

Santa Rosa Self-Storage

1100 Santa Rosa Avenue

December 19, 2019

Adam Ross
City Planner
Planning and Economic Development

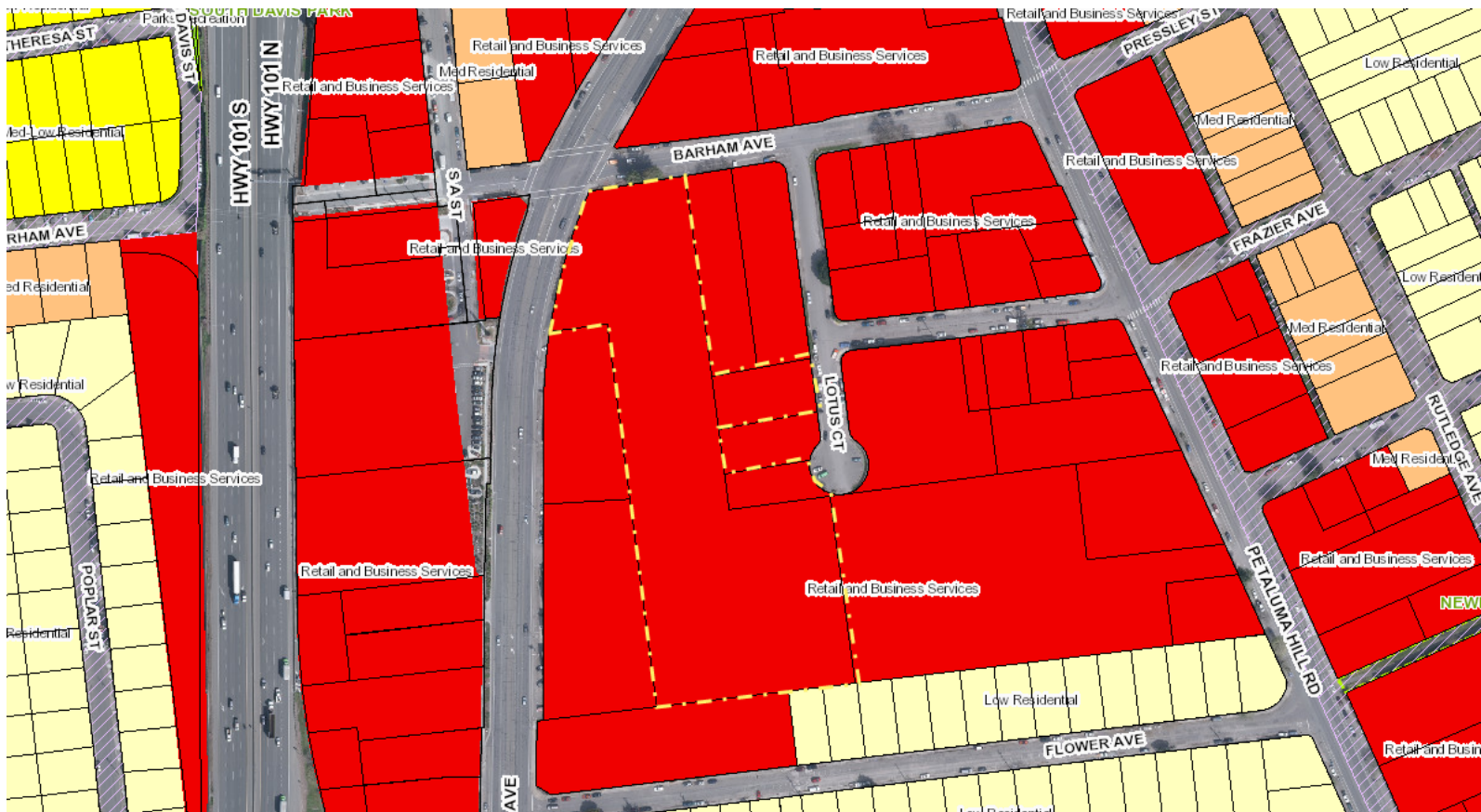
Preliminary Design Review

- Nine (9), single-story, approximately 83,000 square-foot, self-storage facility

Project Entitlements

- Conditional Use Permit (Minor) – Zoning Administrator
- Design Review (Major)- Design Review Board
- Lot Line Adjustment - Ministerial
- Lot Merger - Ministerial

