

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A ZONING VARIANCE FOR AN ENCROACHMENT INTO THE REQUIRED FRONT AND REAR SETBACKS FOR STORAGE FACILITIES TO ALLOW THE CONSTRUCTION OF RECESS STORAGE – PHASE II, COMPRISED OF THREE PERSONAL STORAGE BUILDINGS, ONE PROPOSED AT 4465 AND TWO PROPOSED AT 4480 STREAMSIDE DRIVE; FILE NUMBERS PRJ21-028 (ZV22-006).

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 approve self-storage facility has been constructed; the multifamily housing structures have not; and

WHEREAS, the Planning and Economic Development Department received an application for a Zoning Variance pursuant to the provisions of Title 20 of the Santa Rosa City Code for a Variance to allow an encroachment into the required front setback for the construction of three Personal Storage Facility structures, one at 4465 Streamside Drive and two at 4480 Streamside Drive, also identified as Sonoma County Assessor's Parcel Numbers 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 approved Recess Storage Project Mitigated Negative Declaration and has adopted the proposed addendum addressing any additional impacts for this use and project; and

WHEREAS, said Planning Commission, after due consideration, investigation and study made by itself and in its behalf, and after due consideration of all evidence and reports offered at said meeting, does find and determine the following:

1. There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts or creates an unnecessary and non-self-created hardship or unreasonable regulation which makes it obviously impractical to require compliance with the applicable development standards. The two subject parcels were created as part of the previously approved Recess Storage Project and were designed around the required extension of Streamside Drive which was necessary to complete the looped street, connecting it back to Hwy 12. The site configuration was also designed around an easement that was granted by the previous property owner for an emergency well site.

Zoning Code Section 20-42.180(B)(1) requires that each building 1) be set back a minimum of 25 feet from an arterial street right-of-way when located in a commercial zoning district, 2) be set back a minimum of 20 feet from all other streets, and 3) provide a 20-foot setback from any adjacent residential use.

The property at 4465 Streamside Drive is limited in its development potential because it's bisected by the Santa Rosa Creek Trail and a sewer trunk line rendering approximately ~~30%~~ 40% of the site undevelopable. The strict application of the Zoning Code would deny the property owner privileges enjoyed by other property owners and similar commercial uses in the vicinity and under identical General Commercial zoning district.

The property at 4480 Streamside Drive is long and narrow, with varied widths measuring approximately 15-67 feet, limiting potential development area. The development area is further inhibited by the increased setbacks of 20 feet on both the front and rear sides so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and under identical General Commercial zoning district.

2. 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. In this context, personal, family, or financial difficulties, loss of prospective profits, and existing zoning violations, or legal nonconforming uses or structures existing on neighboring properties shall not be deemed hardships justifying a Variance. As discussed in the previous finding, the extension of Streamside Drive was required under the previously approved Recess Storage Project and completed the looped street connecting it back to Hwy 12. The resulting property configuration, shape and size limit the development potential for both properties in a manner that is not common to all or most of the properties in the immediate area which are also within the General Commercial zoning district, therefore, creating a hardship peculiar to both subject properties.
3. 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 General Commercial zoning district as the subject properties, and that a Variance, if

granted, would not constitute a special privilege to the subject property which is not held or enjoyed by neighboring properties within the identical zoning district. The transition from residential to commercial uses occurs along the western boundary of both properties. Other properties to the east, also within the General Commercial zoning district, are not impacted by compatibility requirements associated with residential neighbors, nor are they limited by parcel size, shape and configuration. Given these conditions, granting a Variance would not constitute a special privilege to the subject property which is not held or enjoyed by neighboring properties within the identical zoning district.

4. 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. The project was designed with compatibility to existing residential uses and the Santa Rosa Creek Trail as its top design priority.

The proposed structure at 4465 Streamside Drive is designed with significant glazing on the elevation facing the Santa Rosa Creek Trail and a landscape design that includes a mix of native evergreen and deciduous trees planted between the structure and creek trail, which was recommended by the Waterways Advisory Committee meeting at its meeting of May 26, 2022.

The proposed structure at 4480 Streamside Drive has been designed as a single-story structure with no roll-up doors, allowing only interior access to storage which will minimize any noise impacts to the existing residential uses. This site design includes a mix of native and ornamental trees in the rear setback area which will result in a seamless transition from residential to commercial uses.

5. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). On August 8, 2019, the Planning Commission adopted the Recess Storage Project Mitigated Negative Declaration (MND) that considered a mixed-use development including the recently constructed self-storage structure at 4224 Hwy 12 and two multifamily residential structures on the subject properties. An addendum, prepared by Arcadis, dated July 2022, considered the differences between the approved and proposed projects, where the multifamily residential structures would be replaced with self-storage units. The Addendum 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. 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.” The Addendum was approved by the Planning Commission on August 11, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa does hereby approve the requested Zoning Variance to allow an encroachment into

the required 20-foot front setback for the proposed Recess Storage – Phase II project, a Personal Storage Facility located at 4465 and 4480 Streamside Drive, subject to the following conditions:

1. Compliance with all conditions as specified by Planning Commission Resolution No. (to be filled out after approval of the MUP) for a Minor Conditional Use Permit for the Recess Storage – Phase II project.

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:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY