

Recess Storage - Phase II

4465 & 4480 Streamside Drive

August 11, 2022

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Planning and Economic Development

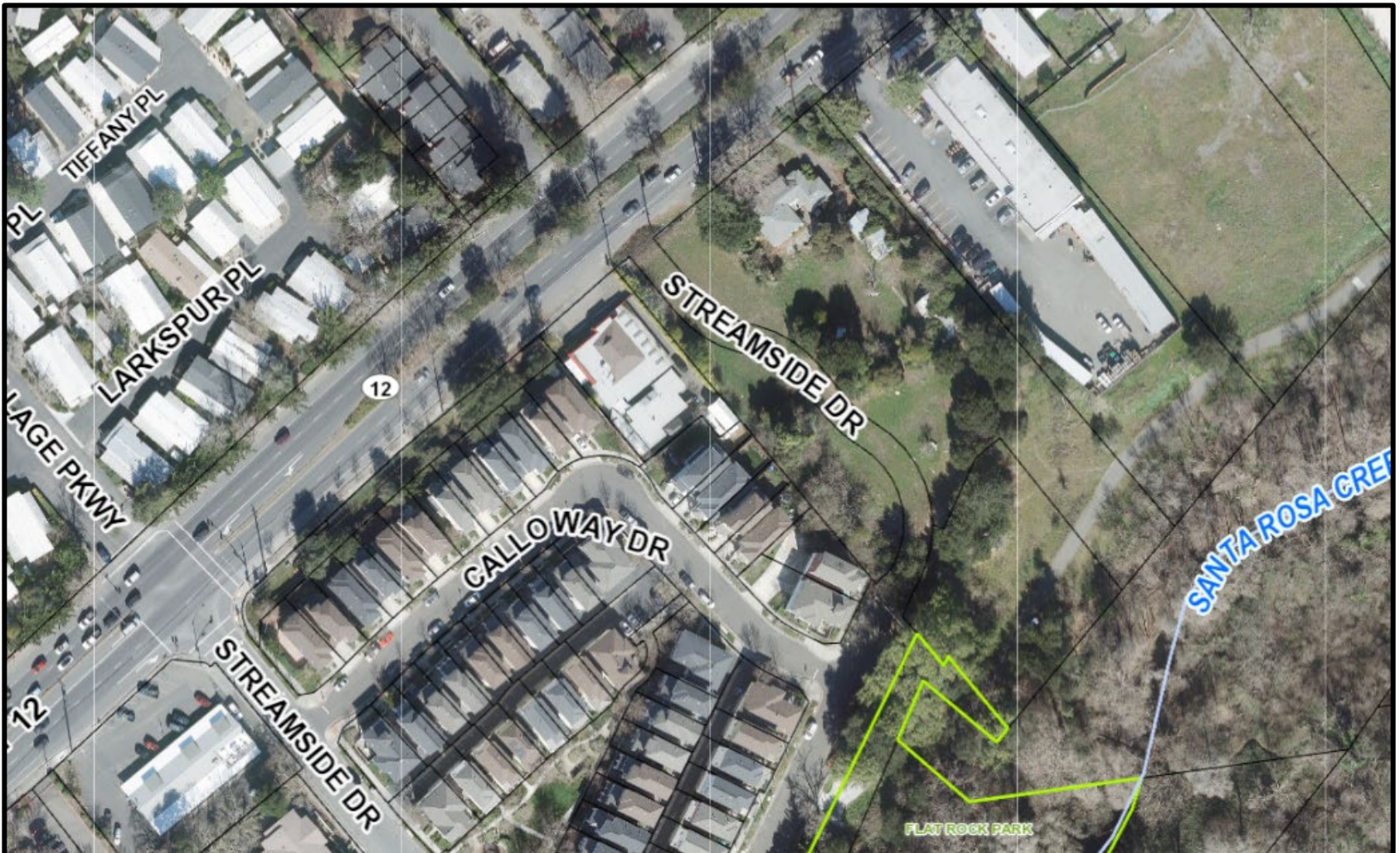
Construct three self-storage buildings

- 4465 Streamside Drive: Construct one 3-story building adjacent to the Santa Rosa Creek Trail
- 4480 Streamside Drive: Construct two 1-story buildings adjacent to existing residential

