

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
May 18, 2023

PROJECT TITLE

West Coast Self-Storage #2

APPLICANT

Steve Tangney

ADDRESS/LOCATION

2875 Sebastopol Road

PROPERTY OWNER

Will Godwin-Austen, NWB Santa
Rosa 2 LLC

ASSESSOR'S PARCEL NUMBER

035-251-037

FILE NUMBER

DR22-025

APPLICATION DATE

November 14, 2022

APPLICATION COMPLETION DATE

April 12, 2023

REQUESTED ENTITLEMENTS

Design Review

FURTHER ACTIONS REQUIRED

Minor Use Permit (CUP23-008)

PROJECT SITE ZONING

IL (Light Industrial)

GENERAL PLAN DESIGNATION

Light Industry

PROJECT PLANNER

Mike Janusek, AICP

RECOMMENDATION

Approval

For Design Review Board Meeting of May 18, 2023

CITY OF SANTA ROSA
DESIGN REVIEW BOARD

TO: CHAIR WEIGL AND MEMBERS OF THE DESIGN REVIEW BOARD

FROM: MIKE JANUSEK, AICP, CONTRACT PLANNER

SUBJECT: WEST COAST SELF STORAGE #2

AGENDA ACTION: RESOLUTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Design Review Board, by resolution, approve Design Review for the construction of a three-story, approximately 62,000 square-foot, self-storage building on the property located at 2875 Sebastopol Road.

EXECUTIVE SUMMARY

West Coast Self Storage proposes the development of a three-story, approximately 62,000 square foot building on a 1-acre parcel for use as a Personal Storage Facility. A Personal Storage Facility contains generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and is characterized by low parking demand. The proposal also includes associated site improvements, including a drive aisle, emergency fire lane, landscaping, and security fencing.

BACKGROUND

1. Project Description

The project consists of a three-story, climate-controlled building with various sizes of storage units. A manager's office and toilet rooms would be located on the ground floor near the project entry. Storage units will have predominantly interior access with the exception of a few exterior units at-grade accessible from the parking area. Upstairs units will be accessed from two elevators centrally located with access from a covered loading/parking bay. One unit will be designated as the trash unit and will contain 96-gallon trash and recycle bins and a 20-gallon food compost that will be rolled out to the curb weekly. The trash enclosure that is located inside the building is to reduce storage tenants from overwhelming the trash cans with unwanted items.

Primary access to the site is obtained by a single 20-foot- wide, two-way driveway from Sebastopol Road. In addition, a 16-foot-wide, egress-only access road is

provided behind the building existing to Brittain Lane.

The project will provide a 43-foot half street right-of-way dedication along the Sebastopol Road project frontage that will include a 7-foot median, two lanes of travel, a 5-foot bike lane, curb and gutter, and an 8-foot planting strip with a bioretention facility. The Sebastopol Road project frontage will also include a 6-foot sidewalk and 13-foot public utility easement.

The improvements along the Brittain Lane project frontage include a 12.65-foot travel lane, curb and gutter, 8-foot public utility easement, and 4-foot sidewalk. The proposed street section along Brittain Lane deviates from the City's Minor Street standards as approved by variance by the City Engineer.

The site plan shows a 150-foot-long by 20-foot-wide dead end fire lane is provided from Sebastopol Road, landscaping, and onsite stormwater management facilities. The proposed building is setback 20 feet from Sebastopol Road. The site contains five trees along the perimeter to be removed including a 36-inch DBH Black walnut, 6-inch DBH Valley oak, 11-11-14-inch DBH multi-trunk Valley oak, 4-inch DBH Valley oak, and an 8-8-12-inch DBH multi-trunk Live oak.

Proposed landscaping is clustered along the street frontages, at the corners of the building, and within the 20-foot front yard setback along Sebastopol Road through a variety of trees, shrubs, and groundcovers. A total of 44 trees are proposed with the development.

Site drainage, including roof drainage, will be collected in underground storm drainpipes and conveyed to bioretention facilities on the west and south side of the building. Overflow from the bioretention facility will discharge into the existing public storm drains within Brittain Lane and Sebastopol Road.

The Sebastopol Road facing elevation will be comprised of a significant percentage of glass design. The color scheme would consist of grays and blues, and the choice of durable materials would include CMU, metal siding and standing seam roof, and glass.

2. Surrounding Land Uses

North: Residential – Single Family

South: Business – Office

East: Industrial – Light

West: Residential – Single Family

3. Existing Land Use – Project Site

The 1-acre project site is currently undeveloped and is located in a light industrial area with a mix of light industrial and commercial uses. The site is relatively flat with minimum elevation change across the property. Existing features include ruderal vegetation, former parking lot paving, and an existing site access on Sebastopol Road. The perimeter of the site contains existing trees proposed for removal as described above.

4. Project History

WEST COAST SELF-STORAGE

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On February 2, 2022, a Pre-application Meeting was held with City staff, designed to offer applicants an interdepartmental staff review of preliminary or conceptual design applications.

On February 7, 2022, a Neighborhood Meeting was held to provide an opportunity for the applicant to introduce the project and Staff to answer questions.

On February 17, 2022, the Design Review Board reviewed the project as a concept item.

On June 8, 2022, the Design Review application was submitted to Planning and Economic Development.

On February 13, 2023, an Issues Letter was sent to the applicant.

On March 13, 2023, revised plans were submitted to address project-related issues raised by staff.

On April 12, 2023, the application was deemed complete.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The site is designated Light Industrial on the General Plan Land Use Diagram. This classification is intended to accommodate light industrial, warehousing, and heavy commercial uses. Uses appropriate for this land use category include auto repair, bulk or warehoused goods, general warehousing, manufacturing/assembly with minor nuisances, home improvement retail, landscape materials retail, freight or bus terminals, research oriented industrial, accessory offices, and employee-serving commercial uses, and services with large space needs, such as health clubs.

The following General Plan goals and policies are relevant to the proposed project:

EV-D Maintain the economic vitality of the downtown, business parks, offices and industrial areas.

LUL-I-1 Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele.

LUL-K Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhoods.

LUL-K-1 Require industrial development adjacent to residential areas to provide buffers, and institute setback, landscaping, and screening requirements intended to minimize noise, light, and glare and other impacts.

UD-A-4 In new developments, minimize overall grading by limiting site grading

to the minimum necessary for driveways, parking areas, and understructure areas.

UD-A-10 Relate Landscape design to the natural setting. Require that graded areas within new development be revegetated.

UD-A-12 Promote green building design and low impact development projects.

The site is located within a commercial corridor that includes a mix of light industrial, business park, public/institutional, and residential uses. The property is adjacent to residential uses to the north and the west. Additional screening, site landscaping, and architectural features are provided along the north and west elevations to ensure neighborhood compatibility.

The facility will serve the needs of neighbors, as well as regional clientele. The proposed building will be a climate controlled and energy efficient facility. The use would assist in maintaining the economic viability of the area while ensuring compatibility with the surrounding neighborhoods. The project includes a bioretention area on the south and west sides to reduce pollutants and runoff flows from new development. Landscaping with diverse plants along the public street frontages will soften the buildings bulk and massing.

Staff finds that the proposed project is consistent with applicable goals and policies of the General Plan.

2. Zoning

The project site is located within the Light Industrial (IL) zoning district and is surrounded by IL zoned properties to the north and east, which support various manufacturing, processing, wholesale, retail, or general services uses. The IL zone, which is consistent with the Light Industry General Plan land use designation, is applied to areas appropriate for light industrial uses, as well as commercial service uses and activities that may be incompatible with residential, retail, and/or office uses.

As explained below, the proposed project complies with each of the land use and development standards of the Light Industrial Zoning District.

Personal Storage Regulations

Per Zoning Code [Section 20-42.180 \(A\)](#), a storage facility shall be approved only on a regional street. As the project site is located on Sebastopol Road, a regional street classified in the Circulation Element of the General Plan, the project meets this requirement.

Lot Size

In the IL zoning district, minimum lot size and lot coverage are determined by Conditional Use Permit. The existing parcel size is 1 acre and the proposed lot coverage is 58 percent.

Building Height

The maximum allowable building height in the IL zoning district is 55 feet. The proposed storage facility has a height of an approximately 40 feet along Sebastopol Road and approximately 32.5 feet on the rear side.

Setbacks

Per [Section 20-24.040](#), the required front setback for IL zoning district is 7.5 feet adjacent to a residential zone or use, or as determined by Conditional Use Permit. The site plan shows the front setback is 20 feet, measured from the back of the sidewalk. The required side setback is 5 feet adjacent to a residential zone or use, or as determined by Conditional Use Permit, and the proposed site plan shows the east side setback is 28 feet, and the west side setback is 10 feet. The required rear setback is 10 feet adjacent to a residential zone or use, and none is required elsewhere. This project's proposed rear side setback is 20 feet. As proposed, the project meets all required setbacks.

Parking

Pursuant to Zoning Code [Section 20-36.040](#), Table 3-4, self-storage (personal storage and mini warehouse facilities) requires two (2) spaces for a manager or caretaker unit, one (1) of which must be covered, and a minimum of five (5) customer parking spaces located adjacent or in close proximity to the manager's unit.

