RESOLUTION NO. 2977-13

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR APPROVING AN AMENDMENT TO THE GENERAL PLAN AND THE GENERAL PLAN MAP TO IMPLEMENT THE WINDSOR STATION AREA/DOWNTOWN SPECIFIC PLAN (FILE NO. ORD/GP 09-46)

WHEREAS, in January 2012, the Town Council adopted the Windsor Station Area/Downtown Specific Plan, which establishes a cohesive transit-oriented community within a half-mile radius of the Windsor transit station. The Windsor Station Area/Downtown Specific Plan expands the planning area at the core of the Downtown's development with a broader array of uses and amenities and a variety of higher residential densities (Resolution No. 2882-12); and

WHEREAS, the Windsor Station Area/Downtown Specific Plan proposes that the plan area develop into a pedestrian-oriented, mixed-use area that enhances both vehicle and pedestrian connectivity, and strengthens the local economy using an environmentally responsible form of development. The Windsor Station Area/Downtown Specific Plan helps preserve community assets and provide clear guidance where new development is proposed; and

WHEREAS, adoption of the Windsor Station Area/Downtown Specific Plan was determined to be in the public's interest to provide for orderly development within the designated plan boundaries, and reasonably related to the promotion of the public health, safety, and welfare; and

WHEREAS, the Windsor Station Area/Downtown Specific Plan contains new overlay districts and changes to the Downtown area necessitating the need to amend the General Plan and the General Plan Map ("the amendments"); and

WHEREAS, in accordance with the provisions of the California Environmental Quality Act, an Environmental Impact Report was completed and certified for the Windsor Station Area/Downtown Specific Plan (Resolution No. 2881-12. incorporated by reference) ("EIR"); and

WHEREAS, the amendments create consistency between the General Plan, the General Plan land use map and the Windsor Station Area/Downtown Specific Plan and are thus within the scope of the EIR; and

WHEREAS, the amendments do not require substantial changes in the Windsor Station Area/Downtown Specific Plan or the EIR, there are no changed circumstances which will require revisions of the EIR because of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and the Town is not aware of any new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete and which has since become available which would require new CEQA study and/or CEQA evaluation; and

WHEREAS, the Town of Windsor Planning Commission held a duly noticed public hearing on the proposed amendments on November 13, 2012, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission adopted Resolution 605-12 recommending that the Town Council adopt the amendments as proposed; and

WHEREAS, the Town of Windsor Town Council held a duly noticed public hearing on the proposed General Plan Amendment on January 16, 2013, at which time all interested persons were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that the Town of Windsor Town Council hereby adopts the following amendments to the General Plan:

1. The Windsor General Plan, Chapter 4, Community Development, Section B. Community Development Pattern, Type of Growth , Special Area I is amended to read as follows:

   a. Special Area I - Development should occur according to policy LU-10 of the Windsor Station Area/Downtown Specific Plan.

2. The Windsor Station Area/Downtown Specific Plan shall reflect interim removal of the Active Use Frontage Overlay on Windsor River Road from Windsor Road to Old Redwood Hwy.

3. The General Plan Map is amended to reflect the Windsor Station Area/Downtown Specific Plan boundary, land use designations, add park symbols, and overlay districts as depicted in Exhibit "1" Windsor Station Area/Downtown Specific Plan Land Use Diagram, and itemized in Exhibit "2" Table of Land Use Changes by Assessor Parcel Number (APN), Exhibit "3" Table of Overlay Districts (as amended above) by Assessor Parcel Number (APN), and Exhibit "4" Land Use Designations and Equivalent General Plan Classification.

4. The General Plan Map is amended to depict the Windsor Station Area/Downtown Specific Plan land use designation of Medium Density Residential (8-16 du/ac) as the existing HDR High Density Residential land use category to represent the density maximum of 16 du/ac.

5. The General Plan Map is amended to modify the "HDR" High Density Residential Land Use Category to read as follows: "HDR High Density Residential (12-16 dwelling units/ acre) (8-16 dwelling units/ acre for the Windsor Station Area/Downtown Plan)."

6. The General Plan map is amended to add a note that states, "All properties within the Windsor Station Area/Downtown Specific Plan boundary are subject to the requirements and standards of the adopted plan."

PASSED, APPROVED, AND ADOPTED the 16th day of January, 2013 by the following vote:

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

BRUCE OKREPKIE, VICE MAYOR

ATTEST:

MARIA DE LA O, TOWN CLERK

Exhibit "1" Windsor Station Area/Downtown Specific Plan Land Use Diagram
Exhibit "2" Table of Land Use Changes by Assessor Parcel Number (APN)
Exhibit "3" Table of Properties with Overlays District by APN
Exhibit "4" Land Use Designations and Equivalent General Plan Classification

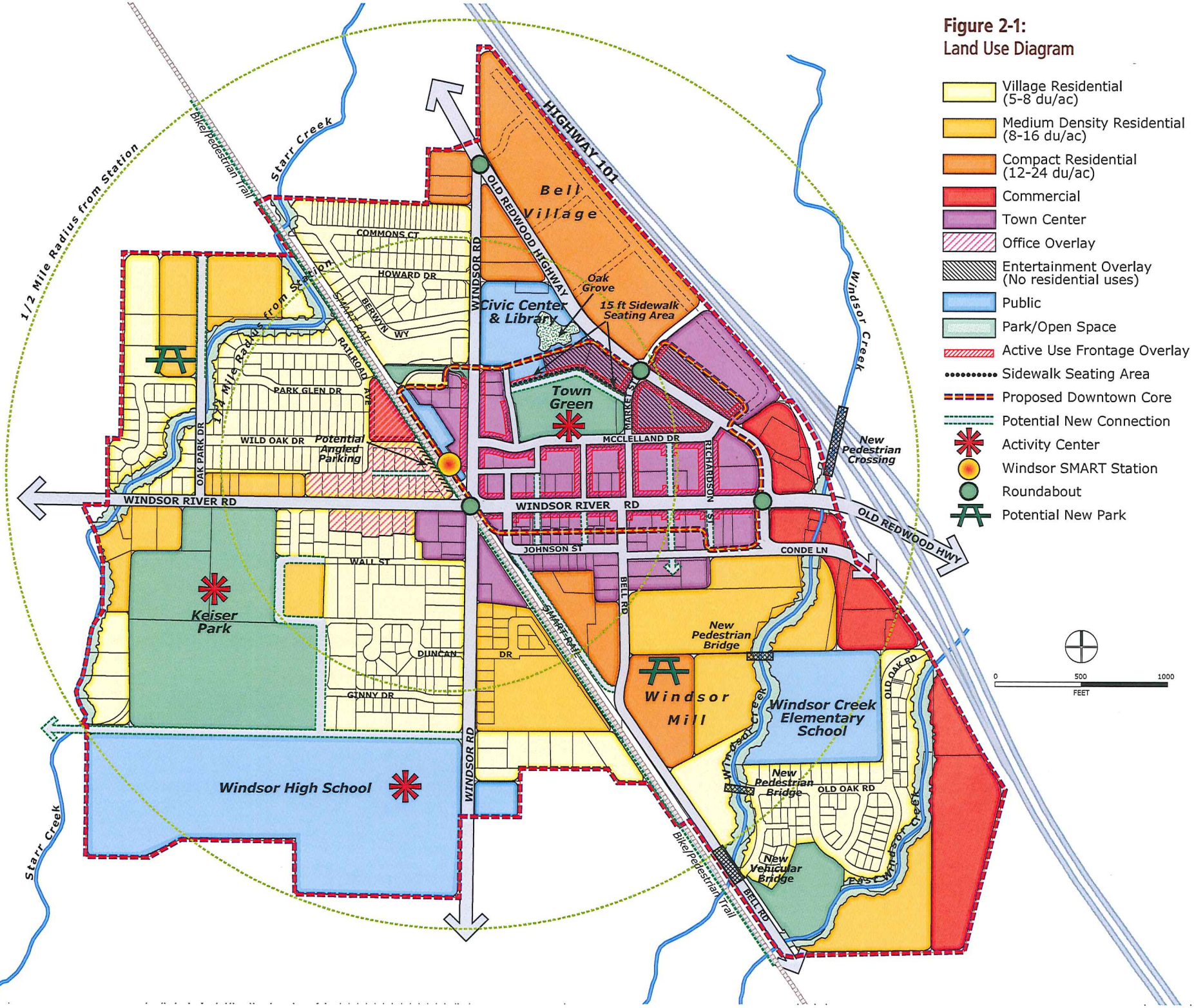


Exhibit "1" – GP RES

	APN	Note	Current General Plan	Proposed General Plan	Notes
1	066-081-001 thru 007		SR	VR	
2	066-081-008, 014		SR	TC	
3	066-081-015 thru 027		SR	VR	
4	066-081-029 thru 033, 068		SR	VR	
5	066-081-070		PQ	TC	
6	066-081-071 thru 073		SR	VR	
