

9/9/2019

Honorable Design Review Board

On July 19th, 2018 the mixed use Recess Storage project, located at 4224 Sonoma Hwy, consisting of 2 multi-family residential buildings with a total of 14 units and a 124,000 SF, 4 story, self-storage facility was presented to the Design Review Board (DRB) for concept review.

Since the meeting the following changes have been made to the project.

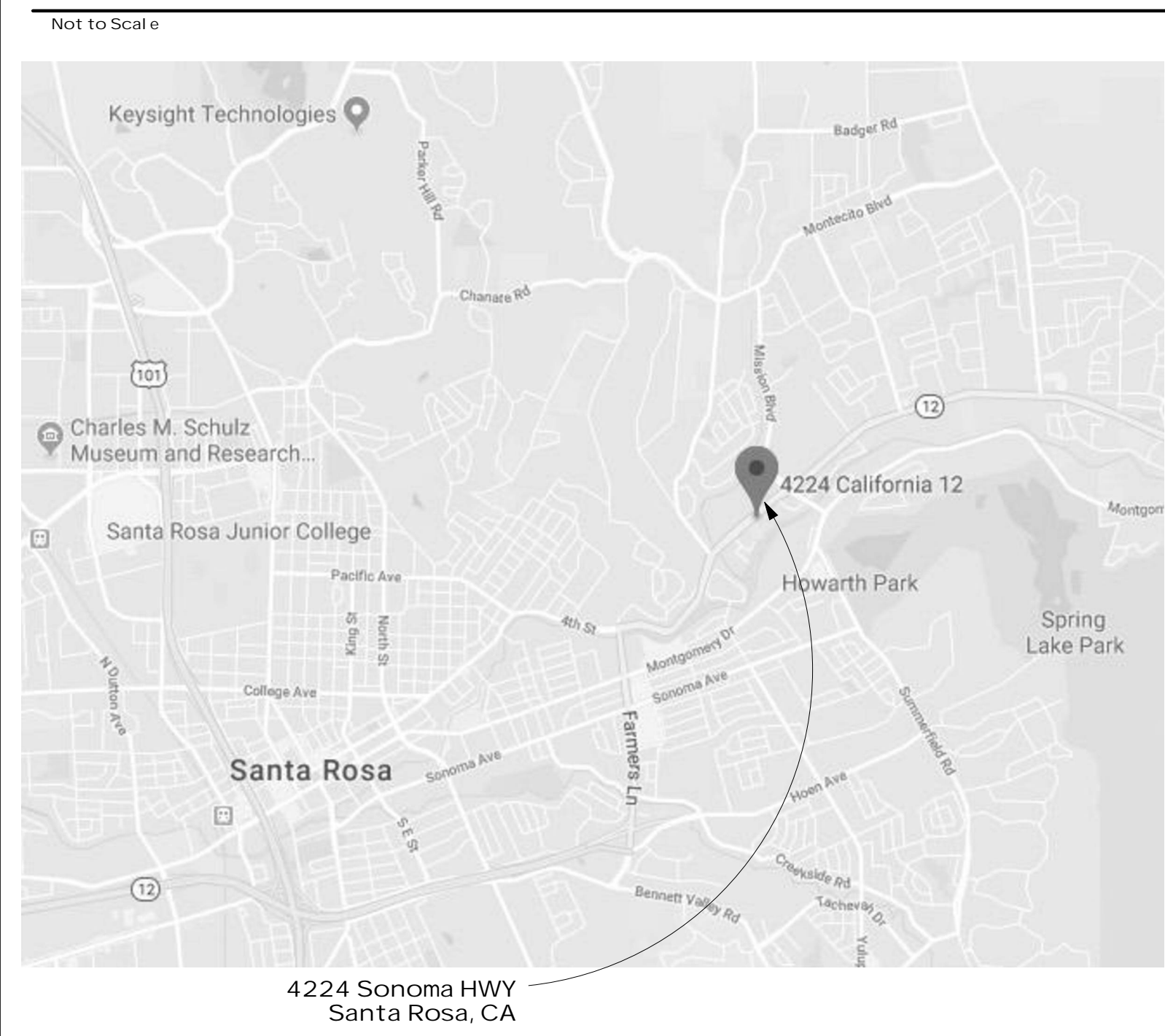
Residential

1. Building roof lines were adjusted to create more interest and be more cost effective.
2. Siding material has been adjusted to create interest.
3. Based on comments received from the Waterways Advisory Committee from our meeting on April 10, 2019, we developed the Creekside elevations to provide “eyes on the creek” and ensure safety of the residents by:
 - a. Increasing the backyard size with transparent hog wire fences towards the creek and trail.
 - b. Articulating the Creekside elevation to heighten the “good neighbor” concept between the project and creek.
4. In order to comply with the Hillside Development Standards and the Design Guidelines, the Creekside building was stepped to follow the natural topography. The roof line also steps down with the natural slope.

