PROJECT DESCRIPTION
Windsor Creek Multifamily Housing

Applicant: Gallaher Community Housing, Inc.

Location: 8955 Conde Lane & 0 Oakfield Lane in Windsor, CA

Assessor's Parcels: 164-020-040 & 164-260-018

Zoning: Public/Institutional (proposed to Compact Residential)

General Plan Land Use: Public/Quasi-Public (proposed to High Density Residential)

Project Overview

Gallaher Community Housing, Inc. ("Applicant") proposes the Windsor Creek Multifamily Housing Project, a new 100% multifamily for-rent residential community consisting of 384 apartment flats. The Project is located on a 12-acre site at the former Windsor Creek Elementary School, situated at the south end of Armando Renzullo Way within the Downtown Station Area Plan district of the Town of Windsor.

The Project is designed to address the Town's urgent housing needs by providing a range of affordable and workforce housing opportunities for employees and families within the Windsor Unified School District service area. The community will combine high-quality housing, pedestrian connectivity, and recreational amenities in a setting consistent with the Town's infill development and smart growth objectives.

Affordability and Housing Program

The Project proposes a mix of one-bedroom and two-bedroom units to serve a broad spectrum of household types and income levels. Approximately 20% of the units will be restricted to Very Low-Income (VLI) households, while the remaining 80% will be available to families and individuals from varying levels of affordability to market rate.

To ensure long-term affordability, the Applicant will enter into a Regulatory Agreement with the Town of Windsor to establish and maintain affordability requirements and income restrictions for all applicable units. The Project will also advance the Town's Housing Element goals and contribute toward meeting the Regional Housing Needs Allocation (RHNA) for lower- and moderate-income households.

Existing Uses and Site Context

The Project Site was formerly developed as Windsor Creek Elementary School and is currently improved with school buildings, paved play areas, parking lots, and related infrastructure. The property is designated Public/Quasi-Public under the Town of Windsor General Plan and is zoned Public/Institutional (PI).

The approximately 12-acre site consists of two adjoining parcels that will be merged into a single parcel (APNs 164-020-040 and 164-260-018) as part of the proposed development to accommodate a unified site design and circulation plan.

All existing school structures will be removed as part of redevelopment, with the exception of the gymnasium, which will be retained, renovated, and incorporated into the new residential community as a shared recreation amenity. The Site enjoys proximity to major thoroughfares such as Conde Lane and Armando Renzullo Way, and lies within the Downtown Station Area Plan, offering strong redevelopment potential and access to transit, services, and community facilities.

The property does not contain significant wetland or sensitive habitat areas, other than portions of Windsor Creek that traverse the site. The primary species of concern is steelhead, which inhabit Windsor Creek. No development is proposed within the required creek setback, and all improvements will comply with Town and State riparian protection standards.

Land Use and Zoning Amendments

To facilitate redevelopment, the Applicant will request the following entitlements from the Town of Windsor:

- General Plan Amendment from *Public/Quasi-Public* to *High Density Residential*;
- Zoning Map Amendment from *Public/Institutional (PI)* to *Compact Residential (CR)*;
- Parcel Merger; and
- Design Review approval for site and architectural design.

These amendments are necessary to allow multifamily housing on the site and are consistent with the Town's housing, infill, and sustainability goals.

Project Design and Development Program

The Project proposes seven (7) four-story residential buildings containing 384 apartment flats configured as 232 one-bedroom and 152 two-bedroom units. Total residential floor area equals approximately 243,652 square feet.

Supporting structures and amenities include a recreation building, fitness room, yoga studio, marketing office, maintenance building (approx.. 623 square feet), four trash enclosures, shade shelters, arbors, a playground, pet park, sports courts, and the existing gymnasium (approx.. 7200) to be retained on site. The recreation building housing the fitness center, yoga studio, and marketing office totals approximately 4,553 square feet.

Buildings are strategically distributed across the site, with four residential buildings and the maintenance building located on the southern portion, and three residential buildings, the gymnasium, and the recreation building on the northern portion. The maximum building height is under 46 feet, and all structures will be fully sprinklered in compliance with fire and building safety requirements.

Site Design and Circulation

The Project emphasizes connectivity, recreation, and community engagement through a series of centrally located outdoor amenities, including sports courts, on-site gymnasium, shaded picnic areas, arbors, and a pet park.

