlay ("Project") for the property located on between Wyatt Lane and Taylor Street south of Moody Slough Road (APN 038-414-022). At the hearing the Planning Commission reviewed the Tentative Map and taking public testimony the Planning Commission recommended the City Council adopt Resolution 2020-?? approving the Tentative Map.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WINTERS
RESOLVES AS FOLLOWS:**

SECTION 1. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, the Planning Commission hereby recommends the City Council approves Tentative Map as depicted in **Exhibit A**.

SECTION 2. Except as specifically amended herein, the Tentative Map, all Findings of Fact and Conditions of Approval to be approved by the City Council therewith, and all other approvals and conditions approved by the City pursuant to Resolution No 2020-?? remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission at a regular meeting held on the 28th day of July 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Meyers, Planning Commission Chair
City of Winters

Dagoberto Fierros, Management Analyst
City of Winters

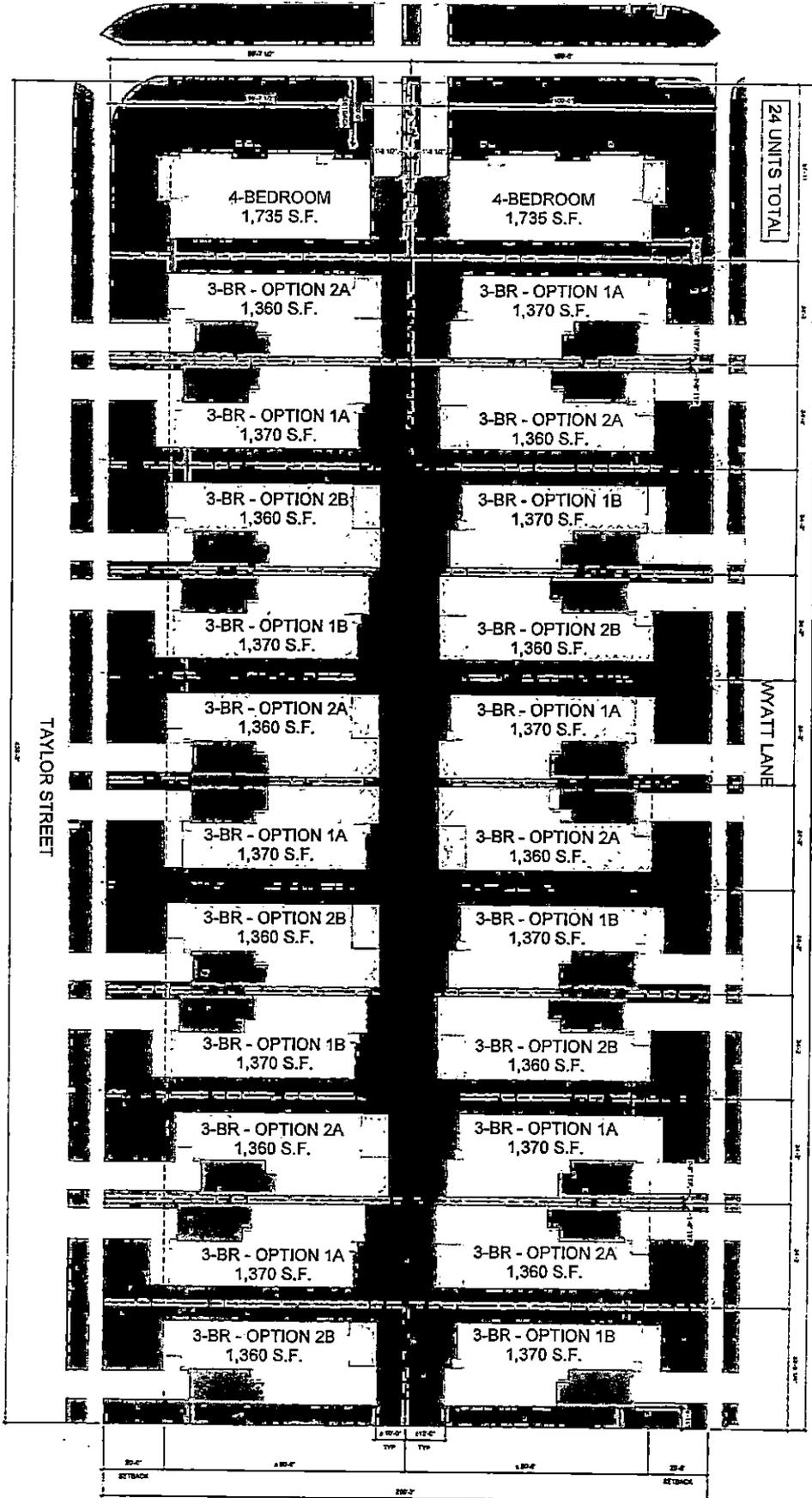
EXHIBIT A

MOODY SLOUGH ROAD



NEIGHBORWORKS - WINTERS

① SEE PLAN 24 UNITS



DATE: 4/23/2020
 SHEET: 1

ORDINANCE NO. 2020-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WINTERS
REZONING NEIGHBORWORKS SUBDIVISION (APN 030-414-022) TO ADD A PLANNED
DEVELOPMENT (PD) OVERLAY ZONE AND ADOPTING PD OVERLAY ZONE
REGULATIONS

WHEREAS, the City received an application from Neighbor Works (Applicant) requesting the City consider a rezoning of that certain property located between Taylor Street and Wyatt Lane, south of Moody Slough, known as (“the NeighborWorks Subdivision”) by adding a PD Overlay Zone to the existing High Density Residential Multi-Family Residential, R-4 Zoning that would implement certain PD Overlay Permit Regulations that would apply to such property (the “Zoning Amendment”); and

WHEREAS, the Winters Planning Commission held a duly noticed public hearing on July 28, 2020 to review and consider recommendation to the City Council of the proposed zoning amendment; and

WHEREAS, following said public hearing, the Planning Commission recommended on a _____ vote that the City Council approve the Zoning Amendment; and

WHEREAS, on _____, 2020, the City Council conducted a duly noticed public hearing on the Zoning Amendment at which time all persons wishing to testify in connection with the Zoning Amendment were heard and the Zoning Amendment was comprehensively reviewed; and

WHEREAS, the City Council has reviewed all written evidence and all oral testimony presented to date, and all other legal prerequisites to the adoption of this Ordinance have occurred;

