

RESOLUTION NO. 2800-11

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
APPROVING AN AMENDMENT OF THE GENERAL PLAN LAND USE MAP AND
TEXT ASSOCIATED WITH SPECIAL AREA "H" FOR THE WINDSOR LIVE AND
WORK PROJECT (FILE NO. GPA/UP/MJS 06-20)**

WHEREAS, the Town of Windsor Town Council considered the request from Misha Weidman/Pegasus Ventures for a Live /Work Planned Development consisting of 12 live/work units on a 1.17 +/- acre parcel. Total interior unit areas range from 1,750 to 2,256 square feet, including work spaces from 280 to 844 square feet, and residential living spaces from 1,470 to 1,741 square feet. The request includes a tentative map to divide 1.17 acres into 12 live/work lots plus common areas, as well as associated use permit and General Plan Amendment actions to accommodate the proposal. General Plan: General Business with a "Surrounding Residential" Overlay / Special Planning Area "H"; Zoning: "CC" (Community Commercial). Property located at 6010 Old Redwood Highway (APN 163-172-017); and

WHEREAS, the proposal includes a General Plan Amendment associated with Special Area H. This amendment would 1) amend the land use category for the westerly 500+/- feet of the Savannah Ct. Subdivision (Lots 1-8 and 25-32) from the existing "General Business" category to "Estate Residential (0.2-3.0 units/acre)" to reflect existing conditions, 2) revise the provisions of Special Area H to accommodate the proposal, and 3) amend the allowable density from the "Surrounding Residential Overlay (3-6 units/acre)" to the "Medium-High Density Overlay (8-12 units/acre)" on 7.3+/- acres. Properties included in the General Plan Amendment include 6010-6272 Old Redwood Hwy., and 102-145 Savannah Way; and

WHEREAS, by Resolution No. "A", the Town Council has adopted a Mitigated Negative Declaration associated with the proposed project; and

WHEREAS, the Planning Commission, in Resolution No. 582-11, recommended approval of the General Plan Amendment, and;

WHEREAS, in accordance with the provisions of law, the Town of Windsor Town Council did conduct a duly noticed public hearing on June 15, 2011 on said application at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Town Council considered all written oral testimony submitted at the public hearings; and

WHEREAS, the proposed amendments to the General Plan include the items summarized below and further described in Attachment 1 to this resolution:

- 1) Amend the land use category for the westerly 500+/- feet of the Savannah Ct.

Subdivision (Lots 1-8 and 25-32) from the existing "General Business" category to "Estate Residential (0.2-3.0 units/acre)" to reflect existing conditions. This area would also be removed from Special Area H based on its current developed status.

- 2) Revise the text provisions of Special Area H to accommodate the proposal, and
- 3) Amend the allowable density from the "Surrounding Residential Overlay (3-6 units/acre)" to the "Medium-High Density Overlay (8-12 units/acre)" on 7.3+/- acres on the land use map.

WHEREAS, the Town Council finds that amending the General Plan as proposed above and in Attachment 1 accurately and properly reflect the Town's intended uses of the properties.

NOW, THEREFORE, BE IT RESOLVED THAT based on the evidence presented, the Town Council of the Town of Windsor hereby approves the General Plan Amendment as described herein and in Attachment 1 for the Windsor Live and Work Project and Special Area H.


PASSED, APPROVED AND ADOPTED this 15th day of June 2011, by the following vote:

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



DEBORA FUDGE, VICE MAYOR

ATTEST:



J. MATTHEW MULLAN,
DEPUTY TOWN CLERK

Attachment 1: Proposed General Plan Amendment Description and Text

- Exhibit A: Existing Land Use Map
 - Exhibit B: Proposed Land Use Map
 - Exhibit C: Revise Special Area H Boundary Map
- (I:\60 - Planning & Building Dept\Planning Department\2006-10\06\06-20 Live + Work Misha Weidman\Resolutions\TC Resolutions\Exhibits\GPA Attachment 1.pdf)

