City of Winters Planning Commission
Council Chambers, 318 First Street
Winters, CA 95694
Tuesday, August 13, 2024, 6:30 PM

AGENDA

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

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

Jeremy Craig, City Manager

PLEASE NOTE – Winters Planning Commission meetings are conducted in person at City Hall Council Chambers 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. 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. Call to Order: City of Winters Planning Commission Meeting

2. Participation via Zoom:
   https://us02web.zoom.us/j/89641957720?pwd=Yj9KWCTDgM7nG6j54CVf2gaXx3EjVy.1R

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

8. PUBLIC HEARINGS

8.1. Public Hearing and Consideration of Planning Commission Resolution No. 2024-04 Approving Design/Site Plan Review Permit 2024-01 for 980 Degener Street (APN: 030-407-003) Within the R-1/Planned Development Zoning District and Making Findings of CEQA Exemption, for a new single-family home to be located on Lot 101 of the Callahan Estates/Heartland Subdivision.

Staff Report 980 Degener Street

Attachment A - Design Review

Attachment B - Resolution

Attachment C - Emails

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.

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: August 13, 2024

FROM: Dave Dowswell, Planner

SUBJECT: Public Hearing and Consideration of Planning Commission Resolution No. 2024-04 Approving Design/Site Plan Review Permit 2024-01 for 980 Degener Street (APN: 030-407-003) Within the R-1/Planned Development Zoning District and Making Findings of CEQA Exemption, for a new single-family home to be located on Lot 101 of the Callahan Estates/Heartland Subdivision.

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

1) Receive the staff report;
2) Conduct the Public Hearing to solicit public comment
3) Find the proposed project (design/site plan review) exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3);
4) ; and
   ; and
   Approve Planning Commission Resolution No. 2024-04 Approving Design/Site Plan Review Permit 2024-01 for 980 Degener Street (APN: 030-407-003) Within the R-1/Planned Development Zoning District and Making Findings of CEQA Exemption.

BACKGROUND: On October 3, 2017, the Design Review Committee (DRC) reviewed the preliminary design for the model homes for the Heartland Subdivision.

On November 14, 2017, the Planning Commission approved Design Review 2017-05 for the eight model homes for the Heartland Subdivision. The elevations were revised in response to many of the comments from the DRC meeting.

On November 10, 2020, the Planning Commission approved Design Review 2020-05 for three additional model home designs for the Heartland Subdivision.

On July 23, 2024, the Planning Commission was scheduled to review this item. The agenda that was posted indicated the meeting could be attended in person and via Zoom. Due to a technical issue the meeting was not available by Zoom and had to be continued to a special meeting on August 13, 2024. Since then, three emails have been submitted commenting on the proposed project (Attachment C).

PROJECT DESCRIPTION: The applicant submitted an application for Design/Site Plan Review for new single-family home to be built on Lot 101 at the southwest corner of Degener Street and Graf Way, or 980 Degener Street. The house will be two stories and3,062 square feet, which includes a two-car garage.

Lot 101 was initially going to be a mini park. During the approval process for the subdivision the City agreed to sell the lot to developer Crowne Communities, to be developed with a single-family home. Crowne Communities subsequently sold the lot to the applicant. The applicant, rather than using one of the approved model home designs, created a new design (Attachment A). The Planning Commission will take final action on the project unless appealed to the City Council.

The exterior design of the home is contemporary, similar to the existing homes nearby. The building façade is primarily horizontal siding with stone accents. The roof is hip design with gabled roofs on the front elevation above the garage, bedroom #4 on the first floor and bedrooms #2 and #3 on the second floor. Roofing material will be lightweight concrete tile. Shutters are proposed on the front elevation windows. There is a small balcony off the master bedroom that acts as a covered porch off the family room. Building colors, including the roofs, are similar to those used on the existing homes nearby.

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

A. The overall visible mass of the structure, which may include building mass as it relates to property line setbacks, building height, roofline profiles, lot coverage and overall scale of a building, and the orientation of the proposed building to the street and adjoining properties; and
B. The proposed use and quality of exterior construction materials striving for long-term compatibility with the general setting of the subject property and visual character of the general neighborhood; and
C. Avoidance of buildings which are characterized by large, blank or unbroken wall planes, as well as buildings which exhibit general lack of architectural detailing, shadow lines, etc. which generally lack interest; and

D. Effective screening of ground – and – roof mounted mechanical equipment; and
E. The use of landscaping decorative site paving, etc. which provides effective visual screening or softening of the development, as necessary; and
F. Achieve conformity with the Winters design guidelines
G. For single-family homes, the above criteria shall be considered with a focus on avoiding repetitive designs and site plans.

The Planning Commission shall make findings relative to compliance with the above provisions prior to approving a design/site plan review.

ANALYSIS: The following discussion is based on the above-mentioned criteria and the design approval for the model homes for the Heartland Subdivision:

- The shutters on the front elevation for bedroom #4 window are too small. They should be the same size as the ones for bedrooms #2 and #3.
- For all the recent model home design approvals the City, for continuity and enhancement, has required whenever shutters are used on a front elevation at least one window on the other elevations also include shutters. Staff would not recommend adding shutters to any window on the right elevation due to the balcony providing architectural relief.
- Whenever a stone veneer is included, the City has required the veneer be wrapped around the side elevation to the rear yard fencing.
- As a condition of approval all new single-family homes rear yards are to be fenced with 6-foot-high wood fencing with the posts to be made of steel clad in wood. The City has also required a front yard landscaping and drip irrigation plan the complies with the State's Model Water Efficient Landscape Ordinance.

In Mr. Charbonneau's email he describes several issues that are beyond the purview of the Planning Commission regarding the location of the driveway off Graf Way, location of trash cans, and future widening of the driveway. As mentioned above, Lot 101 was originally going to be a mini park. When the City agreed to sell it to the developer of Heartland the utilities were already in place, requiring the driveway be located off Graf Way. Mr. Charbonneau also expresses concern the facade of the proposed home (horizontal siding vs. stucco) and the plan for a second story balcony off the master bedroom will be different than the existing houses (Attachment C).

The Planning Commission has approved other homes in the in the area that are fully clad with horizontal siding. The initial conditions of approval for the Callahan Estates (Heartland) Highlands (Stone's Throw) encouraged balconies and covered porches. The Planning Commission could limit the amount of horizontal siding by using it more as an accent.