7	066-081-077		PQ	TC	
8	066-081-075, 085		SR	TC	
9	066-081-086, 091, 092		SR	VR	
10	066-170-016		SR	HDR	
11	066-170-026		SR	VR	
12	066-180-020		SR	HDR	
13	066-180-038	ptn	SR	VR	half of prop/creek west to Keiser Pk
14	066-180-039		SR	HDR	
15	066-180-059, 060	ptn	SR	VR	half of prop/creek west to Keiser Pk
16	066-180-061, 062		SR	VR	
17	066-180-064		SR	P	
18	066-502-005, 006		SR	HDR	
19	066-502-019	ptn	SR	VR	half of prop/creek west to Keiser Pk
20	066-502-033		SR	HDR	
21	066-600-001 thru 009		SR	VR	
22	066-060-004		SR	HDR	
23	066-060-007	ptn	SR	VR	west half of property
24	066-060-007	ptn	SR	HDR	east half of property
25	066-060-021	ptn	SR	VR	west half of property
26	066-060-021	ptn	SR	HDR	east half of property
27	066-060-022	ptn	SR	VR	west half of property
28	066-060-022	ptn	SR	HDR	east half of property - ADD PARK SYMBOL
29	066-060-031, 032, 050, 067		SR	VR	
30	066-070-003, 006, 010, 014		SR	VR	
31	066-070-019, 020		SR	VR	
32	066-070-022 thru 025		SR	VR	
33	066-070-026, 027		SR	HDR	
34	066-070-030 thru 032		SR	HDR	
35	066-070-035 thru 037		SR	VR	
36	066-070-039, 040		SR	VR	
37	066-070-043 thru 056		SR	VR	
38	066-070-058 thru 063		SR	VR	
39	066-070-066 thru 085		SR	VR	
40	066-070-086		SR	HDR	
41	066-070-087		SR	VR	
42	066-070-088		SR	HDR	