Retail & Business Services



General Commercial



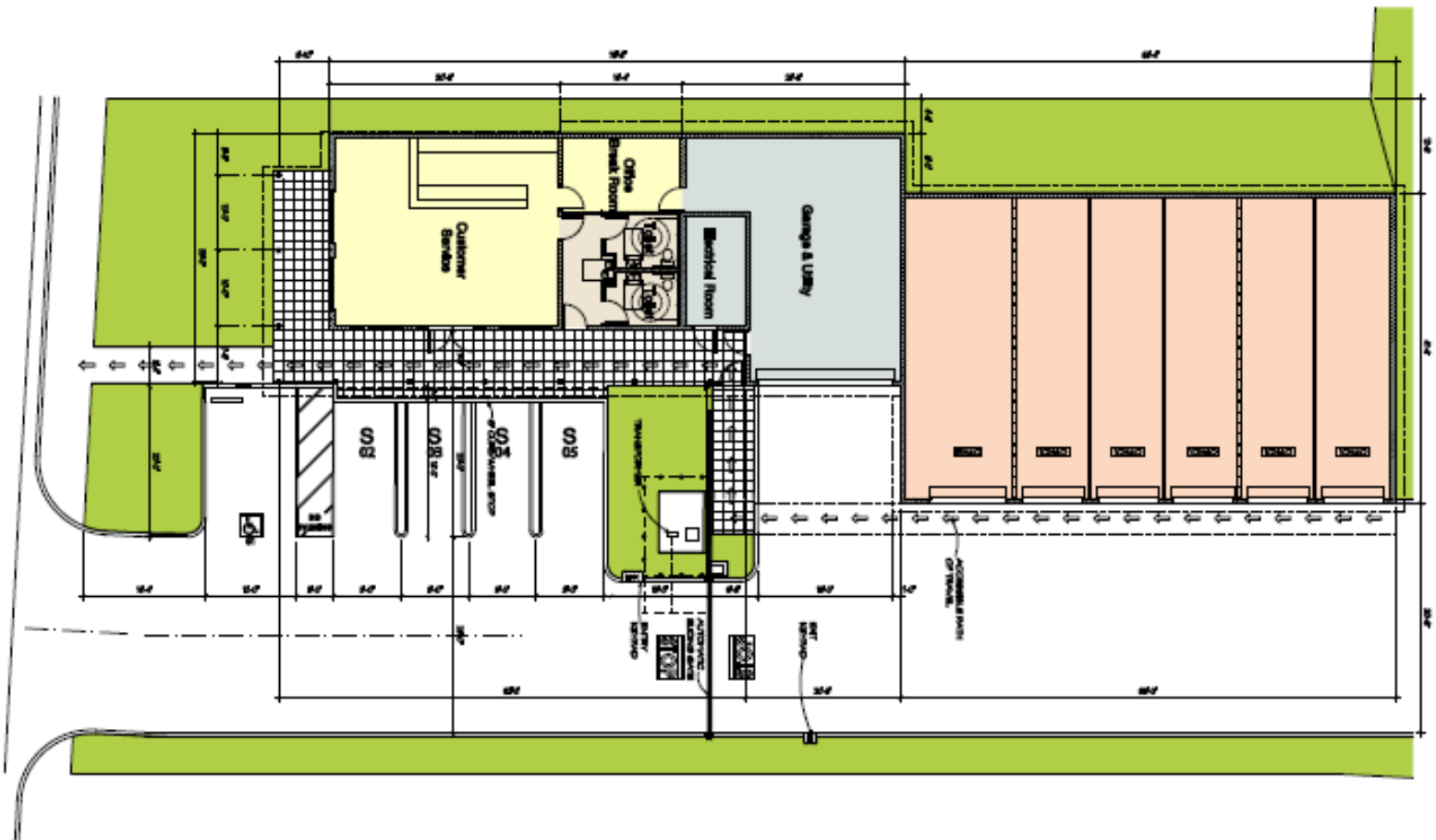
Project History

March 4, 2019	Formal Application was submitted.
March 20, 2019	A Neighborhood Meeting was held for the Project.
September 26, 2019	Notice of Complete Application with Issues was sent to the Applicant
November 14, 2019	The Application was deemed complete.
December 19, 2019	Zoning Administrator reviewed the Project for the Minor Use Permit



