

## RECESS Self-Storage PHASE II

### DESIGN CONCEPT NARRATIVE:

The two properties are located at 4465 & 4480 Streamside Dr, Santa Rosa, CA 95409 and are zoned CG (general commercial). The zoning is appropriate as it is designated retail and business service by the general plan.

CG (general commercial) zoning allows for Storage-personal storage facility (mini-storage) with a Minor Conditional Use Permit.

Zoning Code Section 20-42.180: a mini-storage facility shall be approved only on a regional street as designated in the Circulation Element of the General Plan." BKF and American Recess are working closely with Gabe Osburn - Engineering Department and Susie Murray - Planning Department to resolve this issue without a Merger or Zoning Amendment.

The project involves a 3-story self-storage building on lot 2 and two single story self-storage buildings on Lot 3 to enable American Recess to further serve the eastern area of the City of Santa Rosa. The Phase II project includes the construction of three storage buildings with a total size of approximately 18,278 SF. The proposed new storage building on Lot 2 is situated to maintain a required setback from Santa Rosa creek.

The two lots proposed to be developed were created during phase I, and the entire site functions as a complex/campus. The three parcels share access driveways, parking spots, garbage enclosure, and office space and restrooms. Access and maintenance agreements will be in place before final certificate of occupancy of Phase II.

The entire site was graded and pads were created during the first construction phase per approved rough grading plans. Majority of the off-site improvements were built under Phase I, with the exception of the side walk along Streamside Dr. Utilities are stubbed at each property line.

Due to the site constrictions and similar uses between the three parcels, American Recess is applying for a Variance to reduce the required street setbacks as set in the current Municipal Code section 20-42.180 Storage, personal storage facilities.

We are proposing a 5'-0" street setback from Streamside Dr for Lot 2 and 10'-0" street setback from Streamside Dr for Lot 3.

A previous hillside development permit was approved for the development of a multi-family structure on Lot 2. Grading and stabilization of the slope took place during Phase I. Since the Self storage facility building foot print and encroachment on the slope is similar to the approved building foot print, we request a minor revision to the original approved ordinance, to be conducted at staff level.

Site planning and building design will be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.



The buildings color and materials will match the four story self storage facility built during Phase I and the color palette is similar to the residential buildings previously approved on the parcels.

The new proposed uses will not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to or constitute a nuisance to area properties.

From a site perspective, the design will follow the natural topography, with respect to the existing trail crossing the property as well as the trees and creek located to the southeast, which not only preserves, but highlights the natural features of our site and the surrounding areas.

From a massing perspective, we are proposing a smaller height for the Storage building in comparison to the originally approved residential building, resulting in a lesser visual impact for the existing residential neighborhood. The structure on Lot 2 is two story and 25'0" max. height at Streamside Dr and three story and 35'0" max height facing the adjacent trail along the creek. The two single story structures on Lot 3 max. height is 13'6". The currently approved design allowed the construction of a three story multi-family residential building with a max. height of 40'0" on Lot 2 and a two story multi-family residential building with a max. height of 31'0" on Lot 3

The approved landscape plan has been revised on lots 2 and 3 to accommodate the new use and new buildings foot print.