**Proposed General Plan Amendment
Windsor Live / Work Project
File GPA 06-20**

A. General Plan Land Use Map

Amend the Land Use Map as shown in the attached Exhibits A and B to accomplish the following:

- a. Revise the land use category for the area currently developed as the "Savannah Court Subdivision" from "General Business" to "Estate Residential" to reflect current conditions.
- b. Revise the residential overlay from "Surrounding Residential (3-6 dwelling units/acre)" to "Medium-High Density Residential (8-12 dwelling units/acre)" for remaining properties within the existing "General Business" land use category between the Savannah Court Subdivision and Esposti Park.

B. General Plan Figure 4-2 (High Intensity Areas and Special Planning Areas)

Amend Figure 4-2 (Page 4-13) to exclude the Savannah Court Subdivision from Special Area H as shown in Exhibit C. This is to reflect current conditions.

C. General Plan Text

Amend the text (Page 4-24) describing policies associated with Special Area H to read as follows:

"Special Area H (East Side of Old Redwood Hwy, Esposti Park to Northern Boundary of APN 163-172-012)

B.7.30 Designate properties within this area "General Business" with a "Medium Density Residential" overlay, limiting residential densities to a maximum of 12 units per acre. Allowable uses shall include retail commercial, medical / professional offices, mixed-use or live-work as implemented through the "CC (Community Commercial)" zoning district.

Three-story construction is permitted along Old Redwood Highway frontage tapering to a maximum of 38' within the rear 50% of the site. Construction is limited to one-story within the rear 30-feet of the properties within the area. Special consideration shall be made for the adjacent residential properties that back-up to future development in Special Area H with regard to preserving the privacy of the existing homeowners.

Noise attenuation for residential units shall be achieved through design solutions other than sound walls along the Old Redwood Highway frontage."

ASSESSOR'S PARCEL MAP Bk. 163 Pg. 17

2 3 4 5 6 7 8 9

ASSESSOR'S PARCEL MAP Bk. 163 Pg. 29

1 2 3 4 5 6 7 8 9
33 32 31 30 29 28 27 26 25 24 23 22
34

SAVANNAH WAY









SCALE: 1"=200'

OLD REDWOOD HIGHWAY

ASSESSOR'S PARCEL MAP Bk. 163 Pg. 17
07 06 05 04 03 02 01
ASSESSOR'S PARCEL MAP Bk. 163 Pg. 21
12 13 14 15 16 17
Block 17

MERNER DRIVE

LEGEND

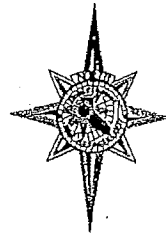
-  General Business with Surrounding Residential Overlay
-  Assessor's Lot Number
-  General Business
-  Estate Residential/Low Density Residential (0.2-3 DU/Ac)
-  Surrounding Residential Overlay (3-6 DU/Ac)
-  Parcel Map Boundary

