

# Recess Self-Storage

## Self-storage and Multi-family Residential Development

4200 & 4224 Sonoma Hwy

March 28, 2019

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Planning and Economic Development

## Prezone for Annexation

- A two-parcel County island

## Minor Conditional Use Permit

- Multi-family residential
- Self-storage facility

## Hillside Development Permit

- Development on slopes that exceed 10%

## Tentative Parcel Map

- Subdivide a 2.68-acre parcel into three individual lots







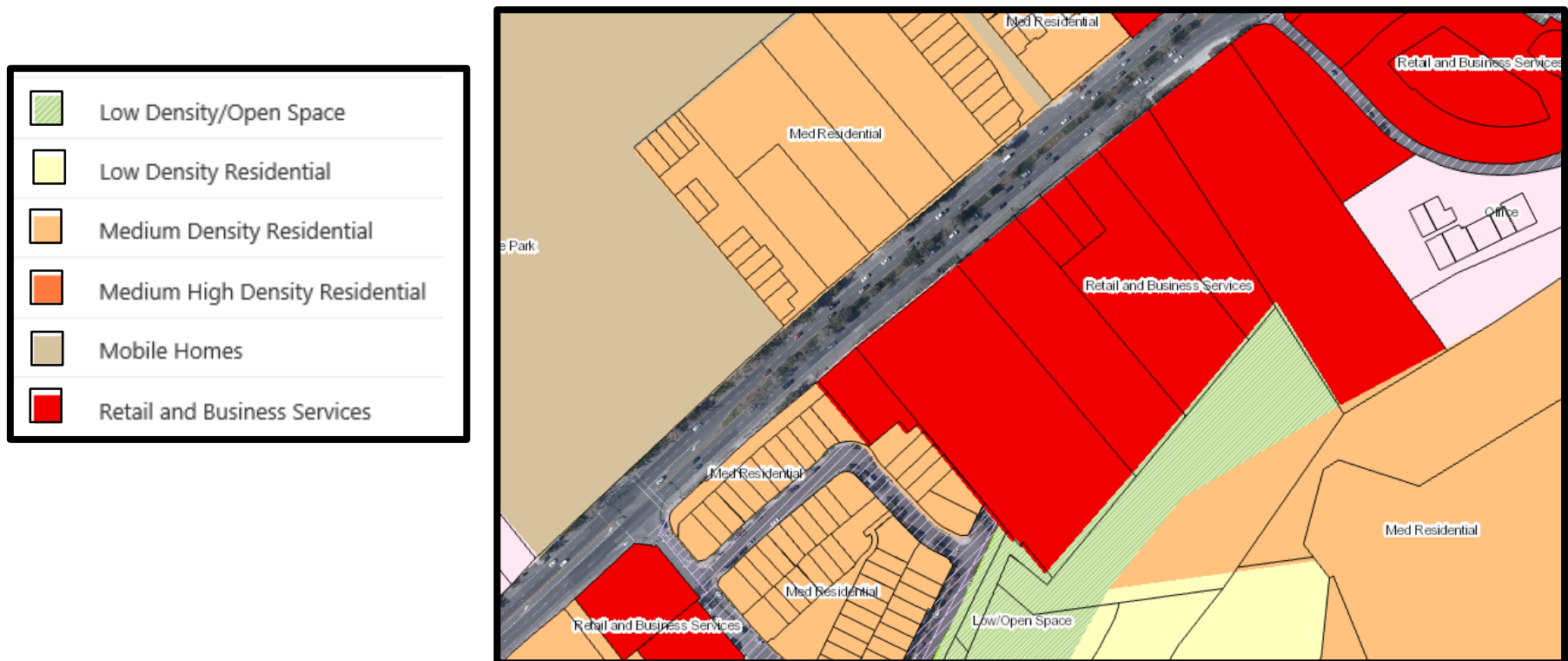
# 4224 Sonoma Highway



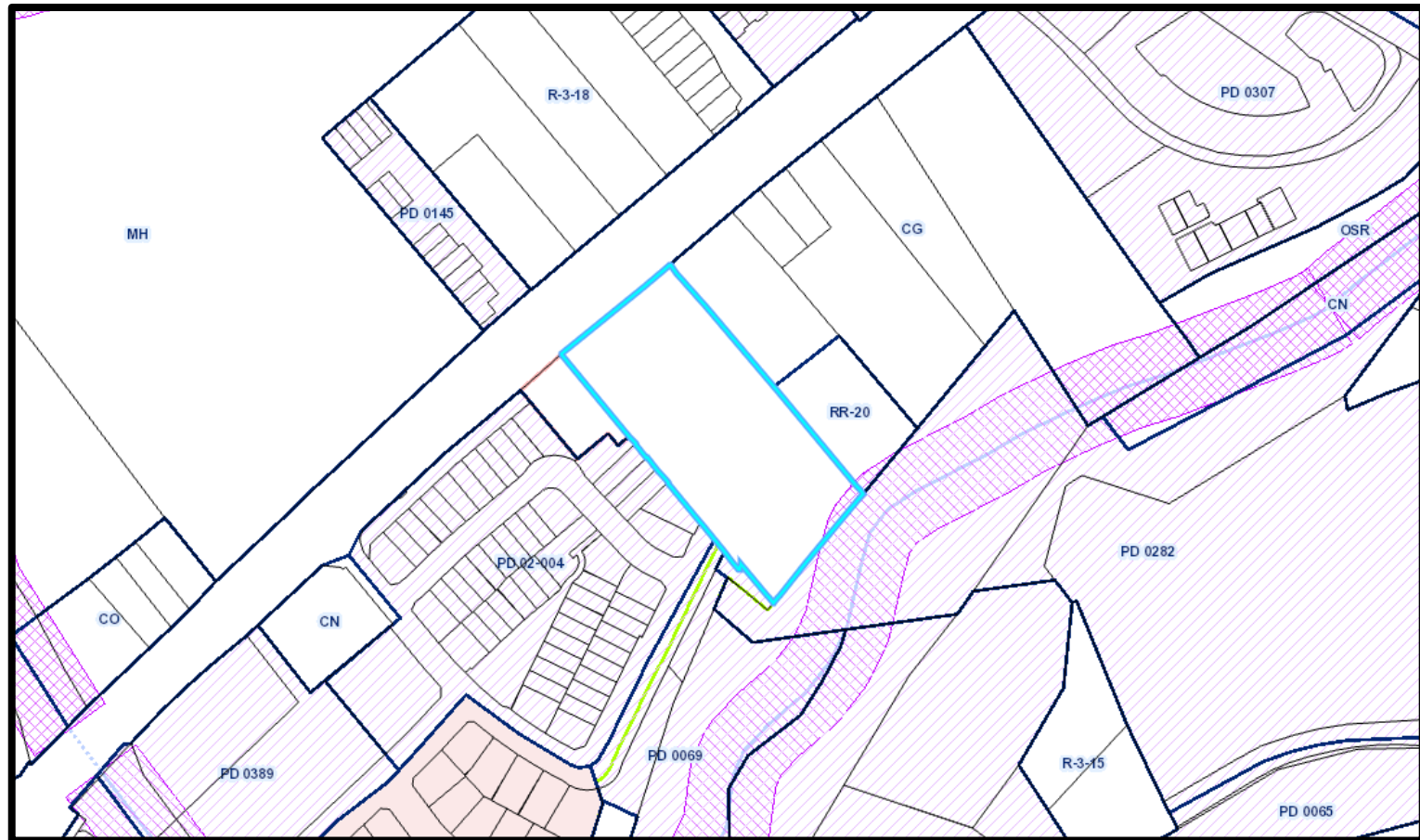
# Project History

- November 2016 - Pre-application Meeting with City staff
- April 2018 - Second Pre-application Meeting
- July 2018 - Concept Design Review
- August 2018 - Neighborhood Meeting
- September 2018 - Applications submitted
- January 2019 - Tentative Parcel Map application submitted

