



CITY OF HUGHSON
PLANNING COMMISSION MEETING
 City Hall Council Chambers
 7018 Pine Street, Hughson, CA

AGENDA
TUESDAY, MAY 19, 2015 – 6:00 P.M.

CALL TO ORDER: Chair Julie Ann Strain

ROLL CALL: Chair Julie Ann Strain
 Vice Chair Karen Minyard
 Commissioner Sanjay Patel
 Commissioner Mark Fontana
 Commissioner Ken Sartain

Staff Present: Jaylen French, Community Development Director
 Dominique Spinale Romo, Assistant to the CM/City Clerk
 Monica Streeter, Deputy City Attorney

FLAG SALUTE: Chair Julie Ann Strain

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

Members of the Audience may address the Planning Commission on any item of interest to the public pertaining to the City and may step to the podium, State their name and City of Residence for the record (requirement of Name and City of Residence is optional) and make their presentation. Please limit presentations to five minutes. Since the Planning Commission cannot take action on matters not on the Agenda, unless the action is authorized by Section 54954.2 of the Government Code, items of concern which are not urgent in nature can be resolved more expeditiously by completing and submitting to the City Clerk a "Citizen Request Form" which may be obtained from the City Clerk.

2. PRESENTATIONS: NONE.

3. NEW BUSINESS:

3.1: Approve the Minutes of the Regular Meeting of April 21, 2015.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

4.1: Recommend that the Planning Commission adopt Resolution No. PC 2015-04, Approving a Conditional Use Permit with the Specified Conditions.

- 4.2: Recommend that the City Council adopt Ordinance No. 2015-XX, an Ordinance of the City Council of the City of Hughson amending the Development Agreement relating to the development known as Feathers Glen.
- 4.3: Adopt Resolution No. PC 2015-05, a Resolution of the Planning Commission of the City of Hughson approving Design Review for the Feathers Glen Residential Subdivision.
- 4.4: Determine that Vacating Right-of-Way on Fourth Street between Hughson Avenue and Charo Street conforms to the adopted Hughson General Plan and recommend that the City Council formally Vacate said Right-of-Way (ROW) by Resolution.

5. INFORMATIONAL ITEMS: NONE.

6. CORRESPONDENCE: NONE.

7. COMMENTS:

7.1: Staff Reports and Comments: (Information Only – No Action)

Community Development Director:

City Clerk:

City Attorney:

7.2: Commissioner Comments: (Information Only – No Action)

ADJOURNMENT:

WAIVER WARNING

If you challenge a decision/direction of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at a public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Hughson at or prior to, the public hearing(s).

UPCOMING EVENTS:

May 25	▪ Memorial Day – Holiday – City Hall Closed
May 26	▪ City Council Meeting (Tuesday), City Hall Chambers, 7:00 p.m.
May 28	▪ Hughson Farmer’s Market, Downtown Hughson, Charles St, 4:00-8:00 p.m.
June 8	▪ City Council Meeting, City Hall Chambers, 7:00 p.m.
June 9	▪ Parks and Recreation Commission Meeting, City Hall Chambers, 6:00 p.m.
June 11	▪ Hughson Farmer’s Market, Downtown Hughson, Charles St, 4:00-8:00 p.m.
June 16	▪ Planning Commission Meeting, City Hall Chambers, 6:00 p.m.
June 22	▪ City Council Meeting, City Hall Chambers, 7:00 p.m.

June 25	▪ Hughson Farmer's Market, Downtown Hughson, Charles St, 4:00-8:00 p.m.
----------------	---

RULES FOR ADDRESSING PLANNING COMMISSION

Members of the audience who wish to address the Planning Commission are requested to complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the City Clerk. **Filling out the card is voluntary.**

**AMERICANS WITH DISABILITIES ACT/CALIFORNIA BROWN ACT
NOTIFICATION FOR THE CITY OF HUGHSON**

This Agenda shall be made available upon request in alternative formats to persons with a disability; as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) and the Ralph M. Brown Act (California Government Code Section 54954.2).

Disabled or Special needs Accommodation: In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a Planning Commission meeting, please contact the City Clerk's office at (209) 883-4054. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

AFFIDAVIT OF POSTING

DATE: May 15, 2015 **TIME:** 6:00pm
NAME: Dominique Spinale Romo **TITLE:** City Clerk

Notice Regarding Non-English Speakers:

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Hughson Planning Commission shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

General Information: The Hughson Planning Commission meets in the Council Chambers on the *third Tuesday* of each month at 6:00 p.m., unless otherwise noticed.

PC Agendas: The Planning Commission Agenda is now available for public review at the City's website at www.hughson.org and City Clerk's Office, 7018 Pine Street, Hughson, California on the Friday, prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.

Questions: Contact the City Clerk at (209) 883-4054.



CITY OF HUGHSON
PLANNING COMMISSION MEETING
City Hall Council Chambers
7018 Pine Street, Hughson, CA

MINUTES
TUESDAY, APRIL 21, 2015 – 6:00 P.M.

CALL TO ORDER: Chair Julie Ann Strain

ROLL CALL:

Present: Chair Julie Ann Strain
Commissioner Karen Minyard
Commissioner Sanjay Patel
Commissioner Ken Sartain

Absent: Vice Chair Mark Fontana

Staff Present: Jaylen French, Community Development Director
Dominique Spinale Romo, Asst. to the CM/City Clerk
Monica Streeter, Deputy City Attorney

FLAG SALUTE: Chair Julie Ann Strain

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

No Public Comments.

2. PRESENTATIONS: NONE.

3. NEW BUSINESS:

3.1: Approve the Minutes of the Regular Meeting of March 17, 2015.

SARTAIN/PATEL 4-0 (FONTANA- ABSENT) motion passes to approve the Minutes.

3.2: Adopt Resolution No. PC 2015-03 extending the expiration date of the Madsen 32-unit multi-family residential Development Review approval by six (6) months.

Director French presented this item to the Planning Commission and explained that the residential project is approved indefinitely per a 2006 Agreement. At staff's

request, the project proponents have agreed to consider an industrial project instead of a multi-family residential; given that the surrounding area's current zoning is Industrial. Extending the Development Review approval will provide them adequate time to conduct a feasibility study on this option and staff believes this is in the best interest of the City.

MINYARD/SARTAIN 3-1 (PATEL-NAY/FONTANA- ABSENT) motion passes to adopt Resolution No. PC 2015-03 extending the expiration date of the Madsen 32-unit multi-family residential Development Review approval by six (6) months.

4. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 4.1:** Consider Recommending that the City Council Adopt Ordinance No. 2015-XX, Amending Municipal Code Chapter 17.03.060 – Parking.

Director French presented this item to the Planning Commission and advised that it is the intent of the City to promote an attractive visual environment between landscape and development, while preserving the retail, cultural, and civic power of the downtown. Amending this chapter in the municipal code supports the City's intent.

PATEL/MINYARD 4-0 (FONTANA- ABSENT) motion passes to recommend that the City Council Adopt Ordinance No. 2015-XX, Amending Municipal Code Chapter 17.03.060 – Parking.

5. INFORMATIONAL ITEMS:

- 5.1:** Tully Road Reconstruction Update.
- 5.2:** Parks and Recreation Commission Vacancy.

6. CORRESPONDENCE: NONE.

7. COMMENTS:

- 7.1:** Staff Reports and Comments: (Information Only – No Action)

Community Development Director: Director French updated the Commission on the Starn Park Play Structure, the Hughson Farmers Market, and the Concerts in the Park. He also advised that the Planning Commission will have four (4) public hearings scheduled at the next meeting, regarding Dollar General, the Feathers Glen Subdivision, and a Conditional Use Permit for a local business.

City Clerk:

City Attorney:

7.2: Commissioner Comments: (Information Only – No Action)

Chair Strain advised that the 20th Century Club is currently accepting applications for available scholarship funding for Hughson High School Seniors., if anyone is interested.

ADJOURNMENT:

Chair Strain adjourned the meeting at 6:50 P.M.

JULIE STRAIN, Chair

DOMINIQUE SPINALE ROMO, City Clerk



**PLANNING COMMISSION
AGENDA ITEM NO. 4.1
SECTION 4: PUBLIC HEARING**

Meeting Date: May 19, 2015
Subject: Consideration of Conditional Use Permit Application for a Non-Residential Child Day Care Facility Located at 2419 Charles Street in the C-2, General Commercial Zone
Enclosures: Resolution No. PC 2015-04
Presented By: Jaylen French, Community Development Director

Staff Recommendation:

Recommend that the Planning Commission adopt Resolution No. PC 2015-04, approving a Conditional Use Permit with the specified Conditions.

Background and Overview:

On May 1, 2015, the City received a Conditional Use Permit (CUP) application for a non-residential child day care facility located at 2419 Charles Street in the C-2, General Commercial zone.

A CUP application provides an opportunity to review the location, site development or conduct of certain land uses, activities and structural features that generally have a distinct impact on the area in which they are located or are capable of creating special problems for bordering properties unless given careful attention. Use permits may be granted by the planning commission under the provisions of Hughson Municipal Code (HMC) Chapter 17.04.12.

A "Child day care – nonresidential" is a conditionally permitted use in the C-2, General Commercial zone due to potential traffic, noise and parking issues.

Discussion:

The Kids First Learning Center and Day Care is an existing use, which is now applying for a CUP. To date, the City has not received any complaints on the use. In regards to the potential concerns stated above, the day care facility is located adjacent to an elementary school, thus minimizing the traffic, noise concerns. In addition, there is adequate parking availability.

According to the HMC, the parking requirement for this facility, based on number of employees, is four (4) total spaces. The property has two (2) off-street parking spaces on site. In addition, to the on-street parking opportunities, there is also available parking directly to the north and to the west of the facility. It is staff's opinion that there is adequate parking for the current staff size of the facility.

Staff's recommendation is approve the CUP with the following conditions:

1. Facility and operator meet all State licensing requirements, and facility and staff maintain all required certifications.
2. A Hughson business license is maintained throughout operation of facility.

**CITY OF HUGHSON
PLANNING COMMISSION
RESOLUTION NO. PC 2015-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUGHSON
CONDITIONALLY APPROVING A CONDITIONAL USE PERMIT APPLICATION FOR
A CHILD DAY CARE FACILITY – NONRESIDENTIAL LOCATED AT 2419 CHARLES
STREET IN THE C-2, GENERAL COMMERCIAL ZONE**

WHEREAS, Kids First Learning Center and Day Care submitted an application for a Conditional Use Permit to allow a child day care facility – nonresidential in the City’s C-2, General Commercial zone pursuant to Hughson Municipal Code (HMC) Section 17.04.012; and

WHEREAS, a conditional use permit provides an opportunity to review the location, site development or conduct of certain land uses, activities and structural features that generally have a distinct impact on the area in which they are located or are capable of creating special problems for bordering properties unless given careful attention; and

WHEREAS, notice of the application was advertised in the local newspaper—the Hughson Chronicle—to solicit public input; and

WHEREAS, the Hughson Planning Commission has determined that the use conforms to the requirements and the intent of the City’s zoning code and general plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hughson, pursuant to HMC 17.04.012(E)(1) does hereby conditionally approve the Conditional Use Permit Application for the nonresidential child day care facility in the C-2, General Commercial zone subject to the following conditions:

1. Facility and operator meet all State licensing requirements, and facility and staff maintain all required certifications; and
2. A Hughson business license is maintained throughout operation of facility.

PASSED AND ADOPTED by the Planning Commission of the City of Hughson at its regularly scheduled meeting on this 19th day of May 2015 by the following roll call vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

JULIE STRAIN, Chair

ATTEST:

DOMINIQUE SPINALE ROMO, City Clerk



PLANNING COMMISSION
AGENDA ITEM NO. 4.2
SECTION 4: PUBLIC HEARING

Meeting Date: May 19, 2015
Subject: Recommendation that City Council adopt Ordinance No. 2015-XX Amending the Feathers Glen Development Agreement
Enclosures: Ordinance No. 2015-XX
Presented By: Jaylen French, Community Development Director

Recommendation:

Recommend that the City Council adopt Ordinance No. 2015-XX, an Ordinance of the City Council of the City of Hughson amending the Development Agreement relating to the development known as Feathers Glen.

Background and Overview:

On June 12, 2006, the Hughson City Council adopted Ordinance No. 06-05 approving a Development Agreement between the City and Feathers Glen, LLC, EF Communities, Inc., and Adeline Feathers relating to development known as Feathers Glen.

Subsequently, on October 27, 2008, the Hughson City Council adopted Ordinance No. 08-07 amending the Development Agreement as requested by Pacific Union Homes, Inc., acting on behalf of Feathers Glen, LLC. The amendment was specific to Part II, Section 3.G., pertaining to when Inclusionary Housing In-Lieu fees are paid. The amendment allows said fees to be paid at building permit issuance as opposed to four (4) years from the effect date of the Development Agreement.

Discussion:

Pacific Union Land Company, formerly Pacific Union Homes, has requested another amendment to the Development agreement specific to Part II, Section 1.D., pertaining to the term of the Development Agreement. Current language states that the Development Agreement shall extend until the tenth (10th) anniversary of the effective date, i.e. July 26, 2016, or until one (1) year after the project build out, whichever is earlier.

Due to the housing bust and economic downturn, Pacific Union Land Company does not believe that completing the project is feasible in the current timeframe,

when the market has not supported development of residential units in recent years.

Pacific Union Land Company has reached agreement with a home builder, Florsheim Homes, to develop the remainder of the project and is seeking a 12-month extension to the term of the Development Agreement until July 26, 2017. This amendment also again adjusts the timeframe in which Inclusionary Housing In-Lieu fees are paid, moving it from July 5, 2015—as outlined in the first amendment to the Development Agreement—to concurrent with issuance of building permit for the remaining 39 undeveloped lots, which will expire with the expiration of the Development Agreement.

**CITY OF HUGHSON
CITY COUNCIL
ORDINANCE NO. 2015-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUGHSON
AMENDING THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY
OF HUGHSON AND FEATHERS GLEN, LLC, EF COMMUNITIES, INC., AND
ADELINE FEATHERS RELATING TO THE DEVELOPMENT KNOWN AS
FEATHERS GLEN**

WHEREAS, pursuant to Hughson Ordinance No. 90-59, the City of Hughson (“City”) may enter into, or amend a Development Agreement with the owner and/or developer of real property within the City; and

WHEREAS, on June 12, 2006 the Hughson City Council adopted Ordinance No. 06-05 approving a Development Agreement (hereinafter called “Development Agreement”) between the City and Feathers Glen, LLC, EF Communities, Inc., and Adeline Feathers for the development of certain real property within the City; and

WHEREAS, on October 27, 2008, the Hughson City Council adopted Ordinance No. 08-07 amending the Development Agreement as requested by Pacific Union Homes, Inc., acting on behalf of Feather Glen, LLC. The amendment was specific to Part II, Section 3.G. pertaining to when Inclusionary Housing In-Lieu fees are paid; and

WHEREAS, Pacific Union Land Company has requested another amendment to the Development Agreement specific to Part II, Section 1.D. pertaining to the term of the Development Agreement. Current language states that the Development Agreement shall extend until the tenth (10th) anniversary of the Effective Date—July 26, 2016—or until one (1) year after project buildout, whichever is earlier, unless the term is otherwise modified by mutual consent; and

WHEREAS, Pacific Union Land Company claims an undue hardship in completing the project when the market has not supported development of residential units for sale; and

WHEREAS, Pacific Union Land Company has reached agreement with a home builder to develop the remainder of the project and seeks a 12-month extension to the term of the Development Agreement until July 26, 2017; and

WHEREAS, Pacific Union Land Company has requested further amendment to the Development Agreement specific to Part II, Section 3.G. pertaining to when Inclusionary Housing In-Lieu fees are paid. Current language states that any amount of the total sum of unpaid in-lieu fees which has not been paid by July 5, 2015 shall be immediately due and payable to the City within ten (10) days from that date; and

WHEREAS, Pacific Union Land Company claims an undue hardship in paying the Inclusionary Housing In-Lieu fee when the market has not supported development of residential units for sale and has asked that the payment of said fee be collected concurrently with the issuance of building permits for the remaining 39 undeveloped lots within the subdivision, which will expire with the expiration of the Development Agreement, per this amendment.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF HUGHSON DOES ORDAIN AS FOLLOWS:

Section 1. Part II, Section 1.D. is hereby amended to read as follows:

“D. Term. The term of this Agreement shall commence upon the Effective Date and shall extend until July 26, 2017 or until one (1) year after the “Project Buildout” as hereinafter defined, whichever is earlier, unless said term is otherwise modified by circumstances set forth in this Agreement or by the mutual consent of the parties hereto. For purposes of this Agreement, “Project Buildout” shall mean the date on which a Certificate of Occupancy (or comparable instrument) is issued for the last project improvement or residential home or other structure to be constructed in the Project. Following the expiration of said term, this Agreement shall be deemed terminated and of no further force and effect, except as may be specified otherwise herein.

Section 2. Part II, Section 3.G. is hereby amended to read in full as follows:

“G. Inclusionary Housing In-Lieu. In accordance with California Development Law requiring 15% of all housing built within a Redevelopment Project Area to be eligible for Low-Income Households, Developer agrees to pay, at the time of issuance of each building permit, In-Lieu Fees in the amount of \$7,738.83 per residential unit and in accordance with “In-Lieu Fees” identified on Fee Attachment Exhibit “E-2”, provided that:

- i. Notwithstanding the above, any amount of the total sum of unpaid in-lieu fees which has not been paid by July 26, 2017 shall be immediately due and payable to the City within ten (10) days from that date.

Section 3. All other terms and conditions of the Development Agreement, as amended, are unmodified and remain in full force and effect.

Section 4. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 5. If any provision of this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The city council hereby declares that it would have adopted this ordinance irrespective of the validity of any particular portion thereof.

Section 6. This ordinance shall become effective thirty (30) days after its final passage.

Section 7. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be posted in full accordance with Section 36933 of the Government Code.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council of the City of Hughson held on _____, and by a unanimous vote of the council members present, further reading was waived.

On motion of councilperson _____, seconded by councilperson _____, the second reading of the foregoing ordinance was waived and this ordinance was duly passed by the City Council of the Hughson City Council at a regular meeting thereof held on _____, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

DOMINIQUE SPINALE, City Clerk



**PLANNING COMMISSION
AGENDA ITEM NO. 4.3
SECTION 4: PUBLIC HEARING**

Meeting Date: May 19, 2015
Subject: Consideration of Resolution No. PC 2015-05 Approving Design Review for the Remaining 39 Residential Units in the Feathers Glen Subdivision
Enclosures: Design Review Package – Proposed Residential Units
Resolution No. PC 2015-05
Presented By: Jaylen French, Community Development Director

Recommendation:

Adopt Resolution No. PC 2015-05, a Resolution of the Planning Commission of the City of Hughson approving Design Review for the Feathers Glen Residential subdivision.

Background and Overview:

City staff received an application for Design Review for the remainder of the Feathers Glen subdivision located on Metcalf Way between 7th Street and Charles Street. Although the design review process may be considered subjective in nature, the City does have an adopted set of Design Expectations, which provide the objective criteria for which approval or denial should be based.

The purpose of the Design Review process, as outlined in Section 17.04.020 of the Hughson Municipal Code (HMC) is "...to promote orderly, attractive and harmonious development, recognize environmental limitations on development, stabilize land values and investments and promote general welfare. The [design] review process aims to achieve these goals by preventing uses or structures which would not meet the specific intent, clauses or performance standards of this title or which would not properly relate to their sites, surrounding, traffic circulation, or environmental setting."

Further, the "City of Hughson has determined that all new development shall complement and enhance the community. It is the expectation that new development will address issues of community, place and identity through the thoughtful placement of neighborhoods, open spaces, streets and land use. The City's desire is to integrate many of the basic principles of community design common in traditional neighborhoods, with modern home-building technologies

and market realities to create vital and distinctive places to live and call home. The adopted Design Expectations principles or guidelines provide direction as well as establish criteria that serve as the basis of review by City staff and the Planning Commission for residential projects.