NOW, THEREFORE, The City Council of the City of Winters, State of California, does hereby ordain as follows:

1. Purpose. The purpose of this ordinance is to rezone the property known as the NeighborWorks Subdivision (APN 030-414-022) by adding a Planned Development (PD) Overlay Zone to the existing R-4 Zoning.

2. Findings. Based on the evidence presented to the City Council on or before the public hearing on the Zoning Amendment, the City Council hereby makes the following findings in conformance with Section 17.48.060 of the Winters Municipal Code:

a. The Zoning Amendment and the development of the NeighborWorks Subdivision is consistent with the general plan and the purposes of Chapter 17.48 of the Winters Municipal Code.

b. The Zoning Amendment and the proposed development of the NeighborWorks Subdivision, as contemplated herein, complies with the applicable provisions of the R-4 zoning districts, except for certain reductions to the lot width, lot size, front and side yard setbacks, which will allow for the development of similar to those located nearby on Cottage Lane which are slightly smaller units that are more affordable by design and meet a need for housing in the City of Winters that is more affordable to working families and first time homebuyers.

c. The proposed development is desirable to the public comfort and convenience as it provides new housing consistent with the City's General Plan, that will accommodate a need for smaller, affordable by design units in the City, and will be built on an in-fill site that will accommodate housing within the City limits and help to limit future outward expansion to meet the City's housing needs.

d. The requested development plan will not impair the integrity or character of the neighborhood nor be detrimental to the public health, safety or general welfare in that it will allow for development of 24 residential units on property designated and zoned for residential use consistent with the allowable density for the site, with only minor reductions in lot widths and a reduction in average lot size for the proposed development.

e. Adequate utilities, access roads, sanitation and/or necessary facilities and services will be provided, or available, and such requirements are conditions of approval for the tentative subdivision map being considered for such development.

f. The development will not create an adverse fiscal impact for the City in providing necessary services as the development is consistent with the contemplates zoning and land use designations for such site, with the City anticipating that residential units would be prepared for such site.

