

Recess Self-Storage (A Mixed-Use Development)

4200 & 4224 Sonoma Highway

September 24, 2019

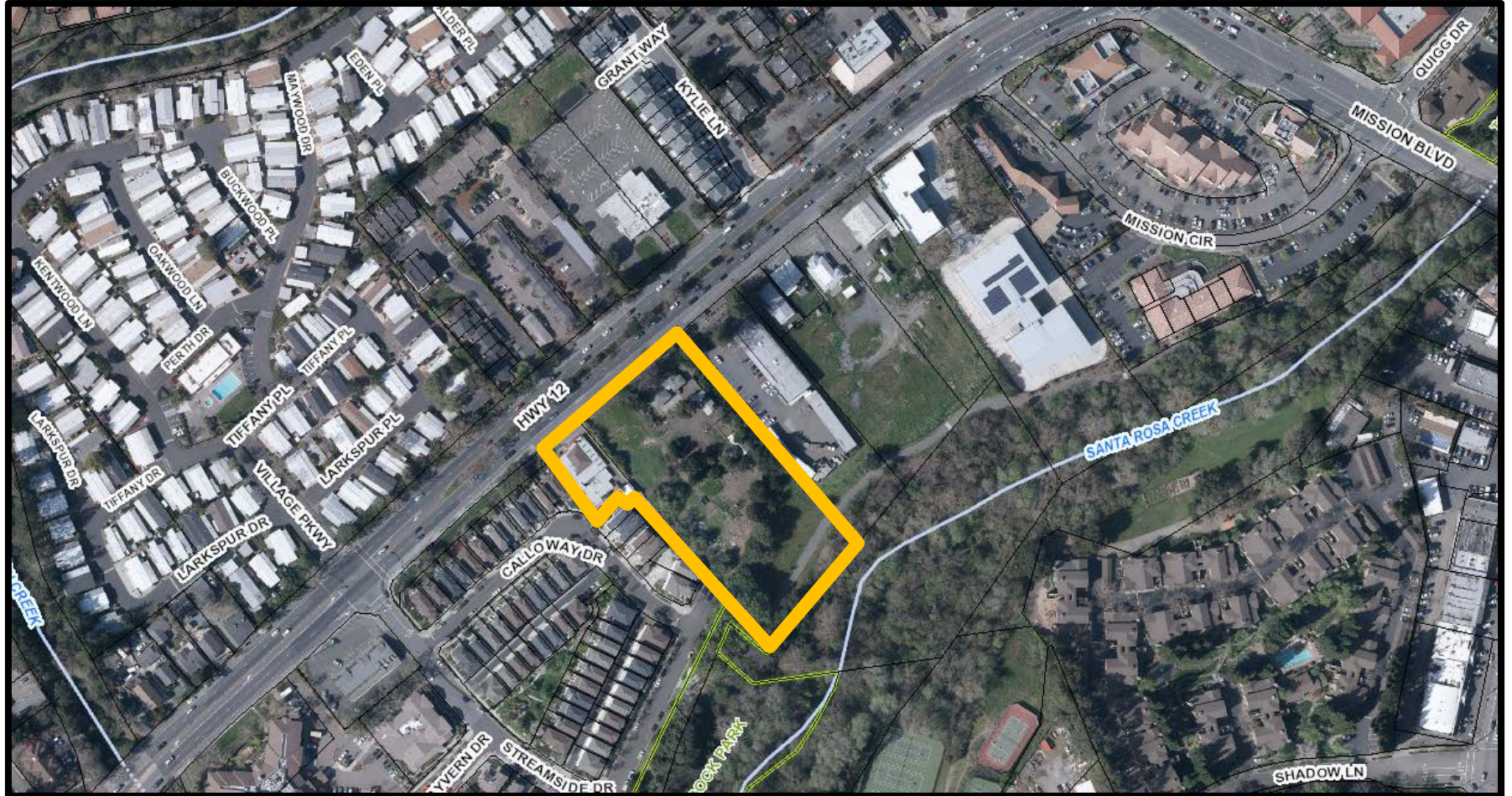
Susie Murray, Senior Planner
Planning and Economic Development