The Planning Commission may approve, conditionally approve or deny the project based on the recommendation forwarded by the planning officer. The Commission shall approve a development review application only if the following findings can be made:

1. The proposed project is consistent with the General Plan, any adopted design expectations or design guidelines and the Hughson Municipal Code.
2. The proposed architecture and site design complements the surrounding neighborhood and/or district.
3. The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.

Discussion:

This application is for the 39 remaining residential units in the Feathers Glen subdivision. A design review application was previously submitted and approved in 2006. However, due to the fact that there is a new home builder and the length of time between approvals (in excess of 5 years), City staff has required a new application be submitted.

Staff has reviewed the application (and materials) and is of the opinion that the three (3) aforementioned findings can be made for Design Review approval. Further, staff believes that the completion of this residential subdivision, which is bound by development on all four sides, is positive for the City. The following is a summary of the design details.

Subdivision

Much of the Design Expectation Checklist is not applicable to this application as it is in reference to the site planning component, which has already been completed. As the Commission is aware, the street and lot layout and orientation, landscaping, street lights and other site amenities have been previously installed.

Residential Units

In regards to the residential units, which this application pertains to; in general the proposed units are a good fit for this subdivision and the recent homes built in the City. The proposed units have good architectural detailing and elevation articulation, and multiple elevations and color schemes are proposed as well as various sized homes with various setbacks.

There is however, one issue that does not fully meet the intent of the Design Expectations.

Garage Door

Design Expectations K, “Minimize the impact of the garage as viewed from the public realm to create a visual relationship between the front entrance of each home and the street”.

Under Design Expectation K, there are two Design Applications, which are in conflict with the proposed application. These are:

1. “Front loaded garages wider than two cars in width are only permitted when placed on lots wider than 75 feet.” And, related: “Three car garages may be permitted on lots smaller than 75 feet when the third car space is in a tandem parking alignment.

As proposed, Plan B includes a full three-car garage. However, only one lot—of the 39—remaining is 75 feet in width. Therefore, according to the Design Expectations, this Plan—one of four proposed would only be appropriate for one lot. Plans C and D include an optional three-car tandem garage and should be permitted per the Design Expectations.

2. “Front loaded garage elements are not to exceed more than 50% of the overall width of the residence.”

As proposed, the garage door of Plan B exceeds 50% of the overall width of the residence. As strictly interpreted, this Plan would not be allowed under the Design Expectations.

The adopted Design Expectations indicate the preference of the City, and use of these is expected to improve quality and raise standards of excellence in development of properties. They are not intended as mandates. Therefore, to address, Staff recommends a condition of approval to minimize the impact of the garage door prominence of Plan B, the three-car garage plan.

Conditions of Approval

Since this is a discretionary approval, it is acceptable to put conditions on a Design Review Application. As described, the proposed project does not fully meet the intent of one element of the Design Expectations. To address this City staff is proposing to place the following condition of approval on the project:

1. Plan B will be limited to 20% of the remaining 39 residential units, or no more than 8 total units.

Other Features

Xeirscape

As indicated in the design review package, Florsheim Homes is proposing minimal turf areas, however, in discussion with Staff they have agreed—which they are doing in other subdivisions—provide a xeriscape option to all home buyers at no

additional cost, so long as the home is sold prior to the completion of the landscape.

Xeriscape is landscaping that reduces or eliminates the need for supplemental water from irrigation. This type of landscaping does not include turf, instead using trees, shrubs and groundcover (bark, river rock, decomposed granite, etc.). Xeriscape incorporates plants with natural requirements that are appropriate to the local climate.

Driveways/Walkways

Per Design Expectation L, "Creative driveway and entry walk design, with the use of quality materials, are scaled to the pedestrian, enhancing overall neighborhood appeal", Florsheim has agreed to create a design in the driveways and walkways using score lines (or concrete control joints). This will make for a more aesthetic streetscape.

**CITY OF HUGHSON
PLANNING COMMISSION
RESOLUTION NO. PC 2015-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUGHSON
CONDITIONALLY APPROVING DESIGN REVIEW FOR THE REMAINING THIRTY-
NINE RESIDENTIAL UNITS IN THE FEATHERS GLEN SUBDIVISION**

WHEREAS, Florsheim Homes submitted an application for Design Review for the remaining 39 residential units in the Feathers Glen Subdivision (hereinafter “Project”) located on Metcalf Way between 7th Street and Charles Street pursuant to Hughson Municipal Code (HMC) Section 17.04.020; and

WHEREAS, the proposed Project was evaluated by the Planning Commission pursuant to the City of Hughson General Plan and Design Expectations and found be in conformance; and

WHEREAS, notice of the application was advertised in the local newspaper—the Hughson Chronicle—to solicit public input; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hughson, pursuant to HMC 17.04.020(G)(3) does hereby conditionally approve the Design Review Application for the remaining 39 residential units in the Feathers Glen Subdivision subject to the following:

A. The Planning Commission makes the following findings in accordance with HMC Section 17.04.020 F:

1. The proposed project is consistent with the general plan, any applicable specific plans, any adopted design expectations or design guidelines, and the Hughson Municipal Code as conditioned herein.
2. The proposed architecture and site design complements the surrounding neighborhood and/or district.
3. The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.

B. The Planning Commission hereby conditionally approvals the Design Review Application for the Project subject to the following condition:

1. Plan B will be limited to 20% of the remaining 39 residential units, or no more than 8 total units.

PASSED AND ADOPTED by the Planning Commission of the City of Hughson at its regularly scheduled meeting on this 19th day of May 2015 by the following roll call vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

JULIE STRAIN, Chair

ATTEST:

DOMINIQUE SPINALE ROMO, City Clerk



Self Certification Checklist

Prior to submittal of any application subject to the design guidelines the applicant shall complete the following self-certification checklist. The completed checklist shall be submitted as part of the formal application materials for review and use by City staff, Design Review Committee, Planning Commission and City Council.

The "Design Expectations" contained herein have been prepared to encourage each applicant to carefully consider the City's expectations as they begin the earliest planning stages of a proposed development. While encouraging fairly broad and flexible solutions to address each "Design Expectations", overall compliance with these "Design Expectations" is not optional. The City Council reserves the right to determine final conformance with these City's objectives and expectations identified herein.

Prior to submittal of any proposed plan, zoning change, and/or tentative subdivision map application, each project proponent, developer, subdivider, or applicant shall complete the following self-certification checklist. The completed checklist shall be submitted as part of the formal application materials for review and use by City staff, Planning Commission and City Council. If the Community Development Director can clearly determine full compliance with the Single-Family Residential "Design Expectations" as noted in this checklist, no additional review by the Commission/Council may be required.

The "Design Expectations" contained herein have been prepared to encourage each developer to carefully consider the City's expectations as they begin the earliest planning stages of a proposed residential development. While encouraging fairly broad and flexible solutions to address each "Design Expectations", overall compliance with these Expectations is not optional. The City Council reserves the right to determine final conformance with these City's objectives and expectations identified herein.

Site Planning

A. Orientation To Built Community/Adjoining Development	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
1. Numerous points of ingress and egress, interconnecting with local streets, bikeways and sidewalks.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
2. Non-motorized trail system allowing for connecting points to public right-of-ways, trails, streets and public facilities.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
3. Open community, without gates, unless permitted by City Council in special housing situation.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
4. Any cul-de-sacs are open ended, providing pedestrian and bicyclist access to adjoining streets and public areas.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
5. Design developments that decrease densities as development progresses outward from the center of town towards urban/agricultural edges		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
6. No two-story homes adjacent to existing single-story homes.	X		No two story homes will be next to existing single story homes	
7. Homes within ½ mile of railroad or Hatch Road constructed with specified sound rated assemblies or doors, windows and sliding glass doors.	X		Homes will adhere to City Standards and no sound mitigation measures were required by the MND.	
B. Orientation to Parks, Public Open Space and “Edges” of the Community.	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
1. Homes that “front” onto parks and open space edges in order to provide “eyes” on passive and active places.		X		
2. On lots or homes that “back up” to the edge provide visual breaks through design or open fencing elements.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	

3. Along permanent city edges provide perimeter streets with homes “facing” the city’s edge versus “backing up” to our edge.		X		
4. Perimeter walls along edges of neighborhoods only permitted when abutting major arterial or expressway.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
5. In those instances with perimeter lots backing up to arterial roadway, homes limited to single story in height or provide other design solution (i.e., extra deep lots, excessive rear yard setback, etc.) to reduce visual “tunnel look”.		X	Only collectors are adjacent to project site.	
C. General Street Widths and Block Lengths	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
1. Overall street system that incorporates principles of grid based street system with multiple connections and routes to each destination point.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
2. Residential streets with hierarchy of size and width which include arterials, collectors, parkway streets, and local residential streets.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
3. Elongated and open ended cul de sacs may be appropriate only in limited instances.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
D. Reduce Vehicle Speeds Through Neighborhoods	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
1. Traffic calming features, including bow-outs at intersections of collectors and/or local residential streets, to enhance pedestrian/vehicular separation and lessen speeds.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
2. Special paving treatments, such as texturing or interlocking pavers considered in crosswalks at key intersections.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
3. Define key neighborhood entry points through the use of bow-outs, landscaping, monuments, and roadway texture changes to create visual and audible cues of entryway.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
E. Encourage Pedestrian Activity In Residential Neighborhoods	Applicable	Not Applicable	Applicant Remarks	Staff Remarks

1. Pedestrian sidewalks or pathways on both sides of all streets.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
2. Pedestrian sidewalk separated from the street curb by a landscaped planter strip ranging in width from a minimum of 4' to 8' depending on the classification and function of the adjoining roadway.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
3. Installation of Decorative Bollard type bicycle locking devices in lieu of standard bicycle rack devices		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
4. Street trees planted at intervals of 20-30 feet on center within landscaped planter strip.	X		Trees will be planted in accordance with City Standards.	
5. Street trees incorporate deep-root watering technologies to prevent root intrusion and damage to streets, driveways and sidewalks.	X		Irrigation will be in accordance with City Standards.	
6. Street tree species that have a broad canopy in order to provide shade as well as pleasant enclosure of the street	X		Tree choices will consider shade advantages.	
7. Street tree species to emphasize deciduous varieties that provide summer shading, fall and/or spring colors, and open canopy for winter sun and warmth. Deep rooting varieties will include deep root enclosures.	X		Tree choices will consider seasonal variation.	
8. Themed street tree pattern defined by a predominant species along each arterial and collector street. Oak trees encouraged.	X		Street trees will match the existing tree theme, if applicable.	
9. Development provides for creation of a Landscape and Lighting Maintenance Benefit District (or comparable maintenance districts) to preserve and maintain in perpetuity all district landscape features, lighting elements, special paving/transportation features, pedestrian/bicyclist pathways, and monument/signing entry elements.		X	Complete per the Development Agreement.	
10. Where possible, a system of Class 1 Bikeways and Trails have been designed within and around the development to encourage off-street, non-vehicular pedestrian circulation.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	

11. Class II and III Bikeways have been designed on all arterial or collector streets consistent with the City's Bike and Trail Master Plan.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
12. Specifications for all related design details for a pedestrian/bicycle trail include pavement striping legends, decorative bollard design and placement details, trail/road crossing intersection details, roadway signing, trail signing, low level security lighting, and acceptable fire-resistive landscape planting materials and has been submitted for review and approval by the City,		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
F. Enhance the Pedestrian Scale of the Residential Streetscape	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
1. Decorative light standards and fixtures consistent with Hughson's small town, rural character is used along residential streets at a scale consistent with the street classification.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
2. All new and existing overhead utility lines and structures placed below ground during development to reduce visual clutter and avoid conflicts with street trees.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
3. Any above ground utility structure that cannot be mounted or installed below ground sufficiently screened in a manner to soften its visual appearance along the streetscape..		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
4. Decorative Street signing consistent with the City's small town, rural character and meeting all necessary regulatory requirements be installed or used along residential streets and placed in a manner which enhances its scale and is consistent with the street classification.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
G. Provide Variation in Lot Depths and Lot Widths	Applicable	Not Applicable	Applicant Remarks	Staff Remarks

1. Provide variation in the width and depth of proposed lots in order to allow opportunities for the construction of homes which include a wide side yard for possible off-street placement of accessory buildings and/or RV parking behind fence		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
2. Use any curvilinear or angle streets to allow varied lot width and depth along streets and/or blocks.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
H. Street View (Perimeter) Walls & Monument Entries/ Access	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
1. Incorporate design features in perimeter walls that include offsets, wall/metal combinations, walls with varying heights, and extensive landscape screening.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
2. Plan for multiple ingress and egress points into residential subdivisions along perimeter walls where traffic and noise impacts allow. This orientation should always contribute to a more aesthetic and pedestrian friendly streetscape.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
3. Enhance the visual attractiveness of the community by providing attractive streetscapes, particularly along major expressways, arterials and collector streets.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
4. Deep, landscaped setbacks to separate perimeter walls from adjoining street right-of-ways and other public views. Class I pathways and bicycle trail systems to be incorporated within these perimeter setback areas.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
5. Neighborhood entry markers and/or monuments that contribute to creating a sense of place for the residential community.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
6. Maximize placement of single story residences on lots that back up to the inside or perimeter subdivision walls to lessen the effect or large two-story homes with rear windows facing the arterial or expressway view. [Also See Element 2. (e)]	X		Will comply whenever possible, 3 of the 4 proposed plans are single story.	
I. Provide Variation In Building Setback and Streetscape Expression	Applicable	Not Applicable	Applicant Remarks	Staff Remarks

1. Fully utilize the opportunities to vary plot placements to incorporate varied front building setbacks along each streetscape. [Also See Element No. 8 (a)]	X		Front setbacks will vary to enhance the street scene.	
2. Design diversity that breaks from repetitive tract house style by providing front elevation variation throughout the neighborhood plan. [Also See Element No. 2 (a) & (b)]	X		Will avoid repetitiveness.	
3. Options offered that provide variety of Plot Placements and Footprint sizes at time of sale	X		Will offer a variety of plot placements.	
4. Manipulate building massing and exterior elements to allow for visual interest and bulk/height variety along the streetscape.	X		Proposed plans do vary in massing and exterior elements providing a varied street scene.	
5. Building placement and orientation acknowledging the natural terrain, drainage and vegetation where appropriate that offers variety in streetscape expression.	X		Home placement will integrate with terrain.	
J. Building Variety and Type	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
1. A combination of both one and two story homes will be provided throughout each residential neighborhood.	X		Offering 3 single story plans and 1 two story plan to meet buyer demand, site restrictions and street scene variety.	
2. For each housing development of less than 100 units, applicant shall offer a minimum of seven (7) separate floor plans each with four (4) alternate elevations, of which three (3) must be single story and at least two (2) must be plans for 2000 square feet or less. The number of lots that can accommodate each of the seven (7) plans shall be approximately equal.	X		Development consists of 39 lots, we are offering 4 plan types with 4 different elevation styles and 3 elevations per plan type.	
3. For neighborhoods larger than 100 units, applicant shall offer a minimum of ten (10) separate floor plans, each with six (6) alternate elevations, of which four (4) must be single story and at least three (3) must be plans for 2000 square feet or less. The number of lots that can accommodate each of the ten (10) plans shall be approximately equal.		X		

4. A variety of house sizes provided throughout each separate development in an effort to allow for diversity in the economic makeup and price range with each neighborhood.	X		Homes range in size from 1,840 SF up to 2,790 SF including options and meet the prices ranges of the current housing market demand and needs.	
K. Minimize Impact of Garages and Off Street Parking Areas	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
1. Garages are not to be the prominent feature on the front elevation of any residence. Creative efforts will be expected to lessen the garage as a prominent feature including, but not be limited to, the following design elements:	X		The use of upgraded "carriage" style garage doors with decorative hardware and windows on certain elevations will lessen the effect of the garages.	
2. Side turn-in garage may protrude in front of front house elevation.		X		
3. Provide a second story above the garage with features such as protruding balconies or strong architectural elements to draw attention away from garage doors.	X		Architectural elements are provided on the distinct elevations for the 1 proposed two story plan.	
4. Detach garage to rear of property – may tie to residence with trellis, breezeway, etc.		X	Detached garages are not proposed nor consistent with the existing neighborhood.	
5. Courtyard garage design.		X	Courtyard garages are not proposed nor consistent with the existing neighborhood.	
6. Porte-cocheres to create pass-through to side garage and extra parking space.		X	Porte-cocheres garages are not proposed nor consistent with the existing neighborhood.	
7. On corner lots, garages accessed from side other than front of house when possible		X	Not possible with existing land plan.	
8. Front loaded garages wider than two cars in width are only permitted when placed on lots wider than 75’.	X		One proposed plan has a 3-car garage in order to vary the street scene on the single story homes and meet the market demand. The third bay is setback for variance.	
9. Three car garages may be permitted in lots smaller than 75’ when the third car space is situated in a tandem parking alignment.	X			
10. Front loaded garage elements not to exceed more than fifty percent (50%) of the overall width of the residence.	X		One proposed plan exceeds 50% in order to vary the street scene on the single story homes and meet the market demand.	

11. All garages maintain a setback (driveway length) of at least 20' from property line of loading street. Alley setbacks will be 3'	X		All homes will have a front garage setback of a minimum of 20'.	
12. Driveways will be located on the side of the lot farthest from the intersection if the lot is a corner lot.	X		All driveways are located on the side of the lot furthest from the corner intersection.	
13. There shall be illuminated address numerals posted on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.	X		Each home will have large decorative oval illuminated address numerals.	
14. Place active living areas at the front of the structure with windows onto the street limiting garage projection	X		All proposed plans have windows at the front of the structure situated onto the street and the plan 4 has an active living area forward.	
L. Creative Entry Walks and Driveways	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
1. Optional offering of separate pedestrian access to the front door from the driveway.	X			
2. Optional offering of "Hollywood" driveways to be used when providing access to garages or off-street parking areas in the rear half of the lot.		X	"Hollywood" driveways are not proposed nor consistent with the existing neighborhood.	
3. When any driveway is wider than 20 feet, developer has will offer construction with visually contrasting paving surface elements such as salt finish bomanite, stamped/colored concrete, brick, or paving stones.	X		Concrete options may be provided to buyer on 3-car driveways and RV access.	
4. Driveway access to "third" garages and/or R.V. parking areas should be offered with alternative paving materials (i.e. Hollywood driveways, pavers, decorative concrete, etc.)	X		Concrete options may be provided to buyer on 3-car driveways and RV access.	
M. Maximize Porches, Entries and Courts	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
1. Each house should have a clearly identified entry and have active use windows (i.e., living room, kitchen, family room) facing the street.	X		All proposed plans have clearly defined entries with architectural details and windows facing the street.	
2. Porches of sufficient overall size and scale to balance the appearance of the front façade and provide weather protection and shade.	X		Porches offered are of proper scale and detail for the structures.	
3. Front porches large enough (minimum of 6 feet in depth) to accommodate chairs to provide an opportunity for increased interaction among neighbors	X		When appropriate on the elevation.	

4. Corner lot houses include wrap around porches on both street sides to establish a strong "street relationship" where possible		X	Wrap around porches are not proposed nor consistent with the existing neighborhood.	
5. At a minimum, the front door should have the same prominence as the garage door.		X	Large 8' front doors are proposed.	
6. Use of courtyards that offer additional semi-enclosed private front yard exterior living area shall be offered where possible.	X		Courtyard areas are provided on 2 of the proposed plans along with covered front porches.	
N. General Architecture	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
1. Roof form, mass, shape, material and color changes to create variations in plans. [Also See Element No. 1 (b)]	X		Architectural details including roof forms, pop-out, four side detailing, and window details create variation in proposed plans.	
2. Consistent levels of detailing/finish on all sides of structures such as recessed, pop out, or trim features.	X		Architectural details including roof forms, pop-out, four side detailing, and window details create variation in proposed plans.	
3. Window shape, placement and detailing that breaks long expanse of exterior walls (i.e., shutters, window boxes, moldings, multi-panes, and decorative window heads	X		Architectural details including roof forms, pop-out, four side detailing, and window details create variation in proposed plans.	
4. A minimum of 15 color schemes for exterior surface and five (5) color options for trim are offered to buyer for subdivisions of 100 or more houses, and a proportional number for subdivisions under 100 houses, but never less than 8 color schemes and 3 options for trim.	X		The proposed plans include 10 distinct color schemes each with various trim options.	
5. Residential heating/air conditioning units located to have the minimum visual impact and noise impact on adjacent residential neighbors. Roof-mounted screens/vents compatible with roof material and color.	X		Heating and air conditioning units will be visually hidden through screening.	
6. All trash and storage areas, mechanical equipment, and all other building appurtenances (i.e. utility meters, electrical boxes, air conditioners, fire sprinkler backflow valves, etc.) shall be screened from public view and adjacent properties. Details of the proposed screening shall be shown on the final construction and/or landscape plans. Roof-mounted screens and vents shall be compatible with final roof materials and colors.	X		All building appurtenance are screened from public view and adjacent properties in garage or behind side fence.	

