

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR THE DESIGN REVIEW BOARD  
**November 7, 2019**

**PROJECT TITLE**

Storage Pro 2

**ADDRESS/LOCATION**

4332 - 4374 Sonoma Hwy

(Highway 12)

**ASSESSOR'S PARCEL NUMBER**

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

**PROJECT SITE ZONING**

General Commercial (CG)

**APPLICATION DATE**

January 29, 2019

**PROJECT PLANNER**

Emmanuel Ursu

**APPLICANT**

Storage Pro - Steve Mirabito

**PROPERTY OWNER**

Storage Pro 2

**FILE NUMBER**

DR19-007

**GENERAL PLAN DESIGNATION**

Retail and Business Service

**APPLICATION COMPLETION DATE**

June 5, 2019

**RECOMMENDATION**

Approve

Agenda Item #6.1

For the Design Review Board Meeting of: November 7, 2019

CITY OF SANTA ROSA  
DESIGN REVIEW BOARD

TO: CHAIR KINCAID AND MEMBERS OF THE BOARD

FROM: EMMANUEL URSU, CONTRACT PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: STORAGE PRO 2

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

The Planning and Economic Development Department recommends that the Design Review Board, by resolution, grant Preliminary Design Review for the development of a 30-unit multifamily apartment building and 126,832 square foot self-storage facility. with 12 one-bedroom units, 12 two-bedroom units, and six three-bedroom units.

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EXECUTIVE SUMMARY

Storage Pro 2 is the second phase of a mixed-use project consisting of a three-story, 30-unit apartment building and a three-story, 126,832 square-foot self-storage facility. Phase 1 was recently constructed on adjacent property east of the project site. Project plans and a detailed project description are included as attachments to this Staff Report.

Project entitlements include major Design Review to develop the apartments and self-storage facility, a minor Conditional Use Permit for a self-storage facility and residential component of a mixed-use project in the General Commercial zoning district, and a lot line adjustment to reconfigure and consolidate the four existing lots on the Project site into two lots.

BACKGROUND

1. Project Description

The project site is located on the south side of Highway 12 approximately 550 feet west of Mission Blvd. The site consists of 4 parcels with a total area of 2.66

acres currently developed with small, low-lying commercial structures including some that were originally constructed as single-family residences.

The four existing parcels will be reconfigured into two parcels with a one-acre parcel (Parcel 2) at the front of the site on which the apartments and residential parking spaces are proposed and a 1.66-acre parcel (Parcel 1) at the back of the site on which the self-storage facility will be located.



Figure 1: Aerial of project site.

Vehicular access to the residential component of the site is via a driveway on the west side of the property and vehicular access to the self-storage facility is through the Storage Pro 1 facility on the adjacent property to the east. The manager's office for the storage facility is located on the adjacent site in Storage Pro 1. An exit driveway controlled with a sliding gate will provide a secondary point of egress from the storage facility along the west side of the project site and through the residential parking lot.

Santa Rosa Creek Trail runs behind the project site and traverses a portion of the southwest corner of the property. Riparian vegetation and Santa Rosa Creek are located on the south side of the trail and the project site and all existing and proposed development are on the north side of the trail. All existing buildings on the site will be removed including the four buildings along Sonoma Highway and the ancillary structures located behind the main buildings. Four trees are proposed for removal and the landscape plan shows trees and shrubs around much of the site's perimeter and around the parking lot. A bio-retention basin is proposed at the rear of the site between the creek trail.

Frontage improvements, subject to CalTrans permits, along Sonoma Highway.

## 2. Surrounding Land Uses

- North: R-3-18 and PD-0336: single-family residence and mortuary
- South: Santa Rosa Creek and PD-0282– multi-family uses south of Santa Rosa Creek.
- East: CG – Storage Pro 1
- West: CG and RR-20 – Ace Hardware and Lumber store

The project is located at 4332-4374 Highway 12 on four existing parcels with an aggregate area of 2.66 acres in northwest Santa Rosa, on the south side of Highway 12 approximately 550 feet west of Mission Blvd. Santa Rosa Creek trail and creek are on the south side of the project site behind the proposed self-storage facility.

3. Existing Land Use – Project Site

The site is currently developed with four commercial buildings located near the street. The large area behind the buildings constitutes a majority of the site and is undeveloped and has a history of outdoor storage uses.

