

# Design Concept Narrative for a proposed mixed use project – Santa Rosa Recess

**PROJECT:** Mixed use project – Santa Rosa Recess  
4224 Sonoma Hwy, Santa Rosa, CA 95409  
APN 032-010-005

**EXISTING ZONING:** RR B6 20, VOH  
(Under County of Sonoma)

**PROPOSED PRE-ZONING:** CG  
(After annexation into the City of Santa Rosa)

**PROJECT SUMMARY:** The mixed use project proposed to develop a 3 lot subdivision with the construction of a 124,000 SF, 4 story, self-storage facility, and two (2) multi-family residential buildings, consisting of a total of (14) units.

American Recess is currently working with the City of Santa Rosa to coordinate the placement of an emergency well facility located on the Southeast corner of the property. The well will serve the City of Santa Rosa during emergency situations and will be accessible from the Santa Rosa Creek Trail.

The site contains (1) 2,664 SF single family house constructed in 1948 and (2) 872 SF garages with no historical significance. All existing structures will be demolished. During the design phase we strived to preserve as many existing trees as possible but most of the existing trees and vegetation will be removed and replaced with code compliant landscaping, in compliance with the City's Tree Ordinance, City Code Chapter 17-24.

Site planning and building design will be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of scale, building design, exterior materials, roof styles, lighting, landscaping, and signage.

## EXISTING GRADE AND HILLSIDE DEVELOPMENT CONSIDERATIONS:

From a site perspective, the design follows the natural topography, with respect to the existing trail crossing the property as well as the trees and creek located to the Southeast, which not only preserves, but highlights the natural features of our site and the surrounding areas. The site development makes full effort to locate the three buildings in the most accessible, least visually prominent, most geologically stable portion of the site by creating pads at the lowest feasible elevation. Vast majority of the site development is located on a "flat" ground, with only the creek-side building developed on a slope. The creek-side residential building footprint is shaped to closely match the natural contours, and the building is "stepped" to position where it is the most geologically stable and avoids



large areas being excavated. This residential building is designed with a partial basement level that is fully exposed on the downward slope of the site. The access to the residence back yard is achieved from the basement level. The roof lines for this building are also “stepped” to offer a non-intrusive look for the existing trail visitors.

#### **SITE ACCESS:**

The new uses will have shared access to the site and is provided from both Sonoma Hwy and Streamside drive, with fire apparatus access maintained per the Fire Department requirements along all buildings. Due to the narrow width of the parcel, and the minimum density requirement, a two-way 24-foot wide public street will run east to west through the parcel, connecting Sonoma Hwy to the existing Streamside dr. The sidewalk provided on one side of the road will connect pedestrian facilities along Streamside Dr and Sonoma Hwy, and provide access between the buildings on the site. The sidewalk will be contiguous along the residential buildings to allow for a landscape buffer between the sidewalk and the units living spaces. Parking has been omitted from the public road section as parking will be provided on the project's private lots. A variance has been obtained for this street configuration. In response to parking setback requirements and the City's Design Guidelines the street facade requires deeply recessed garages.

#### **PARKING:**

The parking requirements are set forth in the Zoning Code Chapter 20-36, Table 3-4. The Project is required to provide 1.5 parking spaces for one-bedroom units, 2.5 parking spaces for each unit with two or more bedrooms, and five spaces for the self-storage facility. The Project is comprised of four one-bedroom residential units, ten residential units with two or more bedrooms, and one self-storage building, and complies with the Zoning Code providing a total of 36 parking spaces, 14 of which are either covered or garaged, and two of which are compliant with the Americans with Disabilities Act. Self Storage loading areas will be located as far as possible from residential units and will be screened from view from the residential portion of the project to the extent feasible.

#### **LANDSCAPING:**

The design intent of the landscaping being proposed for the project is to provide an attractive, low maintenance and durable landscape. Planting will include a mixture of native California and horticultural appropriate trees, shrubs and groundcover. Lawn areas are not planned for any portion of the project. Tall growing drought resistant grasses will be used within the bio-retention areas. The intent of the landscape and water delivery systems is to meet all aspects of the City of Santa Rosa's Water Efficient Landscape Ordinance.

#### **SELF STORAGE FACILITY:**

American Recess is proposing a first class, top tier self storage facility located along Sonoma Hwy. The proposed building is a 124,000SF four story structure, type II-B, fully sprinklered construction. The building height from the entrance level to the highest point of the roof is 51'-6", while the majority of roofline is at 41'-6". The building main entrance elevation is approximately the same level as the vehicular entrance from Sonoma Hwy. The maximum height limit for this property is 55feet. The Storage facility will include a rental office, and will not include a manager's dwelling.



The exterior finish materials will consist of a mixture of horizontal and vertical decorative metal siding, as well as exposed CMU block and exterior stucco. Display storage doors will be visible behind the large glazed area above the entry corner, providing variation of textures and colors, while defining the structure's use.

Due to the proximity to the northeast property line and current fire codes, the entire 4 stories of the northeast side of the building will be constructed in CMU block. Articulation in the wall and variation in color was used to create visual interest.

Our goal is to deliver a project that is modern and visually appealing, high quality and innovative, while incorporating design elements, materials and colors of the adjacent properties. We wanted to create a project that was fresh, modern and eye catching.

#### RESIDENTIAL UNITS LIVING SPACE DETAILS:

Living Spaces in the homes will range in size from approximately 960SF for one bedroom units to 1,570SF for units with 2 or 3 bedrooms. This area includes a one car garage. Outdoor living space requirements are met with the ground floor back yards. Second story decks provide the homeowners with additional outdoor space that is directly accessible from their living-dining areas.

Variations of shared architectural elements (e.g., entry porches, recessed garage doors, metal roofed awnings, gable roof forms, the three siding types) were used to create a variety of elevations within a single overall design palette. Exterior facades will consist of a mixture of horizontal lap siding, in two colors and metal panels with vertical ribs. Reclaimed wood finished accent walls will soften the entire appearance and provide additional visual interest. The project will have vinyl framed dual-glazed windows and architectural grade composition roofing in addition to standing seam colored metal roofing at pop-outs, porches and shade awnings.

Residential units are of a residential character, and privacy between residential units and self-storage facility is achieved and maximized by installing a Landscape strip between the two access driveways. The homes have a narrow and long footprint which allows for large windows for light and fresh air penetration, especially in the living-dining-kitchen area, with its 9-foot ceilings and open design. Most of the rooms with windows facing the proposed self storage facility are service rooms like entries, hallways, closets and bathrooms. The living-dining-kitchen areas have windows facing both onto the new public street, to ensure a visual connection to the new neighborhood, and onto the existing residential neighborhood or towards the creek, all capturing pleasing views.

The new proposed uses will not create adverse environmental impacts such as smoke, noise, dust, vibrations, fumes, pollution or odor which would be detrimental to or constitute a nuisance to area properties.

#### REFUSE AND RECYCLING:



The newly annexed parcels will be eligible to use Recology™ Sonoma Marin as their solid waste service provider. A centrally located enclosure will house dumpsters for solid waste, recycling, and green waste. All residents and businesses will share these common facilities. The dumpster enclosure will match in architecture and style with the buildings on site and will have a man door in addition to the double swing gates for access.

