

The project would demolish the existing one-story, 1,148 square foot building to construct a two and three-story mixed-use building on the 16,590 square foot parcel (parcel area per the County Assessor; 16,351 is noted on the plans). More specifically, the project consists of the following components:

- 2,270 square feet of commercial floor area in one to four tenant spaces on the ground floor facing Petaluma Boulevard, with four residential units on floors two and three above
- 760 square feet of commercial floor area in one or two tenant spaces and a 760 square foot “Co-op/Commons” on the ground floor facing Payran Street, with three residential units and a two-bed guest suite on the second floor and a 1,260 square foot open-air roof deck with raised planter beds above
- 1,152 square feet of enclosed courtyard to be used by the residential and non-residential tenants of the site
- 740 square feet of workshop and storage space within one and two-story buildings to be located at the southeast corner of the site to be used by the residential and non-residential tenants of the site
- 752 square feet of exterior work area to be adjacent to the workshops to be used by the residential and non-residential tenants of the site
- Nine off-street unbundled automobile parking spaces and one ADA space
- Reconfiguration of the public right-of-way along Payran Street to create four new automobile parking spaces along the project frontage, a bulb-out to extend the sidewalk north to reduce the width of the eastbound travel lane to 11-feet for automobiles and to stripe a Class II bike lane
- Replacement of the sidewalk abutting the site to better conform the sidewalk with the entries to the ground floor commercial spaces
- Solar panels above the roof of the mixed-use building, the workshop building, and the off-street parking spaces (the existing parking canopy would be retained to provide cover for the parking spaces and support for solar panels)
- Vehicular, emergency, bicycle and pedestrian access would be provided from Petaluma Boulevard and Payran Street

The project is subject to Site Plan and Architectural Review and a Density Bonus Housing Agreement.