4. Project History

A pre-application meeting was held for the Project at which time the applicant received input from staff of several City departments/divisions including Building, Fire, Engineering, and Planning. Following the pre-application meeting, the following actions have occurred on the Project:

October 4, 2018	Project was presented as a Concept Design Review to the Design Review Board.
December 27, 2018	Conceptual plans for the project were presented to the Waterways Advisory Committee meeting.
January 29, 2019	Applicant submitted formal project applications and plans.
June 5, 2019	The application was deemed complete
August 18, 2019	Initial Study and Mitigated Negative Declaration were completed and circulated for public review and comment.
September 19, 2019	Initial Study and Mitigated Negative Declaration adopted and Minor Conditional Use Permits approved by the Zoning Administrator.

As a part of the review process, after the formal land use applications were filed for the Project, the size of the storage facility was reduced from 148,225 square feet to 126,832 square feet and the north-south dimension of the building was reduced resulting in a larger setback from the creek. The revision was necessary to accommodate replacement of a public main sewer line that traverses the rear of the property.

PRIOR CITY COUNCIL REVIEW

Not applicable.

## ANALYSIS

### 1. General Plan

The General Plan designation for the site and for adjacent properties on the same side of Highway 12 is Retail and Business Services. Properties on the north side of Highway 12 and to the south of the project site on the opposite side of Santa Rosa Creek are designated Medium Residential.

The General Plan Retail and Business Service land use designation allows retail, service, and restaurant uses and the corresponding zoning (General Commercial) allows Storage-Personal storage facility (mini-storage) and multi-family housing at a maximum density of 30 units per acre.



Figure 2: General Plan and Zoning Designations for surrounding properties.

office

The following General Plan goals and policies are most relevant to the proposed project:

#### *Land Use*

- LUL-I-1 Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele.
- LUL-E-2 As a part of planning and development review activities, ensure that projects, subdivisions, and neighborhoods are designed to foster livability.
- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.

#### *Urban Design*

- UD-A-5 Require superior site and architectural design of new development projects to improve visual quality in the city.

- UD-A-10 Relate Landscape design to the natural setting. Require that graded areas within new development be revegetated.
- UD-A-12 Promote green building design and low impact development projects.

### *Transportation*

- T-G Identify, preserve, and enhance scenic roads throughout Santa Rosa in both rural and developed areas.
- T-G-1 Develop protective standards for the scenic roads identified below so that they may be added to the Scenic Roads Overlay zone. Roads marked with an asterisk (\*) should be paid special attention as they provide a transition between the rural countryside and the city's Urban Growth Boundary.
  - Fountaingrove Parkway
  - Bennett Valley Road (south of Farmers Lane)
  - Farmers Lane Extension (planned south of Bennett Valley Road) \*
  - Montgomery Drive (from Mission Boulevard to Melita Road)
  - Chanate Road (from Mendocino Avenue to Fountaingrove Parkway)
  - Petaluma Hill Road (from Colgan Avenue to UGB) \*
  - Highway 12 (from Farmers Lane to Calistoga Road)
  - Highway 12 (from Highway 101 west to Fulton Road)
  - Highway 101 (contiguous from northern to southern city limit)
  - Newanga Avenue
  - Channel Drive
  - Francisco Avenue\*
  - Wright Road South\*
  - Ludwig Avenue\*
  - Burbank Avenue
- T-G-5 Retain existing trees and vegetation along scenic roads, as possible. Enhance roadway appearance through landscaping, using native plant material.

- T-G-6 Provide large setbacks from scenic roads, as possible, to avoid encroachment of buildings on the view of the roadway.
- T-G-7 Provide bikeways along scenic roads, where right-of-way exists or where its acquisition will not jeopardize roadway character.
- T-G-13 Plant graded areas to avoid erosion and maintain a pleasing appearance.

The proposal adds to the Storage Pro 1 storage facility which will serve the needs of neighbors, as well as regional clientele.

The project is designed to comply with State Energy requirements for Title 24, City of Santa Rosa's Cal Green requirements and CAL Green Tier 1 Standards. Such standards have been incorporated into building placement, site development, building design and landscaping.

As shown on the plan, project landscaping will utilize low water use native plants. Landscape irrigation utilizes drip systems using a smart controller. A dedicated or common water meter is proposed to supply water to the irrigation system. Irrigation system design and metering will be shown on final landscaping and irrigation plans.

