

Town of Windsor

CALIFORNIA

Community Development Department
Major Project List - October 2026
Updated Quarterly

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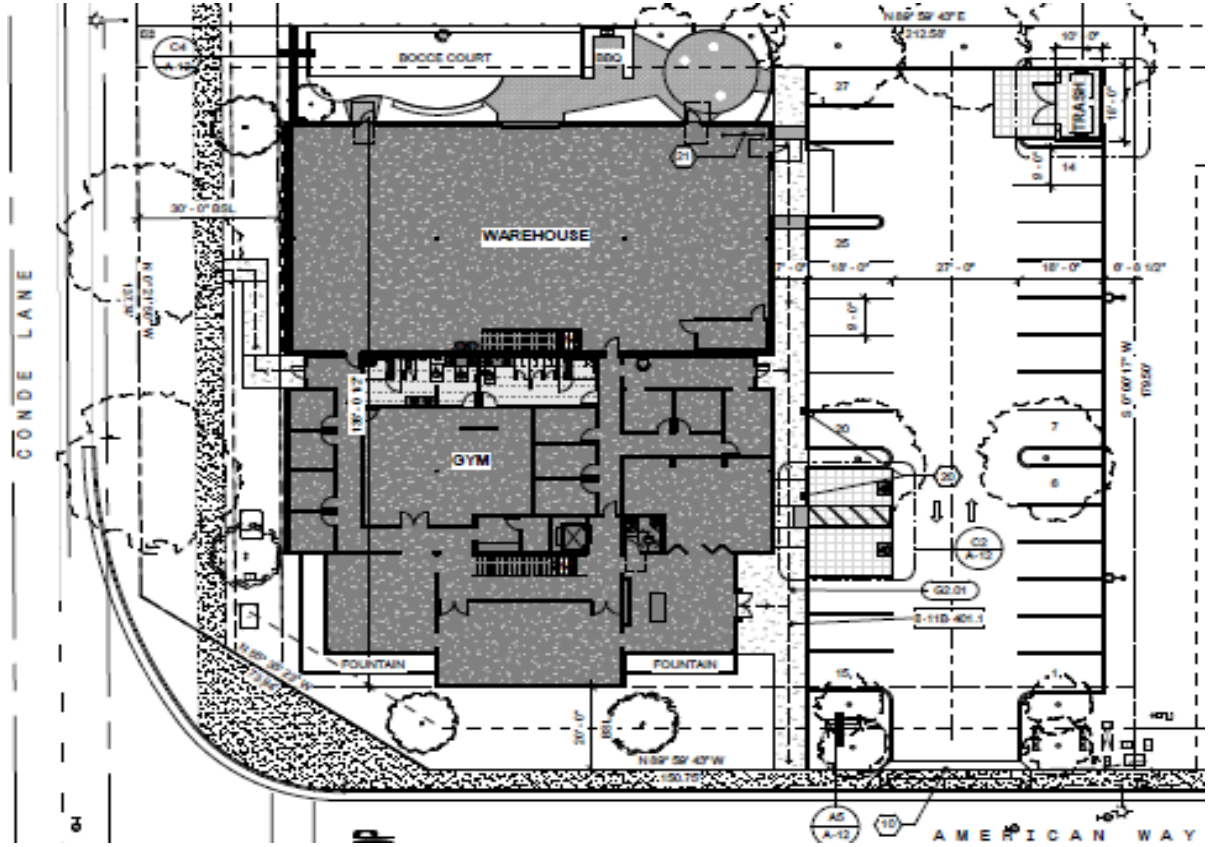
PROJECTS UNDER CONSTRUCTION



Chevron	
Project Status:	Under construction
Project Type:	Commercial
File Number:	17-21
Location:	9120 and 9200 Old Redwood Highway
Project Description:	New/remodeled gas station, car wash and market/restaurant, including two new fuel dispensers and expanded canopy.
Applicant/Developer:	Jackson Food Stores, Inc.
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Building permit issued
Next Steps:	Construction activities commenced in June 2026



Cora Creek Apartments	
Project Status:	Under construction
Project Type:	Residential
Affordable Units:	106
File Number:	24-10
Location:	8975 Conde Lane (APN 164-020-023)
Project Description:	106 affordable apartments with 90 one-bedroom units and 16 two-bedroom units contained within two four-story buildings on a 3.69-acre parcel. Includes 80% density bonus, affordable housing development incentives and waivers, and reduced parking requirements pursuant to California State Density Bonus Law. Vehicular access is proposed via two driveways on Armando Renzullo Way and an EVA connecting Armando Renzullo Way to Oakfield Lane and Conde Lane.
Applicant/Developer:	Gregg Wanke, Gallaher Companies, 9240 Old Redwood Highway, Suite 200, Windsor, CA 95492, gwanke@gallahercompanies.com, 707-535-3234
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Planning Commission approval on 4/22/2025. Grading permit issued.
Next Steps:	Construction



DenBeste Warehouse Building	
Project Status:	Construction
Project Type:	Commercial
File Number:	19-17
Location:	700 American Way (APN 163-270-002)
Project Description:	15,830-square foot warehouse building, including 2,586 square feet of office space.
Applicant/Developer:	Ken LaFranchi/Bill DenBeste 100 E Street Ste. 204, Santa Rosa, CA 95403 (707) 528-2449 ken@lafranchidevelopment.com
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Building permit issued.
Next Steps:	Construction underway.




