



MEMO

DATE: May 4, 2022
TO: Design Review Committee
FROM: Doug Bush, Project Planner

FILE: PLP18-0013 Boyes Food Center Mixed Use
ADDRESS: 12 Calle Del Monte, Boyes Springs
APN: 056-415-020, -018, -017, -016
APPLICANT: Daniel Crowley

Request

The applicant is requesting final design review approval for a mixed use project which was approved by the Board of Supervisors on November 21, 2020.

Project Description

The project would redevelop an existing mixed-use development at 12 Calle Del Monte, that currently includes the Boyes Food Center and several detached cottages. The project would increase the total number of housing units from 12 to 37 and increase the amount of commercial space on the site from 3,000 to 7,000 square feet. The project would include eight new townhomes distributed between two new buildings and 29 for-rent dwelling units distributed between the existing Boyes Food Center building and a new mixed-use building. The project includes a general plan amendment, zone change, preliminary and precise development plan, design review, and sign program.

Site Characteristics:

The site consists of four parcels totaling approximately 1.26 acres East of Highway 12 in Boyes Hot Springs. Current uses on the project site include eight single family residences and the existing 8,000 square foot, two story Boyes Springs Food Center. The Food Center is currently comprised of approximately 3,000 square feet of commercial retail plus two studio apartment units on the ground floor and three apartment dwelling units plus additional rooms-for-rent on the second floor.

The Boyes Springs Food Center operates seven days per week between the hours of 6:00 am and 2:00 am, currently receives deliveries several times per week during business hours, and employs 3-5 people. The site has been developed with buildings and parking improvements since at least 1935 though a historical evaluation determined none of the structures to be historically significant. Several large trees and landscaping associated with the existing uses are present on the project site, and the proposed development attempts to work around as many of the mature trees as possible. The project site is currently served by the Valley of the Moon Water District and Sonoma Valley Sanitation District.

The project is located within the Springs Specific Plan planning area. The Specific Plan is currently undergoing environmental review and is not currently in effect nor does it apply to this project.

Background

The project was reviewed by the Project Review and Advisory Committee on June 4, 2020, who established recommended conditions for the project. The Sonoma County Planning Commission then held a public hearing on August 6, 2020 and recommended approval of the project to the Sonoma County Board of Supervisors.

On November 17, 2020, the Board of Supervisors approved the project including:

- A General Plan Amendment to change land use designations from Limited Commercial, Traffic Sensitive, and Urban Residential, 5 units per acre, to Limited Commercial and Urban Residential, 12 units per acre;
- A Zone Change from Limited Commercial (LC) Traffic Sensitive (TS) and Low Density Residential (R1), to Planned Community (PC)
- A Major Subdivision to create 11 parcels; and
- Preliminary and Precise Development Plan for Planned Community Zoning.

The project has been approved, however final design review and sign program approval is required prior to construction. The Design Review Committee first reviewed this project first on March 7, 2018 and provided feedback and contained in the record of action in Attachment 1. The applicant updated the plans and provided responses, as detailed in Attachment 2. Staff identified additional opportunities for design improvement and the applicant responded to these comments in Attachment 3. The current set of plans is provided in Attachment 4.

Design Review Committee Comments – March 7, 2018

The Design Review Committee conducted a conceptual review of the design in 2018 and provided comments including but not limited to the following:

- requests for additional color details
- consideration of a rooftop shade structure
- provide a features to tie together separate buildings
- seek opportunities to reduce height where possible
- ensure uniformity in design language throughout the project
- Provide arborist report and additional details on trees
- Provide a signage plan

The applicant has addressed each of the Committee's comments through updates to the project plans and has identified how each issue has been addressed in the attached response letter (Attachment 2). County staff provided additional comments regarding landscaping, lighting and signage on 10/18/21. The applicant responded with updates and responses as shown in the proposed plans and outlined in Attachment 3. Staff finds that the project plans now address the prior comments of the Committee and subsequent comments from Staff.



Recommendation

Staff requests that the Design Review Committee review the responses to prior comments and the proposed plans, and provide final design review approval of the project. If additional changes are requested, Staff asks that these be provided as clear conditions of approval and defer subsequent review to staff if appropriate.

LIST OF ATTACHMENTS

- Attachment 1. DRC 2018 Record of Action
- Attachment 2. Applicant response to 2018 Record of Action.
- Attachment 3. Applicant response to staff comments.
- Attachment 4. Board of Supervisors' Resolution November 17, 2020

For a complete packet of information from the November 17, 2020 hearing, please see the following link.

<https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=4696331&GUID=3B7086D7-61B1-4F11-B095-C04D8F42308C&Options=&Search=>

Separate Attachment for Committee Members: Full size Plans