City of Winters Planning Commission
Teleconference Meeting
Tuesday, July 25, 2023, 6:30 PM

AGENDA

Community Development Department
Contact Phone Number (530) 794-6714
Email: kirk.skierski@cityofwinters.org

Chairperson: Gregory Contreras
Vice Chair: Lisa Baker
Commissioners: Ramon Altamirano,
Judith Arce
Chris Rose
Jessica Smith

Kathleen S. Trepa, City Manager
Senior Planner, Kirk Skierski
Ellena Branson, Deputy City Clerk

PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Planning Commission Chair, Commissioners, or City staff. Public comment is limited to 3 minutes, and speakers will be asked to state their name and address.

Meeting Information
Meeting Information
318 First St. Winters, CA 95694 City Hall Council Chambers (Abbey Street Entrance)
https://us02web.zoom.us/j/81742268133?pwd=dXRUK3RTb0pZOWxZNXRoWEhEZkJqdz09

1. Call to Order: City of Winters Planning Commission Meeting

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS
   At this time, any member of the public may address the Planning Commission on matters, which are not listed on this agenda. Citizens should reserve their comments for matters listed on this agenda at the time the item is considered by the Planning Commission. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

5. APPROVAL OF AGENDA

6. CONSENT CALENDAR

7. PUBLIC HEARINGS

7.1 Walnut Lane 10 Site Plan/Design Review project (DR-2022-05)
Staff_Report_Walnut_10_Meritage_Homes_Design_Review
AttA_PC_Resolution_2023_05_with_exhibit_a_and_b
AttB_Plan_Set
AttC_Walnut_Lane_TM
AttD_DRC_Meeting_Summary

7.2 Professional Pools Site Plan/Design Review project (DR-2023-01)
Staff_Report_Professional_Pools
Att1_PC_Resolution_2023_06
Att2_Professional_Pools_Planning_Set

8. MISCELLANEOUS

9. PRESENTATIONS

10. STAFF COMMENTS/INFORMATION ITEMS

11. COMMISSION COMMENTS/REPORTS
Under Government Code Section 54952.2, may include: (1) a brief announcement; (2) a question for clarification; (3) a brief report on his or her own activities; (4) request staff to report back to the body at a subsequent meeting concerning any matter, or (5) take action to direct staff to place a matter of business (or issue) on a future agenda.

12. ADJOURNMENT
I declare under penalty of perjury that the foregoing agenda for the regular meeting of the Planning Comission was posted on the City of Winters website at www.cityofwinters.org and Commission Members were notified via e-mail of its' availability. A copy of the foregoing agenda was also posted on the outside public bulletin board at City Hall, 318 First Street , and made available to the public during normal business hours.

_____

Ellena Branson, Deputy City Clerk

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 including payment of the applicable Appeal fee, 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, comments are limited to three minutes.

REVIEW OF TAPE RECORDING OF MEETING: Planning Commission Meetings are recorded. Recordings are available for public review on the City of Winters website.

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.

Planning Commission
Staff Report

To: Chair and Planning Commissioners

Date: July 25, 2023

From: Kirk Skierski, Senior Planner
David Dowswell, Contract Planner

Subject: Walnut Lane 10 Design Review Project (DR-2022-05)

Recommendation:

That the Planning Commission conduct a public hearing on the Walnut Lane 10 Site Plan/Design Review project (DR-2022-05) and adopt PC Resolution 2023-05 thereby taking the following actions:

1. Determine the proposed project to be categorically exempt from CEQA, based on action taken by the City Council on July 7, 2020, adopting Resolution 2020-20 approving a Mitigated Negative Declaration for the Walnut Lane 10 Subdivision, and pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

2. Approve the Walnut Lane 10 Site Plan/Design Review project (DR-2022-05) for the Walnut Lane 10 model homes based on the recommended findings and subject to the draft conditions of approval.

Project Description:

The applicant, Meritage Homes, is requesting Site Plan/Design Review approval for model homes to be constructed in the Walnut Lane 10 subdivision. The Walnut Lane 10 Design Review application includes four floor plans, each having three elevation styles for the 52 standard lots, and one duet model (two units, different floor plans) with one elevation style for the one duplex lot.

The building facades include stucco, reverse board and batten, and shingles. Many of the schemes include a stone or brick veneer, shutters, and front porches. Roofing material would be concrete tile. The building colors, including the roof colors, will vary by architectural style. There will be a total of nine color schemes. See Attachment B for further detail relating to the proposed model homes.

Location:
The project site is an undeveloped parcel located off Grant Avenue at the north end of Walnut Lane, directly north of the Almond - Orchard Subdivision. The project is located at APN 038-050-019 (no assigned address), see Figure-1 below for a "Vicinity Map".

Figure-1 Vicinity Map



Project Site Information:

General Plan Designation:	Low Density Residential (LR)
Zoning District:	Low Density Residential/Planned Development (LR/PD)
Parcel Size:	~10 acres

The surrounding properties consist of the following uses:

- North and West: Vacant
  - The properties are located outside the city limits, but within the City's Sphere of Influence. Property to north is designated for Medium High Residential (MHR). Property to the west is designated Low Density Residential (LDR).

- East: Vacant;
  - Low Density Residential (LDR), Farmstead Subdivision, waiting to be considered.

- South: Low Density Residential (LDR), Almond – Orchard Subdivision

Background:

On May 26, 2020, the Planning Commission considered the Walnut Lane 10 Subdivision Tentative Map, Planned Development Overlay Zoning Amendment, and Mitigated Negative Declaration. The Planning Commission voted 6 to 1 to recommend the City Council approve the Tentative Map, Planned Development Overlay Zone, and Mitigated Negative Declaration (Attachment C).

On July 7, 2020, the City Council adopted a resolution approving a Tentative Map, Planned Development Overlay, and Mitigated Negative Declaration. The Planned Development approval was for non-standard lot sizes. Following the approval, Meritage Homes purchased the subdivision from property owner, Jim Corbett, in 2022.

In early 2023, the applicant submitted design plans for the proposed model homes. Staff initially reviewed the proposal and provided feedback. Following revisions made to the model homes, staff scheduled the model homes to be reviewed by the City's informal Design Review Committee (DRC). On April 23, 2023, the DRC met and reviewed the design of the model homes. Staff discussed with the DRC comments on the proposed designs. On May 15, 2023, staff sent a letter to the applicant, which summarized the discussion that took place at the DRC meeting (Attachment D). After the DRC meeting the applicant submitted revised design plans for the model homes based on comments received at the DRC meeting. Staff reviewed the revised plans and recommended additional changes to comply with the DRC's comments.

Design Review:

Winters Municipal Code Section 17.36.020.C, states "New construction of any single-family residential units is subject to design review." In evaluating a Design Review request, the primary focus is the overall design including location, screening, quality of building materials, compliance with the City's design guidelines, and compatibility of the proposed project with the site and surroundings to maintain and enhance the visual character of the area. Design Review does include analysis of onsite circulation and the adjacent public right-of-way. The Planning Commission may approve a Design Review application, with or without conditions, only if findings of compliance with the requirements of Section 17.36.040 of the Winters Municipal Code can be made, which are as follows:

- The overall visible mass of the structure, which includes height, roofline profiles and overall scale of a building;

- 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;

- 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;

- Effective screening of ground and roof mounted equipment;

- The use of landscaping decorative site paving, etc. which provides effective

visual screening or softening of the development, as necessary; and

- Achieve conformity with the Winters Design Guidelines, Form-Based Code for Downtown (Chapter 17.58), and the Grant Avenue Design Guidelines, as applicable.

The City's Form-Based Code for Downtown (Chapter 17.58) and the Grant Avenue Design Guidelines are not applicable to the Walnut Lane 10 Design Review.

The project proposal includes three different architectural styles/schemes, "Santa Barbara", "Craftsman" and "Farmhouse". Figures 2-4 provide a visual representation of the different architectural styles for Model Plan 3526, which is a two-story model. As previously identified, there are four floor plans for each architectural style, which includes two, two-story models, and two, one-story models, in addition to the duet model. The full set of architectural styles and floor plans are included in Attachment B, and the Figures below are only provided to show the difference of architectural styles for a single model.

Figure-2 Plan 3526 Santa Barbara Elevation



Figure-3 Plan 3526 Craftsman Elevation



COLOR SCHEME 24

PLAN 3526 "C"
CRAFTSMAN ELEVATION

Figure-4 Plan 3526 Farmhouse Elevation



COLOR SCHEME 30

PLAN 3526 "E"
FARMHOUSE ELEVATION

Discussion/Analysis

Design Review Analysis:

The following discussion of the proposed model homes outlines previous comments received at the April 23, 2023 DRC meeting, project revisions made by the applicant, and staff's response relating to the project revisions. DRC comments are shown in underline and staff's response are shown in *italic*. In addition, staff provides analysis of the City's Design Guidelines in the "Design Guidelines Consistency" subsection below.

Architecture

- Some Design Review Committee (DRC) members felt more color variation should be provided, similar to the Winters Highlands subdivision.
  The applicant provided more contrasting colors, specifically those used for the "Craftsman" models.

- The DRC recommended considering adding barn/farm style garage doors to the Farmhouse models as other Meritage models found in adjacent cities.
  Barn style garage doors have been added to the Farmhouse models.

- The DRC strongly recommended incorporating universal design into the proposed model floor plans to meet the City's goal of visitability.
  The applicant submitted this response in an email, "This community will meet or exceed the standards set by current building code, including "aging in place" updates such as 3'0" doors in a downstairs bedroom and bathroom, and additional reinforcement in a downstairs bathroom for installation of a pull up bar. Meritage also offers a roll in shower pan to create a barrier free entry to the shower if requested by the homebuyer. As you know, universal design is not a term defined in the current building code – it is a "broad concept" or set of principles created by the Center for Universal Design at North Carolina State University which asks for design that looks "beyond those considered to be average or typical". At this community, we have worked with consultants both in the design of each floorplan as well as in the design of the community itself to meet or exceed the standards set in the current building code and therefore to meet or exceed the standard set by every other new home community built within the past five years in the City of Winters. Ideas such as 3'0" doors, light switches with large flat panels rather than small toggle switches, and curb cuts in sidewalks (all elements we have incorporated into our current design through the building code) came out of the universal design movement and we look forward to continuing to adopt these changes where identified".

- The DRC felt more design variation should be provided for the proposed building materials, specifically the Coastal and Farmhouse, specifically) were too similar to what is currently being constructed within the Winters Highlands subdivision.
  Since the DRC meeting, the "Coastal" model was replaced with "Craftsman" model to provide more architectural diversity.

- Roof pitches were very flat and did not provide enough variation between the different models, there was too much stucco and recommended including a model entirely of board and batten siding.
  The roof pitches for the "Santa Barbara" and "Craftsman" models are 4 and 12, the "Farmhouse" model is 5 and 12. Plan 4015 "Craftsman" is completely sided with shingle siding. Additional trim and veneer have been added reducing the amount of stucco.

- The DRC emphasized front porches should be enlarged and should engage the streetscape to encourage use of front yards.
  Since the DRC meeting, the depth of the new porches have been increased by two feet on Plans 3526 and 3528 and by 2 feet 6 inches on Plan 4015.

- The DRC recommended a different window treatment to help differentiate these models from the Winters Highlands subdivision such as awnings or other shading treatments.
  All of "Craftsman" models have different gridded windows than the other two models.

- The DRC agreed with staff about adding a model with a side entering garage, at least as a consideration for corner lots, to help provide more variation between the proposed models.
  The applicant does not have a side entering garage plan that would fit on these lots. Adapting the current plans to have a side entering garage is not possible. The duets have been designed so the garages face onto different streets.

All ground mounted air conditioning and heating equipment will be located in the back or rear yards behind a fence so as not to be visible from a public street.

Landscaping and Fencing

The City requires all new homes have front yard landscaping, an irrigation system, and perimeter fencing. The applicant has provided front yard landscaping and irrigation plans that comply with the State's Model Water Efficiency Landscape Ordinance.

The applicant has provided fencing details, which call for the fence boards to be dog-eared style butted together, each with alternating "good neighbor" panels. The details show a 1" x 8" inch kickboard along the bottom of the 1" x 6" x 5' fence boards. The kickboard would be secured to half of a horizontal 2" x 4". The detail of the gate shows a similar 1" x 8" kickboard. It is staff's opinion this kickboard design would result in the kickboard easily detached from the 2" x 4". Staff recommends the fencing be redesigned to eliminate the 1" x 8" kickboard, for both the fence and gate details, and the fence boards be changed to 1" by 6" by 6', which would be similar to the fencing provided in the Winters Highlands subdivision. Staff is recommending Condition of Approval #9, which would require redesign of the fence and gate kickboards.

Staff inspected the condition of the rear/back yard fencing of the existing homes along Orchard Lane that will abut Lots 43 through 53. All of the fencing, except for the house at 103 Orchard Lane, is in good shape. In the past, when a new subdivision has backed up to an existing subdivision the City has recommended the applicant discuss with each of

the homeowners about whether they prefer having the shared fence replaced. The applicant may simply wish to install a new fence adjacent to the existing fences.

Privacy

Prior to the Planning Commission considering the Tentative Map in 2020, the owner of the property at the time (Jim Corbett) held a neighborhood meeting. At the meeting some of the neighbors expressed concern about having two-story homes being built on Lots 43 through 53 of the Walnut Lane 10 subdivision. At the time, staff indicated no house plans had been prepared, they would come once a production home developer bought the subdivision. The owner's engineer did indicate that the depth of the Lots 43 through 53 abutting the existing homes had been increased by 4 feet to provide more separation between the existing and future homes. He also indicated the rear yard setback would be increased from 25 to 29 feet. Staff has incorporated this prior verbal agreement into Condition of Approval #9, which would require a 29-foot rear yard setback. The largest proposed model home (Plan 4015-L) could comply with a 29' foot rear yard setback on lots 43 through 53.

Staff inspected the existing homes on Orchard Lane that abut Lots 43-53. There are only two, two-story homes, 101 and 109 Orchard Lane. Lots 51 and 52 abut 101 Orchard Lane and Lots 46 and 47 abut 109 Orchard Lane. The applicant has stated that two-story homes would be built on Lots 46, 47, 51 and 52. The remaining eight lots: 43, 44, 45, 48, 49, 50 and 53 would have one-story homes. Figure-5 below identifies the two, two-story homes on Orchard Lane in red and the four lots within the Walnut Lane 10 subdivision that could allow for two-story model homes in green. Staff has included Condition of Approval #9 that would require the eight lots: 43, 44, 45, 48, 49, 50 and 53 to be restricted to one-story model homes.

Figure-5 Height Limitation Exhibit



Affordable Housing:
The Affordable Housing Program that was approved with the Tentative Map requires eight affordable housing units, two moderate and six very-low. The duet units will both be moderate. The applicant will pay an in-lieu fee for the very-low units as required with the previous approval.

Environmental Assessment:
On July 7, 2020, the City Council adopted Resolution 2020-20 adopting a Mitigated Negative Declaration for the Walnut Lane 10 subdivision, which still applies to the overall Walnut Lane 10 subdivision, including compliance with the conditions of approval and adopted mitigation measures. The Walnut Lane 10 Design Review project (DR-2022-05) that is currently under review by the Planning Commission is for the design and material aesthetic of the previously approved subdivision. The Walnut Lane 10 Design Review project is not impacting or changing the previously approved subdivision or would have any additional impacts from what was previously analyzed and approved through the project's Mitigated Negative Declaration. Therefore, staff is recommending the Planning Commission determine the Walnut Lane 10 Design Review project for design review of the model homes to be determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines. A "categorical exemption" implies that the project will not result in any significant adverse environmental effect.

The Planning Commission will consider the appropriateness of said environmental recommendation based on the record of evidence before them. If substantial evidence has been presented demonstrating a more appropriate environmental determination than the one that has been recommended, the Planning Commission may require and/or approve an alternative environmental determination pursuant to the requirements of CEQA.

Public Communication:
The public hearing notice was published in the *Winters Express* on July 12, 2023. An affected property owner notice was mailed to properties within 300 feet of the project site on July 14, 2023. No public comments have been received at the time this staff report was published.

Staff Recommendation:
Staff is recommending that the Planning Commission conduct a public hearing on the Walnut 10 model homes project and adopt Resolution 2023-04 thereby taking the following actions:

1. Determine the proposed Walnut Lane 10 Site Plan/Design Review project (DR-2022-05) for the Walnut Lane 10 model homes project to be categorically exempt from CEQA, based on action taken by the City Council on July 7, 2020, adopting Resolution 2020-20 approving a Mitigated Negative Declaration for the Walnut Lane 10 Subdivision, and pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

2. Approve the Walnut Lane 10 Site Plan/Design Review project (DR-2022-05) for

the Walnut Lane 10 model homes based on the recommended findings and subject to the draft conditions of approval.

Recommended Motion: I move to adopt PC Resolution 2023-05 determining the Walnut Lane 10 Site Plan/Design Review project for model homes to be categorically exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines and approving the Walnut Lane 10 Site Plan/Design Review project based on the recommended findings and subject to the draft conditions of approval.

Alternatives:

Actions that the Planning Commission may take as an alternative to the recommended action include the following:

1. Continue the public hearing to a time and date certain.
    a. The Planning Commission may request additional information from the applicant and/or staff (if new information is presented at the next meeting, the public portion of the hearing must be reopened on the new information submitted).

2. Land Use Permits
    a. Add, delete, or modify the proposed conditions of approval.
    b. Deny the project on the basis that one or more of the required findings cannot be made.

3. Require additional environmental review.
    a. The Planning Commission could find that the recommended CEQA exemption is not suitable and require the preparation of an Initial Study in accordance with CEQA.

Attachments:

A. Resolution No. 2023-05
    a. Exhibit A: Recommended Findings
    b. Exhibit B: Draft Conditions of Approval
B. Meritage Model Homes Plan Set
C. Walnut 10 Tentative Map
D. Summary letter dated April 23, 2023 Design Review Committee Meeting

Planning Commission Resolution No. 2023 – 05

A Resolution of the Planning Commission of the City of Winters Approving a Site Plan/Design Review Permit for the Walnut 10 (Meritage Homes) Model Homes Located at APN: 038-050-019 Within the R-1/Planned Development Zoning District and Making Findings of CEQA Exemption

Whereas, on May 6, 2022, the City received an application requesting design review permit approval for the Walnut Lane 10 model homes located at the north end of Walnut Lane at APN 038-050-019 within the R-1/PD zoning district; and

Whereas, the City Council previously adopted Resolution 2020-20 on July 7, 2020, approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the development of the Walnut Lane 10 project; and

Whereas, Winters Municipal Code Section 17.36.020.C requires design review approval for the construction of multiple units in a single-family project; and

Whereas, a notice of public hearing for the project was published in the *Winters Express* on July 12, 2023; and

Whereas, in accordance with Winters Municipal Code Section 17.36.030.B and Section 17.16.040, an affected property owners notice was mailed to adjacent property owners within 300 feet of the project location on July 14, 2023; and

Whereas, the City of Winters Planning Commission held a duly noticed public hearing on July 25, 2023, to consider the proposed project; and

Whereas, the Planning Division presented its oral and written staff report on the proposed project at a regular meeting of the Planning Commission on July 25, 2023; and

Whereas, the Planning Division recommended approval of the proposed project based on the findings provided in Exhibit A attached hereto and incorporated herein, and subject to the conditions of approval provided in Exhibit B to this resolution attached hereto and incorporated herein; and

Whereas, on July 25, 2023, the Planning Commission held a public hearing on the project to receive oral and written testimony and written prior to reaching its decision.

Now, Therefore Be It Resolved that the Planning Commission adopts the recommended findings set forth in Exhibit A and approves the construction of the Walnut Lane 10 model homes located at the north end of Walnut Lane (APN: 038-050-019) within the R-1/PD zoning district subject to the draft conditions of approval contained in Exhibit B; and

Be it Further Resolved that the Planning Commission, based on the evidence in the record and findings set forth in Exhibit A, determines the project to be categorically exempt from CEQA, based on action taken by the City Council on July 7, 2020, adopting Resolution 2020-20 approving a Mitigated Negative Declaration for the Walnut Lane 10 Subdivision, and pursuant to Section 15061(b)(3) of the CEQA Guidelines.

It is hereby certified that the foregoing Planning Commission Resolution No. 2023-05 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting of the City of Winters Planning Commission held on the 25th day of July 2023, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Gregory Contreras, Chairperson

Attest:

_____
Ellena Branson, Planning Commission Secretary

Planning Commission Resolution No. 2023 – 05
Exhibit "A"

Recommended Findings

Design Review Findings

In order to approve or deny a Design Review permit, the review authority shall first make the findings required by Winters Municipal Code Section 17.36.040 (Criteria for Review):

1. The overall visible mass of the structure, which includes height, roofline profiles and overall scale of a building;

   The project is proposing to construct four different model homes, each with three different architectural styles on the 54 lot Walnut Lane 10 Subdivision. The project site is off Grant Avenue and the north end of Walnut Lane. The homes are proposed to be one and two-story consistent with the height and overall style of the existing homes located in the Almond - Orchard Subdivision located south of the project site. All the homes will have pitched roofs and will be finished with stucco, horizontal and vertical siding, and stone veneers, similar to the nearby homes. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the Planning Commission staff report dated July 25, 2023.

2. 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;

   The building materials include stucco, horizontal and vertical wood siding, stone veneer, with concrete tile roofs. The proposed models have been designed to be architecturally compatible with the nearby homes and include porches for most of the models similar to other newer homes and older homes found throughout the city. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the Planning Commission staff report dated July 25, 2023.

3. 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;

   The proposed model homes have been designed to include the use of different finish materials, stucco, horizontal and vertical siding, stone veneers, shutters, and window styles, with varying color schemes. In addition, the homes have varying rook lines and pitches to add architectural detailing and the sides of homes on corner lots which face the side street have been enhanced by adding a

pop out on the second floor to break up the large blank walls. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the Planning Commission staff report dated July 25, 2023.

4. Effective screening of ground – and – roof mounted equipment;

   All ground mounted heating and air conditioning systems will be located in the back or side yards behind a fence so as not to be visible from a public street. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the Planning Commission staff report dated July 25, 2023.

5. The use of landscaping decorative site paving, etc., which provides effective visual screening or softening of the development, as necessary; and

   The proposed project includes front yard landscaping and fencing will help to integrate the new homes with the existing neighborhood. The architecture and use of similar building materials will also help to integrate the new homes with the existing neighborhood. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the Planning Commission staff report dated July 25, 2023.

6. Achieve conformity with the Winters Design Guidelines, as applicable.

   It is staff's opinion that the proposed model homes are consistent with the City's Design Guidelines for the following reasons:

   1. *Models have been designed to have useable front porches that engage the street and providing eyes on the street;*
   2. *The proposed building materials and colors are similar to previously approved for other nee residential projects located in the Winters Highlands development;*
   3. *The project is proposing the use of a variety of building materials, roof pitches and architectural detaining to assist with building massing;*
   4. *The project will include pedestrian and bicycle infrastructure as part of the street design to ensure internal connectivity, and future connectivity to the proposed Farmstead project to the east to allow for alternative modes of travel; and*
   5. *The project would include landscaping and sidewalks consistent with the City's adopted standards.*

   This finding is supported by the discussion contained in the "Discussion/Analysis" section of the Planning Commission staff report dated July 25, 2023.

California Environmental Quality Act Findings

1. Staff recommends that the proposed project be determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA

Guidelines Section 15601(b)(3) because "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." On July 7, 2020, the City Council adopted Resolution 2020-20 adopting a Mitigated Negative Declaration for the Walnut Lane 10 subdivision, which still applies to the overall Walnut Lane 10 subdivision including compliance with the conditions of approval and adopted mitigation measures. The Walnut Lane 10 Design Review project (DR-2022-05) that is currently under review by the Planning Commission is for the design and material aesthetic of the previously approved subdivision. The Walnut Lane 10 Design Review project is not impacting or changing the previously approved subdivision or would have any additional impacts from what was previously analyzed and approved through the project's Mitigated Negative Declaration.

2. The Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates there is no evidence that the proposed project will have an individually or cumulatively significant effect.

3. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the City of Winters Community Development Department.

Planning Commission Resolution No. 2023 – 05
Exhibit "B"

Draft Conditions of Approval

General Conditions of Approval

1. A Design Review permit for the construction of a four model homes, each with three different architectural elevations for the Walnut 10 Subdivision located at APN: 038-050-019 (no assign address) as shown on the plan set as approved by the Planning Commission on July 25, 2023, shall be on file in the Community Development Department. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with each condition.

2. The effective date of approval shall be July 25, 2023, unless the approval is appealed to the City Council by 5:00 pm on August 4, 2023. Design Review approval shall be valid for one (1) year after its effective date unless the applicant begins construction prior to the expiration, or the applicant applies for a Time Extension permit pursuant to Municipal Code Section 17.24.080.

3. The Community Development Director may authorize minor alterations to the approved plans and conditions of approval in accordance with Municipal Code Section 17.24.090. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission.

4. The project shall comply with all applicable provisions and standards of the Winters Municipal Code and Standard Construction Specification, except where specifically modified by these conditions of approval. It is the applicant's responsibility to demonstrate compliance to the Planning Division prior to issuance of any grading or building permits.

5. Prior to building permit issuance, the applicant shall provide verification of compliance with all applicable conditions of approval, City of Winters Municipal Code requirements, and any applicable state or federal requirements.

6. The applicant 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.

7. Any fees due to the City of Winters for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this approval shall be permitted, authorized, of commenced until all outstanding fees are paid to the City.

8. The applicant shall comply with all adopted rules and regulations of the City of Winters Public Works Department, Fire Department, Community Development Department, and all other local and state regulatory agencies.

9. Prior to issuance of a building permit the applicant shall submit for approval by the Community Development Department the following:

    a. Information provided to a potential homebuyer the availability of having a home built to comply with “Universal Design”.

    b. A map showing what house/model/elevation is proposed for each lot. On lots 46, 47, 51 and 52 two-story homes shall be permitted. On Lots 43, 44, 45, 48, 49, 50 and 53 only one-story homes shall be permitted.

    c. On Lots 43 through 53 the rear yard setback for the model homes shall be a minimum of 29 feet.

    d. Revise the fence and gate kickboards as recommended in the staff report dated July 25, 2023.

    e. On Lots 43 through 53, the applicant shall discuss with each of the existing homeowners about whether they prefer having the shared fence replaced.

10. There are 53 lots with four (4) models and nine (9) different color schemes. To ensure a variety of colors are used the same color scheme cannot be used on model more than six (6) times. The 54 lot will be a duet.

11. Applicant shall submit for approval of the Community Development Department any off-site and on-site directional signage plan.

12. 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.

13. The applicant shall comply with requirements of all other agencies of jurisdiction.

14. 48-hours prior to commencement of construction activity, Applicant shall notify residents within 300 feet of the work.

15. Light standards and building attached fixtures need to be a decorative and of a superior design quality.

16. 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.).

17. 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.

18. 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.

19. 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.

20. 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.

21. Pursuant to General Plan Policy II.C.1 and VI.F.2, energy efficient design shall be used. Energy efficient design shall include but not limited to automated control system for heating and air conditioning system and energy efficiency beyond Title 24 requirements, lighting controls and energy efficient lighting in buildings, and increased insulation beyond Title 24 requirements.

22. The applicant shall notify residents within 300 feet of the project site at least 72 hours prior to the commencement of any construction activities.

23. Construction Hours: Hours of operation of construction activities shall be limited to Monday through Friday from 8:00 am to 5:00 pm. The Community Development Director may authorize an extension of the time limitations based on the finding that the noise levels from the construction activities will not negatively affect the residential uses in the surrounding area. If a noise compliant is received after the construction time limits are extended, the Community Development Director has the ability to render the extended time limits null and void, and the applicant shall revert to the aforementioned hours of operation time limitations. Interior construction activities may occur after these hours provided such activities will not result in exterior noise audible at property lines. Improvement, grading, and building plans shall note these limited hours of construction.

24. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project applicant shall defend, indemnify, and hold harmless the City or its agents,

officers and employees, from liability, damages, penalties, costs or expenses in any such claim, action, or proceeding to attach, set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant's sole cost and expense which includes court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the applicant in good faith approves the settlement, and the settlement imposes direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning Commission, any advisory agency to the City, local district, and the City Council.