Elowen Oak (Formerly Known as Shiloh Apartments)	
Project Status:	Construction underway
Project Type:	Mixed Use
Affordable Units:	13
File Number:	21-13
Location:	APN 164-350-001
Project Description:	• Develop 3.83 acre vacant lot • 6 apartment buildings, 60 units and two less than 500 Sq. Ft. studios (considered half units) • 3,5711 square feet of commercial space
Applicant/Developer:	Contact: Efren Carrillo, efren@gallahercommunityhousing.com, 707-535-3208
Project Planner:	Kevin Locke, Planner II, klocke@townofwindsor.ca.gov, 707-838-5004
Status Details:	• 6/22/2021: Planning Commission approval • 7/06/2023: Administrative Hearing Office approves a Tentative Parcel Map to subdivide the 3.83 acre parcel into two • 2/03/2025: AB 2729 extended the Tentative Parcel Map approval until December 6, 2026.
Next Steps:	Building Permits Issued



Hembree Lane Oaks Subdivision	
Project Status:	Construction underway
Project Type:	Residential
Affordable Units:	2 moderate income units
File Number:	21-18
Location:	7842 Hembree Lane (APN 163-080-047)
Project Description:	24-lot subdivision on a vacant 5.19-acre site with lots ranging in size from 2,000 to 11,000 square feet (smaller lots at the west end) with two-story, single-family units, including some zero lot line duets. Includes two deed-restricted affordable units for moderate income households and dedication of 2.0 acres of open space contiguous with Robbins Park.
Applicant/Developer:	Doyle Heaton/Falcon Point Associated LLC 3496 Buskirk Avenue, Pleasant Hill, CA 94523, doyle@drgbuilders.com, (925) 872-9917
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Under construction
Next Steps:	Certificates of Occupancy



Heritage Park Apartments	
Project Status:	Construction underway
Project Type:	Residential
Affordable Units:	33
File Number:	17-19
Location:	8685 Old Redwood Highway
Project Description:	• 1.66-acre site • 33 apartments (4 one-bedroom, 16 two-bedroom, 13 three-bedroom units) • Affordable to low- and very low-income households
Applicant/Developer:	Michael Weyrick 3911 N. Ventura Avenue, Ventura, CA 93001 michaelweyrick@mwdevelopment.org (805) 451-7268
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Under construction
Next Steps:	Certificate of Occupancy

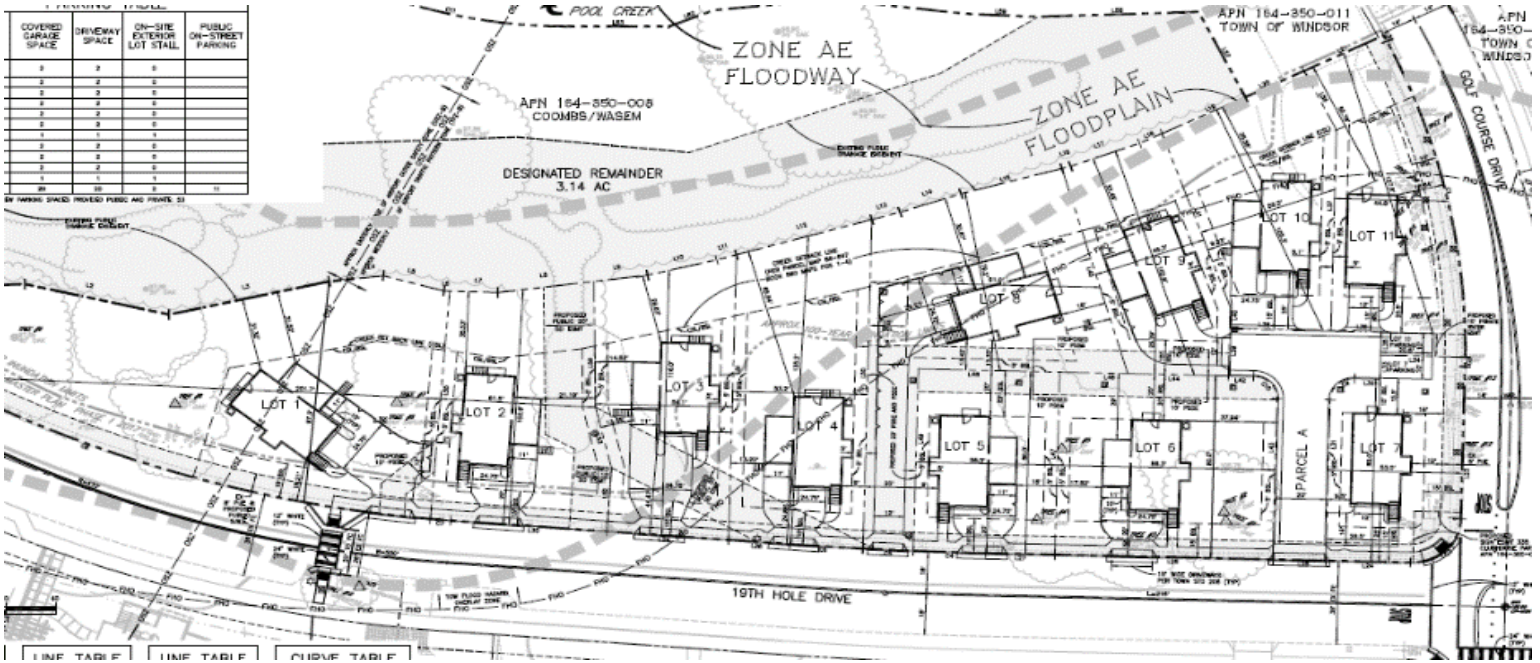


Old Redwood Highway Villages	
Project Status:	Construction underway
Project Type:	Single-family units
Affordable Units:	3 moderate income units
File Number:	21-21
Location:	6114 and 6122 Old Redwood Highway (APNs 163-172-021, 163-172-019, and 163-172-020)
Project Description:	29-unit small lot subdivision with two common open space parcels at the northwest and southwest corners. All units are two stories. Six units will have flex/office spaces oriented to Old Redwood Highway. Three units will be deed-restricted moderate income units.
Applicant/Developer:	Doyle Heaton/Falcon Point Associated LLC 3496 Buskirk Avenue, Pleasant Hill, CA 94523, doyle@drgbuilders.com, (925) 872-9917
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Under construction
Next Steps:	Certificates of Occupancy



Redwood Glen	
Project Status:	Under construction
Project Type:	Residential
Affordable Units:	43
File Number:	20-14
Location:	8550, 8560 Old Redwood Highway (APNs 164-080-038, 164-080-002)
Project Description:	43 unit affordable apartments, including 1 one-bedroom, 5 two-bedroom, and 37 three-bedroom units. The building is four stories along the Old Redwood Highway frontage, stepping down to three stories in the rear
Applicant/Developer:	Redwood Glen Apartments, L.P. Contact: Mike Limb, Project Manager, mlimb@newportpartners.com, 949-923-7800
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Building permit issued
Next Steps:	Certificate of Occupancy

6500 and 6516 Old Redwood Highway Subdivision	
Project Status:	Under Construction
Project Type:	Residential
Affordable Units:	No
File Number:	15-31 MJS
Location:	6500 and 6516 Old Redwood Highway (APNs 163-012-016 and 163-012-017)
Project Description:	• 8-lot subdivision of 1.814 acres • 8 lots ranging in size from 6,140 to 6,844 square feet and one 9,919 square foot lot • Construction of new street to provide access to the parcels • Development of the individual lots is not included as part of the project
Applicant/Developer:	Joe Ripple, Schellinger Brothers, Santa Rosa, CA 95403 707-890-8074 / joe@schellingerbrothers.com
Project Planner:	Kimberly Jordan, Planner III, kjordan@townofwindsor.ca.gov, 707-838-5331
Status Details:	6/17/2026 Final Map recorded. All building permits issued.
Next Steps:	Issuance of Certificate of Occupancy for lots 1 and 4-8. Complete construction of lots 2 and 3.



