

Storage Pro 2

Multi-Family & Self-Storage

4332-4374 Sonoma Highway

November 7, 2019

Emmanuel Ursu
Consulting Planner
Planning and Economic Development

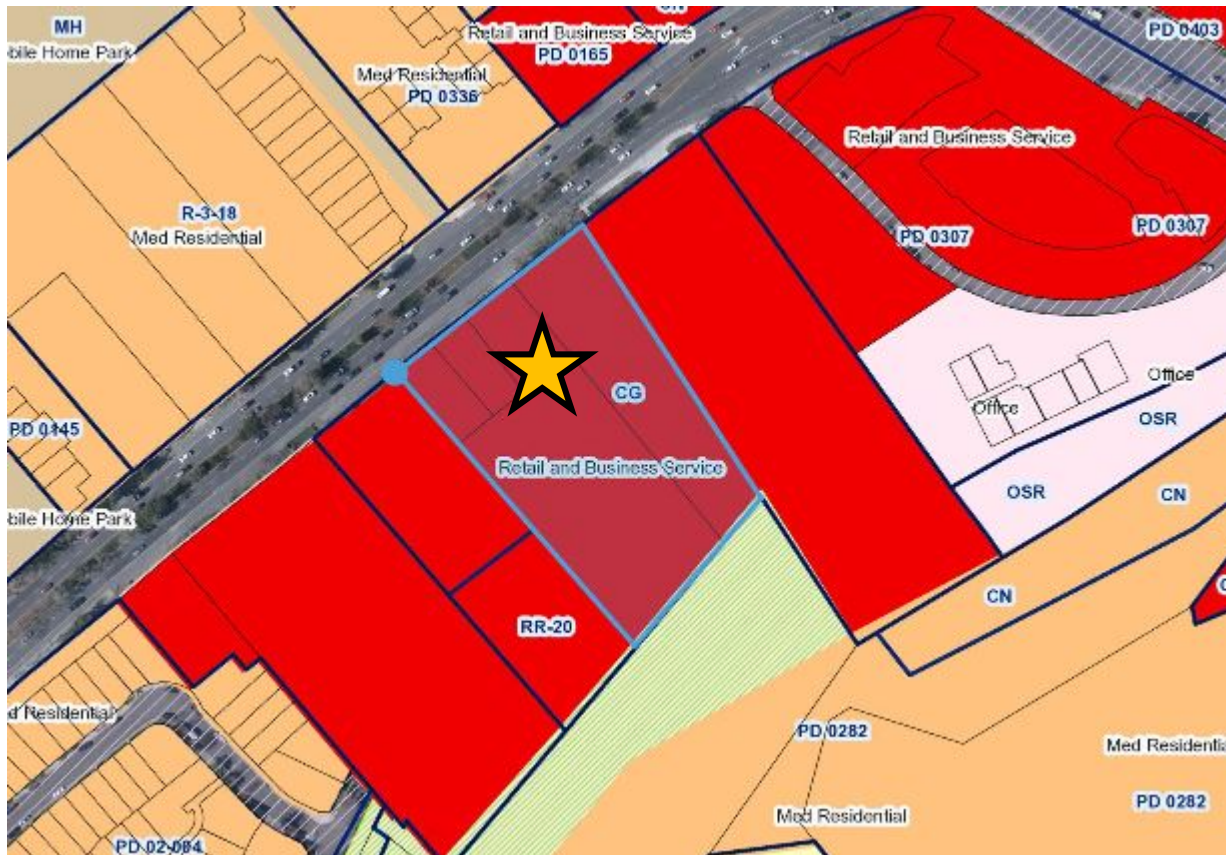
Preliminary Design Review

- Three-story, 30-unit, multi-family residential structure
- Three-story plus basement, 126,832 -square foot, self-storage facility