Planning Conditions of Approval

25. Prior to issuing a building permit the applicant will need to submit a revised fencing design to as described in the staff report presented to the Planning Commission on July 25, 2023.

26. As shown on the approved plans, all veneer and facade treatments shall extend to the fence line.

Fire Department Conditions of Approval

27. All construction shall conform to the most current Uniform Fire Codes, the Winters Fire Prevention Code, and section of the National Fire Codes that the Winters Fire Chief or his/her agent may find necessary to apply.

28. Forty-eight hours notice shall be given to the Winters Fire Department prior to any site inspections.



WALNUT LANE

WINTERS, CA

Meritage Homes

6/8/2023

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#21069

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A-4	Plan 3526 - “B” Santa Barbara Enhanced Elevation
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L-1.0	Conceptual Front Yard Typicals
L-2.0	Construction Details

Meritage Homes

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2850 Gateway Oaks Drive
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Contact: Rob Wilson
Business: : 916.840.3573
www.meritagehomes.com

#21069

Kevin L. Crook Architect Inc
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Architect: Kevin L. Crook Architect
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

Contact: Aric Coffee
Business: (949) 660-1587
www.klcarch.com

Architectural Narrative

Project Description:

For Walnut Lane we are requesting the design review approval of 4 Floor Plans each having 3 elevation styles and also
(2) Duet or Duplex Plans (1 elevation style) for lot 37A, 37B only
The proposed plan line up will include:
(2) 35' Wide Plan (3 elevation styles)
(2) 40' Wide Plans (3 elevation styles)

Floor Plan

The proposed plan line up will have homes designed to appeal to todays lifestyle with open "great room concept" floorplans oriented to the rear yard to take advantage of outdoor living. Additional flex rooms will include offices to facilitate working and learning from home and lofts that will act as supplemental gathering spaces.

Plotting and Massing

The typical lot widths across the 53 lots at Walnut Lane is 58'

Offering both one and two-story plans, having various forms of livable space and/or porches forward of the garage and providing different methods of second floor massing contributes to the visual variety.

Architectural Styles

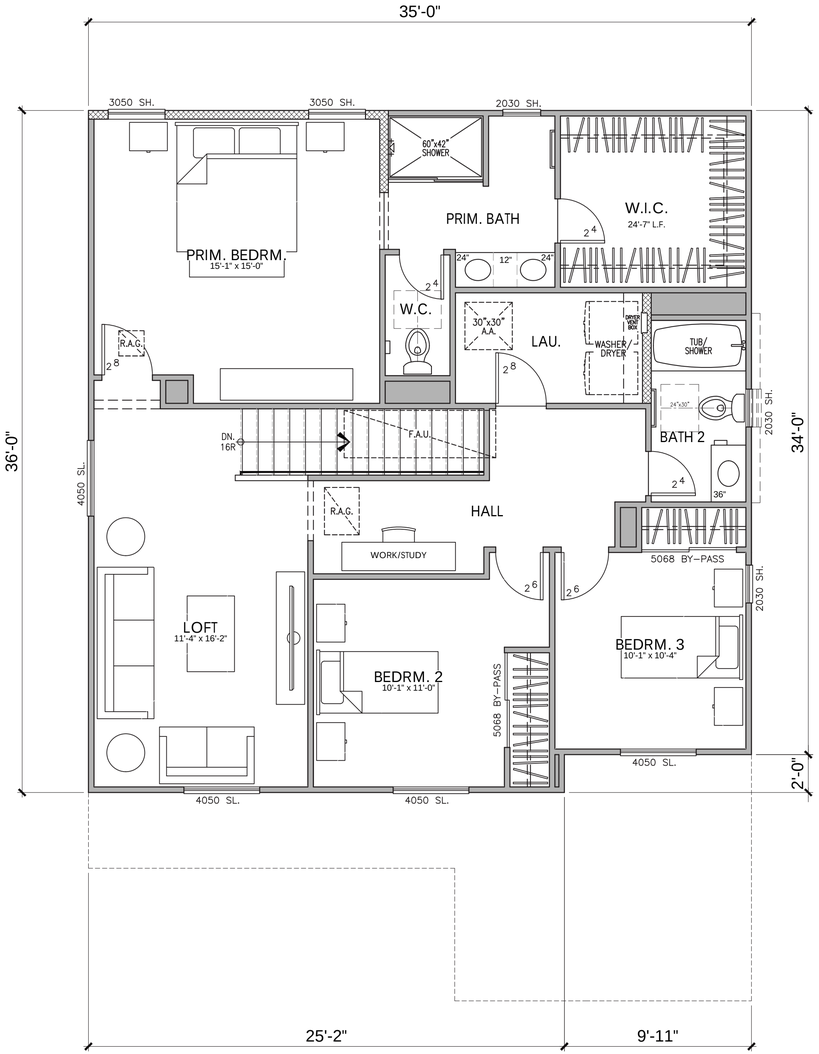
Three elevation styles are being offered:
Santa Barbara
Coastal
Farmhouse

Each style incorporates detailing and materials conducive to that particular style. The front doors, garage doors, roofing materials, massing, window grids, and window and door trims have all been differentiated to match each style. Each of the three styles will have three distinct color schemes developed to reinforce its style. This all adds up to an eclectic street scene as one walks or drives thru the neighborhood.

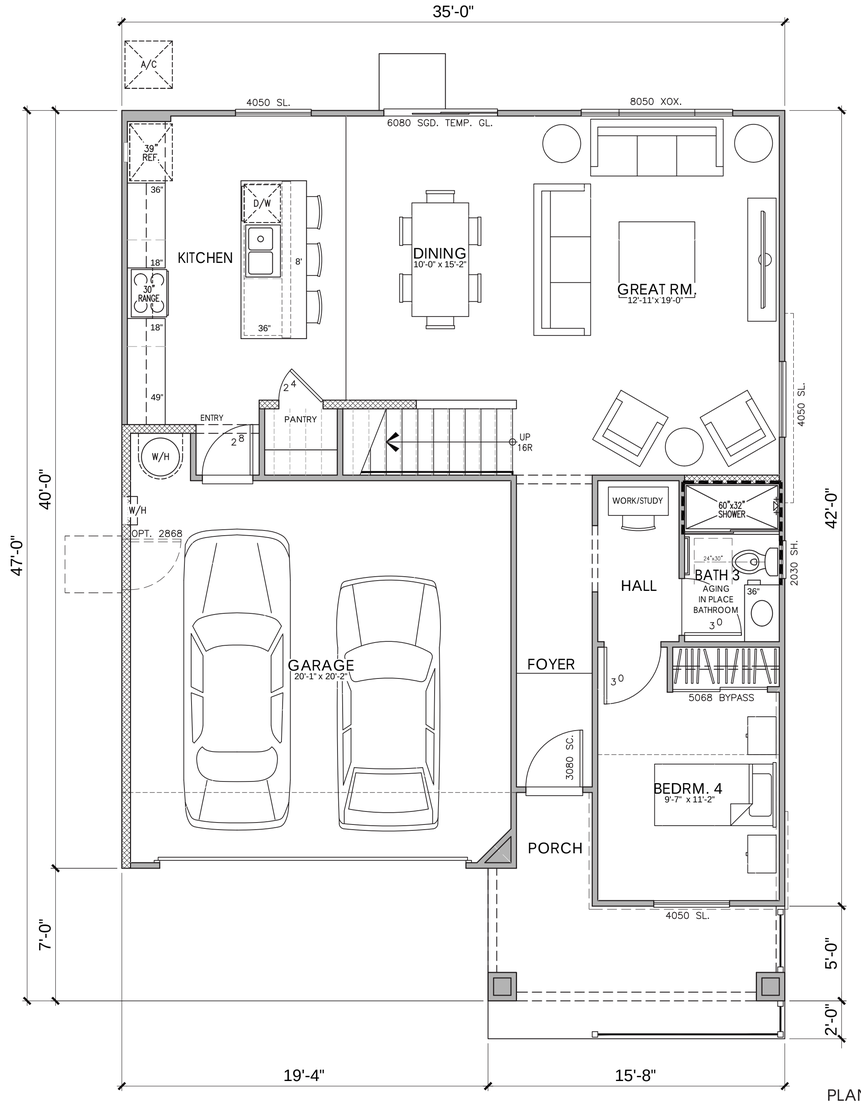
Combinations

4 Plans x 3 Elevation styles per plan x 3 color schemes per elevation style = 36
Duet Plans x 1 Elevation style per plan x 1 color schemes per elevation style = 2
38 different possible combinations for the 53 lots.

It should be noted that the plans and elevations proposed for Walnut Lane have been previously design review approved by the city of Winters at the Winter Highlands Stones Throw project.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3526
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	983 SQ. FT.
SECOND FLOOR AREA	1,194 SQ. FT.
TOTAL DWELLING	2,177 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	105 SQ. FT.

0 2 4 8 12

PLAN 3526
4 BEDROOM, 3 BATH, LOFT

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WALNUT LANE
WINTERS, CA

06/08/2023
A-2

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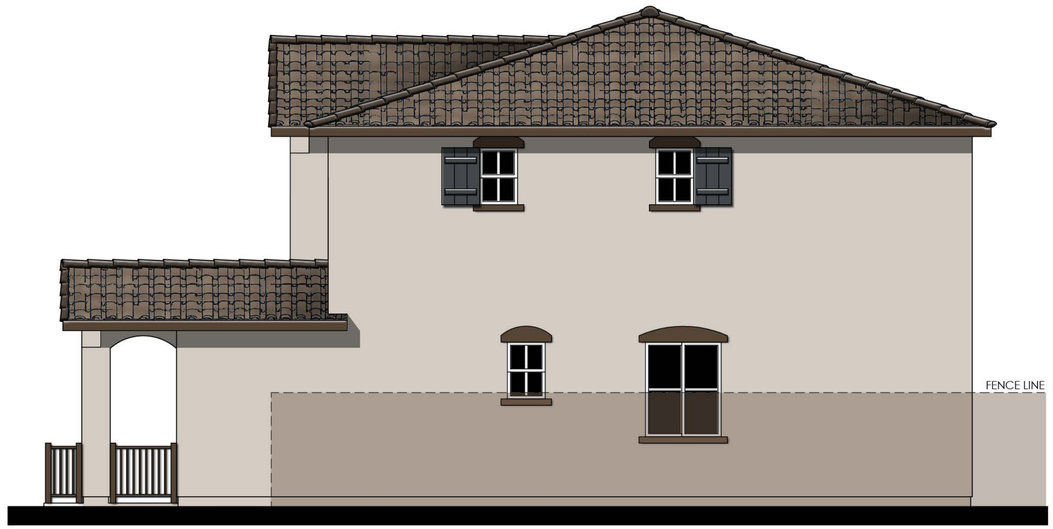
Refer to landscape drawings for wall, tree, and shrub locations

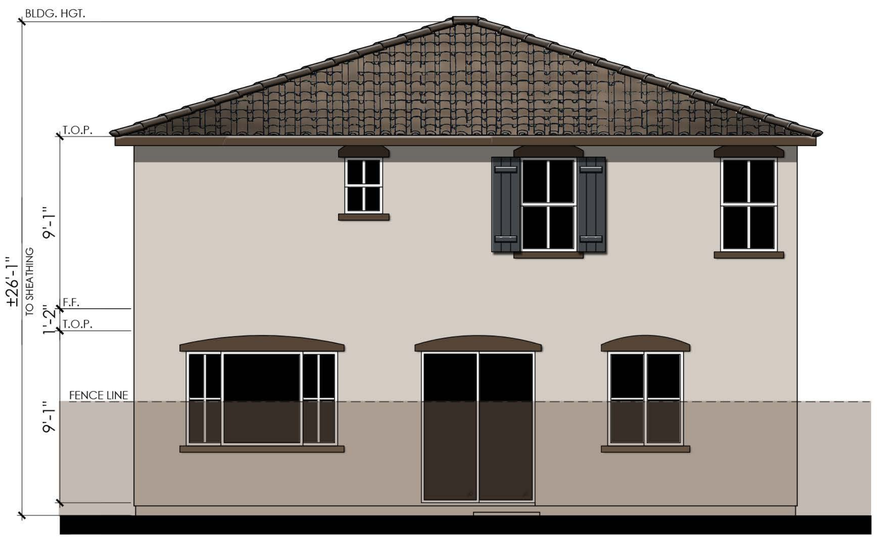
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



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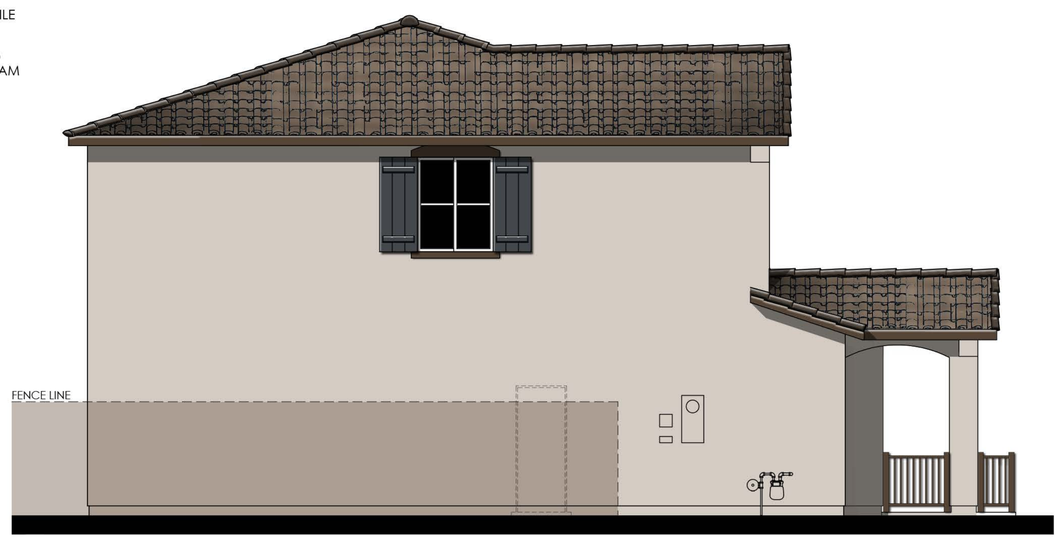

LEFT

COLOR SCHEME 21

PLAN 3526 "B"

SANTA BARBARA ELEVATION

0 2 4 8 12

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WALNUT LANE
WINTERS, CA

06/08/2023
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RIGHT

COLOR SCHEME 21

PLAN 3526 "B"

SANTA BARBARA ENHANCED ELEVATION

0 2 4 8 12

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Refer to landscape drawings for wall, tree, and shrub locations

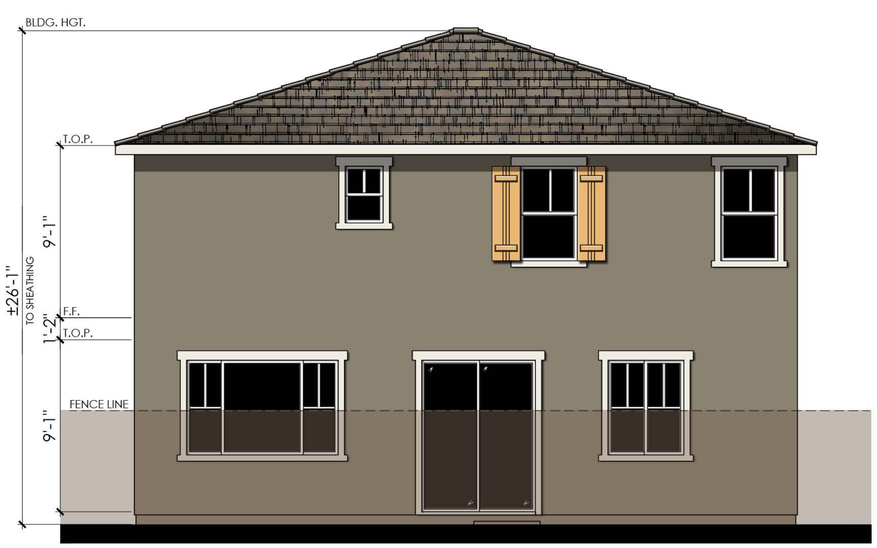
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ SHINGLES
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM
VENEER:	MANUFACTURED STONE



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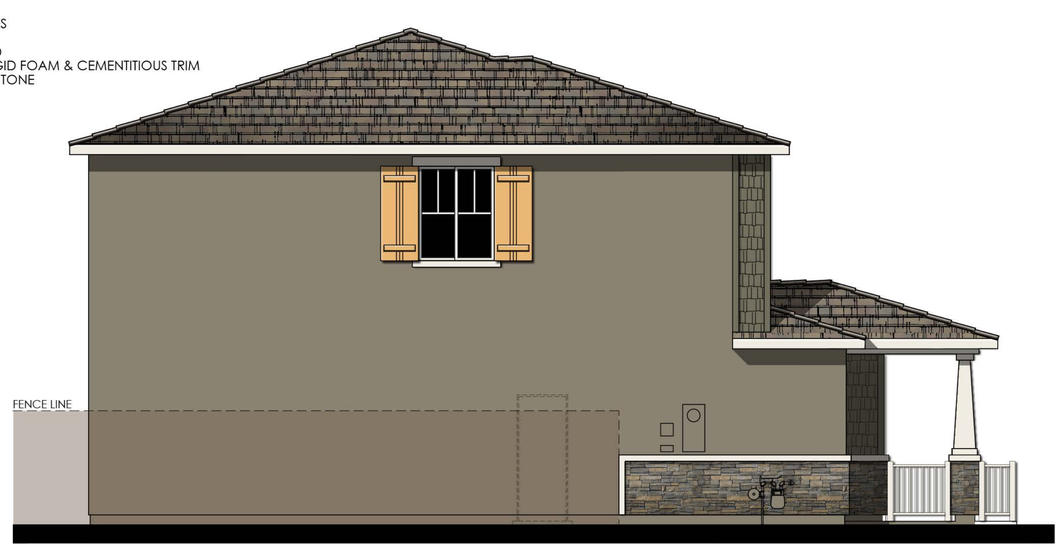

LEFT

COLOR SCHEME 24

PLAN 3526 "C"
CRAFTSMAN ELEVATION

0 2 4 8 12

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WALNUT LANE
WINTERS, CA

06/08/2023
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RIGHT

COLOR SCHEME 24

PLAN 3526 "C"

CRAFTSMAN ENHANCED ELEVATION

0 2 4 8 12

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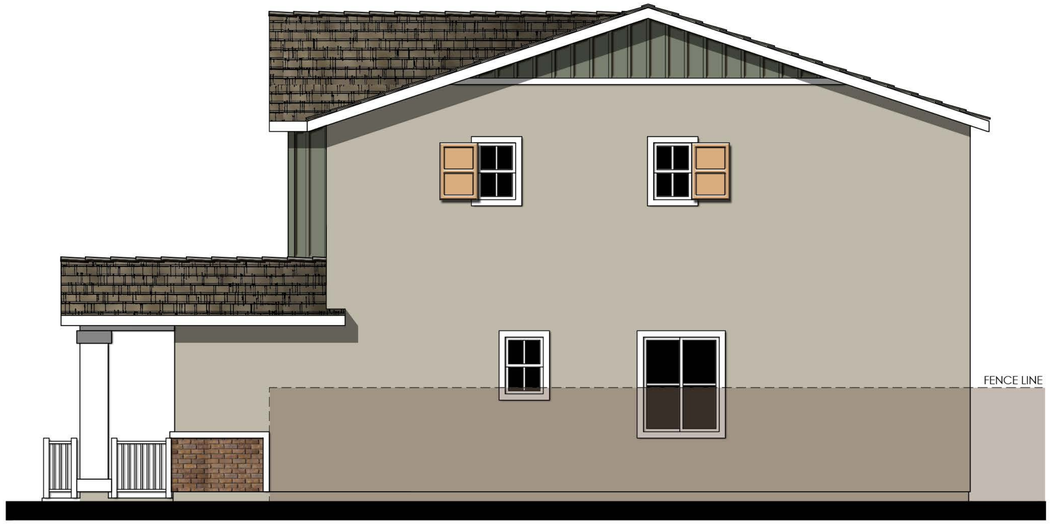
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



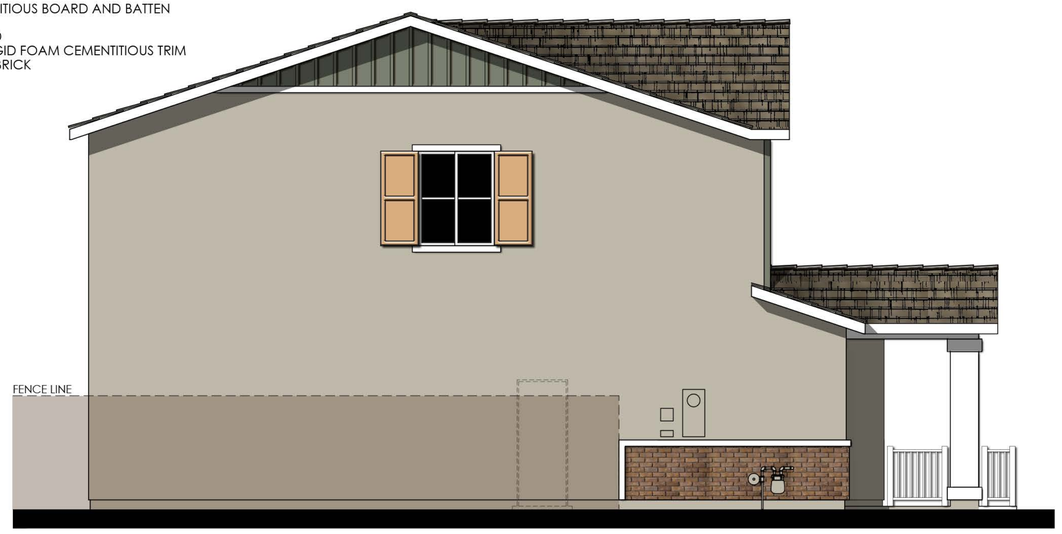
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM
VENEER:	MANUFACTURED BRICK



REAR



LEFT

COLOR SCHEME 30

PLAN 3526 "E"
FARMHOUSE ELEVATION

0 2 4 8 12

Meritage Homes

WALNUT LANE
WINTERS, CA

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RIGHT

COLOR SCHEME 30

PLAN 3526 "E"

FARMHOUSE ENHANCED ELEVATION

0 2 4 8 12

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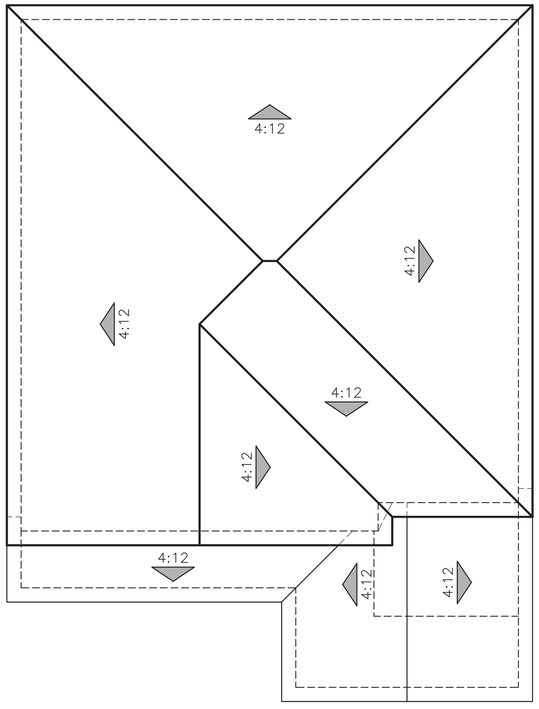
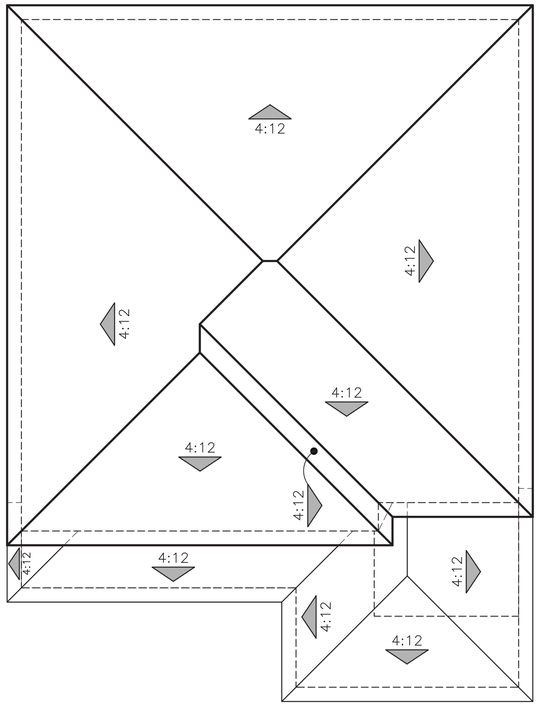
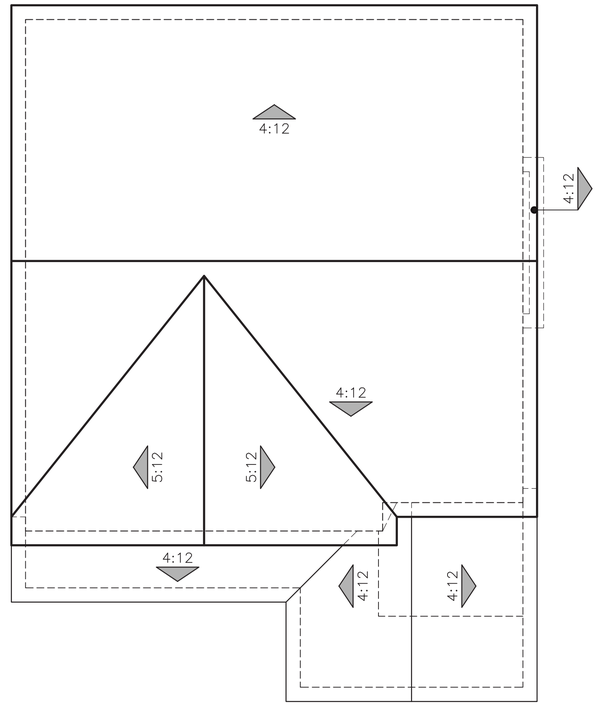


"B" - SANTA BARBARA



"C" - CRAFTSMAN

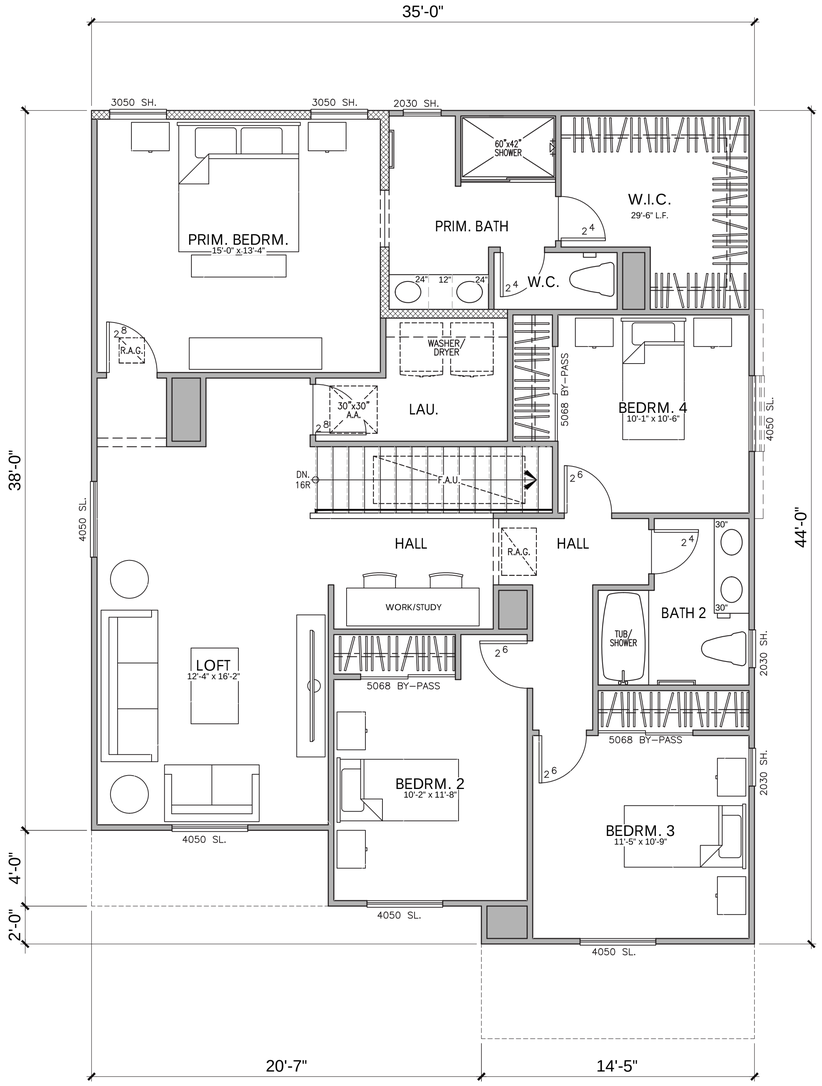


"E" - FARMHOUSE

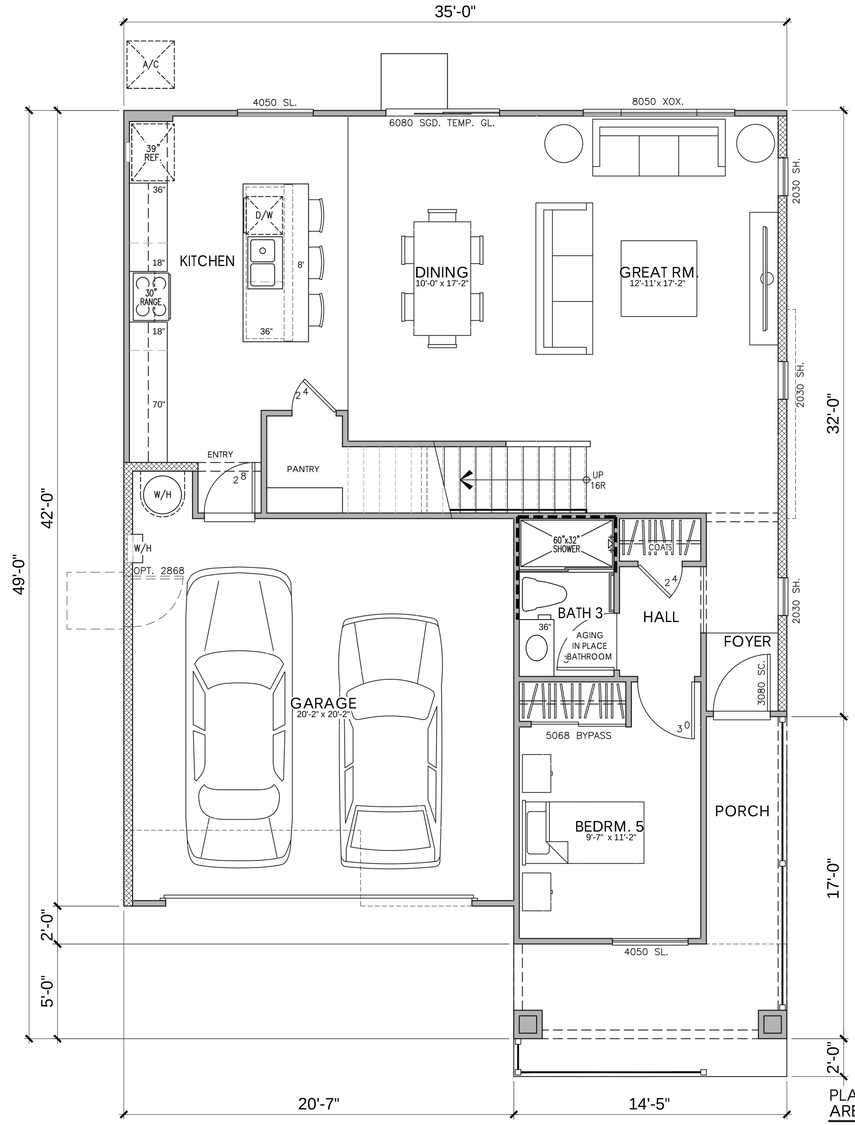
ROOF PLANS

PLAN 3526

0 2 4 8 12



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3528
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,027 SQ. FT.
SECOND FLOOR AREA	1,400 SQ. FT.
TOTAL DWELLING	2,427 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	107 SQ. FT.

PLAN 3528
5 BEDROOM, 3 BATH, LOFT

0 2 4 8 12

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WALNUT LANE
WINTERS, CA

06/08/2023
A-10

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



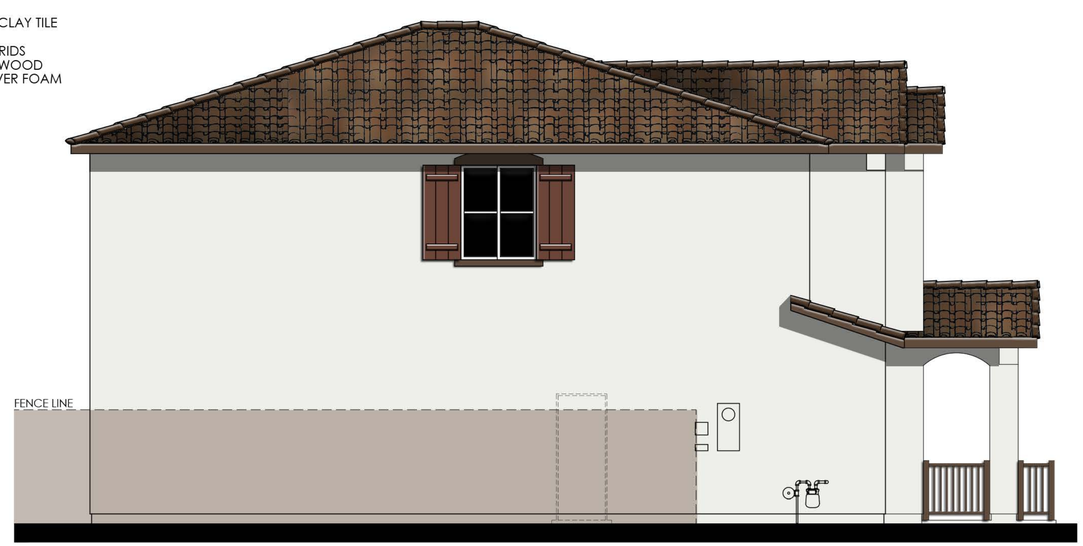
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 19

PLAN 3528 "B"

SANTA BARBARA ELEVATIONS

0 2 4 8 12

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WALNUT LANE
WINTERS, CA

06/08/2023
A-11

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RIGHT

COLOR SCHEME 19

PLAN 3528 "B"

SANTA BARBARA ENHANCED ELEVATIONS

0 2 4 8 12

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Refer to landscape drawings for wall, tree, and shrub locations

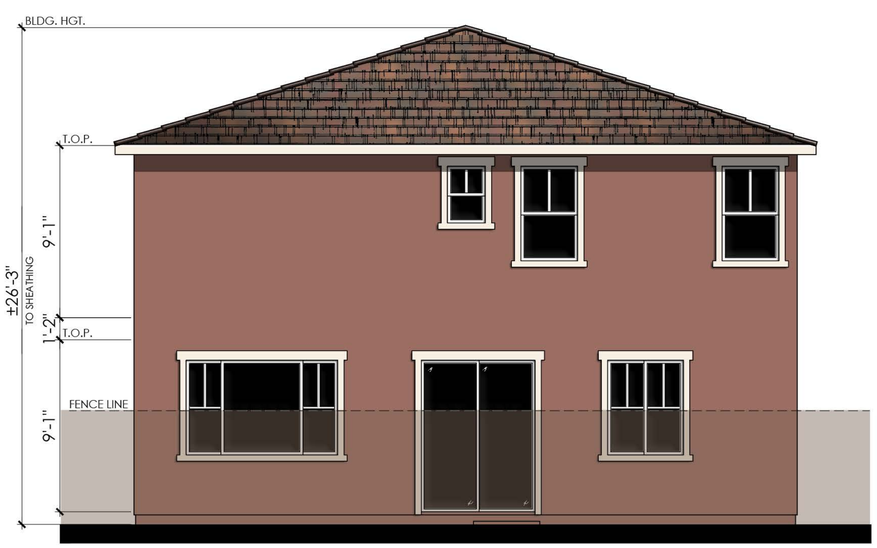
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ SHINGLES
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS
VENEER:	MANUFACTURED STONE



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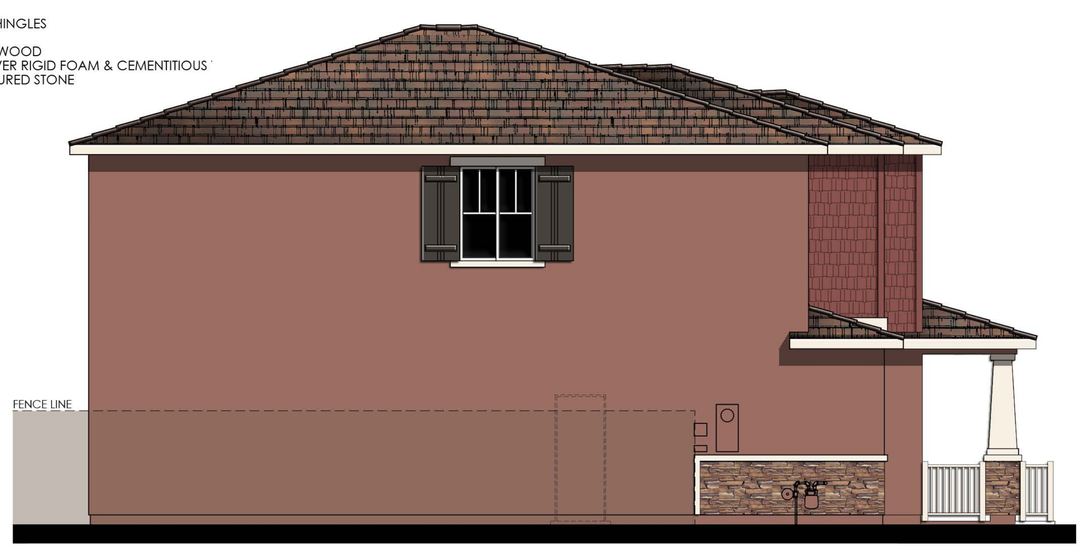

LEFT

COLOR SCHEME 22

PLAN 3528 "C"
CRAFTSMAN ELEVATIONS

0 2 4 8 12

Meritage Homes

WALNUT LANE
WINTERS, CA

06/08/2023
A-13

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RIGHT

COLOR SCHEME 22

PLAN 3528 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12



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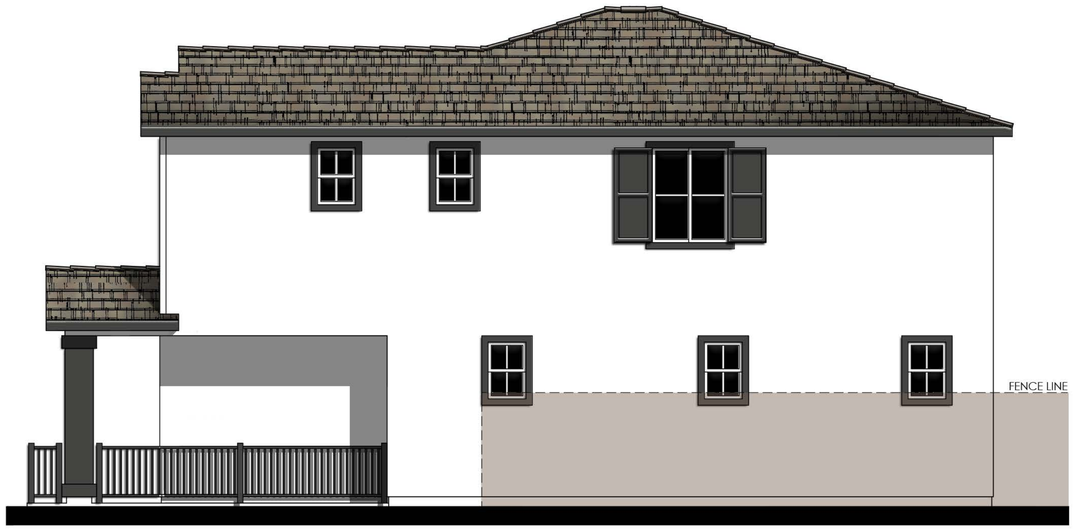
Refer to landscape drawings for wall, tree, and shrub locations

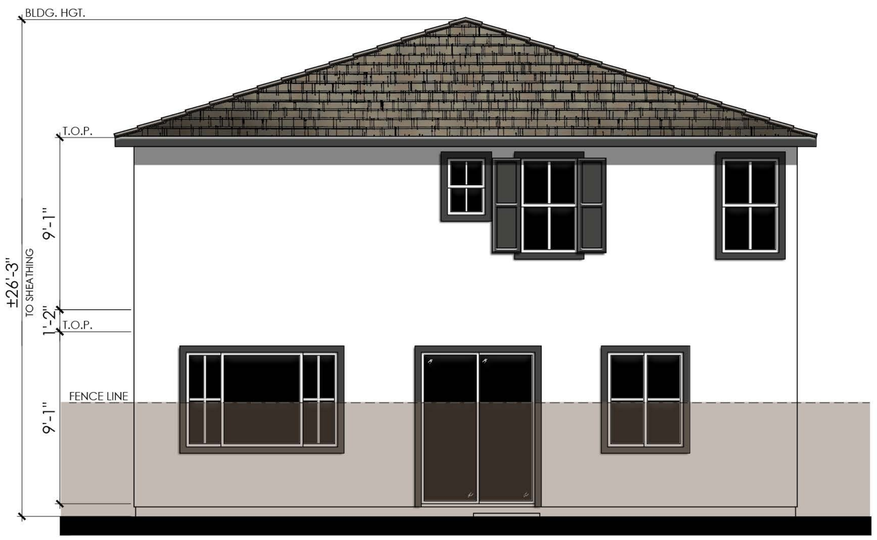
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM
VENEER:	MANUFACTURED BRICK



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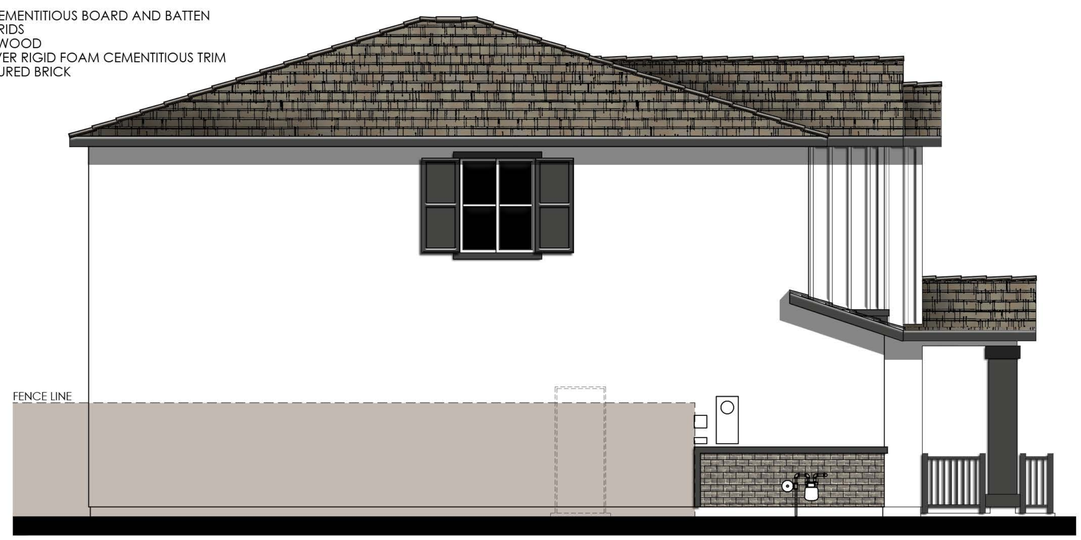

LEFT

COLOR SCHEME 28

PLAN 3528 "E"
FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

WALNUT LANE
WINTERS, CA

06/08/2023
A-15

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#21069



RIGHT

COLOR SCHEME 28

PLAN 3528 "E"

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

WALNUT LANE
WINTERS, CA

06/08/2023
A-16

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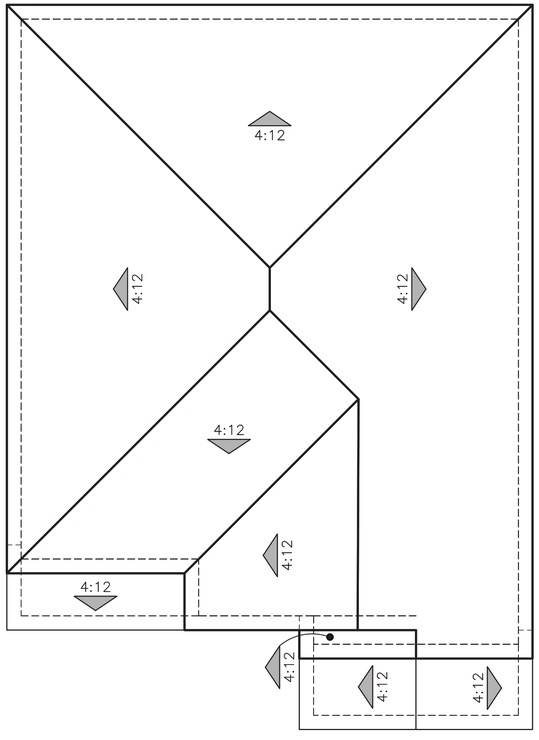
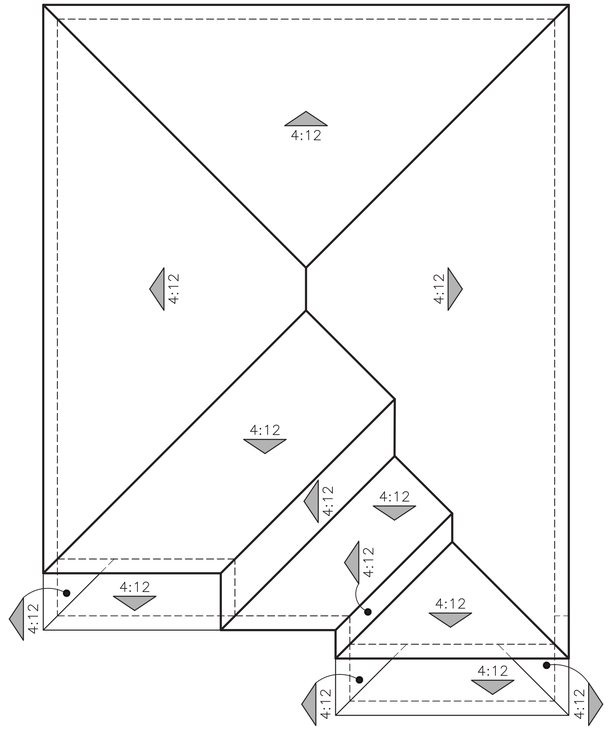
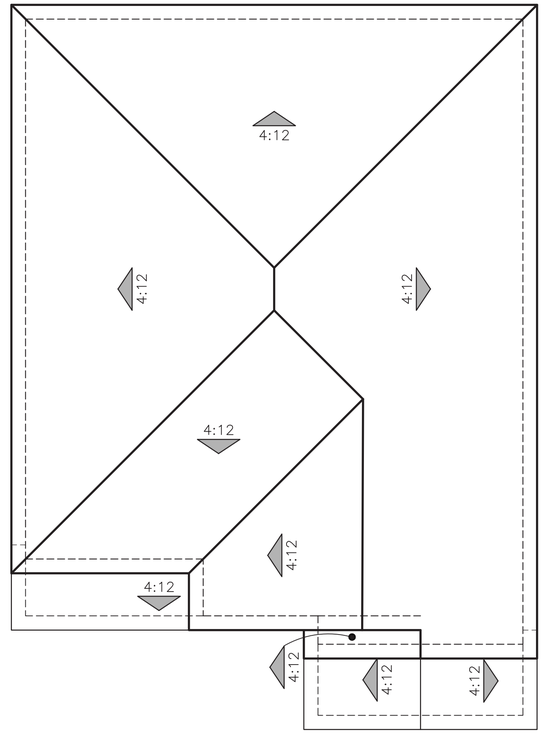


"B" - SANTA BARBARA



"C" - CRAFTSMAN

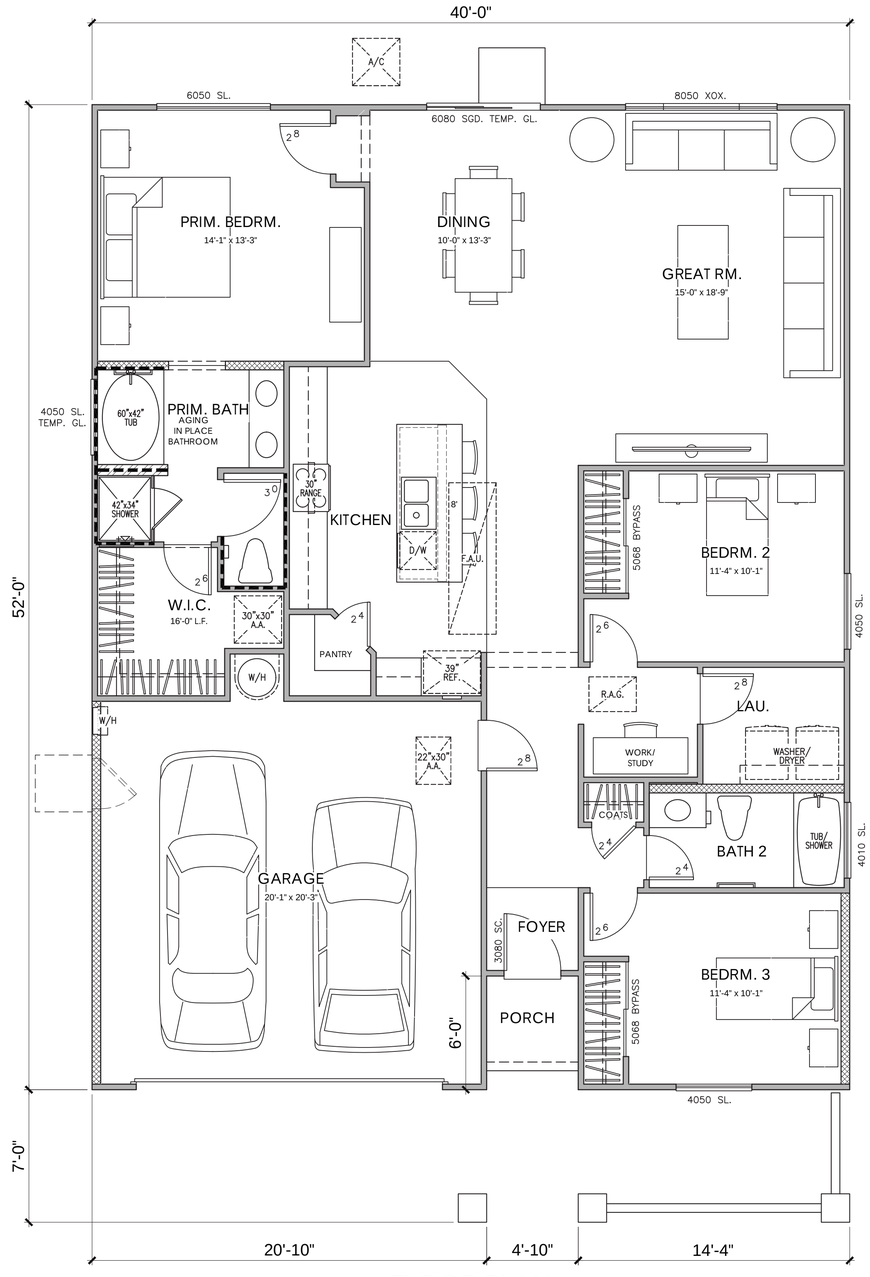


"E" - FARMHOUSE

ROOF PLANS

PLAN 3528

0 2 4 8 12



FLOOR PLAN

PLAN 4012

3 BEDROOM, 2 BATH

PLAN 4012
AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,628 SQ. FT.
TOTAL DWELLING	1,628 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	423 SQ. FT.
PORCH	15 SQ. FT.
PORCH "D"	30 SQ. FT.

