

**RESOLUTION NO. 3114-14**

**A RESOLUTION OF THE TOWN COUNCIL OF THE  
TOWN OF WINDSOR APPROVING AN AMENDMENT TO THE GENERAL PLAN  
LAND USE MAP ASSOCIATED WITH THE ESPOSTI PARK APARTMENT PROJECT  
(FILE GPA/ZC/UP/DRR 12-28)**

**WHEREAS**, the Town of Windsor Town Council considered a request from Paul Fritz for a General Plan Amendment, Zone Change, Use Permit, and Design Review for a 36-unit multi-family market rate apartment project on Old Redwood Hwy. The General Plan Amendment changes the existing land use designation from Village Residential (VR 5-8 units/acre) to Compact Residential (CR-24 units/acre). The property is located at 6087 Old Redwood Highway, Windsor, CA, 95492; APN: 163-171-042

**WHEREAS**, by Resolution No. 3113-14, the Town Council adopted a Mitigated Negative Declaration associated with the proposed project; and

**WHEREAS**, by Resolution No. 617-14, the Planning Commission recommended approval of the General Plan Amendment request; and

**WHEREAS**, in accordance with the provisions of law, the Town Council did conduct a duly noticed public hearing on August 6, 2014 on said application at which time all interested persons were given an opportunity to be heard; and

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

**WHEREAS**, the proposed amendment to the General Plan includes the following and is further described in Exhibit "A":

Amend the land use category for 1.82+- acres at 6087 Old Redwood Hwy from "VR" Village Residential/Medium Density Residential 5-8 DU/AC to "CR" Compact Residential 12-24 DU/AC.

**WHEREAS**, the Town has not amended the General Plan four times during the calendar year; and

**WHEREAS**, the Town Council finds that amending the General Plan as proposed above and in the attached Exhibit "A" is in the public interest and accurately and properly reflects the Town's intended use of the property.

**NOW, THEREFORE, BE IT RESOLVED** that the Town of Windsor Town Council, based on the evidence presented, approves the General Plan amendment as described herein and in the attached Exhibit "A" for the Esposti Park Apartments project.

**PASSED, APPROVED AND ADOPTED this 6<sup>th</sup> day of August, 2014 by the following vote:**

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


**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: NONE**

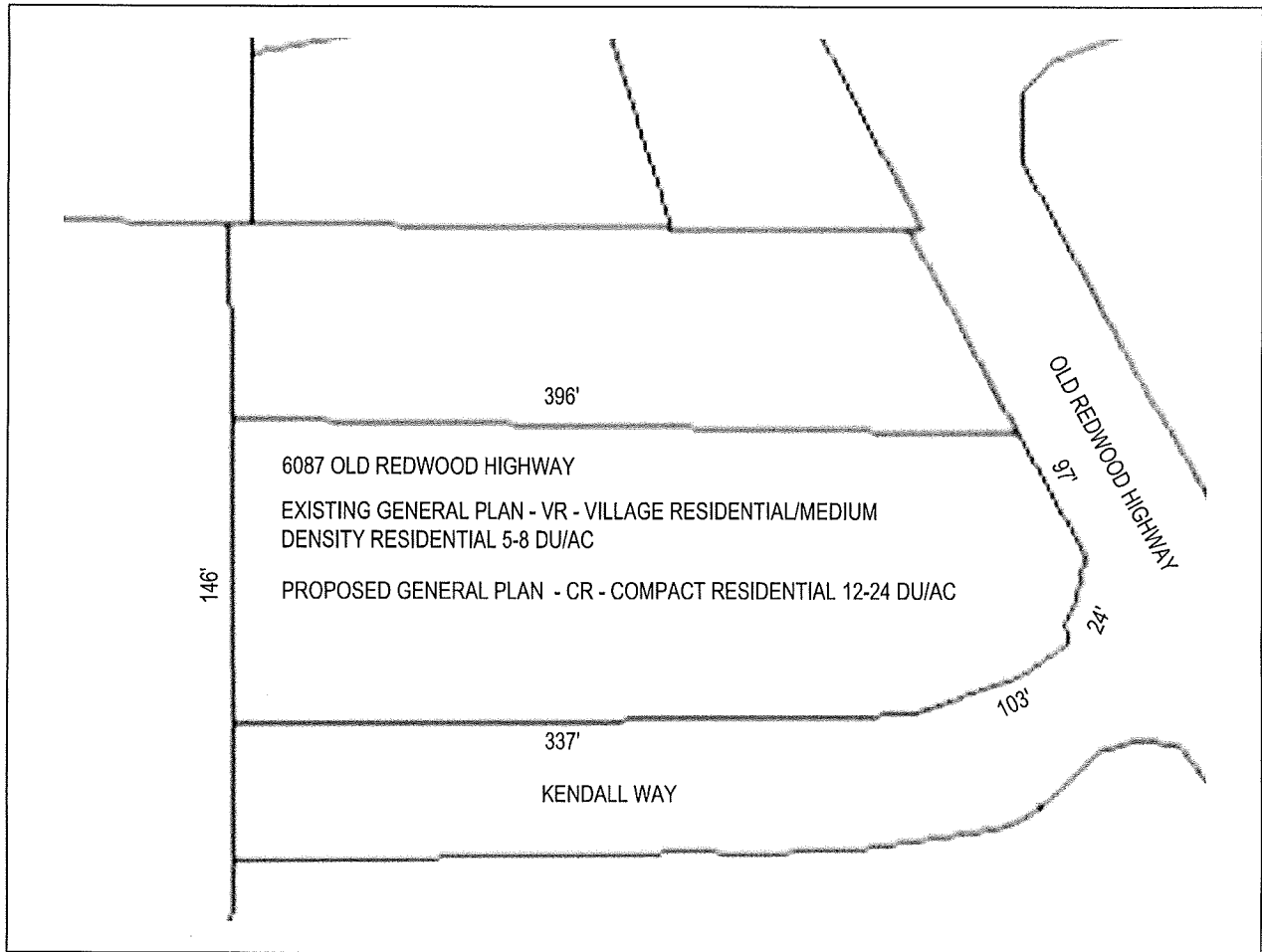
  
**BRUCE OKREPKIE, MAYOR**

**ATTEST:**

  
**MARIA DE LA O, TOWN CLERK**

**Attachment:**

Exhibit "A": General Plan Exhibit

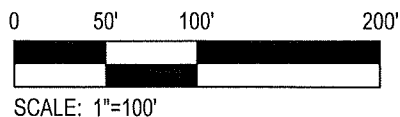
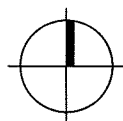


## GENERAL PLAN EXHIBIT

JUNE 2013

**PROJECT NAME:** ESPOSTI PARK APARTMENTS  
**ADDRESS:** 6087 OLD REDWOOD HIGHWAY  
**APN:** 163-171-034  
**ACREAGE:** 1.82 GROSS ACRES

**EXISTING GP:** VR - VILLAGE RESIDENTIAL/MEDIUM DENSITY RESIDENTIAL 5-8 DU/AC  
**PROPOSED GP:** CR - COMPACT RESIDENTIAL 12-24 DU/AC



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