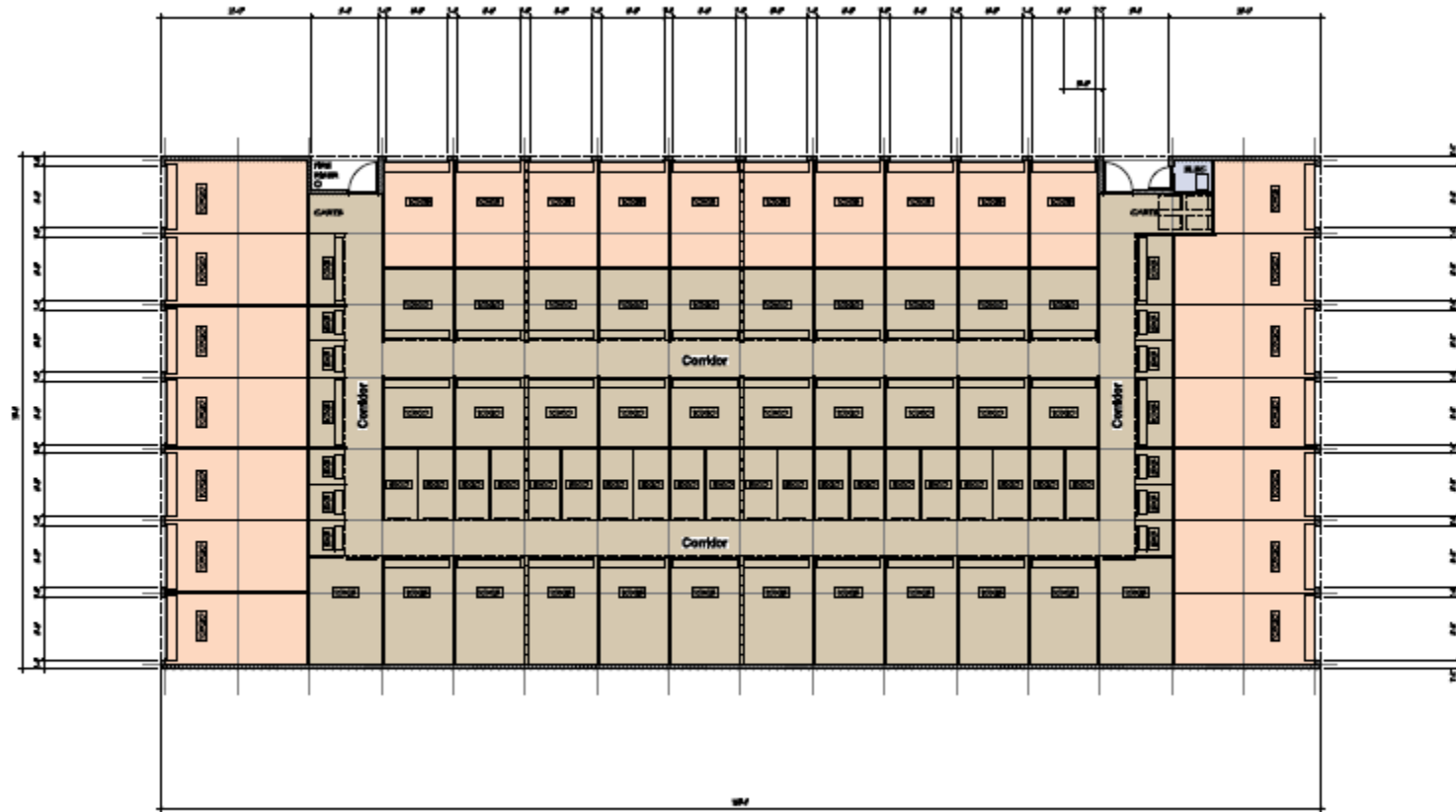


Building A - Floor Plan

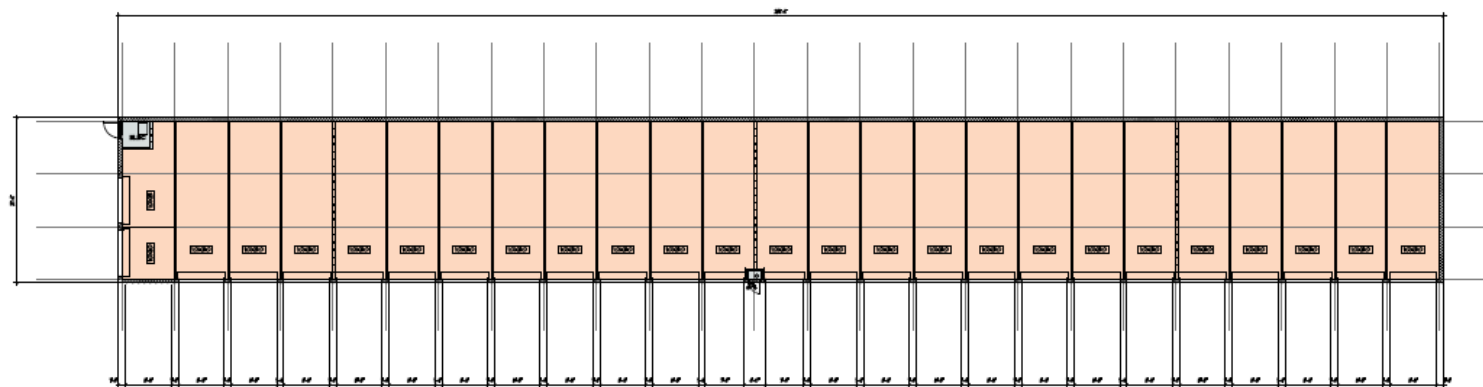


Building A Floor Plan

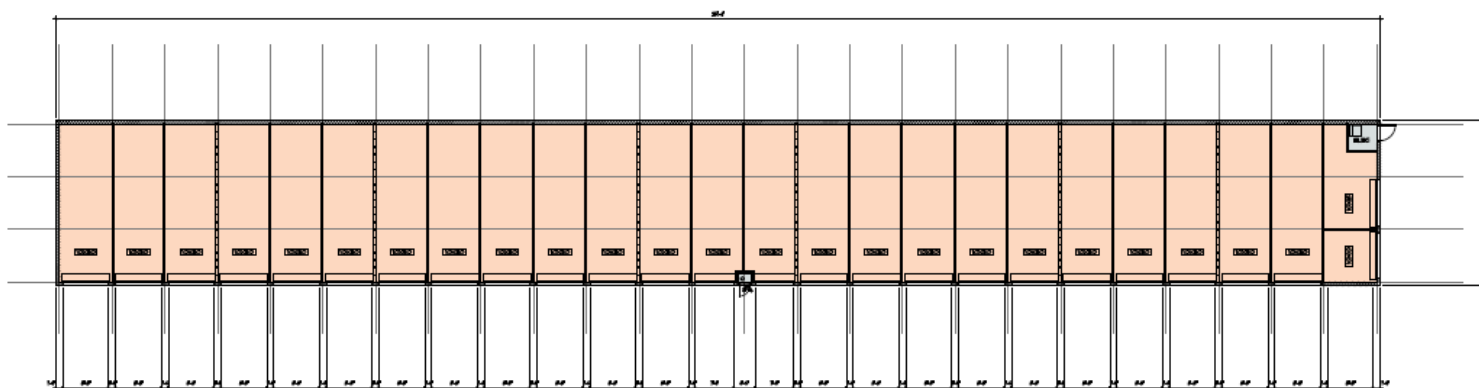