19th Hole	
Project Status:	Under Construction
Project Type:	Residential
Affordable Units:	No
File Number:	19-14
Location:	0 19th Hole Drive (APN 164-350-008)
Project Description:	• 4.95-acre parcel • 11 lot subdivision • 1 common area parcel for access (Parcel A) • 1 remainder parcel that includes the creek setback area • Major subdivision, Use Permit for modification to setbacks, lot size, and lot width, and covered parking, and Site Plan and Design Review
Applicant/Developer:	Natalie Balfour / Airport Business Center, nbalfour@sonic.net
Project Planner:	Kimberly Jordan, Planner III, kjordan@townofwindsor.ca.gov, 707-838-5331
Status Details:	10/22/2019: Approved by Planning Commission Certificates of occupancy issued for lots 1 and 2
Next Steps:	Building permit submittal for lots 3 through 11

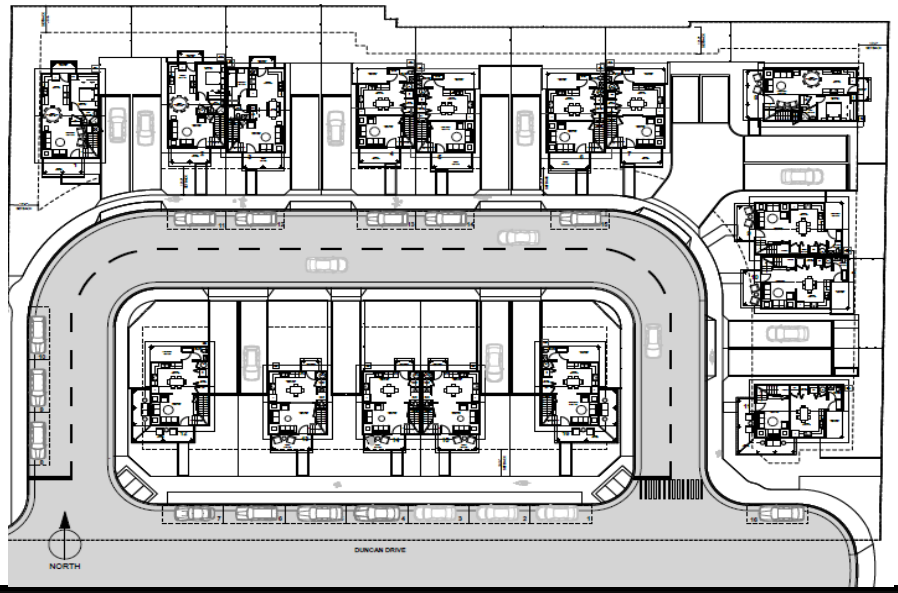


Shiloh Crossing	
Project Status:	Under Construction
Project Type:	Residential
Affordable Units:	173
File Number:	21-17
Location:	295 Shiloh Road (APN 163-171-039)
Project Description:	173-unit mixed use affordable housing apartment project with 8,000 SF commercial space and two residential buildings, including a four-story building facing Shiloh Road with commercial space on the ground floor and apartments above, and a five-story all-residential building in back. The unit mix includes 15 studio units (576 SF); 70 1BR units (626 SF); 44 2BR units (928 SF); and 44 3BR units (1,079 SF).
Applicant/Developer:	Integrated Community Development/Attn: Jake Lingo, 20750 Ventura Boulevard, Suite 155, Woodland Hills, CA 91364, jlingo@icdemail.com
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Construction underway
Next Steps:	Certificate of Occupancy

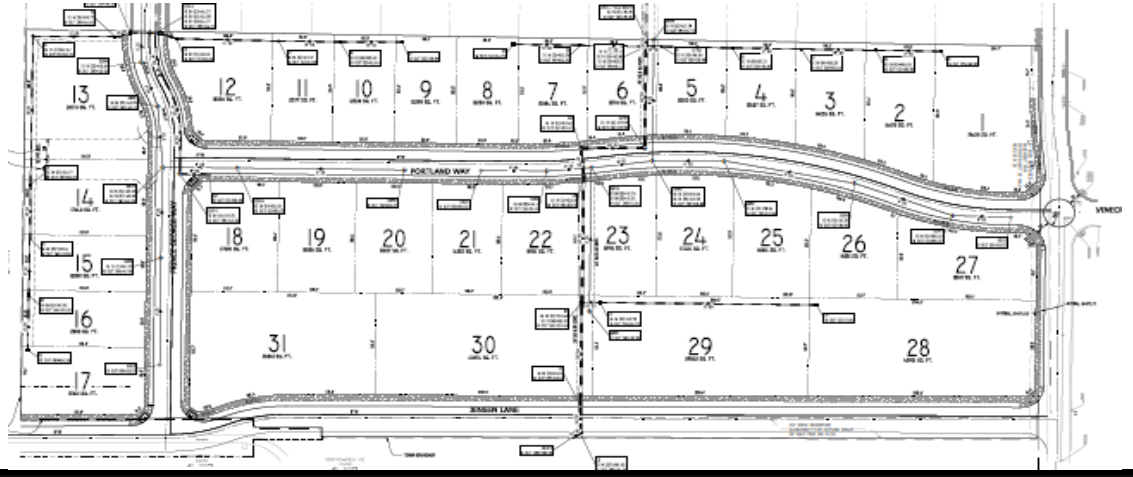


Shiloh Road Mixed Use	
Project Status:	Under construction
Project Type:	Mixed Use
Affordable Units:	None
File Number:	18-22
Location:	1200 Shiloh Road/5823 Skylane Boulevard
Project Description:	Mixed use project with a 2,844-square foot community market and 29 apartments, including 15 one-bedroom units (680-730 SF); 12 two-bedroom units (860 SF); and two studio apartments (500 SF). The project includes four 3-story buildings.
Applicant/Developer:	Mangal Dhillon, 50 Santa Rosa Avenue, Suite 400, Santa Rosa, CA 95404
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Construction underway
Next Steps:	Certificate of Occupancy

