



Willows Planning Commission Regular Meeting

PLANNING COMMISSION
Peggy White, Chair
Walter Michael, Vice Chair
Jose Hansen, Commissioner
Candis Woods, Commissioner
Robert Griffith, Commissioner

CITY PLANNER
Karen Mantele

MINUTE CLERK
Maria Ehorn

March 21, 2018
Willows City Hall
7:00 p.m.

201 North Lassen Street
Willows, CA 95988
(530) 934-7041

1. **CALL TO ORDER – 7:00 p.m.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **AGENDA REVIEW** (Requested Changes by Commissioners or Staff?)
5. **PUBLIC COMMENT**
Members of the public wishing to address the Commission on any item(s) not on the agenda may do so at this time when recognized by the Chair; however, no formal action will be taken unless a majority consensus of the Commission directs staff to place the item on a future agenda. Public is advised to limit discussion to one presentation per individual. While not required, please state your name and address for the record. (Oral communications will be limited to three minutes)
6. **APPROVAL OF MINUTES:** Minutes of Planning Commission meeting(s) held on February 21, 2018
7. **NEW BUSINESS/PUBLIC HEARING(S):**
 - a. **Advisory Request for Commission Consideration /Establishing Live-Work units within an existing commercial building/** located at 130 N. Butte St. APN. 003-044-005
 - b. **Review and Consideration of Draft R-1 (Single Family Dwelling) Design Guidelines**

Comments from the public are welcome. The Chair will allow an opportunity for comments related to Public Hearings and each action item on the agenda. Please limit comments to three minutes per topic, and one comment per person per topic. Once comments conclude, please allow the Commission the opportunity to continue its consideration of the item without interruption.

8. **COMMISSION COMMENTARY**
9. **ADJOURNMENT**

CERTIFICATION: Pursuant to Government Code § 54954.2 (a), the agenda for this meeting was properly posted on or before March 16, 2018.

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours at City Hall or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at www.cityofwillows.org.

In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The City of Willows is an Equal Opportunity Provider


MINUTES OF THE WILLOWS PLANNING COMMISSION
REGULAR MEETING HELD FEBRUARY 21, 2018

1. **Call To Order:** 7:00 p.m.

2. **Pledge of Allegiance:** Commissioner Hansen led the pledge of allegiance.

3. **Roll Call:** Karen Mantele, Planner; Maria Ehorn, Minute Clerk.

Commissioners:

PRESENT: White, Woods, Griffith, Hansen

ABSENT: Michael

4. **Agenda Review:** Chair White asked if there were any changes to the agenda by staff or Commissioners. Staff and Commission had no changes to the agenda.

5. **Public Comment:** Chair White introduced the item. No public comments were made.

6. **Approval of Minutes:** It was moved by Commissioner Griffith and seconded by Commissioner Hansen to approve the minutes, as amended, of January 17, 2017

The motion passed unanimously 4/0 by the following voice vote:

AYES: White, Woods, Griffith, Hansen

NOES:

ABSENT: Michael

ABSTENTION

7. **NEW BUSINESS/PUBLIC HEARING(S):**

a. **Annual HCD Housing Element Progress Report** for period from January 1, 2017 to December 31, 2017. Commission review/comments

Chair White introduced the item. Ms. Mantele presented the staff report. Discussion/questions were had among the Commission and staff. It was moved by Commissioner Woods and seconded by Commissioner Griffith to forward the report to the City Council.

The motion passed unanimously 4/0 by the following voice vote:

AYES: White, Woods, Griffith, Hansen

NOES:

ABSENT: Michael

ABSTENTION

b. **Design Review Application (File# DR-13-04 Amendment #1)** Applicant/Owner: Russell Morgan Assessors' Parcel Number: 005-370-004 1261 W Wood Street/Highway Commercial Zoning District/Highway Commercial Land Use Designation/General Industrial/Public Facilities & Services Land Use Designations/Request for design approval on exterior dryer building to augment the new automated car wash.

Chair White introduced the item. Ms. Mantele presented the staff report. Commissioner Griffith asked if the texture of the new building siding will be the same as is on the original building. There was some discussion regarding matching the existing building color and texture and the new buildings' color and texture. The Commission would like to amend Condition of Approvals (COA) #3 by stating that the new building match as closely as possible to the existing structures design and material.

Motion: Commissioner Hansen/Second: Commissioner Griffith

Motion to approve the next resolution in line entitled, a resolution of the Planning Commission of the City of Willows granting design review approval (File #DR-13-04 Amendment #1) with the amendment to COA #3 by adding the design look and material should match as closely as possible to the existing building, to Russel Morgan to

construct an exterior 128 sf vehicle dryer building adjacent to the existing automated car wash building for property located at 1261 W Wood Street Assessors Parcel Number 005-370-004

The motion passed unanimously 4/0 by the following voice vote:

AYES: White, Woods, Griffith, Hansen

NOES:

ABSENT: Michael

ABSTENTION:

8. COMMISSION COMMENTARY:

- a. Commissioner Hansen would like to be the person to provide as much information as possible to the public regarding community events and would welcome ideas on how to provide the information.
- b. Ms. Mantele stated the next meeting will be March 21, 2018. She also gave information on possible items for the next agenda. Ms. Mantele intends to bring the R-1 Design guidelines back to the Commission at the next meeting for another review prior to presenting to the City Council. She has also been approached about putting in an electric car charging station at Walmart.
- c. Commissioner Griffith asked about the ongoing projects. Ms. Mantele gave a brief update on the Northern Valley Indian Health new building and the update on the existing building. She also reported, Mercado's meat market is up and running and the Wunsch Chiropractic new office building construction has begun. Ms. Mantele gave an update on the EDA grant and the Gateway Center project.
- d. Commissioner Woods asked about the Humboldt Street motel and Denny's buildings. Staff reported that the last conversation she had with the people leasing the property was regarding the possibility of constructing a new motel and that was a while ago.
- e. Ms. Mantele spoke about the Planning Commission's request for possible modification of the 1000 foot buffer to 600 foot buffer for the cannabis dispensary. She reported staff did bring the item before City Council and it was determined by the City Council to keep the 1000 foot buffer.

9. ADJOURNMENT: 7:43p.m.

PEGGY WHITE – Chair

Maria Ehorn – Minute Clerk

Planning Commission Agenda Report:**March 21, 2018**

Advisory Request	Establish Live-work units
Subject Property Location:	130 N. Butte Street, Willows, CA
Parcel No:	003-044-005
Zoning:	CC (Central Commercial)
General Plan	General Commercial

Proposal:

H. Crespo, on behalf of the property owner Plaza de las Americas Rancho Square, contacted Planning Staff to inquire about establishing “live-work units” within an existing single-story commercial building located in the downtown area of the City within the Central Commercial zoning district.