Project Entitlements

- Conditional Use Permit (minor)
- Design Review (major)
- Lot Line Adjustment

Retail & Business Services

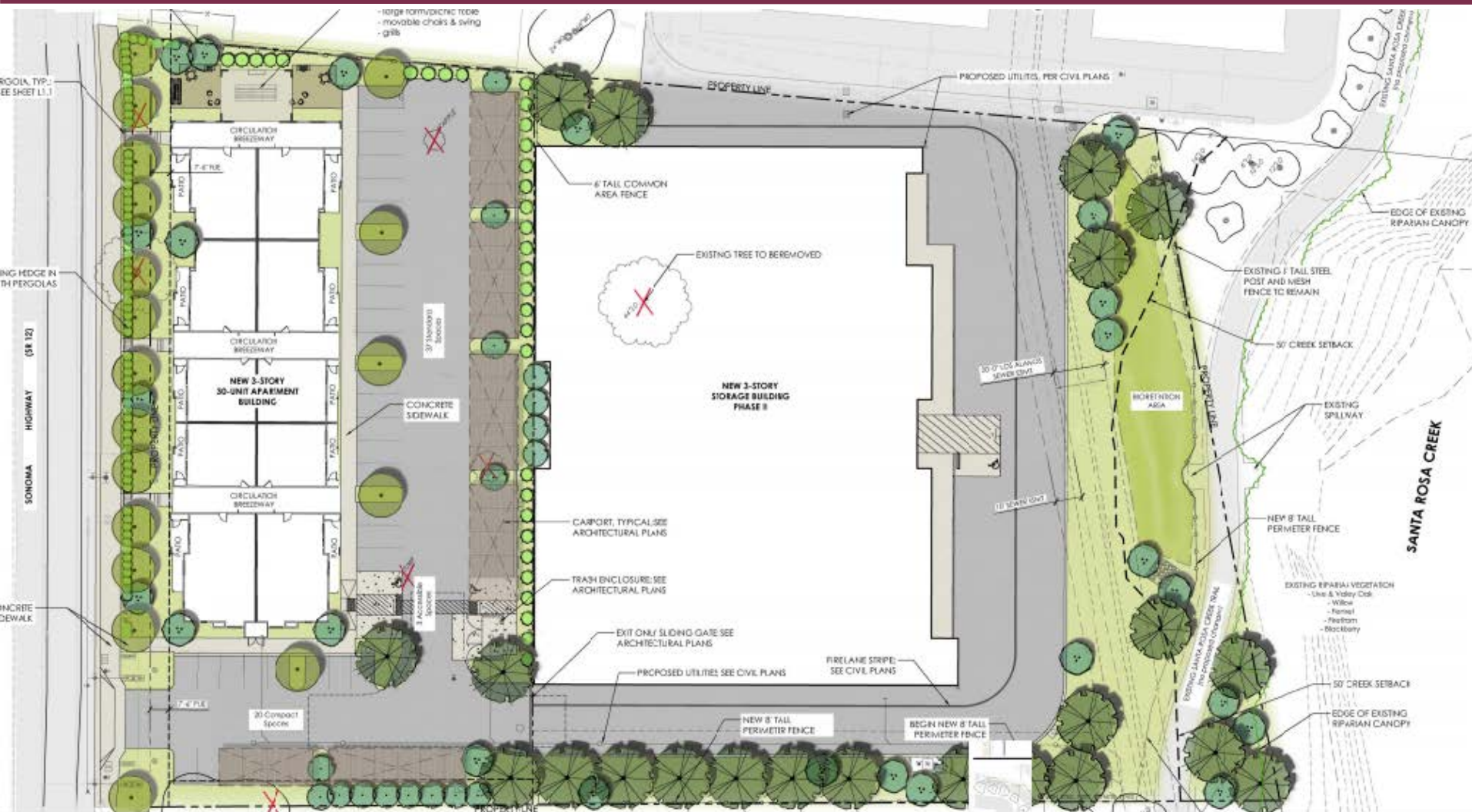


General Commercial



Project History

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.