**GENERAL PLAN
LAND USE AMENDMENT**
TOWN OF WINDSOR
COUNTY OF SONOMA, STATE OF CALIFORNIA

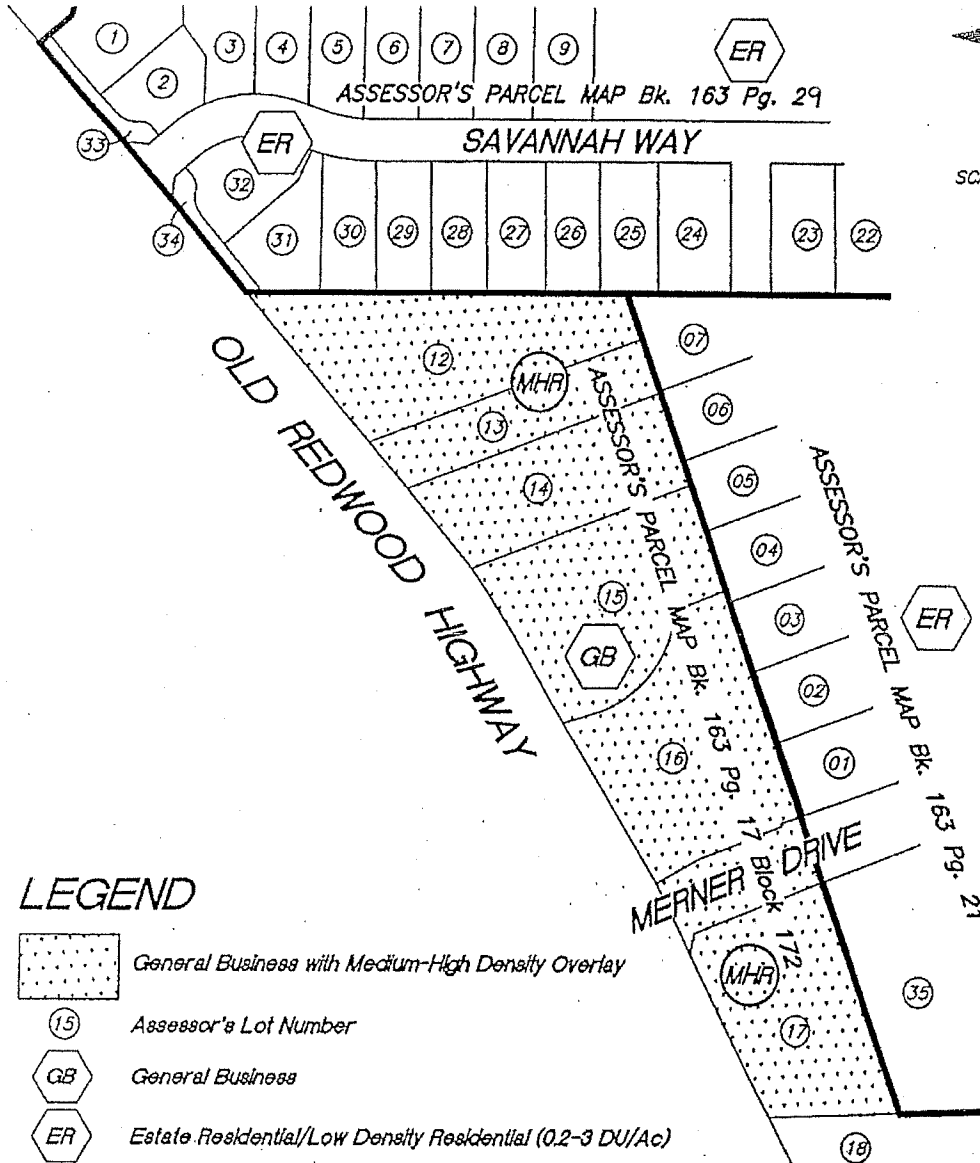
**EXISTING
LAND USE**

FILE No. 2003-087
DATE: June 27, 2007

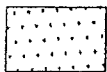





Prepared by: DobleThomas Associates Inc.



SCALE: 1"=200'



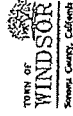
LEGEND

-  General Business with Medium-High Density Overlay
-  Assessor's Lot Number
-  General Business
-  Estate Residential/Low Density Residential (0.2-3 DU/Ac)
-  Medium High Density Overlay (8-12 DU/Ac)
-  Parcel Map Boundary

GENERAL PLAN LAND USE AMENDMENT	
TOWN OF WINDSOR COUNTY OF SONOMA, STATE OF CALIFORNIA	
PROPOSED LAND USE	FILE No. 2003-087
	DATE: June 27, 2007
Exhibit B	

Prepared by: DobleThomas Associates Inc.

