

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL
USE PERMIT TO OPERATE A PERSONAL STORAGE FACILITY (SELF-STORAGE) AT
4465 & 4480 STREAMSIDE DRIVE; FILE NUMBERS PRJ21-028 (CUP21-094)

WHEREAS, the previously approved Recess Storage Project, including a Mitigated Negative Declaration, a Tentative Map, a minor Conditional Use Permit, and a Hillside Development Permit was approved by the Planning Commission on August 8, 2019. At a subsequent meeting of the Design Review Board, held on January 16, 2020, the project was granted Design Review; and

WHEREAS, the previously approved Recess Storage Project involved the construction of a four-story self-storage facility, an eight-unit multifamily structure, and a six-unit multifamily structure; and

WHEREAS, the previously approved personal self-storage facility has been constructed; the multifamily housing structures have not; and

WHEREAS, an application was submitted to Planning and Economic Development requesting the approval of a Conditional Use Permit for a Personal Storage Facility, to be located at 4465 and 4480 Streamside Drive, also identified as Sonoma County Assessor's Parcel Number(s) 032-530-002 and 032-530-003;

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has considered the previously adopted Mitigated Negative Declaration and addendum addressing any additional impacts for this use and project; and

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is consistent with the General Plan and any applicable specific plan. The site is within an area designated as Retail and Business Services on the General Plan Land Use Diagram which allows retail and service enterprises including personal storage

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facilities, offices, restaurants, and housing.

- B. The proposed use is allowed within the CG (General Commercial) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. Pursuant to Zoning Code Table 2-7 and Section 20-42.180, the proposed storage facility meets all development standards with the exception of the front setback, which requires the approval of a Variance, which is included in the entitlement package.
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity. On October 7, 2021, the Design Review Board reviewed the project on a concept basis and indicated support. On May 26, 2022, the Waterways Advisory Committee also reviewed the project and indicated support. Streamside Drive is almost exclusively residential at the west end and transitions to commercial uses at the eastern end where it wraps to reconnect with Hwy 12. This transition is supported by a change in the General Plan land use designations of Medium Density Residential at the west end to Retail and Business Services at the east end. Similar commercial uses are east of the site and along the Santa Rosa Creek Trail. The single-story design of the two structures proposed at 4480 Streamside Drive do not include exterior access (roll-up doors), which will minimize noise and esthetic impacts. Once constructed and occupied, vehicular traffic will be significantly lower than that of the previously approved residential use. The project provides parking in compliance with Zoning Code Table 3-4.
- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints. Due to recent implementation of improvement plans for the previously approved mixed-use project, all utilities are available; Streamside Drive is constructed completing the loop of Hwy 12; and project impacts including traffic, parking, trash and noise are anticipated to be significant less than that of the previously approved use. The project materials have been reviewed by City staff and conditioned appropriately for a personal storage facility.
- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. The General Plan land use designation transitions from Medium Density Residential to Retail and Business Services at 4465 and 4480 Streamside Drive. Similar commercial uses are operating to the east of the site; the storage facility has been designed to be compatible with residential uses to the west, included reduced building height and internal access adjacent to residential buildings and a lot of trees in the landscaping plan that will create a smooth transition from residential to commercial uses.
- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). On August 8, 2019, the Planning Commission adopted a Mitigated Negative Declaration (MND) for the 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

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substantial increase in the severity of previously identified significant effects. None of the “new information” conditions listed in CEQA Guidelines Section 15162[a][3] are presented here to trigger the need for a subsequent MND.”

BE IT FURTHER RESOLVED that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit to construct and operate a self-storage facility, to be located at 4465 and 4480 Streamside Drive, is approved subject to each of the following conditions:

DEPARTMENT OF COMMUNITY DEVELOPMENT

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. All work shall be done according to the final approved plans date stamped received on April 29, 2022, except as modified by the Planning Commission or Design Review Board.

EXPIRATION AND EXTENSION:

3. This Conditional Use Permit shall be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
4. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

BUILDING DIVISION:

5. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
6. Obtain building permits for the proposed project.

ENGINEERING DIVISION:

7. Compliance with conditions of approval as detailed on Engineering Development Services Exhibit A, dated August 3, 2022, attached hereto and incorporated herein.

PLANNING DIVISION:

8. The following conditions shall be shown under the heading of General Notes and Grading Notes verbatim on all plan sets submitted for grading or building permits:
 - A. Hours of construction shall be limited to 8:00 am to 6:00 p.m. Monday through Friday; 9:00 a.m. to 5:00 p.m. Saturday; and no construction on Sunday or holidays. Exceptions may be made for large concrete pours or other constructions activities that must begin earlier in the day. In the event that an exception is necessary, the developer shall provide a ten-day notice to all property owners and occupants of properties within 600 feet of the construction site.
 - B. Signs shall be posted onsite providing contact information for the onsite general contractor/foreman and the applicant. City staff shall approve sign graphics prior to installation.
 - C. All complaints will be responded to within 24 hours, regardless of the day of the week.
 - D. Construction-related vehicle and equipment, including employee vehicles, shall not be allowed to park along Hwy 12 during periods of construction.
9. The hours of business operation when customers are allowed to access the building shall be limited to 8:00 a.m. to 9:00 p.m. for the self-storage structures at 4465 and 4480 Streamside Drive.
10. Any future additions, expansions, accessory structures, etc., will be subject to review and approval of the Planning Division.
11. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
12. **PROJECT DETAILS:**
 - A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the City's Design Review Guidelines.

- B. All outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure shall be subject to Design Review.

13. LANDSCAPING:

- A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans.
- C. Landscape plans submitted for building permit issuance shall include a clear summary of tree mitigation from the original approval, PRJ18-050, and the two protected trees that were removed during construction of the four-story structure at 4224 Hwy. 12.
- D. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

14. LIGHTING:

- A. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- B. All lighting shall be directed toward the subject property and away from adjacent properties.
- C. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

15. PARKING:

- A. The parking lot shall be constructed to City standards.
- B. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- C. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

16. SIGNING:

- A. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- B. A planning sign permit application is required for all signs.

17. NATURAL RESOURCES:

- A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Community Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
- C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

BE IT FURTHER RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th day of August 2022 by the following vote:

AYES:

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NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

Exhibit A – Engineering Development Services Exhibit A, dated August 3, 2022