7. Garage door recessed a minimum of 1 foot behind leading wall of garage (encouraged to have window elements and wall accent/base elements).	X		Varies per proposed plan and elevation.	
8. The use of dormers, triangular knees, and exposed beams and rafter tails on exterior eaves to provide design accents.	X		Design accents provided accordingly when appropriate to architectural style.	
9. The application of architectural embellishments to chimneys, porte-cocheres, porches and entry ways to provide visual interest (i.e., stone work, trellises, extra stickwork, support bases and walls, railings, caps, etc.)	X		Visual interest provided by stone embellishments, siding and multiple details.	
10. Solar panels, if used or offered, should be integral with the roof.		X	Solar panels are not offered nor required by code.	
11. Roof chimneys and vents minimized with size, composition and color to harmonize with the surrounding materials.	X		Design integrates these elements with the home.	
O. Gateways	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
1. Require design review on all development projects and capital improvements within view of these designated "gateway zones"		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
2. Coordinate development of entryway architectural features that compliment and extend features currently found at other "gateway zones" and throughout the city.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	
3. Create sense of open space use and vista with architectural features that incorporate structure and landscaping.		X	Land plan is complete and previously approved, all improvements are constructed and lots are fully developed.	

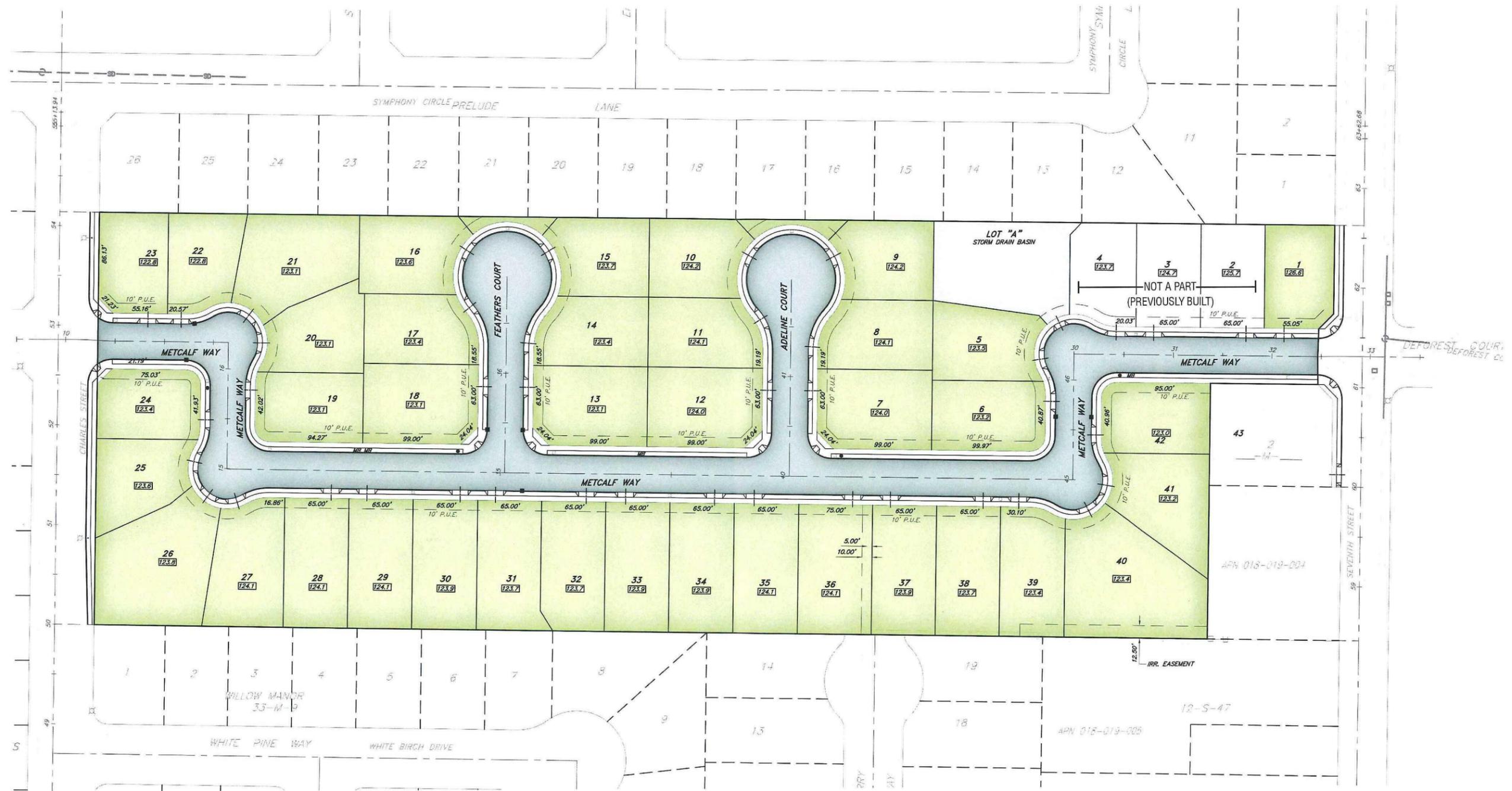


Plan 4C - Craftsman

Plan 3D - Mediterranean

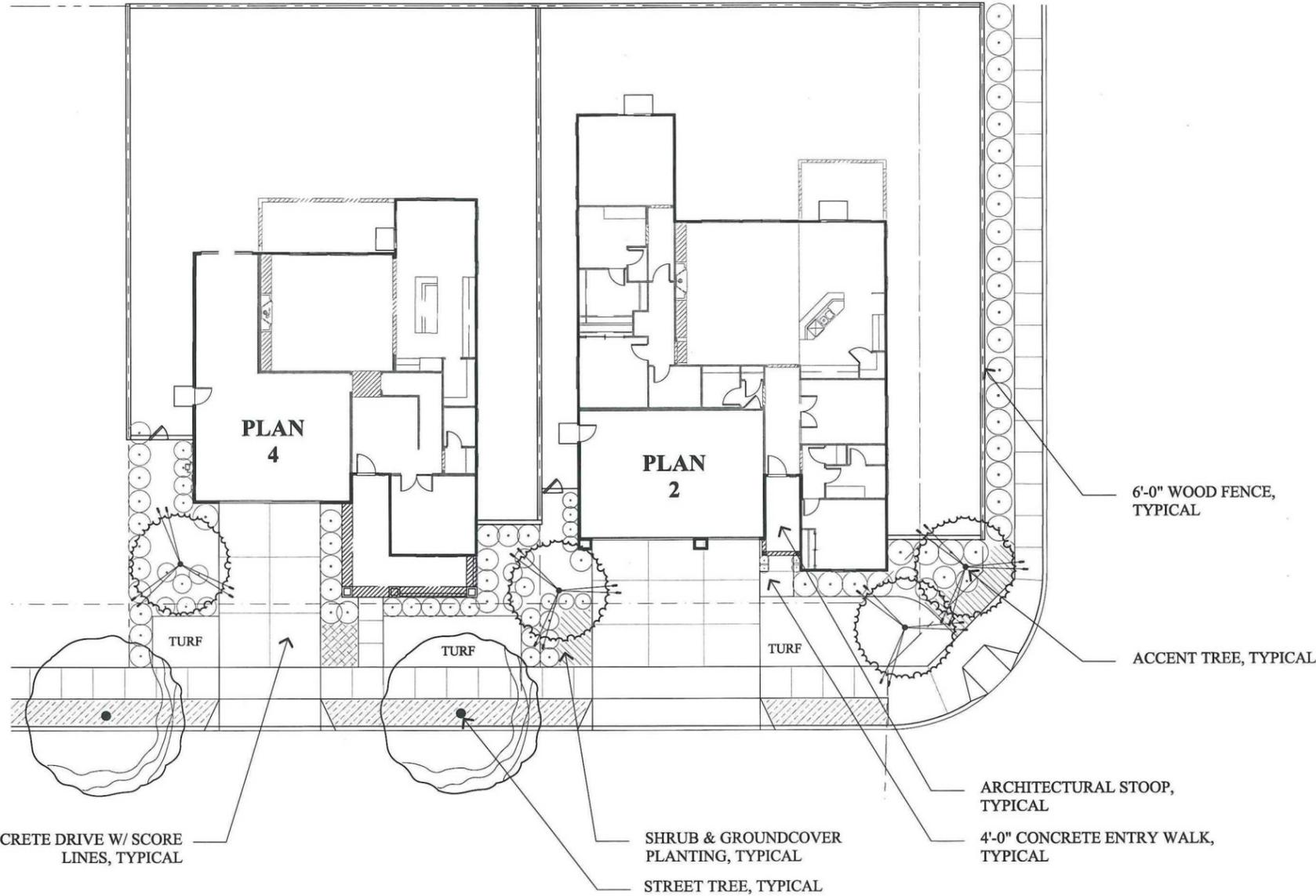
Plan 2B - Farmhouse

Plan 1A - Spanish

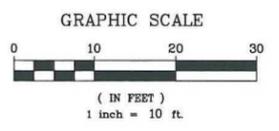


2015142 FEATHER GLEN

Site Plan
Feathers Glen
 Hughson, CA

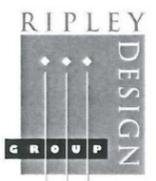


- NOTES:**
1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
 2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
 3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
 4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
 5. ALL PLANTING AREAS SHALL BE MULCHED WITH BLACK BARK TO A MINIMUM DEPTH OF 3".



PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WATER USE
STREET TREES		
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	MEDIUM
ARBUTUS 'MARINA'	MARINA TREE	LOW
FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	MEDIUM
MAGNOLA 'MAJESTIC BEAUTY'	SOUTHERN MAGNOLIA	MEDIUM
PISTACIA CHINENSIS	CHINESE PISTACHE	LOW
PYRUS 'BRADFORD'	BRADFORD PEAR	MEDIUM
QUERCUS PALUSTRIS	PIN OAK	MEDIUM
TILIA CORDATA 'GREEN SPIRE'	LINDEN TREE	MEDIUM
ULMUS PARVIFOLIA	EVERGREEN ELM	MEDIUM
ACCENT TREES		
BETULA PENDULA	EUROPEAN WHITE BIRCH	MEDIUM
CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW
LAGERSTROEMIA INDICA	CAPE MYRTLE	LOW
LAURUS NOBILIS	GRECIAN LAUREL	LOW
MAGNOLIA G. 'ST. MARYS'	SOUTHERN MAGNOLIA	MEDIUM
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	LOW
PRUNUS CAROLIANA	CAROLINA CHERRY	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	LOW
PRUNUS SARGENTII	SARGENT CHERRY	MEDIUM
PYRUS C. 'BRADFORD'	BRADFORD PEAR	MEDIUM
PYRUS KAWAKAMI	EVERGREEN PEAR	MEDIUM
VITEX AGNUS-CASTUS	CHASTE TREE	LOW
SHRUBS		
ABELIA G. 'PROSTRATA'	DWARF GLOSSY ABELIA	MEDIUM
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	MEDIUM
ARBUTUS U. 'COMPACTA'	COMPACT STRAWBERRY TREE	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	LOW
AZALEA 'SOUTHERN INDICA'	SUN AZALEA	MEDIUM
BUDDLEJA DAVIDII	BUTTERFLY BUSH	LOW
BUXUS JAPONICA	BOXWOOD	MEDIUM
CAMELLIA SASANQUA	CAMELLIA	MEDIUM
CAREX DIPSAEA	AUTUMN SEDGE	MEDIUM
CISTUS HYBRIDUS	ROCKROSE	LOW
DIETES BICOLOR	FORTNIGHT LILY	LOW
DIETES IRIDIODES	FORTNIGHT LILY	LOW
DIOSMA PULCHRUM	BREATH-OF-HEAVEN	MEDIUM
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW
ERYSIMUM 'BOWLES MAUVE'	MAUVE CLUSTERS	LOW
ESCALLONIA 'FRADESII'	ESCALLONIA	MEDIUM
EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	LOW
EURYPUS P. 'MUNCHKIN'	DWARF EURYPUS	LOW
FEUJA SELLOWIANA	PINEAPPLE GUAVA	LOW
FESTUCA GLAUCA	BLUE FESCUE	LOW
GERANIUM 'JOHNSON'S BLUE'	GERANIUM	MEDIUM
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW
HEMEROCALLIS HYBRIDS	DAYLILY	MEDIUM
ILEX C. 'BURFORDI'	BURFORD HOLLY	LOW
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	LOW
JUNIPERUS S. 'COL'	COLUMNAR JUNIPER TOPIARY	LOW
JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	LOW
JUNIPERUS S. 'SPI'	SPIRAL JUNIPER TOPIARY	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	LOW
LAVATERA MARITIMA	TREE MALLOW	LOW
LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	LOW
LAVANDULA A. 'STOKES'	SPANISH LAVANDER	LOW
LIGUSTRUM J. 'TEXANUM'	JAPANESE PRIVET	MEDIUM
LIRIOPE GIGANTEA	GIANT LILY TURF	MEDIUM
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	LOW
LOROPETALUM C. 'RAZZLEBERRY'	RED FRINGE FLOWER	LOW
MULLEBERGIA RIGENS	DEER GRASS	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	LOW
NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW
NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	LOW
NANDINA D. 'GULF STREAM'	GULF STREAM BAMBOO	LOW
NERITA FAASSENI	CATMINT	LOW
NERIUM OLEANDER	OLEANDER	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
PENNISETUM 'HAMELIN'	DWARF FOUNTAIN GRASS	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	LOW
PITTIOSPORUM 'WHEELER'S DWARF'	DWARF TOBIRA	MEDIUM
PITTIOSPORUM T. 'VARIEGATA'	VARIEGATED TOBIRA	MEDIUM
PODOCARPUS GRACILIOR	FERN PINE	MEDIUM
PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	LOW
PYRACANTHA 'SANTA CRUZ'	PROSTRATE FIRETHORN	LOW
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	LOW
RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	LOW
ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	LOW
ROSA 'WEIDELAND WHITE'	WHITE SHRUB ROSE	MEDIUM
ROSA FLOWER CARPET PINK'	GROUNDCOVER ROSE	MEDIUM
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	LOW
STRELIZIA REGINAE	BIRD-OF-PARADISE	MEDIUM
SYRINGA VULGARIS	COMMON LILAC	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MEDIUM
VIBURNUM TINUS	LAURUSTINUS	MEDIUM
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
GROUNDCOVERS		
ARCTOSTAPHYLOS D. 'EMERALD CARPET'	BEARBERRY	LOW
1 GALLON • 36" O.C.		
MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
1 GALLON • 36" O.C.		
SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	LOW
1 GALLON • 36" O.C.		



**LANDSCAPE ARCHITECTURE
LAND PLANNING**
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436

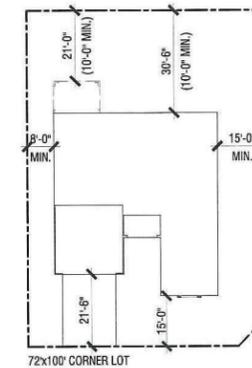
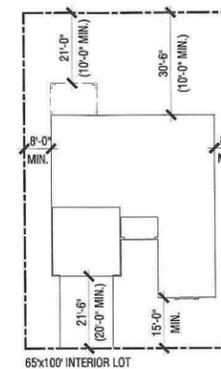
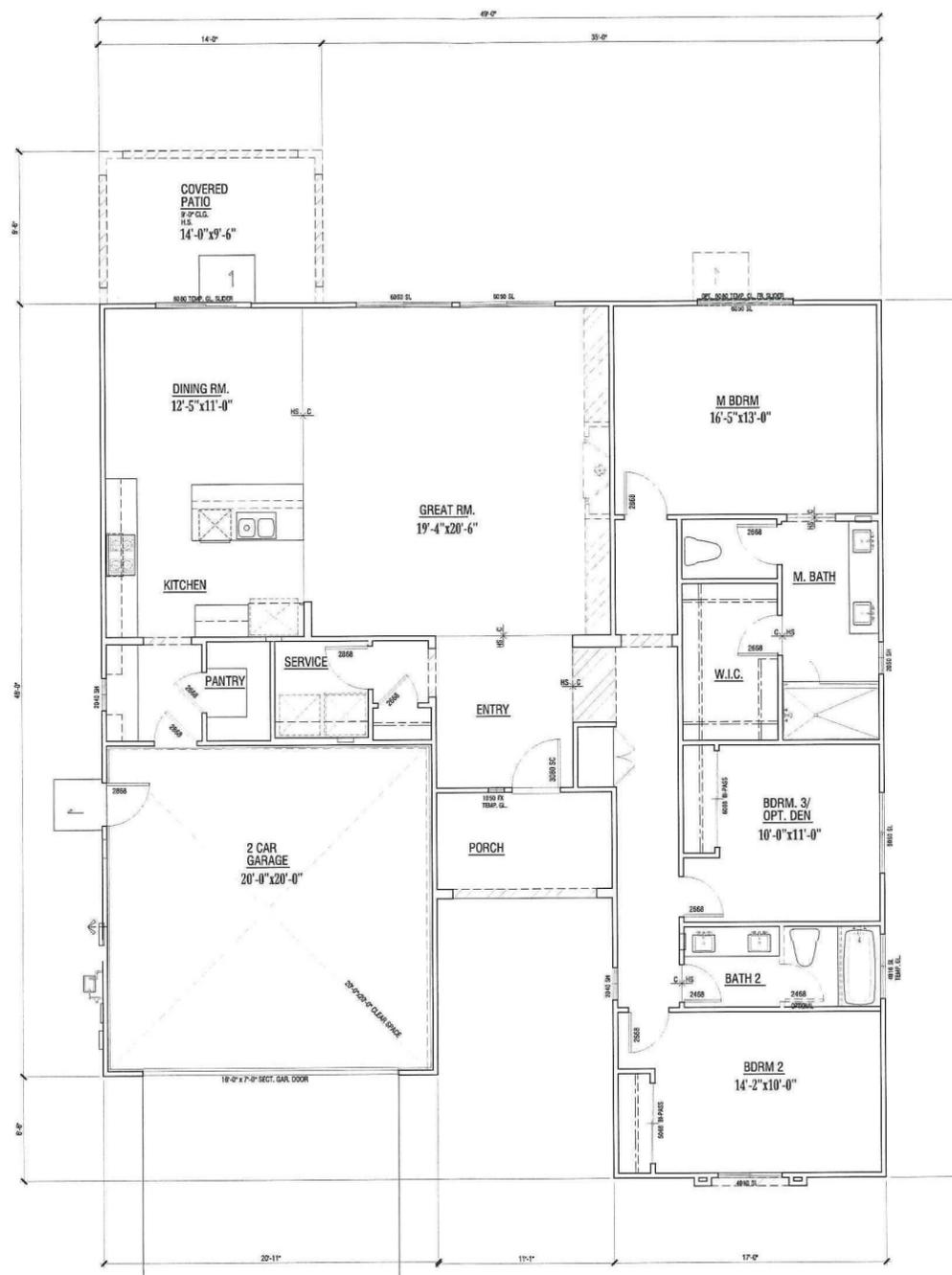
FLORSHEIM HOMES

Preliminary Landscape Plan

Feather's Glen
Hughson, California

April 24, 2015

L1



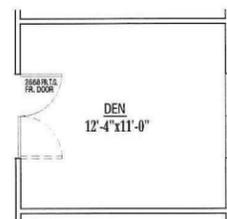
PLOTTING DIAGRAM

1/20" = 1'-0" SCALE

COVERAGE CALCULATION

LOWER LEVEL	1,840 S.F.
2 CAR GARAGE	428 S.F.
PORCH	73 S.F.
	2,341 S.F.