Mr. Holm in his email expresses similar concerns as Mr. Charbonneau regarding the location of the driveway and the exterior façade being different than the existing homes. He also includes 4 questions in his email (Attachment C). The City does not allow the

parking of commercial vehicles in residential neighborhoods except for unloading and loading and for construction projects. The Planning Commission has no purview over ADUs, whether there will be a pool on the property or whether the home will be owner-occupied or rental.

Overall staff supports the design of the home as shown in Attachment A, subject to the recommended changes above and in the conditions of approval in Resolution 2024-04 (Attachment B). Staff finds the design of the home consistent with the City of Winters design review criteria as stated in Chapter 17.36 of the Winters Municipal Code.

PROJECT NOTIFICATION: Public notice for this application was prepared by the Community Development Department as set forth in the Winters Municipal Code and State Planning Law. A legal notice of the July 23, 2024 public hearing was published in the *Winters Express* on 7/11/24 and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to the hearing. On July 23, 2024, the hearing was continued to August 13, 2024. Copies of the staff report, and all attachments have been available for public review online and at City Hall since 8/9/24.

ENVIRONMENTAL ASSESSMENT: A Mitigated Negative Declaration was prepared for this project and approved by the City Council on July 14, 2003.

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

RECOMMENDED FINDINGS FOR THE SINGLE-FAMILY HOME AT 980 DEGENER STREET – DESIGN/SITE PLAN REVIEW 2024-01

CEQA Findings:

1) The proposed project (design review) is consistent with the Mitigated Negative Declaration adopted by the City Council on July 14, 2003, and is exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15303(a), which applies to new construction or conversion of small structures, including a one single family residence or second dwelling unit in a residential zone.

Design Review Findings:

1) The proposed project's overall visible massing, which includes height, roofline profiles and overall scale of the building meets the intent of the City of Winters Design Guidelines.

2) The proposed project's use of quality of exterior construction materials is compatible with the general setting of the subject property and visual character of

the general neighborhood.

3) The proposed project avoids the use of large, blank or unbroken wall planes and architectural detailing such as shadow lines, etc. which generally lack interest.

4) The proposed project provides effective use of screening of ground mounted equipment.

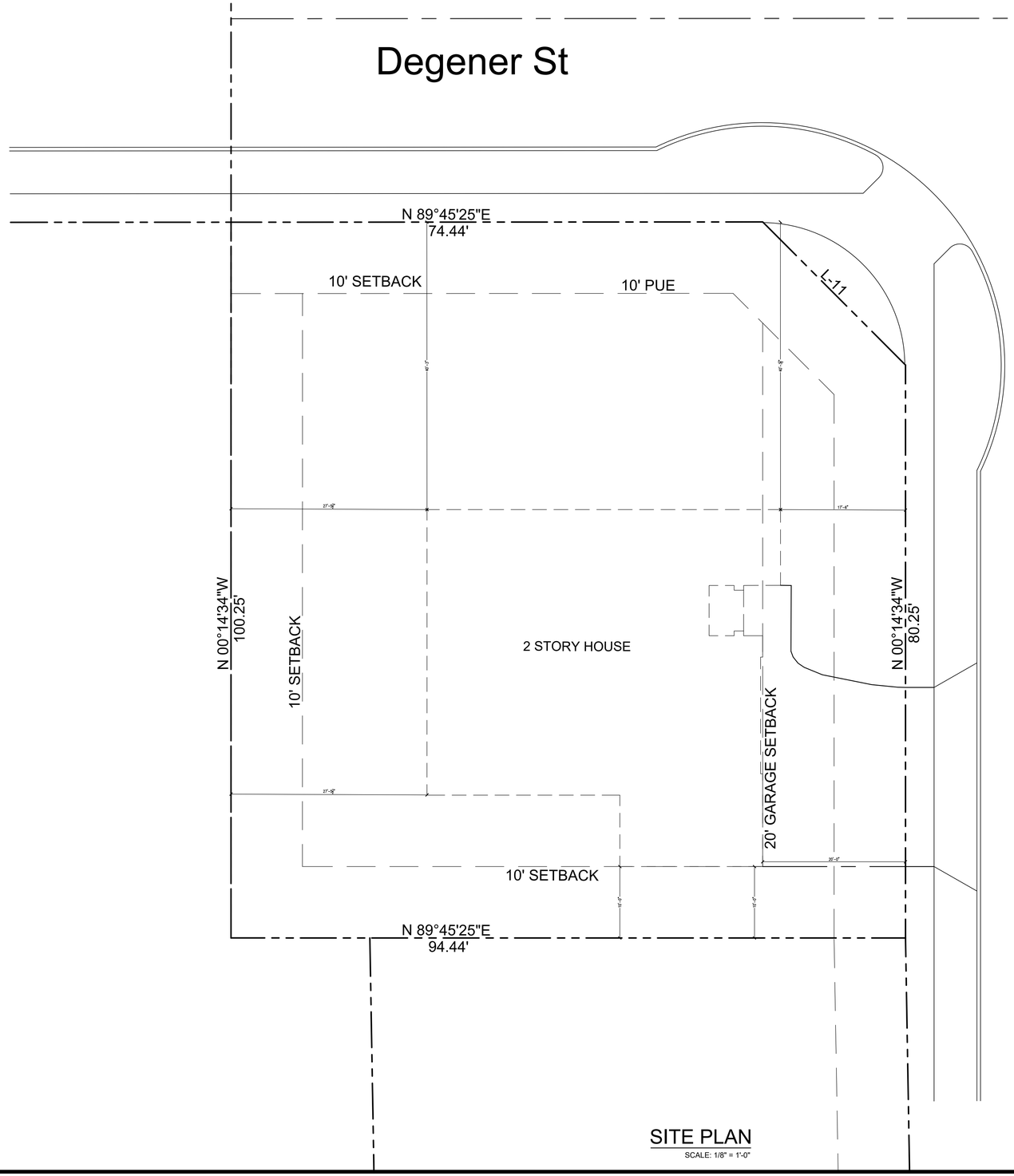
5) The proposed project provides effective use of landscaping, which provides effective softening of the development.

6) The proposed project achieves conformity with the Winters Design Review Criteria described in Chapter 17.36 of the Municipal Code.