Five trees are proposed to be removed. Of these, 3 Valley Oaks are Heritage Trees as defined by the City's Tree Preservation Ordinance. Replacement trees in excess of the requirements of the code are proposed.

The Storage Pro Project site is near transit facilities located on Mission Boulevard. All Storage Pro employees will be provided with transit information for commuting options.

Sonoma Highway shall be dedicated and improved as a State Highway per Caltrans Standards along the entire project frontage. Half width street improvements shall consist of 2 travel lanes, a median island, a shoulder (which can accommodate a bike lane), and an 8-foot-wide contiguous sidewalk.

Staff finds that the proposed project is consistent with applicable goals and policies of the General Plan.

2. Other Applicable Plans

Not applicable.

3. Zoning

North: R-3-18 and PD-0336: single-family residence and mortuary  
South: Santa Rosa Creek and PD-0282– multi-family uses south of Santa Rosa Creek.  
East: CG – Storage Pro 1  
West: CG and RR-20 – Ace Hardware and Lumber store

The subject site is in the General Commercial Zoning District and complies with the applicable lot size, height, density, parking, open space and landscaping requirements, and setbacks, subject to a condition of approval that requires the storage facility be shifted south approximately 7.5 feet.

#### Lot Size

In the CG district, minimum lot size is determined by Conditional Use Permit. The CUP approval for the project includes the 1-acre lot for the apartments and the 1.66-acre lot for the self-storage facility.

#### Building Height

The maximum allowable building height in the GC zoning district is 55 feet. The proposed apartment building is 43'-9" tall and the storage facility is 33 feet tall.

#### Setbacks

As proposed the project meets all required setbacks except the setback of the storage facility at the north property line. A 5-foot setback is required for projects adjacent to residential uses. As proposed, the building is adjacent to the property line between the apartments and the storage facility and as a condition of approval, the storage facility will be revised to comply with the 5-foot setback.

#### Parking

Pursuant to Zoning Code Chapter 20-36, Table 3-4, multi-family dwellings with one bedroom require one covered space plus 0.5 visitor spaces and units with two or more bedrooms require one covered space, plus 1.5 visitor spaces. On-street spaces abutting a project site can be counted toward the parking requirement, except on a street identified in the General Plan as a regional street. Sonoma Highway is identified in the General Plan as a regional street and therefore, the nine on-street parking spaces fronting the Project cannot be counted toward the parking requirement.

A total of 63 parking spaces are required for the project, including 30 covered spaces. There are 60 parking spaces on site, including 30 covered spaces and nine street parking spaces. As a part of the Conditional Use Permit approval of a parking adjustment was granted to allow a reduction of three parking spaces.

#### Outdoor Lighting

A photometric plan documenting compliance with the lighting standards of Zoning Code section 20-30.080 is provided in Attachment



Pursuant to Zoning Code section 20-52.03, the Project requires Design Review. Due to the type and size of the development, the review authority is the DRB. This section of the Zoning Code also requires all land use entitlements be acted on prior to Final Design Review being granted. Conditional Use Permit approval was granted for the project on September 19, 2019 and the DRB may now grant Preliminary Design Review. Staff recommends the DRB delegate Final Design Review to staff.

#### 4. Design Guidelines

##### *Building Design*

- 3.2 III A 1 Break up the mass of larger structures with articulation of the form, use of color and the use of multiple materials, including: horizontal wood, cement fiber and composite siding, vertical wood siding, stucco, wood shingles, real and cultured masonry.
- 3.2 III A 4 Avoid dressing up fronts of building with higher quality materials and switching to less expensive siding material on the sides and back. Design all four sides of buildings.
- 3.2 III C 1 Incorporate features such as balconies, cantilevers, dormers, bay windows, patios, entries, accent materials, etc. to provide articulation and interest.
- 3.2 III E 2 Locate garages or carports to minimize their impact from the public street. The main buildings should be the dominant visual statement along the public streetscape.

##### *Design Guidelines*

- 3.3.II.A.1 Incorporate existing natural features such as trees, topography, creeks and riparian vegetation into the site plan. These and similar natural elements should be considered when developing a site plan. Every effort should be made to preserve dominant elements, such as mature trees, for example. When trees must be removed mitigation may be required. See the Appendix for Chapter 17-24 of the City Code which governs tree removal and replacement issues.
- 3.3.II.F.1 Provide a uniform lighting level which assures safety and security at night.
- 3.3.III.A.1 Design buildings specifically for the sites they are intended to occupy. Designs should be unique to Santa Rosa. Reuse of stock plans is discouraged in Santa Rosa.
- 3.3.III.A.2 Design buildings to fit into the character and context of the surrounding areas in terms of scale, style, use of materials, form and so on. Building

should not be stylized or ornamental in a garish and conspicuous manner. This is particularly important in historical districts.

- 3.3.III.B.1 Use high quality, durable and low maintenance materials. This is particularly true of the first story, where heavy commercial use can damage materials and finishes. Preferred materials include: split faced concrete block, brick, metal siding with quality factory finishes (such as 40 yr. Kynar paint), powder coated aluminum storefront, or stucco. Residential quality materials such as plywood or composite panel siding and composite siding that require field painting need regular maintenance due to heavy commercial use and do not stand up well to the sun in our climate. When neglected, these materials become shabby.
- 4.1.I.A To define outdoor spaces and assist with spatial definition in concert with buildings.
- 4.1.I B. To provide visual enhancement of sites by creating a harmonious visual composition in combination with the architecture.
- 4.1.I D. To provide historical continuity of landscaping, where appropriate.
- 4.1.I E. To develop landscaping that is easily maintained and conserves water.
- 4.1.I II.1 Integrate landscaping into all site development.
- 4.1.II.2 Provide special attention to incorporation of trees in all landscape design.
- 4.1.II.3 Provide landscaping that exhibits a strong design concept and creates a harmonious composition.
- 4.1.II.4 Existing site features should be incorporated into landscape design. Elements such as mature trees, tree groupings, and rock outcroppings should be considered as principal features of any landscape plan. Trees considered to be an important part of a property or a neighborhood's history should be identified and incorporated in proposed site plans.
- 4.1.II.5 Landscaping incorporated in a development should reflect or improve on the landscaping already present in the neighborhood.
- 4.1.II.6 Select landscape materials and plants that are appropriate in scale and function to the locations in which they are placed.
- 4.1.II.10 Select planting materials that are appropriate for local climatic conditions and historic continuity.
- 4.1.II.12 Maintainability is an important consideration in landscape design. To this end care should be taken to ensure that plants are selected which, at maturity, do not outgrow their planting site. Other factors to be considered

- include exposure, microclimate, soil condition and type, irrigation to be used, and the impact of plantings on pedestrian traffic.
- 4.1.II.13 Automatically controlled irrigation systems with multiple programs and repeat start times, are required.
- 4.3.I.A To provide for continuity of design between existing and new development.
- 4.3.I.B To ensure that projects are designed in such a way as to reduce to a minimum possible negative consequences, such as: loss of privacy, noise, increased traffic and lighting overspill that infill development may have on existing neighbors.
- 4.3.II.1 Integrate new development carefully into existing neighborhoods with respect to scale, level of detailing, use of materials, landscaping, and other characteristics of the neighborhood.
- 4.4.I.A To preserve existing creeks and riparian vegetation along creek corridors.
- 4.4.I.B To prevent contamination and sedimentation of creeks.
- 4.4.I.D To implement the requirements of the Santa Rosa Creek Design Manual.
- 4.4.I.E To encourage development along creek corridors by treating the corridors as open space amenities rather than undesirable elements with back-on treatment.
- 4.4.I. F To accommodate storm drainage requirements without damaging the natural character of a creek corridor.
- 4.4.I. G To design projects and storm drainage systems that comply with the National Pollution Discharge Elimination System (NPDES) standards.
- 4.4.II.1 Preserve waterways in their natural state.
- 4.6.III.C.1 Provide a minimum of 20 feet of on-site planting (dense landscaping) in addition to any existing or proposed freeway landscaping for all properties abutting Highway 101 and Highway 12.

*Citywide Creek Masterplan Objectives and Policies*

- EC-1 Implement policies for development adjacent to waterways as stated in the City's General Plan, Zoning Code, Design Guidelines, Santa Rosa Creek Design Guidelines manual, and the Citywide Creek Master Plan.
- EC-1-1 Where discretionary approval for new development is sought adjacent to a creek, that development shall, to the extent possible, be consistent with and support the Master Plan. The overall intent of this policy is to incorporate the creek into the project design.