0 2 4 8 12

Meritage Homes

WALNUT LANE
WINTERS, CA

06/08/2023
A-18

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21069



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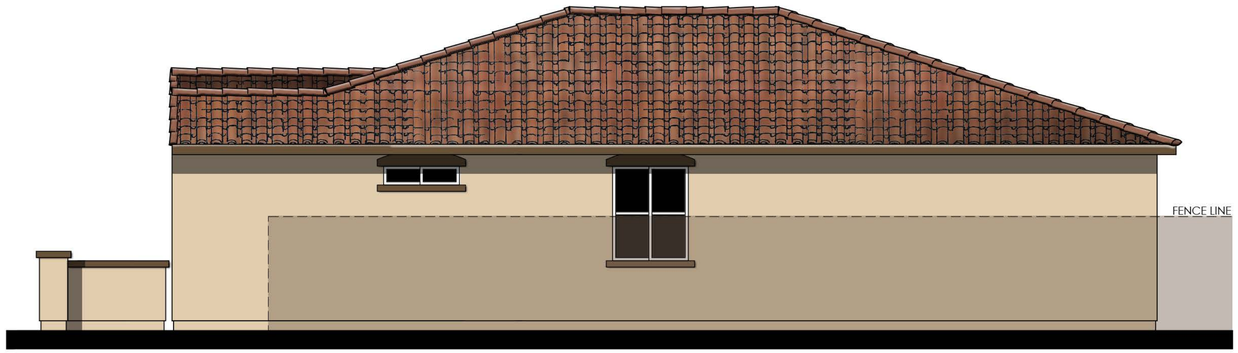
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



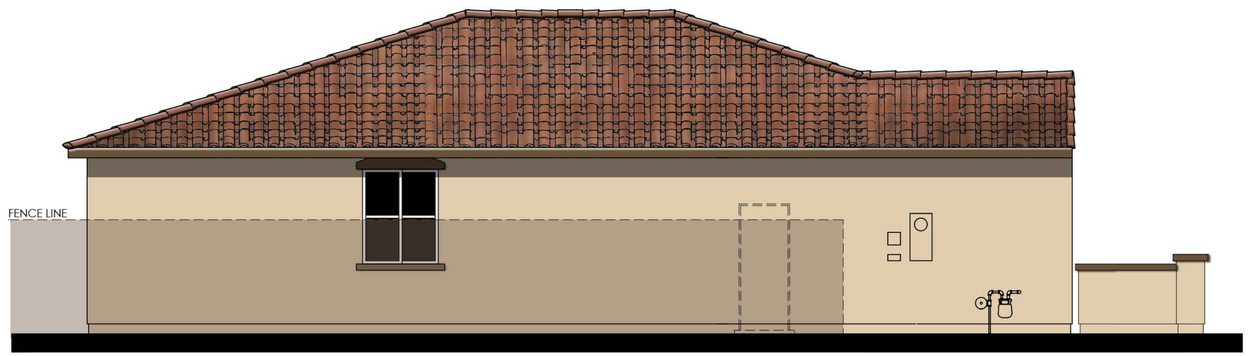
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 20

PLAN 4012 "B"
SANTA BARBARA ELEVATIONS

0 2 4 8 12

Meritage Homes

WALNUT LANE
WINTERS, CA

06/08/2023
A-19

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21069



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ SHINGLES
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM
VENEER:	MANUFACTURED STONE



REAR



LEFT

COLOR SCHEME 23.1

PLAN 4012 "C"
CRAFTSMAN ELEVATIONS

0 2 4 8 12

Meritage Homes

WALNUT LANE
WINTERS, CA

06/08/2023
A-20

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



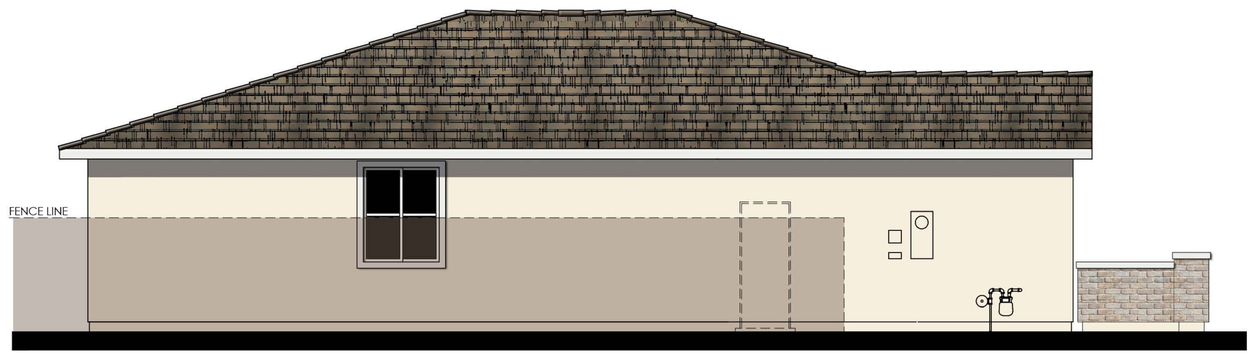
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM
VENEER:	MANUFACTURED BRICK



REAR



LEFT

COLOR SCHEME 29

PLAN 4012 "E"
FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

WALNUT LANE
WINTERS, CA

06/08/2023
A-21

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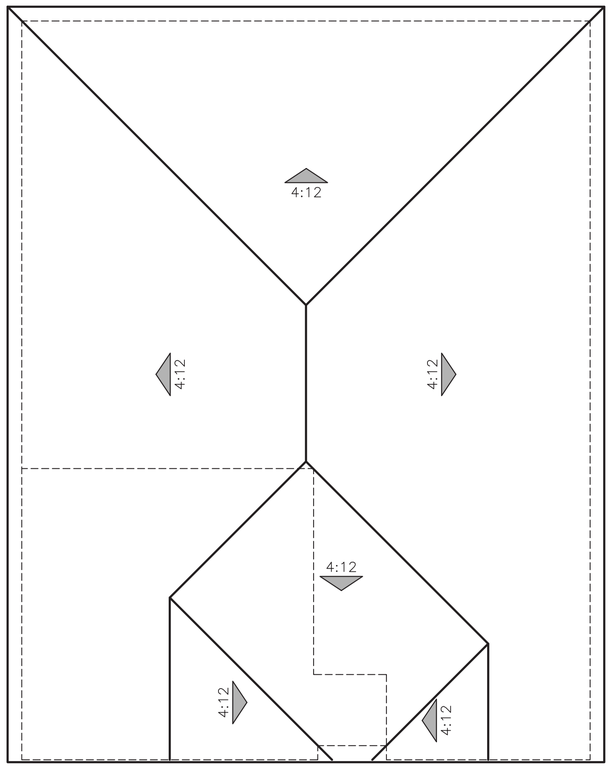
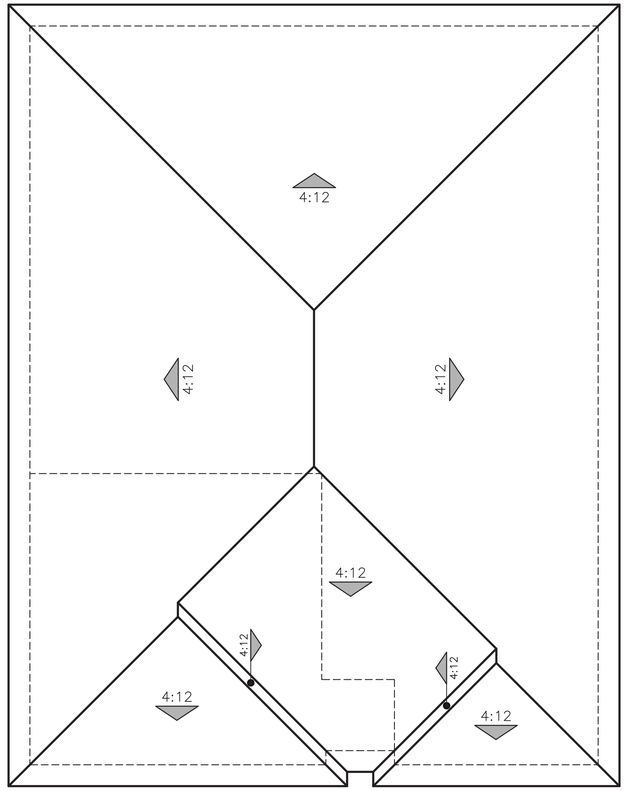
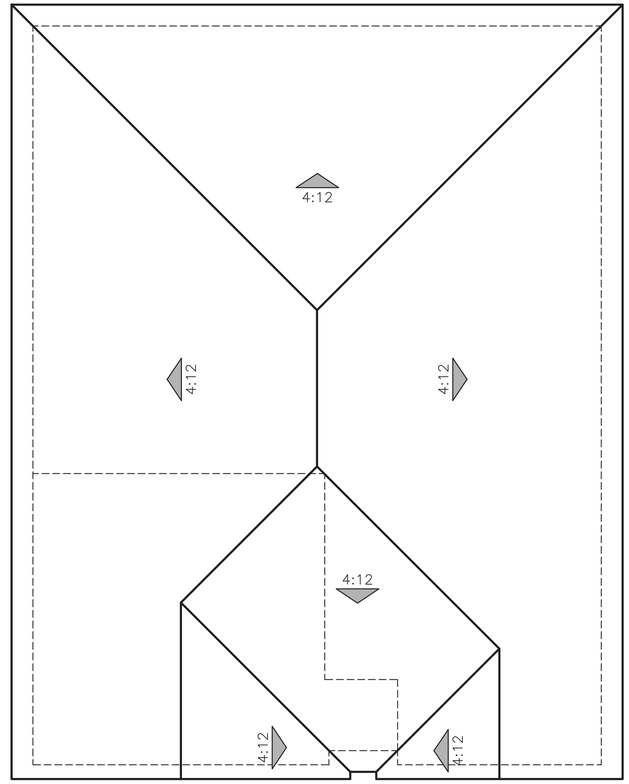


"B" - SANTA BARBARA



"C" - CRAFTSMAN

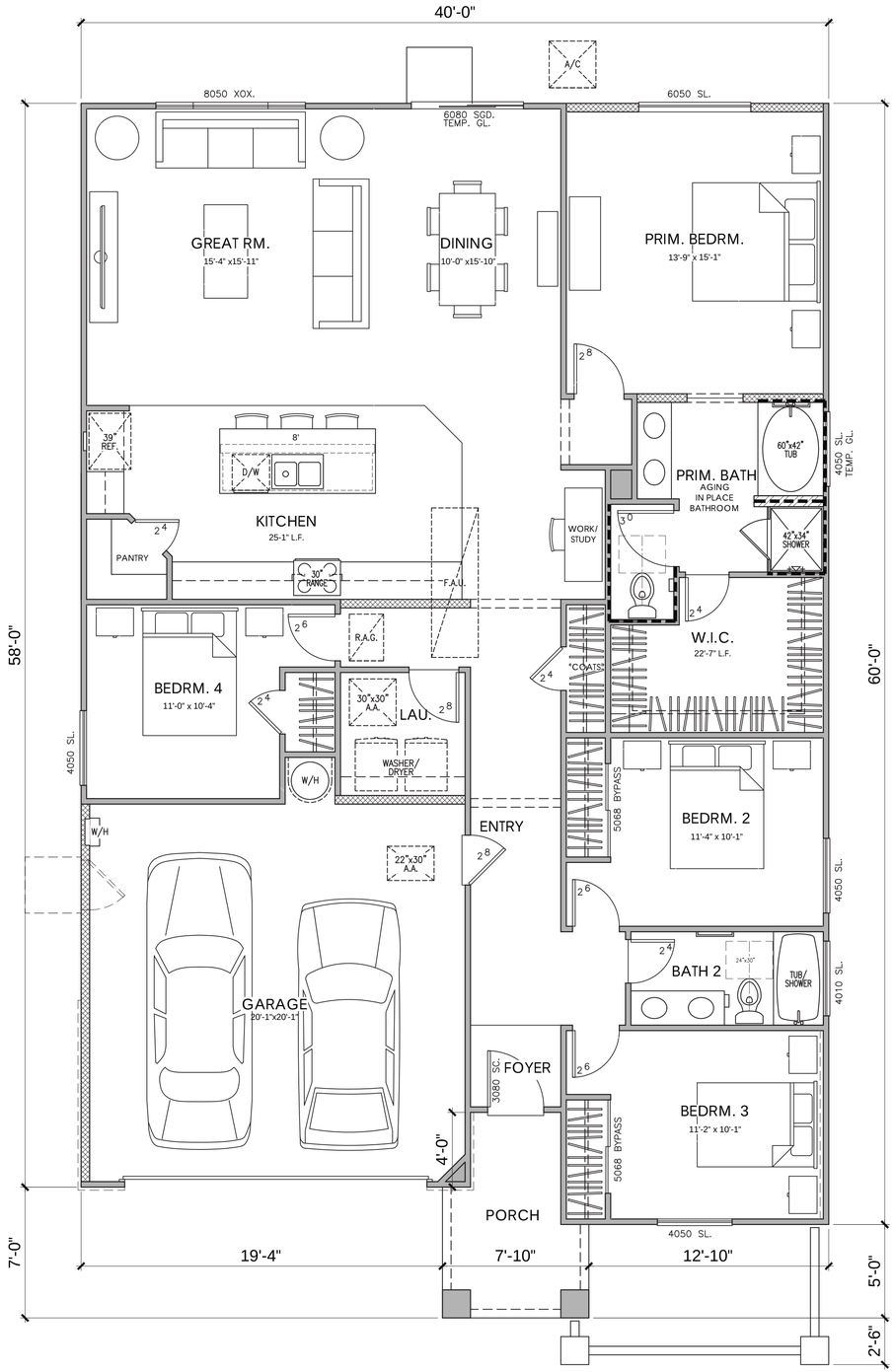


"E" - FARMHOUSE

ROOF PLANS

PLAN 4012

0 2 4 8 12



FLOOR PLAN

PLAN 4015

4 BEDROOM, 2 BATH

PLAN 4015
AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,910 SQ. FT.
TOTAL DWELLING	1,910 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	419 SQ. FT.
PORCH	71 SQ. FT.

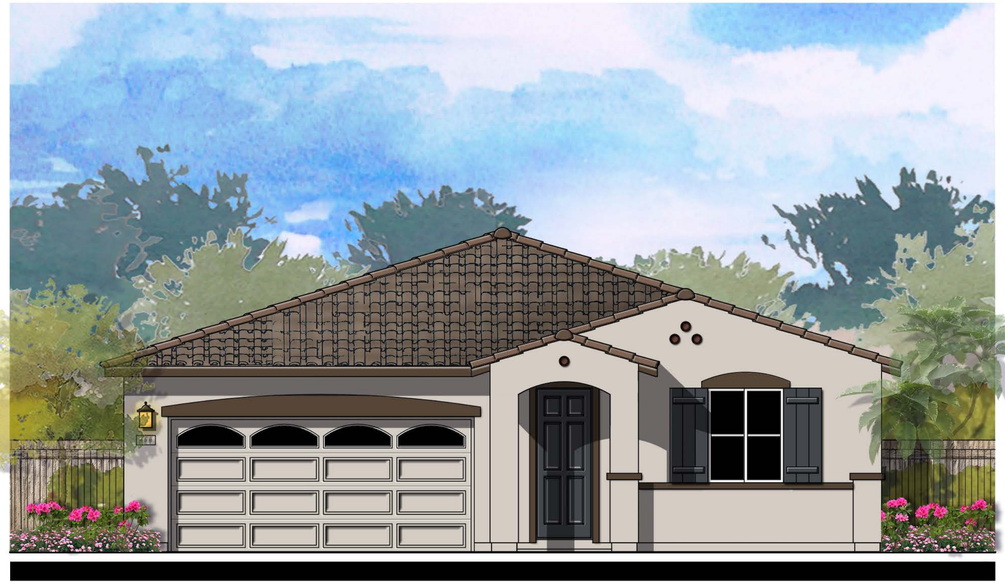
0 2 4 8 12

Meritage Homes

WALNUT LANE
WINTERS, CA

06/08/2023
A-23

Kevin L. Crook Architect Inc #21069
PLANNING + ARCHITECTURE



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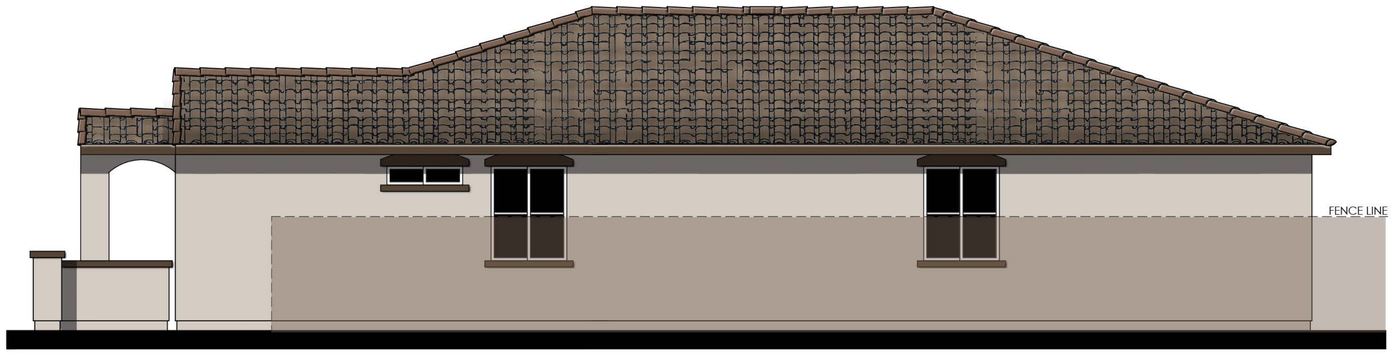
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



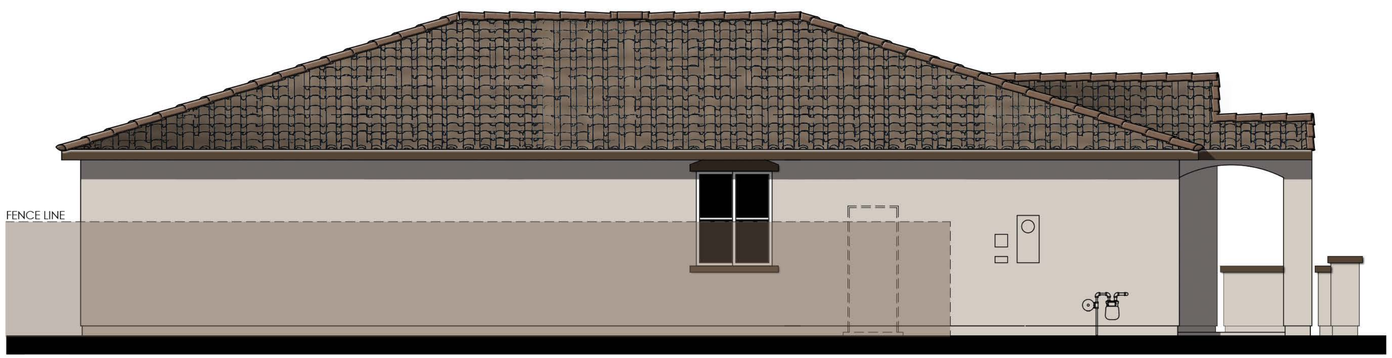
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 21

PLAN 4015 "B"
SANTA BARBARA ELEVATION

0 2 4 8 12

Meritage Homes

WALNUT LANE
WINTERS, CA

06/08/2023
A-24

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21069



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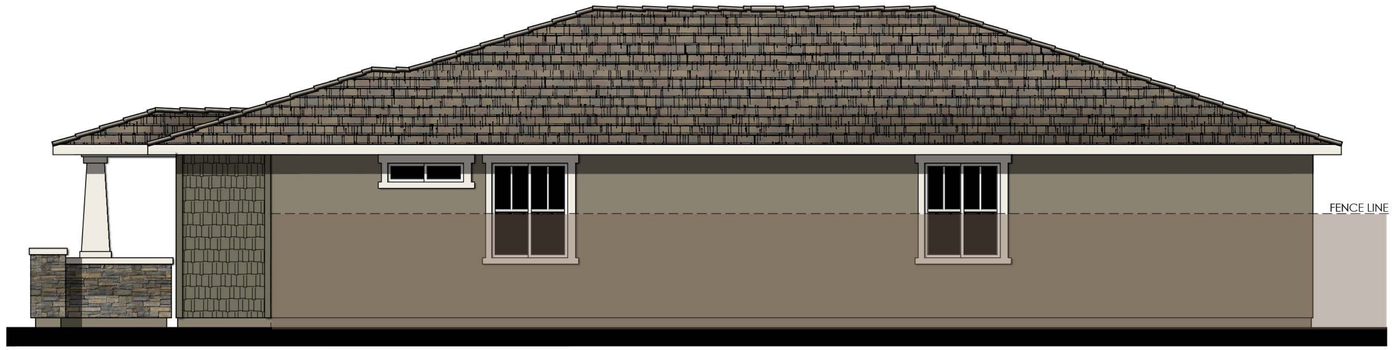
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



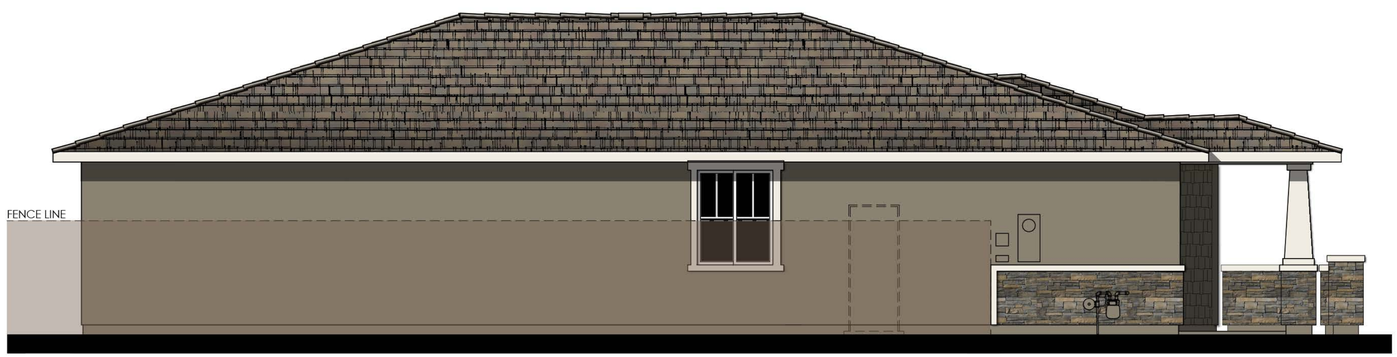
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ SHINGLES
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM
VENEER:	MANUFACTURED STONE



REAR



LEFT

COLOR SCHEME 24

PLAN 4015 "C"
CRAFTSMAN ELEVATION

0 2 4 8 12

Meritage Homes

WALNUT LANE
WINTERS, CA

06/08/2023
A-25

Kevin L. Crook Architect Inc #21069
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



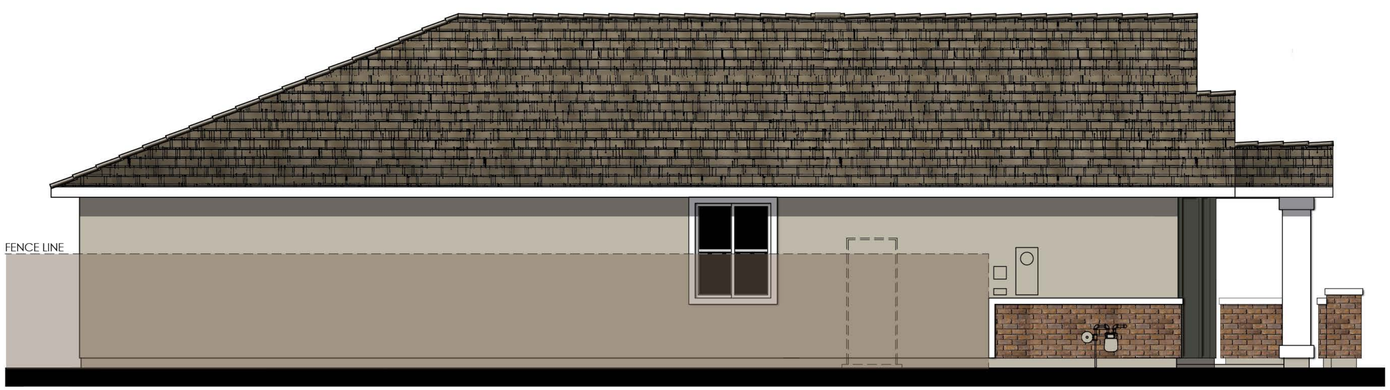
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM
VENEER:	MANUFACTURED BRICK



REAR



LEFT

COLOR SCHEME 30

PLAN 4015 "E"
FARMHOUSE ELEVATION

0 2 4 8 12

Meritage Homes

WALNUT LANE
WINTERS, CA

06/08/2023
A-26

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#21069



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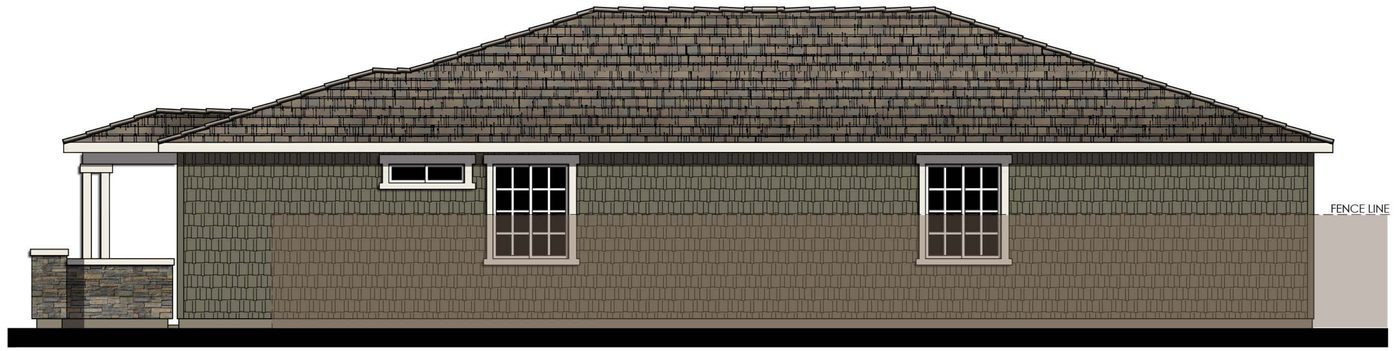
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE ENDS:	BOARD & BATTEN
WALL:	SHINGLES
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM
VENEER:	MANUFACTURED STONE



REAR



LEFT

COLOR SCHEME 24

PLAN 4015 "F"
CRAFTSMAN SIDING ELEVATION

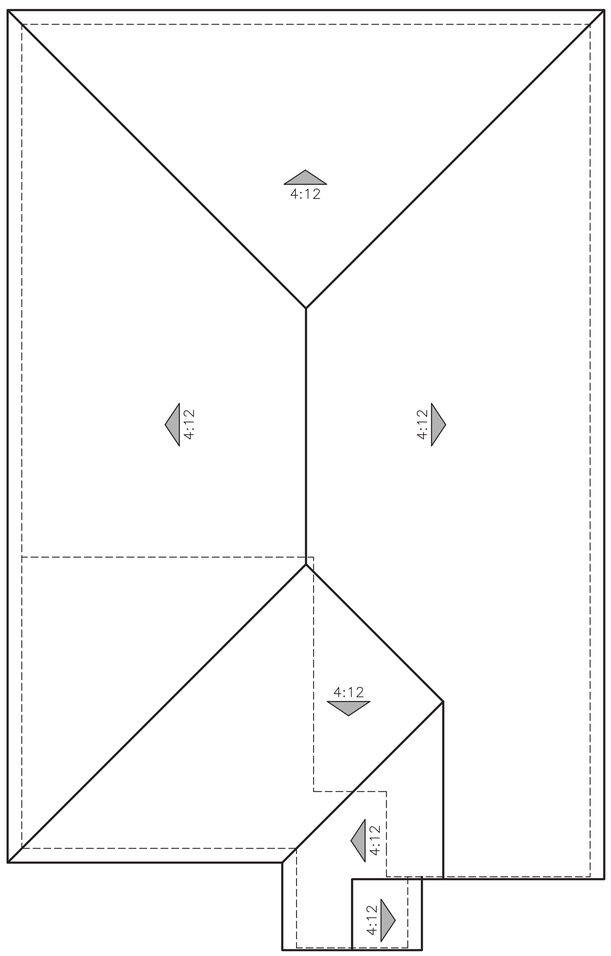
0 2 4 8 12

Meritage Homes

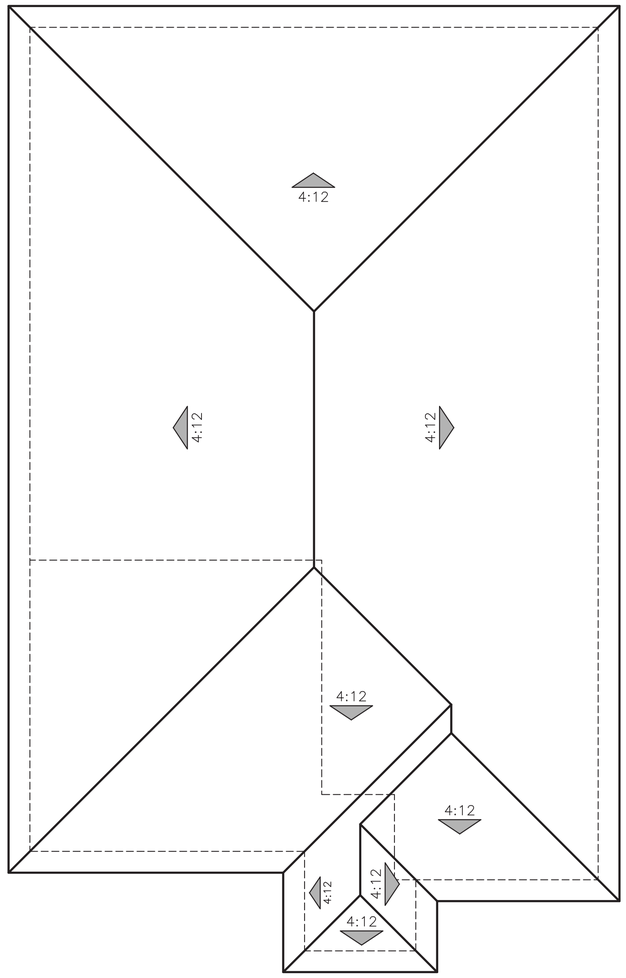
WALNUT LANE
WINTERS, CA

06/08/2023
A-27

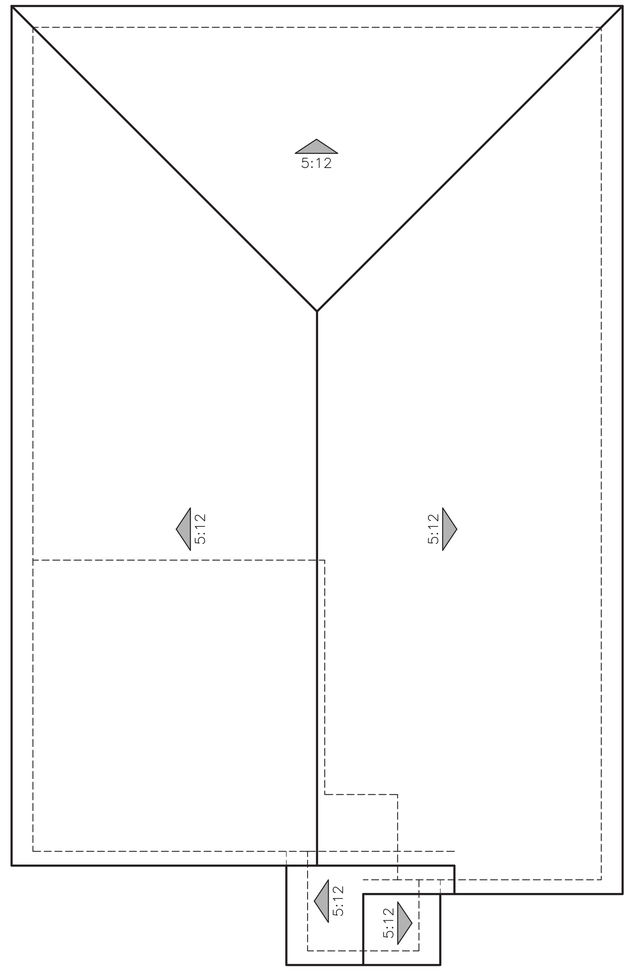
Kevin L. Crook Architect Inc #21069
PLANNING + ARCHITECTURE