Respectfully submitted
Recess Storage Project
By Reid Hamilton



Vicinity Map



Parking Requirements

use	ratio	no. spaces required	no. spaces provided
Storage, Personal Storage Facilities	5 customer parking spaces	5 spaces	5
Residential Row House 1Bedroom Units	1 covered space per unit	4 spaces	4
	0.5 visitor spaces per unit.Visitor spaces may be in tandem with spaces for the unit	2 spaces	2
Residential Row House 2 or More Bedrooms Units	1 covered space per unit	10 spaces	10
	1.5 visitor spaces per unit.Visitor spaces may be in tandem with spaces for the unit	15 spaces	15
Total Parking Spaces			36
Minimum Number of Accessible Spaces	one space per 25 commercial parking spaces provided and one space fore residential units (Accessible spaces count toward the total number of parking spaces required)	2	2

Project Contacts

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Loading Spaces

use	ratio	no. spaces required	no. spaces provided
Storage, Personal Storage Facilities	5,000 sf or more	1	1

Bicycl e Parking

use	ratio	no. spaces required	no. spaces provided
Manufacturing and Industrial Uses - Storage, Personal Storage Facilities		None required	0

Signage

use	Maximum Number of Signs Allowed per Business/Tenant	no. spaces required	Primary Build ing frontage	SF Provided	Total Signage
Projecting, Wall	3 of any combination of allowed sign types except that only 1 freestanding sign per street entrance is allowed.	1 sf. for each linear ft. of primary build ing or store frontage (for build ings with mul tipl e frontages, 1 sf. for each linear foot of primary frontage pl us 0.5 sf. for each foot of secondary frontage).	162	162	210 SF
			Secondary Build ing frontage		
			97	48	

Proposed Comercial Project for Santa Rosa Mixed Use Sel f Storage and Mul ti Famil y Residential Buil dings

4224 Sonoma HWY 12
Santa Rosa, CA

Project Scope

The property is located at 4224 Hwy 12, Santa Rosa, CA 95409 was pre-zoned during the annexation process into the City of Santa Rosa to CG (General Commercial). The prezoning is be appropriate as it is designated Retail and Business Service by the General Plan. CG (General Commercial) zoning allows for Multi-family dwelling and Storage-Personal storage facility (mini-storage) with a Minor Conditional Use Permit, and/or Single-family dwelling Attached only with a Conditional Use Permit.

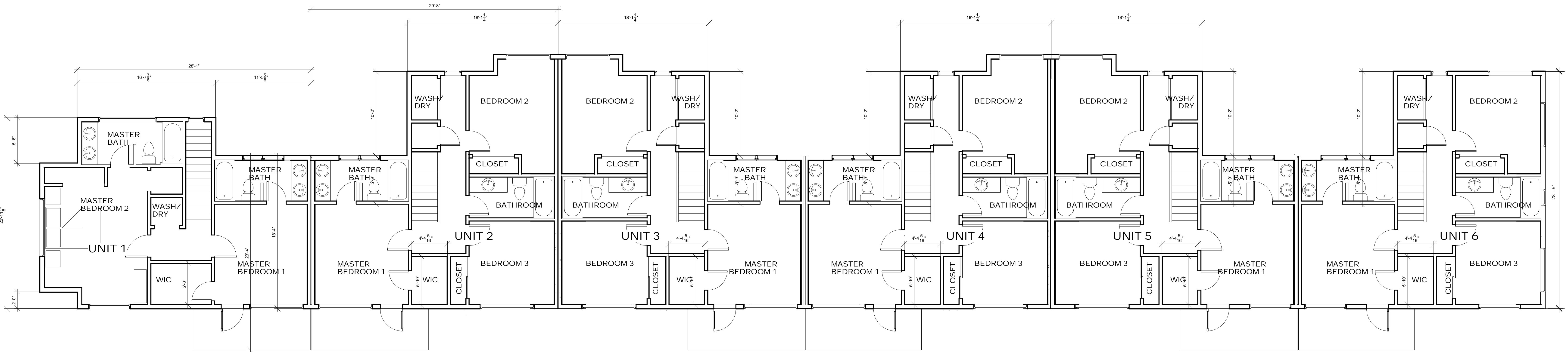
American Recess is proposing the construction of a mixed use project, consisting of 14 units row-house type residential dwell ings and a 124,000 SF, 4 story, next generation self-storage facility. Detailed analysis and studies will be conducted to determine the best type and configuration of the residential dwell ings.