2,341 S.F. / 40% = 5,853 S.F. MIN. LOT



OPT. DEN @ BDRM 3

Plan 1A (Spanish)

1,840 S.F.
3 Bdrm / 2 Baths
Opt. Den
2-Car Garage

**Floor Plan
Feathers Glen
Hughson, CA**



COLOR SCHEME# 3

1A - Spanish

- ROOF: LOW PROFILE "S" SHAPED CONCRETE TILE
- FASCIA: WOOD
- GABLE: PREFABRICATED PIPE VENTS
- WALL: STUCCO
- TRIM: STUCCO OVER FOAM
- WINDOW: TAN VINYL
- SHUTTER: PREFABRICATED OR WOOD
- GARAGE DOOR: METAL SECTIONAL WITH WINDOWS



COLOR SCHEME# 8

1C - Craftsman

- ROOF: FLAT CONCRETE TILE
- FASCIA: WOOD
- WALL: STUCCO
- TRIM: STUCCO OVER FOAM
- GABLE: CEMENTIOUS LAP SIDING (4" EXPOSURE)
- OUTLOOKER: PREFABRICATED OR WOOD
- WINDOW: WHITE VINYL
- PORCH: BOXED CEMENTIOUS OR WOOD
- MASONRY: MANUFACTURED STONE VENEER
- GARAGE DOOR: METAL SECTIONAL



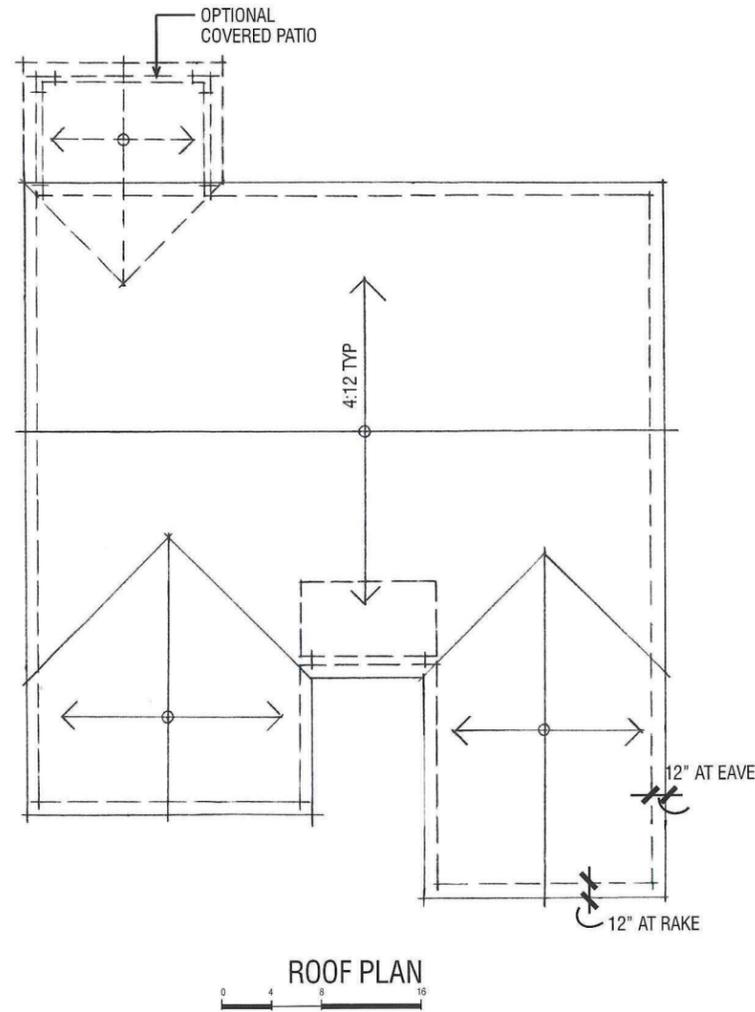
COLOR SCHEME# 9

1D - Mediterranean

- ROOF: LOW PROFILE "S" SHAPED CONCRETE TILE
- FASCIA: WOOD
- WALL: STUCCO
- TRIM: STUCCO OVER FOAM
- WINDOW: WHITE VINYL
- SHUTTER: PREFABRICATED OR WOOD (WHERE SHOWN)
- MASONRY: MANUFACTURED STONE VENEER
- GARAGE DOOR: METAL SECTIONAL

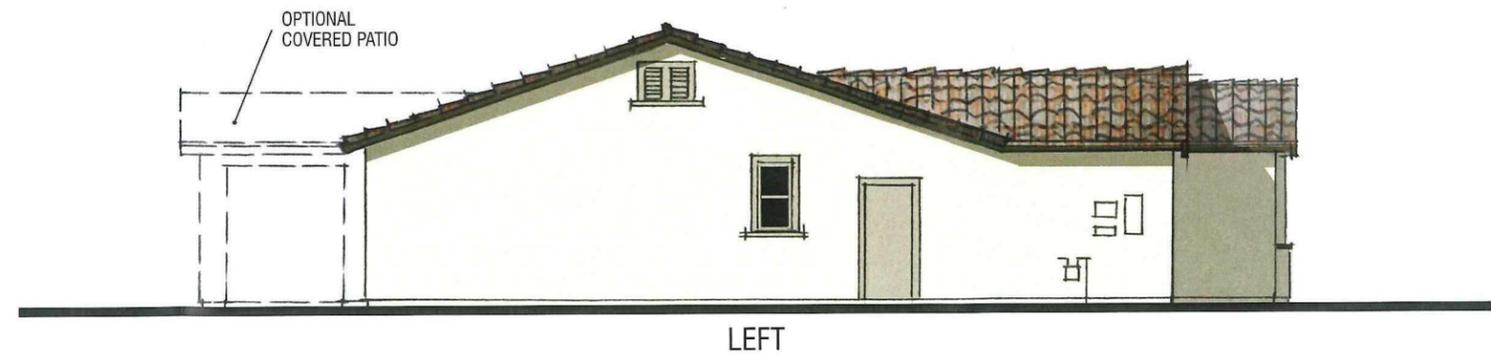
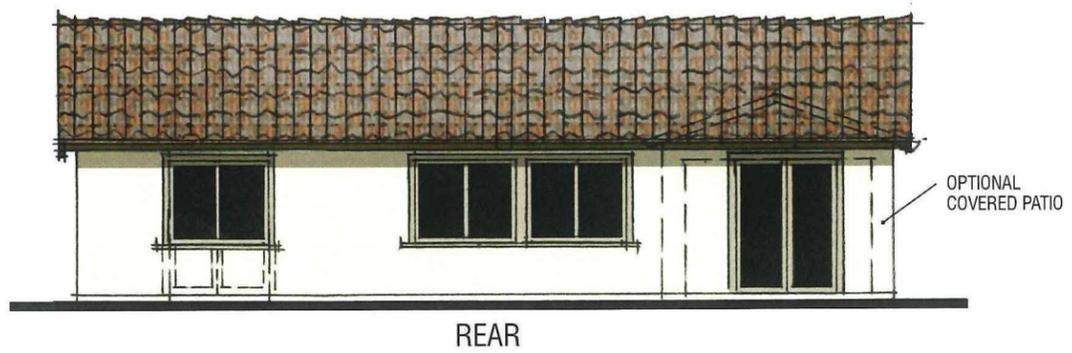
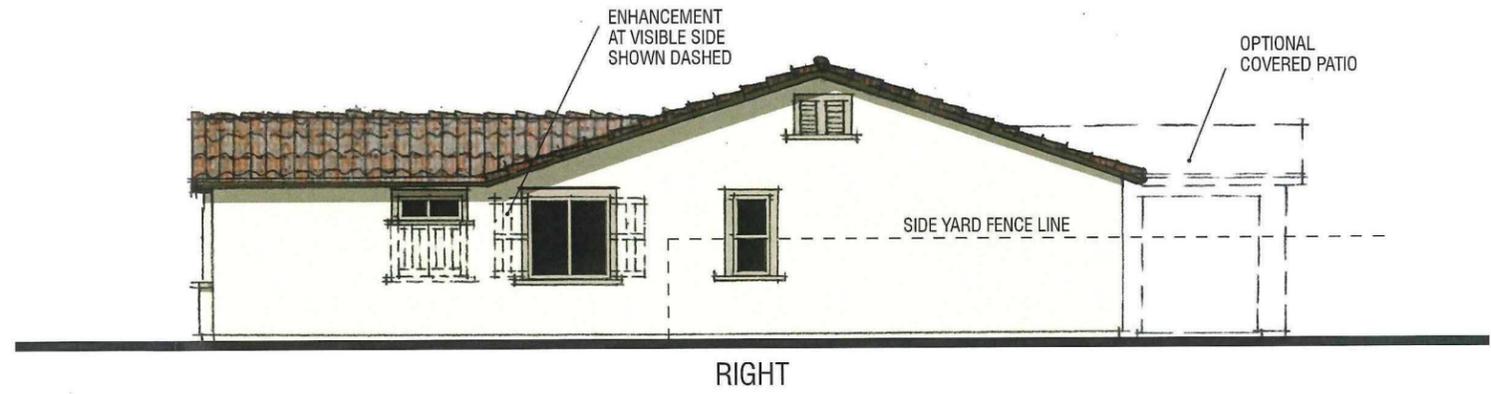
Plan 1 Front Elevations
Feathers Glen
Hughson, CA

Note: Elevations are the artist's conception. Colors, materials and application may vary.



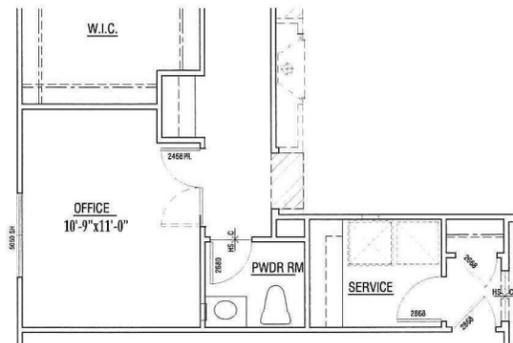
SPANISH ("A") ELEVATION

ROOF:	LOW PROFILE "S" SHAPED CONCRETE TILE
FASCIA:	WOOD
GABLE:	PREFABRICATED PIPE VENTS
WALL:	STUCCO
TRIM:	STUCCO OVER FOAM
WINDOW:	TAN VINYL
SHUTTER:	PREFABRICATED OR WOOD
GARAGE DOOR:	METAL SECTIONAL WITH WINDOWS

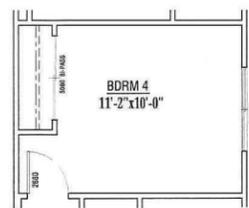


2015142 GLEN

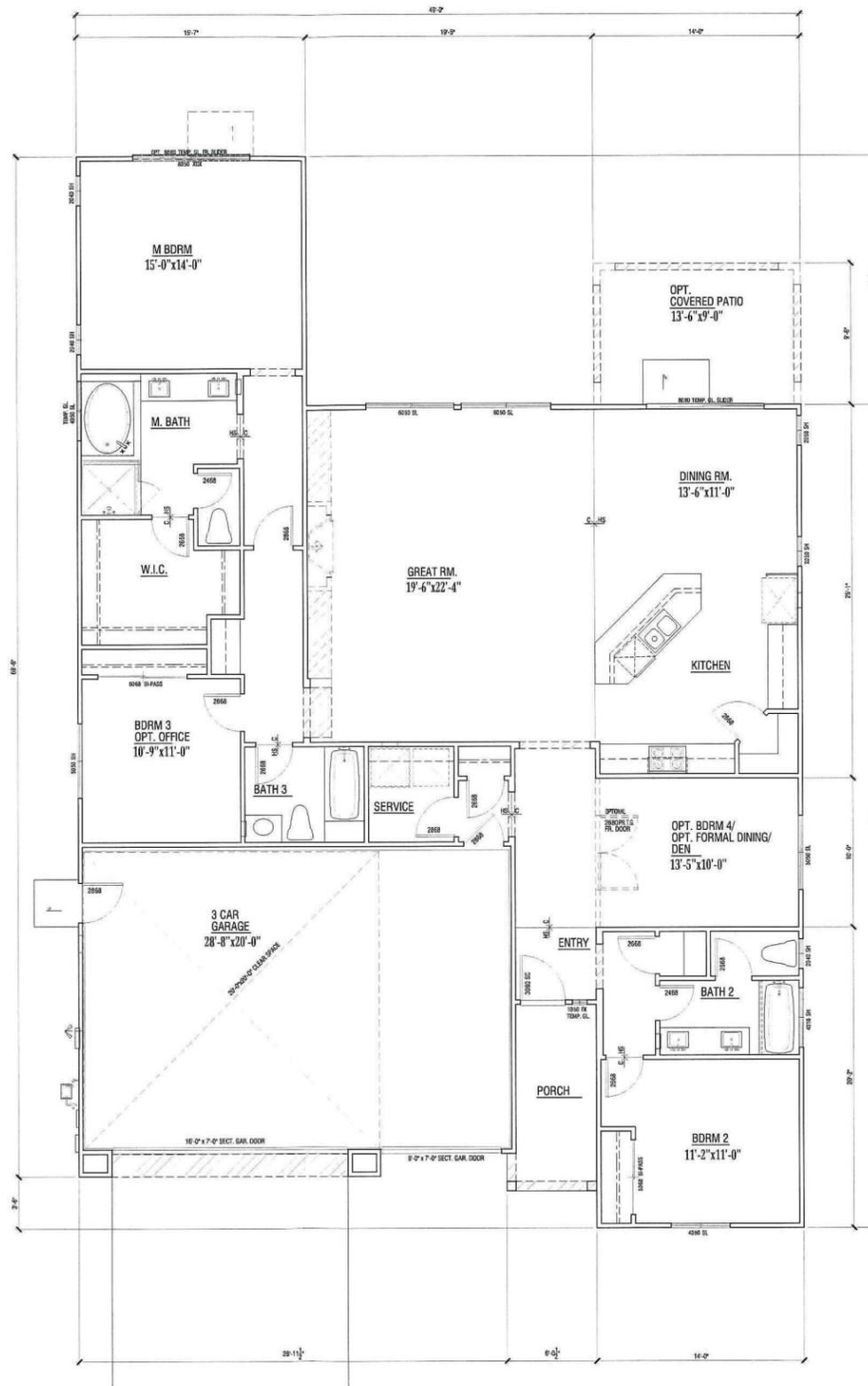
Plan 1A (Spanish) Elevations and Roof Plan
Feathers Glen
 Hughson, CA



OPT. OFFICE - PWDR @ BDRM 3 - BATH 3

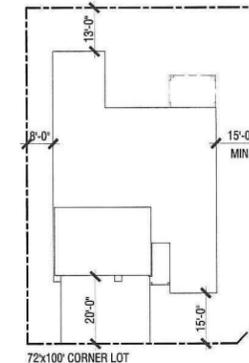
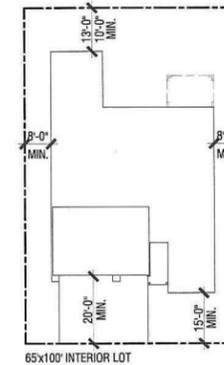


OPT. BDRM 4 @ DEN



Plan 2B (Farmhouse)
2,145 S.F.
3 Bdrm / Den / 3 Baths
Opt. Bdrm 4 / Opt. Office
3-Car Garage

Floor Plan
Feathers Glen
Hughson, CA



PLOTTING DIAGRAM
1/20" = 1'-0" SCALE

COVERAGE CALCULATION

LOWER LEVEL	2,145 S.F.
3 CAR GARAGE	638 S.F.
PORCH @ 2C	86 S.F.
GARAGE BOX OUT	31 S.F.
	2,900 S.F.
2,900 S.F. / 40% = 7,250 S.F. MIN. LOT	



COLOR SCHEME# 2

2A - Spanish

- | | |
|--------------|--------------------------------------|
| ROOF: | LOW PROFILE "S" SHAPED CONCRETE TILE |
| FASCIA: | WOOD |
| GABLE: | PREFABRICATED PIPE VENTS |
| WALL: | STUCCO |
| TRIM: | STUCCO OVER FOAM |
| WINDOW: | TAN VINYL |
| SHUTTER: | PREFABRICATED OR WOOD |
| GARAGE DOOR: | METAL SECTIONAL WITH WINDOWS |



COLOR SCHEME# 5

2B - Farmhouse

- | | |
|--------------|---|
| ROOF: | FLAT CONCRETE TILE |
| FASCIA: | WOOD |
| GABLE: | PREFABRICATED LOUVER BOARD |
| WALL: | CEMENTIOUS LAP SIDING (7" EXPOSURE)/STUCCO |
| TRIM: | CEMENTIOUS OR WOOD AT SIDING/
STUCCO OVER FOAM AT STUCCO |
| WINDOW: | WHITE VINYL |
| SHUTTER: | PREFABRICATED OR WOOD |
| PORCH: | BOXED CEMENTIOUS OR WOOD |
| GARAGE DOOR: | METAL SECTIONAL |

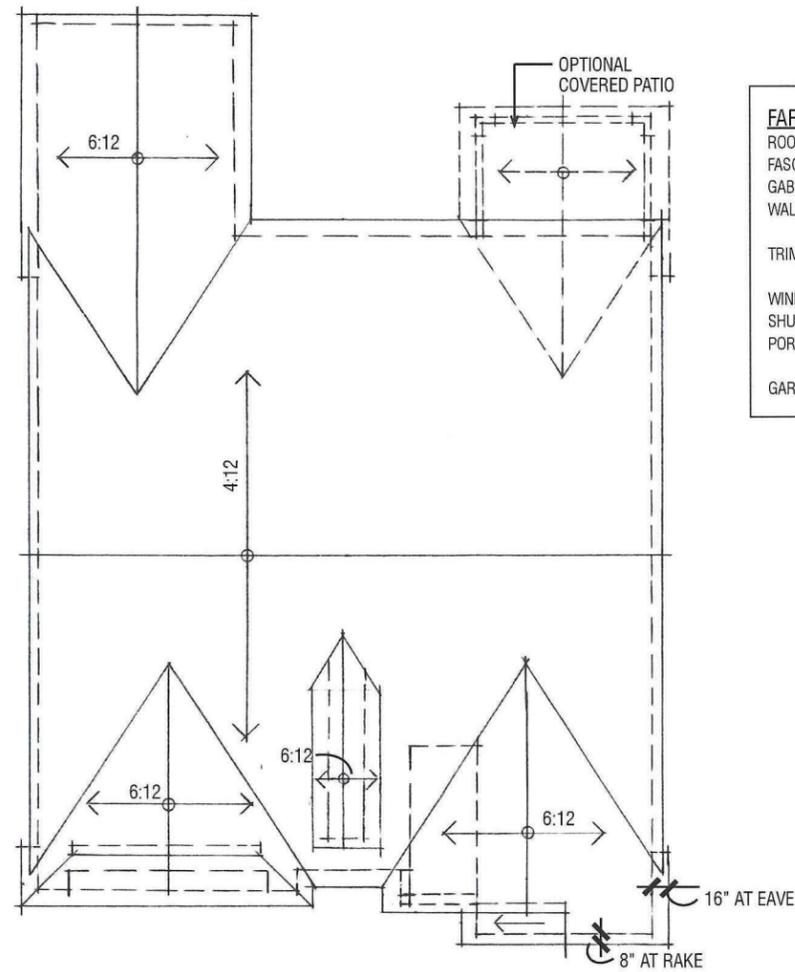


COLOR SCHEME# 7

2C - Craftsman

- | | |
|--------------|-------------------------------------|
| ROOF: | FLAT CONCRETE TILE |
| FASCIA: | WOOD |
| WALL: | STUCCO |
| TRIM: | STUCCO OVER FOAM |
| GABLE: | CEMENTIOUS LAP SIDING (4" EXPOSURE) |
| OUTLOOKER: | PREFABRICATED OR WOOD |
| WINDOW: | WHITE VINYL |
| PORCH: | BOXED CEMENTIOUS OR WOOD |
| MASONRY: | COLUMN WITH STONE VENEER BASE |
| GARAGE DOOR: | MANUFACTURED STONE VENEER |
| | METAL SECTIONAL |

