

**Boys & Girls Clubs of Sonoma-Marin**  
**929 Sebastopol Road, Santa Rosa, CA**

### **Project Description**

The proposed project is situated on a 1.01 acre parcel in the southwest section of Santa Rosa, north of Sebastopol Road and South of Highway 12, with APN 125-101-044. Please see the included vicinity map for a visual representation of the parcel's location.

The project includes construction of an approximately 24,464 square foot building for a Boys and Girls Club and a two-lane access road. The parcel is zoned R3 Multi-family Residential (R3) and has a General Plan Designation of Medium Density Residential. A minor use permit will be requested to allow for a Boys and Girls Club use within the R3 zoning.

The parcel is flat and covered in gravel, which eliminates the possibility that any wetlands or Tiger Salamander exist on the site. The property was previously used for parking and storing vehicles and is surrounded by developed parcels on all four sides. Given this project is considered infill development, it is possible that it qualifies for a CEQA exemption.

The first floor of the building is approximately 16,645 square feet and contains a high school regulation sized gymnasium, a full sized kitchen and dining room, an art room, a dance/fitness studio, two administrative offices and a meeting room. The second floor is approximately 7,819 square feet and is dedicated to the academic functions of the club, providing 8 classrooms and a large open flex-space. Please see the attached documents for detailed floor plans, elevations, and a description of the architectural design of the building.