Vehicular access will be provided from Armando Renzullo Way, with 537 uncovered parking spaces for residents and visitors. An emergency vehicle access/egress will also be provided over the Oakfield Drive portion of the site to ensure adequate secondary emergency access in compliance with Town and Fire Department requirements. Secure, covered bicycle parking will be integrated into each residential building to promote active transportation and reduce reliance on vehicles. Pedestrian walkways will connect all residential buildings to the central open spaces and recreation areas.

Density Bonus and Incentives

The Project is eligible under the California State Density Bonus Law (SDBL) (Gov. Code §65915) for a 50% density bonus, three (3) incentives or concessions, unlimited waivers of development standards, and application of reduced parking ratios.

The Applicant proposes to utilize the SDBL to maximize the allowable residential density and further the Town's goal of higher-density infill housing within the Downtown area. The total number of residential units is achieved through the application of the following density bonus calculation:

Unit Type	Base Units	Density Bonus % Applied	Total Units	Concessions	Waivers
Multifamily	288	50%	384	3	Unlimited

The Project Applicant requests the use of State-authorized concessions, waivers, and parking reductions consistent with the SDBL to achieve the proposed density, affordability levels, and site layout.

Concessions:

The Project Applicant reserves the right to request up to three (3) density bonus incentives or concessions during the formal design review application process.

Waivers:

Waiver 1 Building Length - Standard 125' - Proposed 150'5" (Plan IA & IB) and 180' (Plan IIA & IIB)

The Applicant requests a waiver to allow increased building length necessary to achieve the project's affordable housing density and efficient site design. The increased length does not create adverse health, safety, or environmental impacts and maintains compatible scale and articulation within the Downtown Station Area.

Waiver 2 Parking Setback from Street-Facing Property Line

The Applicant requests a waiver from the Station Area Plan guideline that prohibits parking within 40 feet of a street-facing property line. Portions of the on-site surface parking along Armando Renzullo Way are located

within this setback to accommodate site circulation and parking requirements. The waiver is necessary to support the project's affordable housing density and will not adversely affect the streetscape, pedestrian experience, or public safety.

Waiver 3 Building Entrance

The Applicant requests a waiver from the Station Area Plan design guideline requiring all primary building entries to be located on the front façade directly facing the street with a 48-square-foot projection or recess. Several building elevations along Armando Renzullo Way include rear or side entries due to site configuration and internal circulation needs. The waiver is necessary to allow flexible building orientation while maintaining attractive, pedestrian-friendly façades and clear, accessible pathways to building entrances.

Waiver 4 Design Guideline Porch Size

The Applicant is requesting a "Design Guideline Porch Waiver" for the proposed Project, as the zoning ordinance requires a minimum porch size of forty-eight (48) square feet with a minimum depth of six (6) feet. Strict adherence to this requirement would reduce the number of units achievable on the site, thereby decreasing the overall project density. In addition, meeting this standard would add significant construction costs, adversely affecting the Project's financial feasibility.

Parking Request:

As a State Density Bonus Law development, the maximum parking requirements are as follows:

Studio	1 space
1 Bedroom	1 space
2 Bedroom	1.5 spaces
3 Bedroom	1.5 spaces
4 Bedroom	2.5 spaces

The maximum tandem or uncovered off-street parking spaces required for the proposed project is 460, the Project Applicant proposes 537 uncovered off-street parking spaces.

Construction Type and Building Systems

The Project proposes Type VA wood-frame construction over a concrete slab-on-grade foundation. Buildings will comply with the California Building Code and Town of Windsor Fire Department requirements, including full sprinkler systems, energy-efficient systems, and solar-readiness infrastructure.

Consistency with Town Goals

The Windsor Creek Multifamily Housing Project supports the Town of Windsor's Housing Element, Downtown Station Area Plan, and General Plan goals by:

- Delivering high-density infill housing in proximity to downtown services and transit;
- Providing affordable workforce housing for local families and employees;

- Reusing an underutilized institutional site consistent with sustainable land use practices; and
- Enhancing community livability through active recreation and open space amenities.

Summary

The Windsor Creek Multifamily Housing Project represents a transformative infill redevelopment that will convert a former school property into a vibrant residential community offering high-quality, attainable housing for the Windsor Unified School District community. The Project is consistent with State housing legislation, aligns with local policy goals, and reflects a thoughtful design that integrates affordability, livability, and community benefit.