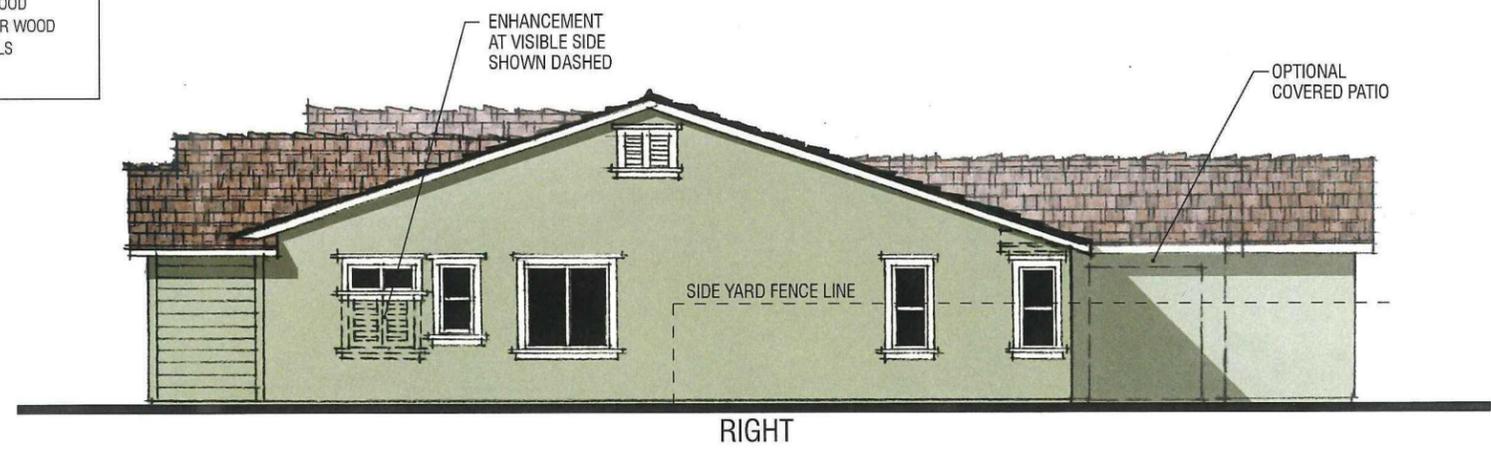
2015142 FEATHER GLEN



ROOF PLAN
0 4 8 16

FARMHOUSE ("B") ELEVATION

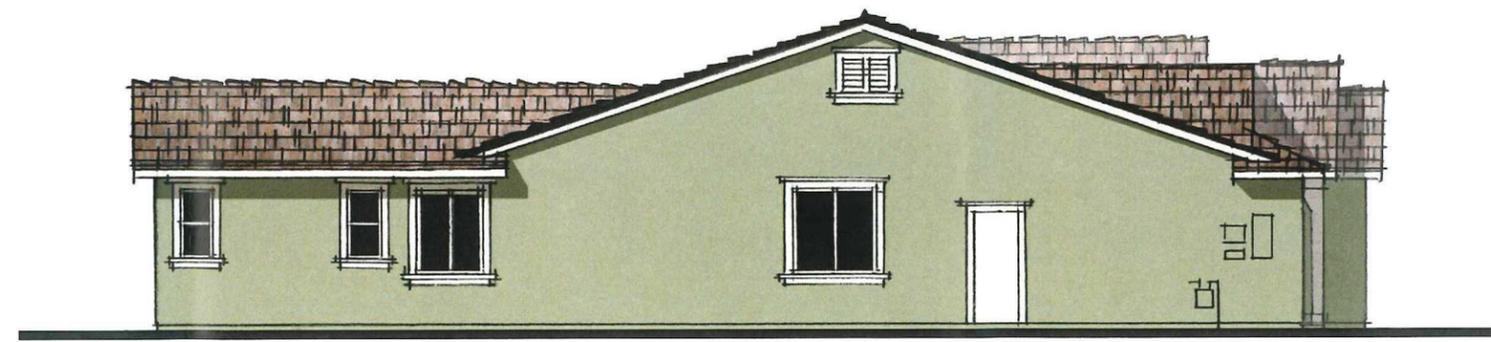
ROOF:	FLAT CONCRETE TILE
FASCIA:	WOOD
GABLE:	PREFABRICATED LOUVER BOARD
WALL:	CEMENTIOUS LAP SIDING (7" EXPOSURE)/STUCCO
TRIM:	CEMENTIOUS OR WOOD AT SIDING/ STUCCO OVER FOAM AT STUCCO
WINDOW:	WHITE VINYL
SHUTTER:	PREFABRICATED OR WOOD
PORCH:	BOXED CEMENTIOUS OR WOOD COLUMN WITH CORBELS
GARAGE DOOR:	METAL SECTIONAL



RIGHT



REAR

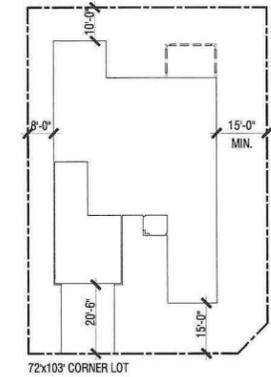
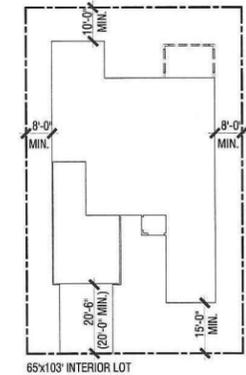
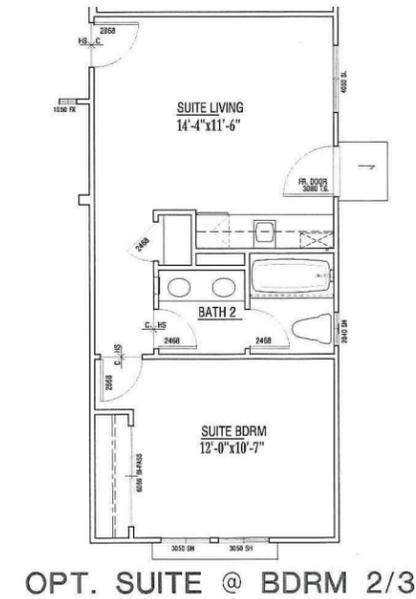
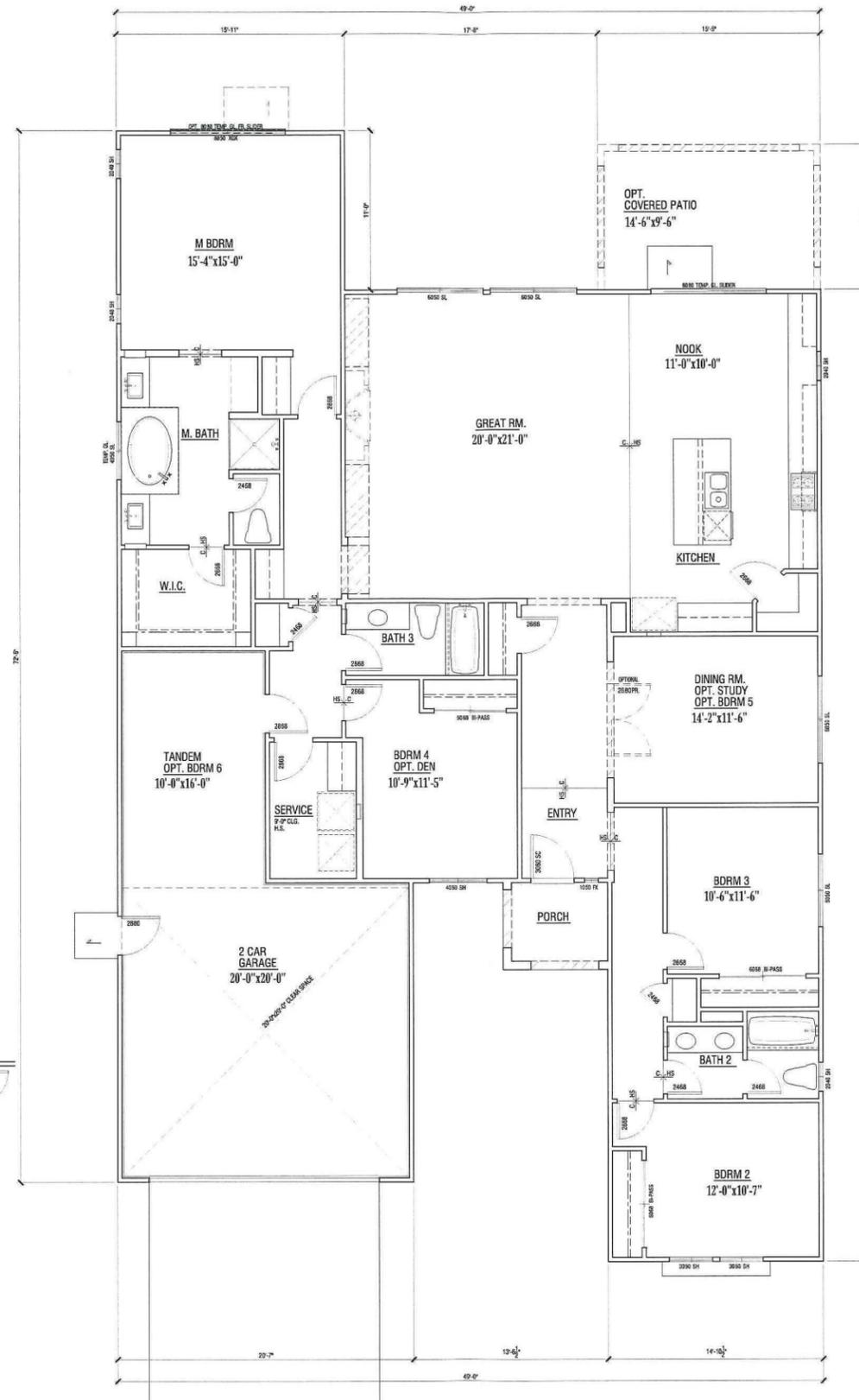
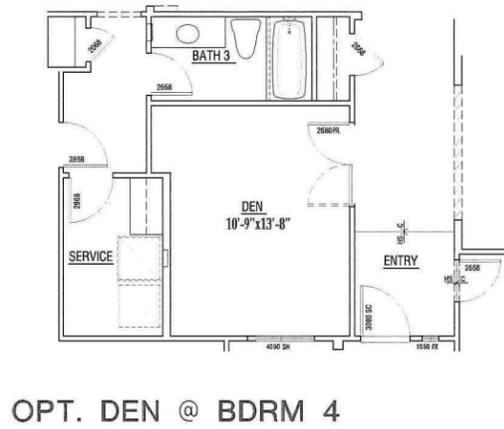
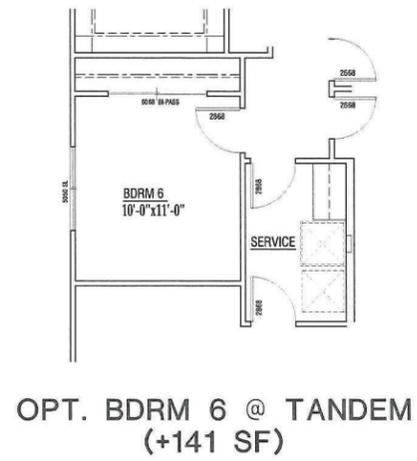


LEFT

2015142 Feathers GLEN

Plan 2B (Farmhouse) Elevations and Roof Plan
Feathers Glen
Hughson, CA

Note: Elevations are the artist's conception. Colors, materials and application may vary.



PLOTTING DIAGRAM
1/20" = 1'-0" SCALE

COVERAGE CALCULATION

LOWER LEVEL	2,402 S.F.
2 CAR + TANDEM	589 S.F.
PORCH @ 3A	82 S.F.
	3,073 S.F.

3,073 S.F. / 40% = 7,683 S.F. MIN. LOT

Plan 3D (Mediterranean)
2,402 S.F.
4 Bdrm / 3 Baths
Opt. Bdrm 5 / Opt. Bdrm 6 / Opt. Suite / Opt. Den
2-Car Garage & Tandem Garage

Floor Plan
Feathers Glen
Hughson, CA



COLOR SCHEME# 1

3A - Spanish

- ROOF: LOW PROFILE "S" SHAPED CONCRETE TILE
- FASCIA: WOOD
- GABLE: PREFABRICATED PIPE VENTS
- WALL: STUCCO
- TRIM: STUCCO OVER FOAM
- WINDOW: TAN VINYL
- GRILL: METAL (WHERE SHOWN)
- SHUTTER: PREFABRICATED OR WOOD
- GARAGE DOOR: METAL SECTIONAL WITH WINDOWS



COLOR SCHEME# 4

3B - Farmhouse

- ROOF: FLAT CONCRETE TILE
- FASCIA: WOOD
- GABLE: PREFABRICATED LOUVER BOARD
- WALL: CEMENTIOUS LAP SIDING (7" EXPOSURE)/STUCCO
- TRIM: CEMENTIOUS OR WOOD AT SIDING/STUCCO OVER FOAM AT STUCCO
- WINDOW: WHITE VINYL
- SHUTTER: PREFABRICATED OR WOOD
- PORCH: BOXED CEMENTIOUS OR WOOD
- GARAGE DOOR: METAL SECTIONAL

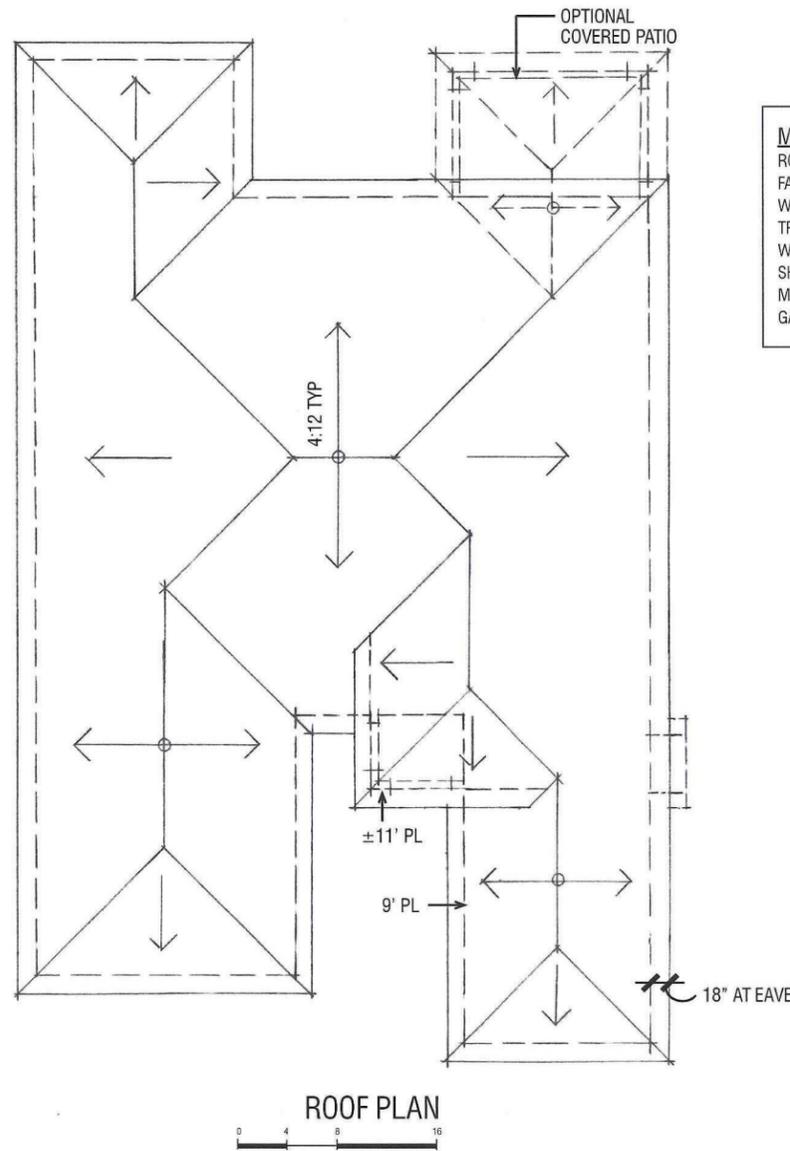


COLOR SCHEME# 10

3D - Mediterranean

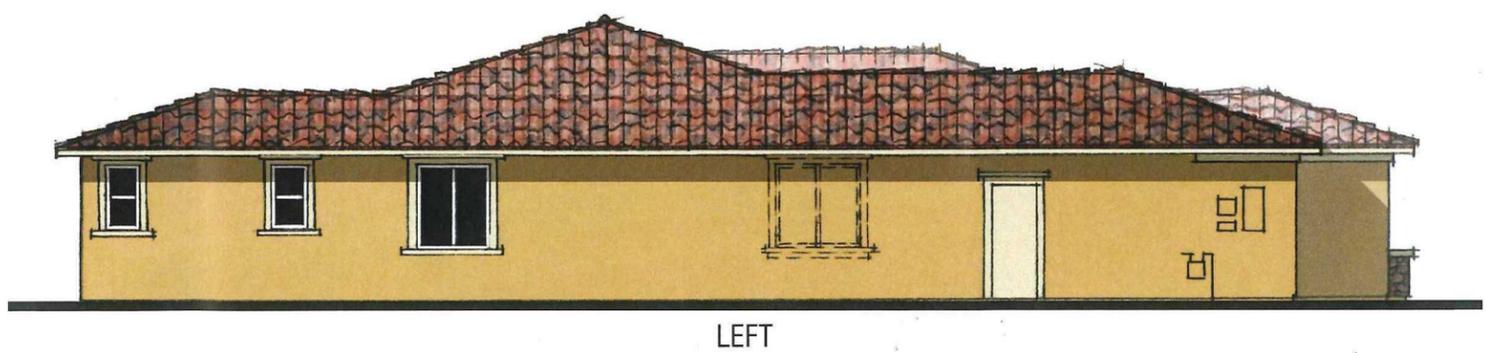
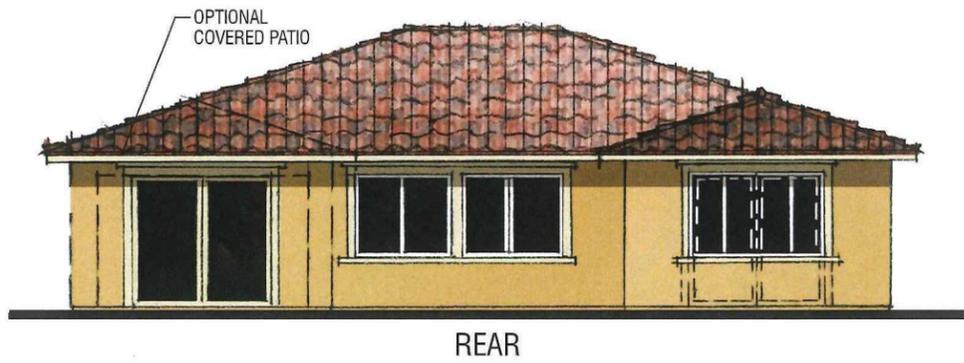
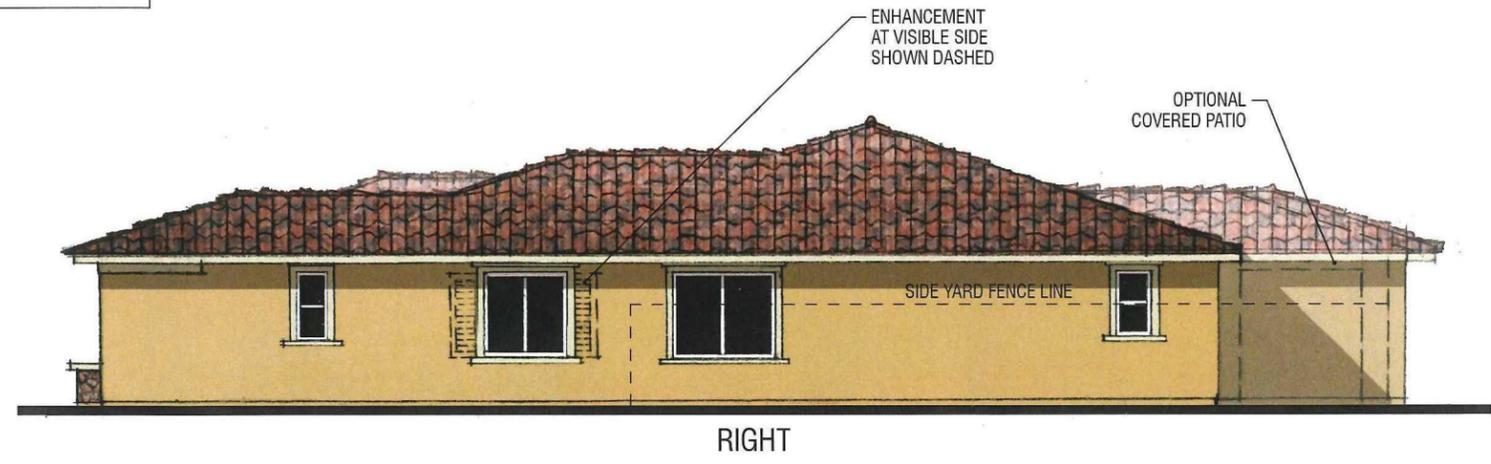
- ROOF: LOW PROFILE "S" SHAPED CONCRETE TILE
- FASCIA: WOOD
- WALL: STUCCO
- TRIM: STUCCO OVER FOAM
- WINDOW: WHITE VINYL
- SHUTTER: PREFABRICATED OR WOOD (WHERE SHOWN)
- MASONRY: MANUFACTURED STONE VENEER
- GARAGE DOOR: METAL SECTIONAL

