RESOLUTION NO. 2994-13

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR DESIGNATING RICHARDSON STREET MIXED-USE PROJECT AS A PRIORITY DEVELOPMENT, GRANTING A WAIVER OF CERTAIN PROVISIONS OF THE GROWTH CONTROL ORDINANCE, AND AUTHORIZING THE TOWN MANAGER TO ENTER INTO AND EXECUTE A PRIORITY DEVELOPMENT AGREEMENT (RICHARDSON STREET MIXED-USE 12-07)

WHEREAS, the Town Council of the Town of Windsor adopted provisions in the Growth Control Ordinance Section 16-4-125, which allow for the Council to establish priority development areas as an incentive to focus growth in those areas; and

WHEREAS, the Town Council adopted the Windsor Station Area/Downtown Specific Plan January 18, 2012; and

WHEREAS, the Town Council adopted Resolution 2911-12 designating the Windsor Station Area/Downtown Specific Plan Area as a Priority Development Area; and

WHEREAS, properties within the Windsor Station Area/Downtown Specific Plan Area may be eligible to obtain waivers under provisions of the Growth Control Ordinance Section 16-4-125b.Waivers; and

WHEREAS, in accordance with the provisions of the policies of the Growth Control Ordinance Bob Daily, Pegasus Group, submitted a waiver request to the Town Council requesting waivers for the residential units of the Richardson Street Mixed-Use project; and

WHEREAS, this is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15306, as it is solely for the purpose of gathering information to provide direction to a potential development applicant for submittal of a future project application that would be subject to the provisions of CEQA; and

WHEREAS, the Town Council considered this matter at a duly noticed public hearing on May 1, 2013 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Town Council makes the following findings regarding the applicant's request:

1. The Richardson Street Mixed-Use project site is within the boundaries of the Windsor Station Area/Downtown Specific Plan Area, which is currently designated as an area of priority development.
2. The project has the potential to provide housing densities and diversity to further promote the goals and policies of the Windsor Station Area/Downtown Specific Plan Area.

3. The Richardson Street Mixed-Use project is viewed as a critical property in the design and development of the downtown based on its close proximity to the Town Green and its potential to provide housing and services supportive of the existing environment.

NOW THEREFORE BE IT RESOLVED, that the Town Council of the Town of Windsor hereby designates Richardson Street Mixed-Use project as a priority development as depicted in Exhibit "A" Project Site Plan and Exhibit "B" Project Proposal Statement.

BE IT FURTHER RESOLVED that the Town Council hereby grants a waiver of certain provision of the Growth Control Ordinance for the Richardson Street Mixed-Use project subject to the following key components being incorporated into the future design of the project:

1. The project is eligible to enter into a Priority Development Area Waiver Agreement with the Town that outlines the key components of the project, timing for submittal of a formal entitlement application, performance requirements, allocation reservations, etc.
2. The project is eligible to file an entitlement application, within three months of execution of a Priority Development Area Waiver Agreement.
3. The project is granted priority development waivers for an overall project residential unit count not to exceed 37 units.
4. The project shall generally comply with the project as described in Exhibit "A" and Exhibit "B".
5. The following key components, identified by the Town Council, shall be incorporated into the formal application and project design:

    a. Maximum of 37 residential units.
    b. Mix size/type of residential units, consider loft type units in mix.
    c. One large retail space. Large space provides for more flexibility in tenant types, an option for anchor tenant or multiple sub-tenant rental spaces.
    d. Re-consider ground floor apartments.
    e. Architecture should consider more open design, exterior balconies for residential units, more architectural interest, less of a hotel look.
    f. Screen view of parking (i.e. living wall, solar carports for residential uses, and/or similar).
    g. Parking study required to address project parking needs (applicant encouraged to work with McDonalds for shared parking).

The Town Manager is authorized to execute the agreement based on substantial conformance with the requirements of this resolution. Applicant shall be responsible for costs associated with the Town Attorney in preparation of this agreement.

PASSED, APPROVED, AND ADOPTED this 1st day of May 2013, by the following vote:

