



August 19, 2019

## **Rustic Shops and Apartments**

A Glen Ellen Workforce Housing and Mixed-Use Project

### **PROPOSAL STATEMENT**

The Rustic Shops & Apartments is proposed as a Workforce Housing and Mixed-Use Project, including low income housing units, located in the town of Glen Ellen. We are requesting a zone change to add the Workforce Housing designation. The site currently contains single and multi-family residences and commercial space. The existing residential units include two single-family homes (one quite small at ~ 985 sf) and three apartment units in a single tri-plex. The existing commercial spaces comprise 2,278 sf to be retained. The existing use types would all be accommodated in the proposed new project.

The proposed project is located on two parcels: the first parcel contains the existing tri-plex, a commercial building and a small single-family cottage; the second parcel contains one single-family home. The proposed project would: retain the commercial building and cottage with some modifications; eliminate the tri-plex and single-family home. The development would include three new residential buildings, for a total of five buildings on the site.

Buildings 1 & 2, two new buildings fronting on Arnold Drive, contain four studio apartment units on the lower floor and one two-bedroom apartment unit on the upper floor in each building. Building 3 is the existing commercial building at the corner of Arnold Dr. and Carquinez Ave. that will remain with modifications. Building 4, a new apartment building fronting on Carquinez Avenue, contains two one-bedroom apartment units on the lower floor and two studio apartment units on the upper floor. Building 5, the existing small cottage fronting on Carquinez Avenue, would be retained as a one-bedroom residential unit. The development would provide a total of 2,278 sf of commercial space and a total of fifteen (15) residential units. Site improvements include retaining a number of existing trees, including one very large heritage oak, provision of on-site parking for the residential and commercial spaces, one shared trash enclosure, landscaped pathways, patios, seating / conversation areas and storm water retention and filtration areas.

A Tree Preservation and Mitigation Plan, dated March 2017, was prepared by Horticultural Associates, and a Historic Resource Evaluation, dated January 2017, was prepared by Alice P. Duffee, both local Glen Ellen businesses and long-established experts in their respective fields. Both studies were utilized in developing the design of the proposed project, as was the Glen Ellen Development and Design Guidelines prepared by J. Kapolchok and Associates, dated November 1990.



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### **HOUSING PROPOSAL**

The Housing Proposal for this project is based on providing Affordable Housing on site in compliance with Sonoma County Municipal Code, Chapter 26 – Sonoma County Zoning Regulations, Article 89 - Affordable Housing Program Requirements and Incentives, Section 26-89-030 - Administration and General Requirements, Section 26-89-40 - Affordable Housing Requirements for Residential Development, Subsection 26.89.040 C. 3. (Rental Projects), Section 26-89-050 - Density Bonus Program, Section 26-89-060 - Affordable Housing Incentives, Section 26-89-070 (Design and Construction Standards), Section 26-89-080 - Ownership Unit Occupancy and Long-Term Restrictions, and Section 26-89-090 - Rental Unit Occupancy and Long-Term Restrictions.

This project proposes to provide a minimum of twenty percent (20%) affordable housing units (as a Mixed Use project). The units being proposed for affordable housing are three (3) One-Bedroom Units that actually provide a 20% affordable housing ratio. The proposed affordable housing will meet the term of rental restrictions - minimum term for continued affordability, and all other requirements of Section 26-89-090. See attached for Site Plan of proposed project.

The project requests Affordable Housing Incentives be granted in accordance with Section 26-89-060, including: A. Guaranteed Incentives, and B. Additional Incentives, specifically "Elimination of covered parking requirements."

Summary of Housing Units provided in this proposal:

#### **TWO-BEDROOM UNITS**

Two (2) Two-Bedroom Units

Four (4) total bedrooms

2,160 total square feet

Affordability Level (2 Units): Market Rate

#### **STUDIO and ONE-BEDROOM UNITS**

Eight (8) Studio Units (4,080 sf)

Five (5) One-Bedroom Units (3,602 sf)

Thirteen (13) total bedrooms

7,682 total square feet

Combined total square feet: 9,842

Affordability Level (4 Studio Units): Affordable

Affordability Level (9 Units): Market Rate



**Area Calculation**

2,160 sf + 4,080 sf + 3,602 sf = 9,842 total square feet

Affordable Units Required 20% (Mixed Use project)

9,842 sf x 20% = 1,968.4 sf

**Affordable Units Proposed**

Alternate #1

Four (4) Studio Units

4 x 510 sf = 2,040 sf

2,040 sf ÷ 9,842sf = 20.73% Affordable Units Provided

**Affordability Allocation:**

Two (2) Units for Very Low-Income households (50%)

Two (2) Units for Low- or Very Low-Income households (50%)