

RESOLUTION NUMBER

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR A THREE-STORY, APPROXIMATELY 62,000-SQUARE-FOOT, SELF-STORAGE BUILDING, LOCATED AT 2875 SEBASTOPOL ROAD, APN: 035-251-037, FILE NUMBER DR22-025

WHEREAS, on February 17, 2022, Concept Design Review was conducted by the Design Review Board and comments were provided to the applicant; and

WHEREAS, on November 14, 2022, the entitlement application for Design Review was submitted to the Planning and Economic Development Department; and

WHEREAS, on March 13, 2023, revised plans were submitted to address project-related issues raised by staff; and

WHEREAS, on May 18, 2023, the Zoning Administrator conducted a public meeting to consider a Minor Use Permit (CUP22-008) to approve a personal storage facility use abutting a parcel with a residential use; and

WHEREAS, on May 18, 2023, the Design Review Board of the City of Santa Rosa considered West Coast Self-Storage project, specifically a three-story, approximately 62,000-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, and other applicable City requirements (e.g., City policy statements and development plans). The site is in an area designated by the General Plan Land Use Diagram as Light Industry, which is intended for industrial uses. A personal storage facility is an allowed use with a Minor Use Permit, which the applicant has requested subject to review and approval of the Zoning Administrator. 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 Sebastopol 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, landscaped screening, fencing, circulation, and design features compatible with the surrounding residential and industrial uses, parking is proposed to meet the needs of the proposed development, and lighting is shielded to be contained on the project site; 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 Sebastopol 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 east and south by similar commercial/industrial uses. Further, the project site exceeds the minimum rear setback and provided enhanced screening along the north property line abutting residential uses located to the north. 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. 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, 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.).

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review of a three-story, approximately 62,000-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 March 13, 2023.

ENGINEERING DIVISION AND FIRE DEPARTMENT:

6. Compliance with all conditions as specified by the attached Exhibit "A" dated December 22,

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2022, attached hereto and incorporated herein.

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 requirement. 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.

- 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.

BUILDING DIVISION:

- 12. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 18th day of May 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Melanie Jones-Carter, Chair

Attest: _____
Amy Nicholson, Executive Secretary

ATTACHMENT: Engineering Development Services Exhibit "A" dated December 22, 2022