Zoning/ General Plan:

The project site is zoned Central Commercial, which allows for a number of commercial permitted uses and conditionally permitted uses, to include residential units. The General Plan Land Use designation for this site is General Commercial which under 6.2 of the Land Use Element provides for a variety of general retail businesses including banks, business offices, food, hardware, variety, department, drug, and clothing stores. Service related businesses may include barber shops, beauty parlors, laundries, and repair shops. Professional office and businesses offices are also allowed uses. No mention of residential uses is discussed within this designation.

Discussion on proposal:

The proposal before the Commission is based upon a recent text amendment to the code wherein it states: *“Residential Use Exemption for Existing Structure(s). Existing single-story structure(s) located within the CC (central commercial) or CG (general commercial) zoning districts may be allowed for use as a residential unit(s) by way of a conditional use permit. No enlargement, extension, reconstruction, or structural alteration may be permitted to the structure. The Planning Commission is authorized to approve, conditionally approve or deny a request subject to appeal provisions of WMC”.*

The Municipal Code does not list “live-work units” as a permitted use in any district within the City. Mr. Crespo maintained on behalf of his client that these types of uses are permitted in other jurisdictions within their downtown districts. Because of the lack of clarity in the Municipal Code regarding this type of use and whether it is permitted, the Planning Commission is being asked for direction.

This commercial building falls into the category of an existing single story structure located within the CC zone. The building sits on a parcel (13,908 SF) that is contained solely on its own lot with no additional area. Surrounding the building on the north, south and east sides is the City parking lot, which is utilized by merchants and users of the businesses within this area of the downtown. A parking requirement is stated within this district for residential uses.

STAFF RECOMMENDATION:

Provide direction to staff after discussion and determination of the proposal request.

Attachments:

1. Letter from Mr. Crespo
2. CC (Central Commercial) zoning district excerpt
3. Floor plan of building
4. Applicants aerial of surrounding parking
5. APN Map

Submitted by:

A handwritten signature in blue ink, appearing to read "Karen Mantele", followed by a period.

Karen Mantele
Principal Planner

Letter from applicant



Plaza de las Americas Rancho Square, LLC
P.O. Box 1150, Willows, CA 95988

March 12, 2018

Ms. Karen Mantele, City Planner
City of Willows
201 North Lassen Street
Willows, CA 95988

Request for Conditional Use Permit to allow conversion to "Live-Work".
Parcel No.: 003044005000
Address: 130 N. Butte Street, Willows CA
Owner: Plaza de las Americas Rancho Square, LLC
Use: Conforms with the general plan [Ord. 832-91 § 26.05, 10-22-91]

Dear Ms. Mantele,

Based on changes to the the City of Willows Municipal Code, this is a request to convert the referenced property located at 130 N. Butte St., to multiple "Live -Work" units. This building is, a single-story structure located within the CC zoning district. It is hereby requested to be allowed for use as a live-work units by way of a conditional use permit. No enlargement, extension, reconstruction or structural alteration will be required. Attached is schematic draft. The building is surrounded on four sides by city owned parking providing sufficient parking for resident business owners.

Sincerely,
H. Crespo
Member, Plaza de las Americas Rancho Square

Central Commercial District

Chapter 18.55 CC CENTRAL COMMERCIAL DISTRICT

Page 1 of 4

(15 hrs)

**Chapter 18.55
CC CENTRAL COMMERCIAL DISTRICT****Sections:**

- 18.55.010 Purpose.
- 18.55.020 Permitted uses.
- 18.55.030 Uses permitted with a conditional use permit.
- 18.55.040 Prohibited uses.
- 18.55.050 Other regulations.
- 18.55.060 Parking exemption for sites in the downtown area.

18.55.010 Purpose.

The central commercial or CC district is to be applied in the established central business district or similar areas where there is or will be a concentration of retail sales and service uses within a defined commercial center attractive to pedestrian shoppers. New residential uses are permitted, subject to regulations contained within this chapter [Ord. 732-17 § 1, 11-14-17; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.01), 8-28-07; Ord. 664-00 § 15.01, 8-27-00; Ord. 632-91 § 15.01, 10-22-91]

18.55.020 Permitted uses.

The following uses and structures are permitted in the CC district:

- (1) Banks, business offices, food, hardware, variety, department drug, jewelry, clothing stores, and general retail establishments.
- (2) Music and dance studios.
- (3) Blueprint shops and photographic stores.
- (4) Cafes, restaurants, and catering shops.
- (5) Art and antique shops, pawnshops, and florists.
- (6) Newspapers and commercial printing shops, and repair shops.
- (7) Laundries.
- (8) Barber shops and beauty parlors.
- (9) Libraries.
- (10) Movie theaters.
- (11) Museums and galleries.
- (12) Bakeries, including only retail sales on the premises and baking to supply not more than three retail outlets.

- (13) Outdoor advertising signs and structures pertaining to the use or operation on the site and not exceeding one and one-half square feet of sign per linear foot of site frontage.
- (14) Professional offices, studios, and clinics.
- (15) Public utility offices, substations, communications equipment buildings and related structures and uses unless a conditional use permit is required for such uses by other provisions of this title.
- (16) Incidental storage when contained within an enclosed building and when it is clearly incidental to and integral to the operation of the primary business.
- (17) Other uses which, in the opinion of the planning commission, are similar to those uses listed above.
- (18) Residences, boardinghouses, transitional and supportive housing, and group dwellings; provided, that residential units and quarters occupy only the second story or higher of structures whose first stories contain nonresidential uses, either permitted or permitted by conditional use permits in the CC district, except as authorized under WMC 18.140.090(8), [Ord. 732-17 § 1, 11-14-17; Ord. 714-15 § 1, 6-9-15; Ord. 700-11 § 1, 7-12-11; Ord. 678-07 § 1(15.02), 8-28-07; Ord. 664-00 § 15.02, 8-27-00; Ord. 632-91 § 15.02, 10-22-91].

18.55.030 Uses permitted with a conditional use permit.

The following uses and structures are permitted in the CC district only if a conditional use permit has first been secured.

- (1) Pet shops and veterinary offices.
- (2) Mortuaries and funeral parlors.
- (3) Bars and cocktail lounges.
- (4) Private and public parking lots.
- (5) Private schools and business colleges.
- (6) Public schools and colleges.
- (7) Martial arts and exercise studios.
- (8) Health clubs.
- (9) Outside sales and transient or mobile business operations.
- (10) New and used automobile sales, automotive rental establishments and automotive repair; provided, that these uses are located on properties fronting on Tehama Street.
- (11) Mini-markets without gasoline sales.
- (12) Hotels, motels, and similar lodging facilities.
- (13) Bed and breakfast establishments.

