

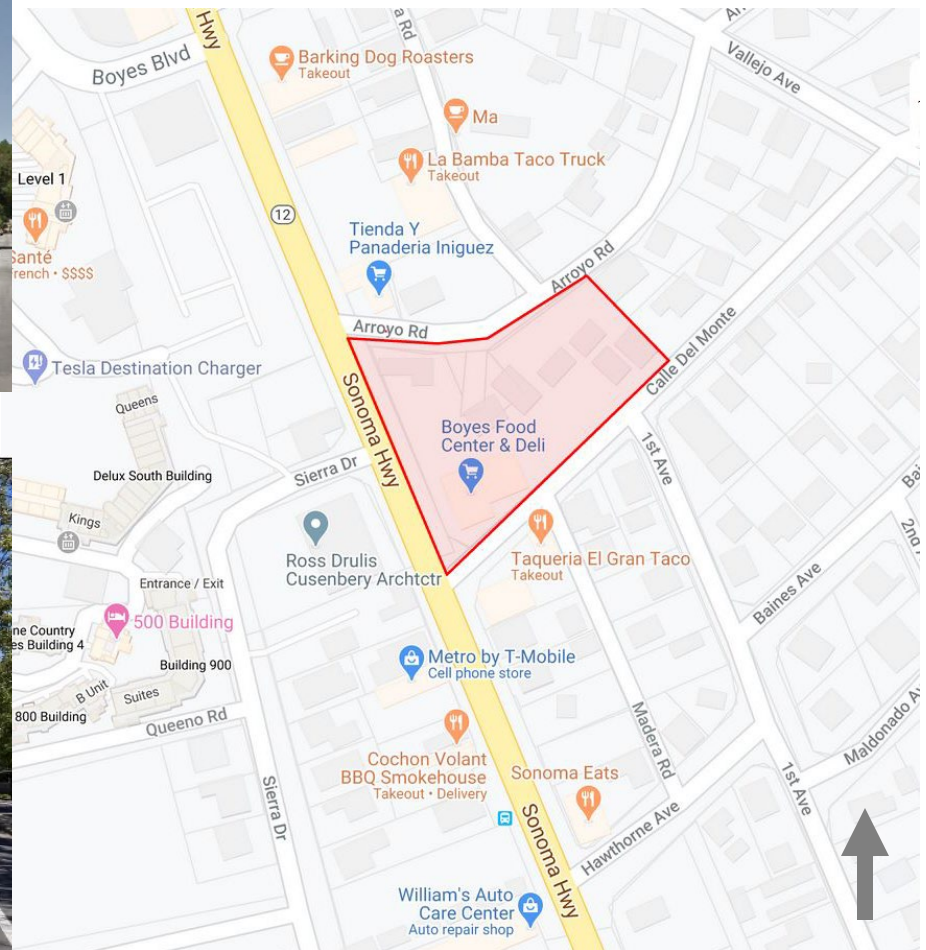
# Boyes Springs Food Center Mixed Use

**Sonoma County Board of Supervisors**  
**11/17/2020**

Doug Bush,  
Staff Planner



# Project Location



# Project Summary

- Existing
  - ▣ 7 detached dwellings
  - ▣ Food center building contains 5 dwellings
  - ▣ 3000 square feet of commercial space
- Proposed
  - ▣ Demo detached dwellings, upgrade food center
  - ▣ New mixed use building with 4000sf of commercial space and 21 apartments
  - ▣ 11 new detached townhomes
  - ▣ 37 dwelling units total, 7000 square feet of commercial

# Existing and Proposed Site Layout



# Requested Entitlements

- General Plan Amendment increase residential density and align LC designation with lot lines
- Rezone to Planned Community (requires Preliminary Development Plan)
- Use Permit (aka Precise Development Plan)
- Affordable Housing Program
- Major Subdivision to create 11 parcels, allowing townhomes to be on separate parcels



**Exhibit B: Visual Simulation Viewpoint 1 - Northbound Highway 12 (Before & After)**



Exhibit E (REVISED): Visual Simulation Viewpoint 4 - Westbound Arroyo Road (Before & After)

# General Plan and Zoning Amendments

- General Plan Amendment
  - ▣ Remove Traffic Sensitive designation
  - ▣ Increase residential density
  - ▣ Align land use designations with lot lines
- Zoning Amendment
  - ▣ Rezone to Planned Community District
  - ▣ Keep Scenic Resources and Vacation Rental Exclusion Combining Districts



# Use Permit

## (Precise Development Plan)

- Use Permit required for
  - ▣ mixed use development
  - ▣ grocery
  - ▣ restaurant
  - ▣ retail service
  - ▣ multifamily housing
- The Precise Development Plan includes:
  - ▣ location and description of all buildings
  - ▣ vehicle and pedestrian circulation
  - ▣ parking
  - ▣ drainage plan
  - ▣ building elevation

