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RESOLUTION NUMBER [to be entered by Secretary]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR A THREE-STORY, 66,200-SQUARE-FOOT, SELF-STORAGE FACILITY, LOCATED AT 970 PINER ROAD, APN: 051-680-053, FILE NUMBER DR21-004

WHEREAS, on January 21, 2021, Concept Design Review was conducted by the the Design Review Board and comments were provided to the applicant; and

WHEREAS, on February 9, 2021, the entitlement application for Design Review was submitted to the Planning and Economic Development Department; and

WHEREAS, on September 14, 2021, revised plans were submitted to address project-related issues raised by staff; and

WHEREAS, on December 16, 2021, the Design Review Board of the City of Santa Rosa considered West Coast Self-Storage project, specifically a three-story, approximately 66,200-square foot, self-storage facility; and

WHEREAS, the Design Review Board, at the same time, considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, and applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans). The site in an area designated by the General Plan Land Use Diagram as Light Industry, which is intended for industrial uses, and a Self-Storage facility is a permitted use. The building design meets all required development standards for self-storage facilities within the subject site's IL (Light Industrial) zoning district pursuant to Zoning Code Table 2-11 and [Section 20-24.040](#), including setbacks, building height, site circulation and emergency access. The site is not located in a Specific Plan area; and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review (Design Guidelines, Introduction, Subsection C) in that the building design and landscape enhances the streetscape along the Piner Road. The proposed building will be climate controlled and energy efficient and a bioretention system is provided on the site to protect water quality. The site layout, landscaping, and circulation are appropriate for a self-storage facility and have been determined by the Design Review Board to be of "Superior Design" by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the Project provides setbacks, circulation, and design features compatible with the surrounding industrial uses, parking is proposed to meet the needs of the proposed development, and lighting is shielded to be contained on the project site.

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Additionally, the location of Russel Creek on the south side of the site creates a landscaped buffer between the proposed building and residential uses; and

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the mass and scale of the self-storage facility are compatible with that of existing structures along Piner Road, and the façade articulation, colors and use of exterior materials, and landscaping complement the surrounding buildings; and
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained in that the project has been reviewed for consistency with the Design Guidelines; and
6. 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 in that the site is in an area designated for light industrial and commercial uses and is surrounded to the north, west, and east by similar commercial/industrial uses. Further, Russell Creek separates the project site from residential uses located to the south. In addition, the project has been reviewed by City staff, outside agencies and approval authorities and conditioned to minimize potential impacts; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and pursuant to CEQA Guidelines Section 15332, the project qualifies for a categorical infill exemption as 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. Self-storage use is an allowed use within this zoning district.
 - B. The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses. The project is proposed on a 41,382 square foot (.95 acres) parcel. Surrounding parcels are developed with light industrial, commercial, or residential uses.
 - C. The project site has no value as habitat for endangered, rare, or threatened species. The vacant lot was previously developed with an office building and associated parking. 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 review of the City's General Plan Environmental Impact Report and Geographic Information System does not indicate the site as 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 Trip Generation Study for the proposed self-storage prepared by W-Trans, on February 8, 2021, the proposed Project is anticipated to generate an average of 58 net new daily weekday trips with two new trips during the a.m. peak hour and six new trips during the p.m. peak hour after accounting for the existing office building. Because the proposed Project would be expected to generate fewer than 50 trips during either the AM or the PM peak hours, a complete traffic impact study is not required per the City's guidelines, and there are no foreseeable adverse traffic impacts as a result of the Project.
 - Noise - The proposed use will operate within the proposed building, which will not result

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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 with 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 drainage inlet at the rear of the property and maintain the existing drainage pattern. Therefore, there will be no significant impacts to water quality are anticipated.

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.).

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review of a three-story, 66,200-square foot self-storage facility subject to each of the following conditions:

CONDITIONS OF APPROVAL

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
4. Compliance with the Public Art Contribution requirements if applicable (City Code 21-08.030).
5. All work shall be done according to the final approved plans dated received September 14, 2021.

ENGINEERING DIVISION, BUILDING DIVISION, AND FIRE DEPARTMENT:

6. Compliance with all conditions as specified by the attached Exhibit "A" dated November 16, 2021.

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PLANNING DIVISION:

7. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review Board. Any future additions, expansions, remodeling, etc., may be subject to additional review.
8. Compliance with the City's Outdoor Lighting Ordinance in Zoning Code Section 20-30-080 is required.
9. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
10. TREE PRESERVATION:
 - A. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
 - B. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect trees to be preserved. The following conditions and restrictions shall apply:
 - i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
 - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
 - iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
 - vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
 - C. Pursuant to City Code Section 17-24.050, any tree removal required for development is subject to replacement. This requirement shall be fulfilled by planting replacement trees on-site which shall be shown on the landscape plans submitted for the Building Permit.
11. LANDSCAPING:
 - A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
 - B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.

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- C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

RECREATION AND PARKS:

- 12. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list and inspected by the Parks Division may occur. Planting shall be done in accordance with the *City Standards and Specifications for Planting Parkway Trees*. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.
- 13. Park's acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.
- 14. All landscaping shall be privately maintained and irrigated. Property owners and/or homeowners' association shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and alongside of their lots.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 16th day of December 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Drew Weigl, Chair

Attest: _____
Amy Nicholson, Executive Secretary

ATTACHMENT: Engineering Development Services Exhibit "A" dated November 16, 2021