

Santa Rosa Self-Storage

1100 Santa Rosa Avenue

December 19, 2019

Adam Ross
City Planner
Planning and Economic Development

Preliminary Design Review

- Nine (9), single-story, approximately 83,000 square-foot, self-storage facility

Project Entitlements

- Conditional Use Permit (Minor) – Zoning Administrator
- Design Review (Major)- Design Review Board
- Lot Line Adjustment - Ministerial
- Lot Merger - Ministerial

Retail & Business Services



General Commercial



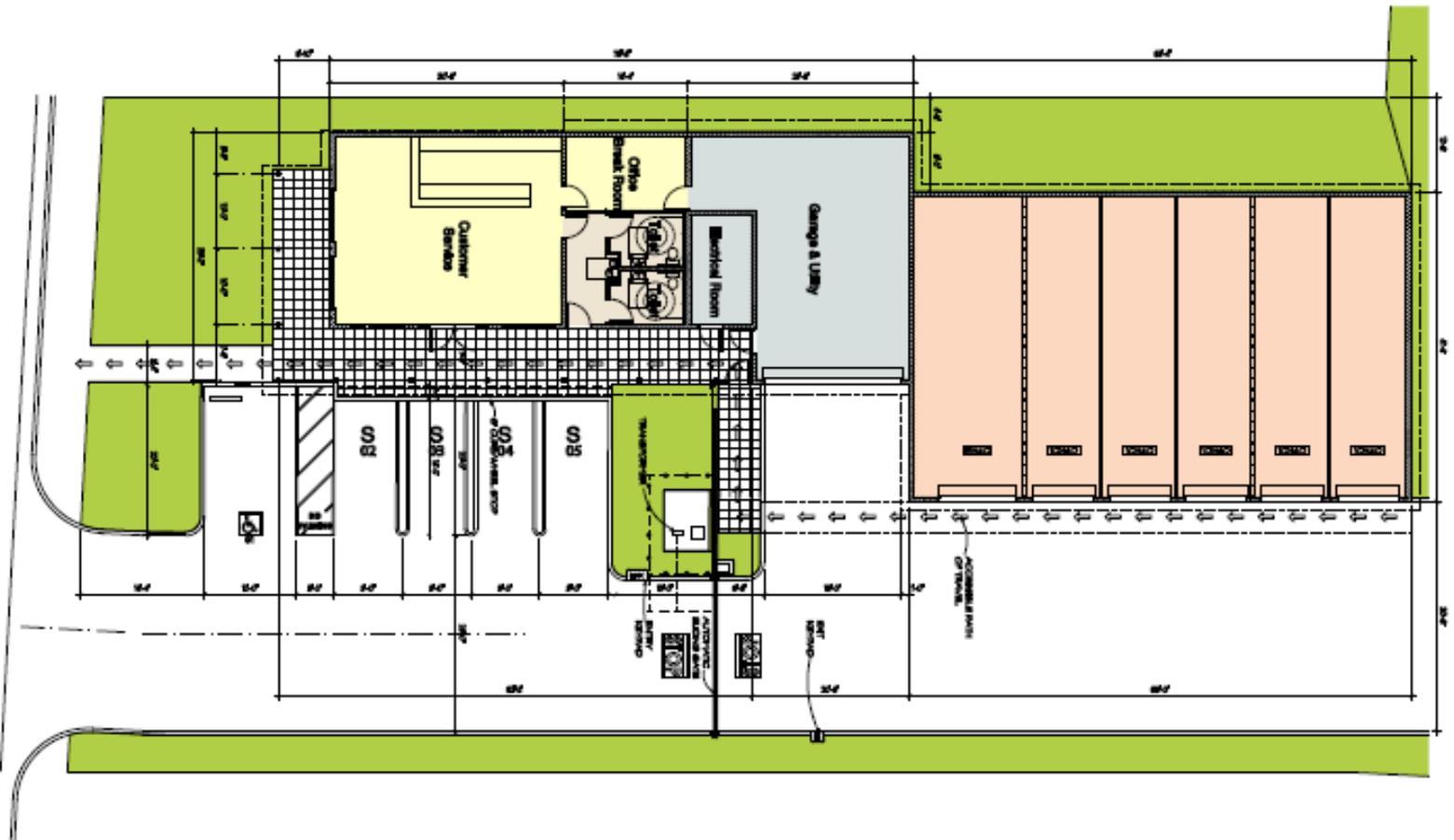
Project History

March 4, 2019	Formal Application was submitted.
March 20, 2019	A Neighborhood Meeting was held for the Project.
September 26, 2019	Notice of Complete Application with Issues was sent to the Applicant
November 14, 2019	The Application was deemed complete.
December 19, 2019	Zoning Administrator reviewed the Project for the Minor Use Permit