Required Actions:

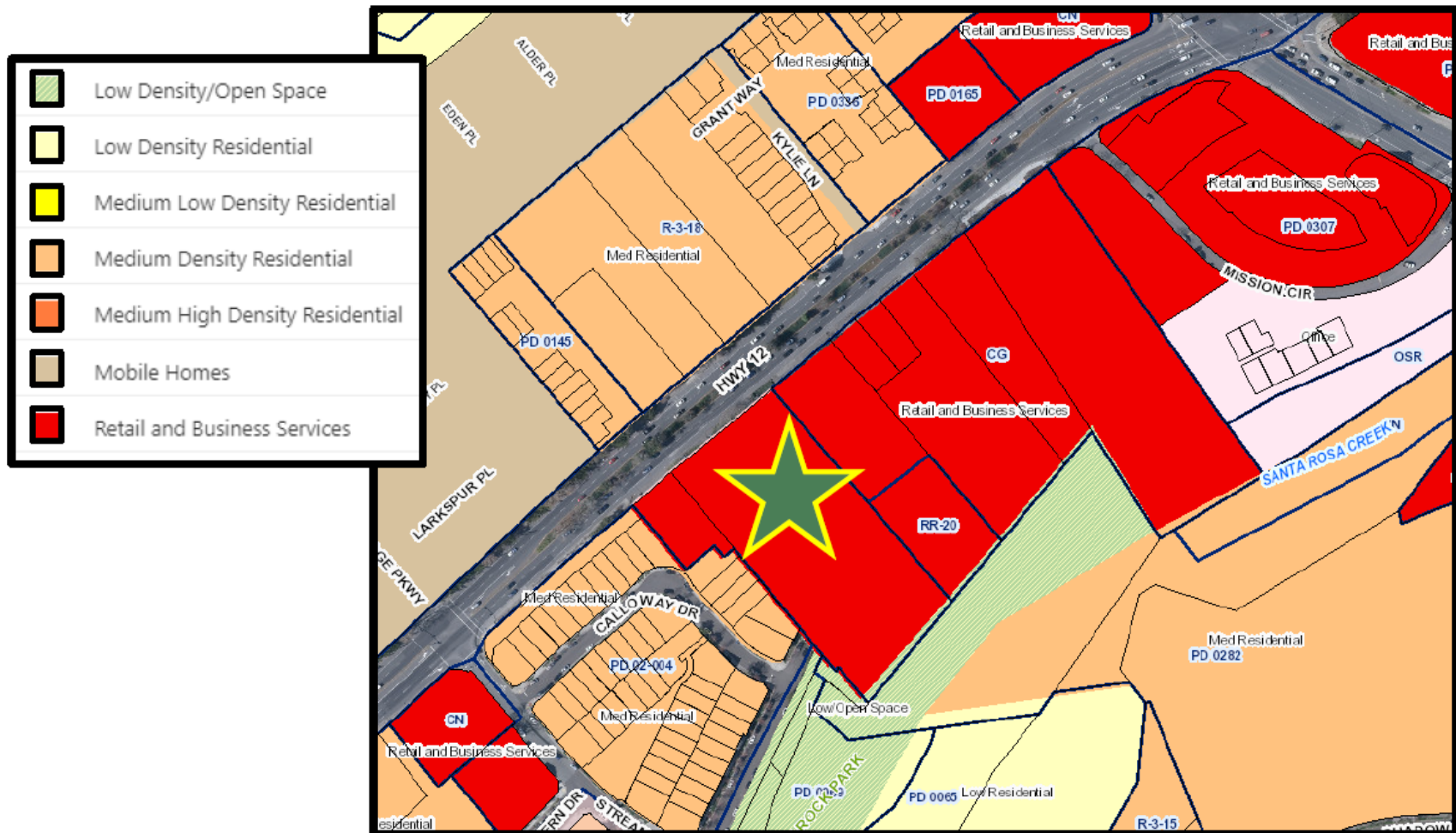
- Addendum to Mitigated Negative Declaration (PC)
- Minor Conditional Use Permit (ZA, elevated to PC)
- Hillside Development Permit (PC)
- Variance (PC)
- Design Review (DRB)