(14) Churches.

(15) Civic clubs.

(16) Reserved.

(17) Accessory uses, including repair operations and services. Such services shall be clearly incidental to the sale of products at retail on the premises, shall not employ more than five persons excluding sales personnel, and shall be placed and constructed so as not to be offensive or objectionable because of odor, dust, smoke, noise, or vibration.

(18) Other uses which, in the opinion of the planning commission, are similar to those uses listed above.

(19) Uses and structures with drive-through windows [Ord. 732-17 § 1, 11-14-17; Ord. 714-15 § 1 6-9-15; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.03), 8-28-07; Ord. 664-00 § 15.03, 6-27-00; Ord. 632-91 § 15.03, 10-22-91].

18.55.040 Prohibited uses.

(1) Uses permitted in the ML district, as set forth in WMC 18.73.020(2) et seq.

(2) Uses permitted in the MH district, as set forth in WMC 18.75.020(2) et seq.

(3) Freestanding or ground-mounted telecommunications antennas, towers and related equipment intended for commercial uses. [Ord. 732-17 § 1, 11-14-17; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1 (15.04), 8-28-07; Ord. 664-00 § 15.04, 6-27-00; Ord. 632-91 § 15.04, 10-22-91].

18.55.050 Other regulations.

(1) Minimum lot area: 1,000 square feet.

(2) Minimum Yard Requirements.

(a) Front: none.

(b) Side: none.

(c) Rear: none.

(3) Maximum building height: 50 feet.

(4) Loading Area: Private off-street space for handling all materials and equipment shall be provided.

(5) Parking: Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC. However, the planning commission may, through a conditional use permit, reduce or waive off-street parking requirements if the planning commission adopts findings that (a) imposition of the off-street parking requirements of Chapter 18.120 WMC would require an excessive area be devoted to accessory land uses, to the detriment of productive building coverage desired in the downtown area, and (b) sufficient on-street parking and/or public off-street parking exists within

<http://www.codepublishing.com/search/?cmd=getdoc&docid=172&index=%2fvar%2flib%2f18.55.050.pdf> 3/6/2018

reasonable walking distance. [Ord. 732-17 § 1, 11-14-17; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1 (15.05), 8-28-07; Ord. 684-00 § 15.04 5-27-00; Ord. 632-91 § 15.05, 10-22-91].

18.55.060 Parking exemption for sites in the downtown area.

Uses and structures located within the downtown area, as defined within the CC central commercial zoning district specifically the downtown parking exemption district area of Butte Street, Tehama Street, and Shasta Street, specifically from Laurel Street to Wood Street as defined by the map contained in WMC 18.120.050 designating the downtown parking exemption zone, are not required to provide on-site parking as normally required by this chapter and Chapter 18.120 WMC, since new parking will be largely accommodated by existing on-street parking. Two parking spaces per new residential unit within the central business district as defined by the CC central commercial district shall be provided. The parking requirements for all other uses shall be determined by the city manager. However, the city manager shall refer any request to the planning commission when design review is required.

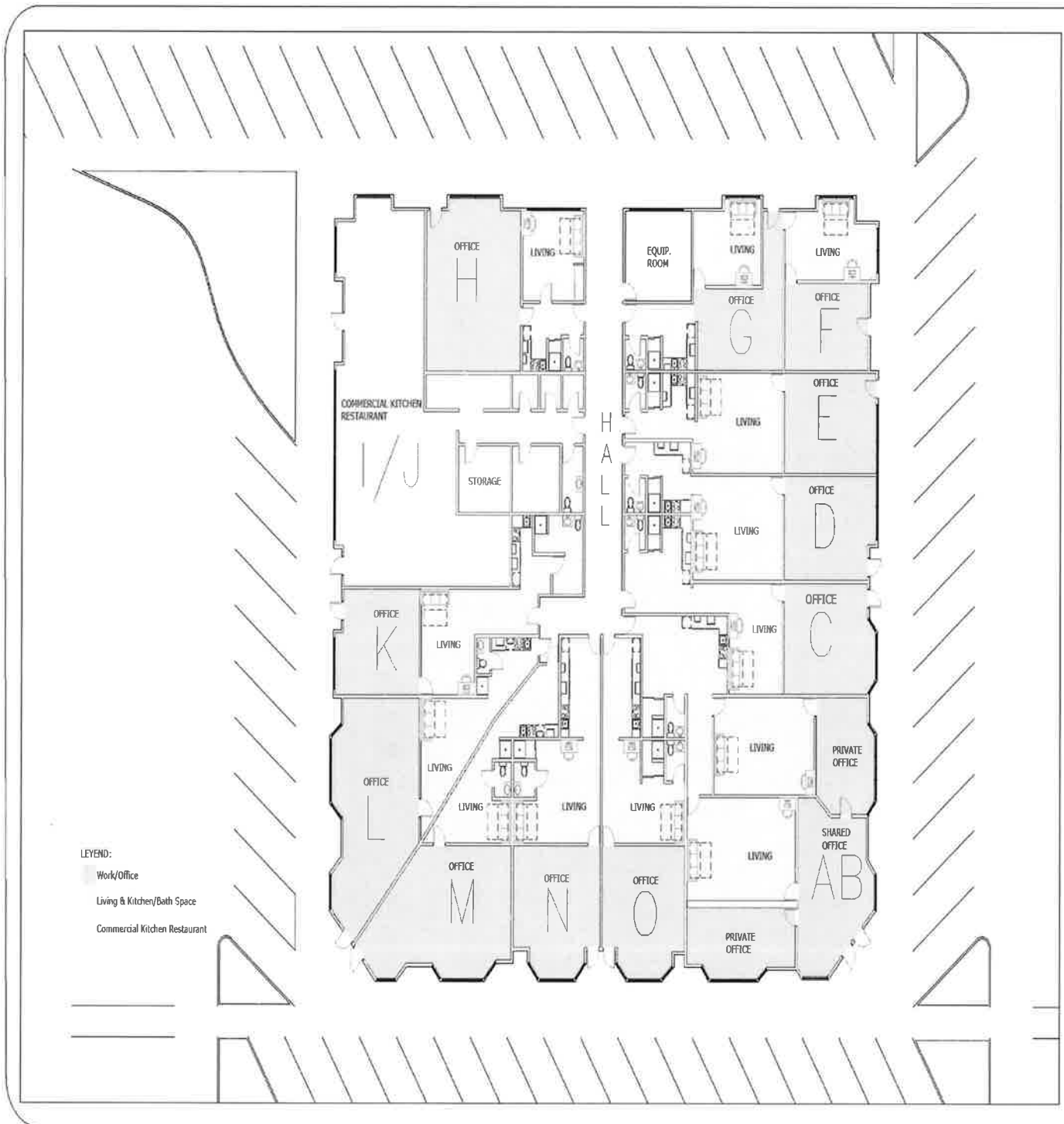
No existing city-required parking spaces in place as of the effective date of the ordinance codified in this chapter shall be removed within the downtown area. [Ord. 732-17 § 1, 11-14-17; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.05), 8-28-07; Ord. 632-91 § 15.06, 10-22-91].

