Windsor Creek Elementary School Site 8955 Conde Lane

General Plan Designation and Zoning Discussion

Windsor Planning Commission

July 14, 2026

Town of Windsor
CALIFORNIA

Patrick Streeter, Community Development Director

Purpose



IDENTIFY THE CURRENT GENERAL PLAN LAND USE DESIGNATION AND ZONING FOR THE SITE



DESCRIBE THE PLANNING PROCESS FOR RESIDENTIAL DEVELOPMENT



SHARE INFORMATION ABOUT CEQA AND STATE LAW

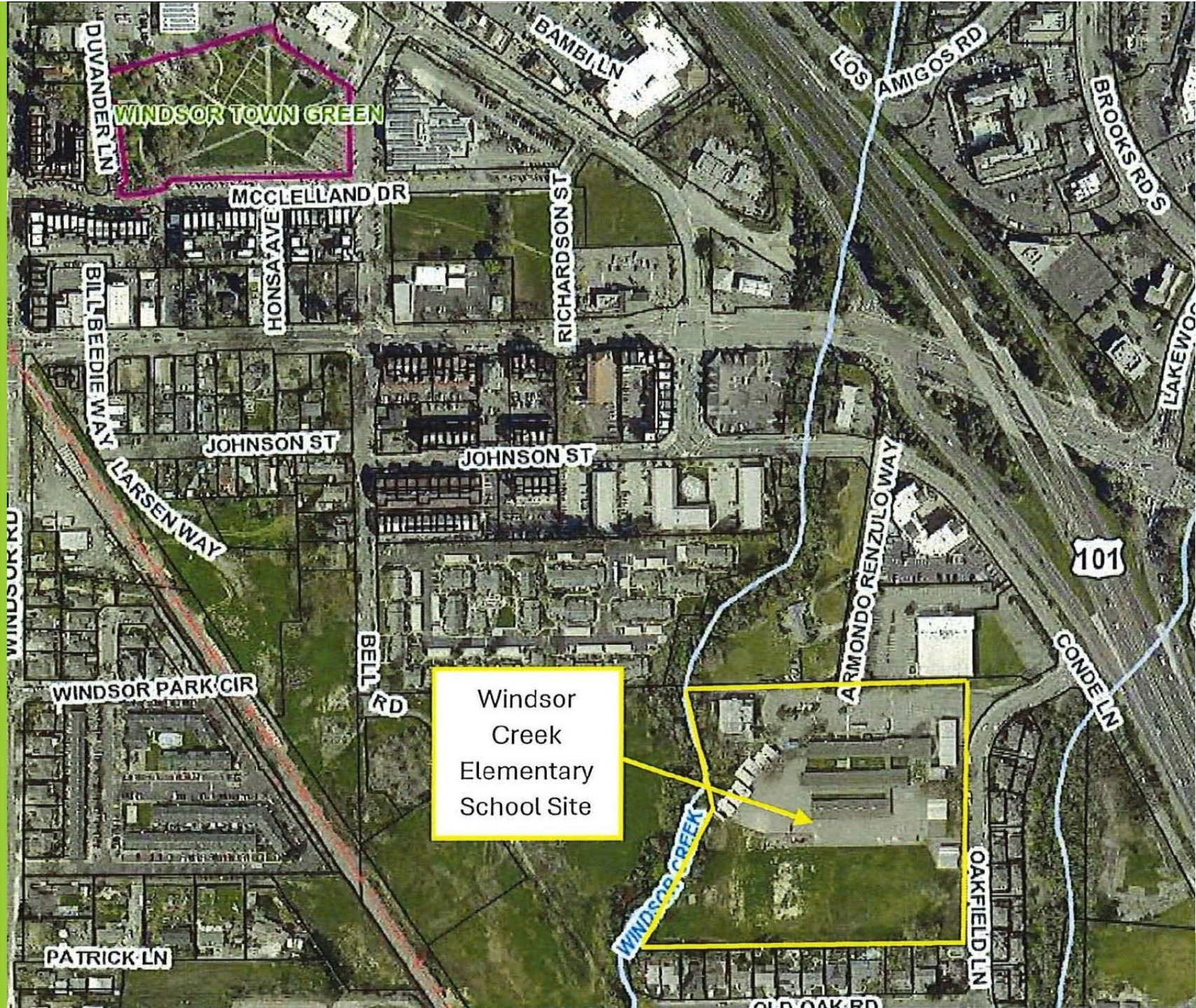


OUTLINE OPPORTUNITIES FOR COMMUNITY ENGAGEMENT

Information Only – No project specifics will be discussed and no action will be taken.

