

RESOLUTION NO. 2955-12

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
RANKING THE “MERIT PRESENTATION PROJECTS - 2012” FOR FUTURE
CONSIDERATION OF GROWTH CONTROL ALLOCATIONS
(FILE PRE 12-09)**

WHEREAS, the Town of Windsor Town Council and Planning Commission held a joint meeting on May 2, 2012 for the purpose of hearing Presentations of Project Merits for Consideration of Growth Control Allocations; and

WHEREAS, two (2) development projects elected to make presentations at this meeting and represented projects of various housing types and allocation categories as identified in the Growth Control Ordinance; and

WHEREAS, one (1) of the development projects has since elected to withdraw from further consideration of allocations, so only one (1) project is continuing through the process; and

WHEREAS, a presentation matrix was provided to each Town Councilmember and Planning Commissioner to act as a guideline for evaluation of project merits. The purpose of the matrix was to assist the reviewer in arriving at an overall impression of a project relative to the other projects presented, and was not designed as a numerical score sheet; and

WHEREAS, the Planning Commission further reviewed and considered this matter at a duly noticed public hearing on June 26, 2012, at which time all interested persons were given a chance to be heard; and

WHEREAS, the Planning Commission adopted Resolution 604-12 recommending ranking of the Espositi Park Apartment project for future consideration of allocations; and

WHEREAS, the Town Council further reviewed and considered this matter at a duly noticed public hearing on September 19, 2012, at which time all interested persons were given a chance to be heard; and

WHEREAS, the ranking of presentations and reservation of allocations is not determined to constitute an action on any individual project subject to CEQA, and is therefore determined to be exempt (Statutory Exemption 15262 – Feasibility and Planning Studies). Individual projects may, however, be subject to CEQA prior to consideration for approval; and

WHEREAS, the Town Council finds that ranking of a project is not a commitment of the Town to a particular design solution. The applicant is obligated to comply with all required public dedications and improvements as well as all applicable design standards and zoning code requirements including coverage, density, parking, open space, landscaping, and tree preservation.

NOW, THEREFORE BE IT RESOLVED that the Town Council hereby establishes the following ranking for the 2012 Merit Presentations:

1. Esposti Park Apartments – 6087 Old Redwood Hwy – 36 Residential Units

BE IT FURTHER RESOLVED that the Town Council clarifies that the ranking of a project in itself does not constitute a commitment to actual reservation of allocations. Further consideration of allocation reservations will occur at a later date in conjunction with the annual review of the Town’s infrastructure capacity and Growth Control Ordinance. The Town Council’s Growth Control Ordinance and Resolution No. 2910-12 (Merit Presentation Process) establish the procedures for the annual review and consideration of allocations.

BE IT FURTHER RESOLVED that the Town Council determines that the following items shall be included in subsequent review of entitlements for the:

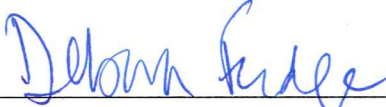
Esposti Park Apartments:

- 1. Key Components to be retained in the project design:
 - a. Explore how a future street connection to the property to the north could occur (north/south connection as shown in the Shiloh Road Village Vision Plan). Look at the project as an extension of Windsor Redwoods and mirror the north/south access.
 - b. Proposed density of 36 units and general plan amendment.
 - c. Consider parking options on Kendall Way (parallel or angle) that will allow the most flexibility for on-site design.
 - d. Use of higher level of “green” elements such as swales, on-site detention, on-demand water heaters, PV, energy efficient appliances, as proposed in the presentation dated 04/11/12. Encourage use of solar for the project. Placement of solar should take into consideration development on the adjacent properties to ensure that future buildings would not obstruct solar placement.
 - e. Project open space should be designed as an amenity to the project that is functional.
 - f. Applicant should implement the Shiloh Road Village Vision Plan Guiding Principles into the site plan and design of the project.

- 2. Items to be resolved during further review of the application:
 - a. Explore the following enhanced public benefits:
 - i. Provide a conceptual site plan for the property to the north that demonstrates how future development could occur. Site design and circulation should limit access points to Old Redwood Hwy to reduce conflicts.
 - ii. Explore a safe pedestrian crossing to Esposti Park.
 - iii. Explore options to install amenities at Esposti Park instead of on-site to allow for more flexible site planning. Work with the Parks and Recreation Department to determine the appropriate amenities for Esposti Park.
 - iv. Provide an analysis of how the project meets the Town’s Inclusionary Housing Requirements.

PASSED, APPROVED, AND ADOPTED this 19th day of September 2012 by the following vote:

- AYES:** COUNCILMEMBERS SALMON, SCHOLAR AND MAYOR FUDGE
- NOES:** COUNCILMEMBER GOBLE
- ABSTAIN:** NONE
- ABSENT:** COUNCILMEMBER ALLEN



DEBORA FUDGE, MAYOR

ATTEST:



MARIA DE LA O, TOWN CLERK