# Affordable Housing Program

- Requires either:
  - ▣ 4 units, 2 low income and 2 very-low income levels; or
  - ▣ affordable housing fee; or
  - ▣ alternative equivalent
- Proposed alternative equivalent:
  - ▣ 8 units affordable at low income;
  - ▣ Tenants offered first right of refusal to new units; if relocated applicant subsidizes rent to affordability
  - ▣ Phased construction to minimize disturbance

# Review Background

- Sonoma Valley Citizens Advisory Committee
  - ▣ Unanimous approval (April 25, 2018)
- Mitigated Negative Declaration (CEQA)
  - ▣ Public circulation and public noticing (April 29, 2020)
- Project Review and Advisory Committee
  - ▣ Unanimous approval (June 4, 2020)
- Planning Commission
  - ▣ Unanimous approval (August 6, 2020)

# Staff Recommendation

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- Adopt the draft Resolution
- Adopt the Mitigated Negative Declaration and approve the proposed General Plan Amendments, Preliminary Development Plan, Precise Development Plan and Major Subdivision; and
- Adopt an Ordinance approving the proposed Zone Change.

# Questions?



SONOMA HWY 12

ARROYO ROAD

COMMERCIAL PARKING SPACES (16)

CALLE DEL MONTE

PRIVATE DRIVE FOR TOWNHOME RESIDENTS

LEGEND

-  PROPERTY LINE
-  RESTAURANT / DINING AREA
-  KITCHEN / RESTAURANT BACK OF HOUSE
-  RETAIL
-  PARKING
-  RESIDENTIAL
-  PATIO / USABLE OPEN SPACE
-  PLANTED AREA
-  COMMON AREA













**Exhibit D: Visual Simulation Viewpoint 3 - Southbound Highway 12 (Before & After)**

# From Sierra Dr looking east



# From south looking north



# From north looking south



# Construction Phasing

Stage 1	Stage 2	Stage 3
<ul style="list-style-type: none"><li>- Cottages will be removed and townhomes built</li><li>- 1 of 8 townhomes will be deed restricted</li><li>- 5 apartments within the food center will remain leased at existing affordable rents (set and fixed at the time of project application)</li><li>- 2 non-deed restricted townhomes will be leased at affordable rents per the relocation plan</li></ul>	<ul style="list-style-type: none"><li>- Mixed use building will be constructed</li><li>- 7 of 21 apartments in the new mixed use building will have a recorded deed restriction prior to occupancy</li><li>- All of the deed restriction units will be available by completion of the second stage of the project, providing greatest affordability as early as possible in the project and reducing need for relocation</li></ul>	<ul style="list-style-type: none"><li>- The food center building will be remodeled to contain eight market rate apartments, completing the project</li></ul>

**Table 7: Trip Generation Calculations**

Land Use (ITE Code)	Quantity	AM Trips			PM Trips			Weekday Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
<b>Existing Land Uses</b>										
Single-Family Detached Housing (210)	7 Dwelling Units	3	7	<b>10</b>	5	3	<b>8</b>	45	45	<b>90</b>
Multifamily Housing (Low-Rise) (220)	11 Dwelling Units	1	5	<b>6</b>	5	3	<b>8</b>	21	21	<b>42</b>
Convenience Market (851)	3 kSF	94	94	<b>188</b>	75	72	<b>147</b>	1144	1143	<b>2287</b>
<b>Total Existing Trips</b>		98	106	<b>204</b>	85	78	<b>163</b>	1210	1209	<b>2419</b>
<b>Proposed Land Uses</b>										
Multifamily Housing (Low-Rise) (220)	37 Dwelling Units	4	15	<b>19</b>	15	9	<b>24</b>	120	119	<b>239</b>
Shopping Center (820)	1.4 kSF	1	0	<b>1</b>	2	3	<b>5</b>	27	26	<b>53</b>
Convenience Market (851)	3 kSF	94	94	<b>188</b>	75	72	<b>147</b>	1144	1143	<b>2287</b>
High-Turnover (Sit-Down) Restaurant (932)	2.6 kSF	14	12	<b>26</b>	16	9	<b>25</b>	146	146	<b>292</b>
<b>Total Proposed Trips</b>		113	121	<b>234</b>	108	93	<b>201</b>	1437	1434	<b>2871</b>
<b>Net New Trips (Proposed - Existing):</b>		15	15	<b>30</b>	23	15	<b>38</b>	227	225	<b>452</b>

# Rezoning

## Preliminary Development Plan

- Rezone to Planned Community District requires a “Preliminary Development Plan”
  - location of each land use
  - site plan for residential areas
  - number and size of dwelling units
  - site circulation
  - the type and location of proposed public facilities
  - description of phasing



# Environmental Review

- Mitigated Negative Declaration
  - Air Quality (dust)
  - Biological Resources (nesting birds)
  - Cultural Resources (accidental discovery of resources)
  - Noise (construction standards)
  - Utility and Service Systems (sewer line repair or replacement)