Site Analysis and Access Plan

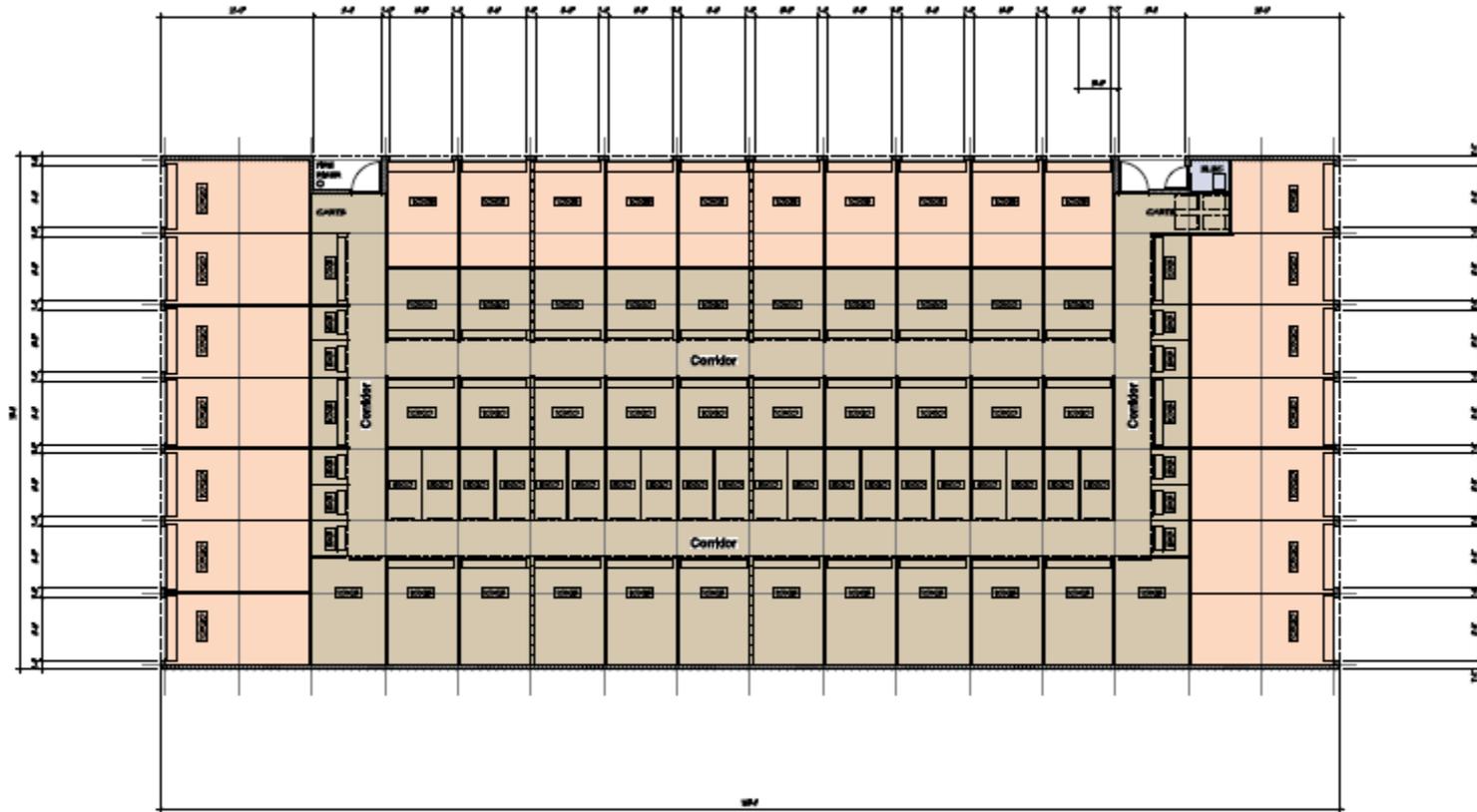


Building A - Floor Plan

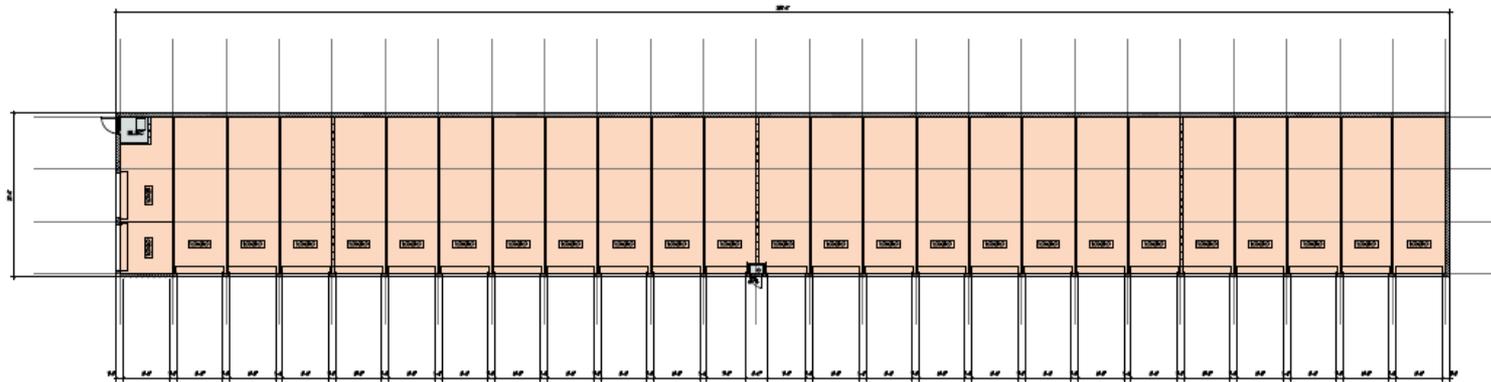


Building A Floor Plan

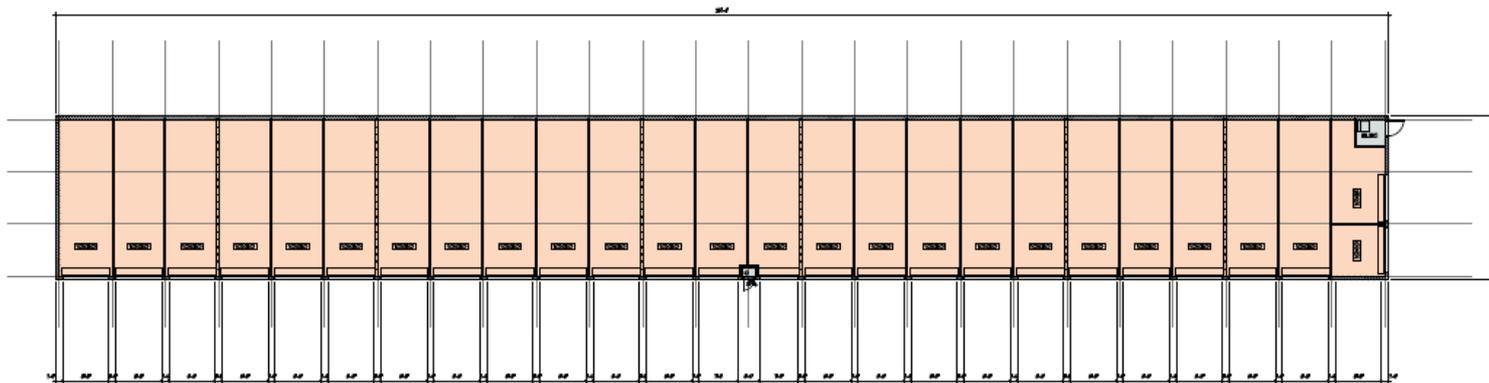