	APN	Note	Current General Plan	Proposed General Plan	Notes
43	066-100-074		SR	VR	
44	066-100-082		MHR	VR	
45	066-100-085		MHR	OS	
46	066-100-086		MHR	VR	
47	066-371-002 thru 013		SR	VR	
48	066-372-001 thru 018		SR	VR	
49	066-373-001 thru 010		SR	VR	
50	066-490-001 thru 027		SR	VR	
51	066-490-029		SR	PQ	
52	066-550-006 thru 028		SR	VR	
53	066-550-032 thru 039		SR	VR	
54	066-550-042 thru 065		SR	VR	
55	066-720-001 thru 015		HDR	VR	
56	066-720-016		HDR	OS	creek open space
57	066-730-001 thru 007		HDR	VR	
58	161-060-036		RC	CR	
59	161-060-055		SR	CR	
60	161-330-034		SR	VR	
61	066-100-002,003		RC	CR	
62	066-100-053		PQ	TC	
63	066-100-062		GC	RC	
64	066-100-071	ptn	PQ	TC	approx 1/2 of eastside facing Town Green
65	066-610-001		PQ	P	
66	161-060-038		RC	CR	
67	161-070-034,035		GC	RC	
68	066-170-013		HDR	CR	
69	066-170-018 thru 021		VR	TC	
70	066-170-033		HDR	CR	
71	066-590-001 thru 018		MHR	HDR	
72	164-010-016 thru 019		VR	TC	
73	164-010-020		HDR	CR	
74	164-010-040		TC	RC	
75	164-020-005	ptn	MHR	CR	**ADD PARK SYMBOL w** (appro 129')
76	164-020-005	ptn	MHR	HDR	eastside of parcel approx 100')
77	164-020-006		HDR/NC	CR	
78	164-020-007, 008		HDR	CR	
79	164-020-011 thru 018		SR	VR	
80	164-020-023	ptn	TC	CR	all except frontage
81	164-020-023	ptn	TC	RC	Conde Ln frontage
82	164-020-024 thru 027		SR	VR	
83	164-020-035		TC	HDR	
84	164-020-036 thru 038		GC	RC	
85	164-020-039	ptn	TC	RC	west side of property
86	164-020-039	ptn	GC	RC	east side of property

	APN	Note	Current General Plan	Proposed General Plan	Notes
87	164-020-041	ptn	HDR/NC	HDR	north section east of Bell Rd
88	164-020-041	ptn	MHR/NC	CR	between Bell Rd and railroad
89	164-020-041	ptn	MHR/NC	VR	south between Bell Rd and railroad
90	164-020-045		GC	RC	
91	164-030-003 thru 008		SR	VR	
92	164-030-032		SR	VR	
93	164-260-001 thru 016,018		SR	VR	
94	164-260-017		SR	OS	
95	164-270-001 thru 025		SR	VR	
96	164-270-026		SR	OS	
97	164-280-001 thru 005		SR	VR	
98	164-280-007 thru 025		SR	VR	
99	164-280-026,027		SR	OS	

RC	**Retail Commercial**	**HDR**	**High Density Residential - 16du/ac)**
CR	**Compact Residential (12-32 du/ac)**	**NC**	**Neighborhood Center/Mixed-Use**
PQ	**Public/Quasi-Public/Institutional**	**SR**	**Surround Residential/Low-Med Density Res (3-6 du/ac)**
TC	**Town Center/Mixed-Use**	**VR**	**Village Residential/Medium Density Res (5-8 du/ac)**
GC	**Gateway Commercial**	**OS**	**Open Space**
P	**Parks**	**MHR**	**Medium-High Density Residential (8-12 du/ac)**