APPROVED PROJECTS



Duncan Village	
Project Status:	Approved
Project Type:	Residential
Affordable Units:	16
File Number:	16-08
Location:	484 Wall Street
Project Description:	• 1.34-acre parcel • 16 single family homes, including 6 attached and 10 detached units. • Lot sizes range from 1,953 to 3,495 square feet. • Unit sizes range from 945 to 1,265 square feet. • Affordable to low- and very-low income households.
Applicant/Developer:	Habitat for Humanity of Sonoma County, Wayne Kleefeld, w.kleefeld@habitatsoco.org
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	One year extension of time approved on June 15, 2026, extending the project until June 27, 2027. No further extensions are available.
Next Steps:	Applicant to submit improvement plans and building permit applications



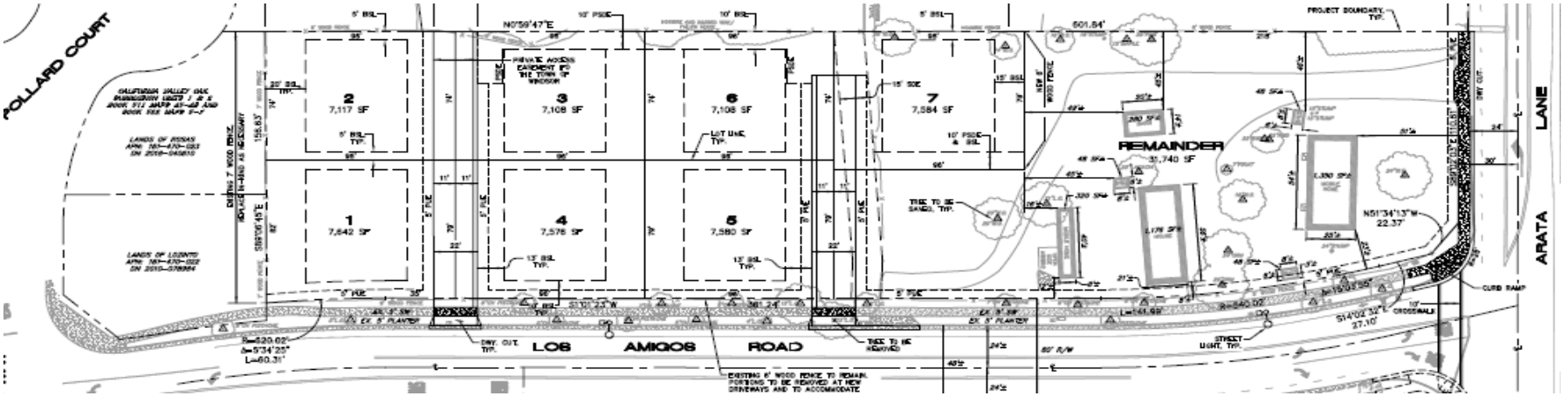
The Estates at Ross Ranch	
Project Status:	Approved
Project Type:	Residential
Affordable Units:	No
File Number:	19-08
Location:	1295 Jensen Lane (APN 162-020-004)
Project Description:	• 17.17-acre site with one single-family home • 31 lot subdivision, with a minimum lot size of 12,199 square feet (0.25-acre), maximum lot size of 40,931square feet (0.93-acre), and average lot size of 18,862 square feet (0.43-acre) • Extension of Prince George Way to the east, extension of the Jensen Lane along the east property line, new street Portland Way would extend from Vinecrest Road to the new Prince George Way extension • Roundabout at Vinecrest Road and Portland Way • Reduction in agricultural buffer along the south property line to 100-feet from 200-feet
Project Website:	https://www.townofwindsor.ca.gov/1318/Estates-at-Ross-Ranch
Applicant/Developer:	Brian Flahavan, btf@flavahanlaw.com
Project Planner:	Kimberly Jordan, Planner III, kjordan@townofwindsor.ca.gov, 707-838-5331
Status Details:	April 2023 Town Council certified Supplemental Environmental Impact Report (SEIR) with Statement of Overriding Consideration and approved the 31-lot subdivision and reduction in agricultural buffer
Next Steps:	Staff review of final map and improvement plans



