

Town of Windsor
Community Development Department
Major Project List – April 2016
(updated quarterly)

MAJOR PROJECTS CURRENTLY UNDER REVIEW

Project Name: Victoria Oaks	
File Number	05-28
Location	6808, 6816, and 6842 Hembree Lane / APNs 163-130-030, 163-130-031, and 163-130-032 Northwest corner Hembree Lane/Victoria Lane (north of Walmart) General Plan Special Planning Area "G"
Applicant/Developer	Niniv Tamini Development, Modesto, CA
Project Planner	Pauletta Cangson, Senior Planner, 707-838-5332 / pcangson@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • 84 single-family homes and 6 duets on 16.9 acres • Creekside parks with connections on Pool and Faught Creeks • Gridded street pattern for access/circulation
Status	Plan Check – Subdivision Map and Development Plan
Next Steps	Complete plan check, signature on improvements plans, recordation of map.

Project Name: Bell Village Residential Revisions (Vintage Oaks @ Town Green)	
File Number	14-17
Location	9290 Old Redwood Hwy / APN 161-070-036 East side of Old Redwood Hwy between Joe Rodota Drive and Windsor Road
Applicant/Developer	ArchiLOGIX / Bell Village LP
Project Planner	Kevin Colin (M-Group)/Toni Bertolero, Interim Community Development Director, tbertolero@townofwindsor.com / 707-838-5335
Project Description	<ul style="list-style-type: none"> • 387 attached townhomes on 18.35 acres comprised of 3 parcels • Oak tree preservation • Central open space
Status	4/14/2015 Staff comments provided to applicant for response and revisions to plans. 8/27/2015 Staff met with applicant's local design team to discuss revised plans. 04/2016 – Project conditions being prepared and reviewed
Next Step	Applicant review and support conditions, then scheduled for Council action

Project Name: Windsor Mill	
File Number	14-09
Location	8703, 8711,8713,8716 and 8777 Bell Road West of railroad to the south of Old Downtown, east of Windsor Creek Elementary School)
Project Description	<ul style="list-style-type: none"> • 360 rental units on 20.3 acres • 2.5-acre creek-side open space w/ trail and passive recreation • Completion of Bell Road and addition of street bridge over Windsor Creek on south end • Pedestrian bridge for access to Windsor Elementary
Applicant/Developer	ArchiLOGIX / Bell Village LP
Project Planner	Kevin Colin (M-Group)/Toni Bertolero, Interim Community Development Director 707-838-5335 /tbertolero

MAJOR PROJECTS CURRENTLY UNDER REVIEW

Status	10/21/2014 Comments sent to applicant. Applicant to submit revised plans. 10/16/2014 Staff Review Committee reviewed project 03/09/16 Coordination meeting with applicant and staff
Next Step	Applicant to submit revised plans and information – expected late spring 2016.

Project Name: Richardson Street Mixed Use

File Number	12-07
Location	Old Redwood Hwy at Richardson Street (north of McDonalds) Station Area/Downtown Specific Plan
Applicant/Developer	Bob Daily, Walnut Creek
Project Planner	Kim Voge (Michael Baker Int'l), kimberly.voge@mbakerintl.com/Pauletta Cangson, Senior Planner, 707-838-5332 / pcangson@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • Mixed-use project with 30 apartments and approx. 4,200 sf retail space for on 1.0+/- lot. • Four-stories; retail, residential lobby, service areas, covered arcade, and three residential units on ground floor; upper three floors all residential; Two and three bedroom apts. • Density: 34.4 du / acre • 57 shared parking spaces in surface lot south of building and 19 diagonal street parking. • Shared access with McDonald's.
Status	9/2015 Applicant is reviewing traffic study to identify possible site plan revisions.
Next Step	Applicant to submit revised plans, additional information, and reports/studies.

Project Name: Los Amigos Subdivision

File Number	14-20
Location	280 Arata Lane, APN 161-050-068, northeast corner Arata Ln/Los Amigos
Applicant/Developer	Schellinger Brothers, Santa Rosa, CA 95403; 707-545-1160; scott@cswwland.com
Project Planner	Kim Jordan, Associate Planner, 707-838-5331 / kjordan@townofwindsor.com
Project Description	<ul style="list-style-type: none"> • 7-lot subdivision of 1.764 acres • 6 lots vacant lots ranging in size from 7,523 sf to 8,769 sf • 1 lot developed with existing single-family home and outbuildings on 29,058 sf • Development of the individual lots is not included as part of the project
Status	Incomplete application
Next Step	Applicant to submit revised plans and response to comments from staff

Project Name: The Oaks

File Number	14-22
Location	6122 Old Redwood Hwy / APN 163-172-019 Northeast corner Old Redwood Hwy and Merner Drive General Plan Special Planning Area H
Project Description	<ul style="list-style-type: none"> • 2.9-acre site • General Plan Amendment and Rezoning MDR or PD • Lot line adjustment or parcel map to configure two parcels and revise/extinguish existing easements • 31 residential rental units in flats and townhomes on one parcel • Three residential units above 3,000 sf of commercial space on the second parcel
Applicant/Developer	John McNulty, North Mac Properties, Sebastopol, CA 95472