## Retail & Business Services



# Surrounding Site Zoning

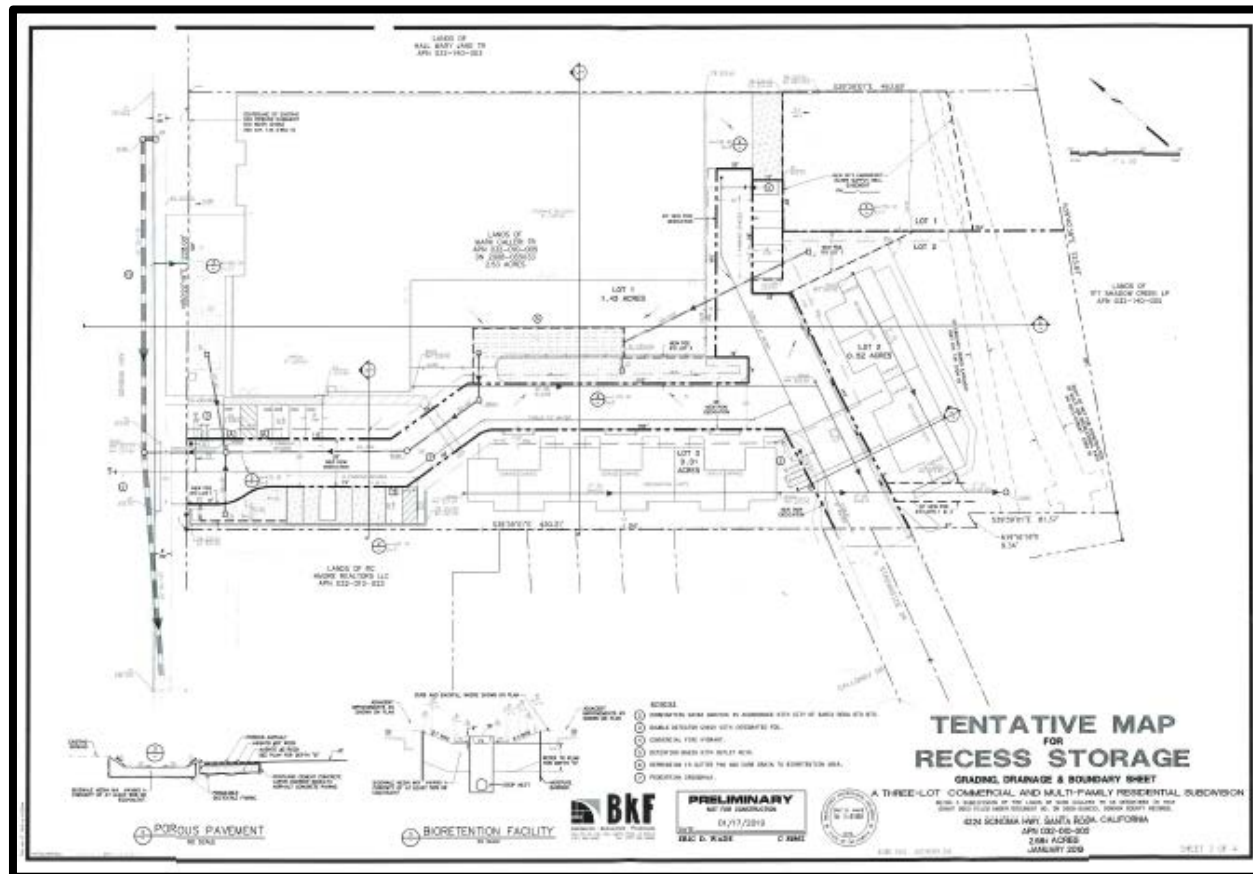


## Zoning Code Section 20-30.040

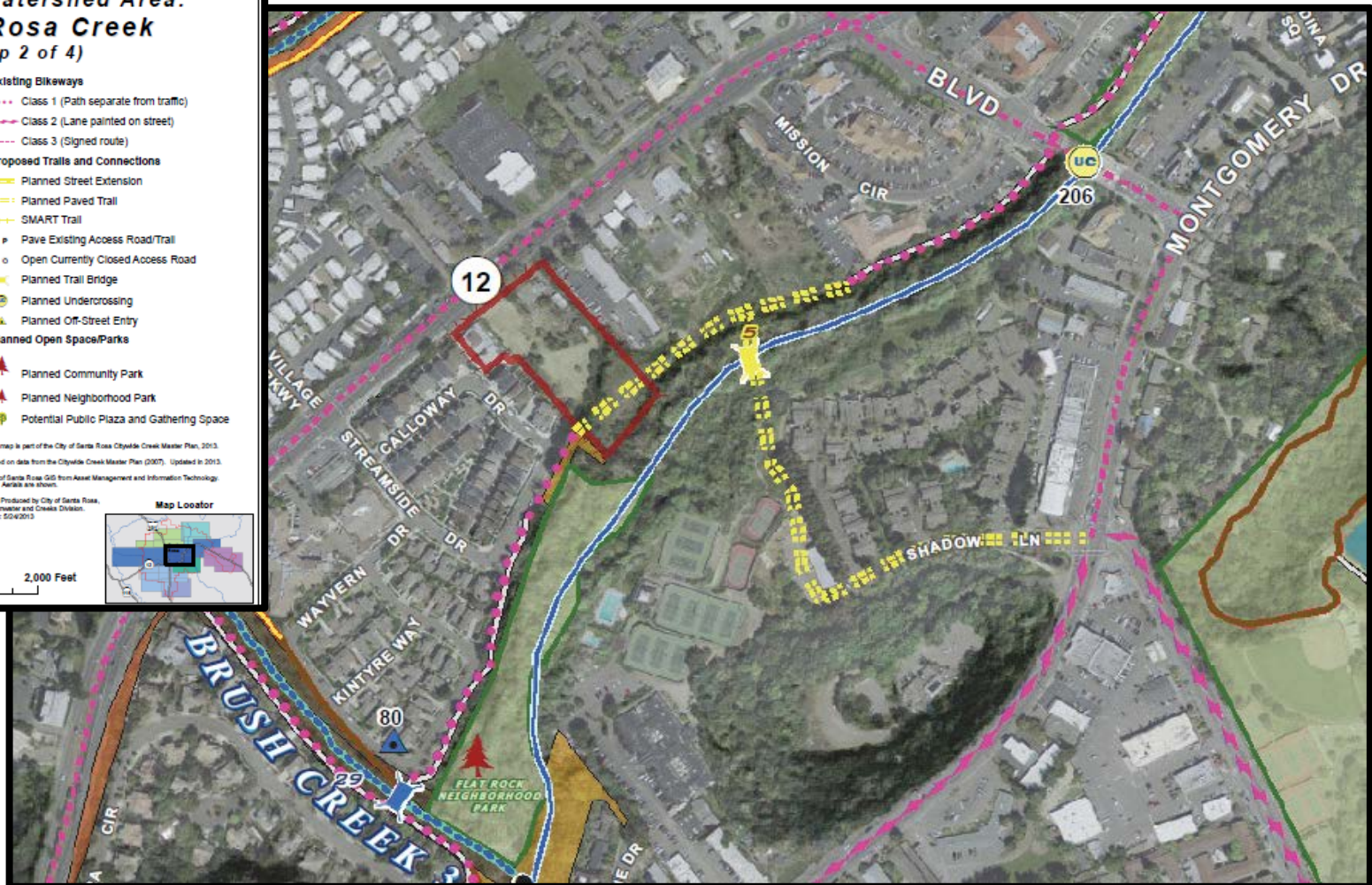
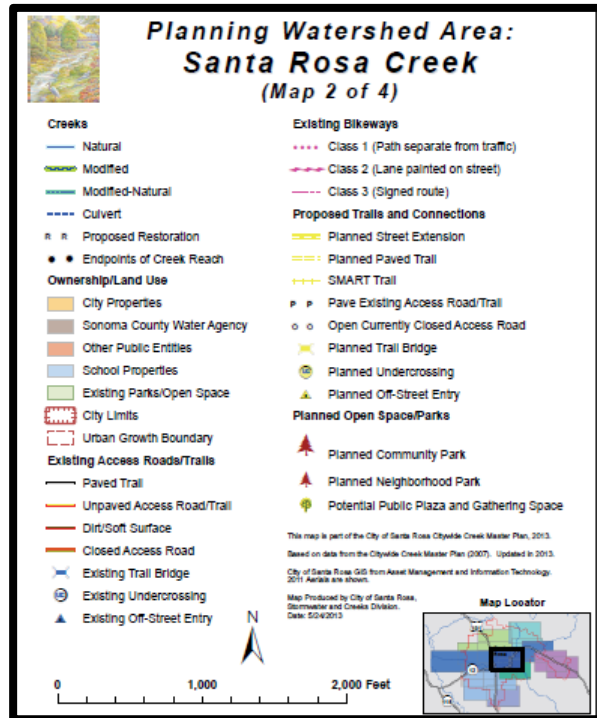
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- Within a developed area
- Nearby development respects the 50-foot setback
- Project adheres to the 50-foot setback requirement





# Planning Watershed Area





[illegible]

- It is recommended by the Planning and Economic Development Department that the Waterways Advisory Committee provide comments on the proposed Project to be forwarded to review authorities.



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