Multi-family Front Elevation



Preliminary Review – Nov. 2019



Concept Review – Oct. 2018

Multi-Family Rear Elevation



Preliminary Review – Nov. 2019

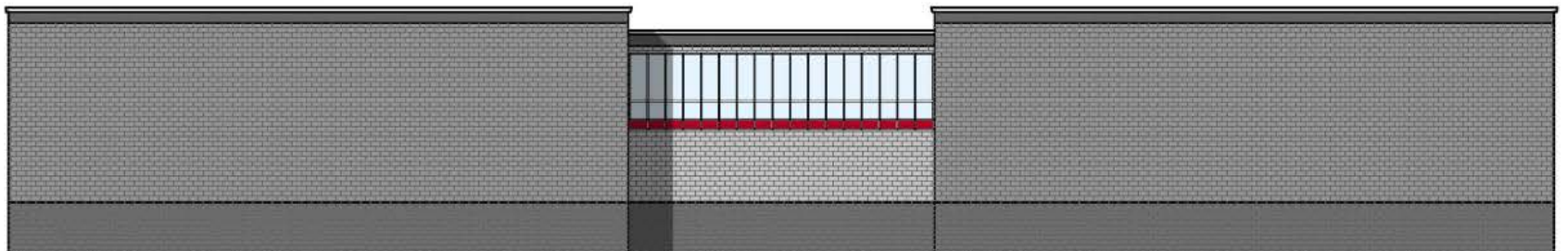


Concept Review – Oct. 2018

Storage Facility North Elevation

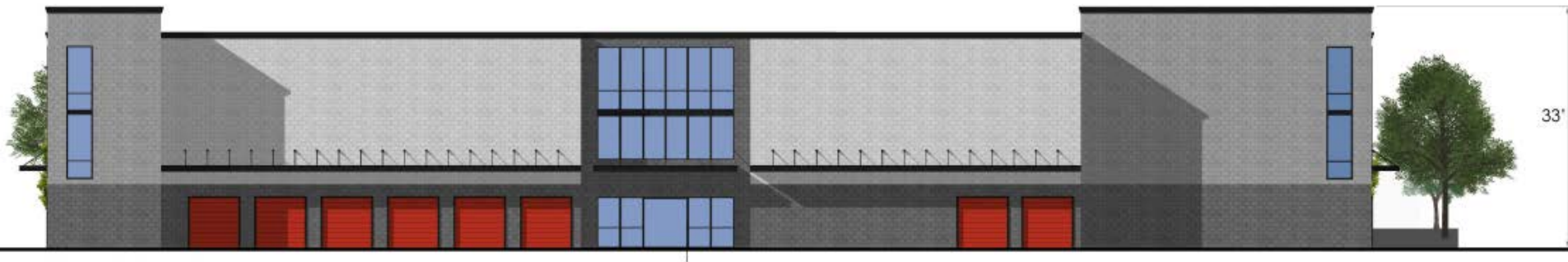


Preliminary Review – Nov. 2019

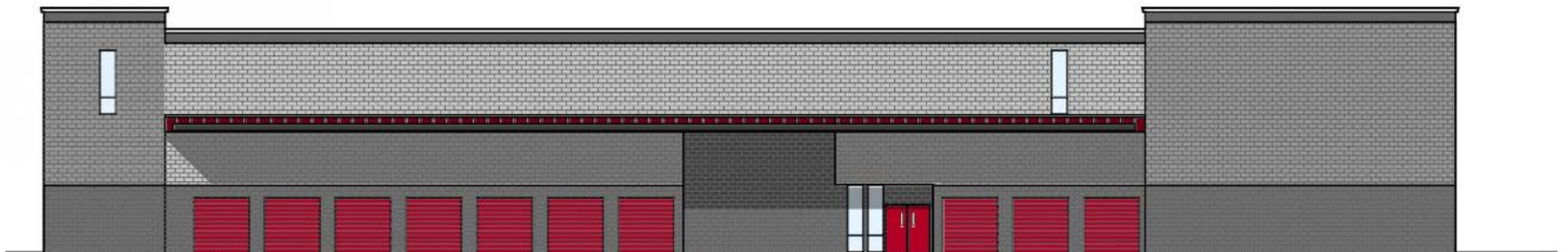


NORTH ELEVATION: 1/16" = 1'