Building B - Floor Plan



Buildings C & D - Floor Plan

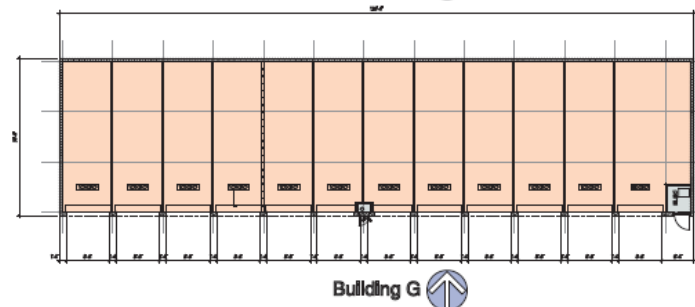
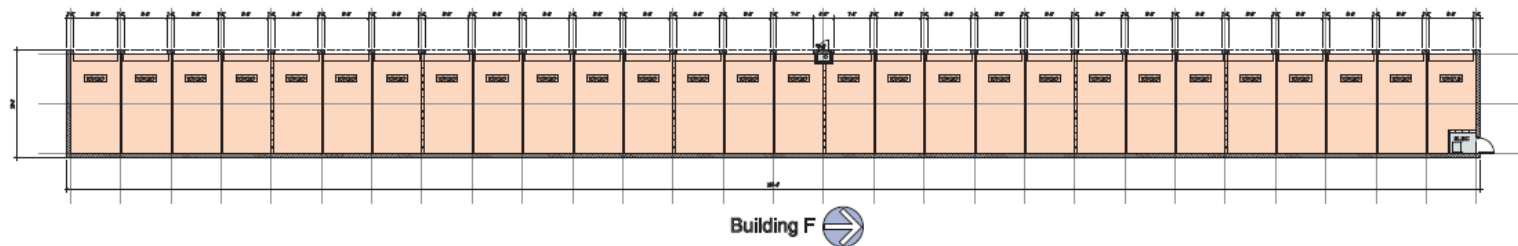
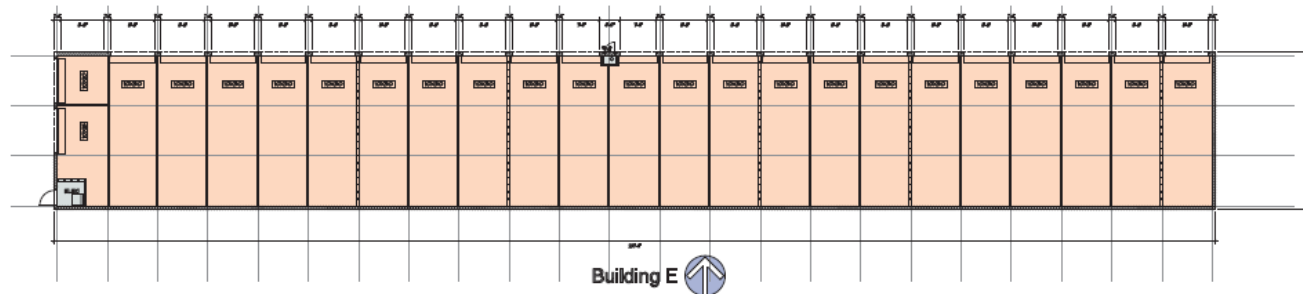


