

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR THE DESIGN REVIEW BOARD
December 19, 2019

PROJECT TITLE

Santa Rosa Self Storage

ADDRESS/LOCATION

1100 Santa Rosa Avenue

ASSESSOR'S PARCEL NUMBER

038-111-011, 038-111-048, 038-111-057

PROJECT SITE ZONING

General Commercial (CG)

APPLICATION DATE

March 4, 2019

PROJECT PLANNER

Adam Ross

APPLICANT

MK Building and Development Inc.

PROPERTY OWNER

Margaret Call

FILE NUMBER

DR19-015

GENERAL PLAN DESIGNATION

Retail and Business Service

APPLICATION COMPLETION DATE

November 14, 2019

RECOMMENDATION

Approve

Agenda Item #6.5

For the Design Review Board Meeting of: December 19, 2019

CITY OF SANTA ROSA
DESIGN REVIEW BOARD

TO: CHAIR KINCAID AND MEMBERS OF THE BOARD

FROM: ADAM ROSS, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: SANTA ROSA SELF STORAGE

AGENDA ACTION: RESOLUTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Design Review Board, by resolution, grant Preliminary Design Review for the development of nine (9) self-storage buildings and a 600 square-foot office on a 3.85-acre site.

EXECUTIVE SUMMARY

The Santa Rosa Self Storage (Project) is a proposal to construct nine (9) single-story, self-storage buildings and a 600 square-foot office on a 3.85 acre site taking access off of Santa Rosa Avenue and Lotus Court.

Project entitlements include major Design Review to develop the self-storage facility, a minor Conditional Use Permit for a self-storage in the General Commercial zoning district, a lot merger, and a lot line adjustment to reconfigure and consolidate the three (3) existing lots on the Project site into two lots.

BACKGROUND

1. Project Description

The project site is located on the east side of Santa Rosa Avenue, a regional street classified in the Circulation Element of the General Plan. Highway 101 is approximately 435 feet west of the sites entrance off of Santa Rosa Avenue. The site consists of three (3) parcels with a total area of 3.85 acres partially developed with a single-story retail commercial building currently occupied as Santa Rosa Auto Parts, while the remainder of the parcels are undeveloped.

The three existing parcels will be reconfigured into one parcel. There is an existing industrial building located on Lotus Court that is not a part of this Project and will remain as it is now.

Vehicular access to the site is taken off of Santa Rosa Avenue via an access easement through the existing Santa Rosa Auto Parts development. Additional access will be taken off Lotus Court via two driveways. The north driveway will provide ingress and egress to the site along with the manager's office for the storage facility. The south driveway will act as an exit driveway for clientele controlled with a sliding gate that will provide a secondary point of egress from the storage facility along the southwest side of the project site. The south driveway will also provide an entrance for emergency vehicles only.



The undeveloped portion of the Project site is graveled, with several stormwater drainage ditches and puddles with ponded water. The largest puddle is on the southern side of the property where there is a low area supporting ruderal vegetation. The puddle on the north edge of the site is connected to a low area just north of the property.

A new four-foot wide sidewalk will be provided by the applicant along the Project's frontage on Lotus Court. A 20-foot landscape buffer adjacent to the residential homes is included in the site's proposal as well as a solid masonry fence with a gate between the storage buildings as required by Zoning Code Section 20-42.180(B)(2).

2. Surrounding Land Uses

North: CG (General Commercial): General Retail
South: CG (General Commercial) and R-1-6: Automotive Repair/Residential
East: CG (General Commercial): General Industrial/Automotive Repair
West: CG (General Commercial): General Retail/Automotive Repair/Restaurant

The project is located at 1100 Santa Rosa Avenue on three existing parcels with an aggregate area of 3.85 acres in southwest Santa Rosa, on the south side of Highway 101 and on the east side of Santa Rosa Avenue. The project is mostly surrounded by minor vehicle services and general retail sales. There is Willie

Bird's Restaurant to the west and a residential neighborhood to the southeast of the site.

3. Existing Land Use – Project Site

The site is mostly undeveloped with one commercial building located on the north side of one of the large parcels that will be split off into its own parcel at the execution of the Project. There is an existing automotive repair shop not associated with the project. The remainder of the Project site is undeveloped with gravel paving and ruderal vegetation.

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:

March 20, 2019	A Neighborhood Meeting was held for the Project.
March 4, 2019	Applicant submitted formal project applications and plans.
November 14, 2019	The application was deemed complete

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan designation for the site and for adjacent properties Retail and Business Services except for the Low Residential designation for the single-family homes south of the site.

The General Plan Retail and Business Service land use designation allows retail, service, office and restaurant uses and the corresponding zoning (General Commercial) allows Storage-Personal storage facility (mini-storage).