3. Authority. The City of Winters has authority to adopt this ordinance pursuant to the general police power granted to cities by Article 11, Section 7 of the California Constitution and Chapter 17.48 of the Winters Municipal Code.

3. Rezoning. The subject property is hereby rezoned as shown on Exhibit A, attached hereto and incorporated herein by this reference to rezone APN 030-414-022 by adding a PD Overlay Zone to said property.

4. Adoption of PD Overlay Permit. A PD Overlay Permit is hereby approved which permits a reduction in lot widths and average lot size as set forth in Exhibit B, attached hereto and incorporated herein. All other zoning requirements within this PD Overlay Zone shall be as set forth in the underlying R-1 zoning for this site.

5. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Winters.

INTRODUCED at a regular meeting on the --- day of -----, 2020 and PASSED AND ADOPTED at a regular meeting of the Winters City Council, County of Yolo, State of California, on the --- day of ----- 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

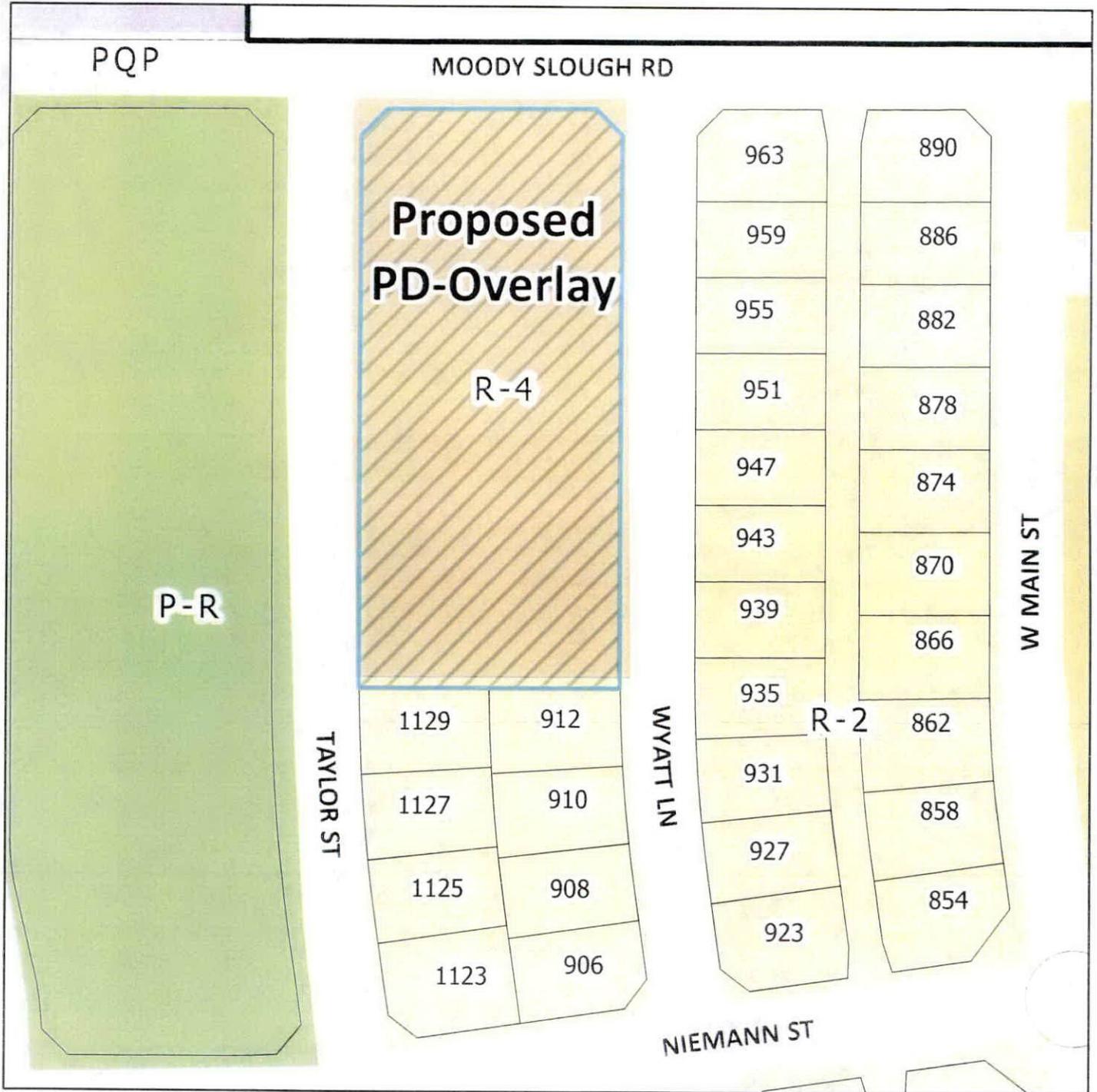
Wade Cowan, Mayor

ATTEST:

Tracy S. Jensen, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

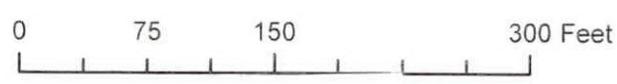


Zoning Districts

- C-1 Neighborhood Commercial
- C-2 Central Business District
- D-A Downtown A (FBC)
- D-B Downtown B (FBC)
- O-F Office
- B-P Business Park
- C-H Highway Service Commercial

- M-1 Light Industrial
- M-2 Heavy Industrial
- R-1 Single Family Residential (7,000 Sq. Ft. Avg.)
- R-2 Single Family Residential (6,000 Sq. Ft. Avg.)
- R-3 Multi-Family Residential
- R-4 High Density Multi-Family Residential
- R-R Rural Residential
- PQP Public/Quasi-Public

- P-R Parks and Recreation
- O-S Open Space
- A-1 General Agriculture
- Planned Development Overlay
