City of Winters Planning Commission
Tuesday, March 25, 2025, 6:30 PM

# AGENDA

*Community Development Department*
*Contact Phone Number (530) 794-6714*
*Email: dave.dowswell@cityofwinters.org*

*Chairperson: Lisa Baker*
*Vice Chair: Judith Arce*
*Commissioners:*
*Ramon Altamirano*
*Gregory Contreras*
*Eric Dye*
*Jessica Smith*
*Matt Stone*

*Jeremy Craig, City Manager*

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.

1. Meeting Information
   Winters Planning Commission meetings are conducted in person at City Hall Council Chambers 318 First Street, accessible via the Abbey St side entrance. As a courtesy, and technology permitting, members of the public may continue to participate virtually. However, the City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Brown Act, Planning Commission meetings will continue despite technical difficulties for participants using the teleconferencing option.

   Zoom: https://us02web.zoom.us/j/89641957720?pwd=Yj9KWCTDgM7nG6j54CVf2gaXx3EjVy.1

   +1 669 444 9171 US

   Meeting ID: 896 4195 7720 Passcode: 336968

   1. If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. The chair will call you by name or phone number when it is your turn to comment. Speakers will be limited to 3:00 minutes.

   2. If you choose not to observe the Planning Commission meeting but wish to make

a comment on a specific agenda item, please submit your comment via email by 5:00 p.m. on the Monday prior to the Planning Commission meeting. Please submit your comment to the City Clerk at cityclerk@cityofwinters.org. All public comments submitted to the City Clerk will be summarized and read into record but will not be read verbatim due to time limitations.

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

3. ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. 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.

6. APPROVAL OF AGENDA

7. CONSENT CALENDAR

7.1 Minutes of the Regular Planning Commission Meeting Held on February 25, 2025.
Approve the Minutes of the Regular Planning Commission Meeting Held on February 25, 2025.
Minutes of the Regular Planning Commission Meeting 2.25.2025.docx

8. PUBLIC HEARINGS

8.1
Public Hearing to consider Resolution 2025-02 approving a Design Review, and a Conditional Use Permit to allow a Stationary Food Vendor to operate two food trucks in two parking spaces and to allow a neighborhood market, at 400 Railroad Avenue within the D-A Zoning District, and finding this Project exempt from CEQA

Staff recommends that the Planning Commission take the following actions:

1. Receive staff report;
2. Conduct the Public Hearing to solicit public comment on the proposed ordinance; and,
3. Adopt Resolution 2025-02 approving a Design Review, and a Conditional Use Permit to allow a Stationary Food Vendor to operate two food trucks in two parking spaces and to allow a neighborhood market, at 400 Railroad Avenue within the D-A Zoning District, and finding this Project exempt from CEQA.

Staff Report - 400 Railroad Ave.docx

Attachment A - Vicinity Map

Attachment B - Site Plan and Proposed Elevations

Attachment C - Public Hearing Notice
Attachment D - PC Resolution.docx
Attachment E - Conditions of Approval (Attachment A to the Resolution)

9. MISCELLANEOUS

10. PRESENTATIONS

11. STAFF COMMENTS/INFORMATION ITEMS

12. 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.

13. ADJOURNMENT
    I declare under penalty of perjury that the foregoing agenda for the regular meeting of the Planning Commission 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 on Friday, March 21, 2025.

    _____
    Jeremy Craig, 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.*

# Minutes of the Regular Planning Commission Meeting Held February 25, 2025

Chairperson Greg Contreras called the meeting to order at 6:00 PM

Present: Commissioners Ramon Altamirano, Judith Arce, Eric Dye, Jessica Smith, Matt Stone, Vice Chair Baker, Chairperson Gregory Contreras

Absent: None

Staff: Assistant City Attorney Joanna Gin, Contract Planner Dave Dowswell, Deputy City Clerk Zorina Treat

PLEDGE OF ALLEGIANCE
Eric Dye led the pledge of Allegiance.

PUBLIC COMMENTS
Kate Laddish made Public Comment.

APPROVAL OF AGENDA
Motion by Commissioner Dye, seconded by Altamirano, to approve the agenda as presented. The motion carried unanimously by the following vote.

AYES: Commissioners Ramon Altamirano, Judith Arce, Eric Dye, Jessica Smith, Matt Stone, Vice Chair Baker, Chairperson Gregory Contreras.
NOES: None
ABSENT: None
ABSTAIN: None

CONSENT CALENDAR
7.1. Minutes of the Regular Planning Commission Meeting Held on January 28, 2025.

Motion by Commissioner Altamirano, seconded by Stone, to approve the Consent Calendar as presented. Motion carried unanimously by the following vote:

AYES: Commissioners Ramon Altamirano, Judith Arce, Eric Dye, Jessica Smith, Matt Stone, Vice Chair Baker, Chairperson Gregory Contreras.
NOES: None
ABSENT: None
ABSTAIN: None

PUBLIC HEARINGS

8.1. Public Hearing to consider Resolution 2025-01 recommending the City Council amend Sections 17.52.020 and 17.200.120 of, and add Section 17.200.130 to, Title 17 of the Winters Municipal Code relating to ministerial review of affordable housing projects, and find the ordinance exempt from the California Environmental Quality Act

Contract Planner Dave Dowswell presented the Resolution, amending specific sections of the zoning code to align with state affordable housing obligations.

Kate Laddish made Public Comment.

Motion by Vice Chair Baker, seconded by Dye, to adopt Resolution 2025-01 recommending that the City Council amend Sections 17.52.020 and 17.200.120 of, and add Section 17.200.130 to, Title 17 of the Winters Municipal Code relating to ministerial review of affordable housing projects, and find the ordinance exempt from the California Environmental Quality Act. Motion carried unanimously by the following vote:

AYES: Commissioners Ramon Altamirano, Judith Arce, Eric Dye, Jessica Smith, Matt Stone, Vice Chair Baker, Chairperson Gregory Contreras.
NOES: None
ABSENT: None
ABSTAIN: None

MISCELLANEOUS

9.1. Election of Chair and Vice-Chair of the Planning Commission

Kate Laddish made Public Comment.

Commissioners made nominations for Chair and Vice Chair positions.

Motion by Altamirano, seconded by Arce to elect Baker as Chair. Motion carried unanimously by the following vote:

AYES: Commissioners Ramon Altamirano, Judith Arce, Eric Dye, Jessica Smith, Matt Stone, Vice Chair Baker, Chairperson Gregory Contreras.
NOES: None
ABSENT: None
ABSTAIN: None

Motion by Contreras, seconded by Smith to elect Arce as Vice Chair. Motion carried unanimously by the following vote:

AYES: Commissioners Ramon Altamirano, Judith Arce, Eric Dye, Jessica Smith, Matt Stone, Vice Chair Baker, Chairperson Gregory Contreras.
NOES: None
ABSENT: None
ABSTAIN: None

Ceremonial passing of the gavel.

PRESENTATIONS
None.

STAFF COMMENTS/INFORMATION ITEMS
Contract Planner Dave Dowswell requested all Commissioners to review the executive summary of the draft EIR for Farmstead project on the City of Winters' website.

COMMISSION COMMENTS/REPORTS
Chairperson Baker announced that the Winters Spring Library Annual Fruit Tree Sale is set for Saturday, March 1, 2025.

ADJOURNMENT
Meeting Adjourned at 7:00 PM.

_____
Lisa Baker, Chairperson

ATTEST:

_____
Joe Gorton, Acting Planning Commission Secretary

**PLANNING COMMISSION**

**STAFF REPORT**

**TO:** Chair and Planning Commissioners

**DATE:** March 25, 2025

**FROM:** Kelly Mumper, Contract Planner

**SUBJECT:** Public Hearing to consider Resolution 2025-02 approving a Design Review, and a Conditional Use Permit to allow a Stationary Food Vendor to operate two food trucks in two parking spaces and to allow a neighborhood market, at 400 Railroad Avenue within the D-A Zoning District, and finding this Project exempt from CEQA

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

1. Receive staff report;
2. Conduct the Public Hearing to solicit public comment on the proposed ordinance; and,
3. Adopt Resolution 2025-02 approving a Design Review, and a Conditional Use Permit to allow a Stationary Food Vendor to operate two food trucks in two parking spaces and to allow a neighborhood market, at 400 Railroad Avenue within the D-A Zoning District, and finding this Project exempt from CEQA.

**BACKGROUND:**

*FILE NO. C.U.P. #2025-002, Yolo Fill Station: Farm to Table Retail & Food Trucks*
*Thaddeus Barsotti*

**CITY OF WINTERS PLANNING COMMISSION**
**STAFF REPORT**
**March 25, 2025**

| | |
|---|---|
| APPLICANT | Thaddeus Barsotti |
| OWNER | Thaddeus Barsotti |
| REPRESENTATIVE | Thaddeus Barsotti |
| | |

| | |
|---|---|
| REQUEST | C.U.P. for Stationary Food Vendors and Farm to Table Retail, and Alcohol Sales for On- and Off-Site Consumption. |
| ASSESSOR'S PARCEL NO | 003-155-005 |
| PARCEL SIZE | .25 Acres |
| LOCATION | 400 Railroad Avenue |
| EXISTING ZONING | D-A (Downtown Business District-Form Based Code) |
| SURROUNDING ZONING | D-A (Downtown Business District-Form Based Code) |
| SURROUNDING LAND USE | *"Downtown A"* |
| GENERAL PLAN DESIGNATION | *"Downtown A"* |
| ENVIRONMENTAL DETERMINATION | The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332. |

**COMMENTS RECEIVED BY CITY DEPARTMENTS:**

1. **Building Department:**

    - Building and electrical permits shall be required for the relocation of the electrical panel and for any other work which requires a building or electrical permit as determined by the City of Winters Building Official.

2. **Fire Department:** No Comments.

3. **Police Department:** The police department is concerned with the height of the proposed perimeter fence specifically where the fence meets the corner of Abbey Street and Railroad as it pertains to line of sight safety. The Police Department will be comfortable with the proposed fence as long as the applicant agrees to alter the fencing from horizontal slats to vertical slats providing at least six inches between slats.

4. **Public Works Department:** No Comments.

5. **Engineering:**

    - Engineering will review the exterior improvement plans to ensure City and state design requirements are met for grading and drainage, utilities, and stormwater management (if required).
    - Accessible path of travel and parking requirements shall be maintained to meet CBC Chapter 11B.
    - Confirm traffic study needed to implement traffic calming measures at this

intersection.
- Fire Access and protection shall be considered to maintain code requirements.

**ANALYSIS:**

The applicant is proposing a Conditional Use Permit to allow a stationary food vendor to operate two food trucks. Two food truck parking spaces will be provided (with available seating for 20 patrons), farm to table retail (including beer and wine sales), seasonal farm products, meats, picnic fixings, garden items, and local preserves at 400 Railroad Avenue. The subject parcel is assigned Assessor's Parcel Number 003-155-005, pursuant to the Official Records of Yolo County, California and is approximately a quarter of an acre. The proposed project location has a Zoning Designation of D-A FBC (Downtown Business District-Form Based Code) and a Land Use Designation of "*Downtown A"* pursuant to the *City of Winters General Plan, 1992*. The project site is located at the corner of Abbey Street and Railroad Avenue at 400 Railroad Avenue, directly across the street from Hotel Winters in Downtown Winters.

The applicant's vision is to renovate the building while preserving its original gas station charm, as well as enhancing the surrounding space. The goal is to transform the property into a dynamic venue for retail and a community hub that connects people to local farm products. The space will offer a family-friendly environment where visitors can purchase local farm products, garden supplies, picnic essentials, and food truck offerings. The applicant proposes two building suites. Suite A would be retail and Suite B would be a warehouse.

**SUITE A:** Retail (Original Gas Station Space with the Rock Siding)
This area will feature a retail store showcasing regional wines, beers, olive oils, seasonal farm products, meats, picnic fixings, garden items, and preserves. Yolo County and its neighboring regions are home to many talented winemakers, brewers, and artisans who create high-quality beverages, jams, sauces, olive oils, and condiments. Additionally, the applicant will offer an online wine club, giving members access to curated selections of the area's best wines. Suite A will be open to the public.

**SUITE B:** Office and Warehouse (Northern Part of the Building with Metal Siding) This space, currently a metal structure, will be transformed into a stucco building with a matching roof. It will house an office for managing the retail and wine club operations, while the warehouse will be used for fulfilling wine club orders. Suite B will not be open to the public.

**BUILDING MATERIALS AND FEEL:** Suite A, the original gas station will retain its rock (cleaned up and repaired). Antique replica gas pumps and signage will be installed as a nod to the original era of the building's construction. The metal roll up doors will be replaced with tasteful garage doors.

Suite B, the current metal building will be adjusted to a tasteful stucco material. Both Suite A and B will have the metal roof (facade) that tie the two spaces together (similar to what Hotel Winters has done). The fencing and planter boxes will be created with raw metal and redwood materials.

**OUTDOOR SPACE:** The expansive outdoor area will serve several purposes, including providing one ADA compliant parking spot. It will also be designed to accommodate up to two food trucks (though not at all times), with a rotating food truck schedule aimed at

enriching the local dining scene and complementing existing downtown restaurant options. Two restrooms will be available for visitors. The southwest corner of the property, near the sign, will feature a cozy seating area with garden beds that offer a buffer from traffic while maintaining visibility for drivers. The outdoor retail section will feature seasonal farm and garden items, while the area near the office and warehouse will be dedicated to those functions. Suitable barriers will be installed to create a safe seating area, protecting guests from potential traffic incidents. A few Valley Oak Trees will be added to the south side of the space.

**FOOD TRUCKS:** There will be two designated spaces for food trucks, available on a rotating schedule during operating hours and for special City events. These trucks will not be present at all times but will be part of a planned schedule aimed at enhancing the community dining experience. The exterior of the building will be landscaped to create comfortable seating areas for visitors. Electrical hook-ups will be provided for both locations, eliminating the need for the food trucks to use generators. Two restrooms and trash will be made available to staff and customers of the food trucks.

**PROPOSED OPERATING HOURS:**
•Open year-round •Six days a week
•Summer hours: 10:00 AM -8:00 PM
•Winter hours: 10:00 AM -6:00 PM

***Staff has provided a site plan, aerial map, and renderings of the proposed remodel in the Planning Commission project packet. All attachments are also listed at the end of this staff report***

**CITY OF WINTERS MUNICIPAL CODE REQUIREMENTS AND FINDINGS:**

The uses that need to be evaluated for code conformity are the two food trucks, on and off site alcohol sales, and neighborhood commercial local markets within a D-A Zoning District. Since the Project fronts both Railroad Avenue and Abbey Street, the permitted uses specific to “Railroad Avenue” and “Secondary Streets” for the “D-A” District in the Downtown Form Based Code Zoning Matrix (Table 17.58-2 below) are applicable. The Food Trucks will be evaluated first. The Food Trucks are the primary trigger point for the project requiring a Conditional Use Permit. The Downtown Form Based Code Zoning Matrix allows Stationary Food Vendors (which includes Food Trucks) in all Downtown Business Districts on private property by first securing a Conditional Use Permit through the Planning Commission.

**Table 17.58-2: Permitted Uses**

**The symbols in the table are defined as:**
P—Permitted Use
C—Conditionally Permitted Use
N—Not Permitted

| | **Main Street** | | **Railroad Avenue** | | **Secondary Streets** | | **Grant Avenue** | |
|---|---|---|---|---|---|---|---|---|
| **Uses** | **D-A** | **D-B** | **D-A** | **D-B** | **D-A** | **D-B** | **D-A** | **D-B** |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Attached Single-Family Residential | N | N | N | N | N | P | N | N |
| Banks and Financial Institutions | P | P | P | P | P | C | P | P |
| Bars, Pubs and Cocktail Lounges | C | C | C | C | N | N | C | C |
| Bed and Breakfast Inns | P[1] | P[1] | P[1] | P | P | P | P[1] | P |
| Businesses and Uses Prohibited by State or Federal Law | N | N | N | N | N | N | N | N |
| Child Day Care | N | N | N | N | C | C | N | C |
| Commercial Recreation and Entertainment | C | C | C | C | N | N | C | C |
| Detached Single-Family Residential | N | C | N | N | C | P | N | N |
| Farmworker Housing Unit | C[1,3] | C[1,3] | C[1,3] | C[1,3] | C[1,3] | P | C[1,3] | C[1,3] |
| Farmworker Housing Complex | | | | | | P[3] | | |
| Government/Institutional | P | P | P | P | P | C | P | P |
| Hotels or Motels | P[1] | P[1] | P[1] | P[1] | P | P | P[1] | P |
| Live/Work Units | C | P | P | P | P | C | N | C |
| Mixed-Uses | P | P | P | P | P | C | C | P |
| Multifamily Residential | C[1] | P[1] | P[1] | P[1] | P[1] | P | N | P[1] |
| ***Neighborhood Commercial*** | P | P | **P** | P | P | **C** | C | N |
| Offices | P | P | P | P | P | C | P | P |
| Personal Services | P | P | P | P | P | C | C | P |
| Religious Institutions | C | C | C | C | N | N | C | C |
| Retail Commercial | P | P | P | P | P | N | P | P |
| Service Stations | N | C | C | C | N | N | C | C |
| Single Room Occupancy | C[1] | C[1] | C[1] | C[1] | C[1] | C[1] | C[1] | C[1] |
| Sit-Down Restaurants | P | P | P | P | C | C | P | P |
| Specialized Agriculture and Processing | C | C | C | C | C | C | C | C |
| ***Stationary Food Vendor*** | C | C | **C** | C | C | **C** | C | C |

The project proposal also requires an analysis of the Form Based Code and how it regulates alcohol sales, consumption, and local markets within the neighborhood commercial zoning district. The City of Winters Form Based Code for the D-A Zoning District allows for alcohol sales in conjunction with a restaurant, off site sales in conjunction with retail, and within Neighborhood Commercial local markets which are 8,000 square feet in size or less. Lastly, the Neighborhood Commercial local market component of the project is another justification for staff requiring a Conditional Use Permit.

The sale of on and off site alcohol sales of local wines and craft beers will require an Alcohol License from the Department of Alcoholic Beverage Control (ABC). **ABC will determine the appropriate alcohol license type**. The applicant will be required to provide

the proper documentation from ABC that shows the subject parcel has been approved for the desired type or types of alcohol sale license or licenses required by ABC.

In summary, the project requests to combine the three aforementioned uses above. Each use can be clearly identified as a permitted use or use allowed by first securing a Use Permit based on the Downtown Form Based Code. The project is consistent with the City of Winters Municipal and Formed Based Codes and would comply with all applicable City ordinances as they relate to the project if ultimately approved.

**GENERAL PLAN FINDINGS:**

The proposed project is consistent with the *City of Winters General Plan,1992*, as it relates to harmonious design to adjacent buildings with a similar automotive and industrial historical nostalgia.

**PARKING:**

The project offers one ADA parking stall and two parking locations for Stationary Food Vendors. Parking for the business shall be provided via city street and city parking lots in the immediate vicinity of the project. No additional onsite parking shall be required unless the proposed use substantially changes.

**FENCING:**

The project proposes a 3.5-foot redwood horizontally sided perimeter fence. In consultation with various departments, staff has determined that to preserve line of sight safety at the intersection of Abbey Street and Railroad Avenue, the perimeter fence shall be conditioned to only allow vertical siding and at least 6 inches of space between each fence slat to preserve line of sight safety. Landscaping near the slat openings of the fence is discouraged within 10 feet of the corner of Abbey Street and Railroad Avenue is discouraged.

**SIGNAGE:**

A sign permit will be required for this project. The project proposes utilizing the existing freestanding pole sign and replacing the sign insert with a new insert which will read “Yolo Fill Station.” The sign will be approximately 30” by 48” totaling 10 square feet and is 17’ 8” in height. The sign structure will remain the same and the sign will be internally back lit as required by the Form Based Code.

The project also proposes a wall sign with channel lettering which will also read “Yolo Fill Station.” This sign is approximately 7’ x 1’ totaling 7 square feet.

The project’s proposed signs were submitted on the Site Plan and Elevations received March 3, 2025.

**The applicable sign provisions for freestanding and wall signs permitted in downtown districts in Winters Municipal Code section 17.80.035 (A) and (B) are as follows:**

**17.80.035 Signs permitted in downtown districts.**

Each sign in this section shall comply with architectural and design standards in Section 17.58.070(D).

A. Freestanding Sign. One freestanding identification sign per site may be permitted not exceeding twenty (20) square feet and six feet in height on a site where all buildings are set back at least ten (10) feet from the street curb or street pavement edge on which the use fronts. Where the subject property exceeds one acre in size, the maximum sign area may be increased to forty (40) square feet and ten (10) feet in height.

B. Wall Sign. One wall sign per building frontage. Maximum wall sign area is determined as follows, not exceeding one hundred (100) square feet:

For buildings with only a single building frontage: one-quarter square foot of sign area for each ground-level linear foot of building frontage.

For buildings with multiple building frontages: one-quarter square foot of sign area for each linear foot of additional frontage. The basic sign area in a multitenant center/building may be reallocated between businesses by the center manager/building owner based on an overall sign plan for the center.

**The applicable architectural and design standards for signs in the Downtown Form Based Code in Winters Municipal Code section 17.58.070(D) are as follows:**

**D. Sign Design.** Signs in the downtown form-based code area are regulated by Chapter 17.80 (Signs) of the Winters Municipal Code. The following design standards are intended to guide the design of signs in the downtown and will be used as a basis of consideration for review of sign permits and management of signs in the downtown:
Design, color, materials, size, and placement are all important in creating signs that are architecturally attractive and integrated into the overall site design. Signs that are compatible with the surroundings and effectively communicate a message will promote a quality visual environment.

1. General Design Standards.
    a. Design signs in harmony with the style and character of the development and as an integral design component of the building architecture, building materials, landscaping, and overall site development.
    b. Sign letters and materials should be professionally designed and fabricated.
    c. Exposed conduit and tubing (raceway) are prohibited. All transformers and other equipment shall be concealed.
    d. All signs shall be maintained in good repair, including the display surface, which shall be kept neatly painted or posted.
    e. The exposed backs of all signs visible to the public shall be suitably finished and maintained.
    f. The use of retractable awnings as a signage tool is acceptable.
    g. Nonconforming city-designated “heritage signs” shall be protected.
2. Placement.
    a. Signs should be generally free of obstructions when viewed from different

angles. However, trees or other landscaping that grow to a point that they obstruct the view of a sign or make it illegible shall not be grounds for removal or trimming of the plant(s).

b. Utilize a consistent proportion of signage to building scale, such as one-third text to two-thirds wall area or one-quarter text to three-quarters wall area.

3. Materials.

a. Paper and cloth signs are appropriate for interior temporary use only and are not permitted on the exterior of a building.

b. A-frame signs shall be constructed of architecturally compatible materials such as metal or wood. Plastic or similar material A-frame signs are prohibited.

c. The use of neon is permitted in the D-A zone if it fits with the style of the architecture (e.g., art deco) and is not a nuisance (e.g., produces glare) to the surrounding properties.

**Sign Tips: Colors and Materials**

- Use exterior materials, finishes, and colors in harmony with, or an upgrade to, those of the buildings or structures on site.
- The selected materials need to contribute to the legibility of the sign. For example, glossy finishes are often difficult to read because of glare and reflections.
- Contrast is an important influence on the legibility of signs. Light letters on a dark background or dark letters on a light background are most legible.
- Limit the total number of colors used in any one sign. Small accents of several colors may make a sign unique and attractive, but the competition between large areas of many different colors decreases readability.

Exterior materials, finishes, and colors should be the same or similar to those of the buildings or structures on site.

4. Sign Legibility.

a. Avoid spacing letters and words too close together. Crowding of letters, words or lines will make any sign more difficult to read. Conversely, over-spacing these elements causes the viewer to read each item individually, again obscuring the message. As a general rule, letters should not occupy more than seventy-five (75) percent of the sign panel area.

**Sign Tips: Legibility**

- Use a brief message whenever possible. Fewer words help produce a more effective sign. A sign with a brief, succinct message is easier to read and looks more attractive.
- Limit the number of lettering styles in order to increase legibility. A general rule to follow is to limit the number of different letter types to no more than two for small signs and three for large signs.
- Use symbols and logos in the place of words whenever appropriate. Pictographic images will usually register more quickly in the viewer’s mind than a written message.
- Avoid hard-to-read, overly intricate typefaces and symbols. Typefaces and symbols that are hard to read reduce the sign’s ability to communicate.

A brief message with simple lettering is easy to read and identify.

5. Sign Illumination.

a. The light from an illuminated sign shall not be of an intensity or brightness that will create glare or other negative impact on residential properties in direct line of sight to the sign.

Light source must be directed against the sign such that it does not shine into adjacent property or cause glare for motorists and pedestrians.

b. Whenever indirect lighting fixtures are used (fluorescent or incandescent),

care shall be taken to properly shield the light source to prevent glare from spilling over into residential areas and any public right-of-way.

c. Internally illuminated plastic box "canned" signs are prohibited. Individually illuminated channel letters are acceptable.

d. Signs shall not have blinking, flashing, or fluttering lights, or other illumination devices that have a changing light intensity, brightness, or color.

e. Light sources shall utilize energy-efficient fixtures to the greatest extent possible and shall comply with Title 24 of the California Code of Regulations (California Building Standards Code).

**Sign Tips: Illumination**

- If the sign can be illuminated by an indirect source of light, this is usually the best arrangement because the sign will appear to be better integrated with the building's architecture. Light fixtures attached to the front of the structure cast light on the sign and the face of the structure as well.
- Individually illuminated letters should be backlit. Signs comprised of individual letters mounted directly on a structure can often use a distinctive element of the structure's facade as a backdrop, thereby providing a better integration of the sign with the structure.
- Spotlights are preferred for wall and projecting signs.

**Both signs proposed are consistent with the Downtown Form Based Code Design Guidelines and the City of Winters Municipal Code as described above.**

**LANDSCAPING:**

Landscaping is proposed throughout the project proposal. Garden beds and planters will be incorporated into the design for the perimeter fence with intentions of maintenance and plant species types favorable to preserving line of sight safety. The applicant also proposes planting numerous trees within the existing impervious surface which is almost 100% of the current site conditions. The planting of trees and installation of canopies in this highly impervious area will greatly reduce the heat island effect.

