

Town of Windsor
Community Development Department
Major Project List – July 2019
(updated quarterly)

MAJOR PROJECTS CURRENTLY UNDER REVIEW - COMMERCIAL	
Project Name: Chevron Expansion and Remodel	
File Number	17-21
Location	9120 and 9200 Old Redwood Highway
Project Description	Expansion and renovation of an existing service station and ancillary uses, including two new fuel dispensers and expanded canopy; new 6,200-square foot convenience store/restaurant with outdoor seating to replace existing convenience store; and new 3,500-foot retail building. Project includes a lot line adjustment and land swap to accommodate future pedestrian improvements.
Applicant/Developer	<ul style="list-style-type: none"> • Peter Van Alyea/Redwood Market, 50 Professional Circle, Suite 100, Rohnert Park, CA 94928, 707-799-4959, pvan@redwoodoil.net
Project Planner	<ul style="list-style-type: none"> • Kim Voge, Planning Consultant, Kimberly.Voge@mbakerintl.com, 707-687-8580
Status	<ul style="list-style-type: none"> • Application deemed incomplete 9/6/2017. • Resubmittal 7/18/2018. • Application deemed incomplete 8/21/2018. Detailed comments provided to applicant.
Next Steps	<ul style="list-style-type: none"> • Applicant to respond to Town comments. • CEQA analysis underway.

MAJOR PROJECTS CURRENTLY UNDER REVIEW – RESIDENTIAL	
Project Name: Creekwalk	
File Number	14-21
Location	6405 Old Redwood Hwy / APN 163-011-036
Project Description	<ul style="list-style-type: none"> • Up to 30 residential units (27 market rate and 3 moderate-income) • Buildings to front on public street and sidewalk • Environmental considerations – oak tree preservation and creek setbacks
Applicant/Developer	John McNulty, North Mac Properties, 7697 Bodega Avenue, Sebastopol, CA 95472
Project Planner	Kim Voge, 707-687-8580 / Kimberly.Voge@mbakerintl.com
Status	Application incomplete
Next Step	Applicant response to incompleteness items and resubmittal of application
Project Name: Heritage Park Apartments	
File Number	17-19
Location	8685 Old Redwood Highway
Applicant/Developer	Michael Weyrick 3911 N. Ventura Avenue, Ventura, CA 93001 michaelweyrick@mwdevelopment.org (805) 451-7268
Project Planner	Kim Voge, 707-687-8580 / Kimberly.Voge@mbakerintl.com
Project Description	<ul style="list-style-type: none"> • 1.66-acre site • 33 apartments (2 one-bedroom, 17 two-bedroom, 14 three-bedroom units) • Affordable to very low income households
Status	06/26/17 Pre- application submitted. 07/12/17 Staff Review Committee meeting. 08/22/17 Planning Commission Conceptual Design Review meeting. 04/11/18 Development application submitted 4/11/2018. 05/15/18 Application deemed incomplete. 07/23/18 Revised application submitted.

MAJOR PROJECTS CURRENTLY UNDER REVIEW – RESIDENTIAL

	08/23/18 Application deemed incomplete.
Next Step	CEQA analysis underway. Planning Commission review anticipated in fall 2019.
Project Name: 19th Hole	
File Number	19-14
Location	0 19 th Hole Drive / APN 164-350-008
Project Description	Proposed 11 lot subdivision with (1) common and (1) remainder parcel located on a 4.95 acre vacant lot at the corner of Golf Course and 19 th Hole Drive. The proposal includes Design Review for the house designs and a Use Permit for modifications to the setbacks, lot sizes and widths and covered parking requirements.
Applicant/Developer	Natalie Balfour / Airport Business Center, nbalfour@sonic.net
Project Planner	Ellen McDowell emcdowell@townofwindsor.com / Kim Jordan kjordan@townofwindsor.com
Status	6/13/2019 Application Submitted. Under 30-day review
Next Steps	Completeness review
Project Name: The Estates at Ross Ranch	
File Number	19-08
Location	1295 Jensen Lane / APN 162-020-004
Project Description	Proposed 29 lot subdivision on a 17.17 vacant lot located on the eastern edge of town limits between Vinecrest Road and Jensen Lane. The project includes the extension of Prince George Way and Jensen Lane. The project also includes the addition of Portland Way running from project north to south connecting Vinecrest Road and Jensen Lane. Lot sizes range from 11,056 to 40,931 square foot lots. No Development is proposed as part of this subdivision.
Applicant/Developer	Greg Windisch, Synergy Homes, 435 E Street, Santa Rosa, CA 95404
Project Planner	Kim Jordan kjordan@townofwindsor.com / Ellen McDowell emcdowell@townofwindsor.com
Status	3/7/2018 Incompleteness letter sent to applicant.
Next Step	Applicant response to incompleteness items and resubmittal of application.