RECOMMENDATION: Staff recommends the Planning Commission conduct a public hearing on the 980 Degener Street project and adopt Resolution 2024-04 approving Design/Site Plan Review Permit 2024-01 for 980 Degener Street (APN: 030-407-003) Within the R-1/Planned Development Zoning District and Making Findings of CEQA Exemption.

ATTACHMENTS:

A. Design Review Exhibits for 980 Degener Street
B. Resolution No. 2024-04
C. Emails from James Charbonneau dated August 2, 2024, and M Holm dated August 2, 2024



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

ABBREVIATIONS

A.U.E	ACCESS & UTILITY EASEMENTS	HC	HANDICAP
BSW	BACK OF SIDEWALK	MH	MANHOLE
CO	CLEANOUT	P.U.E	PUBLIC UTILITY EASEMENT
DI	DRAINAGE INLET	SD	STORM DRAIN
DW	DRIVEWAY	SS	SANITARY SEWER
EX	EXISTING	SSCO	SANITARY SEWER CLEANOUT
FL	FLOWLINE	WS	WATER SERVICE



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- CENTERLINE

PLAN CHECK NOTES:

1. FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION 5% MINIMUM AND THE 2% FROM THE ADJOINING PROPERTY AT A MINIMUM[§ R401.3 CRC]

SILVERMARK Construction Services
building good things

980 DEGENER ST.
WINTERS CA
APN/ 030-407-003-00

REVISIONS

#	DESCRIPTION	NAME

DESIGNER: KSM

REVIEWED BY: KSM

APPROVED BY:

PROJECT #: 980 DEGENER ST.