Building C



Building D

Buildings E, F, & G - Floor Plan

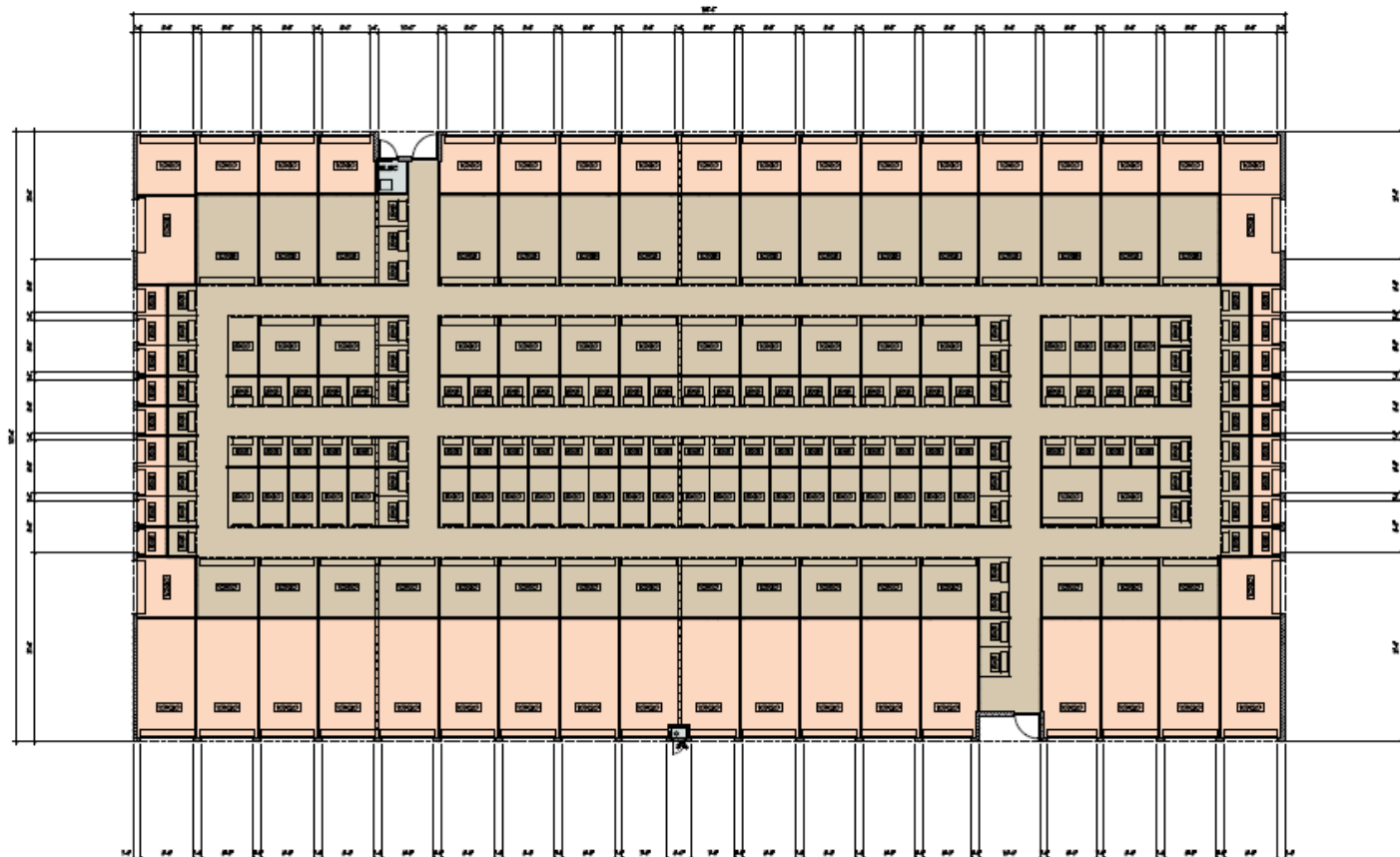


Buildings E, F & G Floor Plans