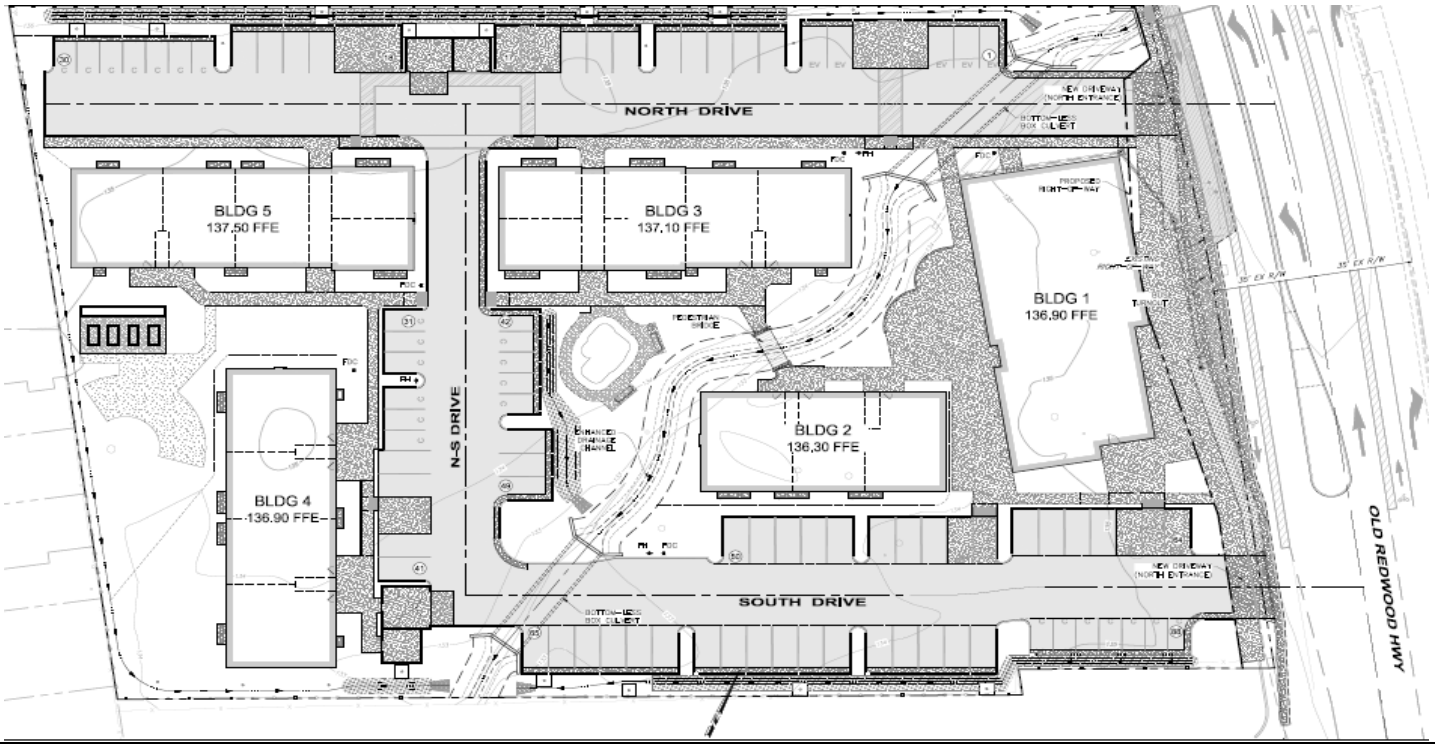
Los Amigos Cottages	
Project Status:	Approved
Project Type:	Residential
Affordable Units:	Yes. 5 units for sale to low income households
File Number:	23-11
Location:	263 Arata Lane, APN 161-020-049 (east of New Song Church)
Project Description:	2.71 acre parcel subdivided into 32 lots. 27 for sale market rate homes on lots ranging in size from 1,863 to 5,814 square feet and 5 for sale affordable duet homes on lots ranging in size from 1,578 to 2,520 square feet.
Applicant/Developer:	Ben van Zutphen, Redwood Equities, LLC, P.O. Box 2357, Healdsburg, CA 95448 ben@vanzutphen.us
Project Planner:	Kim Jordan, Planner III, kjordan@townofwindsor.ca.gov, 707-838-5331
Status Details:	7/14/2026 Planning Commission approved project, Resolution 791-26.
Next Steps:	Applicant submittal of final map and improvement plans



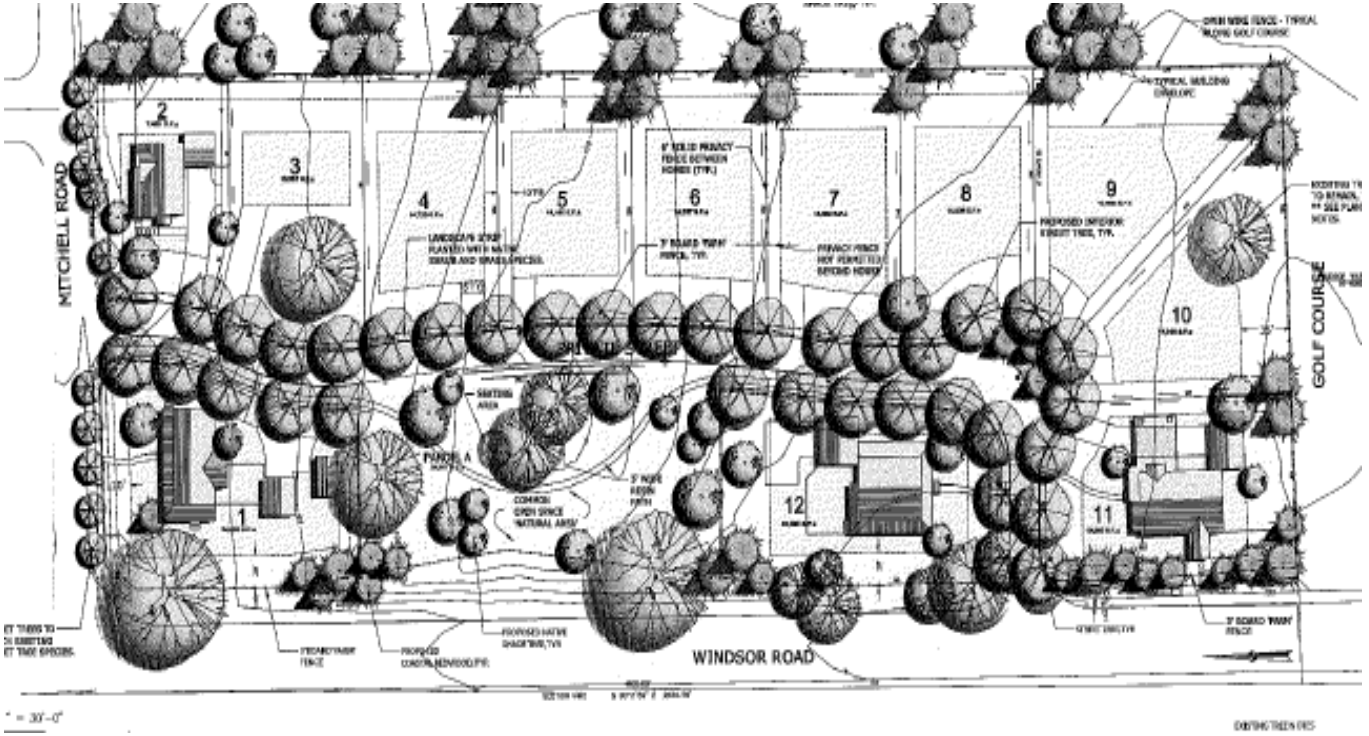
Mill Creek (formerly "Windsor Mill")	
Project Status:	Approved
Project Type:	Residential
Affordable Units:	No
File Number:	14-09
Location:	8703, 8711, 8713, 8713, and 8777 Bell Road - South of the terminus of the northerly segment of Bell Road, east of the railroad to the south of Old Downtown and west of Windsor Creek Elementary School
Project Description:	• 360 multi-family units in 16 three-story buildings on 20.3 acres • 2.5-acre creek-side open space with 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
Owner:	John Barella, j2barella@gmail.com
Project Planner:	Patrick Streeter, Community Development Director, pstreeter@townofwindsor.ca.gov, 707-838-5313
Status Details:	Planning entitlements valid through December 26, 2027. No more extensions available.
Next Steps:	Applicant to submit final map, improvement plans, and building permit applications.