The Willows Municipal Code is current through Ordinance 736-17, passed November 28, 2017.

Disclaimer: The City Clerk's Office has the official version of the Willows Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

<http://www.codepublishing.com/search?cmd=getdoc&DocId=172&Index=%2fvar%2flib%2f18.55.060.doc>, 3/6/2018

Building Floor Plan



LEVENO:
 Work/Office
 Living & Kitchen/Bath Space
 Commercial Kitchen Restaurant



HOMAR CRESPO
 HOMAR CRASPO &
 ZUBERRAN C-12
 ZUBERRAN C-12
 TEL: 310-991-1925

DATE
 03/15/18
 REVISION
 HOMAR CRASPO

CLIENT
 Homar Craspo &
 Margaret Sharkey
 Valencia, California

DRAWN BY
 RAMON GONZALEZ
 DESCRIPTION
 12 UNITS + COMMERCIAL
 SUPPLEMENTAL PLAN

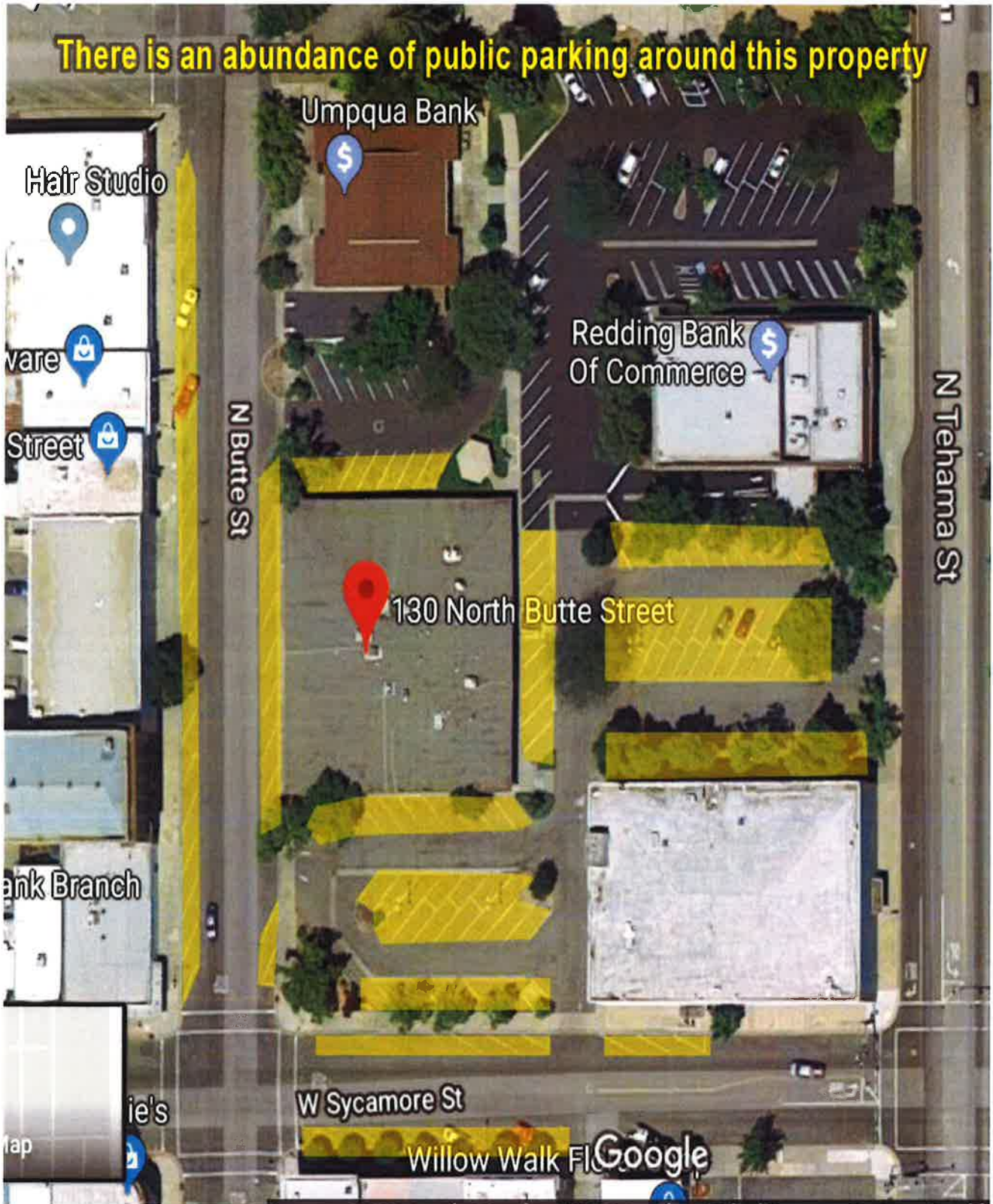
PROJECT TITLE
 SCHEMATIC DRAFT
 PROJECT NAME
 UNIT FLOOR PLAN

SCALE
 1/8" = 1'-0"