PAGE NAME: SITE PLAN

PAGE: AS-1

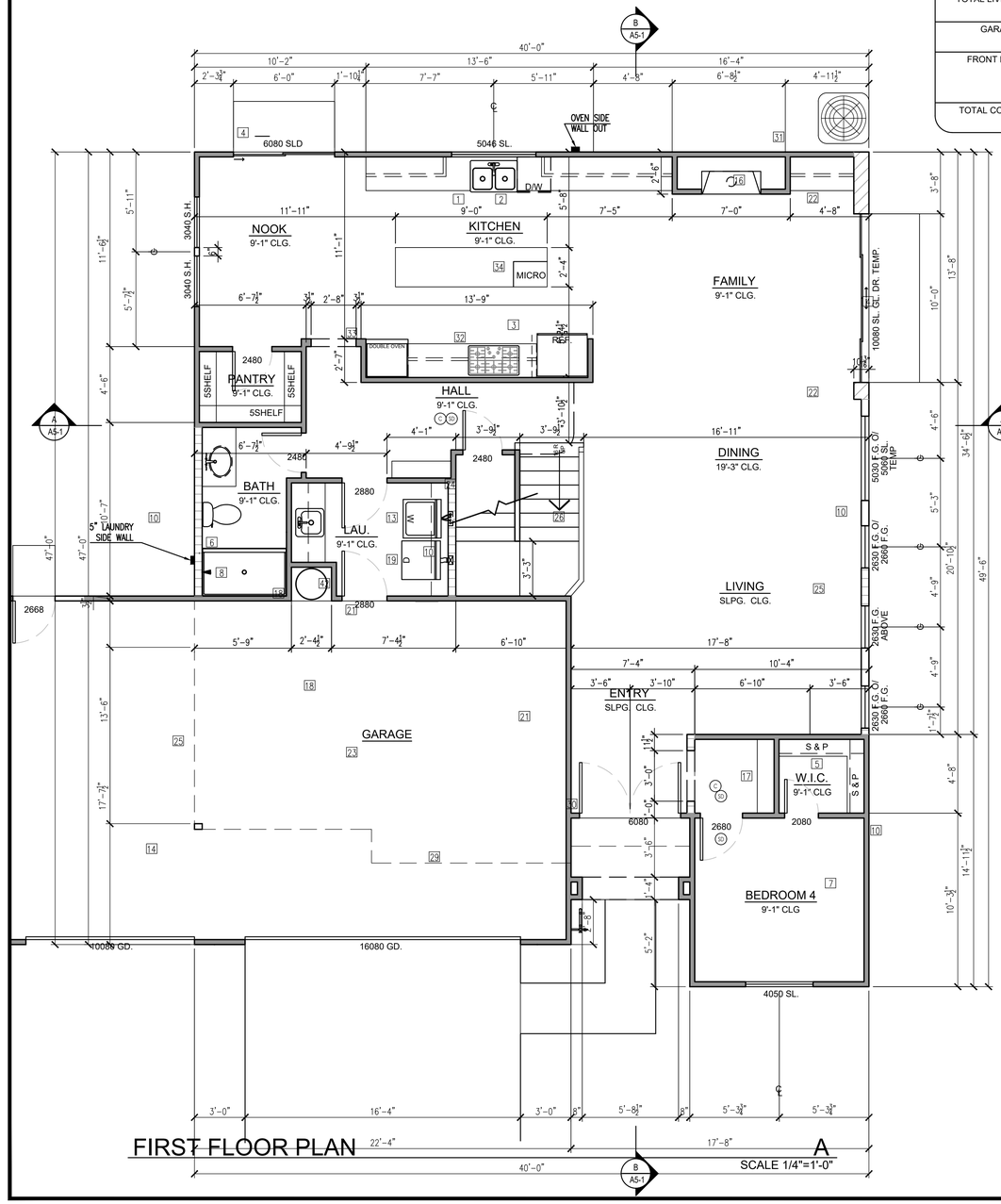
FLOOR PLAN NOTES

1. 32"X21" DOUBLE SINK W/ GARBAGE DISPOSAL.
2. DISHWASHER PROVIDE SURFACE MOUNT AIR GAP.
3. 39" CLEAR REF. SPACE PLUMB FOR WATER SUPPLY.
4. 36" X 36" CONCRETE PAD MINIMUM
5. 5'-0" TUB W/CERAMIC TILE TO 72" U.N.O. PROVIDE SOAP DISH.
6. SHOWER CURTAIN ROD.
7. RECESSED MEDICINE CABINET.
8. 60"X34" PRE-CAST SHWR PAN TILE TO 72" HT. ABOVE FLOOR FROM ABOVE DRAIN U.N.O. PROVIDE SOAP DISH OR SHAMPOO NICHE.
9. SHATTERPROOF GLASS SHOWER ENCLOSURE W/TOWEL BAR.
10. 2 X 6 PLUMBING WALL.
11. NOT USED
12. F.A.U. IN ATTIC
13. PROVIDE WATER & WASTE FOR WASHER.
14. ELECTRICAL SERVICE PANEL. (SEE UTILITY PLAN)
15. NOT USED
16. 36" METAL FIREPLACE DIRECT VENT THRU WALL WITH ICC APPROVAL (OR SIMILAR).
17. LINEN CABINET SEE INTERIOR ELEVATIONS.
18. W/H IN GARAGE
19. DRYER VENT PER C.M.C. 504.3
20. DECK FLOOR TO BE TILE
21. FIRE SEPARATION BETWEEN HOUSE & GARAGE TO BE 5/8" TYPE "X" GYP. BD. W/6d COOLER NAILS AT 7" O.C.
22. BALLOON FRAMED WALLS SEE FRAMING PLANS STRUCTURAL CALCULATIONS AND GENERAL NOTES.
23. FIRE SEPERATION BETWEEN 2ND FLR & GAR. CLG. AND WALLS SUPPORTING 2ND FLR. TO BE 5/8" TYPE "X" GYP. BD.
24. 5/8" TYPE "X" GYP. BD. UNDER STAIRS AT ENCLOSED USEABLE SPACE 6d COOLER NAILS AT 7" O.C.
25. 2 X 6 STUD WALL.
26. 42" HIGH GUARDRAIL PER C.B.C. 1011.11
27. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.B.C. 1011.1
28. 30"X30" ATTIC ACCESS PANEL PER C.B.C. 1015.7
29. LINE OF WALL ABOVE
30. DEADBOLT AT TOP & BOTTOM OF DOUBLE ENTRY DOORS & AT TOP (ONLY) OF INTERIOR DOUBLE DOORS.
31. AC CONDENSER
32. COOKTOP W/ METAL HOOD W/LIGHT & FAN (VENT TO EXTERIOR BACK WALL MIN 3' FROM OPENING)
33. 27" DOUBLE OVEN
34. MICROWAVE
35. NOT USED
36. NOT USED
37. 60" X 42" FREE STANDING TUB
38. F.A.U. IN ATTIC PROVIDE 30"X30" ATTIC ACCESS PANEL
39. TILE SHOWER TO 72" HT. ABOVE FLOOR FROM ABOVE DRAIN U.N.O. PROVIDE SOAP DISH OR SHAMPOO NICHE.
40. LINE OF ROOF BELOW
41. DUCT CHASE VERIFY W/ H.V.A.C. DRAWINGS
42. SELF CLOSING 1-3/8" SOLID CORE DOOR FIRE PROTECTION NOT LESS THAN 20 MINUTES
43. F.A.U. IN ATTIC PROVIDE 30"X30" ATTIC ACCESS PANEL

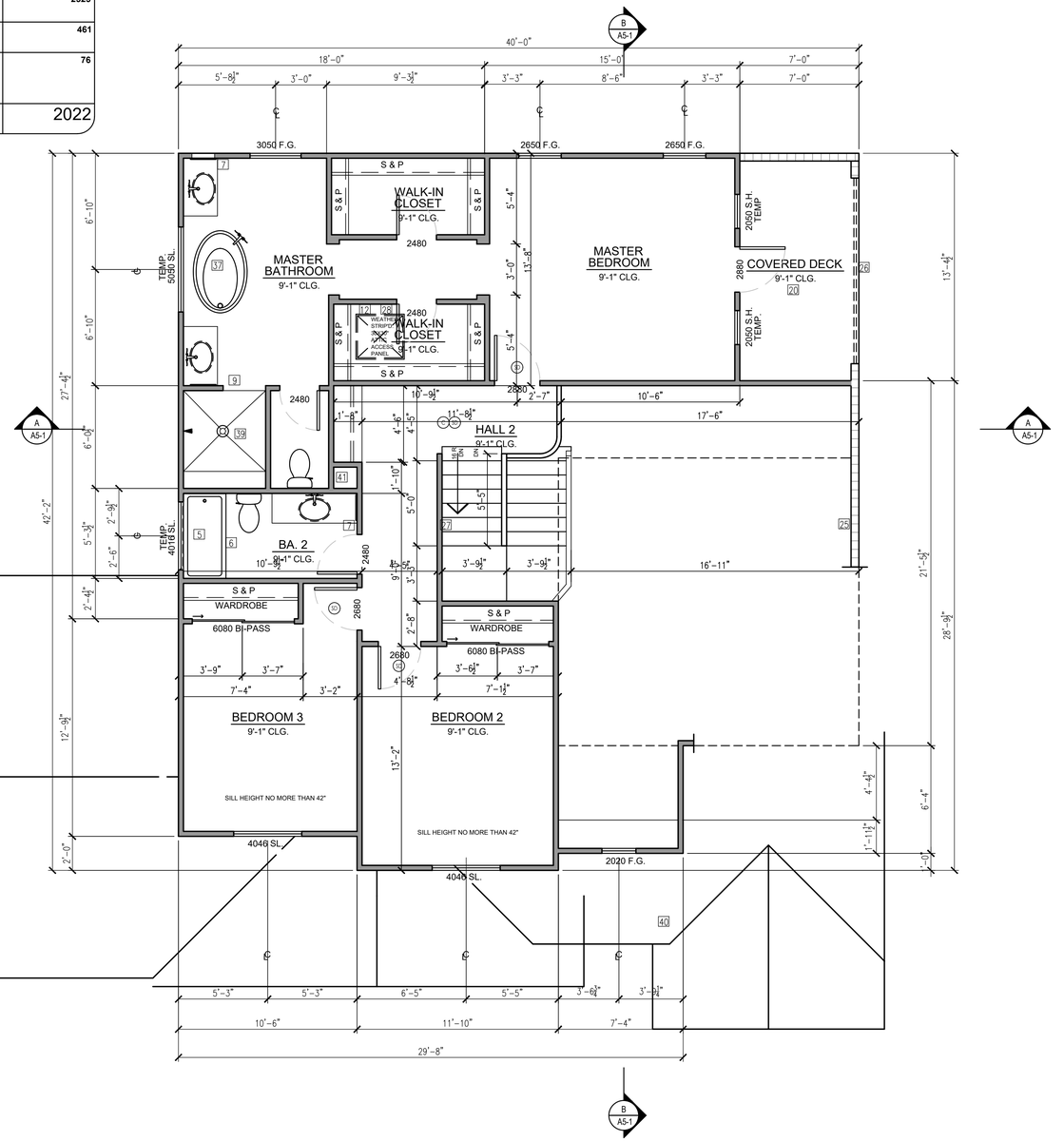
FLOOR SPACE	AREA (SQ.FT.)
LIVING AREA 1ST FLOOR	1485
LIVING AREA 2ND FLOOR	1040
TOTAL LIVING AREA	**2525**
GARAGE	**461**
FRONT PORCH	**76**
TOTAL COVERAGE	2022