Sherlock Homes	
Project Status:	Approved
Project Type:	Residential
Affordable Units:	None
File Number:	18-27
Location:	260 Arata Lane (APN 161-050-060)
Project Description:	• 2.08-acre parcel on the southwest corner of Arata Lane and Los Amigos Road • 7 new residential lots with single-family homes on approximately 1.38 acres • Existing development retained on a 0.70-acre remainder parcel • Frontage improvements along the Arata Lane project frontage
Applicant/Developer:	Dennis Dalby, Civil Design Consultants, 2200 Range Avenue, Suite 204, Santa Rosa, CA 95403, (707) 542-4820
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Entitlements are valid through December 13, 2026.
Next Steps:	Application for Extension of Time



Kashia/Burbank Affordable Housing/Mixed-Use Project	
Project Status:	Approved
Project Type:	Mixed Use
Affordable Units:	54
File Number:	20-18
Location:	10221 Old Redwood Highway (APN 161-040-008)
Project Description:	54 affordable apartments for Kashia Tribe members and a mixed-use building for Tribal Headquarters offices, with community spaces and a lobby/gallery on the ground floor. Project includes five three-story buildings on a 2.5-acre parcel.
Applicant/Developer:	Jocelyn Lin, Burbank Housing, 1420 Gurneville Road, Unit 1, Santa Rosa, CA, 95403, jlin@burbankhousing.org
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Building permit application under review
Next Steps:	Building permit issuance



The Overlook	
Project Status:	Approved
Project Type:	Residential
Affordable Units:	No
File Number:	98-42
Location:	Southeast corner of Windsor Road/Mitchell Lane
Project Description:	12-lot subdivision with design and landscape guidelines for construction of the homes and development of lots
Applicant/Developer:	Phil Richardson, 415-383-2900 / padr@comcast.net
Project Planner:	Kimberly Jordan, Planner III, kjordan@townofwindsor.ca.gov, 707-838-5331
Status Details:	Public improvements completed.
Next Steps:	Submittal of building permits



Quail Acres (formerly called North of Arata)	
Project Status:	Approved
Project Type:	Residential
Affordable Units:	Yes. 15 moderate income for sale and 15 low income for sale
File Number:	20-08
Location:	161-020-053 (325 Arata Lane), 161-020-058, and 161-020-060 (259 Arata Lane)
Project Description:	• 3 parcels, totaling 58.9-acres • 301 lots with a mix of lot and home sizes, including 30 affordable for sale homes • Reduction in agricultural buffer on north and east property boundaries from 200-feet to 100-feet • Community park, linear trail along east and north property lines, plaza • Extension of Los Amigos Road • Request for waivers from certain Zoning Ordinance development standards, such as lot size, lot width, lot coverage, and setbacks. Project is eligible for waivers since it includes affordable housing.
Applicant/Developer:	Ben van Zutphen, Redwood Equities, LLC, P.O. Box 2357, Healdsburg, CA 95448 ben@vanzutphen.us
Project Planner:	Kim Jordan, Planner III, kjordan@townofwindsor.ca.gov, 707-838-5331
Status Details:	5/13/2025 Planning Commission approved the project with 301 lots.
Next Steps:	Applicant submittal of final map and improvement plans



Windsor Place (AKA Richardson Street Mixed Use)	
Project Status:	Approved
Project Type:	Mixed Use
Affordable Units:	None
File Number:	12-07
Location:	9100 Richardson Street
Project Description:	• Mixed-use project with 30 condominiums and 4,200 SF retail space on 0.87-acre lot • Four-stories; retail/restaurant, residential lobby, service areas, covered arcade, and three residential units on ground floor; upper three floors all residential.
Applicant/Developer:	Bob Dailey, 1148 Alpine Road, Walnut Creek, CA 94596 (925) 899-8549 dailyb@pegasusgroup.net
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Entitlements are valid through December 14, 2026. Eligible for additional extensions.
Next Steps:	Application for Extension of Time



Carol Shelton Winery Mixed-Use Project	
Project Status:	Approved
Project Type:	Mixed Use
Affordable Units:	None
File Number:	19-21
Location:	900 Mitchell Lane (APN 164-140-039)
Project Description:	58,500 sf three-story building including: • winery, crush area, wine storage, wine tasting room • ground floor restaurant with outdoor eating areas • event space on the third floor and roof top • one caretaker unit and three multi-family units on the third floor
Applicant/Developer:	Mitch MacKenzie, mitch@carolshelton.com
Project Planner:	Kim Jordan, Planner III, kjordan@townofwindsor.ca.gov, 707-838-5331
Status Details:	12/14/2020: Planning Commision approved Revision to File application allowing more private winery events and an increase in the number of guests per event, subject to conditions of approval
Next Steps:	Applicant submittal of building permit plans