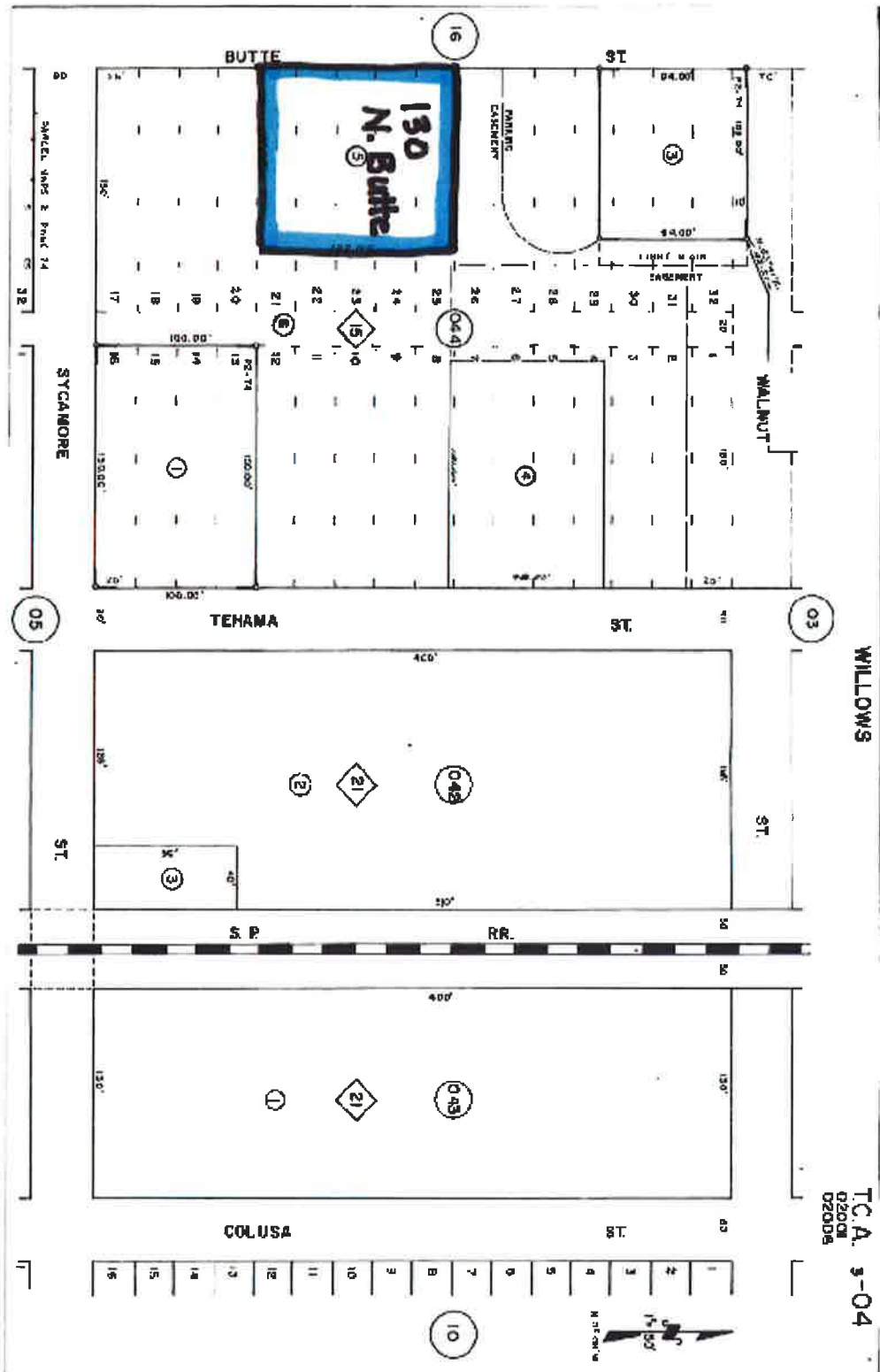
A

01

Parking Aerial



APN MAP



Planning Commission Agenda Report:

March 21, 2018

Subject: R-1 (Single Family) Design Guidelines

Background: In 2014 the City adopted a set of Multi-family design guidelines for that sort of development. The City's Willows Municipal Code, Section 2.45 Architectural Design Review, spells out the criteria for Design Review Approval; however is general in its development standards and not specific to single family residential developments. Currently there are two districts in the City which have specific Design Standards; Downtown Willows and the Entryway zone.

At the June 21, 2017, the Commission began discussing Draft Design Guidelines for Single Family dwellings and continued this discussion until the October 2017 meeting. These guidelines will augment the other design guidelines but will be specific to R-1 developments. Attached are the draft guidelines that the Commission up until the October meeting, have agreed upon. Before taking any final guidelines to the City Council for adoption, Staff is bringing the guidelines to the Commission for further discussion.

STAFF RECOMMENDATION:

Continue reviewing and discussing R-1 guidelines

Attachments:

1. Draft Single Family Design Guidelines

Submitted by:



Karen Mantele
Principal Planner

DRAFT

SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES

Note/Purpose:

These guidelines primarily addresses zoning districts to include R-1 and R-2 which both allow for single family dwellings. Parcels within the General Plan land use designations of Estate Residential and Low Density Residential are areas subject to these guidelines.

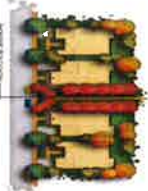
The overall layout of neighborhoods and subdivisions in the City of Willows is intended to promote a varied yet cohesive residential environment with a strong focus upon the pedestrian and human-scale streetscapes. Throughout the neighborhoods, the intermixing of residential densities, lot sizes, and product types is encouraged. The local street network should be designed to provide connectivity within and between individual neighborhoods and provide choices between routes. Variety in street and residential block layouts is encouraged

Design Review is intended to promote high-quality design and well-built and maintained buildings, landscaping and public amenities in order to further the relationship between the appearance of buildings and structures, property values and the taxable value of property in the city.

Diversity in housing not only allows builders to provide a greater spread of housing choice and affordability for residents, but also allows for a varied yet cohesive residential environment. Diversity in housing types also helps to create variety in neighborhood design, with a strong focus upon the pedestrian and human-scale streetscapes. NEW ADDITION

#Jurisdiction	Guideline Text	Comment
Cty. of Sacramento	Corner lots should present attractive facades to both adjoining streets through elements such as wraparound porches, bays, entries, window treatments, and the use of alternative materials such as brick and stone.	OK to keep
City of Cloverdale	Varied Lot Widths: Making some lots wider and some narrower than the average can provide different amounts of open space between structures. It also allows placement of different shapes and sizes of homes. On narrow lots, a variation of only 3 or 4 feet can make a perceptible difference.	OK to keep
	Garages: Garages should be set back a minimum of 5 feet from the primary front facade of the residence. Garages are also encouraged to be located further back toward the rear yard area of a lot to accommodate a more traditional design. Garages should be set back sufficiently enough so that vehicles parked on driveways do not extend or block the sidewalk or public	OK to keep