MAJOR PROJECTS CURRENTLY UNDER REVIEW

Project Planner	Kim Voge (Michael Baker Int'l), kimberly.voge@mbakerintl.com/Kim Jordan, Associate Planner, 707-838-5331 / kjordan@townofwindsor.com
Status	7/22/2015 Incompleteness letter sent to applicant 6/22/2015 Formal application submitted April/May 2016 Staff to meet with applicant regarding resubmittal
Next Step	Applicant to submit revised plans and additional information

Project Name: Creekwalk

File Number	14-21
Location	• 6405 Old redwood Hwy / APN 163-011-036
Project Description	<ul style="list-style-type: none"> • Up to 30 residential units (27 market rate and 3 moderate-income) • Buildings to front on public street and sidewalk • Environmental considerations – oak tree preservation and creek setbacks
Applicant/Developer	John McNulty, North Mac Properties, 7697 Bodega Avenue, Sebastopol, CA 95472
Project Planner	Kim Jordan. Associate Planner, 707-838-5331 / kjordan@townofwindsor.com
Status	Application incomplete
Next Step	Planning Commission review and direction on site plan

MAJOR PROJECTS CURRENTLY UNDER CONSTRUCTION

Project Name: Bell Village Commercial

File Number	09-17
Location	9230 Old Redwood Hwy (Oliver's – Building 1), 9234 Old Redwood Hwy (Building 2), 9238 Old Redwood Hwy (Building 30, and 9240 Old Redwood Hwy (Building 4) (east of Civic Center and Town Green) APN 161-070-036
Project Description	<ul style="list-style-type: none"> • Approximately 83,500 sf commercial space • Oliver's Supermarket • Offices for Oakmont Senior Living + retail space on ground floor • Two pad sites adjacent to Old Redwood Hwy. frontage • Complete Street improvements along Old Redwood Highway
Applicant/Developer	Oakmont Sr. Living and Lytton Tribe
Project Planner	Toni Bertolero, Interim Comm. Dev. Director, 707-838.5335 / tbertolero@townofwindsor.com
Status	<ul style="list-style-type: none"> • Office and retail building issued temporary certificate of occupancy. • Oliver's Market building under construction. • Liner buildings under construction. • Old Redwood Hwy. improvements (Joe Rodota to Windsor Road) under construction. • Old Redwood Hwy. improvements (Richardson St. to Joe Rodota) completed May 2015.

Project Name: Holiday Inn Hotel

File Number	07-42
Location	8755 Old Redwood Hwy. (east of 101 northbound offramp), APN 164-030-061
Project Description	• 100-room full-service hotel with fitness/pool facilities on 1.25 acres

MAJOR PROJECTS CURRENTLY UNDER CONSTRUCTION

	<ul style="list-style-type: none"> 2,650 sf meeting rooms on second floor 50-seat full-service restaurant with seasonal outdoor seating Underground parking garage
Applicant/Developer	Nick Desai
Project Planner	Toni Bertolero, Interim Comm. Dev. Director, 707-838.5335 / tbertolero@townofwindsor.com
Status	Under construction

Project Name: Town Green – Buildings R & S

File Number	03-49
Location	<u>Building R</u> : 212 – 242 Bell Road (APNs 164-520-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015) <u>Building S</u> : 102 -128 Johnson Street (APNs 164-530-01, 02, 03, 04, 05, 06, 07, 08, 09, 10)
Project Description	<ul style="list-style-type: none"> <u>Building R</u>: 13 live/work units <u>Building S</u>: Mixed use: five for-sale townhomes over ground floor retail Solar panels and rain gardens Clean-up of partially constructed buildings
Applicant/Developer	CitiVentures, 1600 Quail Street, Newport Beach, CA 92660
Project Planner	Clif Castle, ccastle@townofwindsor.com Building Official 707-838-5341
Status	<ul style="list-style-type: none"> Building permits issued. Projects under construction

MAJOR PROJECTS AWAITING BUILDING PERMIT ISSUANCE

Project Name: Esposti Park Apartments

File Number	12-28
Location	6087 Old Redwood Hwy / APN 163-171-042
Project Description	<ul style="list-style-type: none"> 35 market rate residential units Community garden Completion of north side of Kendall Way Pedestrian crossing to Esposti Park with ‘safety corral’ on Old Redwood Hwy
Applicant/Developer	Paul Wright, Wright Contracting, P.O. Box 1270, Santa Rosa, CA 95402
Project Planner	Pauletta Cangson, Senior Planner, 707.838.5332 / pcangson@townofwindsor.com
Status	Building permits issued – project under construction Minor project revisions – Planning Commission April 26, 2016 approved