4465 & 4480 Streamside Drive Neighborhood Context



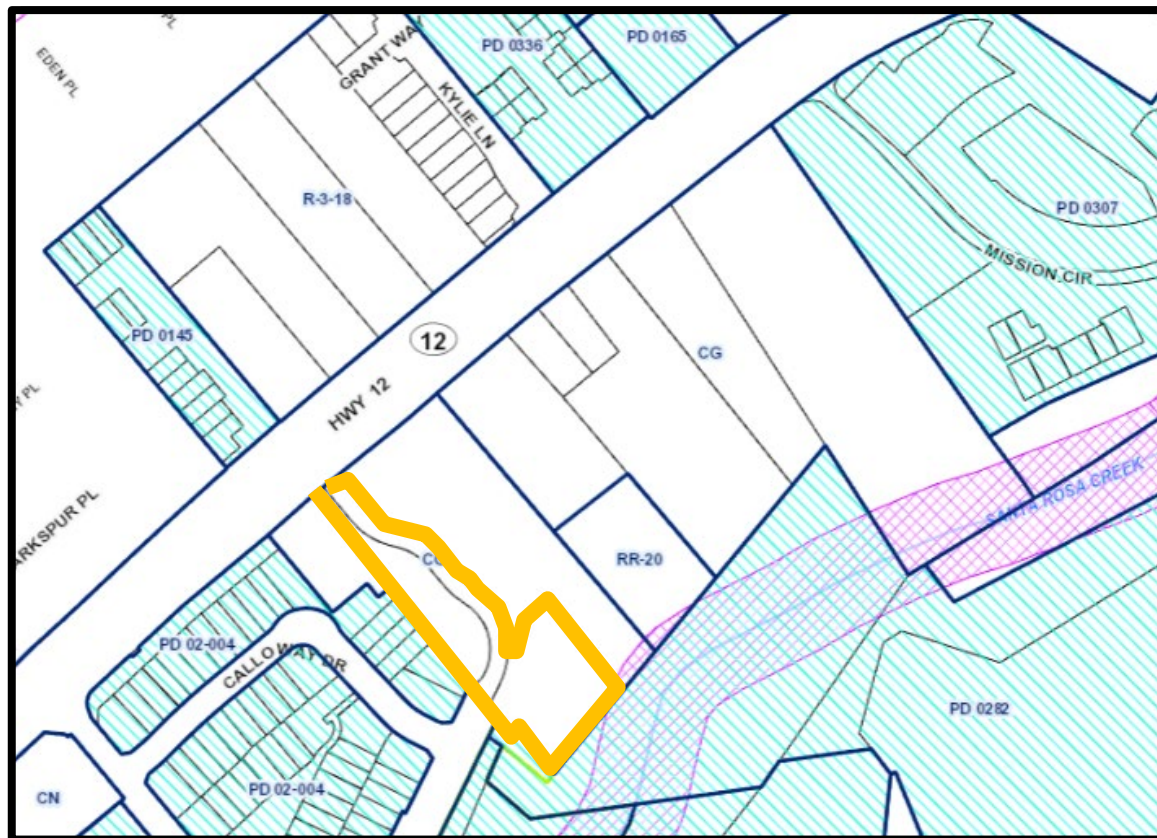
4465 & 4480 Streamside Drive Existing Conditions