**COMMUNITY CORRESPONDENCE:**

Property owners were notified within 300 feet of the proposed project, and **no comments were received in favor or against.**

**ENVIRONMENTAL REVIEW:**

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15303 of the CEQA Guidelines because it converts an existing small structure from one use to another where only minor modifications are made to the exterior of the structure.

**ATTACHMENTS:**

A. Vicinity Map

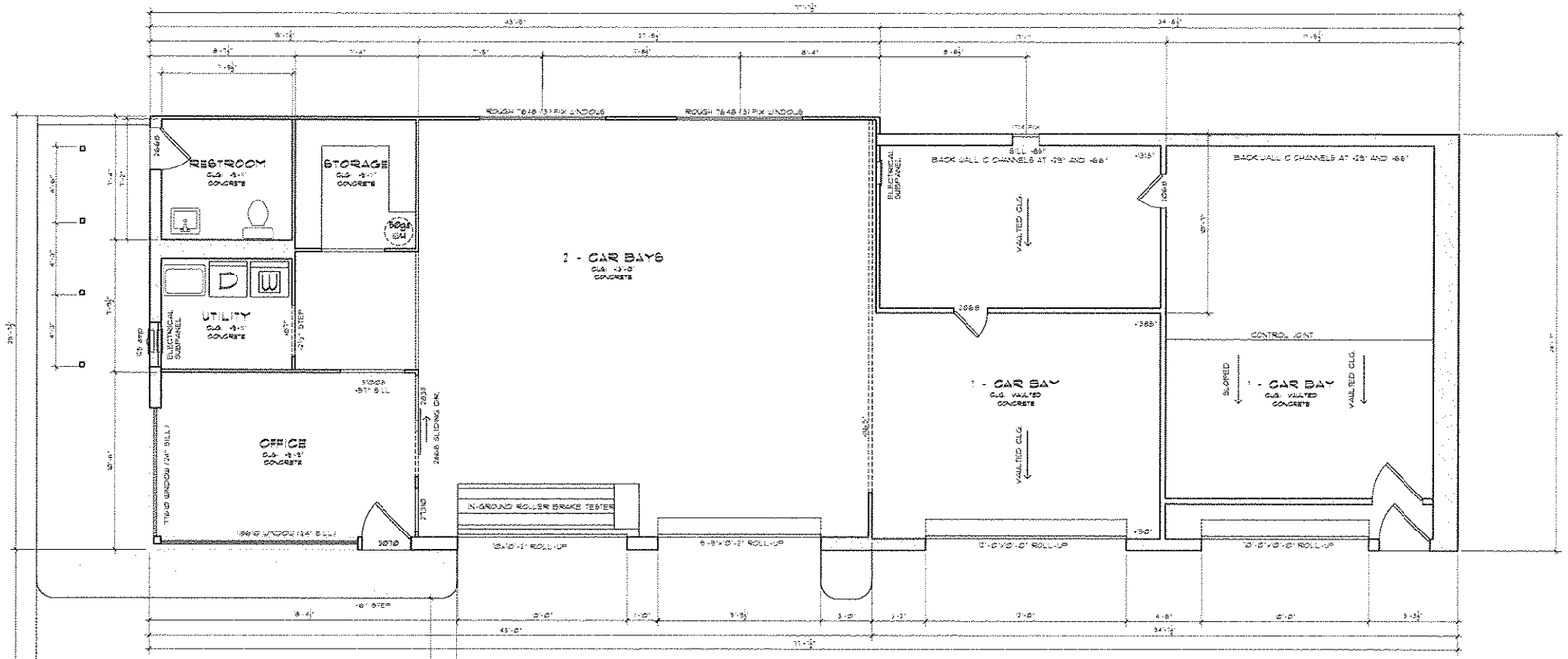
B. Site Plan & Elevations

C. Public Hearing Notice

D. Planning Commission Resolution

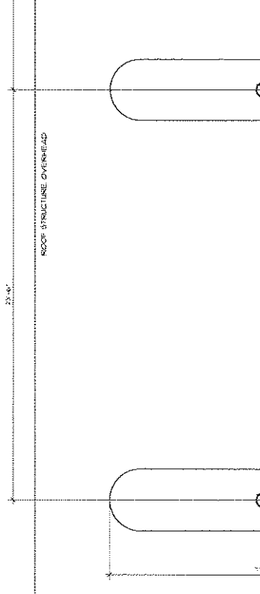
E. Conditions of Approval (Exhibit A to the Resolution)

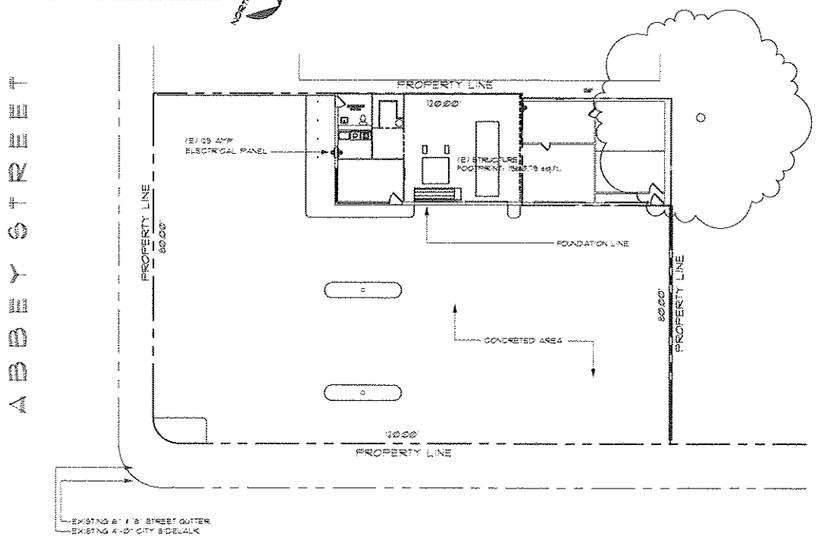

WINTERS
City of Winters GIS Viewer
400 RAILROAD AVE
Search result
Parcel APN: 003-155-005
Zoom to
APN 003155005
Situs Address 400 RAILROAD AVE
REVDATE 8/23/2001
MAPYEAR 02/03
CITY WINTERS
ZIP 95694
UOF
Deed_Acres 0.24
WA_FLAG No
WA_NUM
WA_Type
WA_NonRenewal_Notice
Roll_Asmt 003155005000
Roll_AsmtDescription **TOWN OF WINTERS BLK 13 L 1, 2 & 3 MB 5 PG 154
Roll_Land 253000