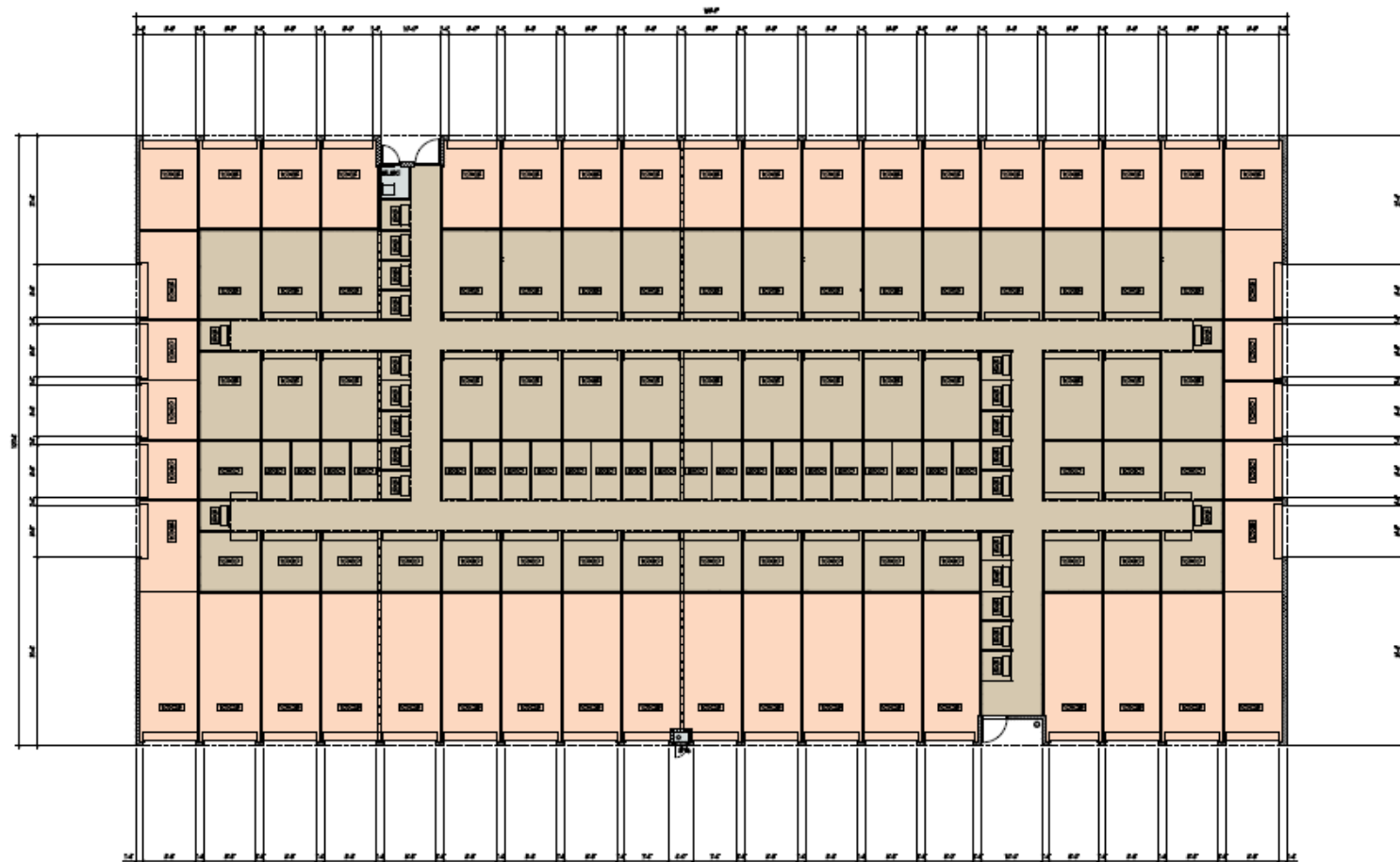
A New Self-Storage Facility for:
 Que Pasa Development
 Corporation