"B" - SANTA BARBARA



"C" - CRAFTSMAN

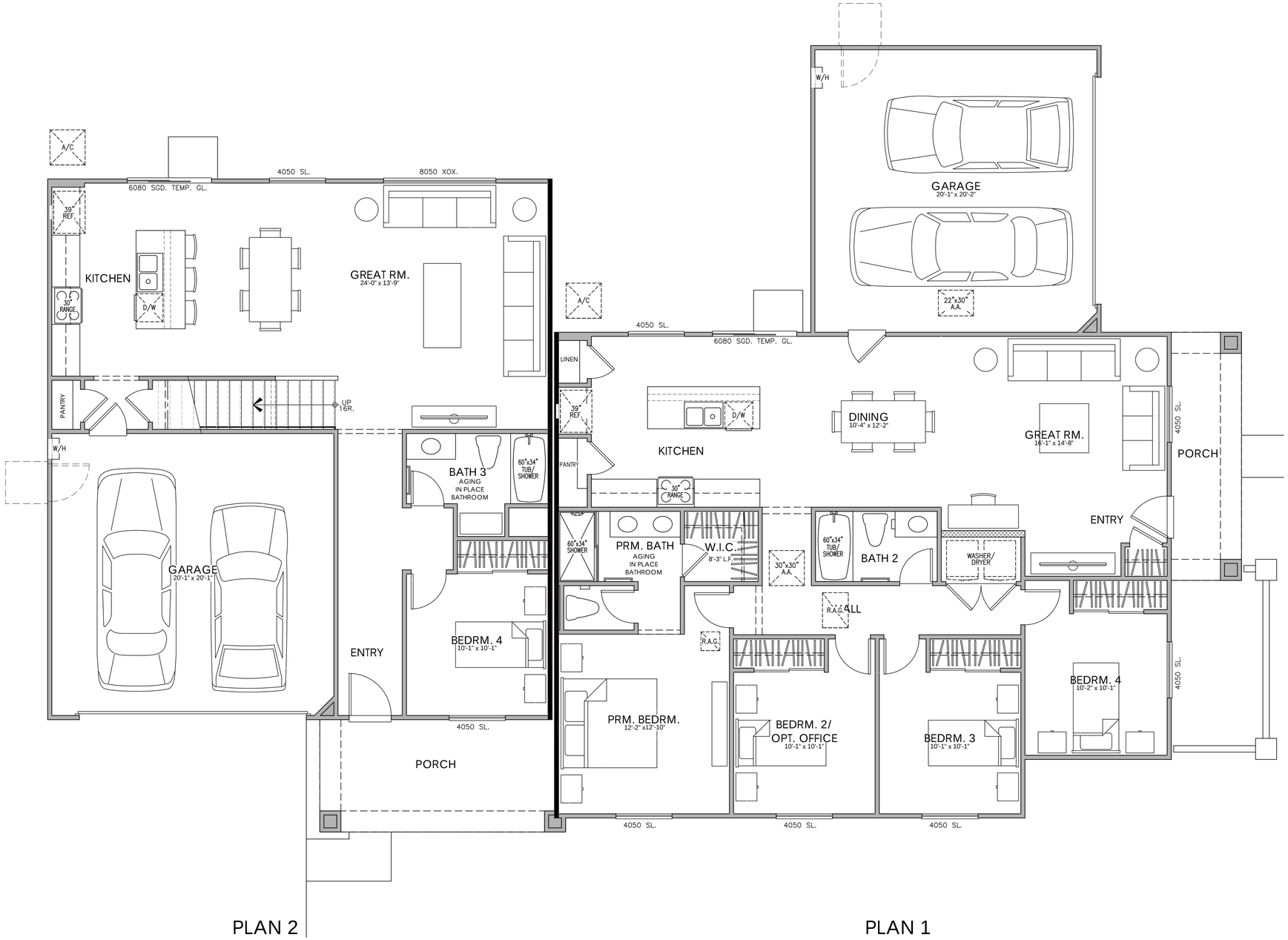


"E" - FARMHOUSE

ROOF PLANS

PLAN 4015

0 2 4 8 12



PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,475 SQ. FT.
TOTAL DWELLING	1,475 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	422 SQ. FT.
PORCH	88 SQ. FT.

PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	968 SQ. FT.
SECOND FLOOR AREA	920 SQ. FT.
TOTAL DWELLING	1,888 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	415 SQ. FT.
PORCH	134 SQ. FT.

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

FIRST FLOOR PLAN
DUETS

Meritage Homes

WALNUT LANE
WINTERS, CA

06/08/2023
A-29

Kevin L. Crook Architect Inc #21069
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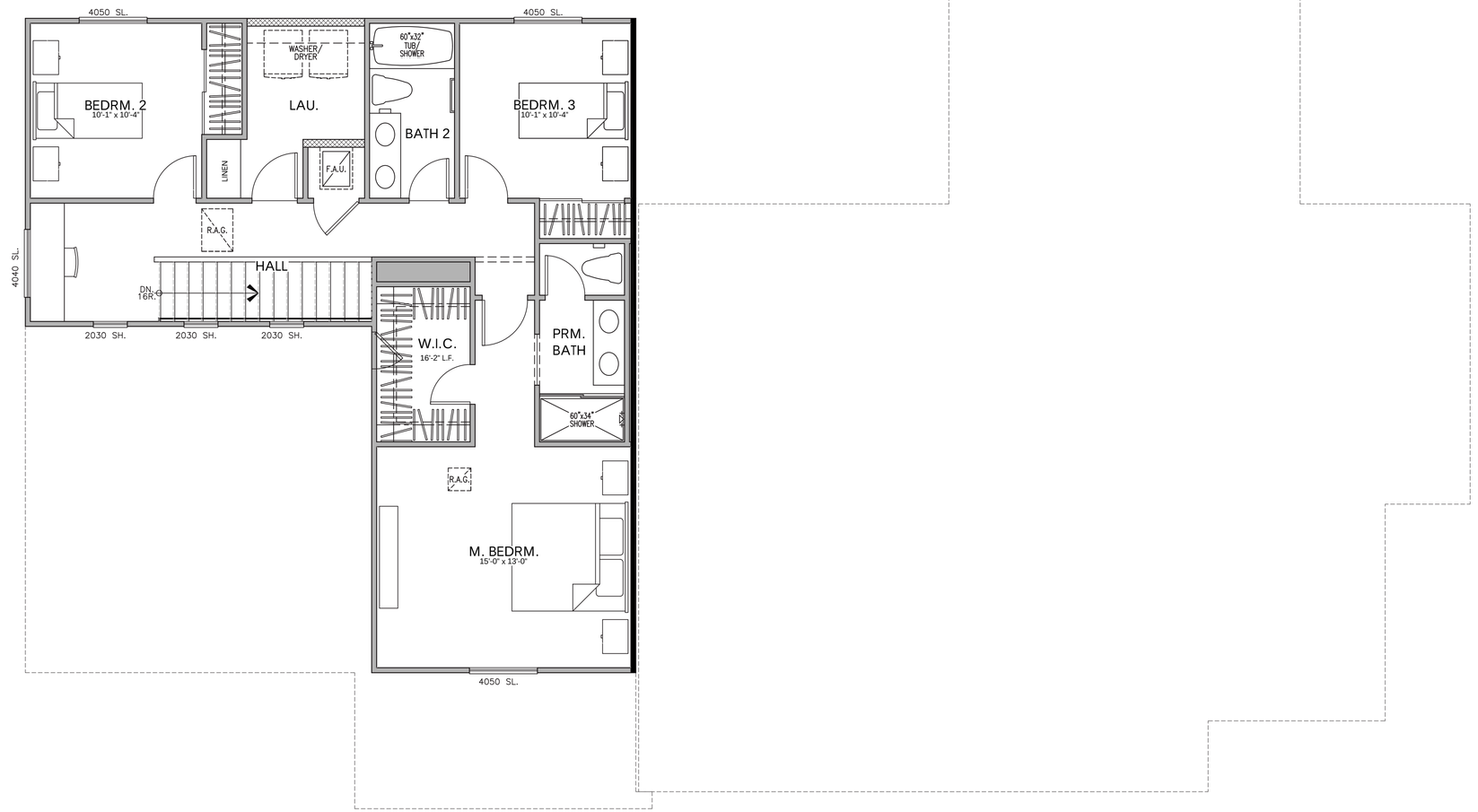

PLAN 2

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

SECOND FLOOR PLAN
DUETS

Meritage Homes

WALNUT LANE
WINTERS, CA

06/08/2023
A-30

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#21069



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FRONT

Refer to landscape drawings for wall, tree, and shrub locations

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR
COLOR SCHEME 19
ELEVATION "B" - SANTA BARBARA
DUETS

0 2 4 8 12



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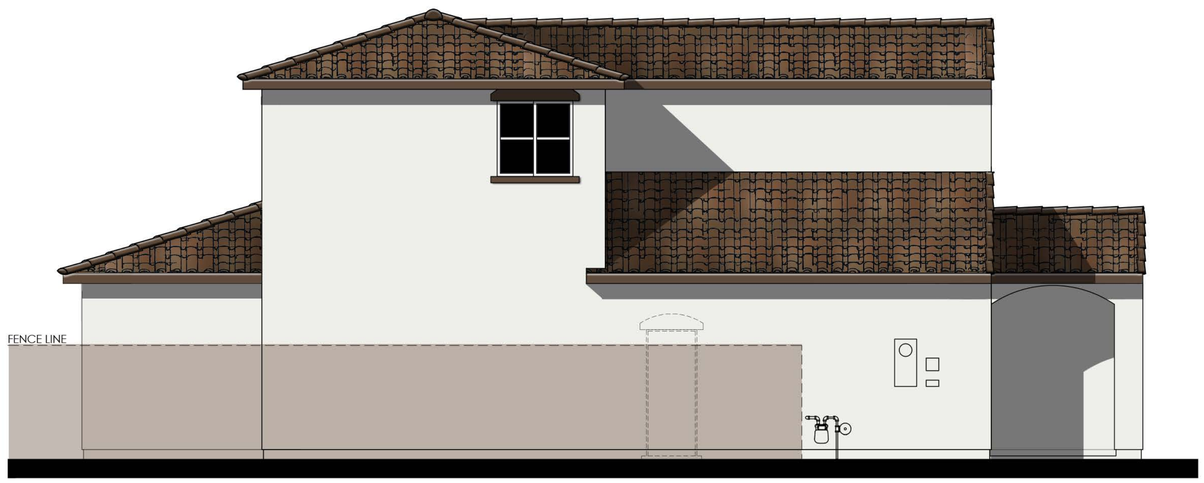
RIGHT

Refer to landscape drawings for wall, tree, and shrub locations



LEFT

COLOR SCHEME 19

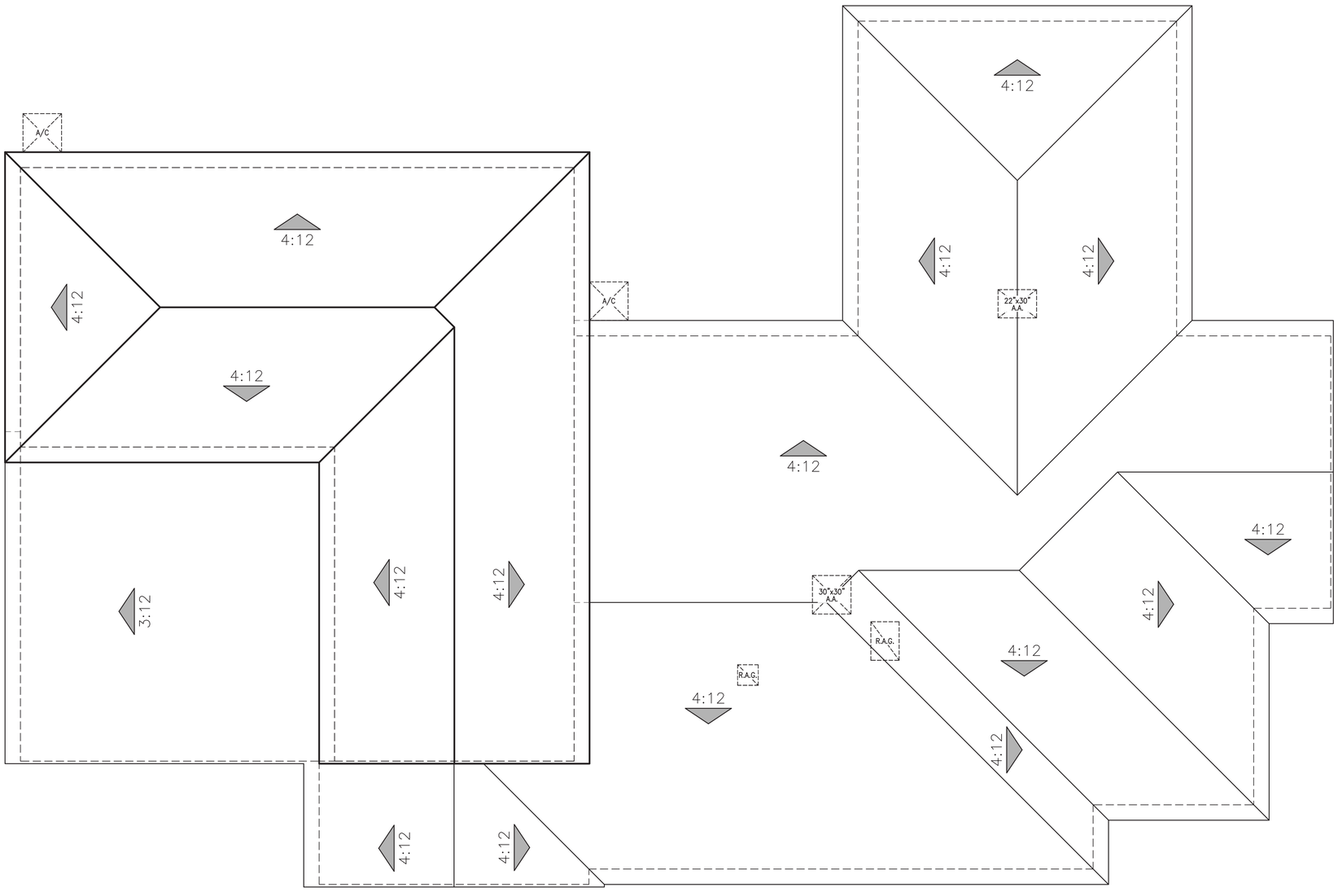
ELEVATION "B" - SANTA BARBARA

DUETS

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

0 2 4 8 12



ROOF PLAN
ELEVATION "B" - SANTA BARBARA
DUETS

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB

0 2 4 8 12

WALNUT LANE

WINTERS, CA

PROJECT	21069
CREATED	2/17/2022
CLIENT REV.	3/2/2023
Planning Dept. Rev	4/5/2023
Planning Dept. Rev	5/18/2023

PAINT:	SHERWIN WILLIAMS
CONCRETE ROOF:	NEWPOINT (PREVIOUSLY BORAL)
CONCRETE ROOF:	EAGLE
STONE:	CULTURED STONE / ELDORADO
BRICK:	ELDORADO

"B" ELEVATIONS SANTA BARBARA		SCHEME 19	SCHEME 20	SCHEME 21
STUCCO		SW7006 EXTRA WHITE	SW7688 SUNDEW	SW6071 POPULAR GRAY
FASCIA / TRIM		SW9091 HALF-CAFF	SW9115 COWBOY BOOTS	SW7041 VAN DYKE BROWN
GARAGE DOOR		SW7006 EXTRA WHITE	SW7688 SUNDEW	SW6071 POPULAR GRAY
FRONT DOOR / SHUTTERS		SW2837 AURORA BROWN	SW0065 VOGUE GREEN	SW7076 CYBERSPACE
GABLE END DETAIL		SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
BORAL ROOF: LOW PROF. "S" VILLA		1VICS7330 VERONA CLAY	1VICS6169 CASA GRANDE BLD	1VICS3233 BROWN BLEND
EAGLE ROOF: LOW PROF "S" MALIBU		2636 PIEDMONT BLEND	2520 WTHRD TRACTA FLASHED	2689 BROWN RANGE

"C" & "F" ELEVATIONS CRAFTSMAN		SCHEME 22	SCHEME 23.1	SCHEME 24
STUCCO		SW6053 REDDENED EARTH	SW6233 SAMOVAR SILVER	SW6172 HARDWARE
FASCIA / TRIM		SW7104 COTTON WHITE	SW6244 NAVAL	SW7551 GREEK VILLA
SHINGLE SIDING / CORNER BOARDS		SW0006 TOILE RED	SW9135 WHIRLPOOL	SW2851 SAGE GREEN LIGHT
GARAGE DOOR		SW6053 REDDENED EARTH	SW6233 SAMOVAR SILVER	SW6172 HARDWARE
FRONT DOOR / SHUTTERS		SW7675 SEALSKIN	SW0048 BUNGLEHOUSE BLUE	SW2831 CLASSICAL GOLD
STONE:		ES RUSTIC LEDGE SEQUOIA	CS COUNTRY LEDGE ECHO RIDGE	CS COUNTRY LEDGE SKYLINE
BORAL ROOF: FLAT SLATE		1FACS7002 CHERRYWOOD	1FACS5354 STONE MOUNTAIN BLD	1FECY4071 OCEAN JASPER BLD
EAGLE ROOF: SLATE BEL AIR		4606 VALLEJO RANGE	4679 LIGHT GRAY RANGE	SCB 8708 DEL ORO BLEND

"E" ELEVATIONS FARMHOUSE		SCHEME 28	SCHEME 29	SCHEME 30
STUCCO		SW7757 HIGH REFLECTIVE WT	SW7105 PAPERWHITE	SW6170 TECHNO GRAY
FASCIA / TRIM		SW7069 IRON ORE	SW7006 EXTRA WHITE	SW7757 HI REFLECTIVE WT
GARAGE DOOR		SW7757 HIGH REFLECTIVE WT	SW7105 PAPERWHITE	SW6170 TECHNO GRAY
BOARD & BATTEN SIDING		SW7757 HIGH REFLECTIVE WT	SW2834 BIRDSEYE MAPLE	SW6186 DRIED THYME
FRONT DOOR / SHUTTERS		SW7069 IRON ORE	SW7740 MESSENGER BAG	SW2853 NEW COLONIAL YLW
BRICK:		ASHLAND TUNDRA BRICK	LATIGO TUNDRA BRICK	RIVERBED TUNDRA BRICK
BORAL ROOF: FLAT SHAKE		1FBCJ4072 SAHARA QTZ BLD	1FBCJ0300 BRONZE PEARL BLD	1FBCF1132 CHARCOAL BWN BLD
EAGLE ROOF: SHAKE PONDEROSA		SCP8805 SEATTLE BLEND	5671 VILLAGE BLEND	5687 BROWN GRAY RANGE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

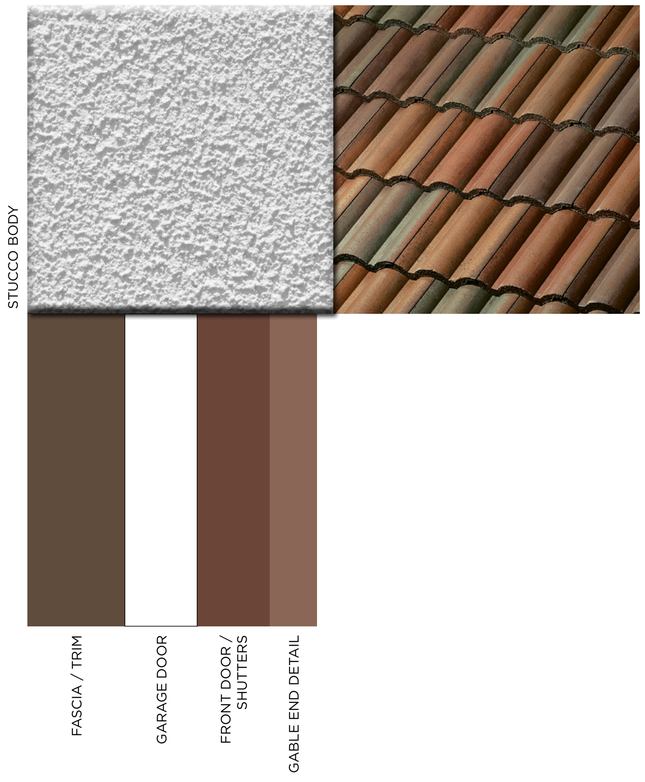
TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

Meritage Homes

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

SANTA BARBARA
SCHEME #19



Meritage Homes

WALNUT LANE
WINTERS, CA

#21069
MAY 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SANTA BARBARA
SCHEME #20



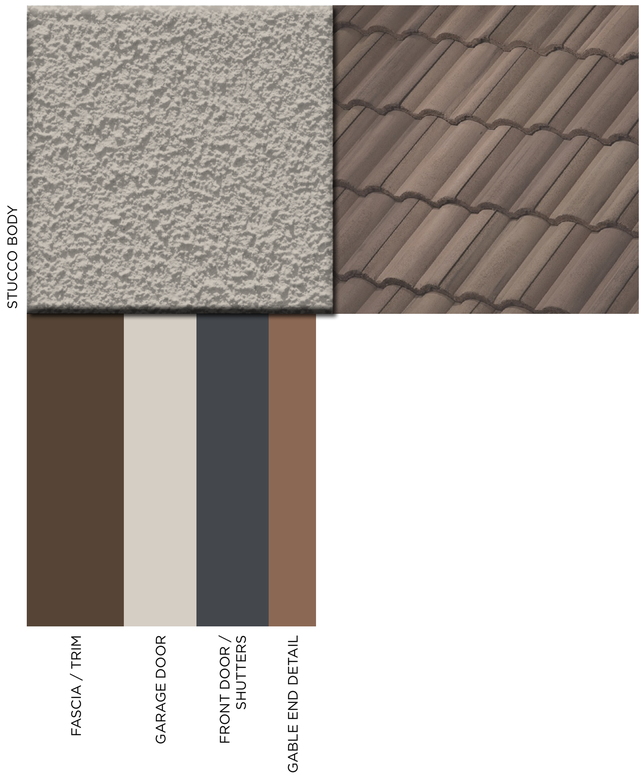
Meritage Homes

WALNUT LANE
WINTERS, CA

#21069
MAY 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SANTA BARBARA
SCHEME #21



Meritage Homes

WALNUT LANE
WINTERS, CA

#21069
MAY 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “B” SANTA BARBARA

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

CRAFTSMAN
SCHEME #22

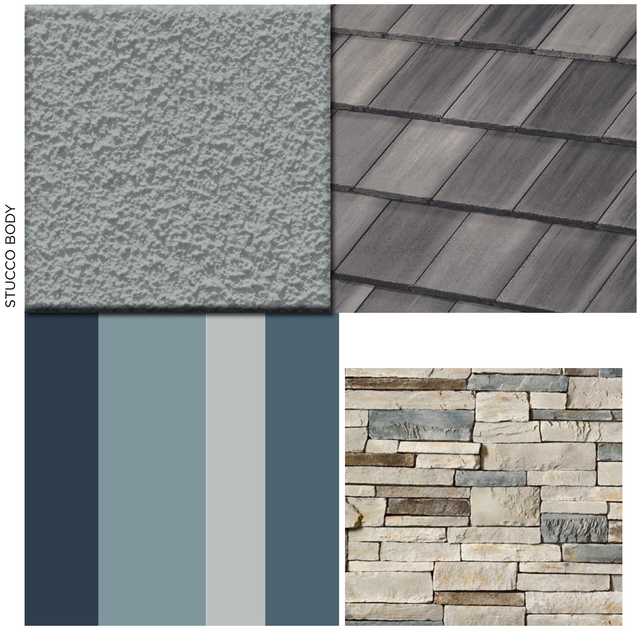


WALNUT LANE
WINTERS, CA

#21069
MAY 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #23.1



WALNUT LANE
WINTERS, CA

#21069
MAY 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #24



WALNUT LANE
WINTERS, CA

#21069
MAY 16, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “C” & “F” CRAFTSMAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

FARMHOUSE
SCHEME #28



Meritage Homes

WALNUT LANE
WINTERS, CA

#21069
MAY 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #29



Meritage Homes

WALNUT LANE
WINTERS, CA

#21069
MAY 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #30



Meritage Homes

WALNUT LANE
WINTERS, CA

#21069
MAY 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS -"E" FARMHOUSE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

PLOT PLAN EXHIBIT: LOT 29

WALNUT LANE 10

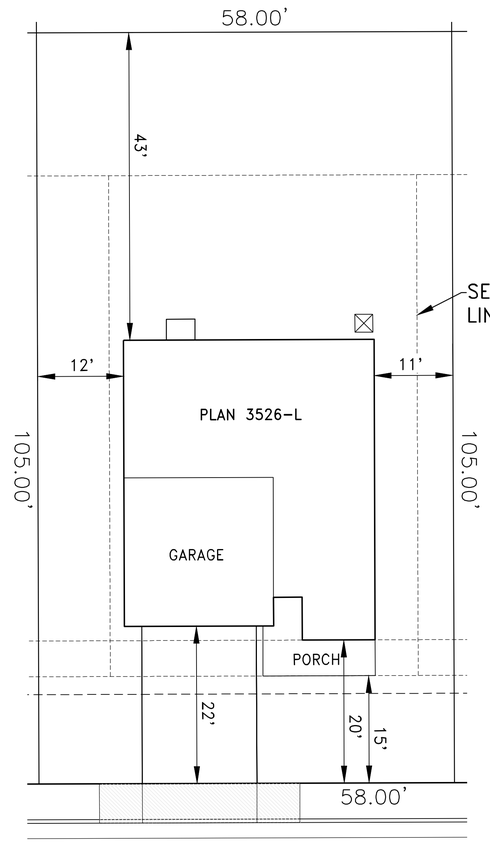
MERITAGE HOMES

CITY OF WINTERS **CALIFORNIA**

MARCH, 2023

10' 5' 0 10'

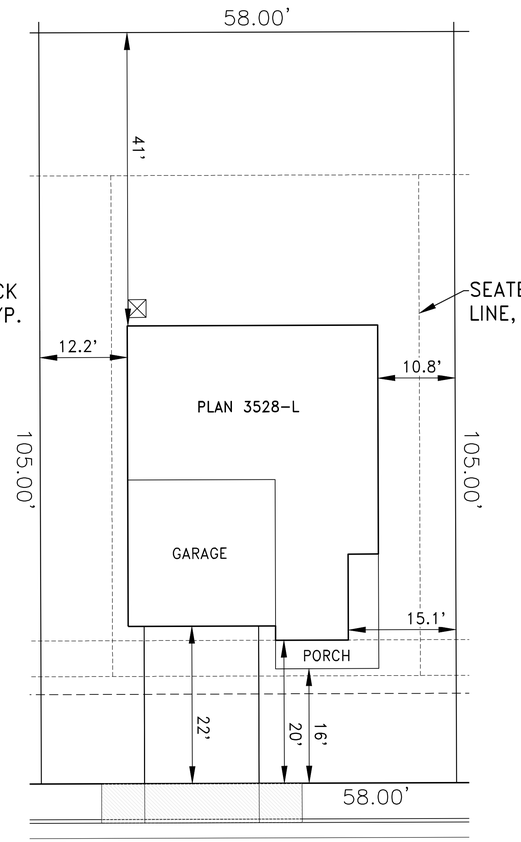
SCALE: 1" = 10'



YOUNG DRIVE

PLAN 3526

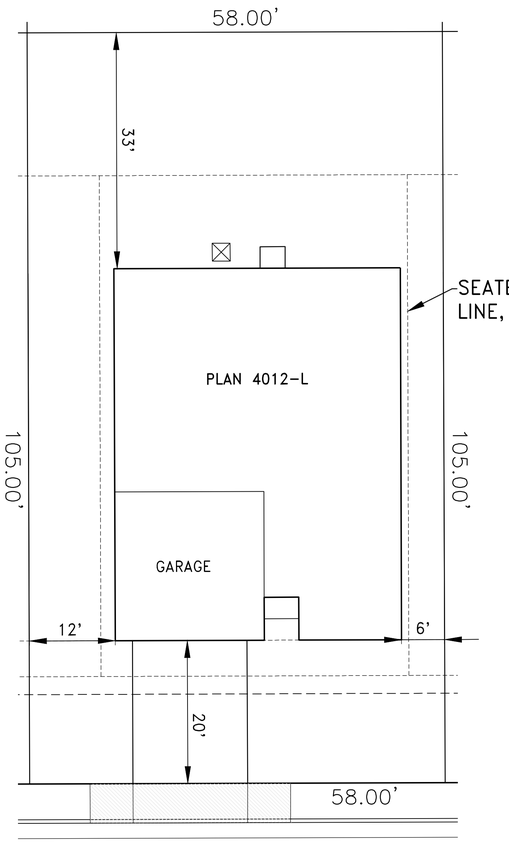
LOT AREA: 6,090 S.F.
LOT COVERAGE: 24.8%
REAR YARD: 2,494 S.F.



YOUNG DRIVE

PLAN 3528

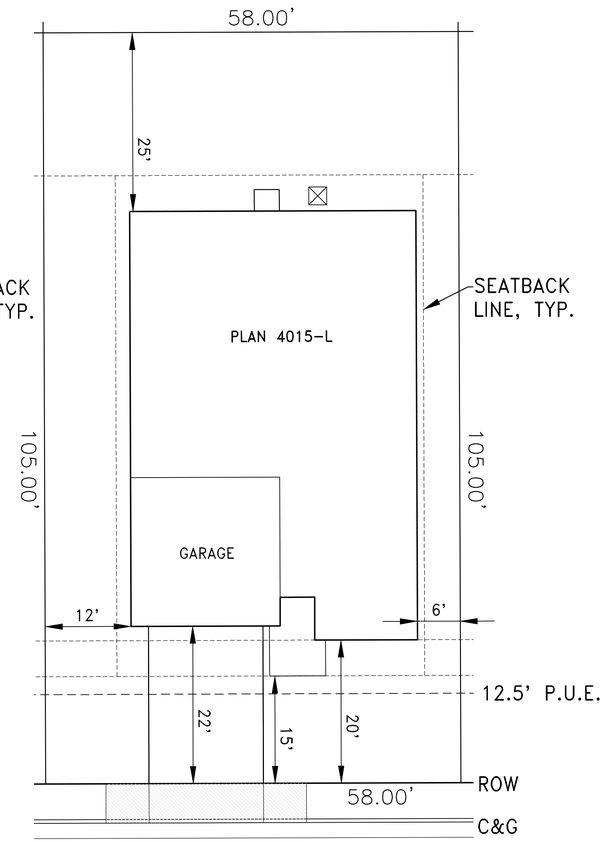
LOT AREA: 6,090 S.F.
LOT COVERAGE: 25.6%
REAR YARD: 2,378 S.F.



YOUNG DRIVE

PLAN 4012

LOT AREA: 6,090 S.F.
LOT COVERAGE: 34.4%
REAR YARD: 1,914 S.F.



YOUNG DRIVE

PLAN 4015

LOT AREA: 6,090 S.F.
LOT COVERAGE: 39.4%
REAR YARD: 1,450 S.F.

C-1

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3741 Douglas Blvd. Ste 150 Tel 916.341.7760
Roseville, CA 95661 Fax 916.341.7767

J:\2000-s\2563.002_Winters_Corbell_OA\Civil\Exhibits\C-EXH-PLOTPLAN-L0729.dwg 3/24/2023 8:43 AM Rachel Skots

LANDSCAPE CONSTRUCTION DOCUMENTS FOR

WALNUT LANE 10

IN-TRACT DESIGN REVIEW PLANS

WINTERS, CALIFORNIA

MWELO STATEMENT OF COMPLIANCE

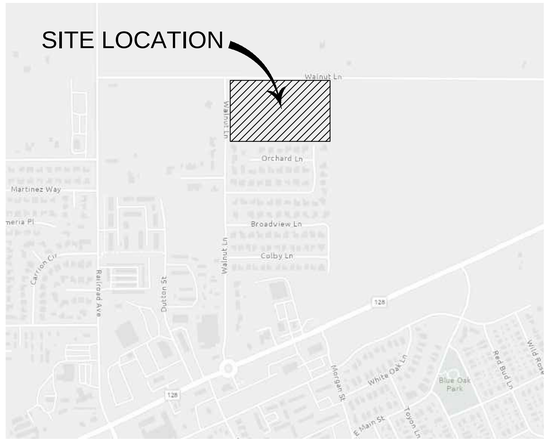
"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

SUSAN HEIKEN, PLA CA LICENSE # 6292
STUDIO 1515

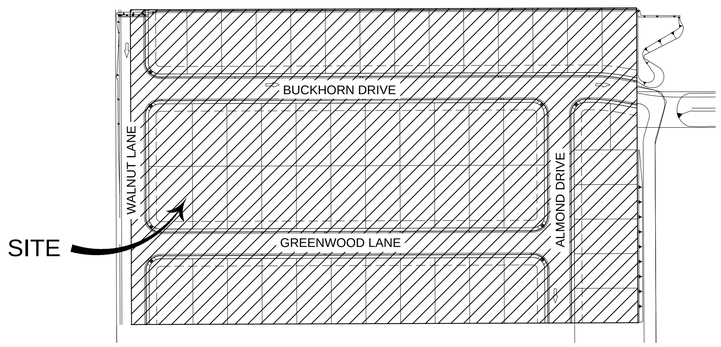
SHEET INDEX

L-0.0	COVER SHEET
L-1.0	CONCEPTUAL FRONT YARD TYPICALS
L-2.0	CONSTRUCTION DETAILS

VICINITY MAP



SITE MAP



CONSULTANTS:

CIVIL ENGINEER: WOOD RODGERS, INC.
3301 C STREET, BUILDING 100-B
SACRAMENTO, CA 95816
916.341-7760

ARCHITECT: KEVIN L. CROOK ARCHITEC, INC.
1360 REYNOLDS AVE., SUITE 110
IRVINE, CALIFORNIA 92614
949.660.1587

CLIENT:

Meritage Homes
860 Stillwater Road
Suite #200A
West Sacramento, CA 95605
916.840.3550

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PRELIMINARY - NOT FOR CONSTRUCTION

WALNUT LANE 10
IN-TRACT DESIGN REVIEW PLANS

Meritage Homes
860 Stillwater Road Suite #200A
West Sacramento, CA 95605

NO.	DATE	REVISIONS	BY	APP'D

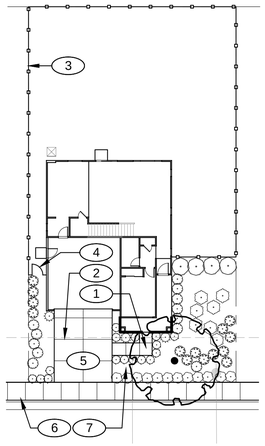
STUDIO 1515
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
(707) 252.8115

WALNUT LANE 10
IN-TRACT DESIGN REVIEW PLANS
COVER SHEET
WINTERS, CALIFORNIA

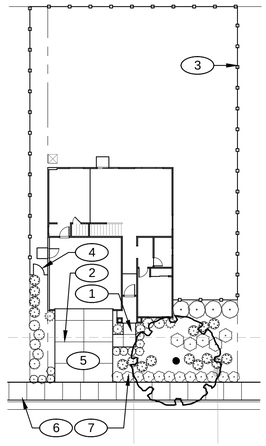
LICENSED LANDSCAPE ARCHITECT
Susan S. Heiken #6292
Signature
03/31/25
Renewal Date
STATE OF CALIFORNIA

DATE	MARCH 14, 2023	
DRAWN	MN	
DESIGNED	RB	
CHECKED	SH	
JOB NO.	8121037.0	

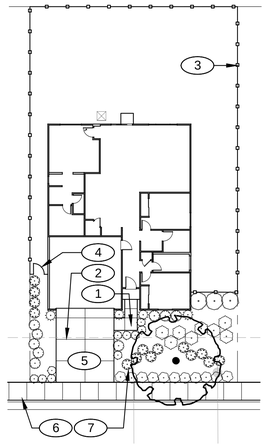
SHEET NO.
L-0.0



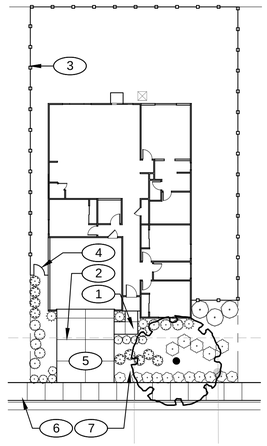
PLAN 3526 - INLINE



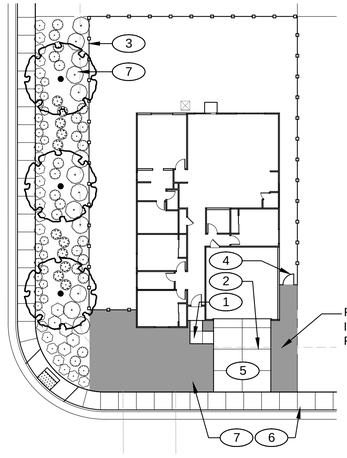
PLAN 3528 - INLINE



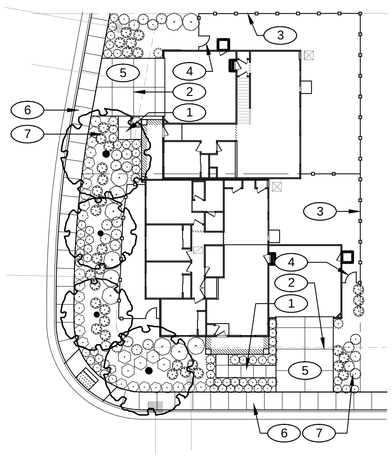
PLAN 4012 - INLINE



PLAN 4015 - INLINE



TYPICAL CORNER
PLAN 4015 FOR REFERENCE



PLAN 7

CONSTRUCTION CALLOUT LEGEND

1. CONCRETE PAVING. **FINISH**: MEDIUM BROOM. **COLOR**:NATURAL GRAY.
2. CONCRETE SCORELINE, TYPICAL.
3. GOOD NEIGHBOR FENCE. **SEE DETAIL:** B/L-2.0.
4. WOOD GATE. **SEE DETAIL:** A/L-2.0.
5. CONCRETE DRIVEWAY PER CIVIL ENGINEER'S PLANS. SCORELINES NOT TO EXCEED 6' X 8'.
6. SIDEWALK PER CIVIL ENGINEER'S PLANS.
7. PLANTING AREA, TYPICAL.

TREE SCHEDULE FOR NON BACKBONE STREETS

SYMBOL	NORTH/SOUTH STREETS	EAST/WEST STREETS
	STREET TREE: CELTIS AUSTRALIS • ALMOND DRIVE	**STREET TREE: KOELEUTERIA BIPINNATA** • BUCKTHORN DRIVE
	STREET TREE: ULMUS PARVIFOLIA 'ALLEE' • WALNUT LANE	**STREET TREE: PISTACIA C. 'KEITH DAVEY'** • GREENWOOD LANE

SHRUB LEGEND

ABBR.	EXPOSURE	SIZE	ELEVATION 'A' *BOTANICAL NAME* COMMON NAME	WATER USE (WUCOLS)	ELEVATION 'B' *BOTANICAL NAME* COMMON NAME	WATER USE (WUCOLS)	ELEVATION 'E' *BOTANICAL NAME* COMMON NAME	WATER USE (WUCOLS)
	SW: SUN NE: SHADE	5 GAL	*CALLISTEMON 'LITTLE JOHN'* DWARF BOTTLEBRUSH *BUXUS M. JAPONICA 'GREEN BEAUTY'* BOXWOOD	LOW LOW	*TEUCRIUM FRUTICANS 'AZUREUM'* BUSH GERMANDER *PITTOSPORUM C. 'WANA'* DWARF KARO	LOW MOD	*GALVEZIA SPECIOSA* ISLAND BUSH SNAPDRAGON *GALVEZIA SPECIOSA* ISLAND BUSH SNAPDRAGON	LOW LOW
	SW: SUN NE: SHADE	1 GAL	*LAVANDULA STOECHAS 'OTTO QUAST'* SPANISH LAVENDER *MYRTUS C. 'COMPACTA'* DWARF MYRTLE	LOW LOW	*TULBAGHIA VIOLACEA 'VARIEGATA'* SOCIETY GARLIC *AGAPANTHAS 'STORM CLOUD'* LILY-OF-THE-NILE	LOW MOD	*FESTUCA MAIREI* ATLAS FESCUE *FESTUCA MAIREI* ATLAS FESCUE	LOW LOW
	SW: SUN NE: SHADE	1 GAL	*CHONDROPETALUM TECTORUM* SMALL CAPE RUSH *CHONDROPETALUM TECTORUM* SMALL CAPE RUSH	LOW LOW	*HESPERALOE PARVIFOLIA* RED YUCCA *HESPERALOE PARVIFOLIA* RED YUCCA	LOW LOW	*PHORMIUM 'RED HEART'* NEW ZEALAND FLAX *PHORMIUM 'RED HEART'* NEW ZEALAND FLAX	LOW LOW
	SW: SUN NE: SHADE	1 GAL	*CALAMAGROSTIS A. 'KARL FOERSTER'* FEATHER REED GRASS *CALAMAGROSTIS A. 'KARL FOERSTER'* FEATHER REED GRASS	LOW LOW	*VERBENA BONARIENSIS 'LOLLIPOP'* DWARF PURPLE TOP *IRIS DOUGLASIANA 'CANYON SNOW'* DOUGLAS IRIS	LOW LOW	*VERBENA LILACINA 'DE LA MINA'* CEDROS ISLAND VERBENA *VERBENA LILACINA 'DE LA MINA'* CEDROS ISLAND VERBENA	LOW LOW
	SW: SUN NE: SHADE	5 GAL	*SALVIA LEUCANTHA* MEXICAN BUSH SAGE *LOROPETALUM C. 'PURPLE DIAMOND'* CHINESE FRINGE FLOWER	LOW LOW	*SALVIA 'FURMAN'S RED'* AUTUMN SAGE *SALVIA 'FURMAN'S RED'* AUTUMN SAGE	LOW LOW	*CISTUS X PURPUREUS* ORCHID ROCKROSE *VIBURNUM DAVIDII* DAVID'S VIBURNUM	LOW MOD
	SW: SUN NE: SHADE	5 GAL	*DODONAEA V. 'PURPUREA'* PURPLE HOPSEED BUSH *CARPENTERIA C. 'ELIZABETH'* BUSH ANEMONE	LOW LOW	*GREVILLEA 'NOELII'* GREVILLEA *RHAMNUS C. 'MOUND SAN BRUNO'* COFFEE BERRY	LOW LOW	*WESTRINGIA FRUTICOSA* COAST ROSEMARY *VIBURNUM T. 'SPRING BOUQUET'* LAURUSTINUS	LOW MOD
	SW: SUN NE: SHADE	1 GAL	*ROSMARINUS O. 'PROSTRATUS'* PROSTRATE ROSEMARY *ROSMARINUS O. 'PROSTRATUS'* PROSTRATE ROSEMARY	LOW LOW	*MYOPORUM PARVIOLIUM* PROSTRATE MYOPORUM *MYOPORUM PARVIOLIUM* PROSTRATE MYOPORUM	LOW LOW	*HELIANTHEMUM N. 'HENFIELD BRILLIANT'* SUNROSE *HELIANTHEMUM N. 'HENFIELD BRILLIANT'* SUNROSE	LOW LOW
MP		FLATS @ 9" O.C.	*MYOPORUM PARVIOLIUM* PROSTRATE MYOPORUM	LOW				

- REFER TO SHEET L-2.0 FOR CONSTRUCTION DETAILS.

SCALE: 1"=20'-0"

MWELO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."

SUSAN HEIKEN, PLA CA LICENSE # 6292
STUDIO 1515

NOTES:

1. ALL STREET TREES SHALL BE A MINIMUM 15 GALLON SIZE.
2. ALL STREET TREES SHALL BE PLANTED WITH ROOT DEFLECTION PANELS PER CITY'S STANDARD.
3. ALL STREET TREES SHALL BE PLANTED AND STAKED PER CITY'S STANDARD.
4. ALL TREES SHALL AVOID CONFLICTS WITH PAVING, STREET SIGNAGE, STREET LIGHTS AND OTHER UTILITIES.
5. TREE SETBACKS SHALL BE THE FOLLOWING, OR AS PER LOCAL CODES AND ORDINANCES:
   - -10' FROM CURB RETURNS
   - -8' FROM DRIVEWAYS
   - -5' FROM WATER METERS AND JOINT TRENCHES
   - -20' FROM STREETLIGHTS
   - -10' FROM SANITARY SEWER LINES
6. TREE LOCATIONS ARE SCHEMATIC. CONTRACTOR SHALL LOCATE TREE BASED ON DRIVEWAY, WALK AND UTILITY LOCATIONS.

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PRELIMINARY - NOT FOR CONSTRUCTION

WALNUT LANE 10
IN-TRACT DESIGN
REVIEW PLANS

Meritage Homes

860 Stillwater Road Suite #200A
West Sacramento, CA 95605

NO.	DATE	REVISIONS	BY	APP'D

STUDIO 1515
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
(707) 252.8115

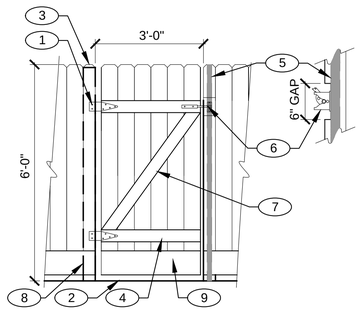
WALNUT LANE 10
IN-TRACT DESIGN REVIEW PLANS
WINTERS, CALIFORNIA

CONCEPTUAL FRONT YARD TYPICALS

LICENSED LANDSCAPE ARCHITECT
Susan S. Heiken #6292
Signature
6/21/23
Renewal Date
State
STATE OF CALIFORNIA

DATE	MARCH 14, 2023
DRAWN	MN
DESIGNED	RB
CHECKED	SH
JOB NO.	8121037.0

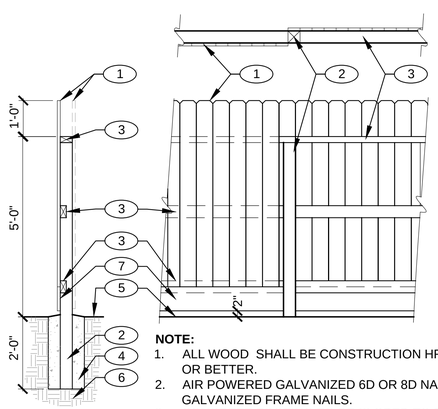
SHEET NO.
L-1.0



1. HINGE, TYP.
2. FINISH GRADE.
3. 1x6 GATE BOARDS.
4. 2x4 HORIZONTAL BRACE, TYP.
5. 2-3/8" DIA. GALVANIZED STEEL POST ON LATCH SIDE ONLY. COVER WITH 1" THICK BOARDS, TYP.
6. GRAVITY LATCH.
7. 2x4 DIAGONAL BRACE.
8. HSS 2-3/8"X2-3/8"X3/16" HOT DIPPED GALVANIZED TUBULAR STEEL POST. COVER WITH 1" THICK BOARDS, TYP.
9. 1x8x8' KICK BOARD

NOTE:
1. ALL WOOD SHALL BE CONSTRUCTION HRT. RO. REDWOOD OR CEDAR #2 OR BETTER.
2. STEEL POST SHALL BE COVERED WITH 1" THICK BOARDS. CUT BOARD WIDTHS AND LENGTHS AS REQUIRED.
3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.
4. CONCRETE FOOTING TO BE SLOPED TO ENSURE WATER RUNOFF.

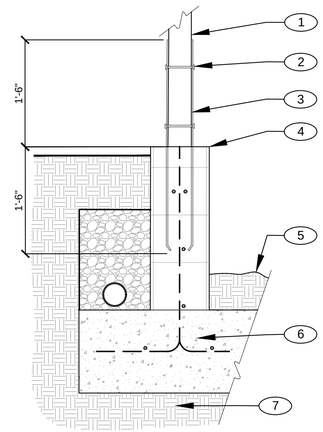
A 6' DOG-EAR WOOD GATE W/KICKBOARD
SCALE: 1/2" = 1'-0 "



1. 1x6x5' DOG EARED ROUGH SAWN FENCE BOARDS.
2. HSS 2-3/8"x2-3/8"x3/16" HOT DIPPED GALVANIZED TUBULAR STEEL POST AT 8' O.C.MAX. COVER WITH 1" THICK BOARDS, TYP.
3. THREE 2x4x8' RAILS.
4. 12"x24" CONCRETE FOOT SLOPED TO DRAIN. CUT KICKBOARD AROUND FOOTING.
5. FINISH GRADE.
6. UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT.
7. 1x8x8' KICKBOARD

NOTE:
1. ALL WOOD SHALL BE CONSTRUCTION HRT. RO. REDWOOD OR CEDAR #2 OR BETTER.
2. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.
3. CONCRETE FOOTING TO BE SLOPED TO ENSURE WATER RUNOFF.

B 6' GOOD NEIGHBOR FENCE W/KICKBOARD
SCALE: 1/2" = 1'-0 "



1. 4x4 PTDF POST
2. 5/8" DIA BOLTS
3. 2" X 1/8" GALVINIZED WELDED BRACKET WET SET IN WALL AT 7'-6" O.C.
4. RETAINING WALL PER CIVIL ENGINEER'S PLANS
5. FINISH GRADE
6. FOOTING AND DRAINAGE STRUCTURAL DESIGN PER CIVIL ENGINEER'S PLANS
7. COMPACTED SUBGRADE OR ENGINEERED FILL

C FENCE ON RETAINING WALL
SCALE: 1" = 1' - 0"

WALNUT LANE 10
IN-TRACT DESIGN REVIEW PLANS

Meritage Homes

860 Stillwater Road Suite #200A
West Sacramento, CA 95605

NO.	DATE	REVISIONS	BY	APP'D

STUDIO 1515
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
(707) 252.8115

WALNUT LANE 10
IN-TRACT DESIGN REVIEW PLANS
CONSTRUCTION DETAILS
WINTERS, CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
Susan S. Heikes #3858
Signature
03/31/25
Renewal Date
STATE OF CALIFORNIA

DATE	MARCH 14, 2023
DRAWN	MN
DESIGNED	RB
CHECKED	SH
JOB NO.	8121037.0

SHEET NO.
L-2.0

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PRELIMINARY - NOT FOR CONSTRUCTION

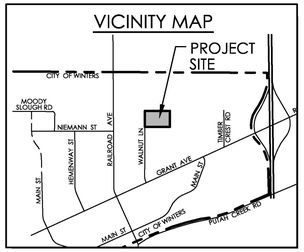
TENTATIVE SUBDIVISION MAP - TRACT 5173

WALNUT LANE 10

CITY OF WINTERS, CALIFORNIA

FEBRUARY 7, 2019

(REVISED: OCTOBER 2, 2019)



52 LOTS (58'x105' TYP.)
2 HALF-PLEX LOTS (37A & 37B)
10.0 ± AC. (G)

BELLEVUE NORTH 250 LLC
038-050-067

DROBOCKY-BALTOO FAMILY TRUST
038-050-024

SOUTH MARKET COURT PTN
038-050-018

TRAYLOR
003-360-001

OLKINGHORN
003-360-002

IVORY
003-491-001

RAMOS
003-491-002

GUTIERREZ
003-491-003

COMAN
003-491-004

GUTIERREZ
003-491-005

TILDEN TRUST
003-491-006

DUNLOP
003-491-007

RUFF
003-491-008

VICKREY
003-491-009

NEIL
003-492-017

STREET A

STREET B

WALNUT LANE

ALMOND DRIVE

ALMOND DRIVE

12.5' PUE (TYP.)

30' FLOOD CONTROL EASEMENT (TO BE ABANDONED)

30' FLOOD CONTROL EASEMENT (TO BE ABANDONED)

30' FLOOD CONTROL EASEMENT (TO BE ABANDONED)

EP

PROPOSED EP

WELL TO BE REMOVED

SMH RIM:131.71

WELL RIM:

| | | |

May 17, 2023

Meritage Homes
Attn: Rob Wilson
860 Stillwater Road #200A
West Sacramento, CA 95605

RE: Walnut Lane 10 Site Plan/Design Review Project (DR-2022-01) Design Review Committee Meeting

Dear Mr. Wilson,

On April 25, 2023, the City's Design Review Committee (DRC) reviewed Walnut Lane 10 Design Review project to provide the applicant team with initial feedback relating to the project's design proposals. The Committee's feedback is summarized below and will be provided to the Planning Commission to assist with the review of the Walnut Lane 10 Design Review application. The DRC reviewed the design and aesthetic, building materials, color schemes, and configuration/layout of the proposed model homes for the Walnut Lane 10 Subdivision.

DRC Comments
The following section provides feedback provided by the Design Review Committee:

- Some Committee members felt that more color variation should be provided similar to the Winters Highlands subdivision; however, other members were not generally concerned with the proposed color variation proposed for the models
    - However, the Committee requested more color variation proposed for the garage doors and less contrasting colors of the garage doors to help deemphasize the garage
    - Recommended considering adding barn/farm style garage doors to the Farmhouse models as other Meritage models found in adjacent cities
- The DRC strongly recommended incorporating universal design into the proposed model floor plans to meet the City's goal of visitability
- The DRC felt that more design variation should be provided for the proposed building materials
    - The models (Coastal and Farmhouse, specifically) were too similar to what is

currently being constructed within the Winters Highlands subdivision
    - Roof pitches were very flat and did not provide enough variation between the different models
    - The proposed models included too much stucco and recommended including a model entirely of board and batten siding
- The DRC emphasized that front porches should be enlarged and should engage the streetscape to encourage use of front yards
    - The porches and courtyards should be enlarged so that they can be useable for future residents
- Some committee members felt that the window shutters, which are simply a design aesthetic and not functional, did not assist in providing design variation and were too similar to the homes being constructed in the Winters Highlands subdivision
    - The DRC recommended a different window treatment to help differentiate these models from the Winters Highlands subdivision such as awnings or other shading treatments
- The DRC agreed with staff in that adding a model with a side entering garage, at least consideration for corner lots to have a side entering garage to help provide more variation between the proposed models

<u>Staff Comments</u>

The follow section provides feedback provided by staff, most of which were identified in the Design Review Committee Meeting Memo.

- The proposed model homes and elevations need more design diversity
    - Costal and Farmhouse models are too similar in design
    - Recommend adding a craftsman style with shingle siding
    - Recommend including a model with board and batten siding
- The proposed color scheme needs more variety
    - Farmhouse models all have a varying degree of light grey stucco finish
    - Body colors for the three models are variations of grey and brown
    - Current products under construction elsewhere in Winters have more color variation
- The proposed roof pitches are too similar, and models should include greater variation
- Very little use of brick as a veneer; a historic design element of Winters
- Recommend revising proposed porches; small in size, two models do not have covered porches, and design discourages use of porch by residents
- Recommend modifying one or more of the models to have a side entering garage
    - Could be utilized on corner lots
- Staff recommended the models that included an uncovered courtyard instead of a covered entryway to only be placed on the south side of the street due to solar orientation
- Staff recommended the models placed on the south side of the street to match the height (stories) of the residential homes in the existing neighborhood to the south

- Lots abutting existing single-story residences to the south should be single-story models
- Lots abutting existing two-story residences to the south could be two-story models

Conclusion

Both the DRC and staff believed that the proposed "porches" are more adequately described as covered entryways and should be enlarged to encourage use of the front yard and engagement of the streetscape to maintain the small-town character of Winters. In addition, the DRC and staff recommended consideration of a model with a side entering garage to be included, at least for corner lots. Furthermore, it was identified that the models included too much stucco siding and needed more variation. It was strongly recommended to include a board and batten model to help break up the design aesthetic between the proposed models. The DRC and staff felt that more roof variation could be provided between the proposed models. Staff agrees with the DRC's comments relating to the proposed window shutters and supports their recommendation of a different window treatment. This will help provide variation between the proposed Walnut Lane 10 models and the homes being constructed in the Winters Highlands subdivision. Lastly, it was clear that the DRC wanted to ensure the proposed models considered universal design to allow for visitability, and staff would recommend that the applicant team provide a response on how the proposed models will address this concern. The applicant team's universal design and visitability features response would be included in the Planning Commission staff report.