## AS-BUILTS - FLOOR PLAN

2 / A0 SCALE: 1/4" = 1'-0"




## (E) SITE PLAN

1 / A0 SCALE: 1/8" = 1'-0"

| PROJECT INFORMATION | |
|---|---|
| CONTACT PERSON:<br>THADDEUS BARSOTTI: OWNER<br>(530) 304-4244<br>MOYRA BARSOTTI: OWNER<br>(530) 304-4244 | BUILDING DATA:<br>EXISTING STRUCTURE:<br>MAIN FLOOR: 1560 ± sq.ft.<br>BUILDING HEIGHT: N/A |
| PARCEL DESCR.:<br>APN:<br>ZONING: | PROPOSED REMODEL:<br>AREA TO BE CONDITIONED: 0000 sq.ft. |
| PROJECT ADDRESS:<br>400 RAILROAD AVE<br>WINTERS, CA. 95694 | OPEN SPACE & LOT:<br>AREA OF LOT: 18000.00 sq.ft.<br>OPEN SPACE: 8870.93 sq.ft. |
| ENGINEER OF RECORD: | OFF-STREET PARKING: N/A |
| | DESIGNER/ DRAFTSMAN:<br>SAM HAYES<br>hayesenruta@gmail.com |

MAR 03 REC'D


HAYES
ARCHITECTURAL DRAWING DESIGN
SAMUEL HAYES
hayesenruta@gmail.com
P.O. BOX 212 YOLO, CA. 95697


CHANGE OF USE
BY
PRIVATE OWNER BUILDER

PHONE: 530-304-4244 (530)
CELL -

PROPOSED ACCESSORY DWELLING UNIT
FOR
THADDEUS & MOYRA BARSOTTI
400 - RAILROAD AVE. WINTERS, CA. 95616
PHONE - (530) 304-4244

SIGNATURE OF DRAFTSMAN

SAMUEL HAYES

DATE: OCTOBER 7 2024
FILE NAME: barsotti.dwg
LOCATION: D:/2022/adu


HAYES DRAWING & DESIGN © 2001
All works inclosed are undisputed property of the above named client. With the written consent of the private owner or the general contractor the draftsmen legally withdraws all liability of the future construction of the of the building described only within the enclosed drawings. Any further plan changes must have the written consent of H D & D.


Owner_____

A0

Suite A - Retail

Suite B - Office and Warehouse

LANDFILL

RECYCLE

ADA RESTROOM

RESTROOM #2

STORAGE

RETAIL AREA

OFFICE

WAREHOUSE

Outdoor Retail Space

Outdoor Retail Space

BBQ Food Truck

MAR 03 REC'D

# PROPOSED FLOOR PLAN

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

HAYES
ARCHITECTURAL DRAWING — DESIGN

SAMUEL HAYES
hayesenruta@gmail.com
P.O. BOX 212 YOLO, CA. 95697

CHANGE OF USE
BY
PRIVATE OWNER BUILDER

PHONE: 530-304-4244 (B30)
CCL# -

REMODLED GAS STATION
FOR
THADDEUS & MOYRA BARSOTTI
400 - RAILROAD AVE. WINTERS, CA. 95694
PHONE - (530) 304-4244

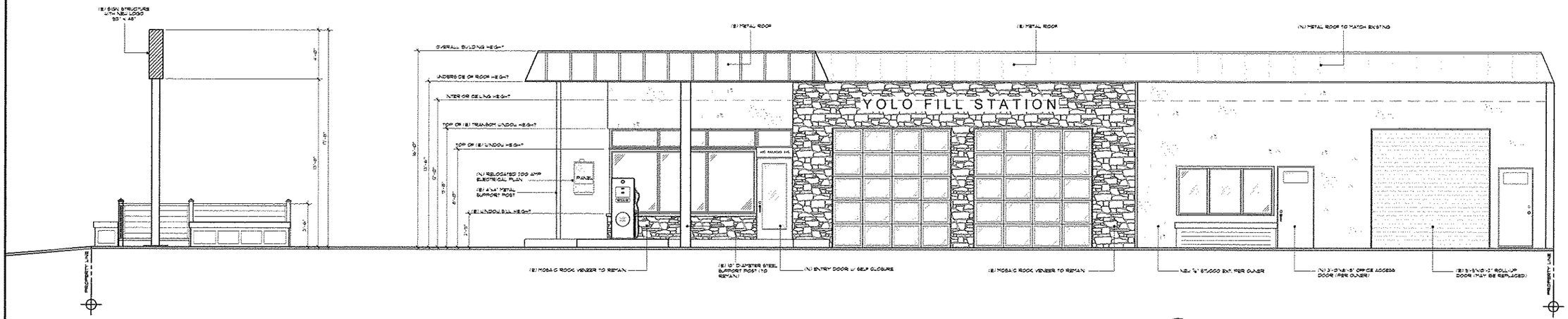
SIGNATURE OF DRAFTSMAN

SAMUEL HAYES

DATE: FEBRUARY 3, 2025
FILE NAME: barsotti.dwg
LOCATION: D:/2024/adu

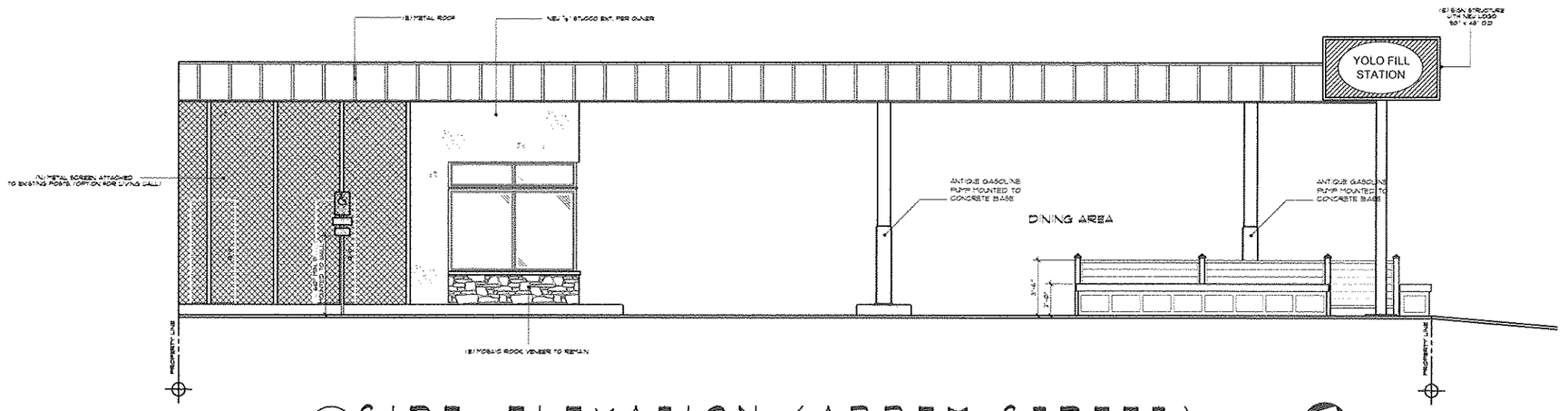
HAYES DRAWING & DESIGN © 2001
All works indosed are undigested property of the above named client. With the written consent of the private owner or the general contractor the draftsmen legally withdraws all liability of the future construction of the of the building described only within the enclosed drawings. Any further plan changes must have the written consent of H D & D.
OWNER _____

