

Recess Self-Storage (A Mixed-Use Development)

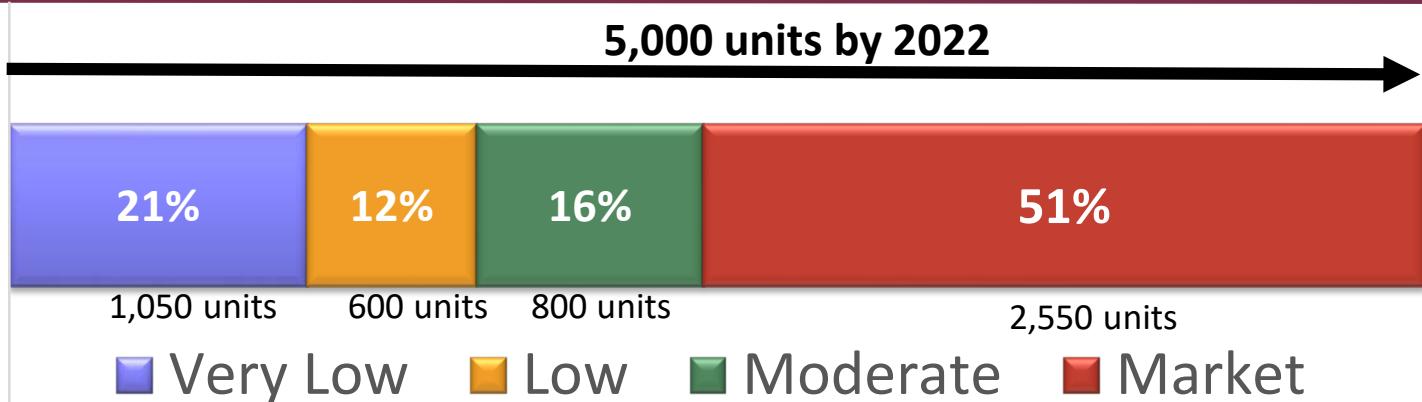
4200 & 4224 Sonoma Highway

August 8, 2019

Susie Murray, Senior Planner
Planning and Economic Development

Housing Action Plan

RHNA/
HAP
Goal



*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

Recess Self-Storage: Total 14 units

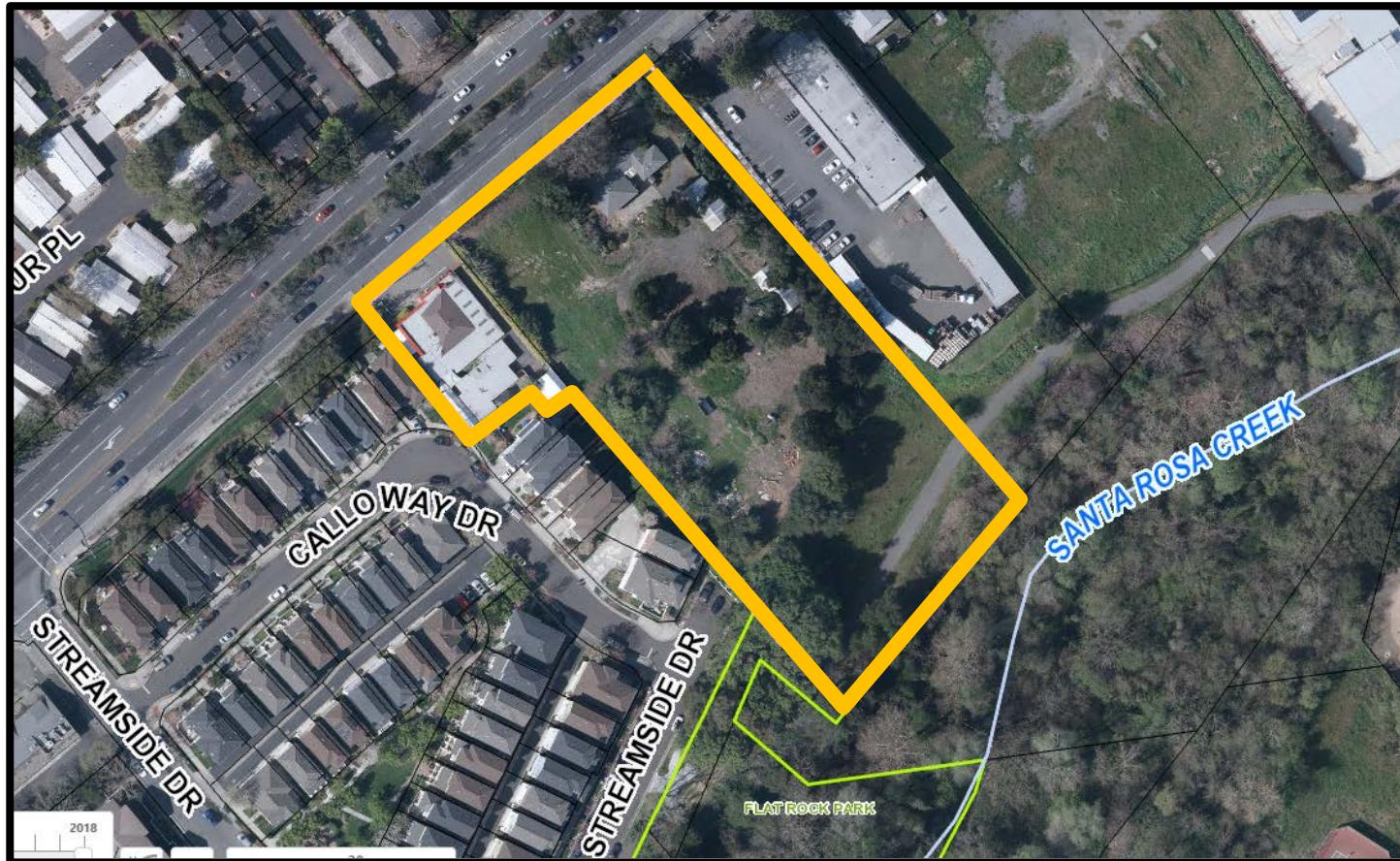


Market Rate:
14 Units (0.5% of goal)

- Prezone to annex two parcels into Santa Rosa
- Construct a self-storage facility and two multi-family residential structures (14 units)
- Required Entitlement:
 - Mitigated Negative Declaration (Commission)
 - Prezone for Annexation (Commission/Council)
 - Hillside Development Permit (Commission)
 - Tentative Parcel Map (Commission)
 - Conditional Use Permit (Commission)
 - Design Review (Design Review Board)

4200 & 4224 Sonoma Highway

Annexation Boundary & Mitigated Negative Declaration Scope



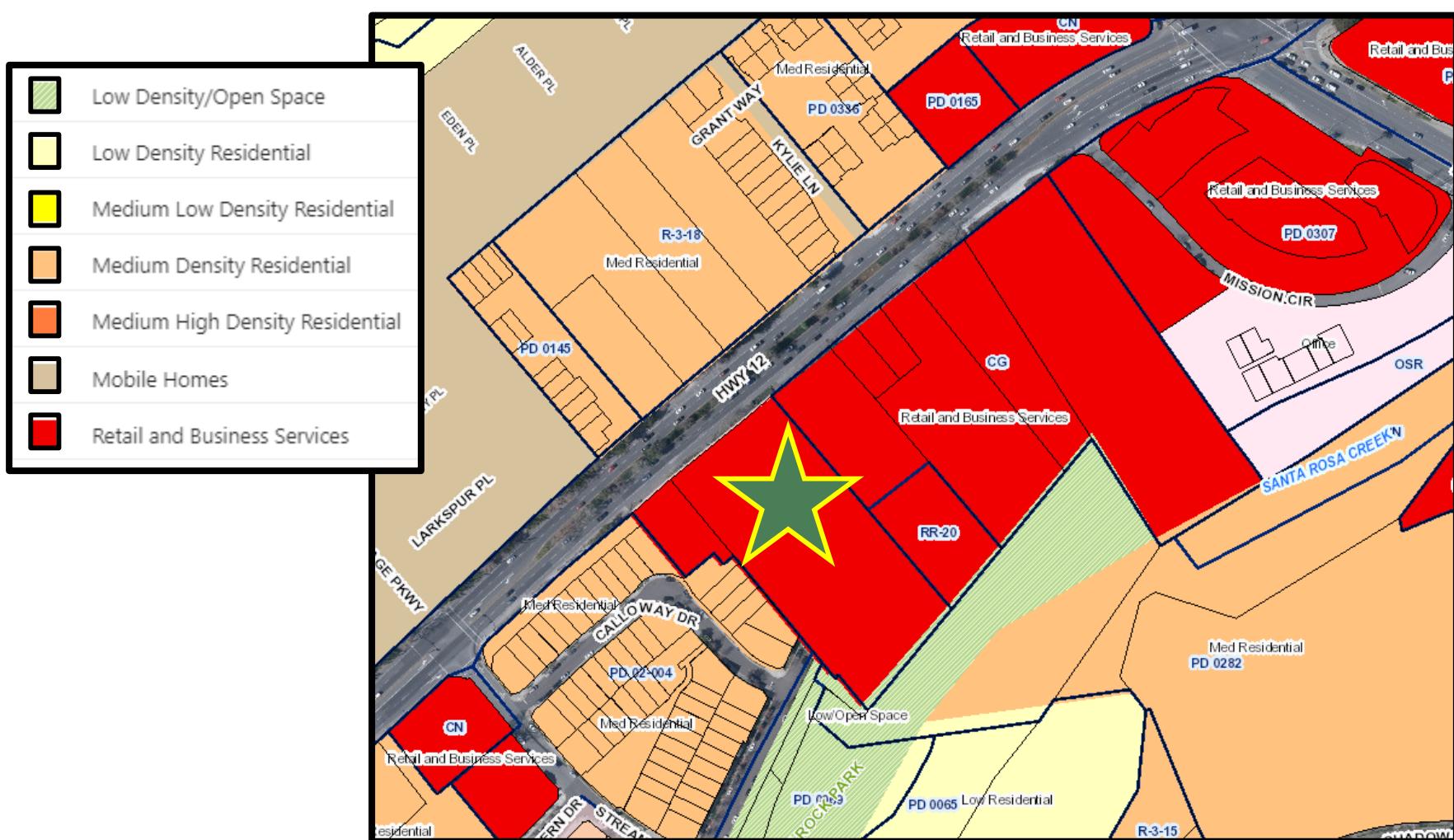
Physical Development Boundary:

- Hillside Development
- Tentative Parcel Map
- Conditional Use Permit
- Design Review (DRB)



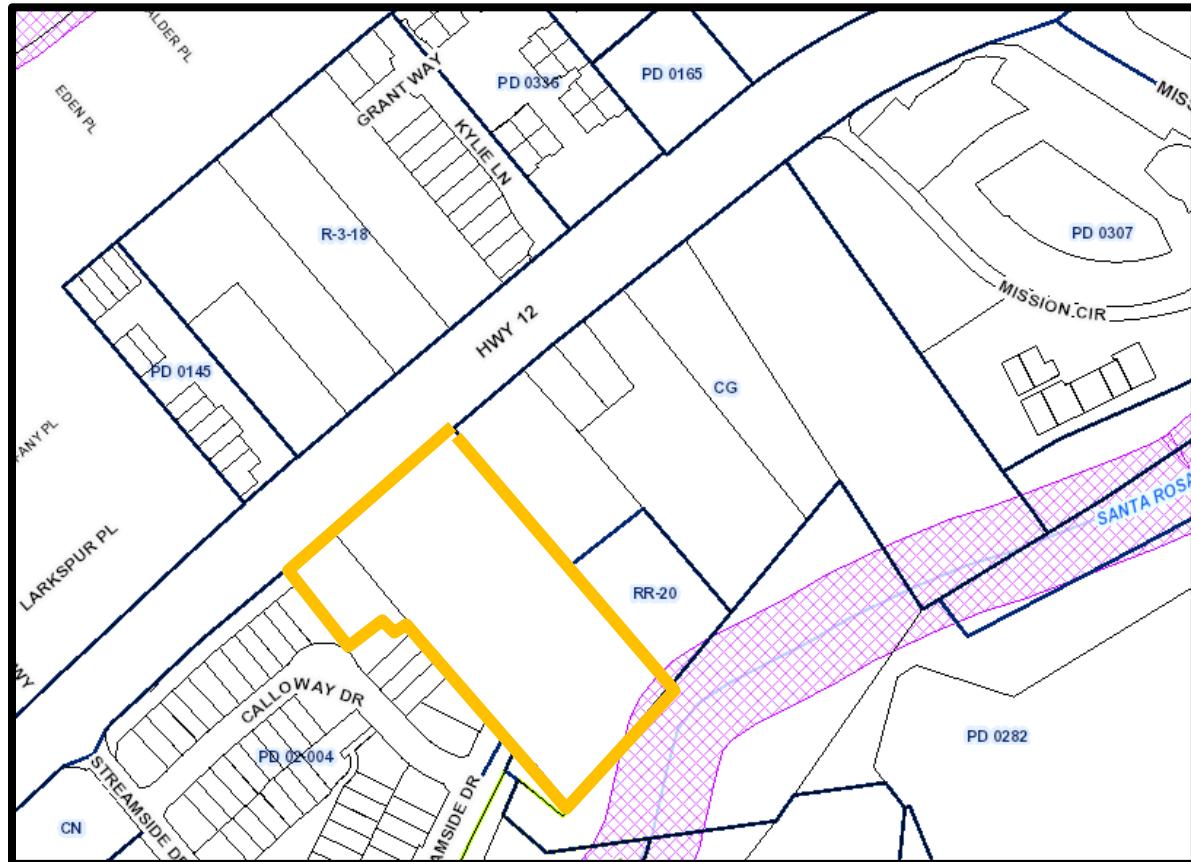
- November 15, 2016: Pre-application Meeting with staff
- April 24, 2018: Second Pre-application Meeting with staff (the project changed significantly)
- July 19, 2018: Concept review with DRB
- August 13, 2018: Neighborhood Meeting held