- Annex two parcels into Santa Rosa
- Subdivide 4224 Sonoma Highway and construct a self-storage facility and two multi-family residential structures (14 units)
- Required Entitlements:
 - Mitigated Negative Declaration (Commission - Approved)
 - Hillside Development Permit (Commission - Approved)
 - Tentative Parcel Map (Commission - Approved)
 - Conditional Use Permit (Commission - Approved)
 - Prezone for Annexation (Council)
 - Design Review (Design Review Board)

Annexation Boundary & Mitigated Negative Declaration Scope

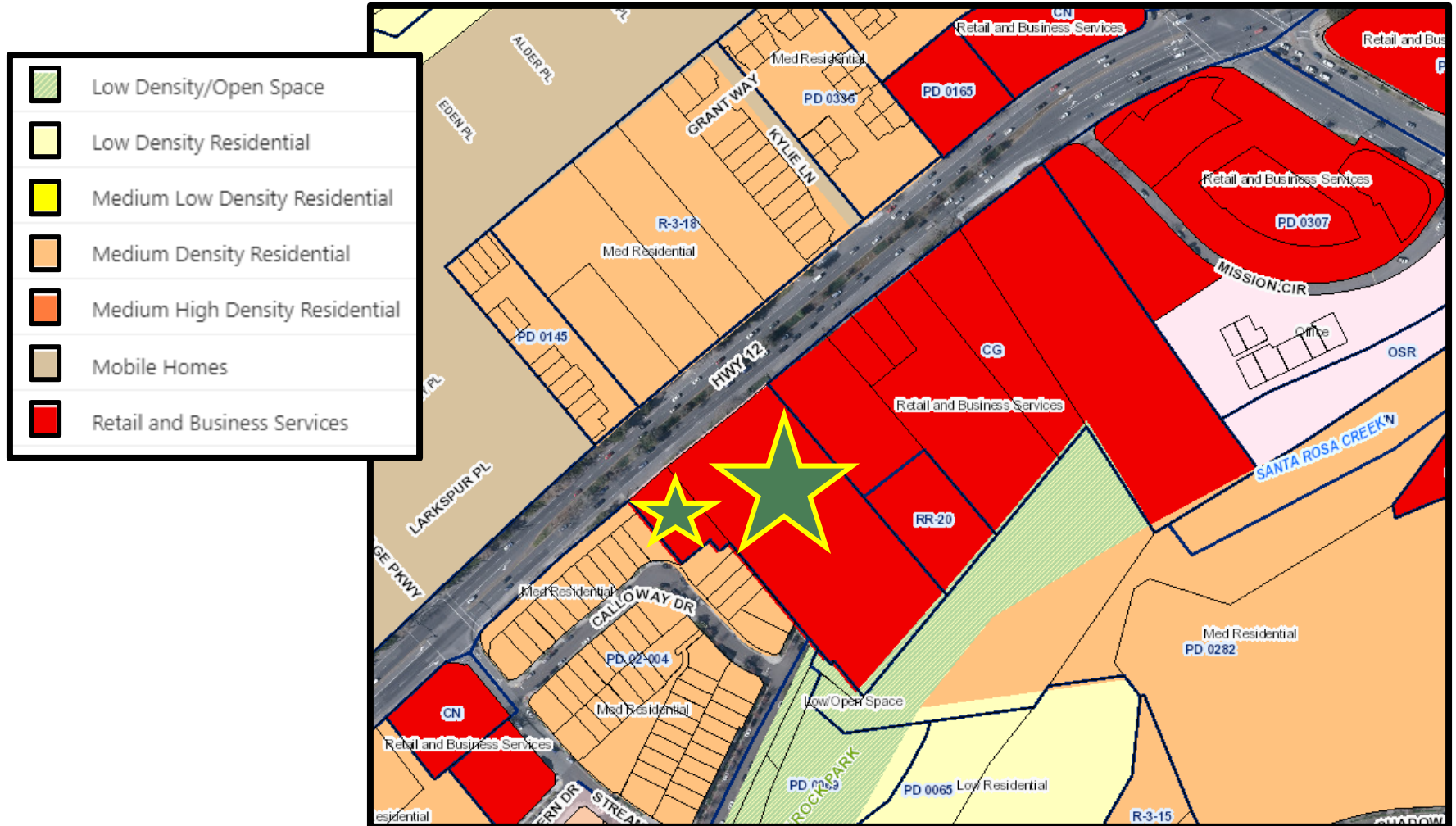