Site Location & Context

- Address: 8955 Conde Lane
- Approximately 11.5 acres
- Former Windsor Creek Elementary School site
- Located at the south end of Armondo Renzullo Way
- Adjacent to Windsor Creek
- Within the Station Area Plan boundary





General Plan Designation

- General Plan designation: Public / Quasi-Public
- Intended for:
  - Schools
  - Civic and institutional uses
  - Public facilities
- Residential uses are not currently permitted*
- Any change in land use would require a General Plan Amendment

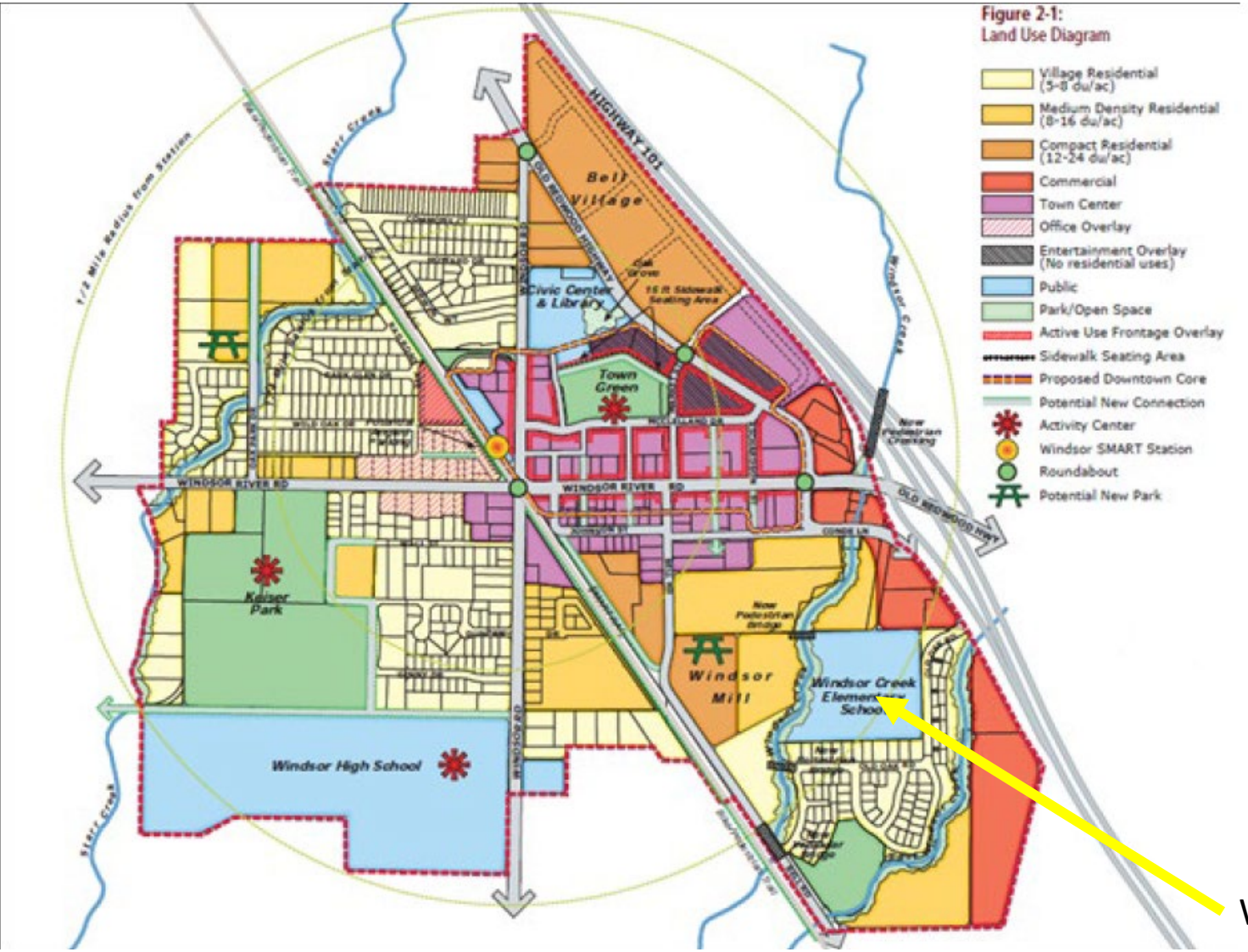


Zoning & Regulatory Context

- Zoning designation: Public / Institutional
- Flood Hazard Overlay along Windsor Creek
- Zoning implements the General Plan
- Development subject to:
  - Use limitations
  - Setbacks and height limits
  - Environmental constraints
- Residential use not allowed under current zoning