- City Limits



DAGOBERTO FIERROS
WINTERS GIS
JULY 2020

Exhibit "B"

PLANNED DEVELOPMENT (PD) PERMIT

NeighborWorks Subdivision

July 7, 2020

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

Lot Widths

Reduce lot width from 80 to 34 feet

Lot Size

Reduce lot size from 10,000 to 3,417 square feet

Setbacks

Reduce front setback from 20 to 15 feet.

Reduce side yard setbacks from 10 feet to 5 feet 8 inches and from 10 feet to 1 foot 5 inches

Parking

Reduce off-street parking by one (1) space



PLANNING COMMISSION COUNCIL
STAFF REPORT

DATE: July 28, 2020
TO: Chair and Planning Commission
FROM: John W. Donlevy, Jr., City Manager 
SUBJECT: Preserve and Depot Building- Approval of Encroachment and Design

RECOMMENDATION:

That the Planning Commission Approve a right of way encroachment and patio seating for Preserve and the Depot Building for areas along Railroad Ave and Russell Street.

BACKGROUND:

With the advent of the Covid 19 pandemic, the viability of local business establishments has been put into question. Indoor seating has been substantially reduced and/or eliminated. In working with the business community, the City has worked to explore options for continued operations and moving forward in the new paradigm of how we do business.

Discussion:

Staff has worked with Cole and Karen Ogando to develop an overall outdoor dining concept which would encroach into the parking areas outside the Depot Building. The concept would include decorated walls from galvanized metal and wine barrel staves. Lighting would be provided by market lights. All improvements would be provided by the applicants.

Parking would be affected with the reduction of two spaces on Russell Street and two on Railroad Ave.

Staff is recommending the encroachment with a review after 18 months.

FISCAL IMPACT: None by this action.