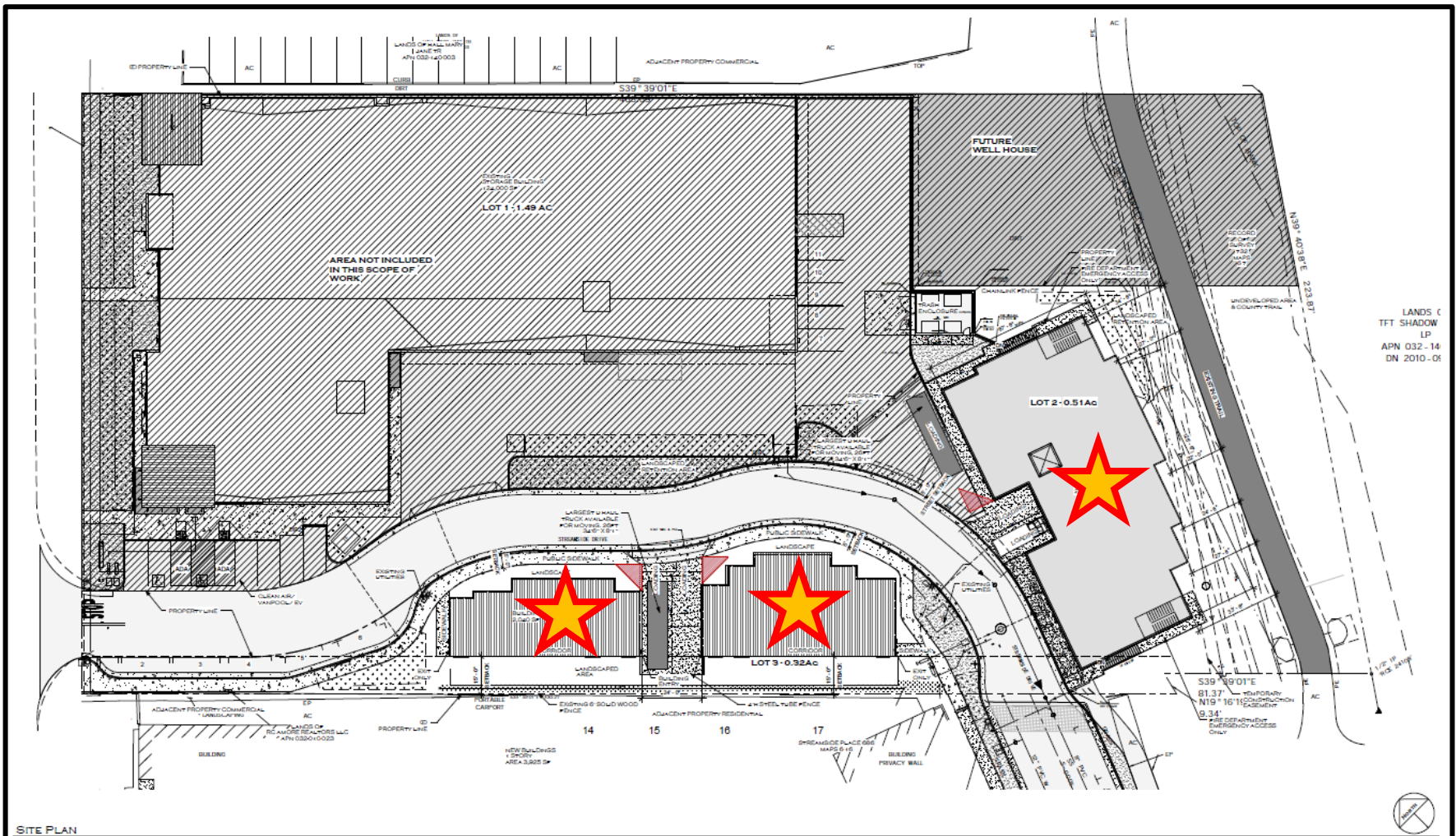




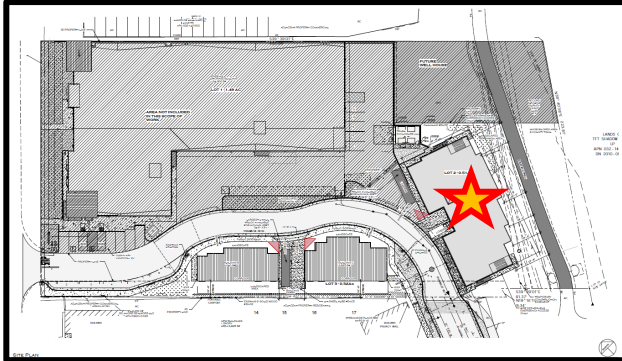
Surrounding Zoning

- North: PD & R-3-18
- South: PD
- East: CG & RR-20
- West PD

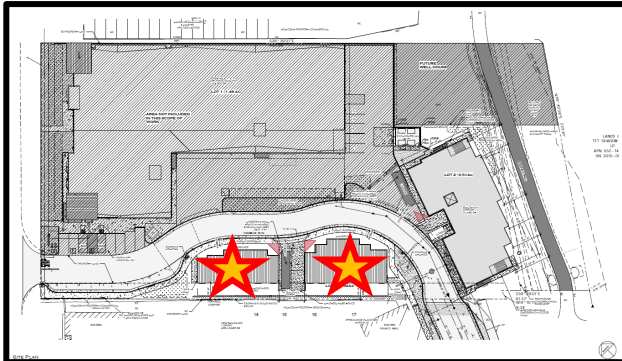




Rendering - From Santa Rosa Creek Trail east bound on Streamside Drive



Rendering - Westbound on Streamside Drive



Rendering - From the west



- August 8, 2019 - Planning Commission approved the Recess Storage Project:
 - Mitigated Negative Declaration
 - Recommendation to pre-zone into CG zoning district
 - Tentative Map
 - Hillside Development Permit
 - Minor Conditional Use Permit
- September 24, 2019/October 1, 2019 - Council approved pre-zoning into the CG zoning district