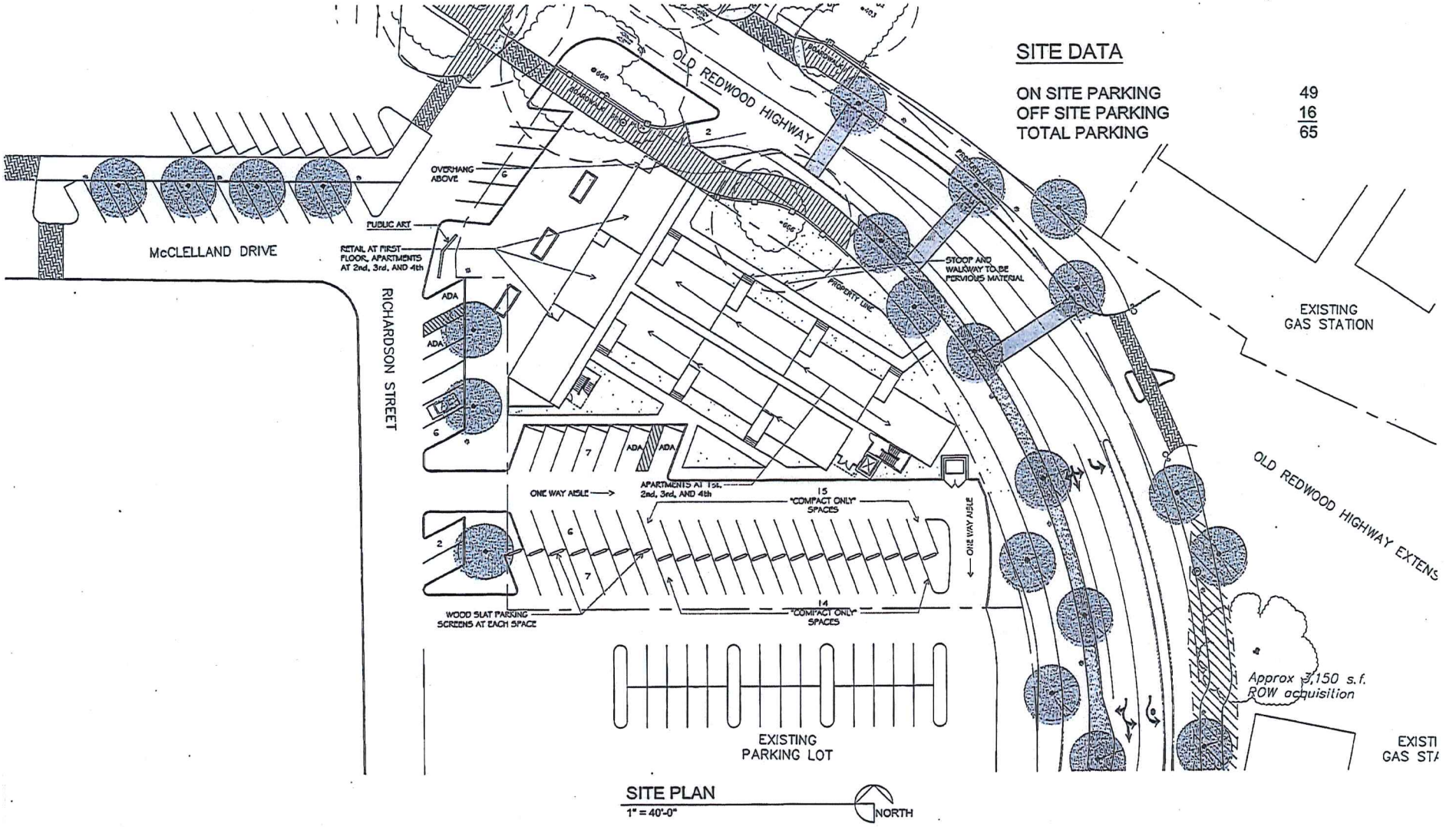
AYES:	**COUNCILMEMBERS ALLEN, FUDGE, OKREPKIE AND MAYOR GOBLE**
NOES:	**COUNCILMEMBER SALMON**
ABSTAIN:	**NONE**
ABSENT:	**NONE**

ROBIN GOBLE, MAYOR

ATTEST:

MARIA DE LA O, TOWN CLERK

Attachment: Exhibit "A" Project Site Plan
Exhibit "B" Project Proposal Statement



PEGASUS GROUP
endvrcorp
Lighthouse
Assisted Living & Memory Care Communities
3-22-2013
S|P architects

EXHIBIT "A"

PEGASUS GROUP

Town Council
Town of Windsor
P.O. Box 100
Windsor, Ca 95492

Re: Application Requesting Waiver for Residential Units in Designated Priority Development Area

Dear Members of the Windsor Town Council:

This application is for waivers on 37 residential units in a Designated Priority Development Area of Windsor for the Fall of 2013. We will be constructing a mixed use building consisting of 37 market rate apartments and 2,550+/- square feet of retail space on a 1+/- acre parcel known as APN 066-100-068. The Building is designed to be compatible with the surrounding area and to comply with all of the Downtown Specific Plan requirements. The attached plans are drafted to meet these objectives.

The retail space is designed with high ceilings, large plate glass windows, accordion doors and movable interior walls to accommodate a variety of retail tenants. It has attractive and active exteriors, with an outside promenade to invite customers.

The 37 market rate apartments are housed in an elevator serviced 4 story building (each apartment is 850 +/- square feet with 2 bedrooms). The location of the apartments are attractive to tenants because the surrounding area consist of restaurants, specialty stores, necessity shopping and public transportation, which are all within walking distance. The local retailers and restaurant owners will welcome these new residents, who will bring additional life to the downtown.

We are available to discuss this project and answer any questions that you have regarding this project.

Sincerely,

Bob Dailey
Applicant
(925) 899 8549

EXHIBIT "B"