

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: August 20, 2025

To: Mayor and Town Council
From: Kim Voge, Planner III
Subject: Windsor Place Townhomes Pre-Application Concept Review

Recommendation to Council:

Provide feedback on the Windsor Place Townhomes pre-application for an all-residential project at 9100 Old Redwood Highway, which would require amendments to the General Plan, Station Area Plan, and Zoning Code to remove mixed-use and active use frontage requirements.

Strategic Plan Element:

The recommended action supports the goal of Livability. Goal Statement: Preserve community character by maximizing the use of existing amenities and creating future opportunities that enhance quality of life for all.

Background:

In 2017, the Planning Commission approved Site Plan and Design Review for a mixed-use project with 30 two-bedroom, market rate apartments and 4,200 square feet of ground floor commercial spaces. The approved plans are provided in Attachment 1 for reference.

In 2018, the Town Council adopted the 2040 General Plan. Because the mixed-use project referenced above was entitled prior to the General Plan update, it was not subject to the updated policies. However, any new development application for the site would be subject to the policies in the 2040 General Plan.

In 2022, the Planning Commission approved a Tentative Subdivision Map for airspace condominiums, so that units could be sold individually.

In 2023, the Planning Commission approved Site Plan and Design Review for rooftop amenities that were added to the project.

Pursuant to Assembly Bill 2729, the State of California granted automatic 18-month extensions for residential projects that were approved prior to January 1, 2024, and set to expire prior to December 31, 2025. This automatic extension was applied to the Windsor Place project, so that the planning entitlements are now valid through December 14, 2026.

The applicant intended to pre-lease 50% of the units prior to moving into the construction phase. Because this threshold was not achieved (or approached), the project was deemed to be financially infeasible. Therefore, the applicant is currently exploring other options, the most marketable of which appears to be a 100% residential project with townhomes that could be sold individually.

On August 12, 2025, the Planning Commission reviewed the pre-application concept review materials for potential policy amendments and an all-residential development project. Planning Commission

feedback will be summarized and provided to the Town Council under separate cover.

Discussion:

The Planning Commission staff report, dated August 12, 2025, is provided in Attachment 4. This report provides a detailed analysis of the relevant policies that should be considered.

Fiscal Impact:

Removing the mixed-use requirement to allow an all-residential project may result in a different property tax base for the property in the long run. However, the currently entitled mixed-use project has been deemed infeasible by the developer.

Environmental Review:

No environmental determination is required, because the Town Council will not be taking any action on the project. Environmental review pursuant to the requirements of the California Environmental Quality Act (CEQA) would be prepared with a formal development application.

Attachment(s):

1. Windsor Place Condominiums - Approved Plans
2. Windsor Place Townhomes - Conceptual Renderings
3. Station Area Plan Development Standards
4. Planning Commission Staff Report 2025-08-12
- 14.2 Windsor Townhomes PowerPoint (Distributed 2025-08-18)
- 14.2 Correspondence Received (Distributed 2025-08-19)

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