The site contains (1) 2,664 SF single family house constructed in 1948 and (2) 872 SF garages. All existing structures will be demolished. Most of the existing trees and vegetation will be removed and replaced with code compliant landscaping. During the design phase we will strive to preserve as many existing trees as possible.

From a site perspective, the design will follow 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 new proposed uses will not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to or constitute a nuisance to area properties. The two uses will share the same access from the main road and guest parking area on the Northwest side along Hwy 12. To provide extra security, 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 2 driveways. 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. Site planning and building design will be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.

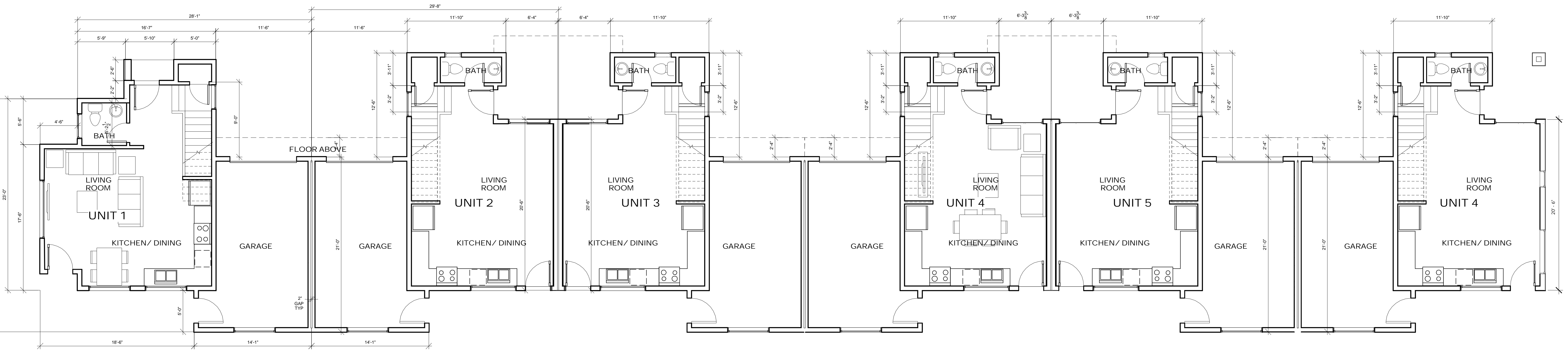
Parcel Data

Parcel Description 4224 Sonoma HWY 12 Santa Rosa, CA 95409 Sonoma County APN 032-010-005	Parcel Summary Total Gross Parcel Area ±116,740SF / ±2.684AC
Proposed Zoning Designation CG Residential Density 30 Units Per Acre, Max. Lot Coverage Max. 100% Parcel Area 116,740 SF Area Covered By Structures 38,160SF Lot Coverage 32.7%	Self Storage Facility Floor Area Storage 1st Level 31,000 SF Floor Area Storage 2nd Level 31,000 SF Floor Area Storage 3rd Level 31,000 SF Floor Area Storage 4rd Level 31,000 SF
Proposed Concrete, Asphalt and Decks Coverage 42,780 SF Area Covered By Structures 38,160 SF Native Landscape 22,676 SF Proposed Landscape 13,124 SF	Total Floor Area Storage Build ing 124,000 SF Residential Multifamily Unit 1 1,316 SF each Residential Multifamily Unit 2, 4, 5 1,426 SF each Residential Multifamily Unit 3, 6 1,434 SF each Residential Multifamily Unit 7,8,9,10 1,423 SF each Residential Multifamily Unit 11, 12, 13, 14 794 SF each Total Floor Area Residential (14) units 17,296 SF Total Building Area 141,296 SF