GENERAL PLAN NOTES

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THK. UNO. (SEE PLAN FOR SIZE)
2. ALL GARAGE MAN DOORS TO BE SOLID CORE 1-3/4" THICK EXTERIOR GRADE (SEE PLAN FOR SIZE)
3. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE PROTECTED BY A 1-3/8 INCH SELF-CLOSING, SELF-LATCHING SOLID CORE DOOR, OR A SELF-CLOSING DOOR HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. [§R302.5.1 CRC].
4. PROVIDE LANDINGS AT EXTERIOR DOORS EQUAL TO THE WIDTH OF THE DOOR AND A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES. [§R311.3 CRC
5. ENCLOSED EAVES AND EAVE SOFFIT'S SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR WALL ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SFM 12-7A-3 OR ASTM E2957. [§R337.7.5 CRC
6. SPECIAL VENTING REQUIRED FOR KITCHEN ISLAND PER 909.0 CPC
7. LANDINGS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD, SHOW AT THE FRONT DOOR. LANDINGS WITH DOORS THAT DO NOT SWING OVER THE LANDING MAY HAVE A DIFFERENCE IN ELEVATION OF 7 ¾" MAXIMUM BELOW THE TOP OF THE THRESHOLD. [§R311.3.1 CRC]
8. SHOW STAIR WIDTH CLEARANCE OF 36 INCHES MINIMUM AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT IS 31-1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE, AND 27" WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES. [§R311.7.1 CRC]
9. DETAIL STAIRWAY PROFILE TO COMPLY WITH THE REQUIREMENTS OF CRC SEC. R311.5.1
10. HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS WITH FOUR OR MORE RISERS. SHOW STAIRWAY RAILING/HANDRAIL ON THE FLOOR PLAN. [§R311.7.8 CRC]
11. WINDER TREADS SHALL COMPLY WITH THE REQUIREMENTS OF CRC SEC. R311.7.4 AND R311.7.5.2.1
12. THE ENCLOSED, ACCESSIBLE SPACE UNDER THE STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 5/8" GYPSUM BOARD [§R302.7 CRC]
13. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252 OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R337.8.3 CRC]
14. ADD NOTE, PER 2022 CRC SECTION R327, THAT GRAB BAR BLOCKING MUST BE INSTALLED IN EITHER BEDROOM 4 BATH OR BATH. GRAB BARS DO NOT NEED TO BE INSTALLED.
15. (2022 CRC SECTION R327): ADD ELECTRICAL NOTE INDICATING MOUNTING HEIGHTS OF BOXES AT 15" MIN TO BOTTOM OF BOX AND 48" MAX TO TOP OF BOX.



FIRST FLOOR PLAN A
SCALE 1/4"=1'-0"



SECOND FLOOR PLAN A
SCALE 1/4"=1'-0"

SILVERMARK Construction Services
building good things

980 DEGENER ST.

WINTERS CA

APN/ 030-407-003-00

REVISIONS

#	DESCRIPTION	NAME

DESIGNER: KSM

REVIEWED BY: KSM

APPROVED BY:

PROJECT #: 980 DEGENER ST.

PAGE NAME: FLOOR PLAN

PAGE: A1-1

ELEVATION KEY NOTES

1. ROOFING MATERIAL, REFER TO ROOF NOTES.
2. 7" FASCIA GUTTER
3. 2X8 BARGE
4. HARDIE PLANK SIDING
5. NOT USED
6. EXTERIOR GRADE PLYWOOD SOFFIT
7. 2X CORNER TRIM
8. 1X CORNER TRIM
9. 2X HARDIE TRIM
10. 1X HARDIE TRIM
11. NOT USED
12. 1X HAREDIE TRIM-CUT TO FIT.
13. 2X HARDIE TRIM-CUT TO FIT.
14. NOT USED
15. GARAGE DOOR, 2X4 TRIM AS SHOWN OVER ¾" PLYWOOD OVER 2X3 FRAME.
16. SECTIONAL GARAGE DOOR
17. NOT USED
18. FIRE BELL
19. TYP. FIXED SHUTTER
20. NOT USED
21. EXPOSED BEAM WITH SHAPED ENDS
22. "BALLOON" FRAMED WALLS
23. NOT USED
24. NOT USED
25. NOT USED
26. NOT USED
27. NOT USED
28. NOT USED
29. NOT USED
30. G.I. FLASHING ROOF TO WALL
31. G.I. FLASHING & SADDLE / CRICKET.
32. GI SCREENED & LOUVERED ATTIC VENT
33. NOT USED
34. MASONRY VENEER
35. DIRECT VENT FIREPLACE TO OUTSIDE
36. NOT USED
37. BOARD & BATT 18" O.C 2X1
38. STONE VENEER INSTALL PER DETAIL 7/D-1
39. NOT USED
40. NOT USED
41. NOT USED
42. G.I. DIVERTER
43. G.I. GUTTER AND DOWNSPOUTS, LAYOUT TO BE FIELD VERIFIED
44. NOT USED
45. LINE OF INTERIOR CEILING OR INTERIOR WALL
46. 14" X 18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
47. NOT USED
48. LIGHTED ADDRESS SIGN (VISIBLE FROM STREET)
49. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM

DOOR SCHEDULE

SIZE	TYPE	MATERIAL	QUANTITY	REMARKS
16'-0"X8'-0"	SECTIONAL	METAL	1	EXTERIOR GARAGE DOOR
10'-0"X8'-0"	SLIDING	GLASS/VINYL	1	TEMP MULTI-SLIDER
6'-0"X8'-0"	SLIDING	GLASS/VINYL	1	TEMP MULTI-SLIDER
6'-0"X8'-0"	HINGED	1⅜" S.C. FGLASS	1	DOUBLE EXTERIOR FRONT DOOR
6'-0"X8'-0"	SLIDING	1⅜" H.C.	2	CLOSET BED 2/3
2'-8"X8'-0"	HINGED	1⅜" S.C.	1	SELF CLOSING/20 MIN FIRE RATED
2'-6"X8'-0"	HINGED	1⅜" S.C.	1	SELF CLOSING/20 MIN FIRE RATED
2'-8"X8'-0"	HINGED	1⅜" H.C.	2	INTERIOR
2'-6"X8'-0"	HINGED	1⅜" H.C.	2	INTERIOR
2'-4"X8'-0"	HINGED	1⅜" H.C.	7	INTERIOR
2'-6"X6'-8"	HINGED	1⅜" H.C.	3	BED 4
		1⅜" S.C.		