4200 & 4224 Sonoma Highway



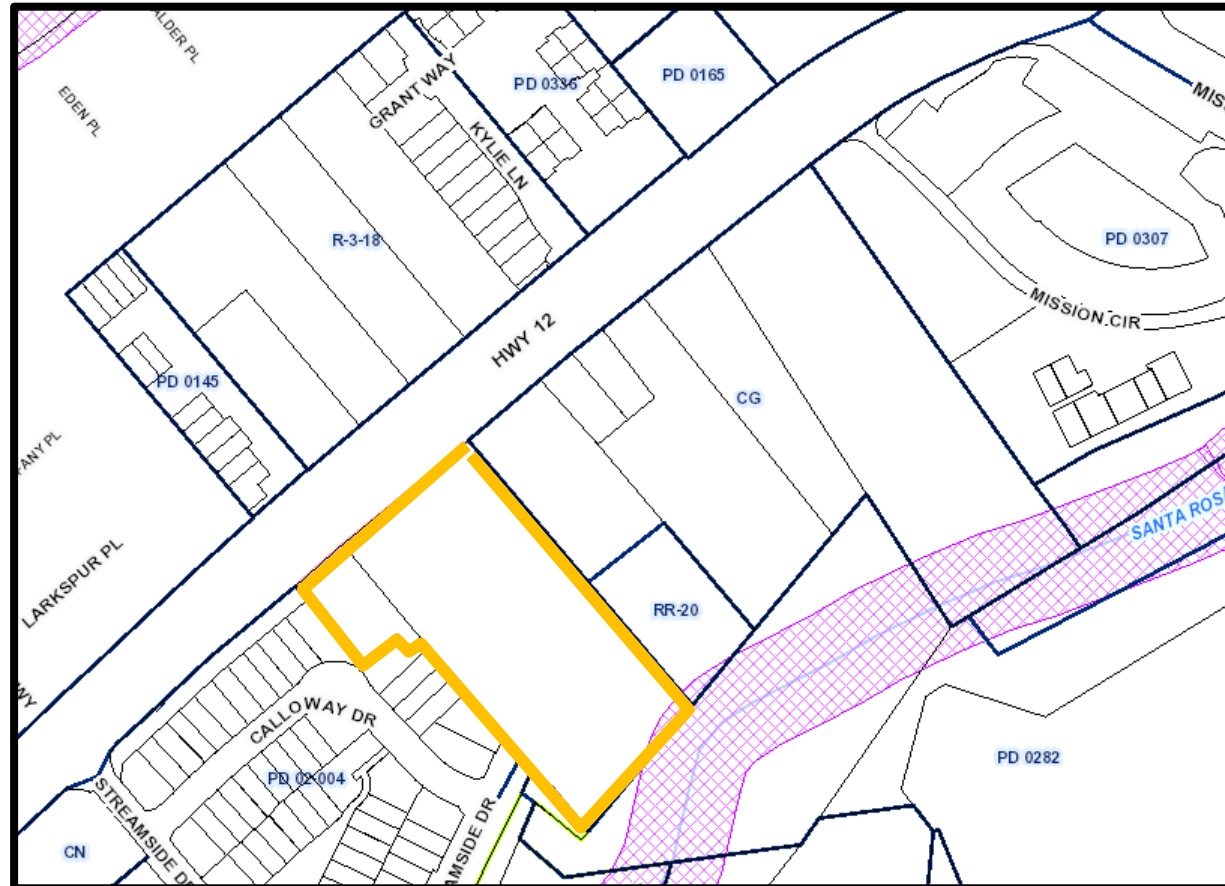
- November 15, 2016: Pre-application Meeting with staff
- April 24, 2018: Second Pre-application Meeting with staff (the project changed significantly)
- July 19, 2018: Concept review with DRB
- August 13, 2018: Neighborhood Meeting held
- September 4, 2018: Applications submitted

- January 17, 2019: Parcel Map application submitted
- April 10, 2019: Waterways Advisory Committee meeting
- July 2, 2019: MND review period commenced
- August 8, 2019: Planning Commission approval