A total of seven (7) parking spaces are provided for the proposed project, including three spaces outside of the gate and next to the manager's office with one ADA compliant parking space. Four spaces are inside the gated area, three of which oversized loading stalls to accommodate trucks such as U-haul trucks and one parallel space. Therefore, the project is compliant with City parking requirements. Additionally, two bicycle parking spaces next to the manager's office are provided.

The applicant is also requesting a Minor Use Permit (CUP23-00), subject to review by the Zoning Administrator, pursuant to Zoning Code Table 2-10 where a personal storage facility use abuts a parcel with a residential use. The proposed Minor Use Permit also documents the multipurpose loading bays to serve as customer parking as a parking reduction pursuant to Zoning Code Section 20-36.050(C)(1)(b).

Outdoor Lighting

A photometric plan and light fixture details demonstrate compliance with the lighting standards of Zoning Code [Section 20-30.080](#). Per the plans, the proposed outdoor lighting utilizes energy-efficient fixtures with a minimum one-foot candle of light at ground level provided for circulation areas. As demonstrated on the photometric plan, the project has been designed to prevent light spillover onto adjacent properties.

3. Design Guidelines

The following is a list of applicable design guidelines and/or policies from the City of Santa Rosa Design Guidelines.

- 3.4.I.B** To encourage business and light industrial parks to respect the existing natural features of a site.
- 3.4.I.F** To accommodate bicyclists.

- 3.4.I.H** To promote energy efficient design.
- 3.4.II.A.1** Incorporate existing natural features such as trees, topography, creeks and riparian vegetation into the site plan. These and similar natural elements should be considered when developing a site plan. Every effort should be made to preserve dominant elements, such as mature trees, for example. When trees must be removed mitigation may be required.
- 3.4.II.B.5** Design the buildings and landscaping to enhance the streetscape and create an inviting pedestrian experience along the sidewalk fronting the project.
- 3.4.II.D.1** Provide an 8 foot planter between the curb and the sidewalk with ground cover and street trees along typical frontage streets.
- 3.4.II.E.1** Provide a uniform lighting level which assures safety and security at night.
- 3.4.III.A.1** Design buildings specifically for the sites they are intended to occupy. Designs should be unique to Santa Rosa.
- 3.4.III. A.2** Design buildings to fit in to the character and context of the surrounding area. Buildings should not be stylized or ornamented in a garish and conspicuous manner.
- 3.4.III.B.4** Choose materials and colors thoughtfully and carefully detail connections and joining of materials. Avoid “false” or “decorative” facade treatments where unrelated materials are haphazardly placed on the building.
- 3.4.III.C.2** Utilize doors and windows in an organized pattern to articulate wall surfaces.
- 4.1.I B** To provide visual enhancement of sites by creating a harmonious visual composition in combination with the architecture.
- 4.1.I E** To develop landscaping that is easily maintained and conserves water.
- 4.1.I II.1** Integrate landscaping into all site development.
- 4.1.II.2** Provide special attention to incorporation of trees in all landscape design.
- 4.1.II.3** Provide landscaping that exhibits a strong design concept and creates a harmonious composition.
- 4.1.II.5** Landscaping incorporated in a development should reflect or improve on the landscaping already present in the neighborhood.
- 4.1.II.6** Select landscape materials and plants that are appropriate in scale and function to the locations in which they are placed.
- 4.1.II.10** Select planting materials that are appropriate for local climatic conditions and historic continuity.
- 4.1.II.12** Maintainability is an important consideration in landscape design.

To this end care should be taken to ensure that plants are selected which, at maturity, do not outgrow their planting site. Other factors to be considered include exposure, microclimate, soil condition and type, irrigation to be used, and the impact of plantings on pedestrian traffic.

- 4.1.II.13** Automatically controlled irrigation systems with multiple programs and repeat start times, are required.
- 4.3.I.A** To provide for continuity of design between existing and new development.
- 4.3.I.B** To ensure that projects are designed in such a way as to reduce to a minimum possible negative consequences, such as: loss of privacy, noise, increased traffic and lighting overspill that infill development may have on existing neighbors.
- 4.3.II.1** Integrate new development carefully into existing neighborhoods with respect to scale, level of detailing, use of materials, landscaping, and other characteristics of the neighborhood.

The proposed project is of a superior architectural design consisting of a variety of materials. A significant percentage of glass is integrated into the design along the street frontage, which presents an attractive design and improves the vacant site. The design is appropriate for the intended use, consistent with the site's industrial zoning classification, and contextually appropriate for the vicinity. The project provides enhanced screening abutting the residence to the north through a combination of a 7-foot-tall wood fence and a 10- to 12-foot-tall densely planted evergreen shrub. Architectural interest is provided on the north and west elevations facing residential uses through ribbed metal siding panels that provide a change in color and material.