- September 4, 2018: Prezoning, Hillside Development Permit, CUP & Design Review applications submitted
- January 17, 2019: Parcel Map application submitted
- April 10, 2019: Waterways Advisory Committee meeting
- July 2, 2019: MND review period commenced



Surrounding Zoning

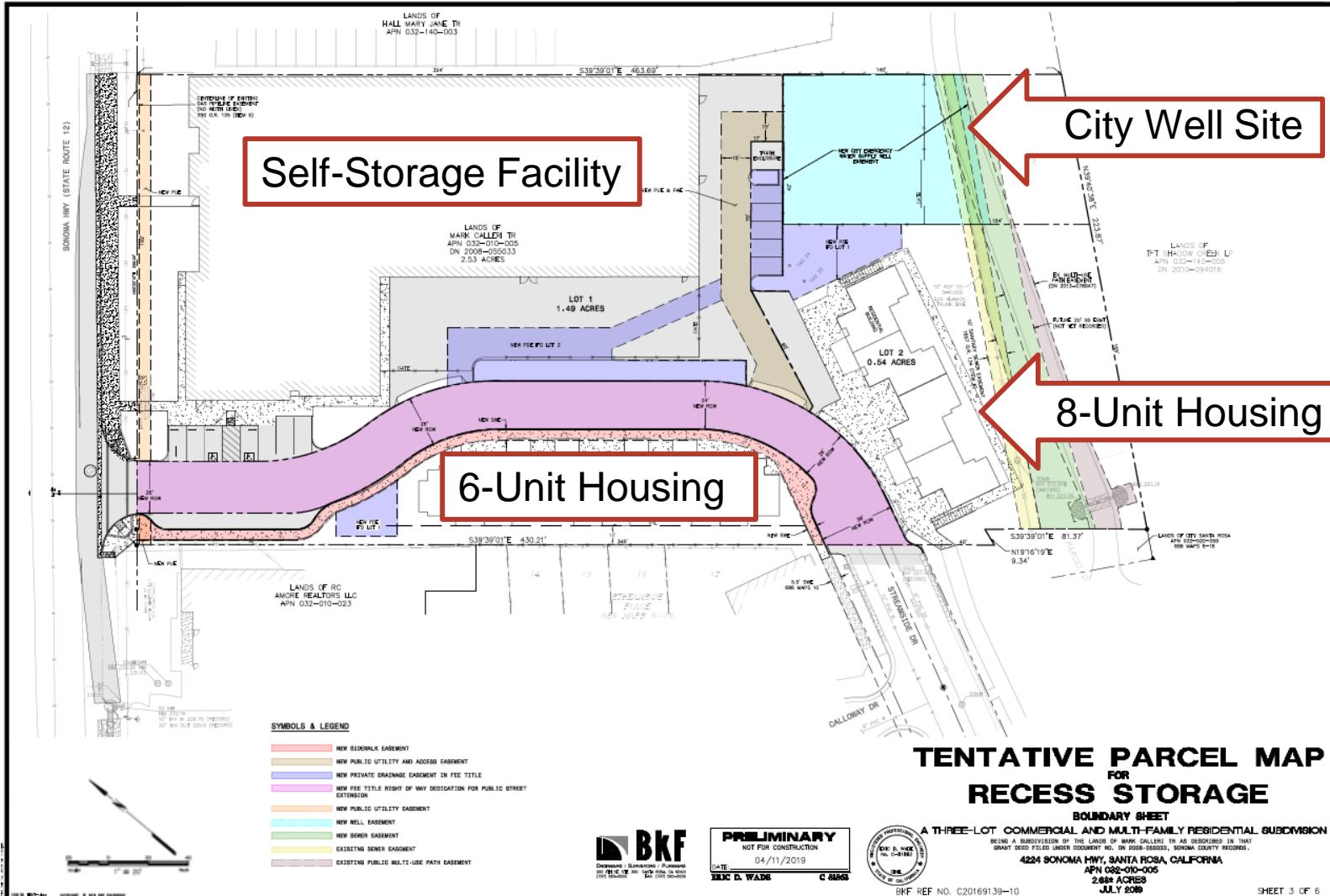
- North: PD & R-3-18
- South: PD
- East: CG & RR-20
- West PD



