

RESOLUTION NO. 2978-13

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF WINDSOR
APPROVING AN AMENDMENT TO THE
WINDSOR STATION AREA/DOWNTOWN SPECIFIC PLAN
(FILE NO. ORD/GP 09-46)**

WHEREAS, in January 2012, the Town Council adopted the Windsor Station Area/Downtown Specific Plan, which establishes a cohesive transit-oriented community within a half-mile radius of the Windsor transit station. The Windsor Station Area/Downtown Specific Plan expands the planning area at the core of the Downtown's development with a broader array of uses and amenities and a variety of higher residential densities (Resolution No. 2882-12); and

WHEREAS, the Windsor Station Area/Downtown Specific Plan proposes that the plan area develop into a pedestrian-oriented, mixed-use area that enhances both vehicle and pedestrian connectivity, and strengthens the local economy using an environmentally responsible form of development. The Windsor Station Area/Downtown Specific Plan helps preserve community assets and provide clear guidance where new development is proposed; and

WHEREAS, adoption of the Windsor Station Area/Downtown Specific Plan was determined to be in the public's interest to provide for orderly development within the designated Windsor Station Area/Downtown Specific Plan boundaries, and is reasonably related to the promotion of the public health, safety, and welfare; and

WHEREAS, the Windsor Station Area / Downtown Specific Plan set forth a long-range vision for the development of downtown, this vision will evolve over many years, and may require incremental steps. The proposed amendment to the Windsor Station Area / Downtown Specific Plan ("the amendment") will allow expansion of single family residences and the limited conversion of residential structures for commercial use and constitutes a necessary incremental step in the development of downtown; and

WHEREAS, in accordance with the provisions of the California Environmental Quality Act, an Environmental Impact Report was completed and certified for the Windsor Station Area/Downtown Specific Plan (Resolution No. 2881-12. incorporated by reference) ("EIR"); and

WHEREAS, the amendment is within the scope of the EIR, is consistent with the Town of Windsor General Plan and is consistent with the overall goals and policies of the Windsor Station Area/Downtown Specific Plan; and

WHEREAS, the amendment does not require substantial changes in the EIR, there are no changed circumstances which will require revision of the EIR because of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and the Town is not aware of any new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete and which has since become available which would require new CEQA study and/or CEQA evaluation; and

WHEREAS, the Town of Windsor Planning Commission held a duly noticed public hearing on the amendment on November 13, 2012, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission adopted Resolution 608-12 recommending that the Town Council adopt the amendment to the Windsor Station Area/Downtown Specific Plan; and

WHEREAS, the Town of Windsor Town Council held a duly noticed public hearing on the amendment on January 16, 2013, at which time all interested persons were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that the Town of Windsor Town Council hereby adopts the following amendment to the Windsor Station Area/Downtown Specific Plan:

1. The following language is added to the Windsor Station Area/Downtown Specific Plan, Chapter 2. Section 2-3:

The Station Area / Downtown Specific Plan set forth a long-range vision for the development of downtown. This vision will evolve over many years, and may require incremental steps. The expansion of single-family structures for residential uses and the limited conversion of single-family structures to a commercial space may constitute a necessary incremental step in the development of downtown. These conversions may be approved by the Planning Commission provided certain findings listed in Chapter 27.50 of the Town's Zoning Ordinance can be made. Single-family residences located within the downtown core will not be allowed to expand, and will continue to be regulated as non-conforming uses per Chapter 27.50 of the Town's Zoning Ordinance.

2. The Windsor Station Area/Downtown Specific Plan shall reflect interim removal of the Active Use Frontage Overlay on Windsor River Road from Windsor Road to Old Redwood Hwy.

PASSED, APPROVED, AND ADOPTED this 16th day January of 2013, by the following vote:

AYES: COUNCILMEMBERS ALLEN, FUDGE, SALMON AND
VICE MAYOR OKREPKIE

NOES: NONE

ABSTAIN: NONE

ABSENT: MAYOR GOBLE



BRUCE OKREPKIE, VICE MAYOR

ATTEST:



MARIA DE LA O, TOWN CLERK