- January 16, 2020 – Design Review Board granted Design Review.
- The property was annexed into the City; the Final Map was recorded; and the site improvements and the existing self-storage structure was constructed.

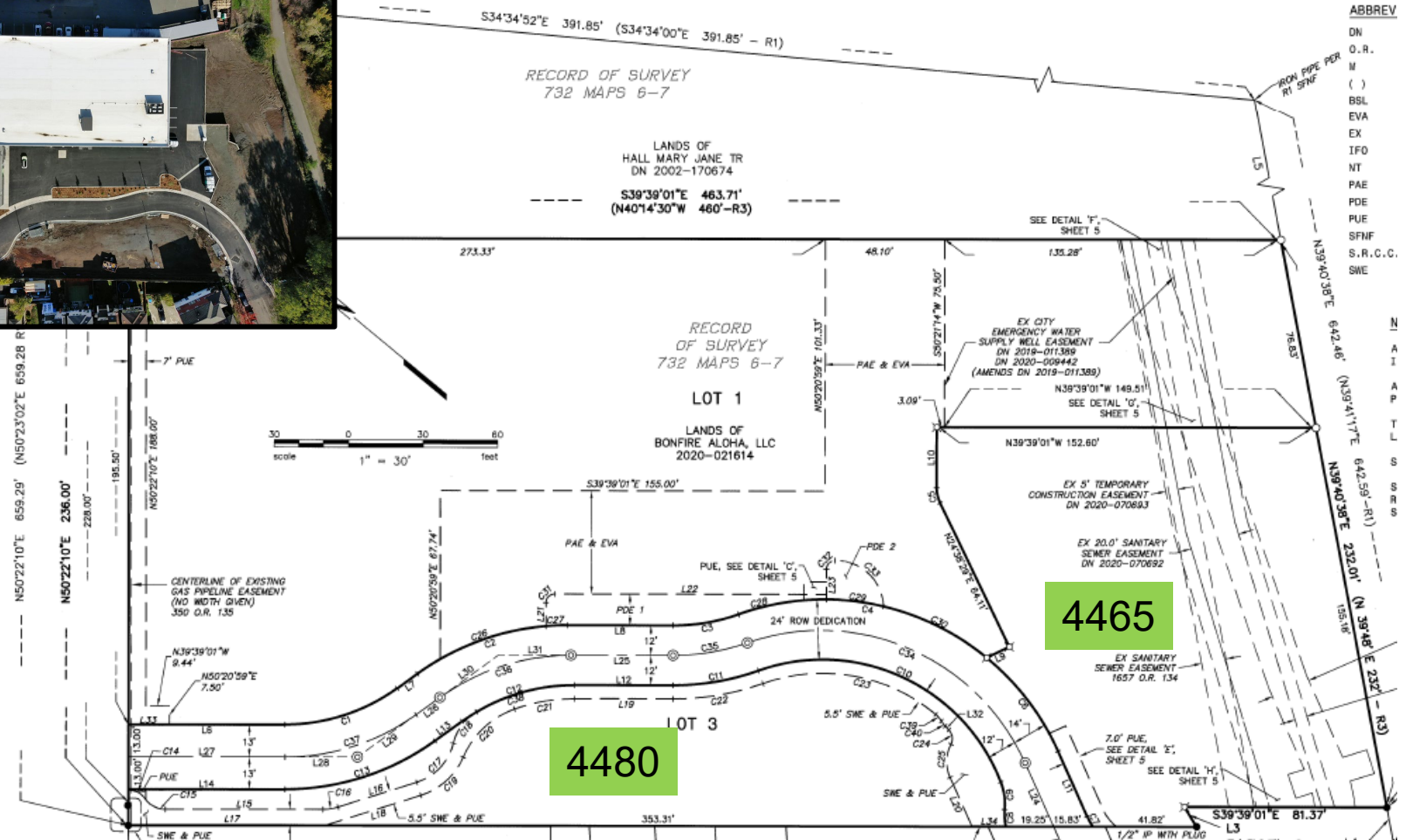
- October 7, 2021 - The Design Review Board considered the proposed storage structures on a concept basis. The Board was generally in favor of the project.
- November 18, 2021 - MUP and Design Review applications were submitted.
- February 8, 2022 – Variance and Hillside Development Permit applications were submitted.
- May 26, 2022 - Waterways Advisory Committee. The Committee was generally in favor of the project.