	right-of-way. The minimum recommended distance from the face of the garage to the front property line is 20 feet.	
City of Dixon	<p>Preserving Views: Careful building placement and street orientation can help protect visual quality for residents throughout the neighborhood.</p> <p>Privacy: Privacy is an important consideration in residential site planning. Innovative site design techniques should be used to preserve privacy while promoting social opportunities in residential neighborhoods. In particular, windows of homes should be located to minimize visual intrusion on neighbors' windows and backyards. Innovative site design techniques, including landscaping, should be incorporated where appropriate to provide privacy to residents.</p>	OK to keep
	<p>Lot Orientation: In order to avoid visual monotony and a repetitious street scene, rotating block orientations should be used to avoid lengthy streets.</p>	OK to keep
	<p>Plotting and Variable Setbacks Plotting is an important site planning consideration for neighborhoods. The plotting of residences should be done in a manner that achieves diversity and visual interest to the neighborhood street scene. Such diversity can be achieved through varying setbacks, articulated building massing, de-emphasized garages, and enhanced elevations. *Floor plans should be reversed and plotted so that garages and entries are adjacent to each other to create an undulating setback * Adjacent homes should have different elevations and color schemes to avoid a repetitious street scene.</p>	OK to keep
	<p>Articulated Building Massing Boxy two-story building forms that overwhelm the street scene are discouraged. Rather the building mass should be broken down into smaller elements, where feasible, to provide visual interest and articulation to the neighborhood street scene.</p>	OK to keep
	<p>Pedestrian Connectivity Pedestrian pathways providing strong connectivity among the residential neighborhoods and various amenities such as commercial, office, and recreational amenities are encouraged. These pathways can be located in paseos (greenbelt areas that are separate from the vehicular circulation system), while other pedestrian paths can be located adjacent to the community's roadways. <i>Together these pathways afford a strong pedestrian orientation, providing the opportunity for alternative modes of travel to specific destinations.</i></p>	

	Two pedestrian access concepts that should be incorporated into residential site design are the pedestrian way, abutting cul-de-sac bulbs, and the view cul-de-sac	
	<p>Pedestrian Way</p> <p>Where other options for pedestrian connectivity are not plausible, mid-block pedestrian ways can help to provide pedestrian connectivity throughout and into adjacent neighborhoods. These short-cuts provide pedestrian access at mid-block points, thus providing an alternative route.</p>	<p>Pedestrian Way</p> 
	<p>Abutting Cul-de-sac Bulbs</p> <p>Similar to pedestrian ways, abutting cul-de-sac bulbs provide pedestrian connectivity without allowing for auto circulation to cut through. When designed in conjunction with a paseo, these access points provide for pedestrian connectivity throughout the neighborhoods.</p>	<p>Ok to keep</p> <p>OK to keep</p>
	<p>View Cul-de-sacs</p> <p>Similar to pedestrian ways and abutting cul-de-sac bulbs, view cul-de-sacs provide pedestrian connectivity without allowing for auto circulation to cut through. Generally, the cul-de-sac bulbs stub into open space areas or main auto thoroughfares. By creating an open ended bulb, the cul-de-sacs not only allow for pedestrian connectivity, but they also provide view corridors into and out of the neighborhoods, thus creating a more open neighborhood feel.</p>	<p>OK to keep</p>
	<p>Neighborhood Street Design</p> <p>Neighborhood streets should be site planned to promote connectivity to adjacent neighborhoods and provide alternative routes for both vehicular and pedestrian traffic.</p>	<p>OK to keep</p>
	<p>Traffic Calming Measures</p> <p>To encourage a pedestrian friendly environment through safer streets for pedestrians and enhance the overall visual quality of neighborhoods, traffic calming measures are encouraged in the design of the residential neighborhoods. Such devices may include:</p> <p>*<i>Chicanes</i> -(also referred to as tapered streets) are a traffic calming measure used in traditional neighborhood design. Although the traffic lanes are the same width (the chicanes only project as far as the on-street parking areas), the tapered street appears to be narrowing, thus encouraging vehicles to slow their speeds. These landscape fingers also provide a visible raised waiting area for pedestrians intending to cross the street. At intersections with chicanes, pedestrians are more visible than they would be if they were cutting between parked cars</p>	<p>Talk with City Engineer about Traffic Calming measures</p>

	<p>Commercial/ Residential Interface</p> <p>Site planning is an important consideration when situations exists and there is an interface between residential and commercial land uses. Residential units should rear or side the service side of commercial. On rear loaded homes, this can be done by paralleling the commercial and residential alleys, or stubbing the residential alleys perpendicular to the commercial alley.</p>	<p>Talk with City Engineer/alleys</p>
	<p>Residential/ Park Interface</p> <p>The location of residential neighborhoods to a park is an important consideration in the overall community design. Special care must be taken to ensure that this reciprocal relationship is reflected in the interface between these two land uses. Special attention should be given to the physical and visual transition between development areas and a park. These transition areas should be designed, landscaped, and graded to blend residential development and the park together smoothly. Where feasible and as part of the plan, homes should front a park, thus creating eyes on the park. Rear Loaded homes are encouraged in these neighborhoods this allows for the fronts of homes to face the park, while allowing garage access off an alley.</p>	<p>Talk with City Engineer/any gates on homes that back into the open space and canal (BASIN)</p>
	<p>GARAGES & DRIVEWAYS</p> <p>De-emphasis of Garages</p> <p>Residential garages should be positioned to de-emphasize their visual impact on the street. This will allow the active, visually interesting features of the house, to dominate the streetscape. Garages may be sited in several ways; Recessed Garage, Corner Lot with Side-street Entry Garage, Forward Swing-In Garage, Split Garage, Alley-Loaded Garage, Detached Garages, Garage Forward</p>	<p>OK to keep</p>
	<p>Maximum Width of Driveway</p> <p>In order to limit the unappealing amount of hardscape in front of a home, the use of contrasting materials, Tapered driveway, or Landscape planter strips is encouraged.</p>	<p>OK to keep</p>
	<p>SPECIAL SITING CONDITIONS:</p> <p>Corner Lots</p> <p>Homes that are plotted on corner lots should feature enhanced elevations that provide a similar level of detail to the corner side elevations as is applied to the front elevation. Such enhancements may include elements such as, wrap-around porches or courtyards; principal window treatments; roof plane breaks; accent colors, materials and detailing.</p>	<p>OK to keep</p>
	<p>Perimeter Edge Conditions</p> <p>On lots adjacent to perimeter streets, open space, canals or other public areas, the side and rear elevations that face such areas should be enunciated and treated to provide visual</p>	

	<p>interest to the edge condition. Particular consideration should be given to the treatment of second stories and roof elements.</p> <ul style="list-style-type: none"> *Enunciation to visible side and rear elevations along perimeter areas can be achieved through the use of the following elements: <ul style="list-style-type: none"> *Patio covers or second story decks *Principal window treatments *Off-set wall planes (two-foot minimum offset) *Roof plane breaks *Color blocking *Introduction of accent building materials and colors *Introduction of accent elements such as clay vents, outlookers, and decorative grille work consistent with the front elevation *Other similar features that provide articulation to the visible side or rear elevation 	
	<p>Secondary Units Secondary units (also referred to as ancillary or granny units) help to increase affordability and diversity throughout a neighborhood.</p> <p>When used, secondary units should be designed with the same level of detail and should match the architectural style of the primary residence</p>	<p>OK to keep</p>
	<p>ARCHITECTURAL DESIGN Regardless of its architectural style, the architecture of a house is comprised of three basic components; the building facades, roofs, and detail elements. Together, when these components are designed appropriately, a cohesive yet diverse residential neighborhood environment will be realized.</p> <p>Building Facades Variety in building forms provide diversity and visual interest to the neighborhood streetscene and can be used to create a desirable human scale.</p> <p>The following elements should be incorporated into the design of residential structures: building wall planes, particularly on the front elevation, should be staggered to create interest along the street scene; projections and recesses should be used to provide shadow and depth; combinations of one and two story forms should be used to help to create variety in setback and overall building form.</p>	<p>OK to keep</p>