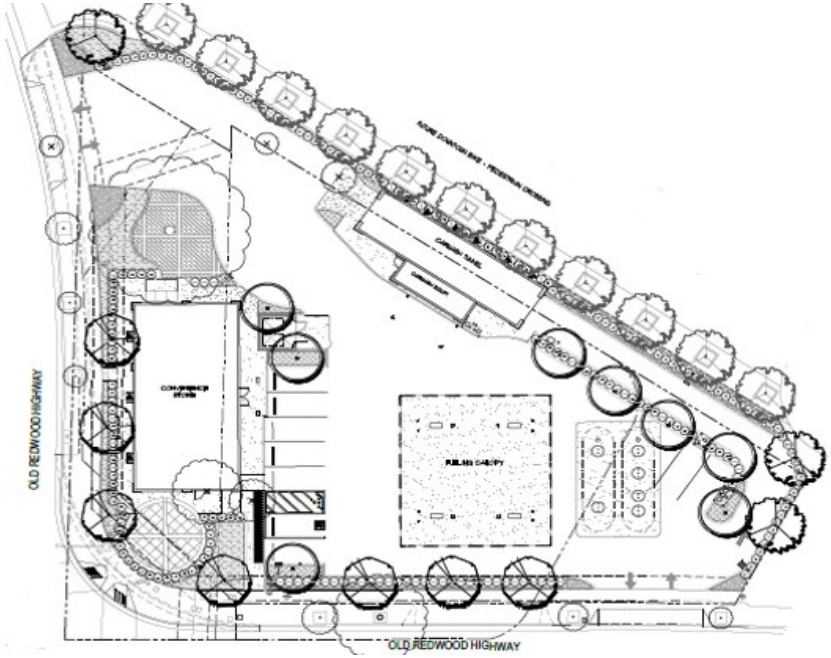


Clearwater at Windsor	
Project Status:	Approved
Project Type:	Mixed Use
Affordable Units:	5 very low and 5 moderate income apartments
File Number:	GPA/REZ/TPM/DR 19-20
Location:	376 Shiloh Road (APN 059-271-059) "Vincini Property"

Project Description:	• 25-acre vacant property • 12 acres undevelopable due to the presence of wetlands, and rare plant habitat • Senior living facility with 34 memory care units, 71 assisted living, and 141 independent living units and amenities • 25,000 square feet of ground floor commercial space with 10 affordable residential units and office space on the second floor along Shiloh Road • Four lot subdivision • Reduction in the Agricultural Buffer along the east and south property lines to 100-feet from 200-feet
Project Webpage:	https://www.townofwindsor.ca.gov/1343/Clearwater-at-Windsor
Applicant/Developer:	Wil Ferrero, 5000 Birch Street, Suite 400, Newport Beach, CA 92660, (949) 333-8525, wil.ferrerro@clearwaterliving.com
Project Planner:	Kim Jordan, Planner III, kjordan@townofwindsor.ca.gov, 707-838-5331
Status Details:	2/1/2023: Town Council approval. 9/23/2025: Issuance of rough grading permit. 12/2025 Final Map recorded.
Next Steps:	Town reviewing off site and on site improvement plans, and buildng permit plans for senior living building



Mitchell Lane Storage Facility	
Project Status:	Approved
Project Type:	Commercial
File Number:	23-17(A)
Location:	0 Mitchell Lane, APN 164-140-043
Project Description:	The applicant is requesting Site Plan & Design Review approval to construct a self-storage facility at 0 Mitchell Lane. The project site is roughly one acre and the applicants are proposing to construct two buildings (one three story and one two story) with a total building area of 24, 880 square feet. The project would consist of a total of 136 storage lockers. The project proposes a total of 14 parking spaces and bike storage.
Applicant/Developer:	Gunnar Vega, ArchiLOGIX, gv@archilogix.com
Project Planner:	Kevin Locke, Planner II, klocke@townofwindsor.ca.gov, 707-838-5004
Status Details:	12/16/2024: Application deemed incomplete. 03/19/2025: Second submittal from applicant for completeness review. 06/10/2025: Planning Commission approved of project.
Next Steps:	Applicant to submit for building permits and improvement plans.



Shell Station	
Project Status:	Approved
Project Type:	Commercial
File Number:	19-06
Location:	9033 Old Redwood Highway (APN 066-100-062)
Project Description:	• Demolish existing 6 fuel stations and 2,321-square foot mini mart. • Construct new 2,378-square foot convenience store, new self-service car wash tunnel, and 4 new fuel stations with 2,700-square foot canopy. • Project includes relocating underground storage tanks, new ADA path of travel to public right-of-way, new vehicle access and parking, masonry trash enclosure, new site lighting and landscaping, self-serve vacuum and air/water equipment.
Applicant/Developer:	A U Energy LLC/Sunny Goyal, 41805 Albrae Street, 2nd floor, Fremont, CA 94539, (650) 799-2949, sunny@loopneighborhood.com
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Entitlements approved.
Next Steps:	Interim project to replace underground storage tanks is currently under construction. Full project to be completed in a separate phase.

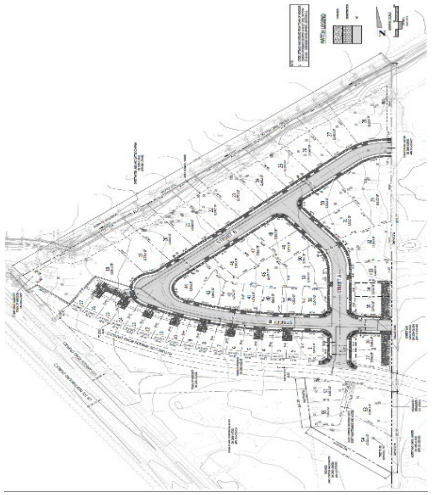


Shiloh Business Park	
Project Status:	Approved
Project Type:	Industrial
File Number:	21-32
Location:	5937 Pruitt Avenue (APN 059-271-095)
Project Description:	• 4-lot subdivision of a 45-acre site (with potential remainder parcel) • 3 one-story industrial spec buildings with a total of 480,000+/- square feet. • Buildings are designed with flex spaces to accommodate single or multiple tenants. • Land uses to include light industrial, manufacturing, and warehouse distribution. • Re-alignment of existing drainage channel that is tributary to Airport Creek. • Potential extension of Pruitt Avenue to Aviation Boulevard. • Illuminated wall signs facing Highway 101 are proposed. • Project is within the Shiloh Oaks Master Plan area.
Applicant/Developer:	Tim Gudim, Brennan Acquisitions Group, LLC 9450 Bryn Mawr Avenue, Suite 750, Chicago, IL 60018 / tgudim@brennanllc.com
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Building and improvement plans under review.
Next Steps:	Environmental compliance; applicant to record Final Map and pull building permits.



The Artesian of Windsor	
Project Status:	Approved
Project Type:	Commercial
File Number:	18-15
Location:	6675 Old Redwood Highway; APN 163-011-006
Project Description:	• 64-unit assisted living and memory care facility on 2.71-acre site • 3 one-story buildings and 1 two-story building • Reduced parking proposed
Applicant/Developer:	Michael Weyrick 3911 N. Ventura Avenue, Ventura, CA 93001 michaelweyrick@mwdevelopment.org (805) 451-7268
Project Planner:	Kevin Locke, Planner II, klocke@townofwindsor.ca.gov, 707-838-5004
Status Details:	• 01/10/2025: Application deemed complete • 03/11/2025: Planning Commission approved project.
Next Steps:	Applicant to submit for building permits and improvement plans.