Required Findings:

- There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions)
- A non-self-created hardship peculiar to the subject property does exist by reason of the conditions, and that these conditions are not common to all or most of the properties in the immediate area which are also within the identical zoning district.
- Granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity which are within the identical zoning district.
- The Variance would not be of substantial detriment to adjacent properties and would not be in conflict with the purposes and intent of this Zoning Code, the General Plan, any applicable specific plan, or the public interest or welfare.

4465 & 4480 Streamside Drive Existing Conditions





Hillside Development Permit

Required Findings:

- Site planning minimizes the visual prominence of hillside development
- Site development minimizes alteration of topography, drainage patterns, and vegetation
- Site development does not alter slopes of greater than 25 percent, except in compliance with Zoning Code Section 20-32.020.B
- Project grading respects natural features and visually blends with adjacent properties;
- Building pad location, design, and construction avoids large areas of flat pads, and building forms are instead “stepped” to conform to site topography;
- The proposed project complies with the requirements of this chapter and all other applicable provisions of this Zoning Code;

Minor Conditional Use Permit

Required Findings

- Use is allowed within the CG zoning district and the Project complies other applicable provisions of the Zoning & City Codes
- Use is consistent with the General Plan
- Design, location, size, and operating characteristics of use would be compatible with the existing and future land uses in the vicinity
- The site is physically suitable for the type, density, and intensity of use
- Would not constitute a nuisance or be injurious/detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity/zoning district

Environmental Review

California Environmental Quality Act (CEQA)

The Project has been found in compliance with the California Environmental Quality Act (CEQA). On August 8, 2019, the Planning Commission adopted a Mitigated Negative Declaration for the Recess Storage Project.

An addendum, prepared by Arcadis, dated July 2022, concluded that “there have been no significant changes in circumstances that would involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- The implementation of the site improvements and construction of the existing storage facility was noisy and messy. What can be done to correct those conditions for the next round of development?
 - Reduced construction hours
 - Best management practices for dust control
 - Post contact information for the onsite general contractor and developer
 - Address all construction-related complaints within 24-hours
- Construction trucks/equipment blocked the view of oncoming eastbound traffic for drivers exiting the driveway from hardware store to the east of the project site.
 - No parking along Hwy 12 during periods of construction.

- Why is the City approving a reduction in housing for another self-storage facility?
 - Project site is designated for commercial uses
 - City cannot require housing or prohibit commercial uses
- This is not an appropriate use along the gateway corridor.
 - Property not within the -G (Gateway) combining district
 - Similar commercial uses in the area
- Is the use appropriate adjacent to existing residential uses?
 - Changes in land use designation
 - Compatibility is a required finding
 - Where abutting residential:
 - Single-story
 - No exterior access
 - Landscape design included trees

It is recommended by the Planning and Economic Development Department that the Planning Commission approve the Recess Storage - Phase II project at 4465 & 4480 Streamside Drive by approving four resolutions:

- An Addendum to the previously adopted Recess Storage Project Mitigated Negative Declaration;
- A Variance to allow reduced setbacks;
- A Hillside Development Permit to allow construction in areas with greater than ten percent slope; and
- A Minor Conditional Use Permit to operate a Personal Self-Storage facility

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