MAJOR PROJECTS CURRENTLY UNDER REVIEW – MIXED USE

Project Name: Revel Windsor	
File Number	18-13 DR /UP
Location	295 Shiloh Road / APN 163-171-039
Applicant/Developer	Mark Kaminski, The Wolff Company, 6710 Camelback Rd, Scottsdale, AZ 85251 (408) 406-6818 / mkaminski@awolff.com
Project Planner	Kimberly Jordan, 707-838-5331 / kjordan@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • Luxury Senior Living Community • 5.9 acre site • 157 living units • 18,000 square foot community building • 8,000 square foot pool building • 139 parking spaces
Status	5/7/2019 Application is incomplete. Incompleteness letter sent to applicant. Preparation of Initial Environmental Study
Next Step	Applicant response to incompleteness letter and resubmittal of application

MAJOR PROJECTS CURRENTLY UNDER CONSTRUCTION

Project Name: Victoria Oaks

File Number	05-28
Location	6808, 6816, and 6842 Hembree Lane/APNs 163-130-030, 163-130-031 and 163-130-032 Northwest corner Hembree Lane/Victoria Lane (north of Walmart) General Plan Special Planning Area "G"
Applicant/Developer	Niniv Tamini Development, 1500 J Street, Modesto, CA Cell: 209-604-8551, ninivtamini@sbcglobal.net
Project Planner	Kimberly Jordan, 707-838-5331 / kjordan@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • 84 single-family homes and 6 duets on 16.9 acres • Creekside parks with connections on Pool and Faught Creeks • Gridded street pattern for access/circulation
Status	Building permits issued for 9 homes Building permits issued for 3 model homes, construction trailer and sales trailer
Next Step	Issuance of additional building permits for homes

Project Name: Encore Events

File Number	17-22 DR
Location	Corner of Conde Lane and American Way, APNs 164-550-001 and 002
Project Description	Design Review application for development of: <ul style="list-style-type: none"> • Two parcels totaling 4.4-acres • 56,754-square foot building for an events rental company • Showroom/display area, office, and warehousing and distribution facilities • Approximately 100 onsite parking spaces • 24 delivery truck parking spaces, including 8 loading berths • Access from American Way and Conde Lane
Applicant/Developer	Patrick Imbimbo, 414 Aviation Blvd., Santa Rosa, CA 95403 707-578-5344, pimbimbo@airportbusinesscenter.com
Project Planner	Kim Jordan, kjordan@townofwindsor.com , 707-838-5331
Status	<ul style="list-style-type: none"> • 3/27/2018 Planning Commission approved Site Plan and Design Review application • Staff reviewing improvement plans and building permit plans • 9/2018 Permit for site grading and utilities issued
Next Steps	Project is under construction

Project Name: Storage Pro

File Number	16-19 DRC/MER
Location	5855 and 5861 Pruitt Avenue, south of Shiloh Road and west of Highway 101
Project Description	<ul style="list-style-type: none"> • 90,995-square foot self-storage facility on a 3.95-acre site • 8 single-story metal buildings on concrete slabs and one 2-story building with cargo and passenger elevator
Applicant/Developer	Jim Menconi, skyjim47@empirestorage.biz
Project Planner	Kim Voge (Michael Baker Int'l), kimberly.voge@mbakerintl.com /Ken MacNab, Community Development Director, 707-838-5335 / kmacnab@townofwindsor.com
Status	Approved by the Planning Commission on 3/28/2017 Improvement Plans and Building Permits approved.
Next Steps	Construction underway.

MAJOR PROJECTS AWAITING BUILDING PERMIT ISSUANCE

Project Name: Vintage Oaks on the Town Green (formerly Bell Village Residential Revisions)

File Number	14-17
Location	9290 Old Redwood Hwy / APN 161-070-036 East side of Old Redwood Hwy between Joe Rodota Drive and Windsor Road
Applicant/Developer	ArchiLOGIX / Bell Village LP
Project Planner	Ken MacNab Community Development Director, kmacnab@townofwindsor.com , 707-838-5335
Project Description	<ul style="list-style-type: none"> • 387 attached townhomes on 18.35 acres comprised of 3 parcels • Oak tree preservation • Central open space
Status	<ul style="list-style-type: none"> • Building Permit Plan Check Completed. • One-year extension of project entitlements granted 5/24/2018. • Pre-construction meeting with staff 2/4/2019. • Two-year extension of project entitlements granted 5/1/2019.
Next Step	Applicant to pull building permits.