Storage Facility South Elevation

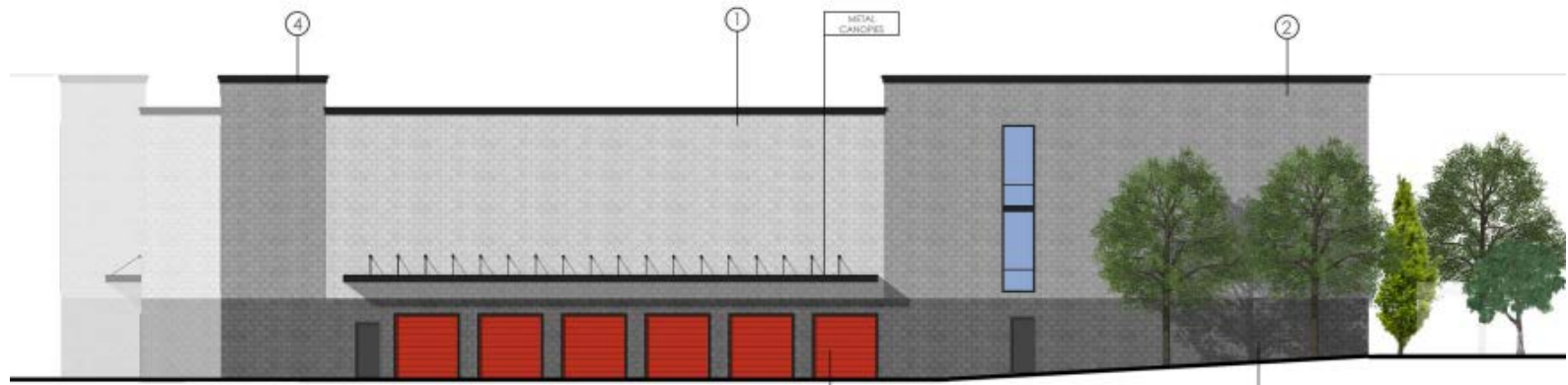


Preliminary Review – Nov. 2019

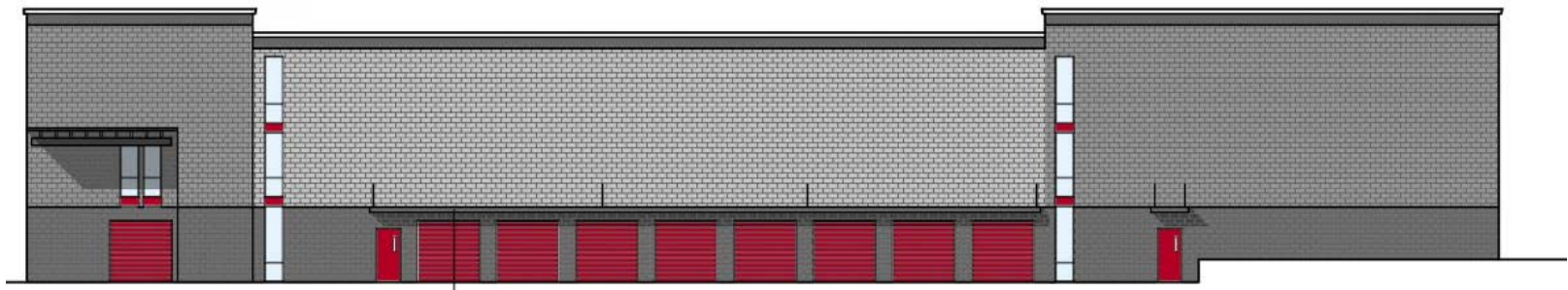


Concept Review – Oct. 2018

Storage Facility East Elevation

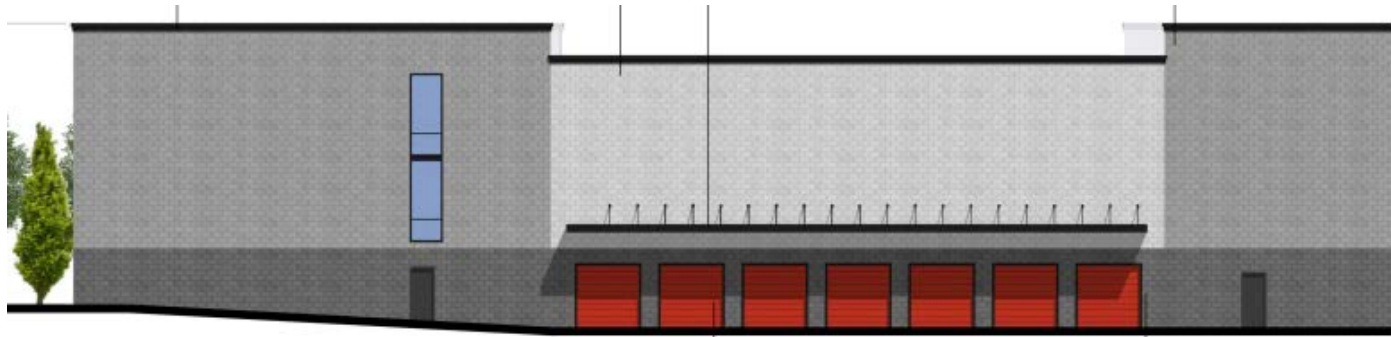


Preliminary Review – Nov. 2019

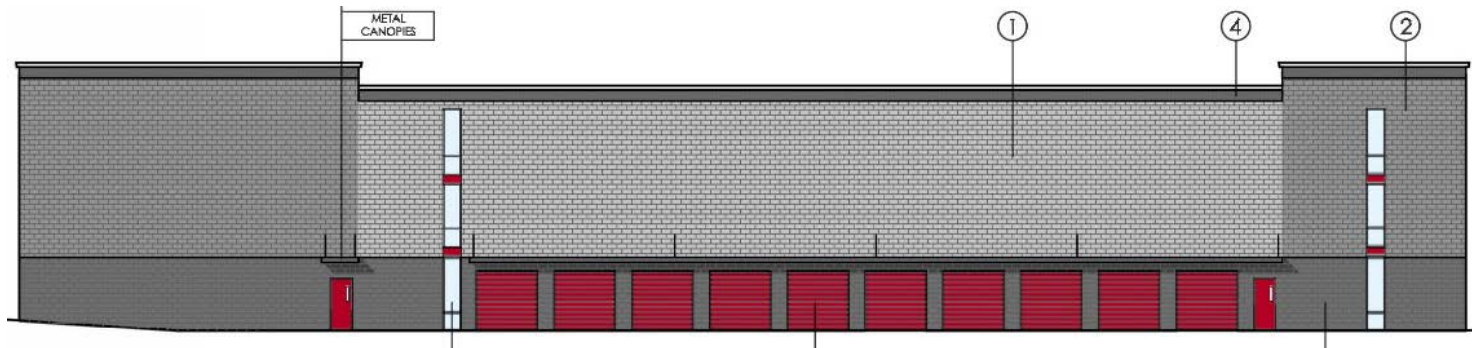


Concept Review – Oct. 2018

Storage Facility West Elevation



Preliminary Review – Nov. 2019



Concept Review – Oct. 2018

Design Review Criteria

- The design and layout is **consistent with the General Plan and Zoning Code** and appropriate for the use and location of the proposed development and consistent with Framework of Design Review (Guidelines, Introduction, Subsection C.)
- The design and layout of the proposed development will **not interfere with the use and enjoyment of neighboring** existing or future developments.
- The **architectural design** of the proposed development is **compatible** with the character of the surrounding neighborhood. The design of the proposed development will provide a **desirable environment** through the **appropriate use of materials, texture, and color**.
- 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.

Recommendation

The Planning and Economic Development Department recommends that the Design Review Board

- Adopt Resolution approving the Preliminary Design Review for Storage Pro 2 and delegate Final Design Review to the Planning Division.

Questions

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