- Initial Study/Mitigated Negative Declaration
- Mitigation measures related to:
 - Aesthetics
 - Air Quality
 - Cultural & Tribal Resources
 - Geology & Soils
 - Hazards & Hazardous Materials
 - Hydrology & Biological Resources



Site Plan – 4224 Sonoma Highway



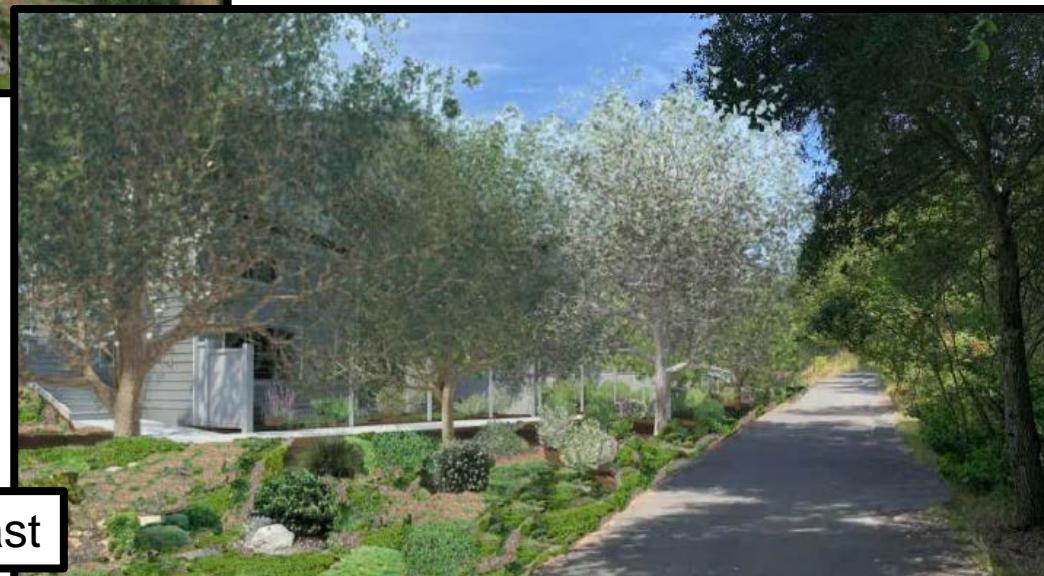
Self-Storage Facility (View from Sonoma Highway)



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



Looking west



Looking east

Eight-Unit Housing Structure (Hillside Elevation)



Project design presented some challenges:

- Circulation
- Parking
- FD Roof Access
- City Easements

Staff from various City departments worked closely with the Project engineer to determine a workable solution to an innovative site plan.

There are no unresolved issues.

Neighborhood Meeting

- Two members of the public attended.
- Both in support of the project.

Other comments

- A neighbor indicated full support
- Concern about a storage facility at the gateway

It is recommended by the Planning and Economic Development Department that the Planning Commission take the following actions in support of the Recess Self-Storage (a mixed-use development) project:

- Adopt the Mitigated Negative Declaration;
- Recommend to Council Prezoning the two-parcel County island into the CG zoning district;
- Approve a Hillside Development Permit;
- Approve a Tentative Parcel Map; and
- Approve a minor Conditional Use Permit

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