

**MINUTES
SPECIAL JOINT TOWN COUNCIL
AND
PLANNING COMMISSION MEETING**

Civic Center Council Chambers
9291 Old Redwood Highway, Building 400
Windsor, CA 95492

**April 8, 2006
Special Session- 9:00 a.m. – 4:00 p.m.**

1. CALL TO ORDER

Mayor Salmon called to order a meeting of the Town Council, also serving as the Board of Directors of the Windsor Redevelopment Agency and Town of Windsor Water District, 9:00 a.m.

2. TOWN COUNCIL ROLL CALL

Present at Roll Call were Councilmembers Allen, Fudge, Morehouse, Mayor Pro Tem Parker and Mayor Salmon.

3. PLANNING COMMISSION ROLL CALL

Present at Roll Call were Commissioners Goble, Williams, Vice Chair Leasure and Chair Albini. Commissioner Ling was absent.

4. PLEDGE OF ALLEGIANCE

Town Manager Mullan led the Pledge of Allegiance.

5. CONFLICT OF INTEREST DECLARATION

Commissioner Leasure declared that he will abstain on Presentation No. 6 (Villa Sonoma - Ross/DAS Homes) because he resides within 500 feet of the project.

Commissioner Goble declared that she will abstain on Presentation No. 9 (Windsor Live & Work - Weidman) because she resides within 500 feet of the project.

6. CITIZEN PUBLIC APPEARANCES

Members of the public commented on historical landmark buildings, handicap access, and the creation of a Design Review Board.

7. PROJECT PRESENTATIONS

7.1 Public Comments on Project Presentations

Members of the public commented on projects of interest to them.

7.2 Presentations for Residential Projects Seeking Allocations and Merit Review

The following presentations were made:

- 1.) Windsor Gateway (Telfer): 9397, 9433, & 9551 Old Redwood Highway/9600 Windsor River Road. Mixed Use: 152 residential units.**
- 2.) Town Green Village #6 (Richardson/Thiessen): 9400 Bell Road and 239/251 Windsor River Road. Mixed Use: 108-140 residential units.**
- 3.) Windsor Commons (Emery/Deringer): 8225 & 8700 Conde Lane. Mixed Use: 190 residential units.**
- 4.) The Village at Windsor (Conde Village LLC): 8975 Conde Lane. Mixed Use: 16 residential units.**
- 5.) Hembree Village (Schellinger): 6818 Hembree Lane. Residential only: 200 units.**
- 6.) Villa Sonoma (Ross/DAS Homes): 1295 Jensen Lane. Residential only: 65 units.**
- 7.) Windsor-Shiloh Village (Bertolini/Deringer): 210 Shiloh Road. Mixed Use: 18 residential units.**
- 8.) Shiloh Sustainable Village (Shami/Rodrigues): 295 Shiloh Road. Mixed Use: 107 residential units.**
- 9.) Windsor Live & Work (Weidman): 6100 Old Redwood Highway. Live/Work: 11 residential units.**
- 10.) Terra Partners (Coello/Johnson): 8490, 8500, 8550 & 8560 Old Redwood Highway. Mixed Use: 43 residential units.**
- 11.) American Way Lofts (Luzaich/Heaton): 101-501 American Way. Live/Work: 48 residential units.**

8. CLOSING COUNCIL/COMMISSION COMMENTS AND ADJOURNMENT

The meeting adjourned at 2:35 p.m. to a regular Town Council meeting scheduled for Wednesday, May 3, 2006, in the Civic Center Council Chambers located at 9291 Old Redwood Highway, Building 400 in Windsor. (Subsequently, the Town Council meeting scheduled for April 19, 2006 had been cancelled.)

The next Planning Commission meeting is scheduled for Tuesday, April 11, 2006 also in the Civic Center Council Chambers.

Approved and adopted this 17th day of May 2006.

Bobette Benn, Deputy Town Clerk