- EC-1-3      The design of new development adjacent to the creek shall, to the extent possible, allow for future public improvements consistent with the Master Plan.

The proposal presents an attractive design that enhances a currently underutilized site. The development tastefully and appropriately addresses the site's unique characteristics, particularly related to the Highway 12 Scenic Road classification and the creek. The architecture of the both the apartments and the storage facility fits into the character of the area, consists of high quality and durable materials and enhances the visual character along Highway 12.

The project's relationship to the public sidewalk to be added to the Highway 12 frontage through landscaping and the orientation of the building façade will enhance the experience of motorists, cyclists and pedestrians.

The design is appropriate for the intended use, consistent with the site's commercial zoning classification and contextually appropriate for the vicinity. The proposed architecture and massing, as well as colors and materials, are harmonious with the existing design themes of the greater development.

5.      Historic Preservation Review Standards

Not applicable.

6.      Neighborhood Comments

Public notice of the project was provided for the Design Review Board meeting on the Concept Design Review, the Waterways Advisory Committee Meeting, the Notice of Intent to Adopt the Mitigated Negative Declaration for the Project, the Zoning Administrator hearing and the November 7, 2019 Design Review Board meeting. As of the date of preparation of this Staff Report, no public comment on the Project has been provided.

In addition to providing mailed notices to property owners and tenants within 600 feet of the project site, notice of the Zoning Administrator hearing and the November 7, 2019 Design Review Board hearing was posted on the project site.

7.      Public Improvements/On-Site Improvements

Subject to issuance of CalTrans Encroachment Permits, street frontage improvements including curb, gutter, driveway aprons, sidewalk and a landscaped planter strip will be constructed in the public right-of-way. Unrelated to the Project, the City's Capital Improvement Program includes the Los Alamos Trunk Replacement project, which includes a segment that traverses the Project site in an east-westerly direction near the rear of the property.

FISCAL IMPACT

Not applicable.

### ENVIRONMENTAL IMPACT

An Initial Study and Mitigated Negative Declaration was prepared for the project and adopted by the Zoning Administrator on September 19, 2019.

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Through Concept Design Review, the Design Review Board provided input on the design of the apartments and the storage facility at its October 4, 2018 meeting. Overall, the Board noted that Storage Pro 1 was well designed and enhances the visual quality of the scenic corridor and that while Storage Pro 2 is structurally a different building type than Storage Pro 1, the canopies, color palate, and concrete masonry facades integrate the two phases together appropriately. In response to DRB comment, the design team made the following changes to the plans:

- Additional detail is provided for the cornice on the storage facility (Attachment 4),
- On the apartment building,
  - Gable treatments at interior deck areas are removed,
  - Shared roof at interior entry is removed,
  - Trellises at lower level are removed,
  - Articulation was added to the right and left elevations,
  - Utility meters are screened in closets,
  - The top plat at third floor was lowered, and
  - The main roof pitch changed to 6:12.

The Board also discussed the lack of a pedestrian connection across the storage facility site to the public trail along Santa Rosa Creek and determined that a connection is not necessary in that there are existing pedestrian connections available proximate to the project site and topography and need to maintain a secure storage facility make a pedestrian connection infeasible.

The Waterways Advisory Committee reviewed the conceptual plans for the project at its meeting on December 27, 2018 and recommended project approval as presented. The WAC's discussion focused on pedestrian connections to the Santa Rosa creek trail and concurred with the DRB that a trail connection is not necessary on the project site.

At the September 19, 2019 Zoning Administrator hearing, the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project were adopted and the Conditional Use Permit for the Project was approved, subject to conditions. (Attachment 6 Resolutions CUP-A, B and C).

### NOTIFICATION

This item was noticed as a Public Hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign,

publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website.

### ATTACHMENTS

Attachment 1 – Disclosure Form

Attachment 2 – Location Map

Attachment 3 – Project Plans

Attachment 4 –Cornice Detail Plan

Attachment 5 – Site Lighting and Photometrics

Attachment 6a – Design Narrative (Apartments)

Attachment 6b - Design Narrative (Storage Facility)

Attachment 7 – Zoning Administrator Resolutions CUP19-008-A, B and C. Public

Resolution: Preliminary Design Review with Exhibit A

### CONTACT

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