	<p>Building Materials and Color</p> <ul style="list-style-type: none"> * Building materials (including accent materials, roof materials, and paint colors) are important elements to the visual quality of homes and should be consistent with the architectural style of the residence. * All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials should wrap columns, porches, or balconies in their entirety. * Material changes should occur at inside corners or other meaningful location. Materials applied to any elevation should turn the outside corner of the building a minimum of 3' before terminating. * The color palette should be selected with the design objectives of avoiding monotony, providing a variety of colorful schemes, and promoting visual diversity. * Selected finish materials should be of durable material and of high quality. * No homes adjacent to each other or immediately across the street from each other should have the same color scheme or same body color. 	OK to keep
	<p>Roofs</p> <p><u>Roof Form and Slope</u></p> <p>Similar to building materials and color, roof form and slope are also important design elements in creating a well-developed street scene.</p> <ul style="list-style-type: none"> * Roof treatments should be consistent with the architectural style of the dwelling * Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape throughout the development, including the use of gable, cross-gable, hip, or a combination of these roof forms. <u>DORMERS?</u> * Likewise, variety in roof lines is encouraged to avoid a common roof line along neighborhood streets. Rooflines of adjoining residences should vary ridge heights, roof forms, and direction of gables. * Repetitious gable ends framed side to side on rear elevations are not permitted along perimeter edges of residential neighborhoods, when visible from a public space or street. * Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style. <p>Materials:</p> <p>In order to avoid a monotonous roofscape appearance, a variety of roof materials is encouraged throughout the development.</p> <ul style="list-style-type: none"> * Roof materials should be compatible with the architectural style of the residence and should have a matte finish to minimize glare. 	OK to keep

<p>*Permitted Roof Materials: Clay or Concrete “S” Tiles; Clay or Concrete Flat Tiles; Clay or Concrete Shakes; Slate; Low profile S-tiles; Architectural Grade Composition.</p> <p>*Prohibited Material: Wood Shake; Rolled roofing material</p> <p>*Fascia: may be either stucco, wood, or tile. If wood is used, it should be stained or painted</p> <p>*Skylights are permitted, but should be designed as an integral part of the roof. White “bubble” skylights are not permitted. Skylight framing material should be bronze anodized or colored to match the adjacent roof materials.</p>	
<p>DETAIL ELEMENTS</p> <p><u>Entries:</u> The entry of a residential dwelling should be articulated as a focal point of the building’s front elevation. Roof elements, columns, porticos, recesses or projections, window or other architectural features should be used to accentuate the entryway.</p> <p><u>Courtyards:</u> Courtyards provide a transition from the public space of the street to the entrance of the dwelling. Courtyard walls, when provided, should be finished to match the house. Stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents appropriate to the architectural style of the residence are encouraged.</p> <p><u>Porches:</u> Porches not only provide pedestrian scale elements to the building massing but also allow for an area for residents to enjoy the outdoor climate and a place converse with neighbors. When provided, porches should be designed as an integral component of the building’s architecture, with dimensions significant to create a usable outdoor space. Porches should have railings and be fully covered in one of the following ways; roof element and tile matching the residence; trellis structure, second floor balcony or overhang.</p> <p><u>Columns & Archways:</u> The use of columns and archways adds articulation to the character of the residence and is encouraged where appropriate to the architectural style. Columns and archways should be scaled appropriately to provide a sense of strength and support compatible with the architectural style of the home.</p> <p><u>Trellis & Arbors:</u> Trellises and arbors, when used, should be designed to maintain their appearance considering the climatic conditions of the area.</p> <p><u>Patio covers and balconies:</u> The use of rear patio covers and second story balconies provide an excellent opportunity for the articulation of rear facades, particularly along visible perimeter conditions (i.e., public spaces or streets). Second story balconies provide further visual interest to the streetscene by increasing the perceived front setback of the second story. Patio covers and balconies should be designed as an integral component of the architecture. Columns used in conjunction with the patio covers and balconies should convey a sense of strength and support.</p>	<p>OK to keep</p>

	<p>Principal Window Treatment: At least one principal window is required on front elevations. Principal windows are defined as having one of the following characteristics; Recessed window or a pop-out surround; A bay window with projection and detailing appropriate to the architectural style of the residence; A enhanced sill with corresponding roof element and corbels; An overhead trellis element or; Decorative iron window grille projecting forward of the wall plane.</p> <p>Rear and side elevations that are visible from perimeter conditions should have at least one principal window as defined above. The use of shutters is an acceptable principal window treatment on visible rear elevations when used in conjunction with an enhanced sill or other form of articulation.</p> <p>All other windows on the front elevations and visible side and rear elevations should feature trim surrounds, headers or sills. The minimum reveal for trim elements is 1". The style of windows should be compatible with the architectural style of the residence.</p> <p>DETAIL ELEMENTS INCLUDE:</p> <p>Shutters; exposed rafter ends or cross beams. Decorative grill work, decorative stucco or clay pipe vents, decorative ceramic tile/and or other similar features. Exposed gutters and downspouts should be colored to match or complement the surface to which they are attached.</p>	
	<p>WALLS & FENCES</p> <p>Walls and fences that are visible from street, open space, or other public areas should be in accordance with master developer specifications and meet noise attenuation requirements where applicable</p>	<p>OK to keep</p>
	<p>GARAGES</p> <p><u>Garage Design</u></p> <p>Attached or detached garages should be designed to de-emphasize their architectural prominence. To achieve this desired effect, these structures should incorporate the following;</p> <ul style="list-style-type: none"> * Garage doors should vary with respect to windows and/or color as appropriate to individual architectural styles of the house. * On conventional home plotting, in effort to buffer the view impact of garages and garage doors from the sidewalk or street, optional treatments such as a trellis or porte-cochere are encouraged. A recessed garage plan with a porte-cochere can create an additional partially covered parking space, and also can serve as an outdoor private space. * Rear loaded homes are also encouraged. The garages of these homes generally take access from drive aisles and court streets, allowing more architecture to front onto the neighborhood streets and open spaces. When plotting rear loaded units, since the garage side of the homes will only be visible to the drive aisles, it is not necessary to recess the 	<p>Look into REAR loaded homes</p>