2015142 FEATHER GLEN



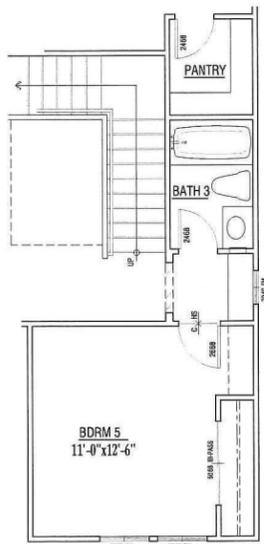
MEDITERRANEAN ("D") ELEVATION

ROOF:	LOW PROFILE "S" SHAPED CONCRETE TILE
FASCIA:	WOOD
WALL:	STUCCO
TRIM:	STUCCO OVER FOAM
WINDOW:	WHITE VINYL
SHUTTER:	PREFABRICATED OR WOOD (WHERE SHOWN)
MASONRY:	MANUFACTURED STONE VENEER
GARAGE DOOR:	METAL SECTIONAL

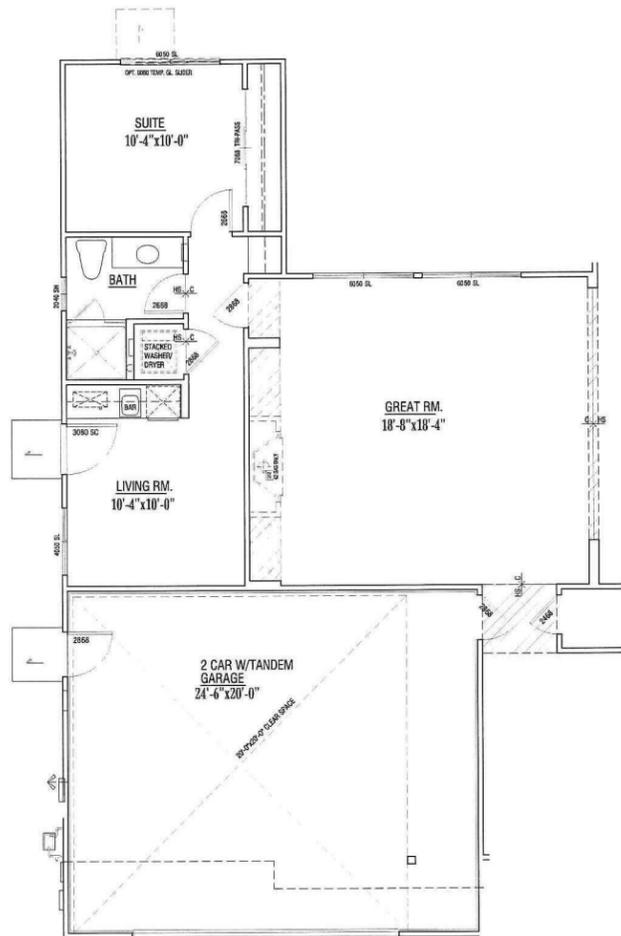


Plan 3D (Mediterranean) Elevations and Roof Plan
Feathers Glen
 Hughson, CA

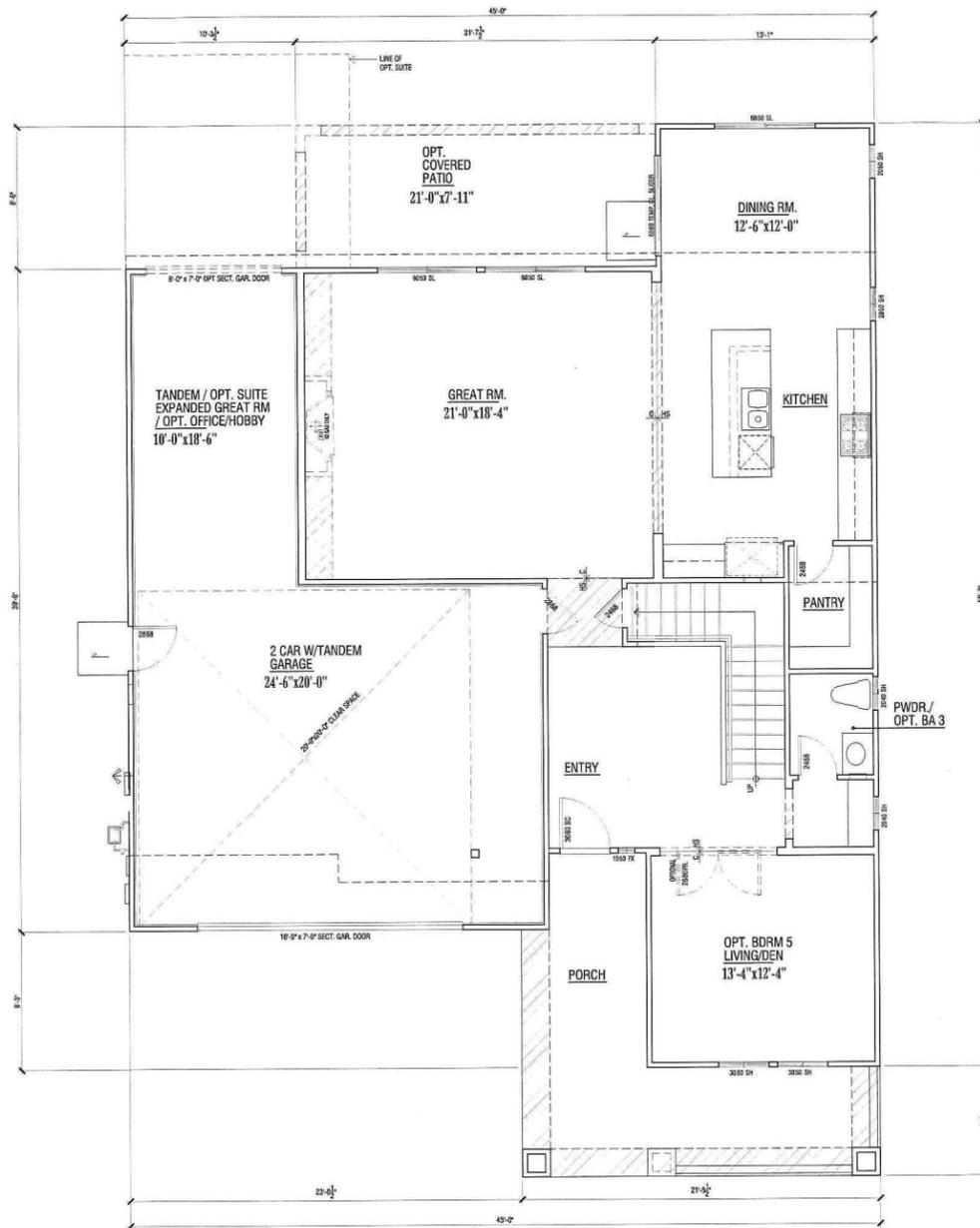
Note: Elevations are the artist's conception. Colors, materials and application may vary.



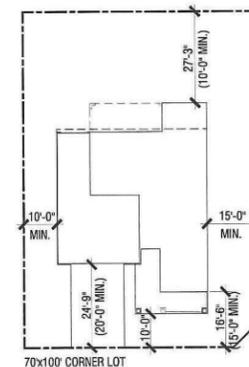
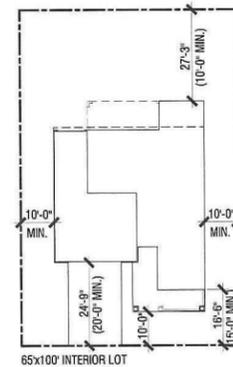
OPT. BDRM 5 - BATH 3
@ DEN - PWDR



OPT. SUITE @ TANDEM (+365 S.F.)



LOWER LEVEL (1,267 S.F.)



PLOTTING DIAGRAM
1/20" = 1'-0" SCALE

COVERAGE CALCULATION

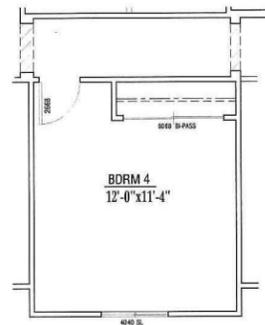
LOWER LEVEL	1,267 S.F.
3 CAR TANDEM	709 S.F.
PORCH	246 S.F.
TOTAL	2,222 S.F.

2,222 S.F. / 40% = 5,555 S.F. MIN. LOT

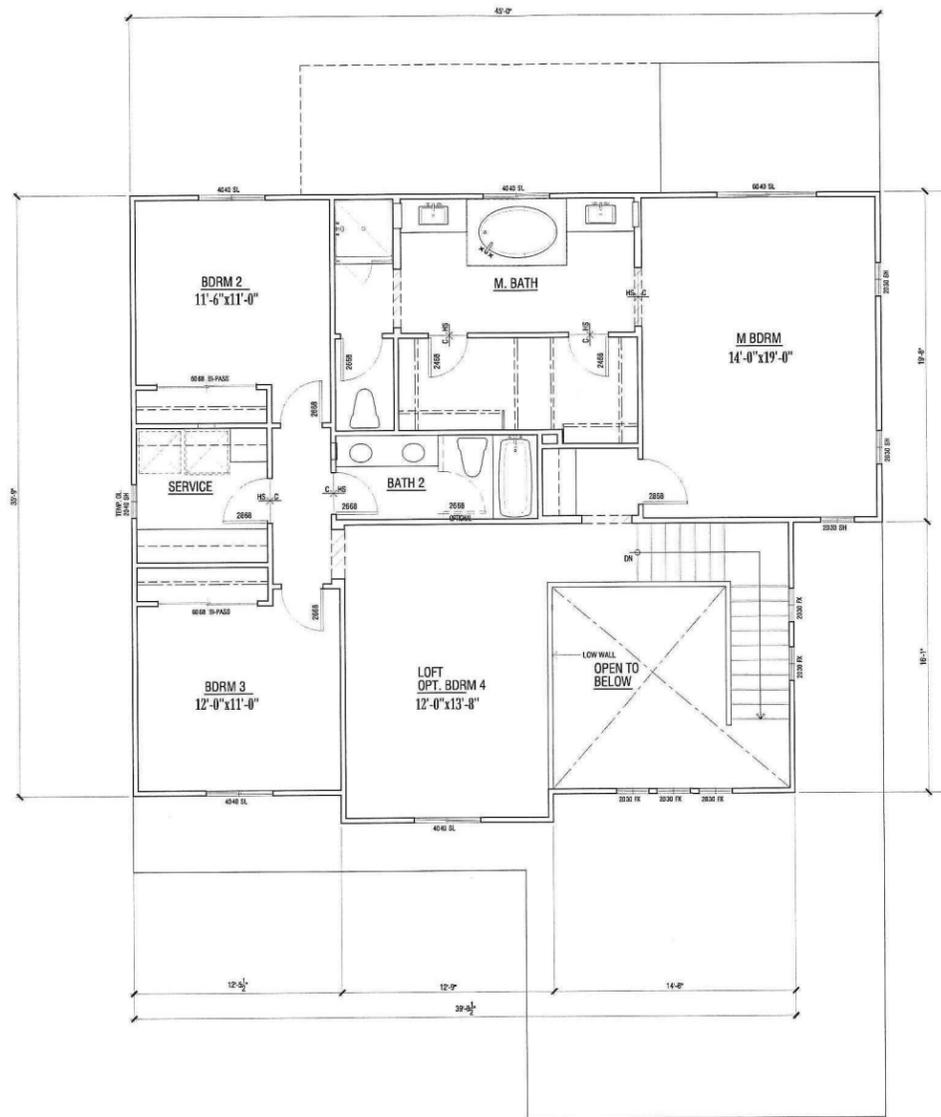
Plan 4C (Craftsman)
2,598 S.F.

3 Bdrm / Den / Loft / 2.5 Baths
Opt. Bdrm 4 / Opt. Bdrm 5 - Bath 3 / Opt. Suite / Opt. Office - Hobby / Opt. Expanded Great Rm
2-Car & Tandem Garage

Floor Plan
Feathers Glen
Hughson, CA



OPT. BDRM 4 @ LOFT



UPPER LEVEL (1,331 S.F.)

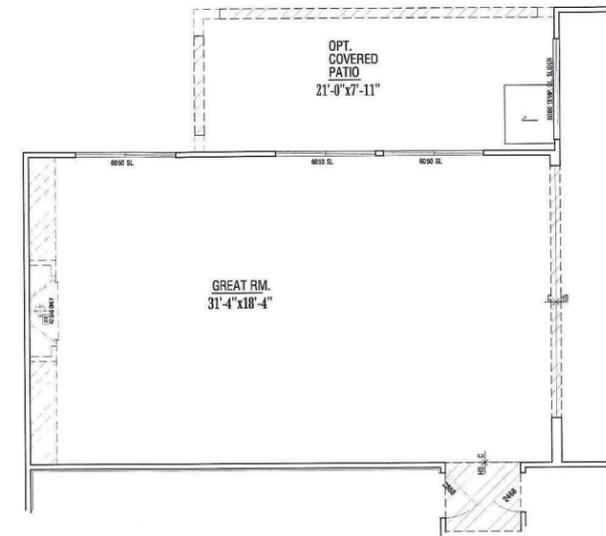
Plan 4C (Craftsman)

2,598 S.F.

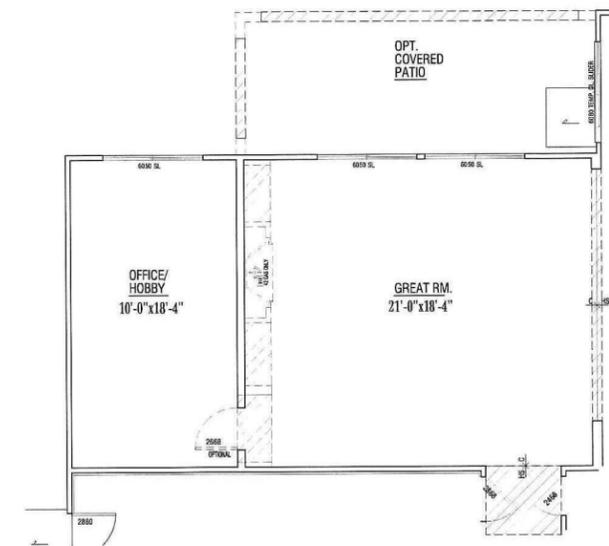
3 Bdrm / Den / Loft / 2.5 Baths

Opt. Bdrm 4 / Opt. Bdrm 5 - Bath 3 / Opt. Suite / Opt. Office - Hobby / Opt. Expanded Great Rm
2-Car & Tandem Garage

Floor Plan
Feathers Glen
Hughson, CA



OPT. EXPANDED GREAT RM @ TANDEM (+192)



OPT. OFFICE/HOBBY RM @ TANDEM (+192)



±26'-0" BLDG. HGT.
(35'-0" MAX)

4A - Spanish

ROOF:	LOW PROFILE "S" SHAPED CONCRETE TILE
FASCIA:	WOOD
GABLE:	PREFABRICATED PIPE VENTS
WALL:	STUCCO
TRIM:	STUCCO OVER FOAM
WINDOW:	TAN VINYL
SHUTTER:	PREFABRICATED OR WOOD
GARAGE DOOR:	METAL SECTIONAL WITH WINDOWS

COLOR SCHEME# 3



±29'-0" BLDG. HGT.
(35'-0" MAX)

COLOR SCHEME# 6

4B - Farmhouse

ROOF:	FLAT CONCRETE TILE
FASCIA:	WOOD
GABLE:	PREFABRICATED LOUVER BOARD
WALL:	CEMENTIOUS LAP SIDING (7" EXPOSURE)/STUCCO
TRIM:	CEMENTIOUS OR WOOD AT SIDING/ STUCCO OVER FOAM AT STUCCO
WINDOW:	WHITE VINYL
SHUTTER:	PREFABRICATED OR WOOD
PORCH:	BOXED CEMENTIOUS OR WOOD COLUMN WITH CORBELS
GARAGE DOOR:	METAL SECTIONAL



±26'-0" BLDG. HGT.
(35'-0" MAX)

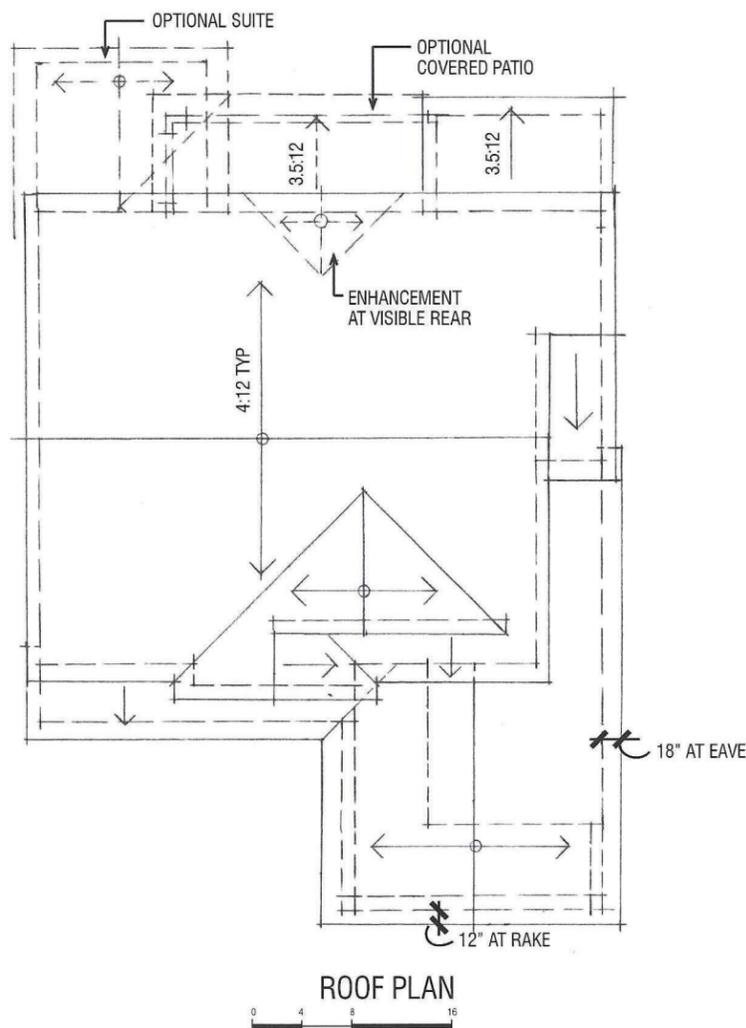
COLOR SCHEME# 7

4C - Craftsman

ROOF:	FLAT CONCRETE TILE
FASCIA:	WOOD
WALL:	STUCCO
TRIM:	STUCCO OVER FOAM
GABLE:	CEMENTIOUS LAP SIDING (4" EXPOSURE)
OUTLOOKER:	PREFABRICATED OR WOOD
WINDOW:	WHITE VINYL
PORCH:	BOXED CEMENTIOUS OR WOOD COLUMN WITH STONE VENEER BASE
MASONRY:	MANUFACTURED STONE VENEER
GARAGE DOOR:	METAL SECTIONAL