			TABLE OF PROPERTIES WITH OVERLAYS BY APN				
	APN		**Overlay District**		**APN**		**Overlay District**
	066-070-006		Office Overlay		066-100-071	ptn	Active Use Frontage Overlay
	066-070-019		Office Overlay		066-100-073		Active Use Frontage Overlay
	066-070-020		Office Overlay		066-620-001		Active Use Frontage Overlay
	066-070-022		Office Overlay		066-620-002		Active Use Frontage Overlay
	066-070-023		Office Overlay		066-620-003		Active Use Frontage Overlay
	066-070-024		Office Overlay		066-620-004		Active Use Frontage Overlay
	066-070-025		Office Overlay		066-620-005		Active Use Frontage Overlay
	066-070-035		Office Overlay		066-630-001		Active Use Frontage Overlay
	066-070-036		Office Overlay		066-630-002		Active Use Frontage Overlay
	066-070-037		Office Overlay		066-630-003		Active Use Frontage Overlay
	066-070-076		Office Overlay		066-630-004		Active Use Frontage Overlay
	066-070-077		Office Overlay		066-630-005		Active Use Frontage Overlay
	066-070-080		Office Overlay		066-640-001		Active Use Frontage Overlay
	066-070-081		Office Overlay		066-640-002		Active Use Frontage Overlay
	066-070-082		Office Overlay		066-640-003		Active Use Frontage Overlay
	066-070-083		Office Overlay		066-650-001		Active Use Frontage Overlay *
	066-081-002		Office Overlay		066-650-005		Active Use Frontage Overlay
	066-081-003		Office Overlay		066-670-001		Active Use Frontage Overlay
	066-081-004		Office Overlay		066-670-002		Active Use Frontage Overlay
	066-081-005		Office Overlay		066-670-003		Active Use Frontage Overlay
	066-081-006		Office Overlay		066-670-004		Active Use Frontage Overlay
	066-081-007		Office Overlay		066-670-005		Active Use Frontage Overlay
	066-100-053		Entertainment Overlay		066-670-006		Active Use Frontage Overlay
	066-100-053		Active Use Frontage Overlay		066-670-007		Active Use Frontage Overlay
	066-100-059		Active Use Frontage Overlay *		066-680-001		Active Use Frontage Overlay
	066-100-063		Entertainment Overlay		066-680-002		Active Use Frontage Overlay
	066-100-063		Active Use Frontage Overlay		066-680-003		Active Use Frontage Overlay
	066-100-067		Active Use Frontage Overlay *		066-680-004		Active Use Frontage Overlay
	066-100-068		Active Use Frontage Overlay		066-680-005		Active Use Frontage Overlay
	066-100-069		Active Use Frontage Overlay		066-680-006		Active Use Frontage Overlay
	066-100-071	ptn	Entertainment Overlay		066-680-007		Active Use Frontage Overlay

			TABLE OF PROPERTIES WITH OVERLAYS BY APN				
	APN		Overlay District		APN		Overlay District
	066-680-008		Active Use Frontage Overlay				
	066-680-009		Active Use Frontage Overlay				
	066-690-001		Active Use Frontage Overlay				
	066-690-002		Active Use Frontage Overlay				
	066-690-003		Active Use Frontage Overlay				
	066-690-010		Active Use Frontage Overlay				
	066-690-011		Active Use Frontage Overlay				
	066-690-012		Active Use Frontage Overlay				
	066-690-013		Active Use Frontage Overlay				
	066-690-014		Active Use Frontage Overlay				
	066-700-001		Active Use Frontage Overlay				
	066-700-002		Active Use Frontage Overlay				
	066-700-007		Active Use Frontage Overlay				
	APN *		Not on Windsor River Rd Frontage				
			Council Action 1/16/13 removed				
			Active Use Overlay on WRR				
			Due to routine changes to APN Maps this list				
			may not reflect the most current parcel info				
			refer to the adopted plan for intended				
			overlay locations				

WINDSOR STATION AREA/DOWNTOWN SPECIFIC PLAN
LAND USE DESIGNATIONS AND EQUIVALENT GENERAL PLAN CLASSIFICATION

PLAN DESIGNATION		EXISTING GP CLASSIFICATION
Village Residential (5-8 du/ac)	=	Village Residential/Medium Density Res 5-8 du/ac
Medium -Density Residential (8-16 du/ac)	=	High Density Residential 12-16 du/ac*
Compact Residential (12-24 du/ac)	=	Compact Resident 12-32 du/ac
Commercial	=	Retail Commercial
Town Center	=	Town Center/Mixed Use
Public	=	Cemetery/Schhol/Wastewater Treat Plan
Park/Open Space	=	Open Space Parks

du = dwelling uits/acre

* Second Density Category to be added for clarification that represents Windsor Station Area Plan/Downtown Specific Plan range of 8-16 du/ac

Exhibit "4" - GP RES