

Town of Windsor
Community Development Department
Major Project List – July 2020
(updated quarterly)

MAJOR PROJECTS CURRENTLY UNDER REVIEW - COMMERCIAL	
Project Name: BoDean Co. Asphalt Processing Plant	
File Number	19-16
Location	470, 510, 590, 600, 610 Caletti Avenue
Project Description	New asphalt plant and construction materials processing facility on a portion of a 13.59-acre industrial site on Caletti Avenue. Project includes a (1) rezone to Planned Development (PD) to change development standards, including heights up to 100 feet, and specifying the range of uses allowed; (2) Tentative Parcel Map to divide the property into 4 lots, with the asphalt processing facility located on Lot 1 (6.89 acres) and Lots 2-4 ranging in size from 2.04 to 2.36 acres each; (3) Use Permit to allow an asphalt plant/construction materials processing facility with a maximum height of approximately 88 feet; (4) Site Plan and Design Review.
Applicant/Developer	BoDean Company/Dean Soiland
Project Planner	Kim Voge, Planner, kvoge@townofwindsor.com , 707-687-8580
Status	<ul style="list-style-type: none"> • Application deemed incomplete 9/5/2019.
Next Steps	<ul style="list-style-type: none"> • Applicant to respond to Town comments. • Environmental studies required.
Project Name: Chevron	
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	Peter Van Alyea/Redwood Market, 50 Professional Circle, Suite 100, Rohnert Park, CA 94928, 707-799-4959, pvan@redwoodoil.net
Project Planner	Kim Voge, Planner, kvoge@townofwindsor.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.
Project Name: Windsor Town Green Hotel/"The McClelland"	
File Number	18-12
Location	Richardson Street; APN 066-100-067
Project Description	160-room, 5-story hotel with bistro/bar, indoor/outdoor dining opposite the Town Green, including meeting space, and outdoor pool for guests, and underground parking. The lot would be split in two, with one parcel for the hotel and one undeveloped remainder parcel.
Applicant/Developer	Tom Birdsall, 225 Mountain Meadow Lane, Santa Rosa, CA 95404, 415-730-8174, tom@blackkitecellars.com
Project Planner	Kim Voge, Planner, kvoge@townofwindsor.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. • Town Council Conceptual Design Review held on 9/18/2019. • Formal development application submitted on 1/30/2020.

	<ul style="list-style-type: none"> • Application deemed incomplete on 2/27/2020. • Revised materials submitted on 6/16/2020.
Next Steps	30-day review period for staff to review materials and determine application completeness ends 7/15/20.

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, Planner, 707-687-8580 / kvoge@townofwindsor.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, Planner, 707-687-8580 / kvoge@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • 1.66-acre site • 33 apartments (4 one-bedroom, 16 two-bedroom, 13 three-bedroom units) • Affordable to low- and 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. 08/23/18 Application deemed incomplete. 6/19/20 Notice of Intent to Adopt a Mitigated Negative Declaration posted for 30-day review and comment period.
Next Step	Planning Commission public hearing anticipated on 7/28/20.
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 CONSTRUCTION

Project Name: Portello (aka 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: 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	Building permits issued – under construction
Next Step	Occupancy – estimated by December 2020

MAJOR PROJECTS - APPROVED

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	Jessica Jones, Community Development Director, jjones@townofwindsor.com 707-838-1000
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

MAJOR PROJECTS - APPROVED

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	Joe Ripple, Schellinger Brothers, Santa Rosa, CA 95403 707-890-8074 / joe@schellingerbrothers.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 2/19/2020: Town Council approval of Final Map and Improvement Plans
Next Step	Recordation of Final Map Submittal of building permits for homes
Project Name: 330 Arata Lane Subdivision	
File Number	15-30 MJS/UP
Location	330 Arata Lane / APN 161-050-030
Applicant/Developer	Joe Ripple, Schellinger Brothers, Santa Rosa, CA 95403 707-890-8074 / joe@schellingerbrothers.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 2/19/2020: Town Council approval of Final Map and Improvement Plans
Next Step	Recordation of Final Map Submittal of building permit plans for homes
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	Joe Ripple, Schellinger Brothers, Santa Rosa, CA 95403 707-890-8074 / joe@schellingerbrothers.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, Planner, kvoge@townofwindsor.com , 707-687-8580
Project Description	• Mixed-use project with 30 apartments and 4,200 SF retail space on 0.87-acre lot