PROJECTS UNDER REVIEW



Arata North Subdivision	
Project Status:	Under Review
Project Type:	Residential
Affordable Units:	No
File Number:	23-33 TSM
Location:	115 Arata Lane (APNs 161-020-064 and 161-020-065)
Project Description:	• 55-lot subdivision of 10.47 acres • 55 lots ranging in size from 3,159 to 33,991 square feet • Construction of new streets to provide access to the parcels • Development of the individual lots is not included as part of the project
Applicant/Developer:	Richard Coombs & Larry Wasems, 9970 Troon Court, Windsor, 707 -838-3773, eturner@airportbusinesscenter.com
Project Planner:	Kimberly Jordan, Planner III, kjordan@townofwindsor.ca.gov, 707-838-5331
Status Details:	10/27/2023 Application is incomplete.
Next Steps:	Applicant to resubmit in response to incompleteness letter.



The Mews at Pool Creek	
Project Status:	Under Review
Project Type:	Residential
Affordable Units:	6 low-income multifamily units
File Number:	23-26
Location:	6405 Old Redwood Highway, APN 161-011-036
Project Description:	5-acre parcel subdivided into 24 lots with 23 single-family homes on small lots (1,779-9,794 sf), one parcel with 6 multifamily lots (one fourplex and one duplex), and a remainder parcel along Pool Creek to be dedicated to the Town.
Applicant/Developer:	Jim Heid, Urban Green, 445 Center Street, Healdsburg, CA 95448, jim@urbangreen.net, 415-218-6709
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Application deemed complete.
Next Steps:	Applicant to finalize the site plan and project description, followed by environmental review.



Mill Creek Townhomes	
Project Status:	Preliminary Application Review (SB330 Preliminary Application)
Project Type:	Residential
Affordable Units:	Yes
File Number:	25-13
Location:	8703, 8711, 8713, 8713, and 8777 Bell Road - South of the terminus of the northerly segment of Bell Road, east of the railroad to the south of Old Downtown and west of Windsor Creek Elementary School
Project Description:	260 two and three-story townhome style condominiums on 20.3 acres 624 parking spaces (520 garage spaces, 104 open parking spaces) Extension of Bell Road
Applicant:	Kelso Barnett, City Ventures, kbarnett@cityventures.com
Project Planner:	Kim Jordan, Planner III, kjordan@townofwindsor.ca.gov, 707-838-5331
Status Details:	12/16/2025 Town Council and Planning Commission review of concept review plans.
Next Steps:	Submittal of formal application





Village on the Town Green	
Project Status:	Incomplete SB330 Preliminary Residential Application
Project Type:	Residential/Assisted Living/Community Care Facility
Affordable Units:	28
File Number:	25-12
Location:	9290 Old Redwood Highway (APN 161-600-005)
Project Description:	Mixed-use project with 98 single-family dwellings, up to 48 deed-restricted affordable ADUs, 28 affordable multifamily units, 26 assisted living units, and a 110-unit continuing care facility. The project site is an 18.24-acre parcel. Project is eligible for affordable housing development incentives, waivers, and reduced parking requirements pursuant to State Density Bonus Law.
Applicant/Developer:	Steve Reilly, 330 Land Company LLC, 156 Diablo Road, Unit 340, Danville, CA 94526, sreilly@330land.com, (925) 368-3128.
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	Incomplete application. Third submittal under review.
Next Steps:	Staff completeness determination due on September 30, 2026.



Windsor Creek Multi-Family	
Project Status:	Preliminary Application Review
Project Type:	Residential
Affordable Units:	Yes
File Number:	PLN25-20
Location:	8955 Conde Lane, APN 164-020-040 and 0 Oakfile Lane (APN 164-260-018). Site of the former Windsor Creek Elementary School.
Project Description:	12-acre site would be developed with 384 apartments in 7 4-story buildings, 4,553 square foot recreation center, 623 square foot maintenance building, reuse of the existing gym building, and 537 to 567 parking spaces. Access to the site would be from Armando Renzullo Way with an emergency vehicle access from Oakfield Lane.
Applicant:	Brooke Ross, Gallaher Community Housing, bross@gallahercompanies.com
Project Planner:	Kim Jordan, Planner III, kjordan@townofwindsor.ca.gov, 707-838-5331
Status Details:	9/15/2026 Neighborhood meeting
Next Steps:	Submittal of formal application or new preliminary application



BoDean Co. Asphalt Processing Plant	
Project Status:	Under Review
Project Type:	Commercial
File Number:	19-16
Location:	470, 510, 590, 600, 610 Caletti Avenue
Project Description:	New asphalt plant and construction materials processing facility on a portion of a 13.59-acre industrial site on Caletti Avenue. Project includes a (1) rezone to Planned Development (PD) to change development standards, including heights up to 100 feet, and specifying the range of uses allowed; (2) Tentative Parcel Map to divide the property into 4 lots, with the asphalt processing facility located on Lot 1 (6.89 acres) and Lots 2-4 ranging in size from 2.04 to 2.36 acres each; (3) Use Permit to allow an asphalt plant/construction materials processing facility with a maximum height of approximately 88 feet; (4) Site Plan and Design Review.
Applicant/Developer:	BoDean Company/Dean Soiland
Project Planner:	Kim Voge, Planner III, kvoge@townofwindsor.ca.gov, 707-838-1106
Status Details:	• 3/20/2022: Application deemed complete • 8/30/2022: EIR scoping meeting
Next Steps:	Release draft EIR for public review



Windsor Hotel	
Project Status:	Under Review
Project Type:	Commercial
File Number:	23-21
Location:	160 Arata Lane, APN 161-050-069
Project Description:	The proposed project consists of a 115 guest room hotel with site amenities such as a pool and spa, surface level parking and a new entrance onto Arata Lane. The proposed hotel would be a total of 67,545 square feet on four floors.
Applicant/Developer:	Shawn Ridenhour, Arris Studio Architects, shawn@arris-studio.com
Project Planner:	Kevin Locke, Planner II, klocke@townofwindsor.ca.gov, 707-838-5004
Status Details:	Application deemed incomplete January 10, 2024
Next Steps:	Applicant to submit revised plans and responses to staff comment letter dated January 10, 2024