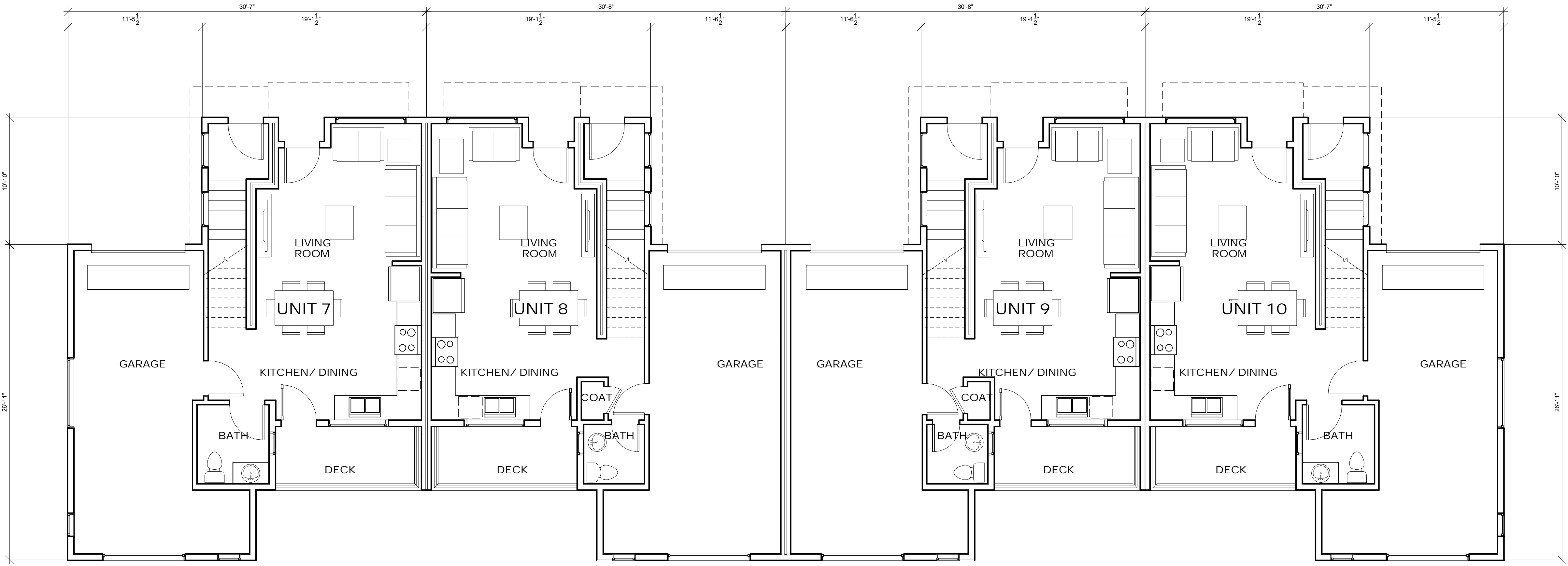
Design Review Residential Units 1- 6 Upper Floor Plan

Scale 3/16" = 1'-0"