Planning Commission
Staff Report

To: Chair and Planning Commissioners

Date: July 25, 2023

From: Kirk Skierski, Senior Planner
David Dowswell, Contract Planner

Subject: Professional Pools Design Review Project (DR-2023-01), 500 Railroad Avenue (APN: 003-153-007 & 008)

Recommendation:
That the Planning Commission conduct a public hearing on the Professional Pools Site Plan/Design Review project (DR-2023-01) and adopt PC Resolution 2023-06 thereby taking the following actions:

1. Determine the proposed Professional Pools Design Review project (DR-2023-01) to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines; and

2. Approve the Professional Pools Site Plan/Design Review project (DR-2023-01) based on the recommended findings and subject to the draft conditions of approval.

Project Description:
The applicant, Professional Pools, is requesting Site Plan/Design Review approval for a building addition, exterior renovations to the building, and site improvements. The existing building was initially 4,783 square feet; however, a 1,938 square foot portion of the building has recently been demolished due to deteriorating conditions and safety concerns. The project proposes to replace the 1,938 square foot portion that has been removed and add an additional 2,130 square feet to the rear of the building. The building would be used as office space for Professional Pools but does create three separate office spaces for potential future tenants. No additional uses or businesses are being proposed for the building at this time, and any future uses or businesses would need to comply with zoning and permitting requirements, including obtaining a business license from the City.

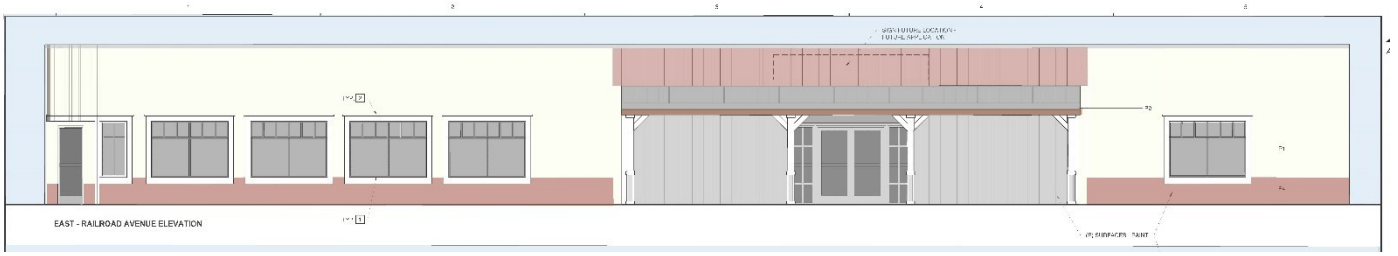
The proposed project includes extensive exterior renovations to the building and site including replacement of all existing windows and doors with black anodized aluminum offset frame with glazed glass that will be similar to the Winters Hotel. The proposed

building addition would include cement plaster consistent with the existing building material, but repainted. In addition, the project includes the following:

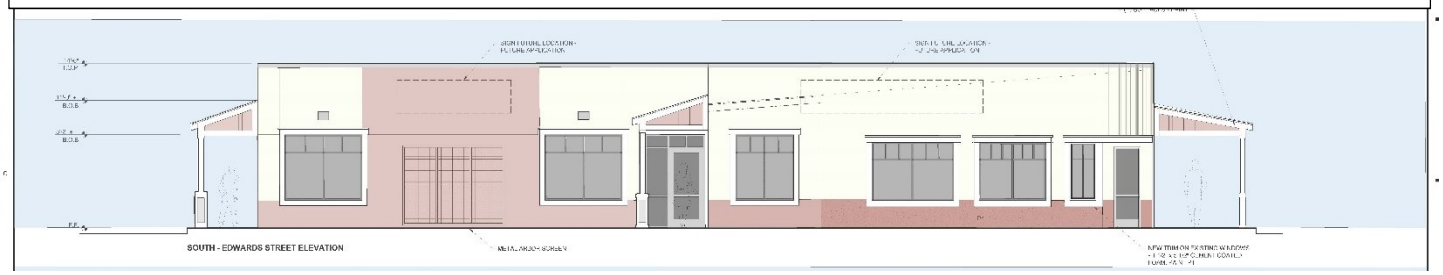
- Painting of the building
- Replacement of existing windows and doors including trim
- New corner entrance to the building on the corner of Railroad Avenue and Edwards Street, similar to the entrance of Putah Creek Cafe
- New onsite sidewalk leading from the Edwards Street sidewalk across the back of the existing building to the entrance of the new office space
- Two new store-front style entrances to the proposed rear addition, West elevation
- New 256 square foot planter strip along Edwards Street
- New 136 square foot landscape area adjacent to the building
- Two onsite parking spaces, one of which would be an ADA parking space
- New 9’ x 9’ x 16’ CMU trash enclosure with a metal roof structure to match the building
- Onsite bicycle parking
- Removal and replacement of existing driveway and sidewalk along Edwards Street
- Removal of an existing storage container
- Removal of an existing modular building located adjacent to Edwards Street

Above the two new entrances of the addition there will be a metal shed roof supported by posts designed to match the entry of the existing building. The new windows and trim will also match those of the existing building. The applicant plans to remodel the existing building by adding a corner entrance to the building near the corner of Railroad Avenue and Edwards Street. The new entrance will be similar to the entrance for the Putah Creek Café.

East Elevation – Railroad Avenue



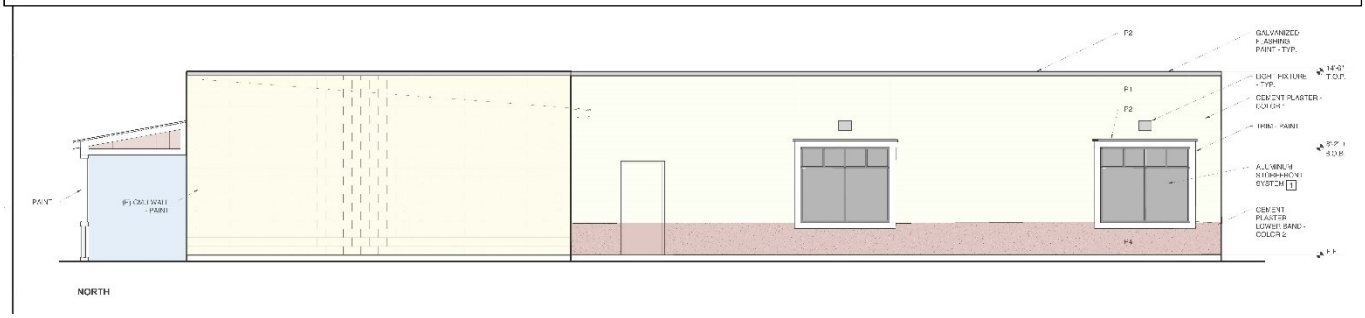
South Elevation – Edwards Street



West Elevation – Angled visibility from Edwards Street



North Elevation – Screened by Post Office Building



Location:

The project site is located in downtown Winters on Railroad Avenue and is within the City's Form Based Code planning area. The project site comprises three parcels, the building at 500 Railroad Avenue appears to be located on APN 003-453-007. The outdoor storage and parking area located behind the building where the new addition is being proposed includes APN 003-153-008 and 009 (no assigned address), see Figure-1 below for a "Vicinity Map".

Figure-1 Vicinity Map



Project Site Information:

General Plan Designation:	Neighborhood Commercial (NC)
Zoning District:	Downtown A (D-A)
Parcel Size:	~0.35 acres

The surrounding properties consists of the following land uses:

- North: United States Post Office, zoned D-B (Downtown B)
- East: Vacant parking lot, zoned D-B (Downtown B)
- South: Winters Towing building, zoned D-B (Downtown B)
- West: Single family residence, zoned C-2 (Central Business District)

Background:

The project site is developed with an existing building at 500 Railroad Avenue (formerly True Value Hardware) with covered outdoor storage and unofficial parking area located directly behind the building. The business closed in 2016-17. The building sat vacant for a number of years. Professional Pools purchased the properties in September of 2020 and the property is currently in use as office space for Professional Pools.

Design Review:

In evaluating a Design Review request, the primary focus is the overall design including location, screening, quality of building materials, compliance with the City's Form Based Code and Architectural and Design Standards, compliance with Winters Design Guidelines, and compatibility of the proposed project with the site and surroundings to maintain and enhance the visual character of the area. Design Review does include analysis of onsite circulation and the adjacent public right-of-way. The Planning Commission may approve a Design Review application, with or without conditions, only if findings of compliance with Section 17.36.040 of the Winters Municipal Code can be made, which are as follows:

- The overall visible mass of the structure, which includes height, roofline profiles and overall scale of a building;
- 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;
- 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;
- Effective screening of ground – and – roof mounted equipment;

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

- Achieve conformity with the Winters Design Guidelines and the Form-Based Code for Downtown (Chapter 17.58), as applicable.

Discussion/Analysis

Architecture:

Form Based Code Guidelines and Design Review Guidelines

The Form Based Code (FBC) Architectural and Design Standards and Winters Design Guidelines are intended to provide direction for future development that retains Winters' small-town character and enhances the overall visual aesthetic of the community. The Design Guidelines are intended to encourage high-quality architectural and development design. The Design Guidelines encourage small-scale buildings with a strong architectural orientation, which help to preserve the City's small-town character.

In addition, the FBC Architectural and Design Standards and the Design Guidelines provide focused design and aesthetic goals for the Form Based Code area. Both the FBC Architectural and Design Standards and the Design Guidelines put an emphasis on remodels/additions that recognize the historical significance of the downtown and positively compliment it.

The proposed addition has been designed to be compatible with the existing building and the nearby buildings. Renovation building will help to preserve the historic and distinctive character of the downtown while complimenting the existing built environment. Adding an entrance on the corner of existing building, restoring the windows, and complementing adjacent architecture will help to continue the pedestrian-oriented shopping experience along Railroad Avenue.

The FBC Architectural Standards recommend trash enclosures be designed to have solid masonry wall, be architecturally compatible with the project and be located away from residential uses to minimize impact on adjacent property owners. The trash enclosure is proposed to be designed with a concrete masonry unit (CMU) wall and painted to match the building. The enclosure also proposes a metal roof to match the building's entryways.

One of the Design Guidelines findings requires all mechanical equipment be screened from view. The plans do not show any new mechanical equipment. Staff has included Condition of Approval #21 requiring future mechanical equipment be screened from view with the future location and screening to be approved by staff.

It is staff's opinion the proposed remodel of the old True Value Hardware store and the Professional Pools Design Review project as a whole is consistent with the Form Based Code Architectural and Design Standards and Winters Design Guidelines for the following reasons:

- Building location and orientation directly adjacent to Railroad Avenue engages the street and appropriately screens the onsite parking area located behind the existing building and new addition;

- The proposed building materials and colors are similar to those used on the existing building and compatible with those used on the Winters Hotel;

- The project is proposing to add a new entrance on the corner of the building which will allow direct access into the retail space inside of the remodeled store and will mimic the entrance the front entrance of the Putah Creek Café;

- The project proposes to restore the existing windows, which will enhance the street elevations along Edwards Street and Railroad Avenue;

- The project would include landscaping and sidewalks improvements consistent with the City's adopted standards; and

- The proposed building addition incorporates design features and building materials of the existing building, which would complement and tie the addition into the existing design aesthetic.

Staff is recommending that the Planning Commission approve the Professional Pools Design Review project based on the recommended findings, and subject to the recommended conditions of approval. Additional analysis of the site plan design and orientation relating to parking, landscaping, and signage is provided below.

Parking:

The Form Based Code (FBC) requires office space located off a secondary street to provide one (1) parking space for every 500 of new commercial office. Parking is not required to be provided for the existing building. The parking requirement is based on the net amount of new office space, which is 2,138 square feet. To meet the parking requirement the applicant will need to provide a minimum of four (4) new onsite parking spaces, one (1) of which will have to be an ADA Accessible space. The project proposes to install two onsite parking spaces, one of which would be an ADA space. The City's Municipal Code does allow for properties in the Downtown area to pay an in-lieu parking fee for parking requirements not provided onsite. The applicant is requesting Planning Commission approval to pay the parking in-lieu fee for the remaining two spaces. The Planning Commission can consider the parking in-lieu fee request as stated in Winters Municipal Code Section 17.72.040.F.10, which requires consideration of the following criteria:

a. The shape and size of the property to be improved;
b. The proposed use of the property;
c. Availability of parking in nearby areas;
d. Number of spaces required for the use under this title; and

e. Consistency with the general purposes and intent of this title (Zoning Ordinance) and the City General Plan.

In addition, the Planning Commission may:

(a) waive all of the parking normally required;
(b) order compliance with minimum off-street parking requirements, or
(c) a combination of both

It is staff's opinion that the parking in-lieu fee payment request can be supported due to the availability of nearby parking including on-street parking. Due to the property being north of Main Street, on-street parking is typically available throughout the day due to the lack of adjacent businesses and service commercial uses. In addition, the shape and size of the property can raise onsite vehicle circulation concerns if too many parking spaces are proposed due to the limited space between the building and coverage storage area. Lastly, the use of the property, which is for office and administration for Professional Pools, has been in operation for some time without any onsite parking spaces. The current lack of parking at 500 Railroad Avenue does not appear to have significant impacts on availability of nearby parking areas including on-street parking. Office uses typically do not generate high parking demands. The City's parking in-lieu fee is $1,600 per space, which would require a total payment of $3,200 for the remaining two spaces. Staff has included Condition of Approval #22 requiring payment of a $3,200 parking in-lieu fee for the two remaining parking spaces required by the project.

Landscaping:

The FBC requires a street tree be provided every thirty (30) feet on center and a minimum of a 4-foot wide planter strip along secondary streets. The site plan shows a 4-foot planter along Edwards Street. The planter is 64 feet long. The applicant will need to provide a landscaping and irrigation plan for the planter to include two 15-gallon trees from the City's approved tree list, which is included in Condition of Approval #23.

The FBC and the City's parking standards require parking lots have fifty (50) percent tree canopy coverage within ten (10) years of installation. Most of the rear area behind the existing building and new addition is concrete and would continue to be used as a storage area for the pool business and not used for formal parking. It is staff's opinion that the planter strip directly adjacent to the proposed parking area would meet the intention of parking lot tree canopy coverage, which would include two trees. These trees would provide shading to the property including coverage of the proposed onsite parking. As an alternative, the Planning Commission may consider requiring a condition of approval for a planter to be installed adjacent to the new parking spaces and include one (1) 15-gallon tree.

Lot Merger:

As mentioned above, the project site comprises three separate parcels, which would result in the building addition being constructed on a separate parcel. California Building Code requires there be a one-hour separation wall for buildings built on a property line.

The plans show the Professional Pools Retail Space being built across the property line. Building across a property line is not allowed. Staff is recommending Condition of Approval #24, requiring a parcel merger so that the proposed building is located within a single parcel prior to building permit issuance.

Zoning Consistency:

Staff has conducted a detailed analysis of applicable development standards of the City's Zoning Ordinance. This analysis includes requirements for setbacks, height, parking, and landscaping. Staff has found the proposed project in compliance with the City's Zoning Ordinance. The project site only has a 10' foot rear yard setback, and the proposed addition is over 40' feet from the rear yard property line. There are no proposed changes to the buildings height and complies with the 45' foot height maximum. Staff is recommending several conditions of approval relating to parking and landscaping be submitted and approved prior to building permit issuance to ensure the City's development standards are adhered to as reflected in Condition of Approval #26.

Signage Plan:

Winters Municipal Code Chapter Section 17.80 sets forth the allowable sign area and review process for signs on buildings/businesses located within the FBC area. Section 17.58.070.D outlines the design standards for the signs. The applicant has not submitted any designs for proposed signage, they have only shown possible locations. Before installing ant signs the applicant will need to get Planning Commission approval. Municipal Code Section 17.80.045.B provides the following calculation for determining the maximum allowable square footage for wall signs for the FBC:

- For buildings with multiple building frontages: one-quarter square foot of sign area for each ground-level linear foot of primary building frontage and one-quarter square foot of sign area for each linear foot of additional frontage.

The existing building has 120 lineal feet adjacent to the Railroad Avenue and the existing building and new addition has 70 lineal feet adjacent to the Edwards Street. This would allow for the following allowances relating to wall signs:

- 0.25 square feet of sign area x 120' building frontage = 30 square feet
- 0.25 square feet of additional sign area x 70' building frontage = 18 square feet

The Professional Pools project's sign requirements are included as Condition of Approval #17.

Environmental Assessment:

Staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332, which applies to projects characterized as in-fill development that meets the following criteria:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

- The project site has no value as habitat for endangered, rare, or threatened species.

- Approval the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- The site can be adequately served by all required utilities and public services.

As discussed within this staff report, it is staff's opinion that the proposed project meets all the in-fill criteria and therefore, can be exempted from CEQA pursuant to Section 15332 of the CEQA Guidelines. The proposed project is consistent with the City's General Plan and Zoning Ordinance requirements. The project site is 0.35 acres and has no value as habitat for endangered, rare, or threatened species. The project site is currently served by all required utilities and public services and includes conditions of approval to ensure the project includes appropriate public improvements and onsite utilities. The Professional Pools Design Review project is minor in nature, which only proposes a small building addition resulting in a net increase of 2,138 square feet.

The Planning Commission must consider the proposed CEQA exemption together with any comments received during the public review process. Further, the exemption can only be approved if the Planning Commission finds, based on the whole record before it, that there is not substantial evidence that there are unusual circumstances (including future activities), which might reasonably result in the project having a significant effect on the environment.

Public Communication:
The public hearing notice was published in the *Winters Express* on July 12, 2023. An affected property owners notice was mailed to properties within 300 feet of the project site on July 14, 2023. No public comments have been received at the time this staff report was published.

Staff Recommendation:
Staff is recommending that the Planning Commission conduct a public hearing on the Professional Pools project and adopt Resolution 2023-06 thereby taking the following actions:

1. Determine the proposed Professional Pools project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines; and

2. Approve the Professional Pools project based on the recommended findings and subject to the draft conditions of approval.

Recommended Motion: I move to adopt PC Resolution 2023-06 determining the Professional Pools project to be categorically exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines and approving the Professional Pools Design Review project based on the recommended findings and subject to the draft conditions of approval.

Alternatives:
Actions that the Planning Commission may take as an alternative to the recommended action include the following:

1. Continue the public hearing to a time and date certain.
    a. The Planning Commission may request additional information from the applicant and/or staff (if new information is presented at the next meeting, the public portion of the hearing must be reopened on the new information submitted)

2. Land Use Permits
    a. Add, delete, or modify the proposed conditions of approval.
    b. Deny the project on the basis that one or more of the required findings cannot be made.

3. Require additional environmental review.
    a. The Planning Commission could find that the recommended CEQA exemption is not suitable and require the preparation of an Initial Study in accordance with CEQA.

Attachments:
1. Resolution No. 2023-06
    a. Exhibit A: Recommended Findings
    b. Exhibit B: Draft Conditions of Approval
2. Professional Pools Plan Set

Planning Commission Resolution No. 2023 – 06

A Resolution of the Planning Commission of the City of Winters Approving the Professional Pools Design Review Project for an Addition to and Remodel of the Professional Pools Building Located at 500 Railroad Avenue APN: 003-153-007, 008, & 009 Within the Downtown D-A Zoning District and Making Findings of CEQA Exemption

Whereas, on March 22, 2023, the City received an application requesting design review permit approval to construct a 4,068 (2,130 of net new) square foot addition and exterior remodel for the property located at 500 Railroad Avenue (APN 003-153-007, 008, & 009) within the Downtown D-A zoning district; and

Whereas, Winters Municipal Code Section 17.36.020.A requires design review approval for the construction of nonresidential buildings or structures 500 square feet or larger; and

Whereas, a notice of public hearing for the project was published in the *Winters Express* on July 12, 2023; and

Whereas, in accordance with Winters Municipal Code Section 17.36.030.B and Section 17.16.040, an affected property owners notice was mailed to adjacent property owners within 300 feet of the project location on July 14, 2023; and

Whereas, the City of Winters Planning Commission held a duly noticed public hearing on July 25, 2023, to consider the proposed project; and

Whereas, the Planning Division presented its oral and written staff report on the proposed project at a regular meeting of the Planning Commission on July 25, 2023; and

Whereas, the Planning Division recommended approval of the proposed project based on the findings provided in Exhibit A attached hereto and incorporated herein, and subject to the conditions of approval provided in Exhibit B to this resolution attached hereto and incorporated herein; and

Whereas, on July 25, 2023, the Planning Commission held a public hearing on the project to receive oral and written testimony and written prior to reaching its decision.

Now, Therefore Be It Resolved that the Planning Commission adopts the recommended findings set forth in Exhibit A and approves the Professional Pools Design Review project to construct a 4,068 square foot addition with two onsite parking spaces located at 500 Railroad Avenue (APN: 003-153- 007, 008, & 009) within the D-A zoning district subject to the draft conditions of approval contained in Exhibit B; and

Be it Further Resolved that the Planning Commission, based on the evidence in the record and findings set forth in Exhibit A, determines the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development) of the CEQA Guidelines.

It is hereby certified that the foregoing Planning Commission Resolution No. 2023-06 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting of the City of Winters Planning Commission held on the 25th day of July 25, 2023, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Gregory Contreras, Chairperson

Attest:

_____
Ellena Branson, Planning Commission Secretary

Planning Commission Resolution No. 2023 – 06
Exhibit "A"

Recommended Findings

Design Review Findings

In order to approve or deny a Design Review Permit, the review authority shall first make the findings required by Winters Municipal Code Section 17.36.040 (Criteria for Review):

1. The overall visible mass of the structure, which includes height, roofline profiles and overall scale of a building;

   The proposed project is to construct a 4,068 (2,130 net new) square foot addition to the existing building and remodel the exterior store. The project site is located at 500 Railroad Avenue on a corner lot, Edwards Street being the side street. The Form Based Code and the Winters Design Guidelines encourage additions that are compatible with scale and height of the existing structure. The addition would be the same height as the existing building. The proposed project would maintain visual and aesthetic consistency with the buildings located within the Form Based Code area. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the Planning Commission staff report dated July 25, 2023.

2. 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;

   The proposed project will consist of a 4,068 square foot addition with a flat roof of the same height as the existing building. The building materials include stucco, with metal seam shed roof covered entries and wood trimmed windows. The building would also include metal canopy and awnings for window treatment and decorative metal grid framing for additional siding treatment. The proposed building design includes elements found in the exiting building and the nearby Winters Hotel. The proposed building materials, colors, and design would maintain the existing character of the Railroad Avenue corridor. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the Planning Commission staff report dated July 25, 2023.

3. 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;

   The proposed project includes building materials and colors which are similar to the existing building and those of other buildings located along Railroad Avenue. In addition, the building includes the restoration of the existing windows and the addition of entry treatments to engage the pedestrian realm along with decorative metal grid framing for additional siding treatment. This finding is supported by the discussion contained in the

"Discussion/Analysis" section of the Planning Commission staff report dated July 25, 2023.

4. Effective screening of ground – and – roof mounted equipment;

   The project is proposing to locate the heating and air equipment on the rooftop behind the parapet wall. Any equipment visible above the parapet wall will have to be screened from view. Future development relating to ground and roof mounted equipment would be reviewed and conditioned to ensure adequate screening. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the Planning Commission staff report dated July 25, 2023.

5. The use of landscaping decorative site paving, etc., which provides effective visual screening or softening of the development, as necessary; and

   The proposed project will include a new 4-foot wide landscaped planter along Edwards Street and a planter within the parking area located behind the new addition. Two (2) trees will be provided with the planter along Edwards Street. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the Planning Commission staff report dated July 25, 2023.

6. Achieve conformity with the Winters Design Guidelines (Chapter 17.36) and Form-Based Code for Downtown (Chapter 17.58) Architectural and Design Standards, as applicable.

   It is staff's opinion that the proposed project is consistent with the City's Design Guidelines and Form Based Code Architectural and Design Standards *for the following reasons:*

   1. *The addition location directly behind the existing building adjacent to Railroad Avenue and visible from Edwards Street engages both streets and appropriately screens the onsite parking area;*
   2. *The proposed building materials and colors for the addition are similar to those used on the existing previously approved development projects (e.g. Winters Hotel) to ensure aesthetic consistency of the Downtown;*
   3. *The project is proposing the entrances to the addition and windows are similar to those of the existing building;*
   4. *The project will include parking for the additional square footage and will include a sidewalk leading from Edwards Street to the new office spaces to ensure connectivity and alternative modes of travel;*
   5. *The project would include landscaping and sidewalks consistent with the City's adopted standards; and*
   6. *The proposed building addition incorporates design features and building materials of the existing building, which would complement and tie the addition into the existing design aesthetic.*

   This finding is supported by the discussion contained in the "Discussion/Analysis" section of the Planning Commission staff report dated July 25, 2023.

California Environmental Quality Act Findings

1. Staff recommends that the proposed project be determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which applies to projects characterized as in-fill development that meet the following criteria:

    - The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
    - The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
    - The project site has no value as habitat for endangered, rare, or threatened species.
    - Approval the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
    - The site can be adequately served by all required utilities and public services.

    The proposed project is consistent with the City's General Plan and Zoning Ordinance requirements. The project site is approximately 0.35 acres has no value as habitat for endangered, rare, or threatened species. The project site can be adequately served by all required utilities and public services and includes conditions of approval to ensure the project includes appropriate public improvements and onsite utilities.

2. The Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.

3. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the City of Winters Community Development Department.

Planning Commission Resolution No. 2023 – 06
Exhibit "B"

Draft Conditions of Approval

General Conditions of Approval

1. A Design Review permit for the demolition of 1,938 square feet of the existing building construction of a 4,068 square foot addition and 4 onsite parking spaces for the property located at 500 Railroad Avenue (APN: 003-150-007, 008, & 009) as shown on the plan set as approved by the Planning Commission on July 25, 2023, shall be on file in the Community Development Department. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with each condition.

2. The effective date of approval shall be July 25, 2023, unless the approval is appealed to the City Council by 5:00pm on August 4, 2023. Design Review approval shall be valid for one year after its effective date unless the applicant begins construction prior to the expiration, or the applicant applies for a Time Extension permit pursuant to Municipal Code Section 17.24.080.

3. The Community Development Director may authorize minor alterations to the approved plans and conditions of approval in accordance with Municipal Code Section 17.24.090. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission.

4. The project shall comply with all applicable provisions and standards of the Winters Municipal Code and Standard Construction Specification, except where specifically modified by these conditions of approval. It is the applicant's responsibility to demonstrate compliance to the Community Development Department prior to issuance of any grading or building permits.

5. Prior to building permit issuance, the applicant shall provide verification of compliance with all applicable conditions of approval, City of Winters Municipal Code requirements, and any applicable state or federal requirements.

6. The applicant 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.

7. Any fees due to the City of Winters for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or

other actions authorized by this approval shall be permitted, authorized, of commenced until all outstanding fees are paid to the City.

8. The applicant shall comply with all adopted rules and regulations of the City of Winters Public Works Department, Fire Department, Community Development Department, and all other local and state regulatory agencies.

9. The applicant shall provide verification of payment for Winters Joint Unified School District fees and Yolo County facilities and services authorization fees prior to building or grading permit issuance.

10. The applicant shall report to the City's Public Works Division building materials diverted from land filling during the course of the project pursuant to the provisions of City Council Ordinance No. 2002-03.

11. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expenses in any such claim, action, or proceeding to attach, set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant's sole cost and expense which includes court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the applicant in good faith approves the settlement, and the settlement imposes direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning Commission, any advisory agency to the City, local district, and the City Council.

