1. Call to Order: The meeting was called to order at 5:30 p.m. by Chair Conner.

3. Roll Call: Commissioners Albini, Ling, Neece and Chair Conner. Commissioner Rios was absent.

4. Pledge of Allegiance: Commissioner Ling led the pledge of allegiance.

5. Public Appearances: None.

6. Approval of Minutes: Commissioner Albini made a motion, seconded by Commissioner Neece, to approve the Planning Commission Minutes of April 8, 2008. The motion passed on a 3/0/2 vote (Rios absent; Ling abstained).

7. Conflict of Interest: None.

8. Changes to the Agenda: None.

9. Consent Calendar: None.

10. Public Hearing:

10.1 File: UP 05-11
Applicant: William A. Gillis
Env. Doc.: Categorically exempt from the provisions of CEQA
Proposal: Request for Use Permit to remodel and reuse a vacant gas station site. General Plan: Gateway Commercial; Zoning: “CG” Gateway Commercial. The property is located at 705 Shiloh Road, Windsor.

Planning Director Chamberlin summarized the staff report incorporated herein by reference.

Chair Conner opened the Public Hearing.

Linda Taverner, SCS Engineers, informed Commission she was available for questions.

As there was no further comment, Chair Conner closed the Public Hearing.
Commission discussed the paint colors for the proposed buildings and selected Option 1: blue-roofed building and grey-roofed canopy with orange trim.

Resolution No. 545-08
Adopted Resolution No. 545-08 approving the final Design Review for the colors of the gas station located at 705 Shiloh Road. The motion carried on a 4/0/1 (Rios absent).

Chamberlin informed Commission that based on CEQA issues, project neighbor Standard Structures had appealed the Planning Commission’s approval of the project.

11. Preliminary Review:

11.1 File: GPA/ZC/DR 07-55
Applicant: Simpson Housing Solutions
Env. Doc.: To be determined
Proposal: Provide comments on the site plan and Design Review request for a 43-unit affordable multi-family project on 1.4 +/- acre parcel. The property is located at 8685 Old Redwood Hwy., Windsor.

Senior Planner Thompson summarized the staff report incorporated herein by reference.

Chair Conner opened the Public Hearing.

Moe Mohanna, Simpson Housing Solutions, gave a presentation and spoke in support of the project.

Medinah Adal, KTGY Group, Inc. architect, discussed the architecture of the project.

George Tedeschi, adjacent property owner, read a statement from his mother and co-owner, Veronica Tedeschi, in opposition to the project. Mr. Tedeschi also expressed his opposition to the project.

Courtyards East residents Josh Surgeon, Clay Mitchell, Lenore Peltier and Veronica Sinclair, expressed the following concerns about the project: increased traffic, limited parking, impact on utilities and overwhelming elevations.

As there were no further comments, Chair Conner closed the Public Hearing.

Commission considered the following proposed project elements: General Plan and Zoning Map amendments, site plan, elevations, architecture, landscaping and transportation/circulation.

Commission had the following concerns about the project: parking and traffic impacts, density, limited ingress and egress, depth of balconies, number of trash enclosures and elevation (four stories).

Commission supported the architecture and the project facing Old Redwood Highway.
Commission forwarded additional comments to the applicant.

12. **Conceptual Review:** None

13. **Discussion and Action Items:** None

14. **Written Communication:**
The two letters received in opposition to the Simpson Housing project (Item 11.1) were acknowledged.

15. **Commissioner Comments**
Commissioner Ling approved of the Hampton Inn Hotel construction progress.

Commissioner Ling requested an update on graffiti abatement at 160 Arata Ln. She also mentioned that several businesses were being vandalized by having their windows etched.

Commissioner Albini requested information on abandoned shopping carts.

Chair Conner apprised Commissioners and staff that he would miss the next Commission meeting (May 13, 2008) due to his attendance at the American Institute of Architects (AIA) convention in Boston.

16. **Planning Director’s Report**
Planning Director Chamberlin reviewed the Planning Department’s Project Tracking Worksheet and highlighted upcoming items on Planning Commission and Town Council agendas.

17. **Adjournment**
The meeting adjourned at 8:00 p.m. to the next regular Planning Commission meeting scheduled for Tuesday, May 13, 2008 at 5:30 p.m. in the Civic Center Council Chambers located at 9291 Old Redwood Highway, Building 400 in Windsor.

Approved and adopted this 22nd day of July 2008.

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Sheila J. Wolski
Planning Administrative Specialist

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