Project Name: The Overlook

File Number	98-42
Location	Southeast corner of Windsor Rd/Mitchell Ln
Applicant/Developer	Phil Richardson, 415-383-2900 / padr@comcast.net
Project Planner	Kim Jordan, 707-838-5331 / kjordan@townofwindsor.com
Project Description	11-lot subdivision with Design and Landscape Guidelines for construction of the homes
Status	Circulating documents for signature; waiting for bonds; plan check
Next Step	Town Council review and acceptance of final map and improvement plans

Project Name: 280 Arata Lane Subdivision (aka Los Amigos)

File Number	14-20 MJS
Location	280 Arata Lane / APN 161-050-068, northeast corner Arata Ln/Los Amigos
Applicant/Developer	Schellinger Brothers, Santa Rosa, CA 95403; 707-545-1160; scott@cswland.com
Project Planner	Kim Jordan, 707-838-5331 / kjordan@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • 6-lot subdivision with remainder of 1.764 acres • 6 vacant lots ranging in size from 7,523 sf to 8,769 sf • 1 lot developed with existing single-family home and outbuildings on 29,058 sf • Development of the individual lots is not included as part of the project • Extension of Graciella Drive as stub street from Los Amigos
Status	11/8/2016: Approved by Planning Commission Final Map and Improvement Plans Under Review
Next Step	Town Council review and acceptance of final map and improvement plans

Project Name: 330 Arata Lane Subdivision

File Number	15-30 MJS/UP
Location	330 Arata Lane / APN 161-050-030
Applicant/Developer	Scott Schellinger, Schellinger Brothers, Santa Rosa, CA 95403 707-545-1160 / scott@cswland.com
Project Planner	Kim Jordan, 707-838-5331 / kjordan@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • 6-lot subdivision with remainder parcel of 2.024-acre parcel • 6 lots vacant lots ranging in size from 6,079 to 6,398 square feet • 41,856 square foot remainder parcel • Development of the individual lots is not included as part of the project
Status	9/12/2017: Planning Commission approved subdivision Final Map and Improvement Plans Under Review
Next Step	Town Council review and acceptance of final map and improvement plans

MAJOR PROJECTS AWAITING BUILDING PERMIT ISSUANCE

Project Name: 6500 and 6516 Old Redwood Hwy Subdivision	
File Number	15-31 MJS
Location	6500 and 6516 Old Redwood Hwy / APNs 163-012-016 and 017
Applicant/Developer	Scott Schellinger, Schellinger Brothers, Santa Rosa, CA 95403 707-545-1160 / scott@cswland.com
Project Planner	Kim Jordan, 707-838-5331 / kjordan@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • 8-lot subdivision of 1.814 acres • 8 lots ranging in size from 6,140 to 6,844 square feet and one 9,919 square foot lot • Construction of new street to provide access to the parcels • Development of the individual lots is not included as part of the project
Status	3/28/2017: Planning Commission approved project Final Map and Improvement Plans Under Review
Next Step	Town Council review and acceptance of final map and improvement plans
Project Name: Richardson Street Mixed Use	
File Number	12-07
Location	Old Redwood Hwy at Richardson Street (north of McDonalds) Station Area/Downtown Specific Plan
Applicant/Developer	Bob Dailey, Walnut Creek
Project Planner	Kim Voge, Planning Consultant, kimberly.voge@mbakerintl.com /Ken MacNab, Community Development Director, 707-838-5335 / kmacnab@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • Mixed-use project with 30 apartments and 4,200 SF retail space on 0.87-acre lot • Four-stories; retail/restaurant, residential lobby, service areas, covered arcade, and three residential units on ground floor; upper three floors all residential. • 40 shared parking spaces and 30 parking spaces dedicated to residential units. • Shared access driveway with McDonald's.
Status	<ul style="list-style-type: none"> • Approved on 7/19/2017. • One-year extension granted in May 2019, extending entitlements to July 2020.
Next Step	Applicant to submit improvement plans and building permit plans for staff review.
Project Name: Duncan Village (Habitat for Humanity)	
File Number	16-08
Location	484 Wall Street
Applicant/Developer	David Brigode, Habitat for Humanity, d.brigode@habitatsoco.org , (707) 578-7707 x111
Project Planner	Kim Voge, 707-687-8580 / Kimberly.Voge@mbakerintl.com
Project Description	<ul style="list-style-type: none"> • 1.34-acre parcel • 16 single family homes, including 6 attached and 10 detached units. • Lot sizes range from 1,953 to 3,495 square feet. • Unit sizes range from 945 to 1,265 square feet. • Affordable to low and very-low income households. • Entitlements include Design Review, Tentative Map, Conditional Use Permit, Density Bonus, and Affordable Housing Incentives <p>In Downtown Specific Plan area</p>
Status	June 2019 Improvement plans and building permit plans have been submitted and are under staff review.
Next Step	Applicant to submit revised building and improvement plans to address staff comments.
Project Name: Windsor Gardens	
File Number	06-20
Location	6100 Old Redwood Hwy, APN 163-172-017
Applicant/Developer	Misha Weidman, Pegasus Ventures, 4265 24 th Street, San Francisco, CA, 94114
Project Planner	Kim Voge (Michael Baker Int'l), kimberly.voge@mbakerintl.com /Ken MacNab, Community Development Director, 707-838-5335 / kmacnab@townofwindsor.com