Planning Conditions of Approval

12. If artifacts, paleontological or cultural, or unusual amounts of stone, bone, or shells are uncovered during construction activity, all construction activities shall cease within a 200-foot radius of the find unless a lesser distance is approved by the Community Development Director. The Community Development Director shall be notified of the find, and an archaeologist shall investigate the find and determine the extent and location of the discovered materials. The Community Development Director shall be notified so that the extent and location of discovered materials may be recorded in a written report prepared by a qualified archaeologist, and disposition of discovered materials may occur in compliance

with State and Federal law. Construction shall not recommence until the Community Development Director authorizes construction to begin.

13. Pursuant to General Plan Policy II.C.1 and VI.F.2, energy efficient design shall be used. Energy efficient design shall include but not limited to automated control system for heating and air conditioning system and energy efficiency beyond Title 24 requirements, lighting controls and energy efficient lighting in buildings, and increased insulation beyond Title 24 requirements.

14. Pursuant to General Plan Policy VIII.D.7 and Winters Municipal Code Section 17.72.050(F), parking lot pole lights shall be a maximum of 16 feet in height (including base pedestal) with full cutoff box fixtures. Wall pack lighting shall be fully shielded and directed downward. Parking lot lighting shall comply with the Guidelines in Section 17.58.070.C of the Winters Municipal Code and be approved by the Community Development Department. A photometric study shall be performed to determine optimal locations for lighting pursuant to the city code and safety requirements.

15. The applicant shall notify residents within 300 feet of the project site at least 72-hours prior to the commencement of any construction activities.

16. Construction Hours: Hours of operation of construction activities shall be limited to Monday through Friday from 8:00am to 5:00pm. The Community Development Director may authorize an extension of the time limitations based on the finding that the noise levels from the construction activities will not negatively affect the residential uses in the surrounding area. If a noise compliant is received after the construction time limits are extended, the Community Development Director has the ability to render the extended time limits null and void, and the applicant shall revert to the aforementioned hours of operation time limitations. Interior construction activities may occur after these hours provided such activities will not result in exterior noise audible at property lines. Improvement, grading, and building plans shall note these limited hours of construction.

17. Sign Plan: Prior to installing any wall signs the applicant shall submit for approval by the Planning Commission plans showing the design and location of any signs. Signs shall comply with the Sign Design Guidelines in Section 17.58.070.D of the Winters Municipal Code. The applicant shall submit final sign plans showing the location, size (dimensions), materials, and colors to the Community Development Director prior to review by the Planning Commission.

18. Final Landscaping Plan: The project shall provide landscaping in accordance with Winters Municipal Code Chapter 17.76 (Landscaping and Irrigation) and Section 17.58.060.G.1 of the Winters Municipal Code. All landscaping shall comply with the state Model Water Efficient Landscape Ordinance (23 California Code of Regulations Section 490 et seq.). Prior to building permit issuance, the

applicant shall submit a final landscaping plan to the Community Development Department for approval.

19. All building light fixtures need to be a decorative and of superior design quality. All outdoor lighting shall be fully shielded and pointed downwards so that no light goes beyond the property boundaries.

20. Payment of City of Winters's utility services shall commence following issuance of Final Certificate of Occupancy. The applicant shall pay the City of Winters monthly utility charges at the metered rate for water and sewer.

21. Prior to building permit issuance for and/or including mechanical equipment, the applicant shall provide plans showing the location and screening of such equipment to be approved by the Community Development Department.

22. Prior to building permit issuance, the applicant shall pay a parking in-lieu fee of $3,200.

23. Prior to building permit issuance, the applicant shall provide a landscaping and irrigation plan and include two 15-gallon trees from the City's approved tree list to be approved by the Community Development Department.

24. Prior to building permit issuance, a parcel merger shall be completed and recorded so that the building and proposed addition is located within a single parcel.

25. The trash enclosure shall be fully enclosed and include front gates. Gates shall be metal, attached to steel poles/posts anchored to the walls of the enclosure, and painted to match. The trash enclosure plans shall be included with the building permit submittal.

Engineering and Public Works Conditions of Approval

26. Driveway crossings need to be designed to facilitate a safe shared-use-path crossing. Features to include at this crossing to facilitate bicyclist and pedestrian access include wider ramps and aligning ADA ramps directionally with crosswalks rather than installing diagonal ramps. Additionally, the right-in right-out treatment shall be complemented with a raised median to physically prevent vehicles from making a left turn into or out of this entrance in a form acceptable to the City Engineer.

27. Parking stall layout and drive aisle widths shall meet City of Winters Municipal Code Chapter 17.72 Off-Street Parking and Loading standards.

28. Proposed accessible parking and path of travel shall meet California Building Code Chapter 11B.

29. All frontage improvements along Edwards Street shall be reviewed and approved by the City Engineer. The limits of the proposed improvements will be reviewed and approved by the City Engineer as part of the improvement plan review prior to building (grading) permit issuance. All frontage improvement shall be installed in the City right-of-way or a public access easement shall be granted for the frontage improvements if they are located on private property. Prior to building permit issuance, an Encroachment Permit and a Maintenance and Hold Harmless Agreement will be required for all frontage improvements located in the City right-of-way. All frontage improvements shall be constructed prior to issuance of Certificate of Final Occupancy.

30. Prior to issuance of Final Occupancy, all roadway, drainage, frontage, and utility improvements shall be constructed and approved by the respective responsible agencies or a financial surety in the amount of 125% of the remaining improvements shall be provided to the satisfaction of the City Engineer. All utilities shall be placed underground, including any existing aboveground utility lines. The existing utility poles shall be removed following utility undergrounding.

31. A Soils/Geotechnical Report shall be prepared by a qualified engineer to confirm onsite soil capabilities and geological conditions and make recommendations to be followed for development. Grading of the site, design of foundations for proposed structures and construction of other related facilities on the property shall follow the criteria identified in the report. The applicant shall submit the report with the initial improvement plans package. The improvement plans shall be approved and signed by the soil engineer prior to approval by the City.

32. If relocation of existing infrastructure is deemed necessary, the applicant shall perform the relocation, at the applicant’s expense unless otherwise provided for through a reimbursement agreement. All public utility standards for public easements shall apply.

33. Landscaping material shall not be located such that, at maturity, it interferes with safe distances for vehicular, bicycle, or pedestrian traffic, conflicts with overhead lights or walkway lights, or blocks pedestrian or bicycle path of travel.

Fire Department Conditions of Approval

34. All construction, new or remodeling, shall conform to the most current Uniform Fire Codes, the Winters Fire Prevention Code, and section of the National Fire Codes that the Winters Fire Chief or his/her agent may find necessary to apply.

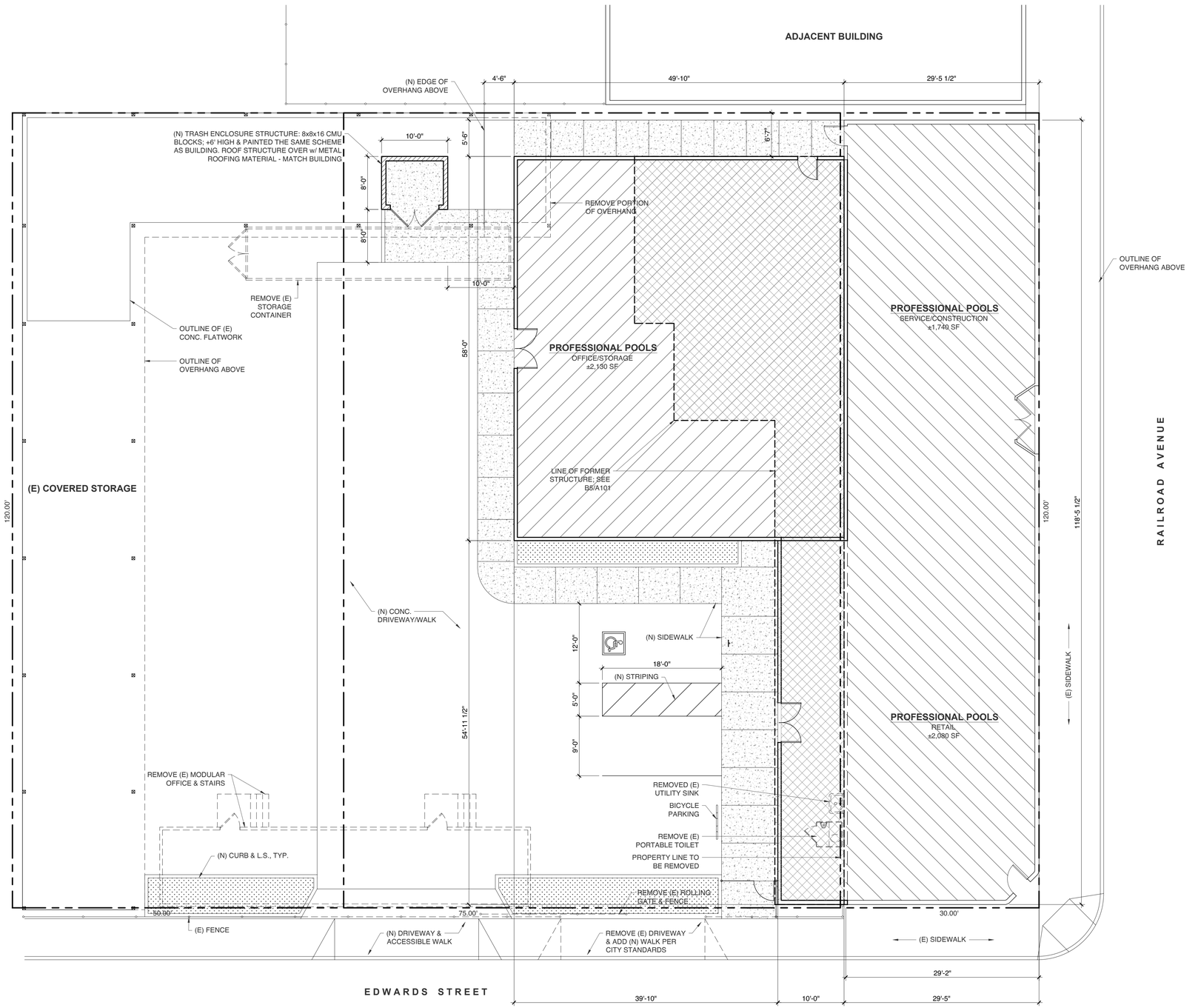
35. Forty-eight hours notice shall be given to the Winters Fire Department prior to any site inspections.

36. The Applicant shall contact the Winters Fire Department Chief or his/or agent prior to construction for a pre-construction meeting.

37. All required fire accesses that are to be locked shall be locked with a system that is approved by the Fire Chief or his/her agent. If a gate is installed in the rear parking and storage area, a gate key shall be placed in the knox box of the building to the satisfaction of the Fire Chief.

38. Prior to building permit issuance, the applicant shall obtain all necessary approvals and permits, including Fire Department approval, for the storage of any chemicals onsite.

39. Before framing of the building begins, if necessary, a compacted gravel drive access will be put in place to allow fire equipment to access the site in the case of an emergency.

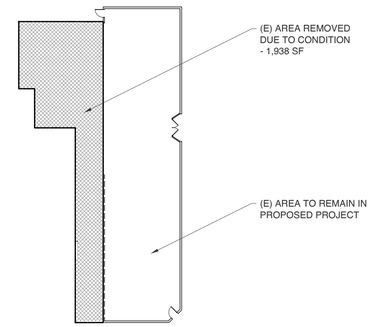


A1 | SITE PLAN

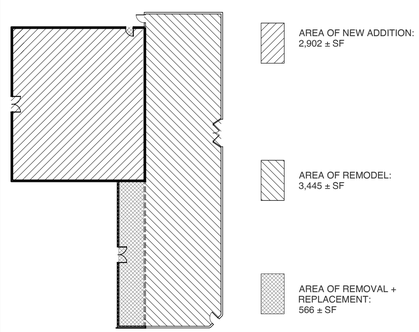
1/8" = 1'-0"

C5 | PROJECT SUMMARY

- APN: 003-153-007, 003-153-008,003-153-009
- ZONING: D-A AND C-2
- USE: RETAIL/OFFICE
- LOT SIZE: 18,600 SF/ 0.427 ACRES
- (E) AREA REMOVED DUE TO CONDITION: 1,938 SF
- BUILDING AREA: 6,913 SF



B5 | BLDG. AREA AS PURCHASED



A5 | KEY FLOOR PLAN - PROPOSED

A2R ARCHITECTS
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F: 707.453.1197
www.a2rarch.com

CONSULTANTS

APPROVALS

ARCH. REVIEW

PROJECT

PROFESSIONAL POOLS

500 RAILROAD AVE.
WINTERS, CA
95694

ISSUE		
DESCRIPTION	DATE	MARK
		1
		2
		3

PROJECT NO:	22078
DATE:	07/11/23
DRAWN BY:	L.J.K.
CHECKED BY:	R.L.H.

SHEET TITLE

SITE PLAN

SHEET NO

A101

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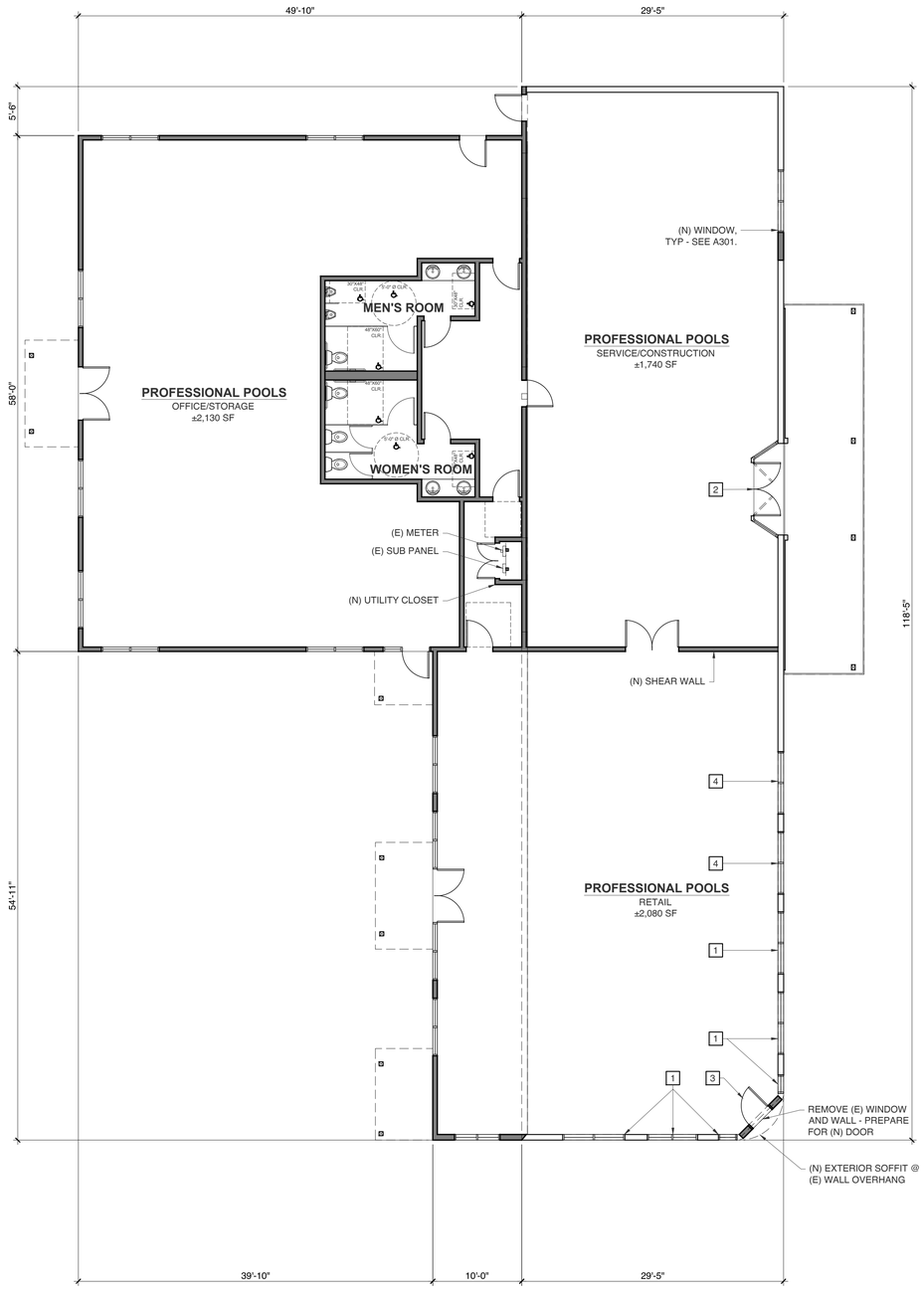

1 REMOVE & REPLACE EXISTING WINDOWS w/ DARK ANODIZED ALUM. STOREFRONT; 1 3/4"x4" FRAME

2 NEW STOREFRONT & SIDE LITES, DARK ANODIZE ALUM. STOREFRONT; 1 3/4"x4" FRAME

3 NEW STOREFRONT DOOR; DARK ANODIZED ALUM.

4 NEW STOREFRONT WINDOW TO MATCH; DARK ANODIZED ALUM.

B2 FLOOR PLAN — 1/8" = 1'-0"

A5 DRAWING NOTES

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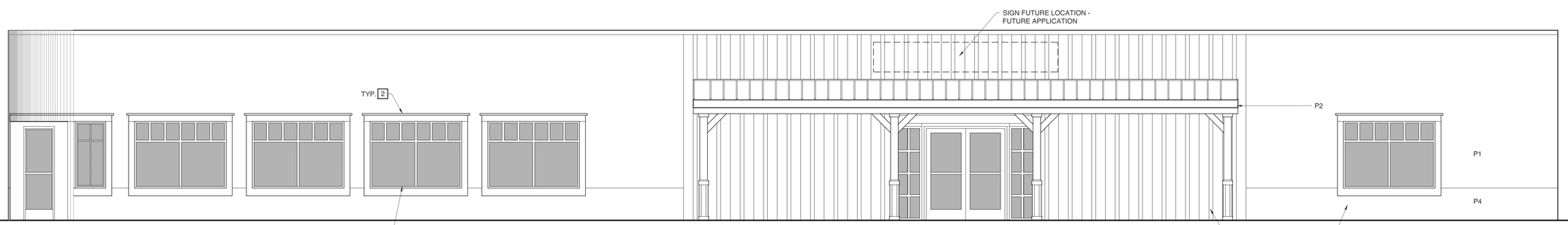
SHEET TITLE

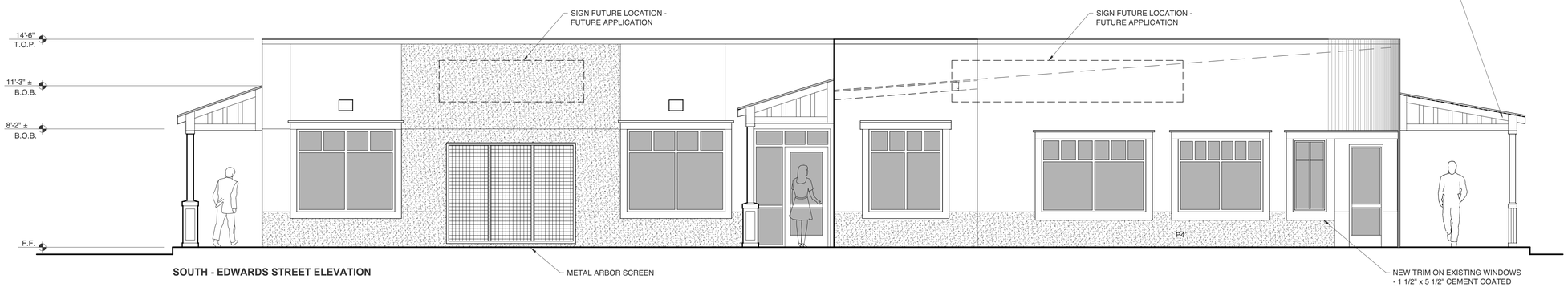
FLOOR PLAN

SHEET NO

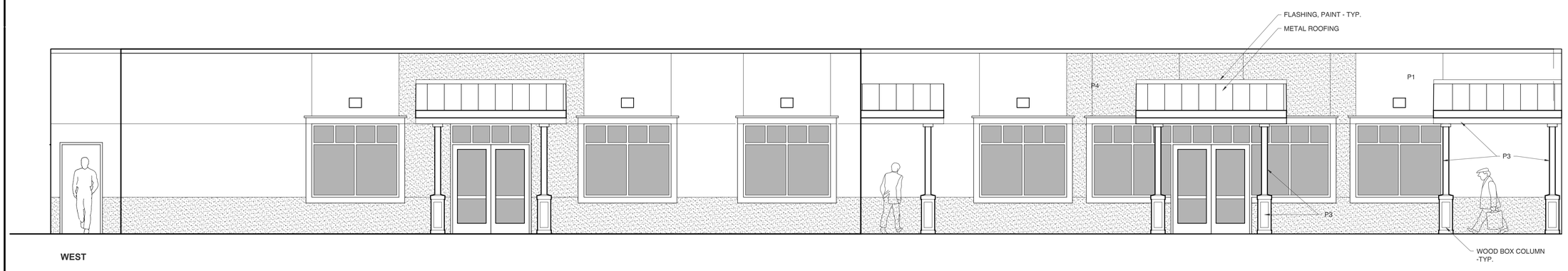
A201



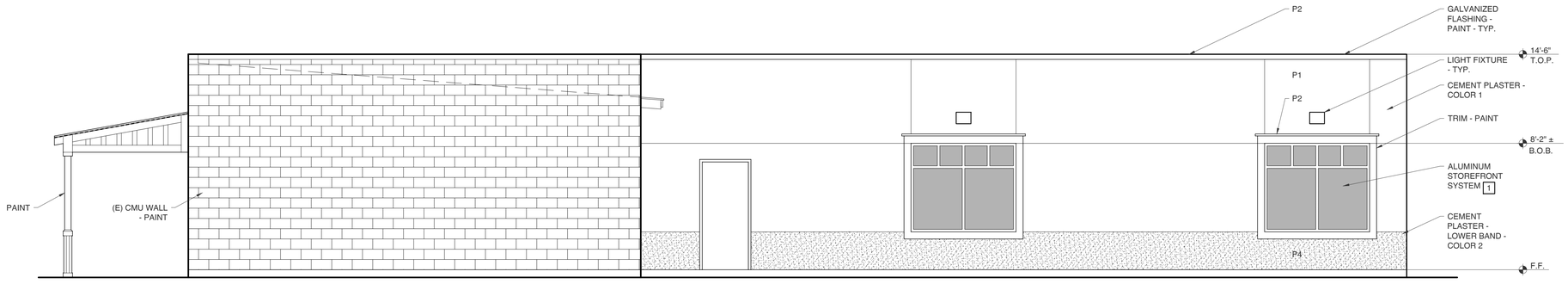
EAST - RAILROAD AVENUE ELEVATION



SOUTH - EDWARDS STREET ELEVATION



WEST



NORTH

P1 - 46 ACOUSTIC WHITE
P2 - KM 4940 GREBEARD
P3 - KM 5788 TRANQUIL TAUPE
P4 - KM 53T2 COPPER BEACH
MR- METAL ROOFING

B5 EXTERIOR COLORS

1 ALL WINDOWS TO BE NEW ALUM. STOREFRONT, DARK ANODIZED; 1 3/4"x4" FRAME - DOOR TO MATCH

2 FOAM TRIM, CEMENT COATED & PAINTED; TOP TRIM TO HAVE 2"x1" PROJECTION

A1 EXTERIOR ELEVATIONS

1/4" = 1'-0"

A5 DRAWING NOTES

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DATE: 07/11/23

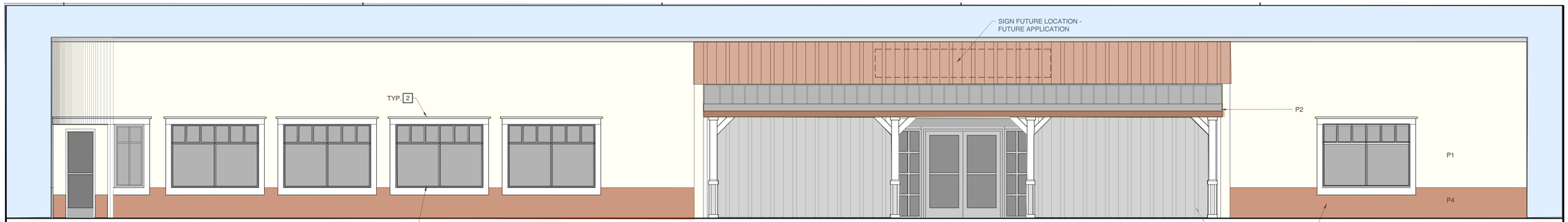
DRAWN BY: L.J.K.
CHECKED BY: R.L.H.

SHEET TITLE

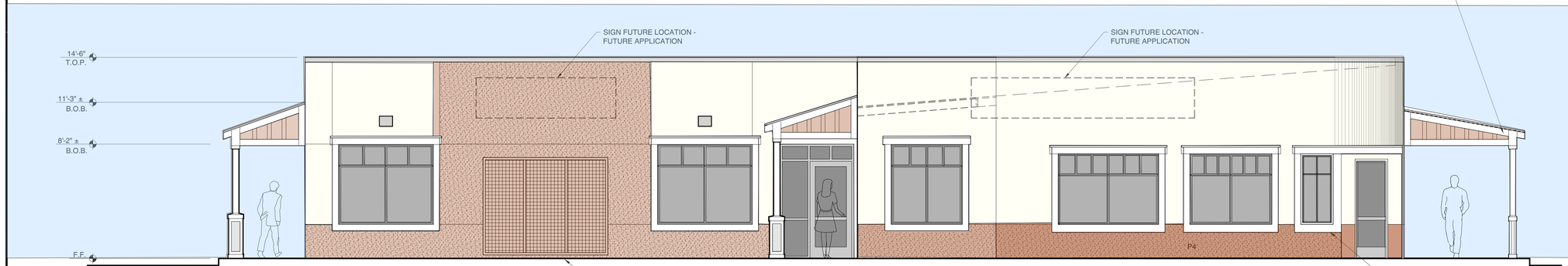
EXTERIOR ELEVATIONS

SHEET NO

A301



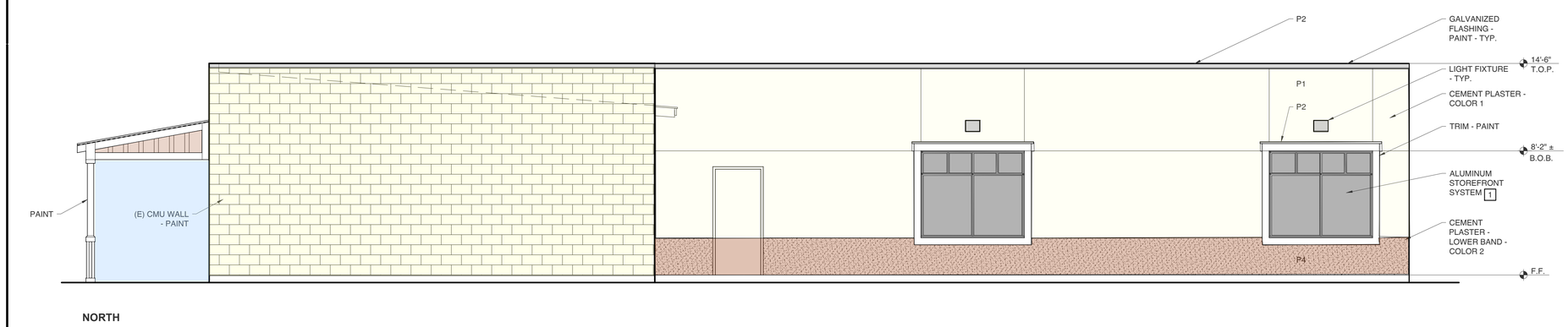
EAST - RAILROAD AVENUE ELEVATION



SOUTH - EDWARDS STREET ELEVATION



WEST



NORTH

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LICENSED ARCHITECT
ROBERT L. HENLEY
C-18850
6-30-25
RENEWAL DATE
STATE OF CALIFORNIA

CONSULTANTS

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