The building will have a compatible color scheme consisting of grays and blues, which are not high chroma in keeping with the local vernacular and enhancing the visual character of the environment. In addition, the street façade includes two "glass tower" elements that help offset the non-street side of the building.

The project incorporates a 20-foot-wide landscaped area along Sebastopol Road and a 10-foot-wide landscaped area along Brittain Lane to soften and create a harmonious frontage compatible with the neighboring properties. A variety of trees, shrubs, and groundcovers are used to provide a harmonious composition of plant material. Landscaped areas are most prominently clustered near building entrances and the street frontages. As described above, perimeter trees proposed for removal will be replaced in accordance with the tree ordinance.

4. Neighborhood Comments

No comments have been received.

5. Public Improvements/On-Site Improvements

Public improvements are included on the Site Sections, Sheet C8.0 included in

Attachment 4. Below are the main frontage improvements along Sebastopol Road and Brittain Lane.

The project will provide a 43-foot half street right-of-way dedication along the Sebastopol Road project frontage that will include a 7-foot median, two lanes of travel, a 5-foot bike lane, curb and gutter, and an 8-foot planting strip with a bioretention facility. The Sebastopol Road project frontage will also include a 6-foot sidewalk and 13-foot public utility easement.

The improvements along the Brittain Lane project frontage include a 12.65-foot travel lane, curb and gutter, 8-foot public utility easement, and 4-foot sidewalk. The proposed street section along Brittain Lane deviates from the City's Minor Street standards as approved by variance by the City Engineer.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

Pursuant to CEQA Guidelines Section 15332, the project qualifies for a categorical infill exemption described below:

- A. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The General Plan designation for the site is Light Industry and the zoning district is also Light Industrial. A personal storage facility is allowed with a Minor Use Permit when abutting a parcel with a residential use. The applicant has submitted a Minor Use Permit (CUP23-003) subject to Zoning Administrator Review.
- B. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project is proposed on a 1-acre parcel. Surrounding parcels are also developed with a mix of light industrial, commercial, and residential uses.
- C. The project site has no value as habitat for endangered, rare, or threatened species. The vacant lot was previously developed. Based on the previous activities of the site and those surrounding it, the site has no value as a habitat for endangered, rare, or threatened species. Further, a Biological Assessment, prepared by Kjeldsen Biological Consulting, dated October 2022, included as Attachment 5, found no habitat for endangered, rare, or threatened species.
- D. Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
 - Traffic. Based on the Transportation Impact Study for the proposed self-storage prepared by W-Trans, on September 28, 2022, the proposed Project is anticipated to generate an average of 63 trips per day. Because the proposed Project would be expected to generate fewer than 110 vehicle trips per, the project is presumed to have a less-than-significant impact on VMT.

- Noise - The proposed use will operate within the proposed building, which will not result in excessive noise on the exterior of the building. The hours of operation for the facility will be 7:00 am to 7:00 pm, which is within the City's regular and transitional business hours of operation between 6:00 am and 11:00 pm.
- Air Quality – The project is an allowed use subject to a Minor Use Permit in the IL Zoning District and implements the General Plan Land Use Designation of Light Industry for which the General Plan has a certified Environmental Impact Report that anticipates uses such as a personal storage facility, which is a low volume use. The proposed use of the project site would result in minimal impacts to air quality due to low traffic generation as identified by the trip generation report by W-trans. Per the Bay Area Air Quality Management District guidelines for construction-related impacts, the construction of the project is anticipated to result in a less-than-significant impact from criteria air pollutant and precursor emissions.
- Water – Site drainage including roof drainage will be collected in underground storm drainpipes and will be conveyed to the bioretention facility located on the south side of the building. Overflow from the bioretention facility will discharge into the existing storm drains within Sebastopol Road. Therefore, there will be no impact to water quality.

No exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (CEQA Guidelines section 15300.2.).

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On May 18, 2023, a public meeting will be held with the Zoning Administrator to consider the requested Minor Use Permit to allow the personal storage facility abutting a parcel with a residential use. The Minor Use Permit must be approved prior to the Design Review Board acting on the Design Review application.

NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners and occupants, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

WEST COAST SELF-STORAGE

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There are no unresolved issues.

ATTACHMENTS

Attachment 1	Disclosure Form
Attachment 2	Location Map
Attachment 3	Project Narrative
Attachment 4	Project Plans, received March 13, 2023
Attachment 5	Biological Assessment, prepared by Kjeldsen Biological Consulting, dated October 2022
Attachment 6	Transportation Impact Study, prepared by W-Trans, dated September 28, 2022
Attachment 7	Concept Design Review Plans
Resolution	Design Review with Exhibit A

CONTACT

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