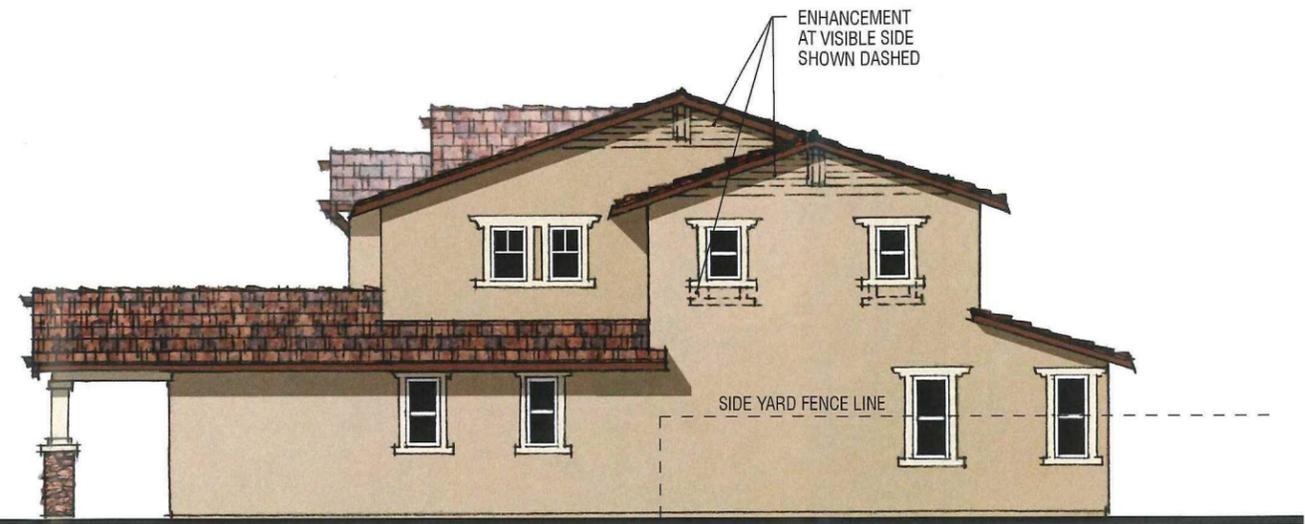
2015142 FEATHER GLEN

Plan 4 Front Elevations
Feathers Glen
Hughson, CA

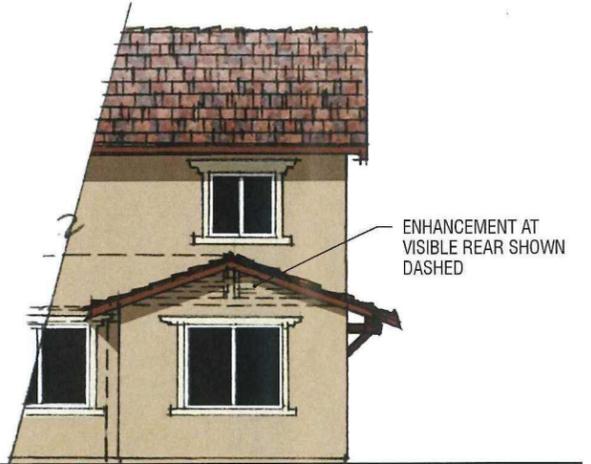


CRAFTSMAN ("C") ELEVATION

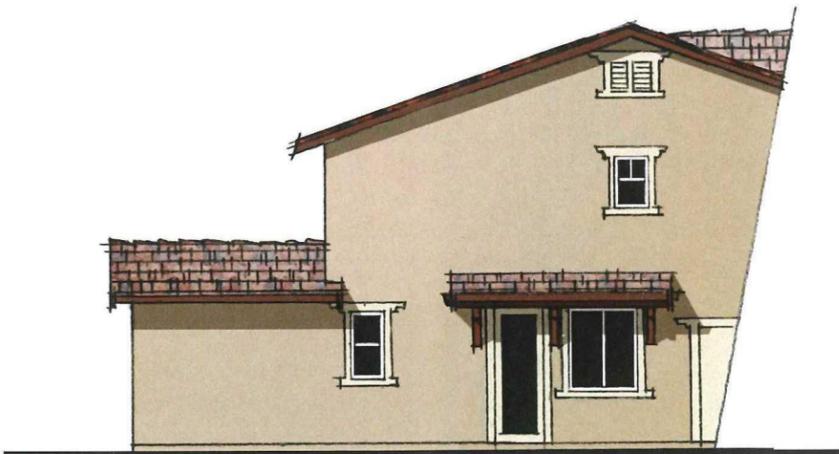
ROOF:	FLAT CONCRETE TILE
FASCIA:	WOOD
WALL:	STUCCO
TRIM:	STUCCO OVER FOAM
GABLE:	CEMENTIOUS LAP SIDING (4" EXPOSURE)
OUTLOOKER:	PREFABRICATED OR WOOD
WINDOW:	WHITE VINYL
PORCH:	BOXED CEMENTIOUS OR WOOD
	COLUMN WITH STONE VENEER BASE
MASONRY:	MANUFACTURED STONE VENEER
GARAGE DOOR:	METAL SECTIONAL



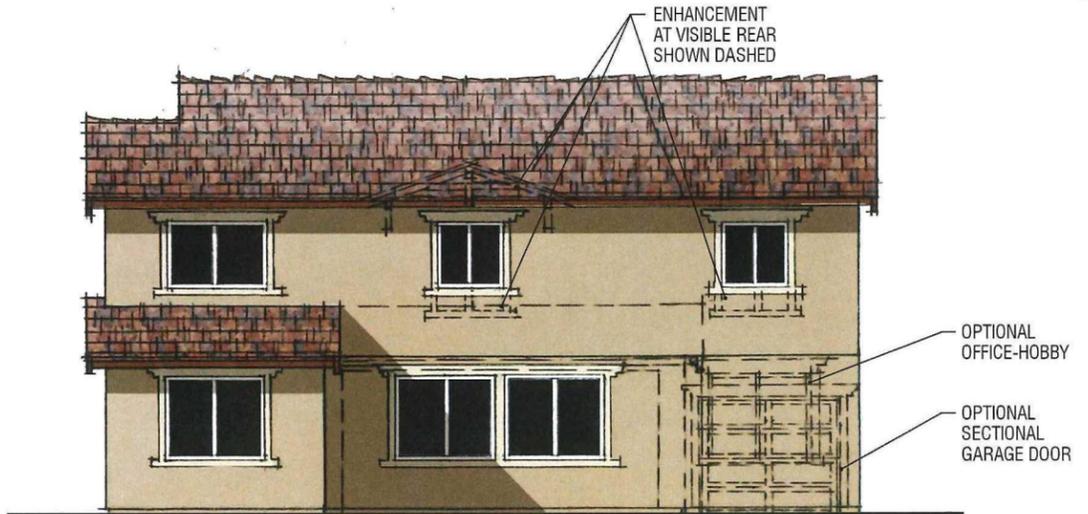
RIGHT



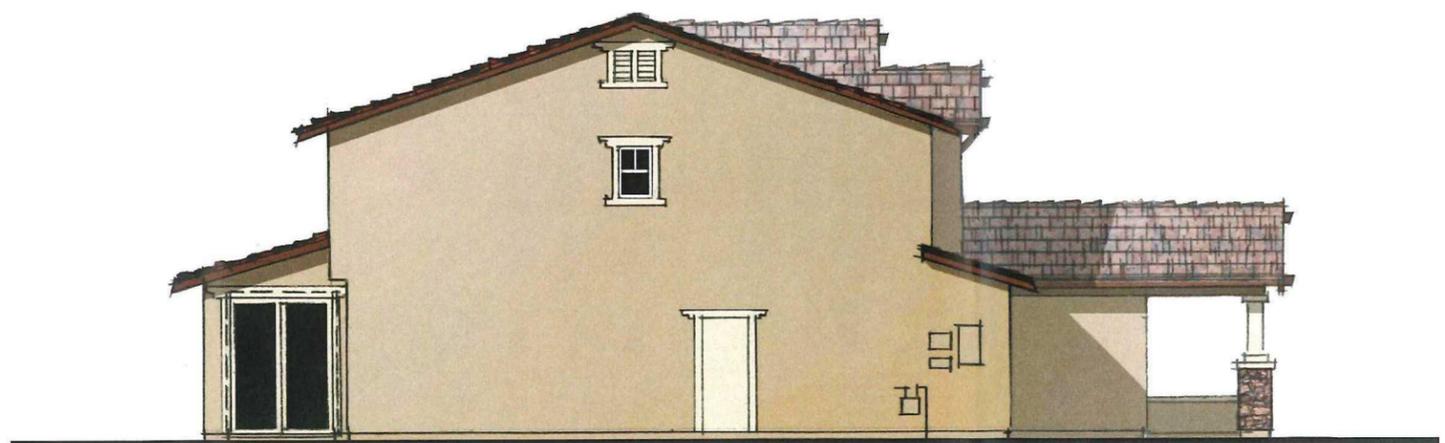
PARTIAL REAR AT OPTIONAL SUITE



PARTIAL LEFT AT OPTIONAL SUITE



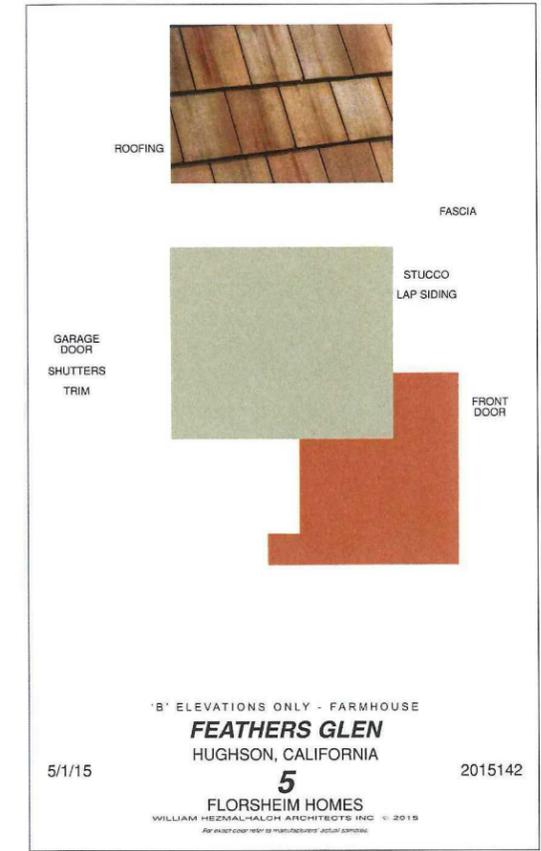
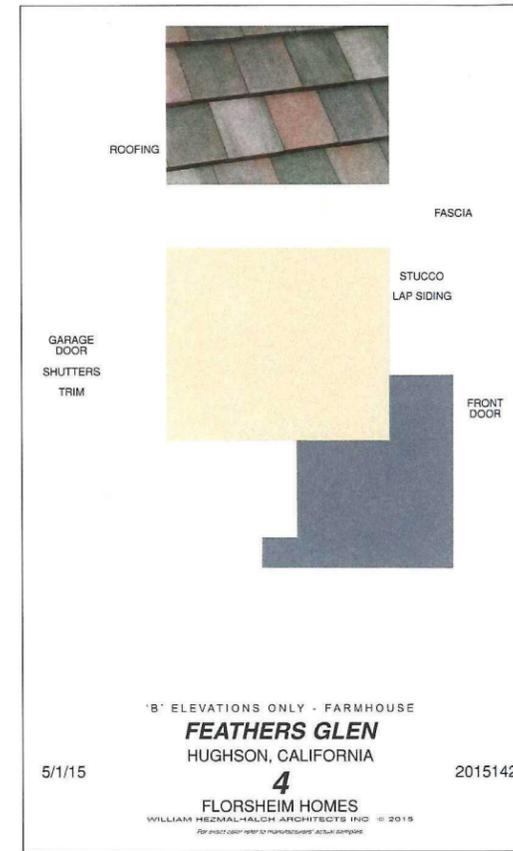
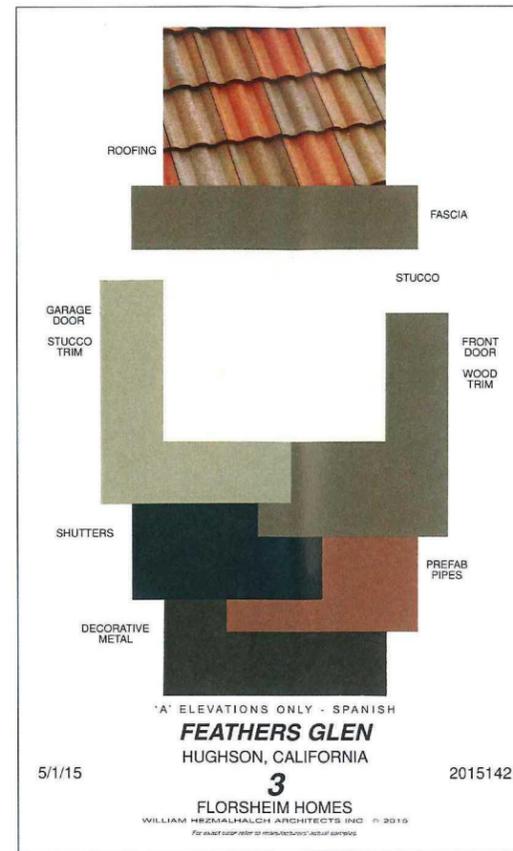
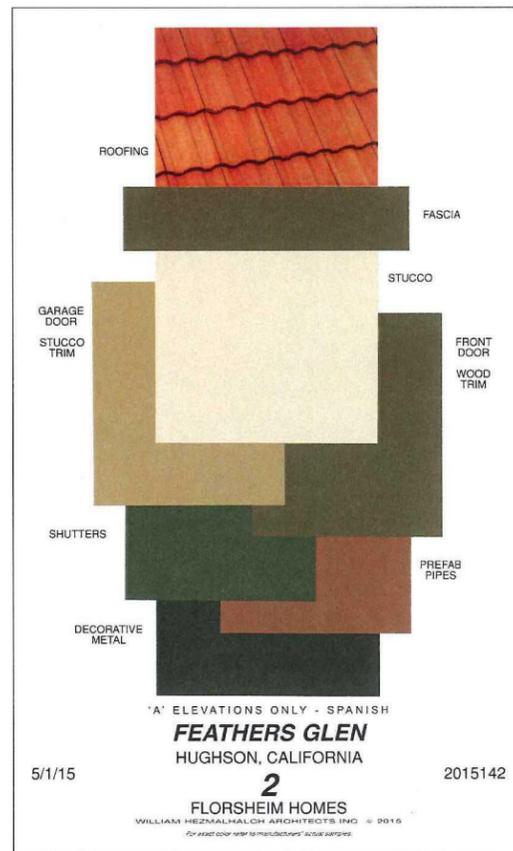
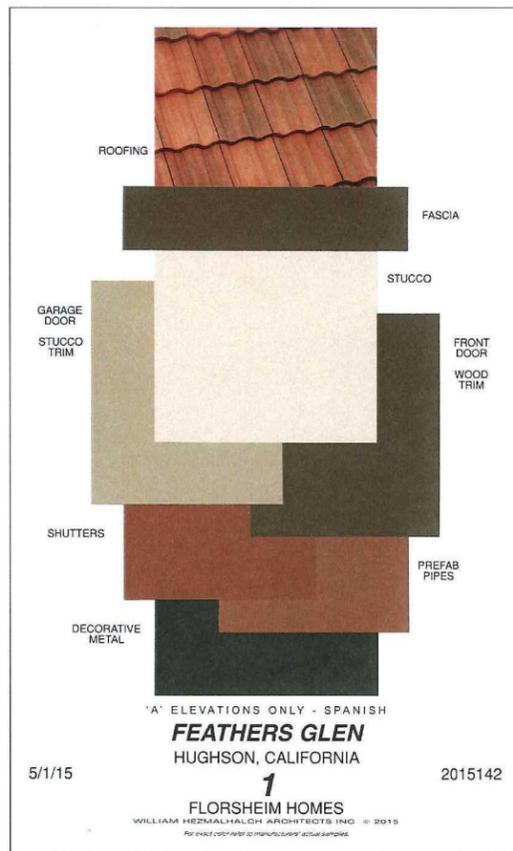
REAR



LEFT

2015142 Feathers GLEN

Plan 4C (Craftsman) Elevations and Roof Plan
Featherss Glen
 Hughson, CA



May 1, 2015
FLORSHEIM HOMES
FEATHERS GLEN
Hughson, California
Project #2015142

WILLIAM HEZMALHALCH ARCHITECTS INC.

EXTERIOR COLOR & MATERIALS

SCHEME 1 of 10 'A' Elevations Only, Spanish

MATERIAL	COLOR	MANUFACTURER
ROOFING: Low Profile Concrete Tile	2605 SAN BENITO BLEND (CRRC Cool Roof Rated Product)	EAGLE
METAL BIRD STOP @ ROOF TILE (Factory Finish)	TERRA COTTA	EAGLE
GUTTERS & DOWNSPOUTS	Match Adjacent Color	TBD
WINDOW FRAMES (Factory Finish)	TAN	TBD
STUCCO COLOR	41 SNIP OF TANNIN	KELLY-MOORE
TRIM COLOR #1 (applied to): Garage Door Secondary Doors Stucco Trim	301 OAKWOOD	KELLY-MOORE
TRIM COLOR #2 (applied to): Barge Boards Eaves Fascia Front Door Pot Shelves Wood Trim	KM 4560-5 MEXICAN CHOCOLATE	KELLY-MOORE
ACCENT COLOR (applied to): Shutters	KM 5699-5 TAMARIND TART	KELLY-MOORE
PREFAB PIPES	212 SALTILLO	KELLY-MOORE
DECORATIVE METAL	HLS 4221-5 RUSKIN BRONZE	KELLY-MOORE

NOTE: Verify VMS if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Donna Altsch.

3800 Redhill Avenue, Suite 200, Santa Ana, CA 92705-0843
Tel: 949 250 1807 Fax: 949 250 1823
www.wharchitects.com
5000 Executive Parkway, Suite 275, San Ramon, CA 94583-4216
Tel: 925 462 1700 Fax: 949 250 1529

May 1, 2015
FLORSHEIM HOMES
FEATHERS GLEN
Hughson, California
Project #2015142

WILLIAM HEZMALHALCH ARCHITECTS INC.

EXTERIOR COLOR & MATERIALS

SCHEME 2 of 10 'A' Elevations Only, Spanish

MATERIAL	COLOR	MANUFACTURER
ROOFING: Low Profile Concrete Tile	2615 WEATHERED TERRACOTTA RANGE (CRRC Cool Roof Rated Product)	EAGLE
METAL BIRD STOP @ ROOF TILE (Factory Finish)	TERRA COTTA	EAGLE
GUTTERS & DOWNSPOUTS	Match Adjacent Color	TBD
WINDOW FRAMES (Factory Finish)	TAN	TBD
STUCCO COLOR	49 GARLIC GLOVE	KELLY-MOORE
TRIM COLOR #1 (applied to): Garage Door Secondary Doors Stucco Trim	KM 5716-3 RODEO ROUNDUP	KELLY-MOORE
TRIM COLOR #2 (applied to): Barge Boards Eaves Fascia Front Door Pot Shelves Wood Trim	KM 5708-5 BONNIE'S BENCH	KELLY-MOORE
ACCENT COLOR (applied to): Shutters	KMA 21-5 TUSCAN OLIVE	KELLY-MOORE
PREFAB PIPES	212 SALTILLO	KELLY-MOORE
DECORATIVE METAL	HLS 4221-5 RUSKIN BRONZE	KELLY-MOORE

NOTE: Verify VMS if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Donna Altsch.

