

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
**OCTOBER 4, 2018**

**PROJECT TITLE**

Storage Pro 2

**APPLICANT**

Storage Pro - Steve Mirabito

**ADDRESS/LOCATION**

4332 - 4374 Sonoma Hwy

**PROPERTY OWNER**

Storage Pro 2

**ASSESSOR'S PARCEL NUMBER**

032-140-001, 032-010-009, 043, 044

**FILE NUMBER**

DR18-051

**PROJECT SITE ZONING**

General Commercial (CG)

**GENERAL PLAN DESIGNATION**

Retail and Business Service

**APPLICATION DATE**

July 31, 2018

**APPLICATION COMPLETION DATE**

Not applicable

**PROJECT PLANNER**

Emmanuel Ursu

**RECOMMENDATION**

Not applicable

**PROPOSAL**

Storage Pro 2 is the second phase of a self-storage facility and is a mixed-use project consisting of a 148,225 square foot, three-story self-storage facility and a 30-unit multifamily apartment building with 12 one-bedroom units, 12 two-bedroom units, and six three-bedroom units. Phase 1 was approved and recently constructed on adjacent property east of the project site. A detailed description of the project is included as an attachment to this memo.

The project will include a minor Conditional Use Permit for a self-storage facility and residential component of a mixed-use project and a major Design Review for attached housing and construction of a commercial building greater than 10,000 square feet.

**Attachments**

Attachment 1: Disclosure Form

Attachment 2: Location Map

Attachment 3: Project Narrative, prepared by project applicant

Attachment 4: Project Plans, prepared by ArchiLogix, stamped received on  
July 31, 2018