A1



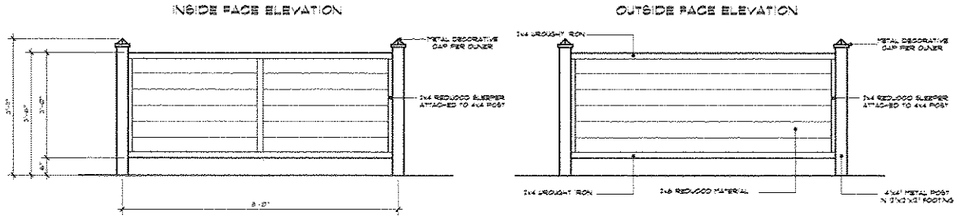

1 / A2 **FRONT ELEVATION (EAST)**

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




2 / A2 **SIDE ELEVATION (ABBEY STREET)**

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




3 / A2 **FENCE ELEVATION**

SCALE: 1/2" = 1'-0"

MAR 03 REC'D

HAYES ARCHITECTURAL DRAWING — DESIGN

SAMUEL HAYES
hayesenruta@gmail.com
P.O. BOX 212 YOLO, CA. 95697

CHANGE OF USE
BY
PRIVATE OWNER BUILDER

PHONE: 530-304-4244 (B30)
CCL# -

REMODLED GAS STATION
FOR
THADDEUS & MOYRA BARSOTTI
400 - RAILROAD AVE WINTERS, CA. 95616
PHONE - (530) 304-4244

SIGNATURE OF DRAFTSMAN

SAMUEL HAYES

DATE: FEBRUARY 3, 2025
FILE NAME: barsotti.dwg
LOCATION: D:/2024/adu

HAYES DRAWING & DESIGN © 2001
All works inclosed are undisputed property of the above named client. With the written consent of the private owner or the general contractor the draftsmen legally withdraws all liability of the future construction of the or the building described only within the enclosed drawings. Any further plan changes must have the written consent of H D & D.

Owner_____

A2

# NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that at 6:30 P.M. on March 25, 2025, or as soon thereafter as possible, in the City Council Chambers of the City of Winters, located at 318 1st Street, Winters, CA 95694, a public hearing will be held by the City of Winters ("City") Planning Commission to consider a Conditional Use Permit to allow two food truck parking spaces (with available seating for 20 patrons), farm to table retail (including beer and wine sales), seasonal farm products, meats, picnic fixings, garden items, and local preserves at 400 Railroad Avenue (Former Yolo Fill Station) which has an Assessor's Parcel Number of 003-155-005 pursuant to the Official Records of Yolo County, California.

The proposed conditional use permit is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the (CEQA) Guidelines because it is covered by a Class 32 Categorical Exemption for infill projects which take place on project sites of 5 acres or less which will have no cause for a significant effect on the environment, and issuance of the proposed conditional use permit has no potential for causing a significant effect on the environment given the proposed conditions to be imposed on the project.

At the public hearing of the Planning Commission, the Planning Commission shall consider all evidence and testimony for and against the proposed conditional use permit. At any time prior to the public hearing, any person may file in writing with the City a statement of his or her objections to the proposed conditional use permit. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 1st Street, Winters, CA 95694 or to kelly.mumper@cityofwinters.org. The staff report will be available on the City's website at https://www.cityofwinters.org/194/Meetings at least 72 hours before the hearings.

In compliance with the Americans with Disabilities Act, if you need a disability related modification or accommodation to participate in the hearing, please contact the Deputy City Clerk at (530) 795-4910 at least one full business day before the start of the hearing.

For more information regarding this proposed conditional use permit, please contact Kelly Mumper, Contract Planner at (530)795-4233 (Ext. 114) or at kelly.mumper@cityofwinters.org.

**Planning Commission Resolution No. 2025-02**

**A Resolution of the Planning Commission of the City of Winters approving a Design Review and Conditional Use Permit to allow a Stationary Food Vendor to operate two food trucks in two parking spaces, and to allow a neighborhood market, at 400 Railroad Avenue within the D-A Zoning District and finding this Project exempt from CEQA**

**Whereas**, on March 3, 2025, the City received an application requesting a Conditional Use Permit to allow a stationary food vendor to operate two food trucks in two onsite food truck parking spaces, and to operate a neighborhood market for farm to table retail (including beer and wine sales) to sell seasonal farm products, meats, picnic fixings, garden items, and local preserves at 400 Railroad Avenue within the downtown-A (D-A) Zoning District; and

**Whereas**, Winters Municipal Code Section 17.36.020 requires Design Review approval by the Planning Commission for modifications to existing buildings involving significant exterior changes and Winters Municipal Code Section 17.58.050 requires that a Conditional Use Permit be secured stationary food vendors to operate stationary food vending vehicles (i.e., food trucks) for more than four hours in a single day and to operate a neighborhood market; and

**Whereas**, Winters Municipal Code Section 17.36.030(B) allows the Planning Commission to consider a site plan for design review at the same time as a conditional use permit; and

**Whereas**, applicant seeks a sign permit pursuant for two on premises sign that are consistent with Winters Municipal Code sections 17.80.035 and 17.58.070(D); and

**Whereas**, a notice of the March 25, 2025 public hearing for the project was published in the *Winters Express* on March 12, 2025; and

**Whereas**, notice of the public hearing was mailed to property owners within 300 feet of the project location on March 13, 2025; and

**Whereas**, the City's Community Development Department presented its oral and written staff report on the proposed project at a regular meeting of the Planning Commission on March 25, 2025; and

**Whereas**, the Community Development Department recommends approval of the proposed project based on the findings and conditions of approval provided in Exhibit A attached hereto and incorporated herein; and

**Whereas**, on March 25, 2025, 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 and approves the Conditional Use Permit to allow applicant, as a stationary food vendor, to operate two food truck in two onsite parking spaces, and to allow a neighborhood market for farm to table retail (including beer and wine sales) for the sale of seasonal farm products, meats, picnic fixings, garden items, and local preserves at 400 Railroad Avenue within the D-A Zoning District, subject to the conditions of approval contained in Exhibit A; and

**Be it Further Resolved** that the Planning Commission makes the following findings:

1. That the project is consistent with the *City of Winters General Plan, 1992*, Title 17 of the Winters Municipal Code, and the Downtown Form Based Code (Chapter 17.58 of the Winters Municipal Code).

