



RESOLUTION NO. 2865-11

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF WINDSOR
APPROVING AN AMENDMENT TO THE OLD REDWOOD HIGHWAY
STREETSCAPE DESIGN GUIDELINES RELATING TO STREET TREE PLACEMENT
AND ASSOCIATED WITH THE BELL VILLAGE PROJECT
(FILE NO. GPA/ZC/UP/MJS 09-17)**

WHEREAS, the Town of Windsor Town Council considered the request from Jeff Civian / OSL Management LLC for Use Permit (including Site Plan and Design Review) and Tentative Map approval of a commercial and residential planned development including 387 dwelling units (condominiums and townhouses) and a 83,500+/- sq. ft. retail center on 25+/- acres. The use permit also includes a request for parking reductions as well as a drive-through service window for a proposed pharmacy, and a variance to height limits is requested. A General Plan Amendment is requested to amend the land use category from the existing "Mobile Home Park (8-12 units/acre)" category to the "Compact Residential (12-32 units/acre)" on 18.7 +/- acres, "Retail Commercial" category on 6.0 +/- acres, and "Service Commercial" on 0.2 +/- acres. A Rezoning is also requested from the existing "Medium Density Residential (8-12 units/ acre)" to the "CR-24" (Compact Residential, 24 units/acre)" district on 18.7 +/- acres, "CC (Community Commercial)" district on 6.0 +/- acres, and "SC (Service Commercial)" district on 0.2 +/- acres or other districts consistent with the General Plan to accommodate the project. A lot line adjustment transferring 0.2 +/- acres to the northerly adjacent property at 9660 Old Redwood Highway is included. The property is located at 9290 Old Redwood Highway, Windsor (APN 161-070-036); and

WHEREAS, by Resolution No. 2862-11, the Town Council has adopted a Mitigated Negative Declaration associated with the proposed project; and

WHEREAS, by Resolution No. 2863-11, the Town Council has approved the lot line adjustment associated with this proposal; and

WHEREAS, by Resolution No. 2864-11, the Town Council has approved the General Plan Amendment associated with this proposal; and

WHEREAS, by Ordinance 2012-273, the Town Council has approved the rezoning associated with this proposal; and

WHEREAS, by Resolution 593-11, the Planning Commission has recommended approval of the proposed amendment to the Old Redwood Highway Streetscape Design Guidelines; and

WHEREAS, the Town Council adopted the “Old Redwood Highway Streetscape Design Guidelines” (“Guidelines”) in October 2010, as a design template for development of the Old Redwood Highway Corridor in the Downtown area. This plan included a complete streets design and details intended to provide a safe and attractive environment for vehicles, transit, bicycles and pedestrians. The consulting firm for this effort was Quadriga Landscape and Planning, Inc.; and

WHEREAS, one of the design elements included placement of future street trees in “islands” approximately 10-12 feet from curb in an attempt to more closely “frame” the travel lanes with trees; and

WHEREAS, during the review process of the Bell Village project, staff requested detailed information regarding the placement of existing and proposed utilities as part of the tentative map application in order to demonstrate the feasibility of achieving the design goals of the “Guidelines”; and

WHEREAS, it was determined by staff that the placement of existing utilities conflicted with the location for street trees shown in the “Guidelines”. As a result the only location which could be utilized consistently throughout the corridor was against the curb; and

WHEREAS, a design for this alternative location and configuration was prepared by Quadriga Landscape Architecture and Planning, Inc, and is attached as Exhibit “A” to this resolution; and

WHEREAS, the Town Council held a duly noticed public hearing on the proposed Bell Village project, including this revision to street tree location design, on December 7, 2011, at which time all interested persons were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED THAT the Town Council hereby approves the amendment to the Old Redwood Highway Streetscape Design Guidelines to replace the locations and detail shown for street tree placement with the Alternative Street Tree Planter Configuration attached as Exhibit “A”.