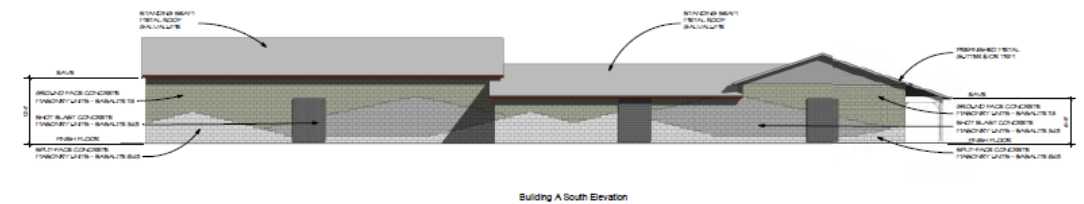
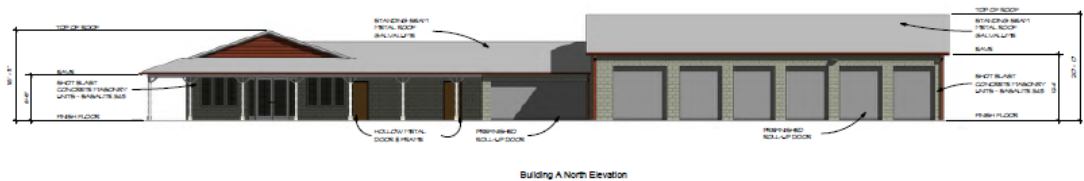
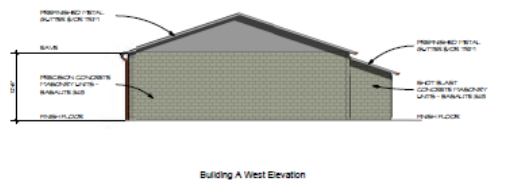
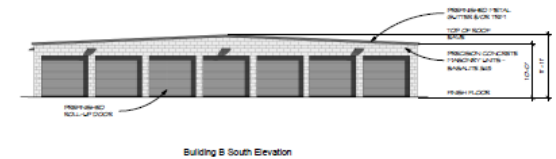
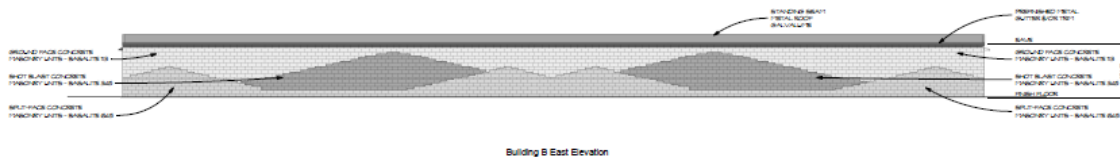
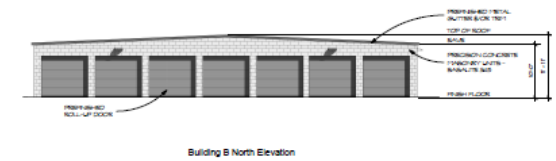
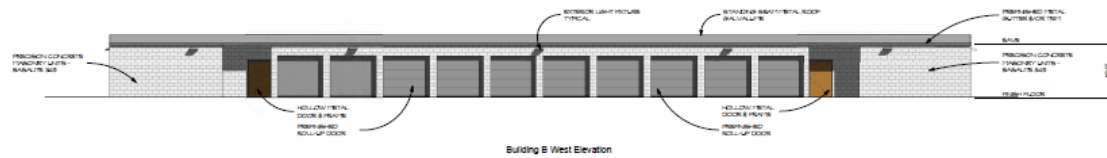
Lotus Court
 Santa Rosa, CA 95404