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

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-K Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhoods.
- LUL-K-1 Require industrial development adjacent to residential areas to provide buffers, and institute setback, landscaping, and screening requirements intended to minimize noise, light, and glare and other impacts.

Urban Design

- UD-A-4 In new developments, minimize overall grading by limiting site grading to the minimum necessary for driveways, parking areas, and understructure areas.
- 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.

The proposed storage facility will serve the needs of neighbors, as well as regional clientele.

The site is located within a Retail/Business Services location that is heavily dominated by automotive uses with the exception of the residential neighborhood south of the site. The project provides a softer transition between the heavily industrialized area by incorporating one story buildings and landscape buffers between the existing commercial and industrial uses surrounding the site and the residential neighborhood to the south.

As shown on the plan, the landscaping will utilize low water use native plants and the irrigation utilizes drip systems using a smart controller with a rain sensor and automatic shut off valve will control all irrigation areas. The irrigation system design and metering will be shown on final landscaping and irrigation plans.

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: CG (General Commercial): General Retail

South: CG (General Commercial) and R-1-6: Automotive Repair/Residential

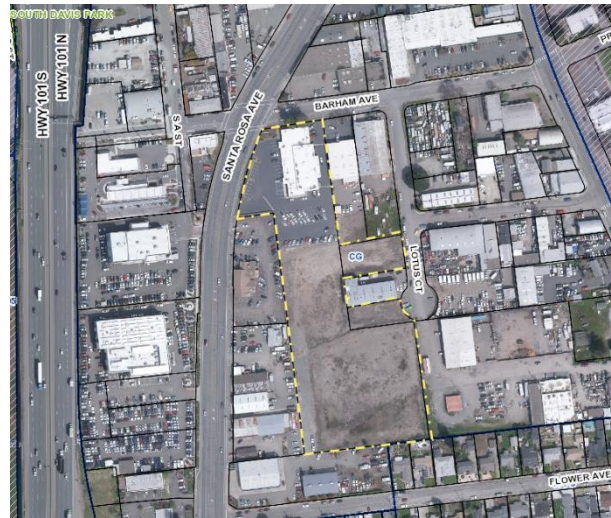
East: CG (General Commercial): General Industrial/Automotive Repair

West: CG (General Commercial): General Retail/Automotive
Repair/Restaurant

The subject site is in the General Commercial Zoning District and complies with the applicable lot size, height, density, parking, landscaping requirements, and setbacks.

Lot Size

In the CG district, minimum lot size is determined by Conditional Use Permit. The CUP approval for the project includes the lot merger and lot line adjustment resulting in a 3.85-acre site for the self-storage facility.



Building Height

The maximum allowable building height in the GC zoning district is 55 feet. The proposed storage facility has nine (9) buildings that are mostly 12 feet tall with a 20-foot tall roof line on the building located next to the manager's office adjacent to the north Lotus Court entrance.

Setbacks

As proposed the project meets all required setbacks. The site plan incorporates a 20-foot setback from Lotus Court and Access off of Santa Rosa Avenue requires a greater distance for access to the site. The project also complies with the 20-foot landscaped setback between the residential neighborhood on the south side of the project.

Parking

Pursuant to Zoning Code Chapter 20-36, Table 3-4, self-storage (personal

storage and mini warehouse facilities) requires two (2) spaces for manager or caretaker unit, one (1) of which must be covered, and a minimum of five (5) customer parking spaces located adjacent or in close proximity to the manager's unit.

A total of eight (8) parking spaces is provided including five spaces next to the manager's office, two covered spaces, and one ADA compliant parking space. Therefore, the project is compliant with City parking requirements.

Outdoor Lighting

A photometric plan documenting compliance with the lighting standards of Zoning Code section 20-30.080 is provided in Attachment – 9.

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 December 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

- 3.4 III A 1 Design buildings specifically for the sites they are intended to occupy. Designs should be unique to Santa Rosa.
- 3.4 III A 2 Design Buildings to fit in to the character and content of the surrounding area. Buildings should not be stylized or ornamented in a garish and conspicuous manner.
- 3.2 III A 4 Occasionally businesses and light industrial parks will be located adjacent to residential uses. In these settings the buildings adjacent to the residences must respect zoning code setbacks and height limits. Additionally, care should be taken to design in a sensitive matter at the edge conditions. Issues to consider include: mass and scale, relative to residences, residential privacy, providing buildings that are designed, detailed and articulated on all four sides (long blank back or side walls are discourages), blockage of neighbors' views to significant vistas or important view corridors, and blocking sunlight from reaching adjacent yards.

Design Guidelines

- 3.4 II A 2 Integrate new development carefully into existing neighborhoods

- 3.4 II B 3 When businesses and light industrial parks are adjacent to residential areas, locate vehicular entries so as to minimize auto and service vehicle traffic through the residential neighborhood.
- 3.4 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.