MAJOR PROJECTS AWAITING BUILDING PERMIT ISSUANCE

Project Description	<ul style="list-style-type: none"> 1.17-acre site 12 lot tentative map 37 onsite parking spaces
Status	<p>06/15/11 Town Council approved Tentative Map, Use Permit/PD, and Site Plan and Design Review</p> <p>04/17/17 Two-Year Map Extension approved</p> <p>04/04/18 Town Council approved General Plan Amendment to residential designation</p> <p>01/15/19 Town Council approved Revisions to File (eliminating work requirements from Use Permit)</p> <p>03/28/19 One-year tentative map extension approved.</p>
Next Step	Applicant to submit building and improvement plans.
Project Name: Windsor Veterans Village	
File Number	17-18 UP DRC
Location	711 and 9500 Oak Park Street; APNs 066-060-004, 007, and 021
Applicant/Developer	John Bigley, Urban Housing Communities 2000 E Fourth Street #205, Santa Ana, CA 92705 714-835-3955 ext. 106; jbigley@uhc.net
Project Planner	Kimberly Jordan, 707-838-5331, kjordan@townofwindsor.com
Project Description	<ul style="list-style-type: none"> Three parcels totaling 9.75-acres Development of approximately 6-acres 3.75-acres to remain undeveloped due to 100-year flood plain and wetlands 59 rental units, one manager's unit, and a 4,000 square-foot community center Located in Station Area/ Downtown Specific Plan boundaries
Status	<p>5/22/2018: Planning Commission approval of a Use Permit, Site Plan and Design Review and Incentives for Affordable Housing Projects application</p> <p>3/2019: Applicant submitted building permit plans</p>
Next Step	Staff review of building permit plans
Project Name: The Oaks	
File Number	14-22
Location	6122 Old Redwood Hwy / APN 163-172-019
Project Description	<ul style="list-style-type: none"> 2.9-acre site Planned Development (PD) Lot line adjustment or parcel map to configure two parcels and revise/extinguish existing easements 31 residential rental units in flats and townhomes on one parcel Three live/work units on the second parcel
Applicant/Developer	John McNulty, North Mac Properties, Sebastopol, CA 95472
Project Planner	Kim Voge, Planning Consultant, kimberly.voge@mbakerintl.com /Kim Jordan, Planner III, 707-838-5335 / kjordan@townofwindsor.com
Status	4/3/19 Town Council approved the Zone Change and Site Plan and Design Review entitlements.
Next Step	Applicant submittal of improvement plans and building permit plans for staff review.
Project Name: Mill Creek (formerly "Windsor Mill")	
File Number	14-09
Location	8703, 8711, 8713, 8716 and 8777 Bell Road - South of the terminus of the northerly segment of Bell Road, east of railroad to the south of Old Downtown, and west of Windsor Creek Elementary School
Project Description	<ul style="list-style-type: none"> 360 multi-family units in 16 3-story buildings on 20.3 acres 2.5-acre creek-side open space with trail and passive recreation Completion of Bell Road and addition of street bridge over Windsor Creek on south end Pedestrian bridge for access to Windsor Elementary
Applicant/Developer	ArchilOGIX 707-636-0646 / Bell Village LP

