

Vicinity Map

Not to Scale



Proposed Comercial Project for

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By Susie Murray at 12:10 pm, Apr 29, 2022

Recess Storage - Phase II

4465 & 4480 Streamside Dr
Santa Rosa, CA

Project Scope

THE TWO PROPERTIES ARE LOCATED AT 4465 & 4480 STREAMSIDE DR, SANTA ROSA, CA 95409 AND ARE ZONED CG (GENERAL COMMERCIAL). THE ZONING IS APPROPRIATE AS IT IS DESIGNATED RETAIL AND BUSINESS SERVICE BY THE GENERAL PLAN. CG (GENERAL COMMERCIAL) ZONING ALLOWS FOR STORAGE/PERSONAL STORAGE FACILITY (MINI-STORAGE) WITH A MINOR CONDITIONAL USE PERMIT.

THE PROJECT INVOLVES A 3-STORY SELF-STORAGE BUILDING ON LOT 2 AND TWO SINGLE STORY SELF-STORAGE BUILDINGS ON LOT 3 TO ENABLE AMERICAN RECESS TO FURTHER SERVE THE EASTERN AREA OF THE CITY OF SANTA ROSA. THE PHASE 2 PROJECT INCLUDES THE CONSTRUCTION OF THREE STORAGE BUILDINGS WITH A TOTAL SIZE OF APPROXIMATELY 26,445 SF. THE PROPOSED NEW STORAGE BUILDING ON LOT 2 SITUATED TO MAINTAIN A REQUIRED SETBACK FROM SANTA ROSA CREEK.

THE ENTIRE SITE WAS GRADED AND PADS WERE CREATED DURING THE FIRST CONSTRUCTION PHASE. MAJORITY OF THE OFF SITE IMPROVEMENTS WERE BUILT UNDER PHASE I, WITH THE EXCEPTION OF THE SIDE WALK ALONG STREAMSIDE DR. UTILITIES ARE STUBBED AT EACH PROPERTY LINE.

THE TWO LOTS PROPOSED TO BE DEVELOPED WERE CREATED DURING PHASE I, AND THE ENTIRE SITE FUNCTIONS AS A COMPLEX/ CAMPUS. THE THREE PARCELS SHARE ACCESS DRIVEWAYS, PARKING SPOTS, GARBAGE ENCLOSURE, AND OFFICE SPACE AND RESTROOMS. ACCESS AND MANAGEMENT AGREEMENTS WILL BE IN PLACE BEFORE FINAL CERTIFICATE OF OCCUPANCY.

DUE TO THE SITE CONSTRUCTIONS AND SIMILAR USES BETWEEN THE THREE PARCELS, AMERICAN RECESS IS APPLYING FOR A VARIANCE TO REDUCE THE REQUIRED STREET AND RESIDENTIAL DISTRICT SETBACKS AS SET IN THE CURRENT MUNICIPAL CODE SECTION 20-42.180 STORAGE, PERSONAL STORAGE FACILITIES. WE ARE PROPOSING A 5'-0" STREET SETBACK FROM STREAMSIDE DR FOR BOTH LOT 2 AND LOT 3. PER ENGINEERING DEPARTMENT, INTERIOR ACCES, AWAY FROM THE PUBLIC STREET SHALL BE PROVIDED ON LOT 3. IN ORDER TO ACCOMMODATE THIS REQUEST, WE ARE REQUESTING A REDUCTION OF THE 20'-0" LANDSCAPED SETBACK PROVIDED ON THE SIDE ADJACENT TO THE RESIDENTIAL DISTRICT TO 15'-0" SETBACK.

A PREVIOUS HILLSIDE DEVELOPMENT PERMIT WAS APPROVED FOR THE DEVELOPMENT OF A MULTI FAMILY STRUCTURE ON LOT 2. GRADING AND STABILIZATION OF THE SLOPE TOOK PLACE DURING PHASE I. DUE TO THE NATURE OF THE NEW PROJECT, A HILLSIDE DEVELOPMENT PERMIT IS REQUIRED. THE SELF STORAGE FACILITY BUILDING FOOT PRINT AND LOCATION IS SIMILAR TO THE APPROVED BUILDING FOOT PRINT.

FROM A SITE PERSPECTIVE, THE DESIGN WILL FOLLOW THE NATURAL TOPOGRAPHY, WITH RESPECT TO THE EXISTING TRAIL CROSSING THE PROPERTY AS WELL AS THE TREES AND CREEK LOCATED TO THE SOUTHEAST, WHICH NOT ONLY PRESERVES, BUT HIGHLIGHTS THE NATURAL FEATURES OF OUR SITE AND THE SURROUNDING AREAS. THE NEW PROPOSED USES WILL NOT CREATE ADVERSE ENVIRONMENTAL IMPACTS SUCH AS SMOKE, NOISE, GLARE, DUST, VIBRATIONS, FUMES, POLLUTION OR ODOR WHICH WOULD BE DETRIMENTAL TO OR CONSTITUTE A NUISANCE TO AREA PROPERTIES.

SITE PLANNING AND BUILDING DESIGN WILL BE COMPATIBLE WITH AND ENHANCE THE ADJACENT AND SURROUNDING RESIDENTIAL NEIGHBORHOOD IN TERMS OF SCALE, BUILDING DESIGN, COLOR, EXTERIOR MATERIALS, ROOF STYLES, LIGHTING, LANDSCAPING, AND SIGNAGE. THE BUILDINGS COLOR AND MATERIALS WILL BE SIMILAR TO THE PHASE I APPROVED BUILDING.