Building B - Floor Plan



Buildings C & D - Floor Plan

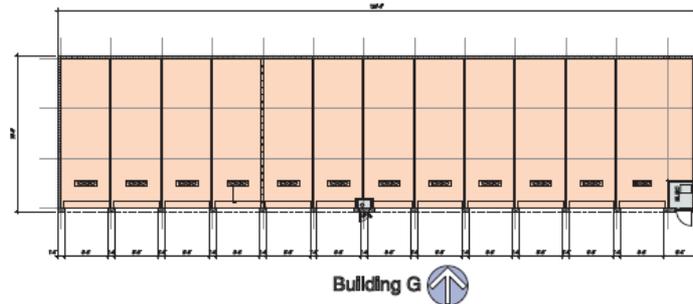
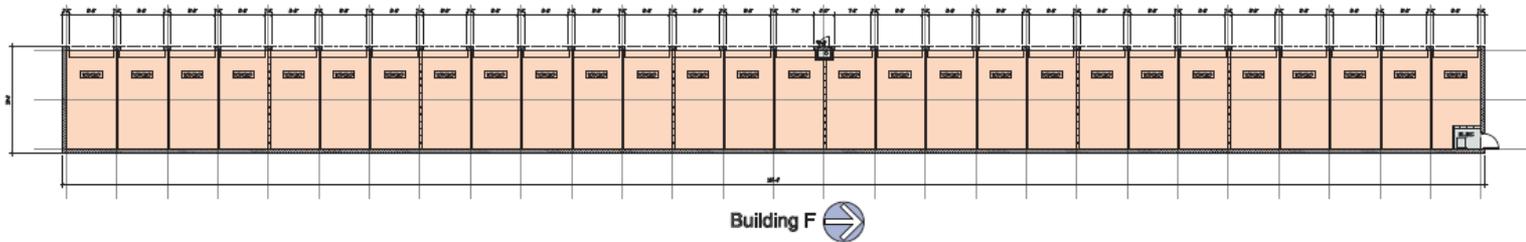
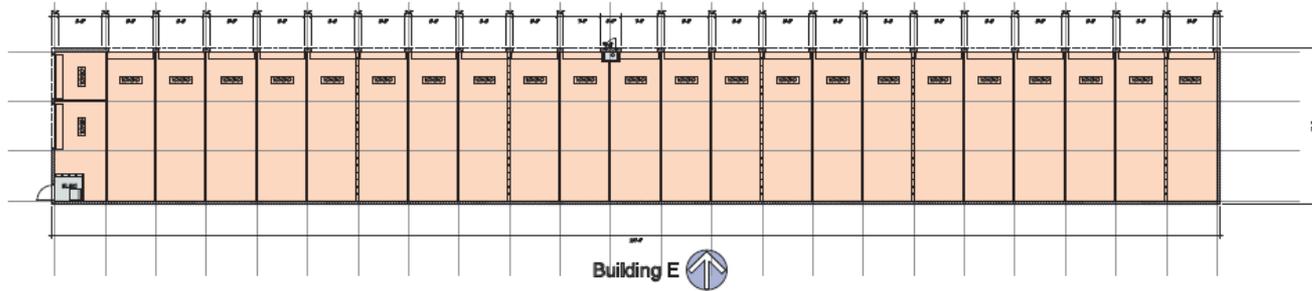