MAJOR PROJECTS AWAITING BUILDING PERMIT ISSUANCE

Project Planner	Emmanuel Ursu (M-Group)/Ken MacNab, Community Development Director 707-838-5335, kmacnab@townofwindsor.com
Status	<p>10/21/2014 Comments sent to applicant. Applicant to submit revised plans.</p> <p>10/16/2014 Staff Review Committee reviewed project</p> <p>03/09/2016 Coordination meeting with applicant and staff</p> <p>09/13/2016 Planning Commission review of conceptual proposal</p> <p>12/06/2016 Town Council review of conceptual proposal</p> <p>05/10/2017 Staff Review Committee meeting on conceptual proposal</p> <p>06/27/2017 Planning Commission review of revised conceptual proposal</p> <p>09/07/2017 Formal application submittal</p> <p>09/27/2017 Staff Review Commission meeting on formal application</p> <p>10/06/2017 Application deemed incomplete (1st review)</p> <p>02/12/2018 Revised plans and application resubmitted</p> <p>03/14/2018 Application deemed incomplete (2nd review)</p> <p>05/30/2018 Application deemed incomplete (3rd review)</p> <p>Summer, 2018 Application determined to be complete.</p> <p>10/11/2018 – 11/15/2018: Draft Initial Study/Mitigated Negative Declaration released for public review</p> <p>2/26/2019 Planning Commission adopted the Mitigated Negative Declaration and denied the Tentative Map, Use Permit, Site Plan and Design Review application</p> <p>3/7/2019 Applicant appealed denial of project</p> <p>3/9/2019 Adoption of Mitigated Negative Declaration appealed</p> <p>6/26/19 Town Council denied the appeal and adopted the Mitigated Negative Declaration.</p> <p>6/26/19 Town Council upheld the appeal and approved the Use Permit, Tentative Map and Site Plan and Design Review.</p>
Next Step	Developer submittal of Final Map and Improvement Plans

PENDING PROJECTS – FORMAL APPLICATION NOT YET SUBMITTED

Project Name: Jensen Lane Annexation and Subdivision	
File Number	17-15 (Pre-Application)
Location	657 and 1296 Jensen Lane, APNs 162-020-013 and 014
Applicant/Developer	Tom Micheletti, 256 West MacArthur Street, Sonoma, CA 95476; 707-246-5184 tom@micheletti.us
Project Planner	Kim Jordan, 707-838-5331, kjordan@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • Annexation of approximately 59-acres to the Town • Subdivision for between 243 and 251 lots • Range of lot sizes - 3,000 sf; 3,750 sf; 5,00 sf; 6,000 sf; 0.5-acre; and 1.0-acre • 1-acre lots at the eastern edge of the project site to 3,000 square feet at the southern edge of the project site. • Park • Draft General Plan Update Community Place – Eastern Edge Residential
Status	<p>7/11/2018: Town Council workshop to discuss possible development agreement</p> <p>9/5/2018: Town Council appointment of public ad hoc committee members</p>
Next Step	First ad hoc meeting (pending)
Project Name: Windsor Town Green Hotel	
File Number	PRE 18-12
Location	Richardson Street; APN 066-100-067
Project Description	134-room, 4-story hotel with bistro/bar, indoor/outdoor dining opposite the Town Green, meeting space, and outdoor pool for guests. Surface parking is proposed.
Applicant/Developer	Tom Birdsall, 225 Mountain Meadow Lane, Santa Rosa, CA 95404, 415-730-8174, tom@blackkitecellars.com