CITY PLAN NOTES

1. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREA. CRC R703.7.2.1

NOTES

1. ISLAND SHALL BE IN VENTED BASED ON 909.0 CPC
2. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE PROTECTED BY A 1-3/8 INCH SELF-CLOSING, SELF-LATCHING SOLID CORE DOOR, OR A SELF-CLOSING DOOR HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. [§R302.5.1 CRC]
3. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252 OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R337.8.3 CRC]
4. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R337.8.2.1 CRC

WINDOW SCHEDULE

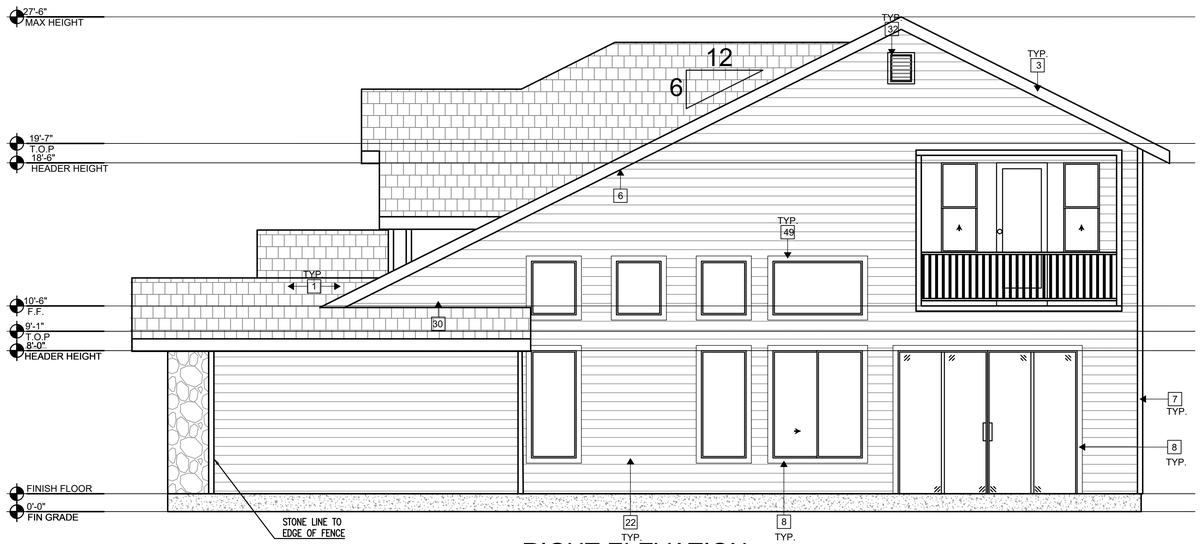
TYPE	SIZE	MATERIALS	QUANTITY	REMARKS
4046	SL	VINYL	2	BEDROOM 2 & 3
4050	SL	VINYL	1	BEDROOM 4
3040	SH	VINYL	2	NOOK
5046	SH	VINYL	1	KITCHEN
5060	SL	VINYL	1	TEMP LIVING & DINING ROOM
5030	FX	VINYL	1	LIVING & DINING ROOM
2030	FX	VINYL	3	LIVING ROOM
2660	FX	VINYL	2	LIVING ROOM
2020	FX	VINYL	1	ENTRY
4016	SL	VINYL	1	BATH 2
5050	SL	VINYL	1	MASTER BATHROOM
3050	FX	VINYL	1	MASTER BATHROOM
2650	FX	VINYL	2	MASTER BEDROOM
2050	SH	VINYL	2	TEMP MASTER BEDROOM

NOTE: ALL WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE WITH A MINIMUM OF ONE TEMPERED PANE, GLASS RESISTANT MATERIAL.