Building C



Building D

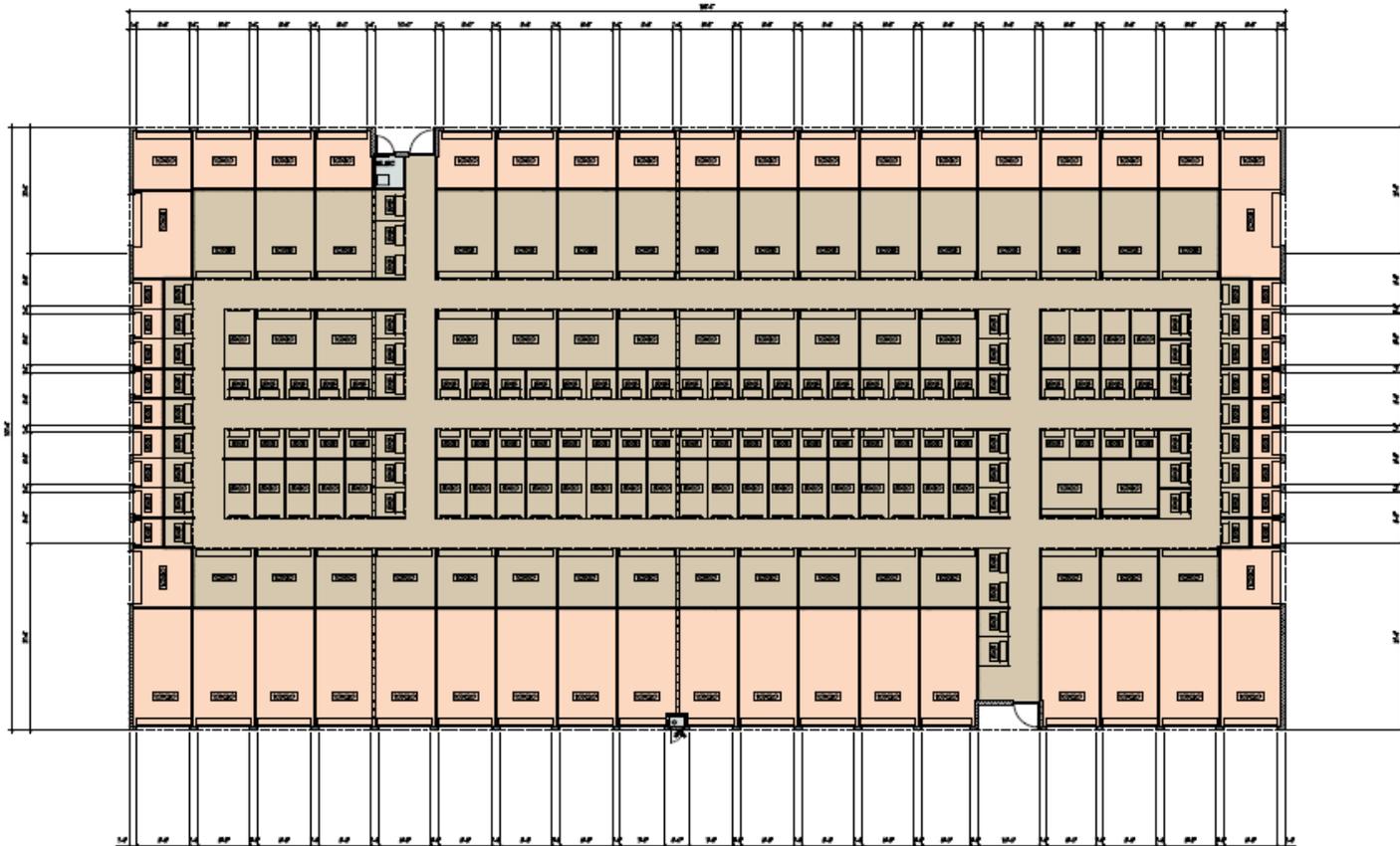
Buildings E, F, & G - Floor Plan



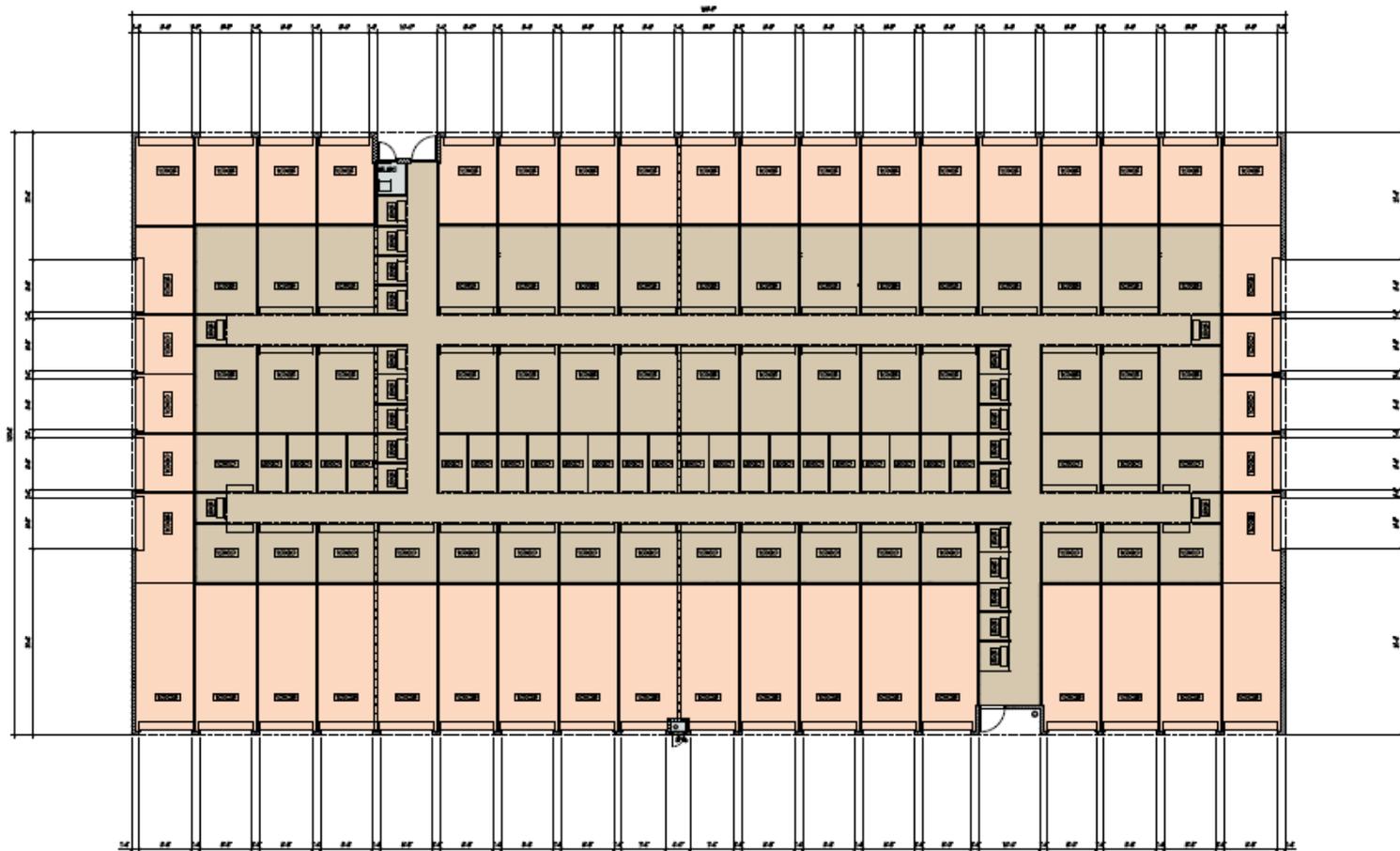
Buildings E, F & G Floor Plans

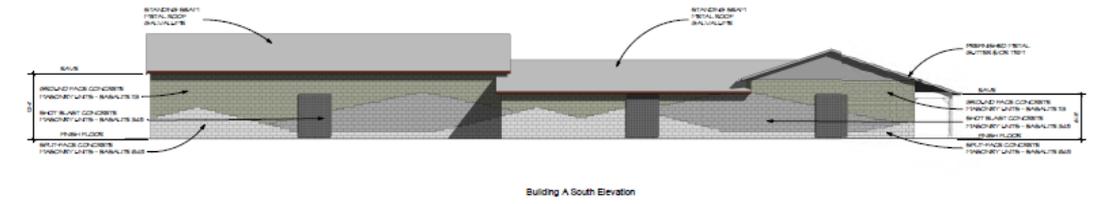
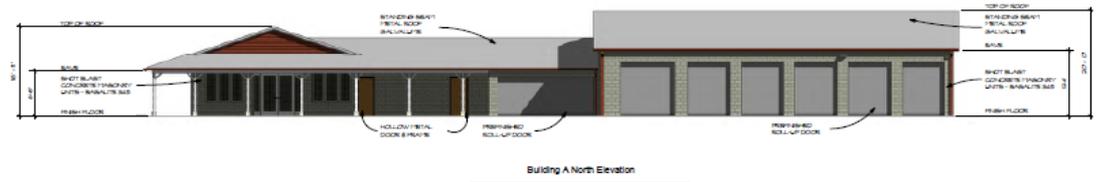
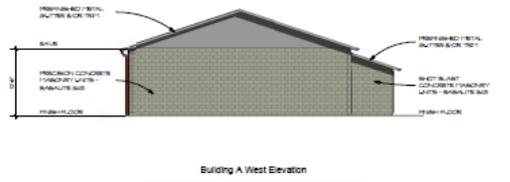
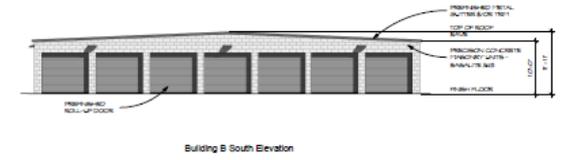
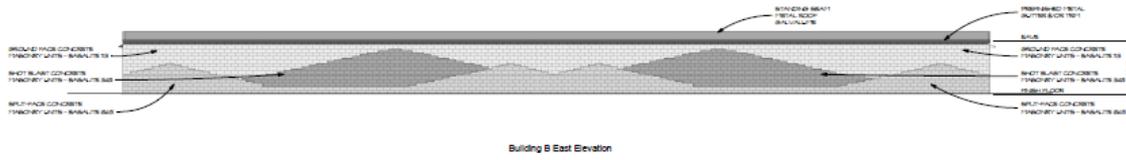
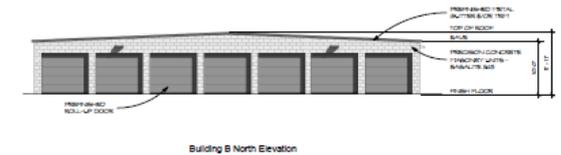
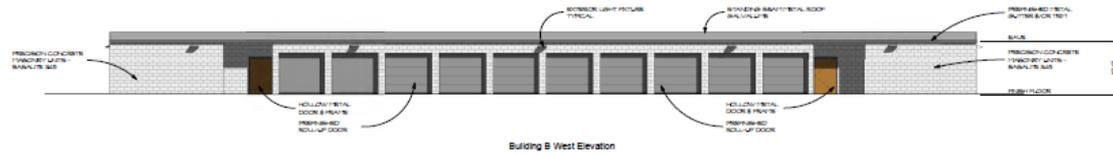
A New Self-Storage Facility for:
Que Pasa Development
Corporation
Lotus Court
Santa Rosa, CA 95404

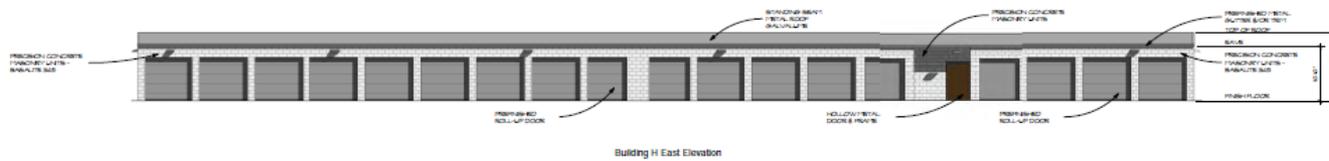
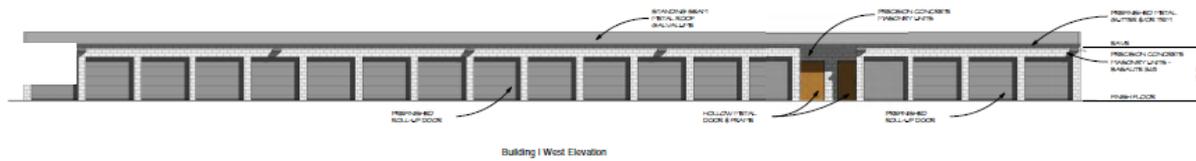
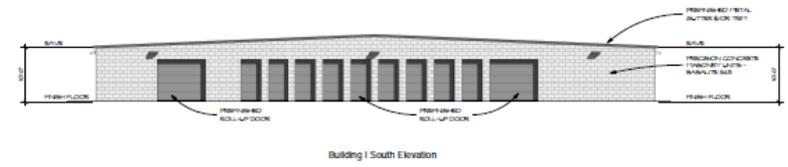
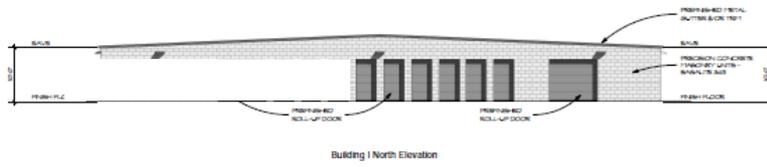
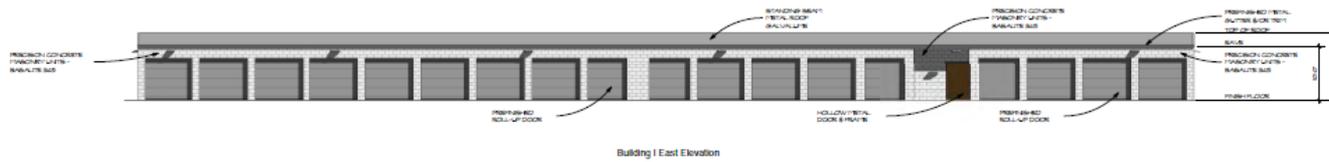
Building H - Floor Plan



Building I - Floor Plan













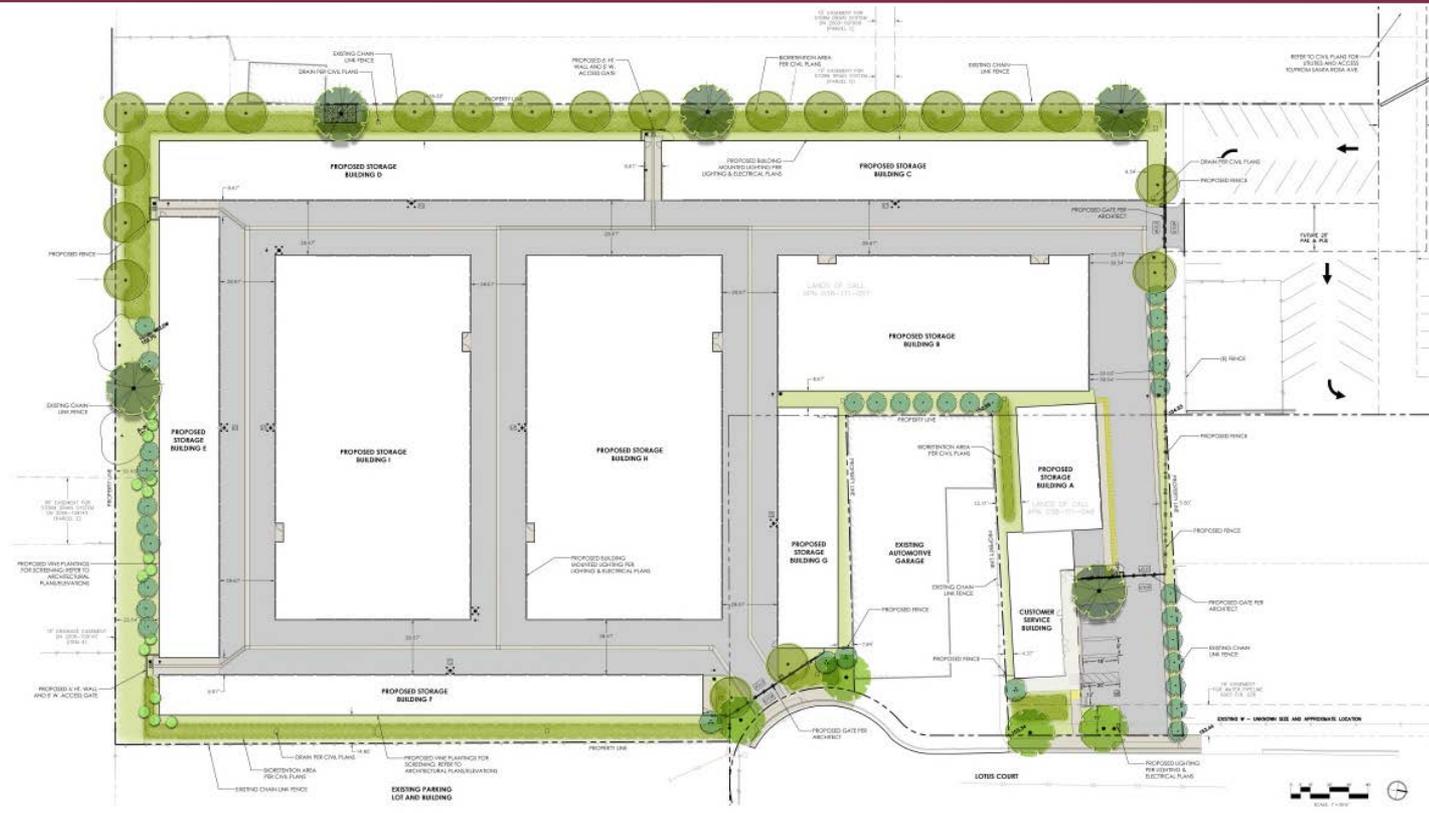












CANDIDATE PLANT LIST

PLANT TYPE	PLANT NAME	HT	W/COLS	HT	W/COLS	HT	W/COLS	HT	W/COLS
EXISTING TREE TO REMAIN	EXISTING TREE TO REMAIN								
LARGE SPECIES TREE	Platanus ovata / California Sycamore	50'x60'	Low						
	Quercus agrifolia / Coast Live Oak	30'x40'	Low						
	Quercus douglasii / Valley Oak	30'x40'	Low						
STREET TREE	Callis caryocarpus / European Honeyberry	24'x30'	Low						
	Ulmus x hollandicus / American Elm	24'x30'	Low						
MEDIUM TREE	Rosa laevigata / China Rose	24'x30'	Medium						
	Quercus agrifolia / Coast Live Oak	24'x30'	Low						
	Quercus douglasii / Valley Oak	24'x30'	Medium						
COLUMNAR TREE	Callis caryocarpus / European Honeyberry	24'x30'	Medium						
	Quercus agrifolia / Coast Live Oak	24'x30'	Medium						
	Quercus douglasii / Valley Oak	24'x30'	Medium						
SCREENING HEDGE	Arctostaphylos uva-ursi / Pacific Wax Myrtle	15'x30'	Medium						
	Arctostaphylos uva-ursi / Pacific Wax Myrtle	15'x30'	Medium						
	Arctostaphylos uva-ursi / Pacific Wax Myrtle	15'x30'	Medium						
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	Arctostaphylos uva-ursi / Pacific Wax Myrtle	15'x30'	Medium						
ACCENT TREE	Acacia greggiana / Paperbark Acacia	24'x30'	Low						
	Arctostaphylos uva-ursi / Pacific Wax Myrtle	24'x30'	Low						
	Cercocarpus betulina / Red Fire Cholla	24'x30'	Low						
	Cercocarpus betulina / Red Fire Cholla	24'x30'	Low						
	Cercocarpus betulina / Red Fire Cholla	24'x30'	Low						
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	Cercocarpus betulina / Red Fire Cholla	24'x30'	Low						
	Cercocarpus betulina / Red Fire Cholla	24'x30'	Low						
BOULEVARD PLANTINGS	Arctostaphylos uva-ursi / Pacific Wax Myrtle	15'x30'	Medium						
	Arctostaphylos uva-ursi / Pacific Wax Myrtle	15'x30'	Medium						
	Arctostaphylos uva-ursi / Pacific Wax Myrtle	15'x30'	Medium						
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	Arctostaphylos uva-ursi / Pacific Wax Myrtle	15'x30'	Medium						
	Arctostaphylos uva-ursi / Pacific Wax Myrtle	15'x30'	Medium						
SITE PLANTINGS	Arctostaphylos uva-ursi / Pacific Wax Myrtle	15'x30'	Medium						
	Arctostaphylos uva-ursi / Pacific Wax Myrtle	15'x30'	Medium						
	Arctostaphylos uva-ursi / Pacific Wax Myrtle	15'x30'	Medium						
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	Arctostaphylos uva-ursi / Pacific Wax Myrtle	15'x30'	Medium						

FENCING IMAGE



8ft Tall Black Steel Security Fencing

MAWA CALCULATION

Minimum Applied Water Allowance (MAWA) CONTINUED			
MAWA = (ET)(0.82)(0.45)(LA) + (0.55 * SLA)			
Where:			
ET =	Annual Net Reference Evapotranspiration (inches)		
0.45 =	ET Adjustment Factor		
LA =	Landscape Area (square feet)		
0.62 =	Conservative Rate (10 gallons per square foot)		
SLA =	Portion of the landscape area identified as Special Landscape Area (square feet)		
0.55 =	the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 = 0.55)		
A.1 Net Evapotranspiration Calculation			
	45.8		
	(Annual ET)		
	27.2	x	25 =
	(Annual Rainfall)		6.80
			(Effective Rainfall)
Net Evapotranspiration Calculation =	Annual ET	-	Effective Rainfall
			17.98
B.1 Adjusted Landscape Area Calculation			
	20266	x	0.45
	(Landscape Area)		9120.7
			(Adjusted Landscape Area)
	8	x	0.55
	(Special Landscape Area)		4.4
			(Adjusted Special Landscape Area)
			Sum of Adjusted Landscape Area
			9125.1
MAWA =	17.98	x	0.62
			11.14
			+ 0.55(8)
			11.54
			(MAWA)
Estimated Total Water Use (ETWU)			
A.1 Net Evapotranspiration Calculation			
			17.98
			(Annual ET)
			Effective Rainfall
			6.80
			(Annual Rainfall)
			11.18
			(Net Evapotranspiration)
B.1 Adjusted Landscape Area Calculation			
	8	x	0.7
	(Low water use plant sq ft)		5.6
			(Adjusted Low Water Use Area)
	21266	x	0.3
	(Low water use plant sq ft)		6379.8
			(Adjusted Low Water Use Area)
	8000	x	0.6
	(Medium water use plant sq ft)		4800
			(Adjusted Medium Water Use Area)
	8	x	1.0
	(High water use plant sq ft)		8
			(Adjusted High Water Use Area)
			Sum of Adjusted Landscape Area
			11.578
ETWU =	17.98	x	0.62
			11.14
			+ 11.578
			22.718
			(ETWU)
Irrigation Efficiency Factor			
	100	/	100
	(Irrigation Efficiency of landscape on site)		(Irrigation Efficiency of landscape on site)
			1.00
			(Irrigation Efficiency Factor)
			0.81
			(Adjusted Irrigation Efficiency Factor)

STATEMENT OF COMPLIANCE

All irrigation and planting design will comply with the criteria of local and state Water Resources Model Water Efficient Landscape Ordinance and will apply them for the efficient use of water in the landscape design plan.