<p>garage doors</p> <p>Garage Placement</p>	<p>Residential garages should be positioned to de-emphasize their visual impact on the street. This will allow the visually interesting features of the house to dominate the streetscape. All garage doors should be recessed a minimum of 6 inches behind the garage wall plane. Tandem parking in garages may be used to minimize the number or width of garage doors</p> <p>*3 car garages = When a 3-car front-facing garage is used, in addition to standard garage requirements, at least one of the following front-facing plan elements is required: A minimum 6 foot deep by 10 foot wide porch on the front elevation; An offset at single door of at least 2 feet from the double door; A double and single garage door separated by at least 1 foot of wall mass between doors; The garages are located at least 5 feet behind the front façade of the dwelling's living space.</p> <p>*Optional treatments such as a trellis or porte-cochere that occur forward of the garage can be used to buffer the view impact of garages and garage doors from the sidewalk or street. For example, a recessed garage plan with a porte-cochere can create an additional, partially covered, parking space and also can serve as an outdoor private space</p>	
	<p>EXTERIOR LIGHTING</p> <p>The level of on-site lighting as well as lighting fixtures, should comply with any and all applicable requirements and policies of the City of Willows code. Energy conservation, safety and security should be emphasized when designing any lighting system.</p> <p>Streetlights contribute to neighborhood character and security. Unique street lighting fixtures can enhance identity, provide a pedestrian scale, and promote continuity of the street scene. Lighting also can enhance the nighttime visual environment.</p> <p>Lighting considerations include illumination of roadways, parking lots, and pedestrian areas, as well as architectural and landscape lighting for visual enhancement. Lighting systems should be designed with consideration of visual quality, architectural compatibility, safety, glare, and energy conservation. Glare from lighting fixtures should be controlled through the use of shields, fixture selection and placement, and fixture orientation.</p>	<p>OK to keep</p> <p>NEW SECTION</p>
	<p>ACCESSORY STRUCTURES</p> <p>Guest houses, detached garages, greenhouses, and other similar accessory structures should be compatible in design, materials, and color as the main residence. Such structures should</p>	

	<p>be visually related to the main residence through the use of garden walls, or other landscape elements.</p>	
	<p>MECHANICAL EQUIPMENT Special care should be made so that mechanical treatment does not detract from the architecture of the primary residence.</p> <ul style="list-style-type: none"> * Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices should not be mounted on any roof. * Mechanical devices such as exhaust fans, vents and pipes should be painted to match adjacent roof surfaces. * Ground mounted air conditioning units must be located behind side yard privacy return walls. * All antenna and satellite dishes visible from any public or private street, sidewalk, open space or adjacent lot subject to all federal regulations 	<p>OK to keep</p>
	<p>ENERGY EFFICIENCY Commitment should be made to meet or exceed statewide energy-efficiency requirements. It is also encouraged to offer energy efficient amenities such as:</p> <ul style="list-style-type: none"> * Roof-integrated photovoltaic cells (which are designed to blend seamlessly to maintain the architectural roofline of the homes. * Energy Star appliances (which use a minimal amount of energy). * Shade elements (such as extended roof treatments over porches and outdoor areas) as well as deciduous trees (these elements can also help to protect the homes from excess sun entering through primary windows). * Low-flow water fixtures. * Drip landscape watering systems, * Energy-saving, dual-glazed LoE2 windows 	<p>OK to keep</p>
	<p>LANDSCAPE ELEMENTS <u>Walls & Fences</u> The design of fencing should be uniform throughout each subdivision. Fencing designs, materials, and colors may vary between subdivisions</p> <ul style="list-style-type: none"> * Neighborhood fences should be 6 feet high and be comprised of cedar, fir, or redwood, or stucco walks. Wood may be left natural, or have a semi-transparent stain in natural tones of light browns and grays applied. Chain link fencing is prohibited. * Low wood fences and picket fences (between 30 inches and 36 inches in height) are permitted along front yards and at side yard property lines within the front yard, or along corner side yards. Fencing within a designated front yard area should be open and of a 	<p>Ok to keep</p>

	<p>“rail fence” nature. The design and height of these fences are encouraged to vary within each subdivision to provide interest and diversity. In the case of the low fences, white paint or stain is permitted. Fencing 36 inches or lower may be placed immediately behind the walk</p> <ul style="list-style-type: none"> * Fences are to be located on the rear and side property lines of residential lots, except at neighborhood entries and other locations where the community wall is used. With respect to corner conditions, the fence will return back to the residential unit at a logical point related to the specific architecture of the unit. * Gates, courtyards, and/or arbors placed along the walk to a unit’s entry are encouraged. <p>STREET TREES</p> <p>Tree-lined streets are an important design element in a residential community and are an effective way of providing a high-quality neighborhood image, while also providing shade and other functional purposes.</p> <ul style="list-style-type: none"> Street trees should be planted at regular intervals to provide shade and visual interest One street tree should be planted for each 50 feet of street frontage and single family residential should have a minimum of two street trees for each 50 feet of street frontage. A variety of tree species should be used to create distinctive street hierarchy and identities. In order to provide maximum shading benefits, large-canopy trees should be planted. <p>ENERGY CONSERVATION</p> <p>Structures and plantings should be used to help shield buildings from unwanted summer heat gain, while allowing winter sun and light. Where feasible, east and west walls should be shaded with trees and vines. Deciduous trees should be used to provide summer shade while admitting winter sun. All plantings should be designed to maintain solar access for passive and active solar systems. Where feasible, a landscaped buffer should be provided between buildings and pavement, so that reflected heat buildup within buildings is minimized.</p> <p>Native and drought-tolerant plants should be used in landscaping, where feasible. Water conservation principles should be integrated into the landscaping design of the community, including water-efficient irrigation systems.</p>	<p>NEW section</p>
	<p>PLANT PALETTE</p> <p>For the list of plant species allowed in residential subdivision, refer to the Plant Palette in the Appendix of this document (The City does not have a list of plants for use within the city only a master tree list which is used for off-site landscaping)</p>	<p>See attached</p>

	<p>NEIGHBORHOOD ENTRIES</p> <p>By creating a visual gateway into the neighborhoods, neighborhood entries create a sense of arrival. Neighborhood entries should incorporate landscaping and other design elements that reinforce the traditional community identity</p> <p>In order to emphasize key internal community intersections, special landscape features should be used. Such features include:</p> <ul style="list-style-type: none"> • Enhanced pavement • Flowering accent trees • Enhanced landscaped parkways 	<p>NEW addition</p>
--	---	----------------------------