Town of Windsor General Plan



High Intensity Areas and Special Planning Areas

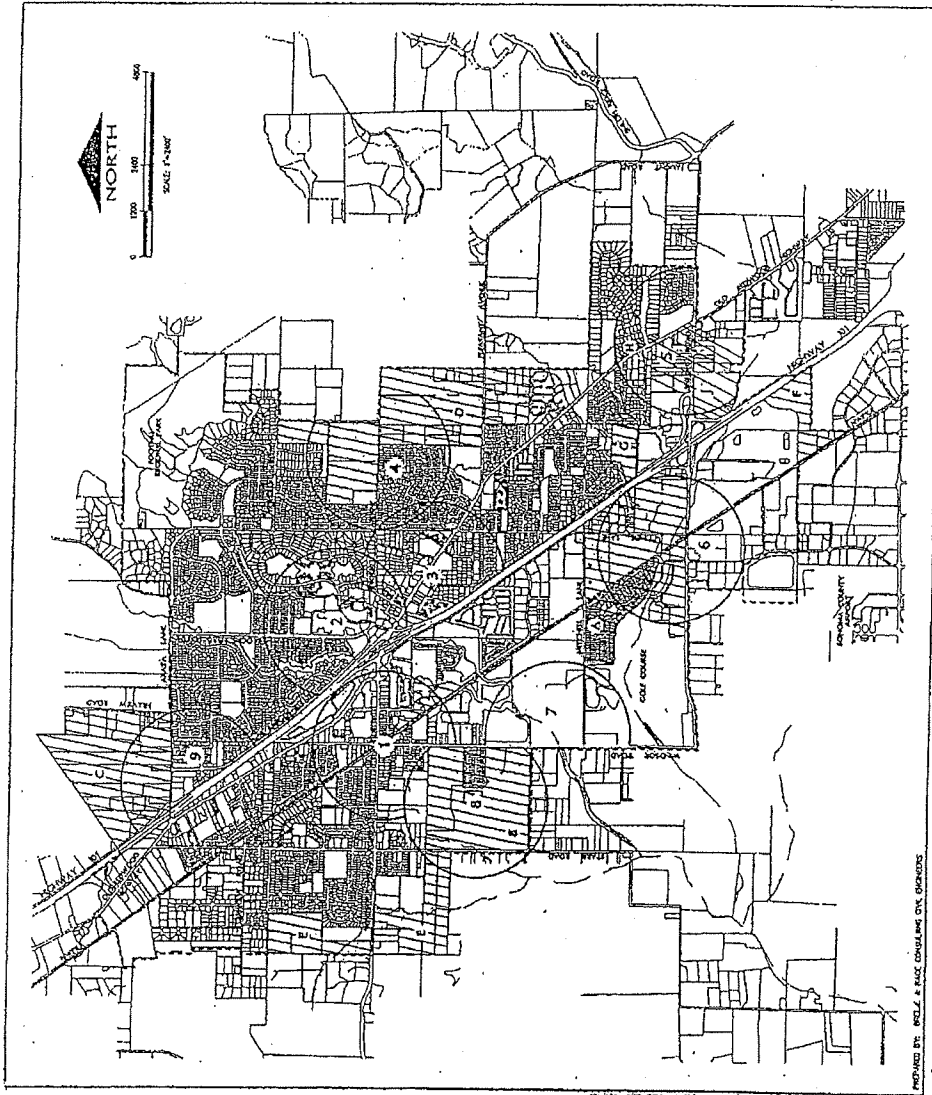
Legend

- Town Boundary
- - - Urban Growth Boundary
- Activity Centers
 1. Old Town
 2. Lakewood Area
 3. Windsor Plaza
 4. Jensen Lane
 5. Shaw/70th Business Highway
 6. Shaw/100th
 7. Windsor/Fitchell Lane
 8. High School
 9. 19th Lane/Los Angeles Road
- ▨ Special Planning Areas (A-J)

REV 2/19/03 RES# 1344-03
7/20/05 RES# 1787-05

Exhibit C

General Plan
Proposed Figure 4-2
Revised Special Area H



PREPARED BY: MULLER & PAUL CONSULTING CIVIL ENGINEERS