IRRIGATION STATEMENT

A smart controller with rain sensor and automatic shut-off capabilities will be installed to control all irrigation zones throughout the project. Planting areas will be separated based on hydrozones, exposure, and size of zone. Sub-surface, high-efficiency in-line drip irrigation will be utilized in all planting areas including the slow/retention areas. Trees will be on separate valves. Trees will be irrigated with one (1) surface bubbler and one (1) roof zone bubbler.

PLANTING IMAGERY



Quercus lobata



Koeleria paniculata



Celtis australis



Quercus robur Tafelberg



Arctostaphylos Dr. Hunt



Podocarpus gracilior



Arctostaphylos Emerald Carpet



Salvia clevelandii Allen Chickering



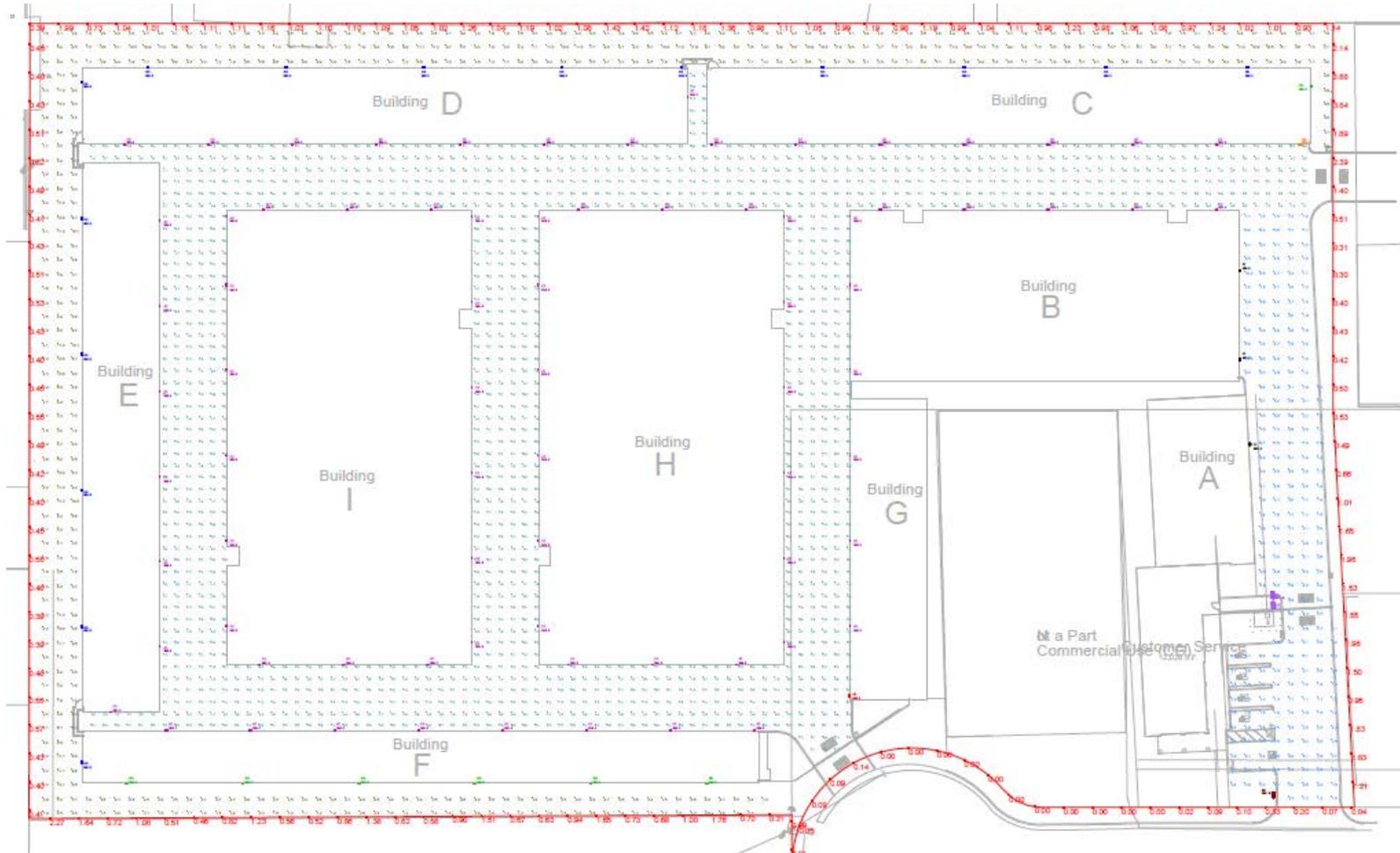
Achillea millefolium Sonoma Coast



Juncus patens Elk Blue



Parthenocissus tricuspidata



Design Review Criteria

- The design and layout is **consistent with the General Plan and Zoning Code** and appropriate for the use and location of the proposed development and consistent with Framework of Design Review (Guidelines, Introduction, Subsection C.)
- The design and layout of the proposed development will **not interfere with the use and enjoyment of neighboring** existing or future developments.
- The **architectural design** of the proposed development is **compatible** with the character of the surrounding neighborhood. The design of the proposed development will provide a **desirable environment** through the **appropriate use of materials, texture, and color**.
- The proposed development will **not be detrimental to the public health, safety, or welfare** or materially injurious to the properties or improvements in the vicinity.

Recommendation

- The Planning and Economic Development Department recommends that the Design Review Board adopt the Resolution approving the Preliminary Design Review for Santa Rosa Self Storage and delegate Final Design Review to the Planning Division.

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