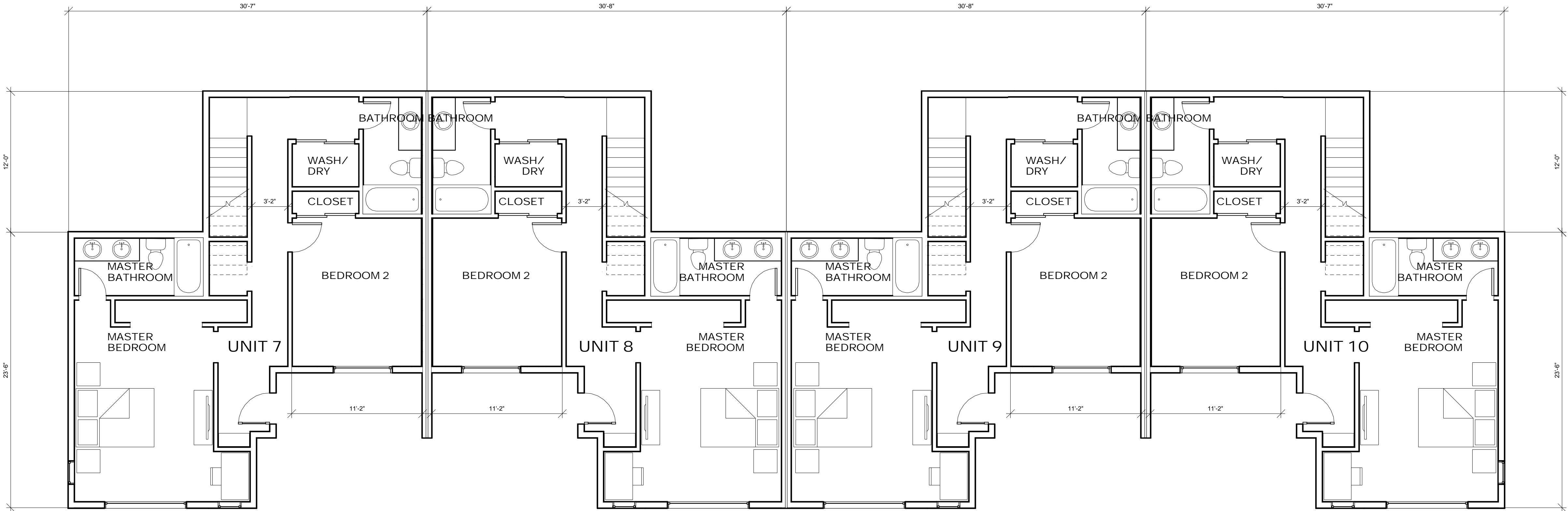
Design Review Residential Units 1- 6 Lower Level Floor Plan

Scale 3/16" = 1'-0"



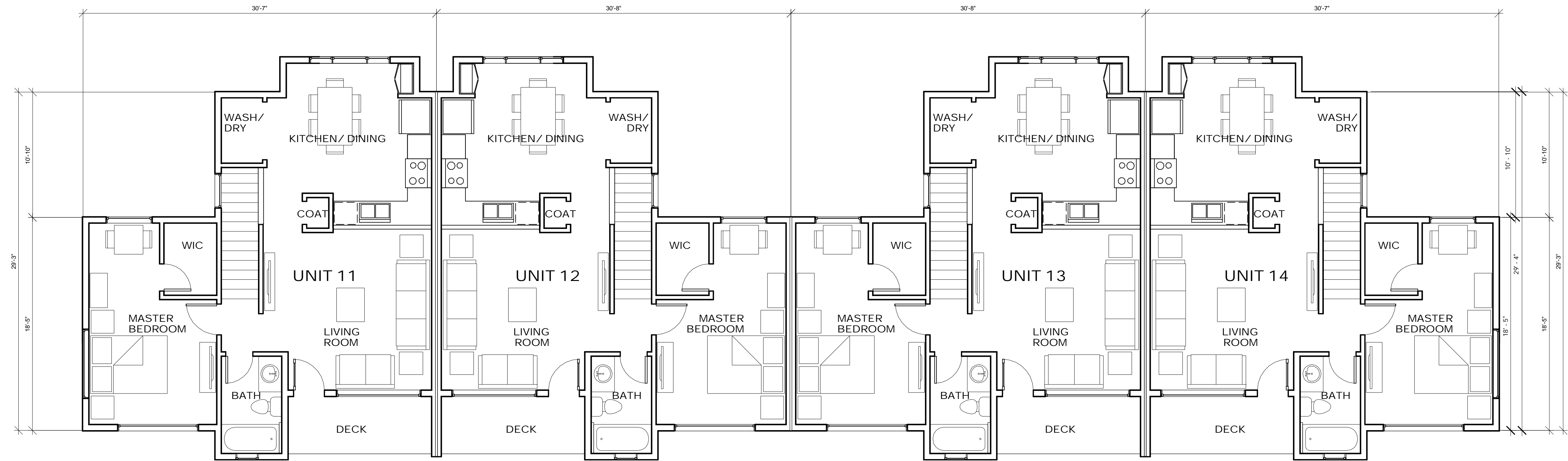
Design Review Residential Unit 7-10 Ground
Level Floor Plan

Scale 3/16" = 1'-0"





Design Review Residential Unit 7-10 Lower Level
Floor Plan

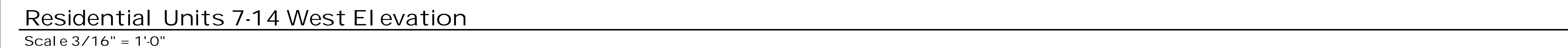
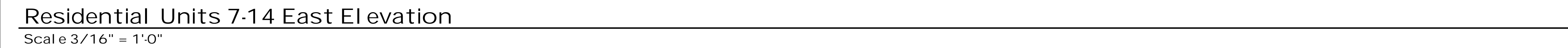
Scale 3/16" = 1'-0"