MAJOR PROJECTS - APPROVED

	<ul style="list-style-type: none"> • 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. • Building permit application submitted in August 2019. Staff provided comments. • Building permit resubmittal 12/19/19.
Next Step	2 nd building permit submittal pending (with revisions).
Project Name: Duncan Village	
File Number	16-08
Location	484 Wall Street
Applicant/Developer	Habitat for Humanity
Project Planner	Kim Voge, Planner, kvoge@townofwindsor.com , 707-687-8580
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, 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. Staff provided comments.
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, Planner, kvoge@townofwindsor.com , 707-687-8580
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> <p>03/04/20 Application for map extension submitted.</p> <p>05/11/20 Two-year tentative map extension approved</p>
Next Step	Applicant to submit building and improvement 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

MAJOR PROJECTS - APPROVED

Applicant/Developer	John McNulty, North Mac Properties, Sebastopol, CA 95472
Project Planner	Kim Voge, Planner, kvoge@townofwindsor.com , 707-687-8580
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
Project Planner	Jessica Jones, Community Development Director 707-838-1000, jjones@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
Project Name: 19th Hole	
File Number	19-14
Location	0 19 th Hole Drive / APN 164-350-008
Project Description	<ul style="list-style-type: none"> • 4.95-acre parcel • 11 lot subdivision • 1 common area parcel for access • 1 remainder parcel that includes the creek setback area • Major subdivision, Use Permit for modification to setbacks, lot size, and lot width, and covered parking, and Site Plan and Design Review
Applicant/Developer	Natalie Balfour / Airport Business Center, nbalfour@sonic.net

MAJOR PROJECTS - APPROVED

Project Planner	Ellen McDowell emcdowell@townofwindsor.com / Kim Jordan kjordan@townofwindsor.com
Status	10/22/2019 Approved by Planning Commission Building Permits submitted.
Next Steps	Final Map and Improvement Plans under review.
Project Name: Farrow Construction Building	
File Number	19-17
Location	700 American Way; APN 163-270-002
Applicant/Developer	Ken LaFranchi/John Farrow 100 E Street Ste. 204, Santa Rosa, CA 95403 (707-528-2449 ken@lafranchidevelopment.com
Project Planner	Ellen McDowell, Planner II, emcdowell@townofwindsor.com , 707-838-5004 Kim Voге, Planner, kvoge@townofwindsor.com , 707-687-8580
Project Description	Construct a new 16,800 square foot two-story corporate headquarters for Farrow Construction. The building would include offices, a showroom, and warehouse space. The site improvements would include 31 parking spaces and associated landscaping required by the Zoning Ordinance.
Status	<ul style="list-style-type: none"> • Pre-application submitted 8/8/2019. • Planning Commission Preliminary Review 9/10/2019 • Formal Site Plan and Design Review application submitted 2/13/2020 • Application incompleteness letter sent to applicant 3/12/2020 • Approved by Planning Commission on 6/9/2020
Next Step	Applicant to submit improvement plans and building permit application.
Project Name: Shiloh Road Mixed Use	
File Number	18-22
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 Voге, Planner, kvoge@townofwindsor.com , 707-687-8580
Project Description	<ul style="list-style-type: none"> • 1.75 acres (on two parcels) • 27 apartments: (14) 1-bedroom units (680-730 SF); (12) 2-bedroom units (860 SF); and one 2-bedroom penthouse suite above the market (1,100 SF) • 2,844 SF community market • Four 3-story buildings, maximum 38'6" feet height. • Minor parking reduction requested. • Demolition of one existing single-family residence.
Status	07/19/2018 Pre-application submitted. 08/14/2018 Staff Review Committee 09/25/2018 Planning Commission Meeting - Conceptual Design Review 11/21/2019 Submittal of formal development application. 12/19/2019 Application deemed incomplete. 01/21/2020 Application deemed complete. 6/23/2020 Approved by Planning Commission
Next Step	Applicant to submit improvement plans and building permit application.