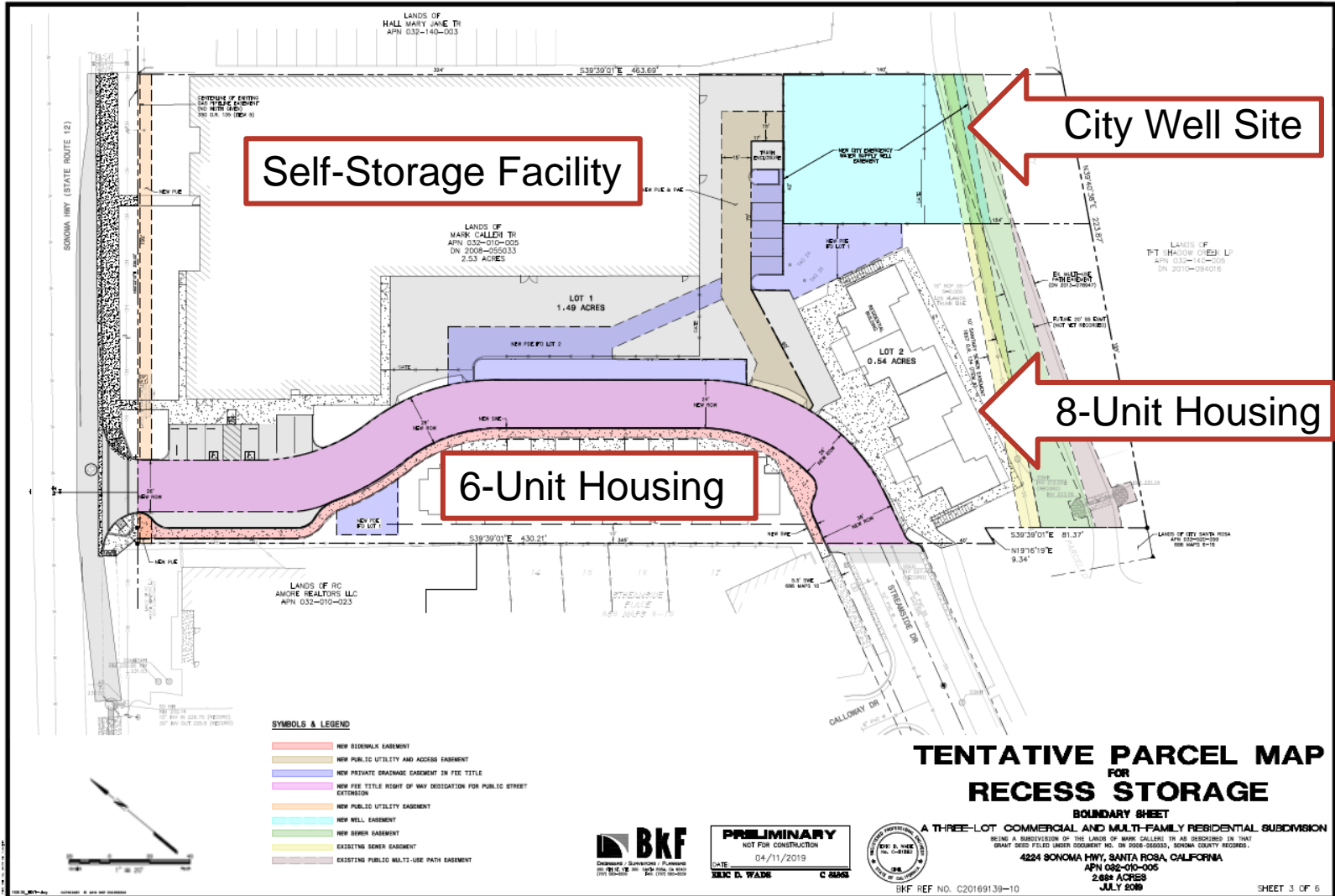


Area Zoning

- North: PD & R-3-18 (multifamily housing)
- South: PD (open space and residential)
- East: CG & RR-20 (commercial development)
- West PD (multifamily housing)



Site Plan – 4224 Sonoma Highway



Environmental Review

California Environmental Quality Act (CEQA)

In compliance with CEQA – Planning Commission adopted a Mitigated Negative Declaration.



Self-Storage Facility (View from Sonoma Highway)



Eight-Unit Housing Structure (View from Santa Rosa Creek Trail)

Looking west



Looking east



It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce and approve an ordinance to prezone the properties located at 4200 and 4224 Sonoma Highway into the CG zoning district to allow the two-parcel County island to be annexed into City limits.

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