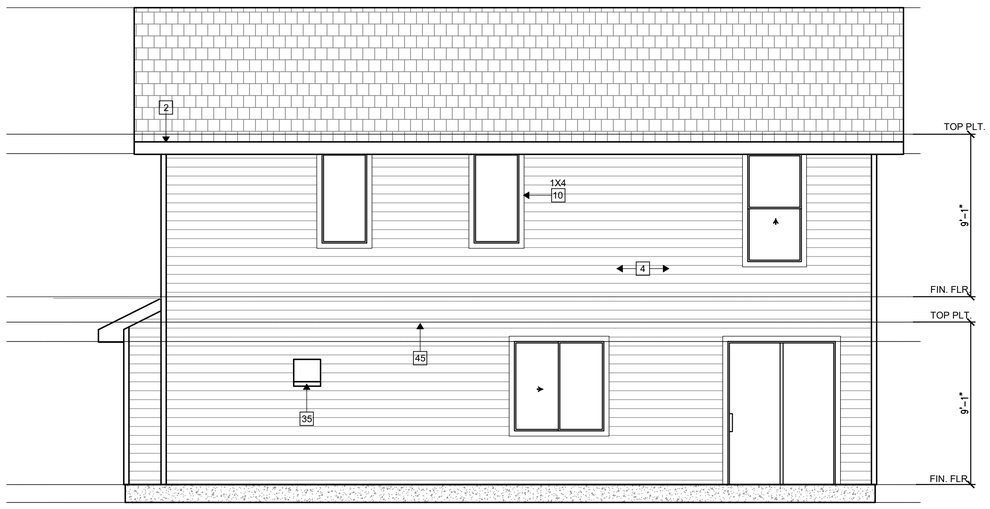
FRONT ELEVATION

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



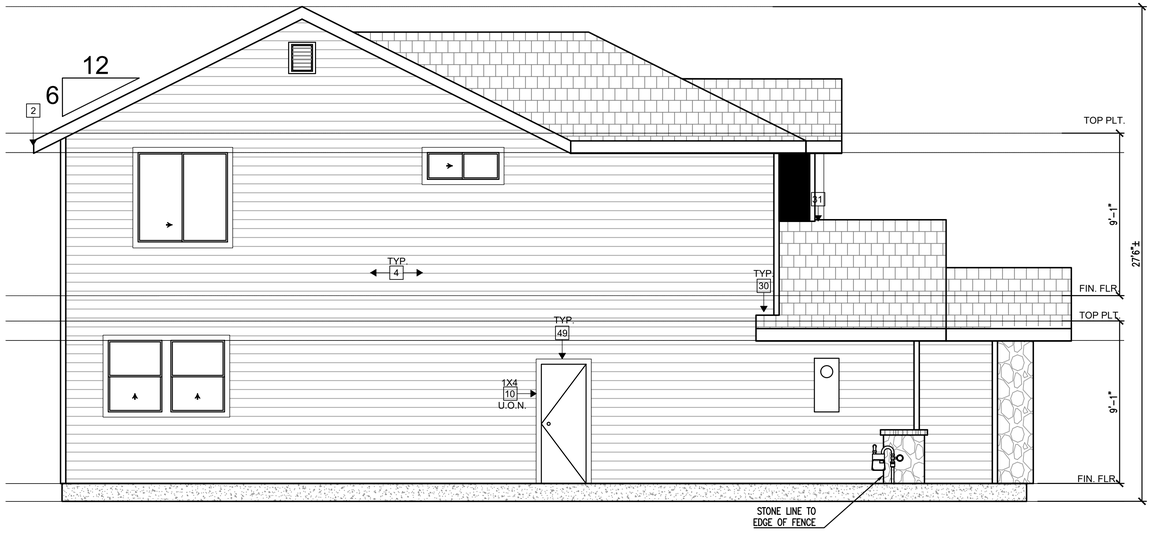
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

EXTERIOR ELEVATIONS

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

SILVERMARK Construction Services
building your dream

980 DEGENER ST.
WINTERS CA
APN/ 030-407-003-00

REVISIONS
DESCRIPTION
NAME
#

DESIGNER: KSM

REVIEWED BY: KSM

APPROVED BY:

PROJECT #: 980 DEGENER ST.

PAGE NAME:
ELEVATION PLANS

PAGE:
A2-1

Planning Commission Resolution No. 2024 – 04

A Resolution of the Planning Commission of the City of Winters Approving Design/Site Plan Review Permit 2024-01 for 980 Degener Street (APN: 030-407-003) Within the R-1/Planned Development Zoning District and Making Findings of CEQA Exemption

Whereas, on May 10, 2024, the City received an application requesting design/site plan review permit approval for a new single-family home located at 980 Degener Street at APN 030-407-030 within the R-1/PD zoning district; and

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

Whereas, a notice of the July 23, 2024 public hearing for the project was published in the *Winters Express* on July 11, 2024; and

Whereas, in accordance with Winters Municipal Code Section 17.36.030.B. and Section 17.16.040, notice of the public hearing was mailed to adjacent property owners within 300 feet of the project location on July 12, 2024; and

Whereas, the public hearing scheduled for July 23, 2024 was continued to August 13, 2024 ; and

Whereas, the City's Planning Division presented its oral and written staff report on the proposed project at a regular meeting of the Planning Commission on August 13, 2024; 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 August 13, 2024, 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 a new single-family home at 980 Degener Street APN: 030-407-003) within the R-1/PD zoning district subject to the 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 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

It is hereby certified that the foregoing Planning Commission Resolution No. 2024-04 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a special meeting of the City of Winters Planning Commission held on the 13th day of August 2024, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Gregory Contreras, Chairperson

Attest:

_____
Jeremy Craig, Planning Commission Secretary

Planning Commission Resolution No. 2024 – 04
Exhibit "A"

Findings

Design Review Findings

In order to approve or deny a Design/Site Plan 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 a new single-family home on an in-fill lot that is part of the Heartland Development. The project site is located at 980 Degener Street. The home is proposed to be two-story consistent with the height and overall style of the existing homes located in the Heartland Development. The home will have pitched roof and will be finished with stucco and horizontal siding similar to the nearby homes. This finding is supported by the discussion contained in the "Analysis" section of the Planning Commission staff report dated August 13, 2024.

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 and horizontal siding, stone veneer, with a concrete tile roof. The proposed home has been designed to be architecturally compatible with the nearby homes. This finding is supported by the discussion contained in the "Analysis" section of the Planning Commission staff report dated August 13, 2024.

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 home has been designed to include the use of different finish materials, stucco, horizontal siding, stone veneers, and shutters. In addition, the home will have varying roof pitches to add architectural detailing and on the Degener Street side there will be a balcony off the master bedroom on the second floor to break up the large blank wall. This finding is supported by the discussion contained in the "Analysis" section of the Planning Commission staff report dated August 13, 2024.

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 "Analysis" section of the Planning Commission staff report dated August 13, 2024.

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 which will help to integrate the new home with the existing neighborhood. The architecture and use of similar building materials will also help to integrate the new home with the existing neighborhood. This finding is supported by the discussion contained in the "Analysis" section of the Planning Commission staff report dated August 13, 2024.

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

   It is staff's opinion that the design of the proposed single-family home is consistent with the City's Design Guidelines for the following reasons:

   1. *The home has been designed to be compatible with the design of the adjacent existing single-family homes;*
   2. *The proposed building materials and colors are similar to previously approved for Heartland Development and Winters Highlands Development;*
   3. *The project is proposing the use of a variety of building materials, roof pitches and architectural detailing, including a balcony off the master bedroom located on the second floor, to assist with building massing; and*
   4. *The project will include fencing and front yard landscaping and consistent with the City's adopted standards.*

   This finding is supported by the discussion contained in the "Analysis" section of the Planning Commission staff report dated August 13, 2024.

California Environmental Quality Act Findings

1. The project (design review) is consistent with the Mitigated Negative Declaration adopted by the City Council on July 14, 2003, and is exempt from review under the California Environmental Quality Act (CEQA) GuidelinesPursuant to CEQA Guidelines Section 15303, which applies to applies to new construction or conversion of small structures, including a one single family residence or second dwelling unit in a residential zone.

   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. 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.

- 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.

- 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. 2024 – 04
Exhibit “B”

Draft General Conditions of Approval

1. The project is described in the August 13, 2024, Planning Commission staff report. The project shall be constructed as depicted on the exhibits included in the August 13, 2024, Planning Commission Staff report, except as modified by these

conditions of approval. Substantive modifications require public hearing(s) and Planning Commission action.

2. The Design Review/Site Plan 2024-01 approval shall expire in one year (August 13, 2025) from the date of approval unless the applicant begins construction of the infrastructure improvements necessary for the project or requests and receives an extension from the Community Development Director. The applicant shall bear all expenses for any extension request submitted to the Community Development Director.

3. Prior to issuance of a building permit the applicant shall submit for approval by the Community Development Department revised plans incorporating the following changes:

    a. Add shutters to one window on the rear and left elevations that match the shutters for the windows on the front elevation of bedrooms #2 and #3.

    b. Wrap stone veneer around side elevations to the rear yard fencing.

    c. Provide fencing detail showing 6-foot wood fencing with top and bottom rails and metal fence posts.

    d. Provide a front yard landscaping and irrigation plan that complies with State Model Water Efficient Landscape Ordinance.

4. 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.

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

6. 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.).

7. 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.

8. 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 on Grant Avenue, fire hydrants installation, etc.) have been have been installed, inspected, and accepted by the City. Other infrastructure necessary for the project such as paving, striping of parking spaces outside of the buildings, construction of an on-site flood control

facility, landscaping, etc. shall be completed prior to final inspection of the buildings.

9. 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.

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

Cathy Mathews

From: M Holm <mholm7@gmail.com>
Sent: Friday, August 2, 2024 2:51 PM
To: Sterling Thomas
Subject: Re: Planning Commission - 980 Degener

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

On Fri, Aug 2, 2024 at 2:49 PM M Holm <mholm7@gmail.com> wrote:

8.2.2024

City of Winters Planning Commission
c/o Sterling Thomas, Deputy City Clerk
318 First Street
Winters, CA 05694

Dear Planning Commission Members,

Thank you for the opportunity to express our concerns regarding the home being built at 980 Degener Street. I attended the July 23, 2024, public hearing in person along with 9 other neighbors. Unfortunately, the public hearing did not take place due to technical issues in connecting to zoom. You have rescheduled the meeting to August 13 and sadly, we are not able to attend on this date.

We welcome the new neighbors to our area and hope they enjoy the many wonderful people in this location. Prior to their building their new home we are hoping that they will consider the following.

Mix-up in Utilities
The original builder had planned to build on that lot which would have resulted in a home that completely matched the existing homes. For some reason, related to a mix-up, the utilities were not put in correctly. The result of this mix-up is that the home will

not match the existing homes.

The primary issue with this mix-up is that the driveway was placed on the wrong street. If you look at the street on Graf Way, there are no driveways except when the street curves.

The goal of the owners and especially the planning commission should be to assure a home that blends in well to the existing location. Here are a couple of examples where the home will not blend in well.

- Balcony-There are no balconies in the neighborhood
- Siding-There is very little to no siding on these homes

Questions

1. Will the Planning Commission allow parking of commercial vehicles in a residential area?
2. Are there plans for an ADU on this property?
3. Are there plans for a swimming pool on this property?
4. Will the owners be living in this new home?

Thank you again for your time and I welcome a call if needed.

Margaret Holm, PhD, LFACHE
801.631.3813

Cathy Mathews

From: James Charbonneau <jimbobc1@att.net>
Sent: Friday, August 2, 2024 7:26 PM
To: Sterling Thomas; davedowsell@cityofwinters.org; Jeremy Craig
Subject: Public Comments re: 980 Degener St; Winters Planning Commission

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

August 1, 2024

Dear Winters City Planning Commission,

Our property, 820 Graf Way, shares a property line with the proposed new house construction at 980 Degener St.

First of all, we would like to say that we are glad that a home is going to be built soon as vacant lots can be harbingers of weeds and trash and don't enhance the neighborhood. It is unfortunate that Crown Communities was not required to develop all of the lots that they originally purchased (leaving 5 empty) for 5+ years. As of the writing of this letter the 3 lots on Main Street are now being developed.

We are disappointed that the lot does not have the same house orientation as the rest of the neighborhood. Almost every corner lot in Crown Communities is a one-story house with a side garage. All the houses on the corners of Graf Way are one stories with no garages facing Graf Way. I am sure that our neighbors across the street were not expecting to be looking at a driveway from their front porch. It is also disappointing to us that our privacy will be impacted by a two-story house where there will be second story windows looking into our backyard and swimming pool.

It is unfortunate that in the beginning the curb and gutter was laid out incorrectly (as told to us by Crown Communities) and no one caught the mistake to require the contactor to remedy the layout at their cost.

Our main concern is the proximity of the proposed driveway to our backyard fence. It is not normal to share a backyard fence with a side yard/driveway. Normally back yards are adjacent to back yards and side yards adjacent to side yards, but since our house and the proposed new construction have different orientations on the lot this is not the case. We are concerned that if the driveway is extended to make it wider (as is often done) in order to fit more cars; that we may have vehicles very close to our backyard causing noise and letting off gas fumes. Also, if very large vehicles are parked there (like an RV) we will be staring directly at them over our backyard fence. Also, a side yard is typically where trash cans are kept and there is the potential for trash smell on hot days to come over the fence into our backyard.
Where will the new house be placing it's trash cans for pick up, on Graf Way or Degener st?? On our block of Graf Way there are no trash cans for pick up on Graf Way.

After reviewing the proposed outside design of the house it states "the building façade is primarily horizontal siding with stone accents" All homes in Crowne Communities are 100% stucco or 50-75% stucco with stone and/or horizontal ship lap accent siding. No home exterior is primarily horizontal siding – this does not seem in keeping with the look of the neighborhood. It also states that "there is a small balcony off the master bedroom that acts as a covered porch off the family room". No other home in the neighborhood has a 2nd story balcony- this also is not in keeping with the established look of the neighborhood.

Thank you for listening to our concerns.

Sincerely,

Jim and Kathryn Charbonneau
820 Graf Way