Building H - Floor Plan



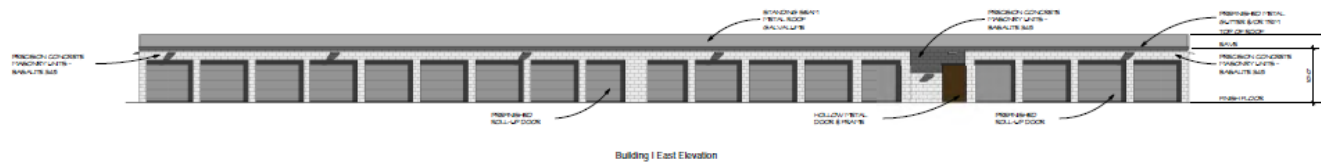
Building I - Floor Plan



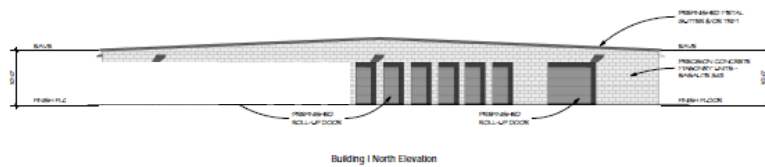




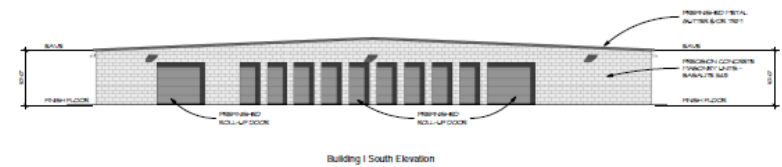




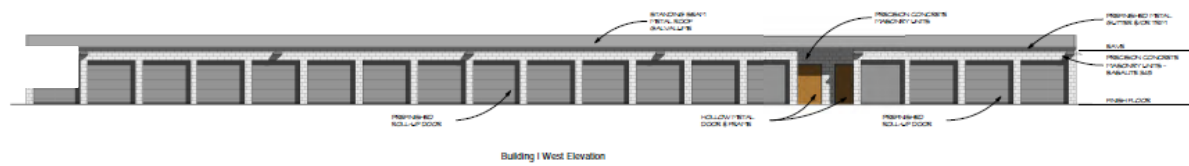
Building I East Elevation



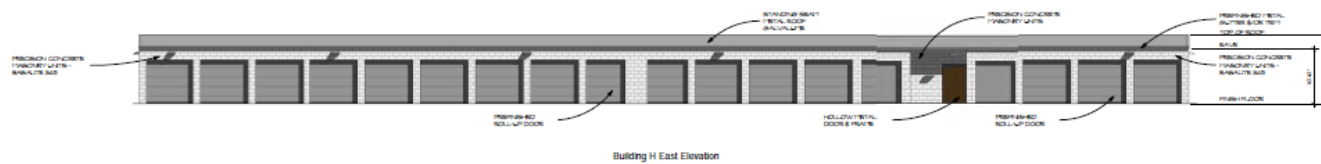
Building I North Elevation



Building I South Elevation



Building I West Elevation



Building H East Elevation









© Robert Scott
James Goodman Architecture









26

811 Tall Black Steel Security Fencing

Minimum Water Advance (AWA) COMMERCIAL				
AWA = (ETto)(0.87)(0.45 LA) + (0.55 x SLA)				
Where:				
ETto = Annual Net Reference Evapotranspiration (inches)				
0.45 = ET Adjustment Factor				
LA = Landscaped Area (square foot)				
0.62 = Conversion factor (to gallons per square foot)				
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)				
0.55 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 = 0.55)				
A.) Net Evapotranspiration Calculation				
45.0				
(Annual ETto)				
27.2	x	25	=	0.69
(Annual Rainfall)				(Effective Rainfall)
Net Evapotranspiration Calculation = Annual ETto - Effective Rainfall				= 17.31
B.) Adjusted Landscape Area Calculation				
29206	x	0.45		13167
(Landscaped Area)		(Adjustment Factor)		
8	x	0.55		0
(Special Landscaped Area)		(Adjustment Factor)		
Sum of Adjusted Landscape Area =				13167
AWA =	17.00	x	0.62	x 13167
				= 302857 gallons
Commercial Total Water Use (ETWU)				
A.) Net Evapotranspiration Calculation				
Net Evapotranspiration Calculation = Annual ETto - Effective Rainfall				= 17.31
B.) Adjusted Landscape Area Calculation				
8	x	0.4		0
(Very low water use plant type)				
23206	x	0.3		6978
(Low water use plant type)				
4000	x	0.6		2400
(Moderate water use plant type)				
8	x	1.0		0
(High water use plant type)				
Sum of Adjusted Landscape Area =				10,578
ETWU =	17.00	x	0.62	x 10,578
				= 109867 gallons
Irrigation Efficiency Factor				
Square footage of landscape on drip				100
Square footage of landscape on spray				0
Total square footage of landscape				100
Adjusted Irrigation Efficiency Factor				0.00

All irrigation and planting design will comply with the criteria of local and state Water Resources Model Water Efficient Landscape Ordinances and will apply them for the efficient use of water in the landscape design plan.

A smart controller with rain sensor and automatic shut-off capabilities will be installed to control all irrigation zones throughout the project. Planting areas will be separated based on hydrazones, exposure, and size of zone. Sub-surface, high-efficiency inline drip irrigation will be utilized for all planting areas including the bioretention areas. Trees will be on separate valves. Trees will be irrigated with one (1) surface bubbler and one (1) roof zone bubbler.

The grid contains the following images and labels:

- Top Left:** A large, spreading deciduous tree with green leaves on a grassy hill under a blue sky with clouds. Label: *Quercus lobata*
- Top Right:** A large, spreading deciduous tree with yellow-green leaves on a grassy field. Label: *Koelerutera paniculata*
- Second Row Left:** A large, rounded deciduous tree with light green leaves in a park setting. Label: *Quercus australis*
- Second Row Right:** A row of tall, narrow, conical evergreen trees planted along a paved path. Label: *Quercus robur 'Fastigiata'*
- Third Row Left:** A shrub with dense green foliage and a prominent, thick, reddish-brown trunk. Label: *Arctostaphylos 'Dr. Hund'*
- Third Row Right:** A long, dense, rectangular hedge of a green shrub running alongside a paved road. Label: *Podocarpus gracilior*
- Bottom Left:** A low, wide, mounded shrub with green leaves next to a sidewalk. Label: *Arctostaphylos 'Emerald Carpet'*
- Bottom Right:** A dense cluster of small, purple flowers. Label: *Salvia clevelandii 'Allen Chickering'*



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 the Resolution approving the Preliminary Design Review for Santa Rosa Self Storage and delegate Final Design Review to the Planning Division.

Questions

Adam Ross
City Planner
Planning and Economic Development
ARoss@srcity.org
(707) 543-4705