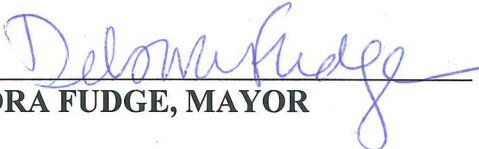
PASSED, APPROVED, AND ADOPTED this 7th day of December 2011, by the following vote:

**AYES: COUNCILMEMBERS ALLEN, GOBLE, SALMON, SCHOLAR AND
MAYOR FUDGE**

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

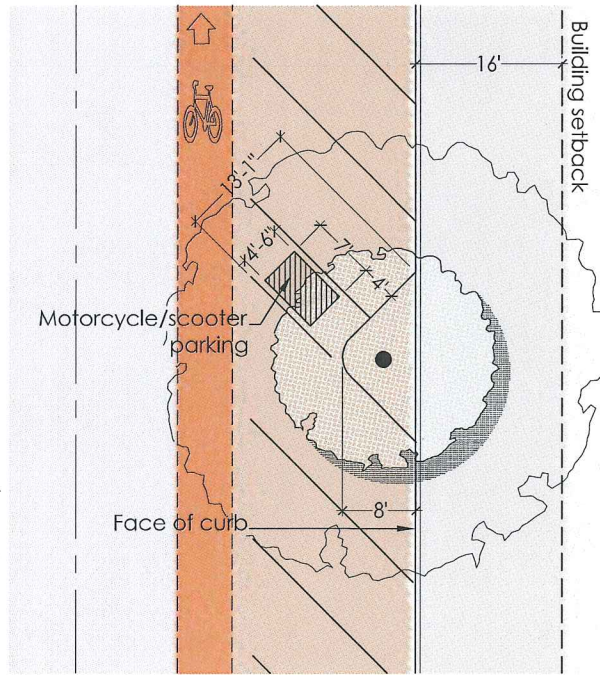

DEBORA FUDGE, MAYOR

ATTEST:

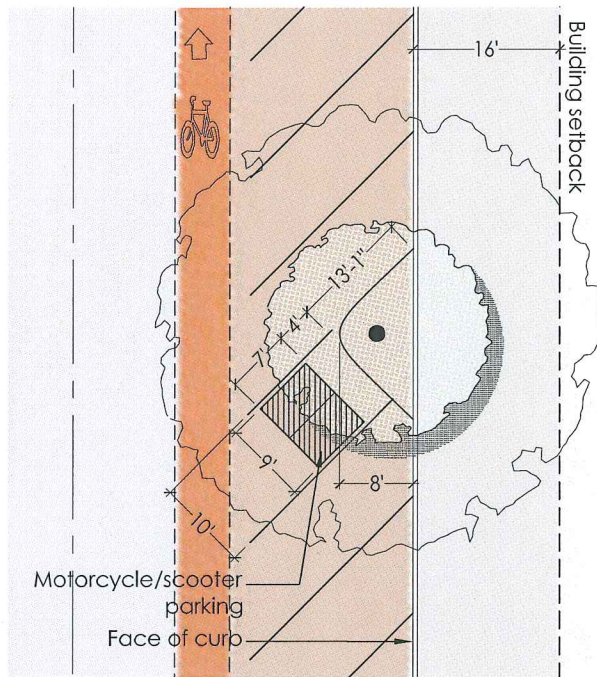

MARIA DE LA O, TOWN CLERK

Attachments:

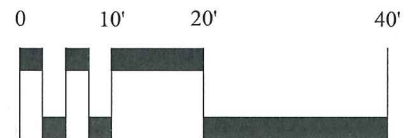
Exhibit "A": Alternative Street Tree Planter Configuration



Relocated planters against curb: Reverse Angle Parking



Re-striping option: Traditional Diagonal Parking



QUADRIGA
Landscape Architecture and Planning, Inc.

OLD REDWOOD HIGHWAY STREETSCAPE DESIGN GUIDELINES