REVISED LANDSCAPE PLAN FOR LOTS 2 AND 3 THAT ACCOMMODATES THE NEW USE AND NEW BUILDINGS FOOT PRINT IS INCLUDED.

Parking Requirements

use	ratio	no. spaces required	no. spaces provided
Storage, Personal Storage Facilities	5 customer parking spaces	10 spaces	11
Total Parking Spaces			11
Minimum Number of Accessible Spaces	one space per 25 commercial parking spaces provided and one space for residential units (Accessible spaces count toward the total number of parking spaces required)	1	2

Loading Spaces

use	ratio	no. spaces required	no. spaces provided
Storage, Personal Storage Facilities	5,000 sf or more	1	4

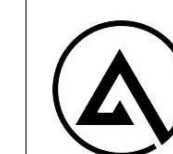
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	DATE	DESCRIPTION



DRAWN BY: CRN
DESIGNED BY: CRN
CHECKED BY:
SUBMITTED BY: AR

SCALE:
As indicated

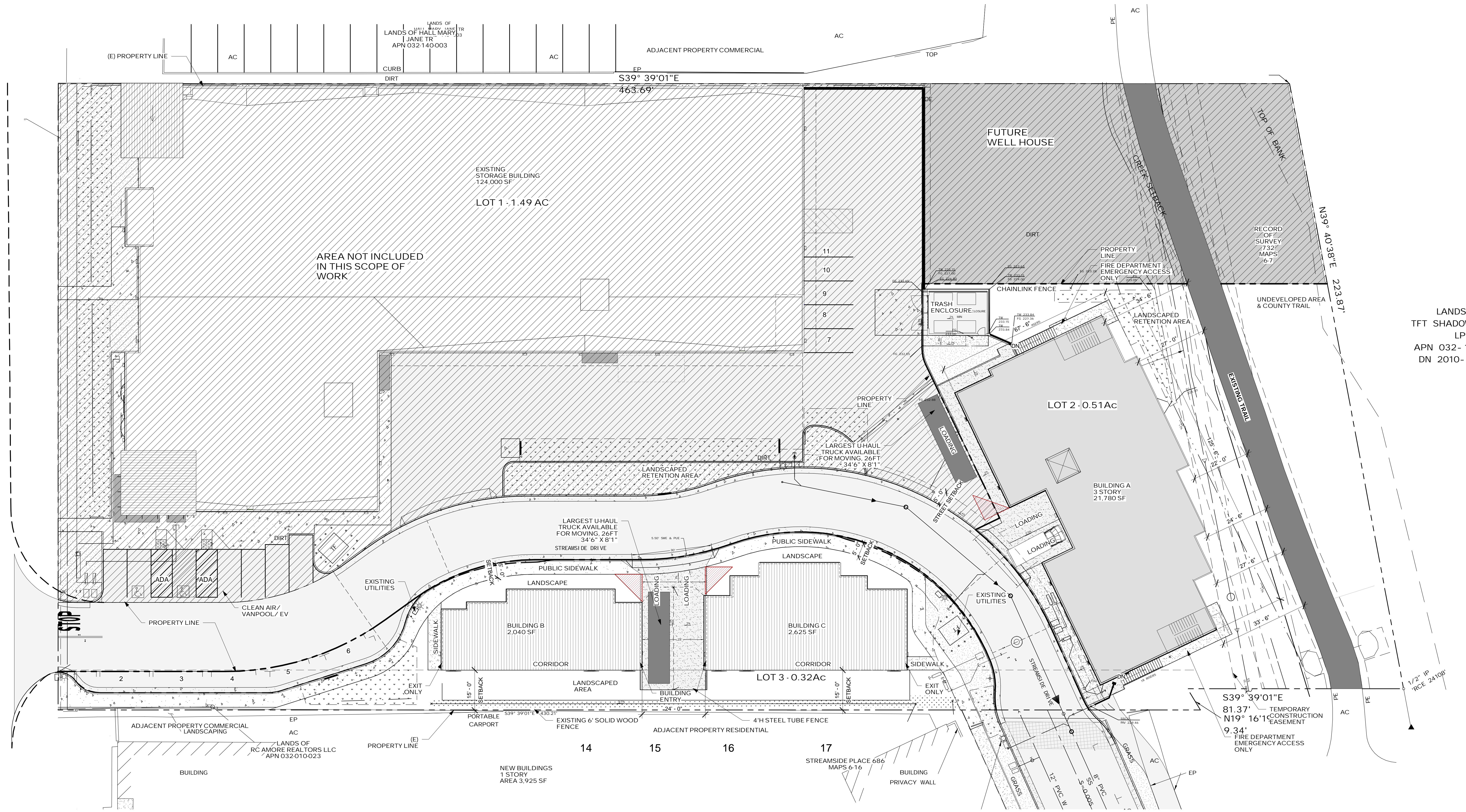
RECESS STORAGE
4465 & 4480 Streamside Dr
Santa Rosa, CA 95409
Sonoma County APN 032-010-005



SHEET CONTENT
Project Scope
Parcel Data, Parking Requirements
Vicinity Map

DWG #

DR 0.1



LANDS (TFT SHADOW LP APN 032-14 DN 2010-0)

Site Plan
Scale 1/16" = 1'-0"

ISSUED FOR:	DATE	DESCRIPTION
Feb. 2022	DESIGN REVIEW	

RECESS
85 Keystone Avenue, Suite E
Reno, Nevada 89503
Tel (775) 813-6887

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