

**ORDINANCE NO. 2014-286**

**AN ORDINANCE OF THE TOWN COUNCIL OF  
THE TOWN OF WINDSOR APPROVING AN AMENDMENT  
TO THE ZONING 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 amendment changes the existing land use zoning 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, Mitigation Monitoring and Reporting Program, and re-adopted a Statement of Overriding Consideration for the proposed project; and

**WHEREAS**, by Resolution No. 3114-14, the Town Council adopted a General Plan amendment associated with the proposed project; and

**WHEREAS**, the Planning Commission recommended approval of an amendment to the Zoning Map to the Town Council in Resolution No. 618-14; 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

**NOW, THEREFORE**, the Town Council of the Town of Windsor does ordain as follows:

**SECTION 1. Recitals.**

The above recitals are true and correct and adopted as findings.

**SECTION 2. Findings.**

The Town Council finds that:

1. The proposed amendments are consistent with the General Plan.
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.
3. The proposed amendments are internally consistent with other applicable provisions of the Zoning Ordinance.

**SECTION 3.** Amend the zoning 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, as depicted in Exhibit “1” attached.

**SECTION 4. Severability.**

If any section, subsection, sentence, clause or phrase or word in this Ordinance is for any reason held to be unconstitutional, unlawful or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed and adopted this Ordinance and each and all provisions thereof irrespective of the fact that any one or more of said provisions may be declared unconstitutional, unlawful or otherwise invalid.

**SECTION 5. Effective Date and Publication.**

This Ordinance shall take effect and be in force 30 days following its passage. Before the expiration of fifteen (15) days after its passage, this Ordinance, or a summary thereof, as provided in California Government Code Section 36933, shall be published at least once in a newspaper of general circulations published and circulated in the Town of Windsor.

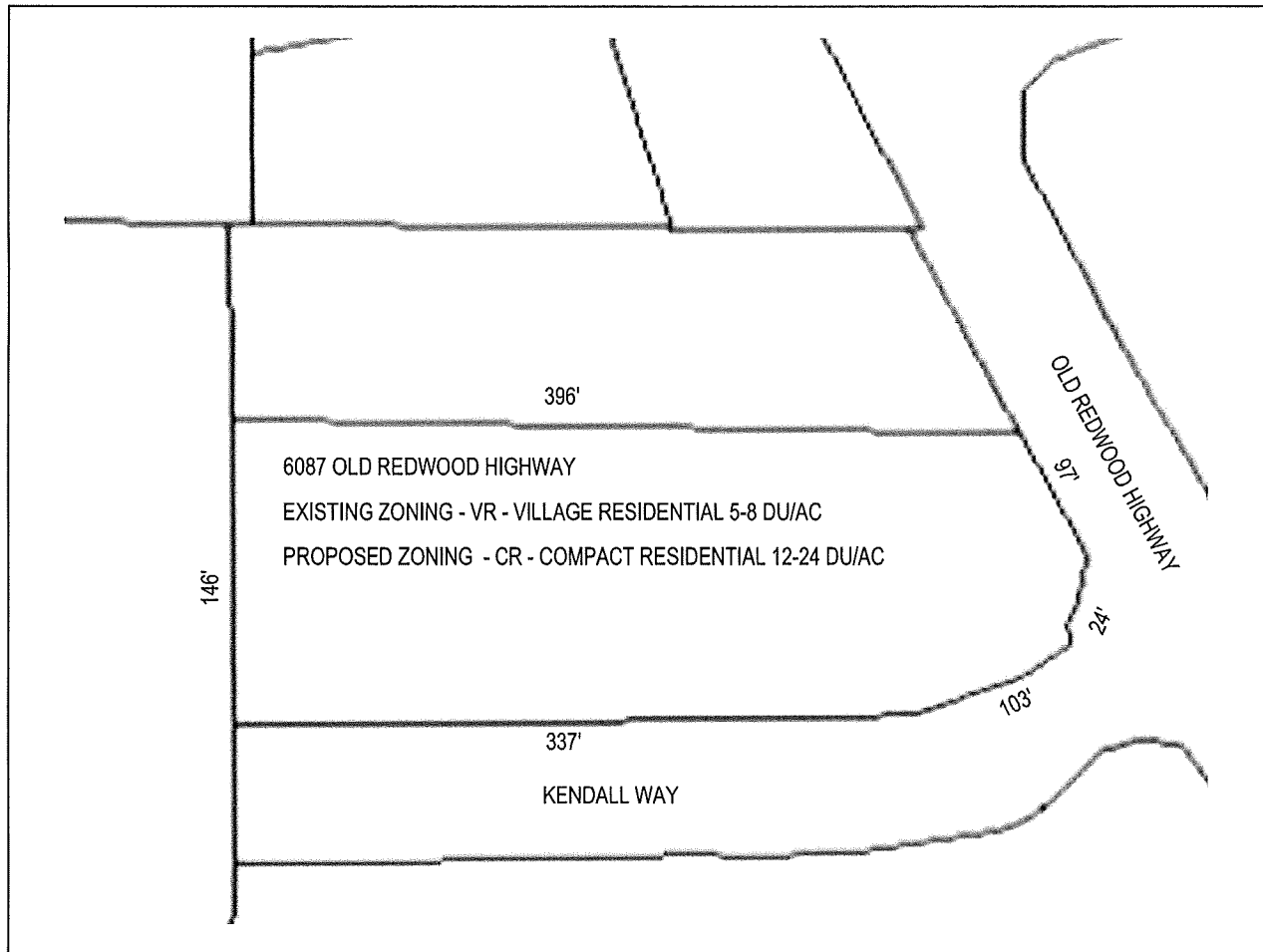
**PASSED, APPROVED, AND ADOPTED this 17<sup>th</sup> day of September 2014, by the following vote:**

**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**

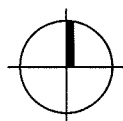


## ZONING DISTRICT EXHIBIT

JUNE 2013

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

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



0 50' 100' 200'



SCALE: 1"=100'



Paul Fritz  
Architecture / Planning

437 High Street  
Sebastopol, CA  
95472  
707.975.6220

paul@fritzarchitecture.com