

BOYES SPRINGS FOOD CENTER MIXED-USE

PROJECT DESCRIPTION

This project would redevelop an existing mixed-use development in an urban service area by increasing the total number of housing units and increasing the amount of commercial space on the site. The project is located in the Boyes Springs area, approximately $\frac{3}{4}$ of a mile north of the City of Sonoma. The site currently has four parcels (APNs 056-415-016, -017, -018, and -020) totaling approximately 1.26 acres located at 18201, 18271, 18275, 18279, and 18285 Highway 12; 30 and 320 Arroyo Road; and 12, 14, 15, and 16 Calle Del Monte, in Boyes Springs. Current uses on the project site include seven single-family residences and the existing 8,000 square foot, two-story Boyes Springs Food Center. The Food Center is currently comprised of 3,000 square feet of commercial retail space plus two studio apartment units on the ground floor and three rental apartment dwelling units plus additional single room occupancy dwelling units on the second floor.

The proposed redevelopment of the project site would result in 37 total residential units, including eight for-sale townhomes divided between two detached buildings and 29 rental units distributed between two mixed-use buildings. Eight units, or 21.6% of the residential units would be offered at rents affordable to low-income tenants. None of the residential units would be used as vacation rentals. The redevelopment would also include 7,000 square feet of commercial retail/restaurants. This would include 3,000 square feet of existing commercial space on the ground floor of the existing Boyes Springs Food Center building and 4,000 square feet of new commercial retail/restaurant use within a new three-story, mixed-use building. 87 parking spaces would be provided throughout the site, including stacked parking inside the new commercial building. Open space would be provided for all tenants including some private yards, private rooftop patios and shared patio areas. All existing tenants would be relocated as needed to complete construction and would be offered first right of refusal of new units at comparable sizes and rents, as detailed in the affordable housing program submitted with the application.

The existing site includes a two-story building with a grocery store on the first floor, apartments on the first and second floors and eight small detached single-family residences. A majority of the site is paved. There are eleven mature trees distributed throughout the site, all of which are considered "protected species" by the Sonoma County Tree Ordinance, including three Valley Oaks. Nearby properties include a mix of single-family residences to the east, professional offices across Highway 12 to the west, and restaurants and small food markets to the north and south. The site is bordered by Highway 12 to the west and two residential streets, Arroyo Road and Calle Del Monte, to the north and south respectively (Figure 1). The subject property is level with a gentle slope to the southwest and at a consistent grade with all adjacent properties. The property is outside the 500-year and 100-year flood zones, and is located in a Sonoma County Local Fire Protection Response Area (LRA) that is not a designated fire hazard severity zone.