Landscaping

- 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 E To develop landscaping that is easily maintained and conserves water.
- 4.1 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 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 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.

The proposed design is appropriately massed and scaled for a site adjacent to a residential neighborhood. The site takes access off of Santa Rosa Avenue as required in Santa Rosa City Code Section 20-42.180(A) with secondary access taken off of Lotus Court limiting impacts to the residential community south of the site's location. The site also complies with the 20-foot landscaped setback between the residential community and the closest storage building. A photometric plan has been provided to show that no light will protrude onto the neighboring properties above one-foot candle.

The closest building to the residential neighborhood (Building E) is 11 feet and nine (9) inches tall with a 22-and-a-half foot setback. The landscaping has places smaller trees in the landscaped area immediately abutting the residential area to eliminate any unwanted shading or debris from crossing property lines. The landscaping buffer and vine plantings provide additional treatments to soften the building's brick materials facing the single family homes and adjacent properties. Finally, all landscaping will be in accordance with the City's Landscaping Ordinance.

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 compatible with the existing conditions.

5. Historic Preservation Review Standards

Not applicable.

6. Neighborhood Comments

Several members of the public were in attendance during the Neighborhood Meeting for the Project who had the following concerns:

- Security
- Access to the site
- The effects of the site on the water table and how that could affect their properties
- Concern with the proposed use
- Biological impacts
- What is being stored on site
- Hours of operation

The site is required to have a security system including gates, locks, and an onsite employee during business hours. Access will be taken off of Santa Rosa Avenue through an existing parking lot to northeast entrance. Additional access will be off of Lotus Court with two driveway entrances. The northern entrance on

Lotus Court will be allow ingress and egress to the site. The southern driveway entrance will allow for exit only for customers but will be accessible for emergency vehicles.

The Project has been reviewed by City Engineering Development Services and the effect on the water table was reviewed with this project. City Staff has determined that the Project will not affect the water table.

The subject site is zoned CG (General Commercial), which allows personal storage facilities with a Minor Use Permit, which is an Entitlement included with the Project's submittal. The Minor Use Permit will be reviewed and approved or denied by the Zoning Administrator. The General Plan Land Use Designation is Retail/Business Services which implements uses such as the self-storage facility.

A Biological Resource Assessment is included with the Project proposal by Rincon Consultants, Inc. who states that this project would have less than significant or no impact to biological resources including but not limited to special-status plant species, wildlife vegetation, waters and wetlands, and wildlife movement.

The applicant does not allow hazardous materials to be stored onsite and is also a Condition of Approval applied to the Use Permit.

The hours of operation will comply with City of Santa Rosa's Ordinance for Hours of Operation.

7. Public Improvements/On-Site Improvements

The Project will provide sidewalk and curbing along the property's Lotus Court frontage. Onsite improvements include landscaping and internal drive aisles.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

- Pursuant to CEQA Guidelines Section 15332, the project qualifies for a categorical infill exemption as it is located on a site of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts to traffic, noise, air quality or water quality:
 - Traffic. Based on the Traffic Generation Estimate for the proposed self-storage prepared by Overland Traffic Consultants, on October 1, 2019, the

Project is expected to generate eight (8) A.M. Peak Hour Trips and 14 P.M. Peak Hour Trips during weekdays and 12. Because the proposed Project would be expected to generate fewer than 50 trips during either the AM or the PM peak hours, a full traffic impact study is not required per the City's guidelines and there are no foreseeable adverse traffic impacts as a result of the project.

- Biology. A Biological Resource Assessment is included with the Project proposal by Rincon Consultants, Inc. dated May 8, 2019, who state that this project would have a less than significant or no impact to biological resources including but not limited to special-status plant species, wildlife vegetation, waters and wetlands, and wildlife movement.
- Noise - The proposed Project will operate within an existing building, which will not result in excessive noise on the exterior of the building and will operate within the City's normal and transitional business hours of operation between 6:00 a.m. and 11:00 p.m.
- Air Quality – The project is an allowed use with a Minor Conditional Use Permit in the CG (General Commercial) Zoning District and implements the General Plan Land Use Designation of Retail/Business Services, 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.
- Water – The site is surrounded by urban uses and has been reviewed by City Engineering Staff and determined that there would be no impact to water.
- 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.).

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not Applicable

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 – Site Analysis Neighborhood Context and Access Plan

Attachment 3 – Design Narrative

Attachment 4 – Site Plan

Attachment 5 – Floor Plans

Attachment 6 – Elevations

Attachment 7 – 3D Elevation Renderings

Attachment 8 – Landscape Plans

Attachment 9 – Photometric Plan

Attachment 10 – Improvement Plans

Resolution: Preliminary Design Review with Exhibit A

CONTACT

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