Existing Land Use Controls

Station Area Plan



- Plan focuses on:
  - Coordinated land use planning
  - Integrated circulation
  - Long-term vision for the area
- Helps evaluate cumulative impacts and infrastructure needs
- Provides a framework for area-wide decision-making

Windsor Creek Site

Community Meeting

Meeting Date: July 20, 2026

Meeting Location: Windsor Town Hall
9291 Old Redwood Highway, Building 400
Windsor, CA

Meeting Time: 5:00 to 7:00 pm

WINDSOR STATION AREA PLAN UPDATE
Walkable, Bikeable, Beautiful.

Light refreshments will be provided—come for the conversation, stay for the community!

Proposed Development Project



- No staff analysis or completeness determination completed
- No public hearing or approval scheduled
- Information is preliminary and subject to verification

The purpose tonight is not to evaluate the proposed project. It is to explain how a housing proposal on this site would be processed.

State Law Context: AB 2295 & AB 1021

Government Code § 65914.7 can deem qualifying housing on local educational agency property an allowable use and consistent with local zoning and the General Plan — only if all statutory conditions are satisfied.

AB 2295

Created the school district housing framework now codified in Gov. Code §65914.7.

AB 1021

Amended and recast §65914.7; added HAA-related review provisions and density bonus eligibility.



Environmental Review

Staff assumes CEQA will apply unless later analysis supports a different conclusion.

Potential environmental review path:

- A residential project would likely require EIR-level review.
- Another CEQA document may be appropriate if supported by the record.
- The scope and type of CEQA document will be determined only after:
  - A complete application is submitted.
  - Required technical studies are provided.
  - Staff and consultants evaluate the project under CEQA.
  - The Town determines the appropriate environmental review pathway.

Public Review Path



1. Completeness review
2. Technical studies + referrals
3. CEQA scoping / analysis
4. Public review of CEQA document
5. Planning Commission recommendation
6. Town Council decision

Planning Review

Land use compatibility	General Plan, zoning, Station Area Plan
Mobility and access	traffic, circulation, emergency access, bicycle/pedestrian links
Infrastructure and services	utilities, public services, stormwater, fire/building requirements
Windsor Creek	riparian setbacks, biological resources, flood constraints
Cumulative context	nearby development and area-wide infrastructure needs



Housing Element and RHNA context

Certified Housing Element

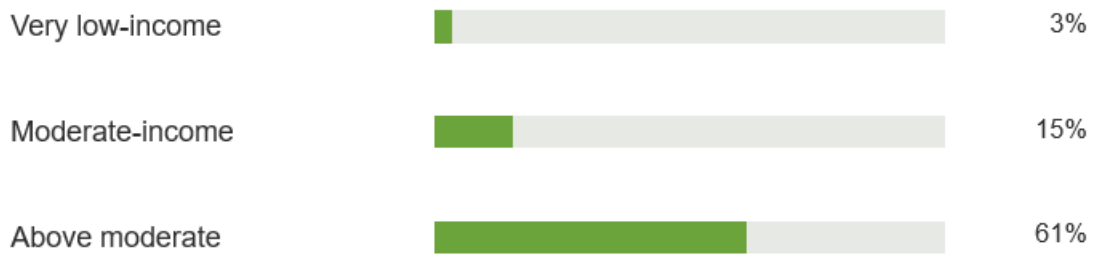
Windsor has an HCD-certified Housing Element for the current cycle.

994

RHNA units to accommodate in the Housing Element

Windsor Creek was not included as a housing inventory site.

Permits issued vs. RHNA allocation



Only the low-income category has exceeded its allocation. There are no current penalties simply for failing to approve/build all assigned RHNA units during the cycle.

Builder's Remedy is tied to lack of a compliant Housing Element. Windsor's Housing Element is certified.

Key Takeaways

The Windsor Creek site is currently designated by the Town for public/quasi-public/institutional land use

There is no State mandate to rezone the property (Town has discretion)

HAA and Density Bonus Law do not circumvent a city's land use authority

CEQA still applies

A preliminary application requesting pre-application staff review has been submitted.

Multiple opportunities for public input and engagement are anticipated before any decisions are made.

Contact

Town of Windsor
CALIFORNIA

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For information on the proposed Multifamily Housing Project:
Visit: https://www.townofwindsor.ca.gov/1583/Windsor-Creek-School-Site
Or contact Kim Jordan, Planner III: 707 838-5331; kjordan@townofwindsor.ca.gov