TOWN OF WINDSOR
PLANNING DIVISION
WINDSOR CIVIC CENTER, BLDG. 400
9291 OLD REDWOOD HIGHWAY
WINDSOR, CA 95492

NOTICE OF APPLICATION

PROJECT NAME | FILE NO.: Windsor Creek Multi-Family Housing Preliminary Application | PLN25-20

PROJECT ADDRESS: 8955 Conde Lane (APN 164-020-040) and 0 Oakfield Lane (APN 164-260-018)

PROJECT DESCRIPTION: The Town of Windsor Community Development Department received a Preliminary Application from Gallaher Community Housing for the Windsor Creek Multi-Family Housing Project located on the 12-acre site of the former Windsor Creek Elementary School (address above). The application includes 368 to 384 apartment flats in 7 buildings, 4,553 square foot recreation center, 623 square foot maintenance building, retention and reuse of the existing gym building, and 537 to 567 parking spaces. The apartment buildings would be 4-stories with a maximum height of 46 feet. The apartments would be a mix of 1-bedroom and 2-bedroom units with 20-percent affordable to very low-income households. The remainder of the units would have a mix of affordability levels, including market rate. Access to the site would be provided from Armando Renzullo Way. An emergency vehicle access/egress would be provided from Oakfield Drive (APN 164-260-018).

Current General Plan Designation: Public Quasi-Public. Current Zoning Designation: Public/Institutional. Current Downtown/Station Area Plan Designation: Public.

The application requests approval of a: 1) General Plan Amendment to High Density Residential; 2) Zoning Map Amendment to Compact Residential; 3) Parcel Merger and 4) Design Review. The application also includes a request for 4 affordable housing waivers: 1) maximum allowable building length; 2) parking setback from a street-facing property line; 3) building entrance orientation; and 4) porch square footage and depth standards.

COMMENTS/QUESTIONS: Please provide comments by August 7, 2026, to Kim Jordan, Planner at kjordan@townofwindsor.ca.gov or at the address shown above. For more information, contact Kim Jordan, Planner, kjordan@townofwindsor.ca.gov or 707-838-5331 or visit the project webpage: https://www.townofwindsor.ca.gov/1583/Windsor-Creek-Multi-Family-Project

PRELIMINARY SITE PLAN- See Next Page

PRELIMINARY SITE PLAN AND SURROUNDING AREA