PENDING PROJECTS – FORMAL APPLICATION NOT YET SUBMITTED

Project Planner	Kim Voge, Planning Consultant, Kimberly.Voge@mbakerintl.com , 707-687-8580
Status	<ul style="list-style-type: none"> • Planning Commission Conceptual Design Review held on 5/8/2018. • Town Council Conceptual Design Review held on 6/6/2018.
Next Steps	Circulation Analysis to be completed in 2019 to consider a one-way street option (on McClelland between Market and Richardson Streets).
Project Name: Sky Mixed-Use / Apartments	
File Number	16-27 (Pre-Application)
Location	60 Shiloh Road (corner of Shiloh Rd/ Old Redwood Hwy), APN 059-310-061
Applicant/Developer	Sean Rodrigues, Sky Blue Capital, 707-521-9386
Project Planner	Kim Jordan, 707-838-5331, kjordan@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • 33,106 square foot parcel • 20 apartments above ground floor commercial space • 5,000 square feet of ground floor commercial space • Shiloh Road Village Vision Plan area
Status	10/25/2017: Applicant submitted revised concept plans Town determination of right-of-way requirements for Shiloh Road and Old Redwood Hwy.
Next Step	Planning Commission concept review of revised plans that respond to Planning Commission comments and that are consistent with right-of-way requirements for Shiloh Road and Old Redwood Hwy.
Project Name: Shiloh Road Mixed Use	
File Number	18-22 (Pre-Application)
Location	1200 Shiloh Road/5823 Skylane Boulevard
Applicant/Developer	Mitch Conner (Archilogix)/Mangal Dhillon 50 Santa Rosa Avenue, Suite 400 Santa Rosa, CA 95404 mc@archilogix.com (707) 636-0646
Project Planner	Kim Voge, 707-687-8580 / Kimberly.Voge@mbakerintl.com
Project Description	<ul style="list-style-type: none"> • 1.71 acres (on two parcels) • 27 apartments: (14) 950 SF 2BR units; (12) 650 SF 1BR units, (1) 1400SF 2BR penthouse • 2,900 SF community market • Four 3-story buildings, maximum 38 feet height. • Minor parking reduction requested
Status	07/19/2018 Pre-application submitted. 08/14/2018 Staff Review Committee 09/25/2018 Planning Commission Meeting - Conceptual Design Review
Next Step	Applicant to submit formal development application. CEQA review underway.
Project Name: Sherlock Homes	
File Number	18-27 (Pre-Application)
Location	260 Arata Lane, APN 161-050-060
Applicant/Developer	Andy Bordessa, Civil Design Consultants 2200 Range Avenue, Suite 204 Santa Rosa, CA 95403 707-542-4820 / Andy@civildesignconsultants.com
Project Planner	Ellen McDowell, emcdowell@townofwindsor.com Kim Jordan, kjordan@townofwindsor.com
Project Description	2.08-acre parcel on the southwest corner of Arata Lane and Los Amigos Road 8 to 11 lots with single-family homes on approximately 1.38 acres Existing development retained on a 0.70-acre remainder parcel Frontage improvements along the Arata Lane project frontage
Status	12/11/2018: Planning Commission review of concept plans to subdivide the property
Next Step	Submittal of formal application

PENDING PROJECTS – FORMAL APPLICATION NOT YET SUBMITTED

Project Name: The Artesian of Windsor	
File Number	PRE 18-15
Location	6675 Old Redwood Highway; APN 163-011-006
Applicant/Developer	Michael Weyrick 3911 N. Ventura Avenue, Ventura, CA 93001 michaelweyrick@mwdevelopment.org (805) 451-7268
Project Planner	Kim Voge, Planning Consultant, kimberly.voge@mbakerintl.com /Ken MacNab, Community Development Director, 707-838-5335 / kmacnab@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • 64-unit assisted living and memory care facility on 2.71-acre site • 3 one-story buildings and 1 two-story building • Reduced parking proposed
Status	<ul style="list-style-type: none"> • Pre-application submitted 3/15/2018 • Staff Review Committee meeting 3/27/2018 • Planning Commission Conceptual Design Review held on 4/24/2018
Next Step	Applicant to revise plans and submit development application. Arborist report and preliminary biological studies underway in January 2019.
Project Name: Shell Station	
File Number	PRE 19-06
Location	9033 Old Redwood Highway; APN 066-100-062
Applicant/Developer	A U Energy LLC/Sunny Goyal 41805 Albrae Street, 2 nd Floor Fremont, CA 94539 (650) 799-2949 sunny@loopneighborhood.com
Project Planner	Kim Voge, Planning Consultant, kimberly.voge@mbakerintl.com /Ken MacNab, Community Development Director, 707-838-5335 / kmacnab@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • Demolish existing <u>6</u> fuel stations and 2,321-square foot mini mart. • Construct new 2,378-square foot convenience store, new self-service car wash tunnel, and <u>4</u> new fuel stations with 3,100-square foot canopy. • Project includes relocating underground storage tanks, new ADA path of travel to public right-of-way, new vehicle access and parking, masonry trash enclosure, new site lighting and landscaping, self-serve vacuums, and air/water equipment.
Status	<ul style="list-style-type: none"> • Pre-application submitted 1/14/2019. • Staff Review Committee meeting 2/12/2019. • Letter to Applicant March 2019 stating project's inconsistencies with Town policies.
Next Step	Applicant to request Planning Commission meeting based on current plans or submit alternate plans addressing staff letter and Town policies.