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	Eric Higuchi, 256 West MacArthur Street, Sonoma, CA 95476; 949-290-7510
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	7/11/2018: Town Council workshop to discuss possible development agreement
Next Step	Submittal of Rezoning application
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
Next Step	<p>Town determination of right-of-way requirements for Shiloh Road and Old Redwood Hwy.</p> <p>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.</p>
Project Name: Sherlock Homes	
File Number	18-27 (Pre-Application)
Location	260 Arata Lane, APN 161-050-060
Applicant/Developer	<p>Andy Bordessa, Civil Design Consultants</p> <p>2200 Range Avenue, Suite 204</p> <p>Santa Rosa, CA 95403</p> <p>707-542-4820 / Andy@civildesignconsultants.com</p>
Project Planner	<p>Ellen McDowell, emcdowell@townofwindsor.com</p> <p>Kim Jordan, kjordan@townofwindsor.com</p>
Project Description	<p>2.08-acre parcel on the southwest corner of Arata Lane and Los Amigos Road</p> <p>8 to 11 lots with single-family homes on approximately 1.38 acres</p> <p>Existing development retained on a 0.70-acre remainder parcel</p> <p>Frontage improvements along the Arata Lane project frontage</p>
Status	<p>12/11/2018: Planning Commission review of concept plans to subdivide the property</p> <p>8/21/2019: Town Council direction to staff and property owner on need for a public street to provide access to "Manchester Property" (10011 Lod Amigos Road)</p>
Next Step	Submittal of formal application
Project Name: The Artesian of Windsor	
File Number	PRE 18-15
Location	6675 Old Redwood Highway; APN 163-011-006
Applicant/Developer	<p>Michael Weyrick</p> <p>3911 N. Ventura Avenue, Ventura, CA 93001</p> <p>michaelweyrick@mwdevelopment.org</p> <p>(805) 451-7268</p>
Project Planner	Kim Voge, Planner, kvoge@townofwindsor.com , 707-687-8580

PENDING PROJECTS – FORMAL APPLICATION NOT YET SUBMITTED

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 submit formal development application.
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, Planner, kvoge@townofwindsor.com , 707-687-8580
Project Description	<ul style="list-style-type: none"> • Demolish existing 6 fuel stations and 2,321-square foot mini mart. • Construct new 2,378-square foot convenience store, new self-service car wash tunnel, and 4 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. • Applicant submitted a revised conceptual site plan on 2/18/20. • Staff provided feedback 6/10/20.
Next Step	Staff to meet with applicant and discuss site plan direction.
Project Name: Clearwater at Windsor	
File Number	PRE 19-20
Location	376 Shiloh Road / APN 059-271-059 ("Vicini Property")
Applicant/Developer	Nick Maurillo, 5000 Birch Street, Suite 400, Newport Beach, CA 92660, 949-333-8515, nmaurillo@clearwaterliving.com
Project Planner	Kim Jordan, Planner III, kjordan@townofwindsor.com , 707-838-5331
Project Description	<ul style="list-style-type: none"> • 25-acre property • 12 acres undevelopable due to the presence of wetlands, and rare plant habitat • 25,000 square feet of ground floor commercial space with a mix of residential units and office space on the second floor along Shiloh Road • 26 memory care units • 70 assisted living units • 144 independent living apartments; and 8 village townhomes • Located in the 2040 General Plan Shiloh Road East Community Place area and Shiloh Road Village Vision Plan, required Agricultural Buffer
Status	1/28/2020 Planning Commission review of Conceptual plans 3/4/2020 Town Council review of Conceptual Plans
Next Step	Submittal of formal development application
Project Name: Carol Shelton Winery	
File Number	PRE 19-21
Location	900 Mitchell Lane, 164-140-039
Applicant/Developer	Greg LeDoux
Project Planner	Sheila Wolski, Planner I, swolski@townofwindsor.com , 707-838-5337
Project Description	58,500 sf three-story building including: <ul style="list-style-type: none"> • winery, crush area, wine storage, wine tasting room,