3800 Redhill Avenue, Suite 200, Santa Ana, CA 92705-0843
Tel: 949 250 1807 Fax: 949 250 1823
www.wharchitects.com
5000 Executive Parkway, Suite 275, San Ramon, CA 94583-4216
Tel: 925 462 1700 Fax: 949 250 1529

May 1, 2015
FLORSHEIM HOMES
FEATHERS GLEN
Hughson, California
Project #2015142

WILLIAM HEZMALHALCH ARCHITECTS INC.

EXTERIOR COLOR & MATERIALS

SCHEME 3 of 10 'A' Elevations Only, Spanish

MATERIAL	COLOR	MANUFACTURER
ROOFING: Low Profile Concrete Tile	2680 LOS PADRES BLEND (CRRC Cool Roof Rated Product)	EAGLE
METAL BIRD STOP @ ROOF TILE (Factory Finish)	TERRA COTTA	EAGLE
GUTTERS & DOWNSPOUTS	Match Adjacent Color	TBD
WINDOW FRAMES (Factory Finish)	TAN	TBD
STUCCO COLOR	49 ANTIQUE WHITE	KELLY-MOORE
TRIM COLOR #1 (applied to): Garage Door Secondary Doors Stucco Trim	KM 5774-3 WHITNEY OAKS	KELLY-MOORE
TRIM COLOR #2 (applied to): Barge Boards Eaves Fascia Front Door Pot Shelves Wood Trim	KM 4567-3 DINOSAUR BONE	KELLY-MOORE
ACCENT COLOR (applied to): Shutters	KM 4841-5 THEATRE DRESS	KELLY-MOORE
PREFAB PIPES	212 SALTILLO	KELLY-MOORE
DECORATIVE METAL	HLS 4221-5 RUSKIN BRONZE	KELLY-MOORE

NOTE: Verify VMS if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Donna Altsch.

3800 Redhill Avenue, Suite 200, Santa Ana, CA 92705-0843
Tel: 949 250 1807 Fax: 949 250 1823
www.wharchitects.com
5000 Executive Parkway, Suite 275, San Ramon, CA 94583-4216
Tel: 925 462 1700 Fax: 949 250 1529

May 1, 2015
FLORSHEIM HOMES
FEATHERS GLEN
Hughson, California
Project #2015142

WILLIAM HEZMALHALCH ARCHITECTS INC.

EXTERIOR COLOR & MATERIALS

SCHEME 4 of 10 'B' Elevations Only, Farmhouse

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete Slate Tile	SCB 8805 SEATTLE BLEND (CRRC Cool Roof Rated Product)	EAGLE
GUTTERS & DOWNSPOUTS	Match Adjacent Color	TBD
WINDOW FRAMES (Factory Finish)	WHITE	TBD
BODY COLOR (applied to): Corner Boards Lap Siding Stucco	KM 5730-1 FABULOUS FORTIES	KELLY-MOORE
TRIM COLOR (applied to): Barge Boards Columns Corbels Eaves Fascia Gable Lower Board Garage Door Pot Shelves Railing Secondary Doors Shutters Trim	23 SWISS COFFEE	KELLY-MOORE
ACCENT COLOR (applied to): Front Door	HLS 4250-3 SLATE BLUE	KELLY-MOORE

NOTE: Verify VMS if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Donna Altsch.

3800 Redhill Avenue, Suite 200, Santa Ana, CA 92705-0843
Tel: 949 250 1807 Fax: 949 250 1823
www.wharchitects.com
5000 Executive Parkway, Suite 275, San Ramon, CA 94583-4216
Tel: 925 462 1700 Fax: 949 250 1529

May 1, 2015
FLORSHEIM HOMES
FEATHERS GLEN
Hughson, California
Project #2015142

WILLIAM HEZMALHALCH ARCHITECTS INC.

EXTERIOR COLOR & MATERIALS

SCHEME 5 of 10 'B' Elevations Only, Farmhouse

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete Slate Tile	4890 SHASTA BLEND (CRRC Cool Roof Rated Product)	EAGLE
GUTTERS & DOWNSPOUTS	Match Adjacent Color	TBD
WINDOW FRAMES (Factory Finish)	WHITE	TBD
BODY COLOR (applied to): Corner Boards Lap Siding Stucco	KM 4789-2 BACKDROP	KELLY-MOORE
TRIM COLOR (applied to): Barge Boards Columns Corbels Eaves Fascia Gable Lower Board Garage Door Pot Shelves Railing Secondary Doors Shutters Trim	46 ACOUSTIC WHITE	KELLY-MOORE
ACCENT COLOR (applied to): Front Door	HLS 4269-3 TOSEY RAFTAN	KELLY-MOORE

NOTE: Verify VMS if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Donna Altsch.

3800 Redhill Avenue, Suite 200, Santa Ana, CA 92705-0843
Tel: 949 250 1807 Fax: 949 250 1823
www.wharchitects.com
5000 Executive Parkway, Suite 275, San Ramon, CA 94583-4216
Tel: 925 462 1700 Fax: 949 250 1529

Color Schemes
Feathers Glen
Hughson, CA

ROOFING

FASCIA

STUCCO
LAP SIDING

GARAGE DOOR
SHUTTERS
TRIM

FRONT DOOR

STONE

'B' ELEVATIONS ONLY - FARMHOUSE
FEATHERS GLEN
HUGHSON, CALIFORNIA
5/1/15 **6** 2015142
FLORSHEIM HOMES
WILLIAM HEZMALHALCH ARCHITECTS INC. © 2015

ROOFING

FASCIA

STUCCO

TRIM

GABLE SIDING
GARAGE DOOR

FRONT DOOR

STONE

'C' ELEVATIONS ONLY - CRAFTSMAN
FEATHERS GLEN
HUGHSON, CALIFORNIA
5/1/15 **7** 2015142
FLORSHEIM HOMES
WILLIAM HEZMALHALCH ARCHITECTS INC. © 2015

ROOFING

FASCIA

STUCCO

TRIM

GABLE SIDING
GARAGE DOOR

FRONT DOOR

STONE

'C' ELEVATIONS ONLY - CRAFTSMAN
FEATHERS GLEN
HUGHSON, CALIFORNIA
5/1/15 **8** 2015142
FLORSHEIM HOMES
WILLIAM HEZMALHALCH ARCHITECTS INC. © 2015

ROOFING

FASCIA

STUCCO

GARAGE DOOR
TRIM

FRONT DOOR

STONE

'D' ELEVATIONS ONLY - MEDITERRANEAN
FEATHERS GLEN
HUGHSON, CALIFORNIA
5/1/15 **9** 2015142
FLORSHEIM HOMES
WILLIAM HEZMALHALCH ARCHITECTS INC. © 2015

ROOFING

FASCIA

STUCCO

GARAGE DOOR
TRIM

FRONT DOOR

STONE

'D' ELEVATIONS ONLY - MEDITERRANEAN
FEATHERS GLEN
HUGHSON, CALIFORNIA
5/1/15 **10** 2015142
FLORSHEIM HOMES
WILLIAM HEZMALHALCH ARCHITECTS INC. © 2015

May 1, 2015
FLORSHEIM HOMES
FEATHERS GLEN
Hughson, California
Project #2015142

EXTERIOR COLOR & MATERIALS

SCHEME 6 of 10 'B' Elevations Only, Farmhouse

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete Slate Tile	4883 HILLSBROUGH BLEND (CRRC Cool Roof Rated Product)	EAGLE
GUTTERS & DOWNSPOUTS	Match Adjacent Color	TBD
WINDOW FRAMES (Factory Finish)	WHITE	TBD
BODY COLOR (applied to): Corner Boards Lap Siding Stucco	KM 4900-1 MUD POTS	KELLY-MOORE
TRIM COLOR (applied to): Barge Boards Columns Corbels Eaves Fascia Gable Louver Board Garage Door Pati Shelves Railing Secondary Doors Shutters Trim	KMW 48-1 WHIPPED CREAM	KELLY-MOORE
ACCENT COLOR (applied to): Front Door	HLS 4293-5 INDIAN RED	KELLY-MOORE

NOTE: Notify VBA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Dorcas Altsch.

William Hezmalhalch Architects, Inc. © 2015

May 1, 2015
FLORSHEIM HOMES
FEATHERS GLEN
Hughson, California
Project #2015142

EXTERIOR COLOR & MATERIALS

SCHEME 7 of 10 'C' Elevations Only, Craftsman

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete Shake Tile	5571 VILLAGE BLEND (CRRC Cool Roof Rated Product)	EAGLE
GUTTERS & DOWNSPOUTS	Match Adjacent Color	TBD
WINDOW FRAMES (Factory Finish)	WHITE	TBD
MANUFACTURED STONE (Standard Raked Joints)	BODEGA BLUFFSTONE	ELDORADO
MORTAR @ STONE	MISSION BROWN	ORCO
STUCCO COLOR	301 OAKWOOD	KELLY-MOORE
TRIM COLOR #1 (applied to): Columns Pati Shelves Trim	27 BONE	KELLY-MOORE
TRIM COLOR #2 (applied to): Barge Boards Eaves Fascia Front Door Kickers Outlookers	KMA 75-5 CELLAR DOOR	KELLY-MOORE
TRIM COLOR #3 (applied to): Gable Siding Garage Door Secondary Doors	412 CARGO	KELLY-MOORE

NOTE: Notify VBA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Dorcas Altsch.

William Hezmalhalch Architects, Inc. © 2015

May 1, 2015
FLORSHEIM HOMES
FEATHERS GLEN
Hughson, California
Project #2015142

EXTERIOR COLOR & MATERIALS

SCHEME 8 of 10 'C' Elevations Only, Craftsman

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete Shake Tile	5534 KINGS CANYON BLEND (CRRC Cool Roof Rated Product)	EAGLE
GUTTERS & DOWNSPOUTS	Match Adjacent Color	TBD
WINDOW FRAMES (Factory Finish)	WHITE	TBD
MANUFACTURED STONE (Standard Raked Joints)	LA PLATA BLUFFSTONE	ELDORADO
MORTAR @ STONE	CARAMEL	ORCO
STUCCO COLOR	KM 4677-2 FLIER LIE	KELLY-MOORE
TRIM COLOR #1 (applied to): Columns Pati Shelves Trim	KMW 10-1 POGO SANDS	KELLY-MOORE
TRIM COLOR #2 (applied to): Barge Boards Eaves Fascia Front Door Kickers Outlookers	KM 4818-5 KNIT CARDIGAN	KELLY-MOORE
TRIM COLOR #3 (applied to): Gable Siding Garage Door Secondary Doors	KM 4707-3 HIDDEN COTTAGE	KELLY-MOORE

NOTE: Notify VBA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Dorcas Altsch.

William Hezmalhalch Architects, Inc. © 2015

May 1, 2015
FLORSHEIM HOMES
FEATHERS GLEN
Hughson, California
Project #2015142

EXTERIOR COLOR & MATERIALS

SCHEME 9 of 10 'D' Elevations Only, Mediterranean

MATERIAL	COLOR	MANUFACTURER
ROOFING: Low Profile Concrete Tile	2702 CALASAR BLEND (CRRC Cool Roof Rated Product)	EAGLE
METAL BIRD STOP @ ROOF TILE (Factory Finish)	BLACK	EAGLE
GUTTERS & DOWNSPOUTS	Match Adjacent Color	TBD
WINDOW FRAMES (Factory Finish)	WHITE	TBD
MANUFACTURED STONE (Flush Joints)	MESETA FIELDLEDGE	ELDORADO
MORTAR @ STONE	MISSION BROWN	ORCO
STUCCO COLOR	KM 5594-3 MERINQUE TIPS	KELLY-MOORE
TRIM COLOR (applied to): Eaves Fascia Garage Door Secondary Doors Trim	302 MISSION TAN	KELLY-MOORE
ACCENT COLOR (applied to): Front Door	KM 4511-5 DARK TAVERN	KELLY-MOORE

NOTE: Notify VBA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Dorcas Altsch.

William Hezmalhalch Architects, Inc. © 2015

May 1, 2015
FLORSHEIM HOMES
FEATHERS GLEN
Hughson, California
Project #2015142

EXTERIOR COLOR & MATERIALS

SCHEME 10 of 10 'D' Elevations Only, Mediterranean

MATERIAL	COLOR	MANUFACTURER
ROOFING: Low Profile Concrete Tile	2773 WALNUT CREEK BLEND (CRRC Cool Roof Rated Product)	EAGLE
METAL BIRD STOP @ ROOF TILE (Factory Finish)	BLACK	EAGLE
GUTTERS & DOWNSPOUTS	Match Adjacent Color	TBD
WINDOW FRAMES (Factory Finish)	WHITE	TBD
MANUFACTURED STONE (Flush Joints)	VENETO FIELDLEDGE	ELDORADO
MORTAR @ STONE	CARAMEL	ORCO
STUCCO COLOR	KM 5721-3 SUGAR PIE	KELLY-MOORE
TRIM COLOR (applied to): Eaves Fascia Garage Door Secondary Doors Trim	202 DOESKIN	KELLY-MOORE
ACCENT COLOR (applied to): Front Door	KM 5800-5 SAUSALITO RIDGE	KELLY-MOORE

NOTE: Notify VBA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Dorcas Altsch.

William Hezmalhalch Architects, Inc. © 2015



**PLANNING COMMISSION
AGENDA ITEM NO. 4.4
SECTION 4: PUBLIC HEARING**

Meeting Date: May 19, 2015
Subject: Determine that Vacating Right-of-Way on Fourth Street Between Hughson Avenue and Charo Street conforms to the Hughson General Plan and Recommend that the City Council Vacate Said Right-of-Way
Enclosures: Proposed Project Location
Resolution No. 2015-XX
Presented By: Jaylen French, Community Development Director

Staff Recommendation:

Determine that vacating right-of-way on Fourth Street between Hughson Avenue and Charo Street conforms to the adopted Hughson General Plan and recommend that the City Council formally vacate said right-of-way (ROW).

Background and Overview:

On October 1, 2014, the Embree Group/Dollar General ("Developer") formally agreed to move forward with the construction of a Dollar General store in downtown Hughson on and adjacent to Fourth Street between Hughson Avenue and Charo Street.

Although, according to staff's research, the City does not own said land, it owns a right-of-way as described in Attachment "A" (hereinafter "ROW"), which was formerly used as a street and is now used as a public parking lot. Vacating the ROW would provide the Developer the ability to construct the proposed retail store.

On November 10, 2014, the Hughson City Council adopted Resolution 2014-34 conditionally vacating the ROW.

Discussion:

The City and the Developer now desire to repeal Resolution 2014-34 and adopt Resolution 2015-XX to authorize vacation of the ROW with the conditions set forth in the Resolution. The City desires, and the Developer has agreed, to condition the vacation of the ROW on the construction of the planned Dollar General store to

begin on the property burdened by the ROW within 24 months of the date of the adoption of this Resolution on the condition to make public improvements as part of the construction of the Dollar General Store.

The developer will pay the cost of the public improvements in an amount equal to the agreed appraised value of the ROW. If the costs of the public improvements are less than the agreed appraised value of the ROW, the developer will pay the difference to the City on or before the completion of the public improvements.

Since the action is to repeal the prior Resolution and adopt a new Resolution, the Planning Commission will again need to determine that vacating the subject ROW is consistent with the Hughson General Plan and recommend that the City Council vacate said ROW.

Staff is of the opinion that vacating the ROW is consistent with the General Plan. The subject area is currently designated Downtown Commercial in the Hughson General Plan and is zoned General Commercial (C-2). The Downtown Commercial designation allows for general commercial and services that serve the entire community. The role of this designation is to preserve the City's traditional commercial core as the primary pedestrian-focused commercial area for Hughson.

According to the General Plan, "[Downtown] is the commercial and social center of Hughson." Many General Plan goals, policies and actions, as well as other planning documents, speak to preserving the downtown as the commercial hub of the City. Therefore, vacating ROW, currently used as a public parking lot for potential commercial purposes is consistent with the General Plan.

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO _____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON SPECIFYING
PUBLIC IMPROVEMENTS AS A CONDITION OF REGULATORY APPROVAL OF
THE DOLLAR GENERAL PROJECT**

WHEREAS, on October 1, 2014, the Embree Group/Dollar General (“Developer”) formally agreed to move forward with the construction of a Dollar General store in downtown Hughson adjacent to Fourth Street between Hughson Avenue and Charo Street; and

WHEREAS, the construction of the Dollar General store is a private development in which the City will not maintain any proprietary interest and will have no obligation to contribute any funds to the construction of the Dollar General store; and

WHEREAS, according to Staff’s research, while the City does not own said land, it owns a right-of-way as described in Attachment “A” (hereinafter “Right-Of-Way”), which was formerly used as a street and is now used as a public parking lot; and

WHEREAS, the California Streets and Highways Code Sections 8320-8325 set forth a procedure whereby a municipality, upon providing proper notice, may vacate a right-of-way at its discretion after conducting a public hearing before the governing body to accept evidence on whether right-of-way is necessary for present or prospective public use; and

WHEREAS, on November 10, 2014, the City adopted Resolution No. 2014-34 conditionally vacating the Right-Of-Way ; and

WHEREAS, the City desires to repeal Resolution No. 2014-34 and adopt this Resolution to authorize vacation of the Right-Of-Way with the conditions set forth herein; and

WHEREAS, the City desires, and the Developer has agreed, to condition the vacation of the Right-Of-Way on the construction of the planned Dollar General store to begin on the property burdened by the Right-Of-Way within twenty-four (24) months of the date of the adoption of the Resolution; and

WHEREAS, as a further condition of the vacation of the Right-Of-Way, the City desires, and the Developer has agreed, to make the Public Improvements as described in Attachment “B” (hereinafter “Public Improvements”) as part of the construction of the

Dollar General store in downtown Hughson on the property burdened by the Right-Of-Way adjacent to Fourth Street between Hughson Avenue and Charo Street; and

WHEREAS, Developer will pay the cost of the Public Improvements in an amount equal to the agreed appraised value of the Right-Of-Way. If the cost of the Public Improvements are less than the agreed appraised value of the Right-Of-Way, the Developer will pay the difference to the City on or before the completion of the Public Improvements; and

WHEREAS, on May 19, 2015 the Hughson Planning Commission determined that vacating said Right-Of-Way is consistent with the Hughson General Plan, and provided a recommendation to the City Council to formally vacate said Right-Of-Way; and

WHEREAS, on May 26, 2015, after proper notice was given, the Hughson City Council held a duly noted Public Hearing to solicit public input/evidence on the necessity of present and prospective public use of said Right-Of-Way, and it determined that no need existed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hughson finds, based on all the evidence submitted at the public hearing, that the Right-Of-Way described in Attachment "A" hereto is unnecessary for present or prospective public use,

THEREFORE, IT IS FURTHER RESOLVED by the City Council of the City of Hughson hereby vacates the Right-Of-Way on the following conditions;

1. That construction begins on the property burdened by the Right-Of-Way within eighteen (18) months of the date of the adoption of this Resolution,
2. That the Developer pay for up to the amount of the agreed appraised value of the Right-Of-Way the Public Improvements described in the recitals, and
3. In the event the Public Improvements cost less than the agreed appraised value of the Right-Of-Way, the Developer shall pay the difference to the City on or before the completion of the Public Improvements, and
4. In the event the Public Improvements are in excess of the agreed appraised value of the Right-Of-Way, the Developer shall be responsible for the cost and completion of the Public Improvements,

THEREFORE, IT IS FURTHER RESOLVED and that this Resolution not be recorded until the occurrence of the conditions set forth herein,

THEREFORE, IT IS FURTHER RESOLVED that Resolution 2014-34 is hereby repealed.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this ___ day of _____ 2015 by the following roll

call vote;

AYES:

NOES:

ABSTENTIONS:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

DOMINIQUE SPINALE, City Clerk



PROPOSED
AREA TO BE
VACATED

Map

Traffic

Insurance

Hughson Ave

Hughson Ave

Hughson Ave

Hughson Ave

Hughson
Dept Store

Bella Viva
Orchards

4th St

4th St

4th St

4th St

Charo St

Charo St

Charo St

Charo St

Charo St