2. The project complies with the regulations of the Downtown Form Based Code (Chapter 17.58 of the Winters Municipal Code), promotes the spirit of the downtown by integrating into the fabric of its DNA and complementing the architectural quality of the downtown.

3. The project complies with the design review requirements in Section 17.36.020.

4. Stationary food vendors and neighborhood commercial are listed as conditional uses requiring a Conditional Use Permit in Winters Municipal Code Section 17.58.050.

5. The Conditional Use Permit for a stationary food vendor to operate a maximum of two stationary food vending vehicles within two onsite parking spaces on the subject property complies with Winters Municipal Code Chapter 5.36 and Section 5.36.060(C). The applicant shall obtain a stationary food vendor permit.

6. The Conditional Use Permit for the applicant to operate a neighborhood market as a “neighborhood commercial” use on the subject property complies with Winters Municipal Code section 17.58.050 (including Table 17.58-2).

7. The sale of alcoholic beverages for on- and off-site consumption is conditioned upon approval by the California Department of Alcoholic Beverage Control.

8. Approval of the Conditional Use Permit will not negatively affect line of sight safety for the project, neighboring businesses, or vehicle and pedestrian traffic.

9. The stationary food vendor use and neighborhood commercial use are consistent with the intent and purpose of the D-A Zoning District and will not detrimentally impact the character of the neighborhood.

10. The establishment, maintenance, or operation of the subject use, building or facilities applied for will not, under the circumstances of the particular use, with the conditions imposed thereon, be detrimental to or contrary to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use and will not be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City.

11. The conditions imposed upon approval of this use are necessary to further the public health, safety, peace, comfort and general welfare of the City.

12. Approval of this Conditional Use Permit is contingent upon the establishment, maintenance, and operation of the subject use not being detrimental or contrary to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use. The stationary food vendor use and neighborhood commercial use will not create a nuisance or enforcement problem within the neighborhood.

13. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities or services will be provided.

14. The stationary food vendor use and neighborhood commercial use will not result in a negative fiscal impact upon the City.

15. A Sign Permit for two business signs as described in the staff report for the March 25, 2025 Planning Commission meeting for this project, is hereby approved.

16. Based on the evidence in the record and findings set forth, determines the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines because it converts an existing small structure from one use to another where only minor modifications are made to the exterior of the structure.

**It is hereby certified** that the foregoing Planning Commission Resolution No. 2025-02 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regularly scheduled meeting of the City of Winters Planning Commission held on the 25th day of March 2025, by the following vote:

**Ayes:**

**Noes:**

**Absent:**

**Abstain:**

_____

Lisa Baker, Chairperson

Attest:

_____

Jeremy Craig, Planning Commission Secretary

## Exhibit A

## Conditions of Approval

Conditional Use Permit #2025-002, Thaddeus Barsotti, Yolo Fill Station, 400 Railroad Avenue

CONDITIONS OF APPROVAL

1. The applicant shall secure building and electrical permits from the City of Winters Building Department prior to construction for the remodel and redesign.
2. The project is described in the March 25, 2025, Planning Commission staff report. The project shall be designed and constructed as depicted within the exhibits included as attachments to the staff report, except as otherwise modified by these conditions of approval. Substantive changes to the approved design and project scope shall require modification to the Conditional Use Permit and subsequent Public Hearings by the Planning Commission.
3. The Design Review and Conditional Use Permit approval shall expire in one year (March 25, 2026) from its date of approval unless the applicant begins operation of the business, or the applicant requests an extension from the Community Development Director. The applicant shall bear all expenses for any extension request submitted to the Community Development Director.
4. Operating hours of the neighborhood market shall be from 10AM to 8PM during the Summer and 10AM to 6PM during the Winter. The applicant, as a stationary food vendor, may operate up to two stationary food vending vehicles in the food truck parking spots on the subject property during the aforementioned times.
5. The project shall fully conform to the City of Winters Food Vendor Ordinance which is found in Chapter 5.36 of the City of Winters Municipal Code. Stationary food vendors must comply with the Americans with Disabilities Act and other accessibility access standards. Stationary food vendors operating in the parking lot cannot impede traffic flow entering, leaving, or within the parking lot.
6. The project shall comply with the provisions outlined within the City of Winters Municipal Code and Form Based Code for Downtown (Chapter 17.58) as it pertains to the project.
7. The applicant shall obtain all required permits from the Yolo County Environmental Health Department for the related uses and display the certification in plain view for City Enforcement Officials and business patrons.
8. The applicant shall obtain a City of Winters Business License, and any subcontracted services (such as the food trucks) are subject to the same requirements.
9. The applicant shall obtain the proper alcohol license or licenses from the Department of Alcoholic Beverage Control (ABC), prior to applying for a City of Winters business license. Compliance with ABC and this provision is contingent upon the operating use.

10. The applicant or property owner shall obtain a sign permit from the City of Winters Planning and Building Departments for any proposed business signage related to the project. Any significant changes proposed to the business signage after the approval of the sign permit requires additional review by staff or the Planning Commission.
11. All landscaping shall be maintained in a manner that preserves line of sight safety for pedestrians and vehicular traffic.
12. Engineering will review the exterior improvement plans to ensure City and state design requirements are met for grading and drainage, utilities, and stormwater management (if required).
13. Accessible path of travel and parking requirements shall be maintained to meet California Building Code, Chapter 11B.
14. Fire Access and protection shall be considered to maintain code requirements.
15. The proposed perimeter fence shall have vertical slats with at least 6 inches of spacing in between each slat to preserve line of sight safety on the corner of Abbey Street and Railroad Avenue.
16. Landscaping along the parcel perimeter on Abbey Street and Railroad Avenue shall be maintained regularly to prevent the potential for public nuisances related to line of sight obstruction for pedestrians and motorists.
17. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project Applicant shall defend, indemnify, and hold harmless the City or its agents, officers and employees, from liability, damages, penalties, costs or expenses in any such claim, action, or proceeding to attach, set aside, void, or annul an approval of the City of Winters, the Winters Planning Commission, any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant's sole cost and expense which includes court costs and attorneys' 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 attorneys' 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.
18. Any violations of this Conditional Use Permit are subject to enforcement actions by the City of Winters. Any violations not addressed in a timely manner are subject to code enforcement procedures and possible revocation of the Conditional Use Permit by the Planning Commission.