PENDING PROJECTS – FORMAL APPLICATION NOT YET SUBMITTED

	<ul style="list-style-type: none"> • restaurant with outdoor eating areas • two rooftop areas (observation deck and BBQ area) • offices, a caretaker unit and two overnight guest accommodations • 141 parking spaces
Status	Planning Commission Conceptual Review 1/28/2020
Next Step	Applicant to submit formal application
Project Name: North of Arata Subdivision	
File Number	PRE 20-08
Location	161-020-053 (325 Arata Lane), 161-020-058, and 161-020-060 (259 Arata Lane)
Applicant/Developer	Ben van Zutphen, Redwood Equities, LLC, P.O. Box 2357, Healdsburg, CA 95448 ben@vanzutphen.us
Project Planner	Kim Jordan, Planner III, kjordan@townofwindsor.com, 707-838-5331
Project Description	<ul style="list-style-type: none"> • 3 parcels, totaling 58.9-acres • 240 residential lot residential subdivision • 12-acre site for future development of a school for Windsor Unified School District (WUSD) • 4,080 to 7,000 square foot single-family lots • 3,080 to 3,400 square foot duet lots • Onsite affordable housing • Alternate site plan in the event the WUSD does not choose to build a school which would subdivide the 12 acres into 62 residential lots
Status	2/6/2020 Pre-Application for Residential Development submitted
Next Step	4/28/2020 Planning Commission Pre-Application Review
Project Name: Redwood Glen Senior Apartments (Affordable Housing)	
File Number	20-14
Location	8550/8560 Old Redwood Hwy (APNs 164-080-002 and 038)
Applicant/Developer	Domus Development, 401 Wilshire Blvd., Suite 235, Los Angeles, CA 90010 Contact: Maurice Ramirez, President, 213-232-1186; maurice@domusd.com
Project Planner	Kim Jordan, Planner III, kjordan@townofwindsor.com ; 707-838-5331
Project Description	Streamlined Review of Project Pursuant to AB2162 – Building Permit only <ul style="list-style-type: none"> • 1.53-acre site, comprised of 2 parcels • 50 affordable apartments (48 one bedroom and 2 two-bedroom), 13 reserved for supportive/special needs seniors • 3-story building • Supportive services for residents (educational classes, health and wellness services and programs) • 36 parking spaces (30 spaces required pursuant to Zoning Ordinance parking requirement for Senior Housing) • Density bonus to allow 2 additional units (for a total of 50 units). • Incentives/concessions requested to allow: an all-residential project; four units to have no private outdoor space; doors along Old Redwood Hwy frontage to be spaced more than 50-feet apart; and glazing along Old Redwood Hwy to be less than 12-feet in height.
Status	7/1/2020: Developer submitted funding application to State of California for 9% tax credit funding.
Next Step	Submittal of Building Permit plans under AB2162
Project Name: Redwood Views Apartments (Affordable Housing)	
File Number	20-15
Location	8490/8500 Old Redwood Hwy (APNs 164-050-044 and 046)
Applicant/Developer	CRP Affordable Housing and Community Development, 4455 Morena Blvd., Suite 109, San Diego, CA Contact: Shady Fayed, Project Manager, sfayed@crpaffordable.com ; 646-518-7280 (office)

PENDING PROJECTS – FORMAL APPLICATION NOT YET SUBMITTED

Project Planner	Kim Jordan Planner III, kjordan@townofwindsor.com , 707-838-5331
Project Description	<ul style="list-style-type: none">• 2.06-acre site, comprised of 2 parcels• 10 one-bedroom, 24 two-bedroom, and 18 three-bedroom• Incentives/concessions requested to allow: parking to be outside of the rear of the site; reduction in the amount of parking required; reduction in the size of the carport; and building along Old Redwood Hwy to be setback more than 5-feet.
Status	7/1/2020: Developer submitted funding application to State of California for 9% tax credit funding.
Next Step	Submittal of formal Site Plan and Design Review application