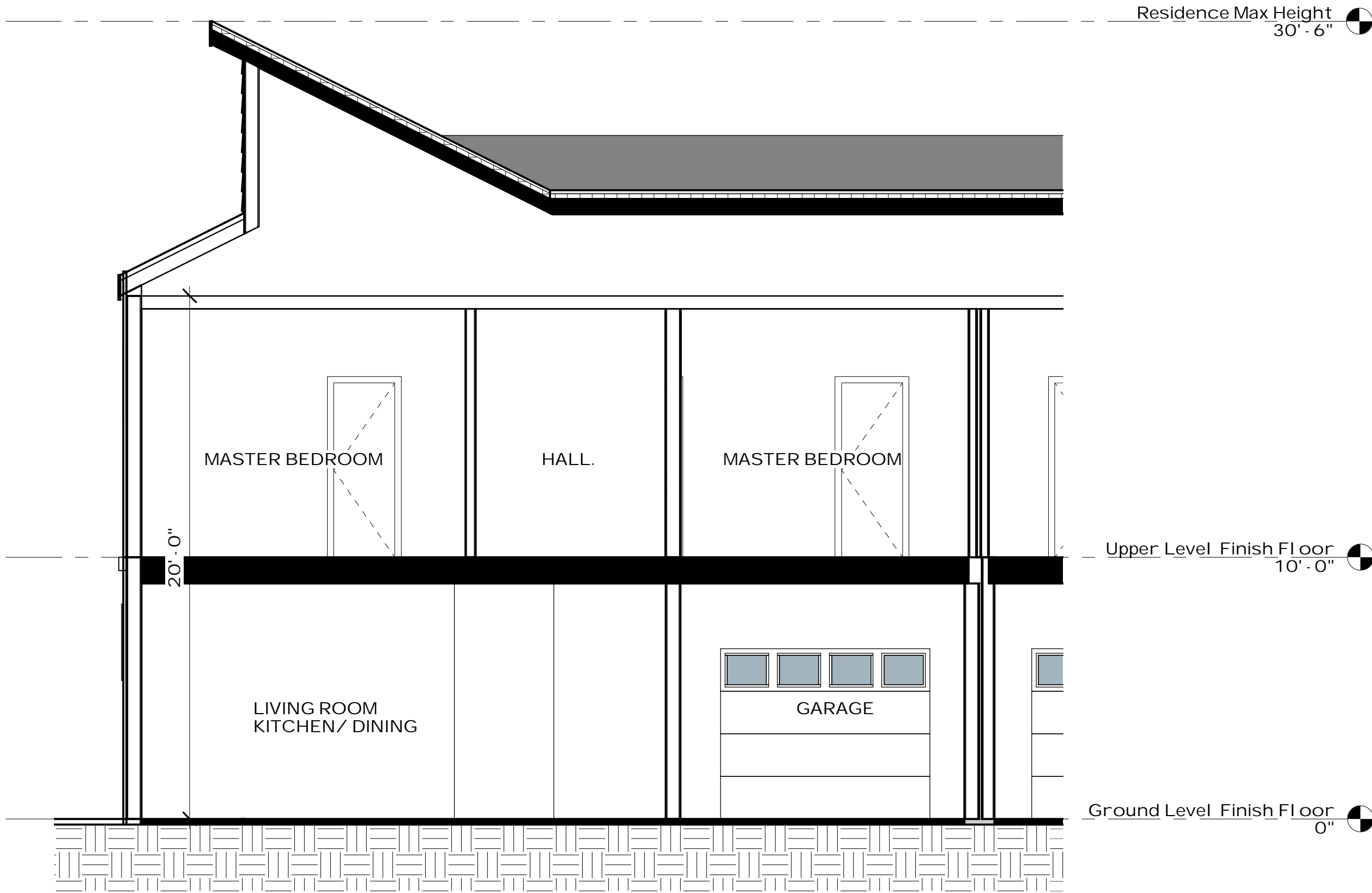


Design Review Residential Unit 11-14 Upper Level
Floor Plan

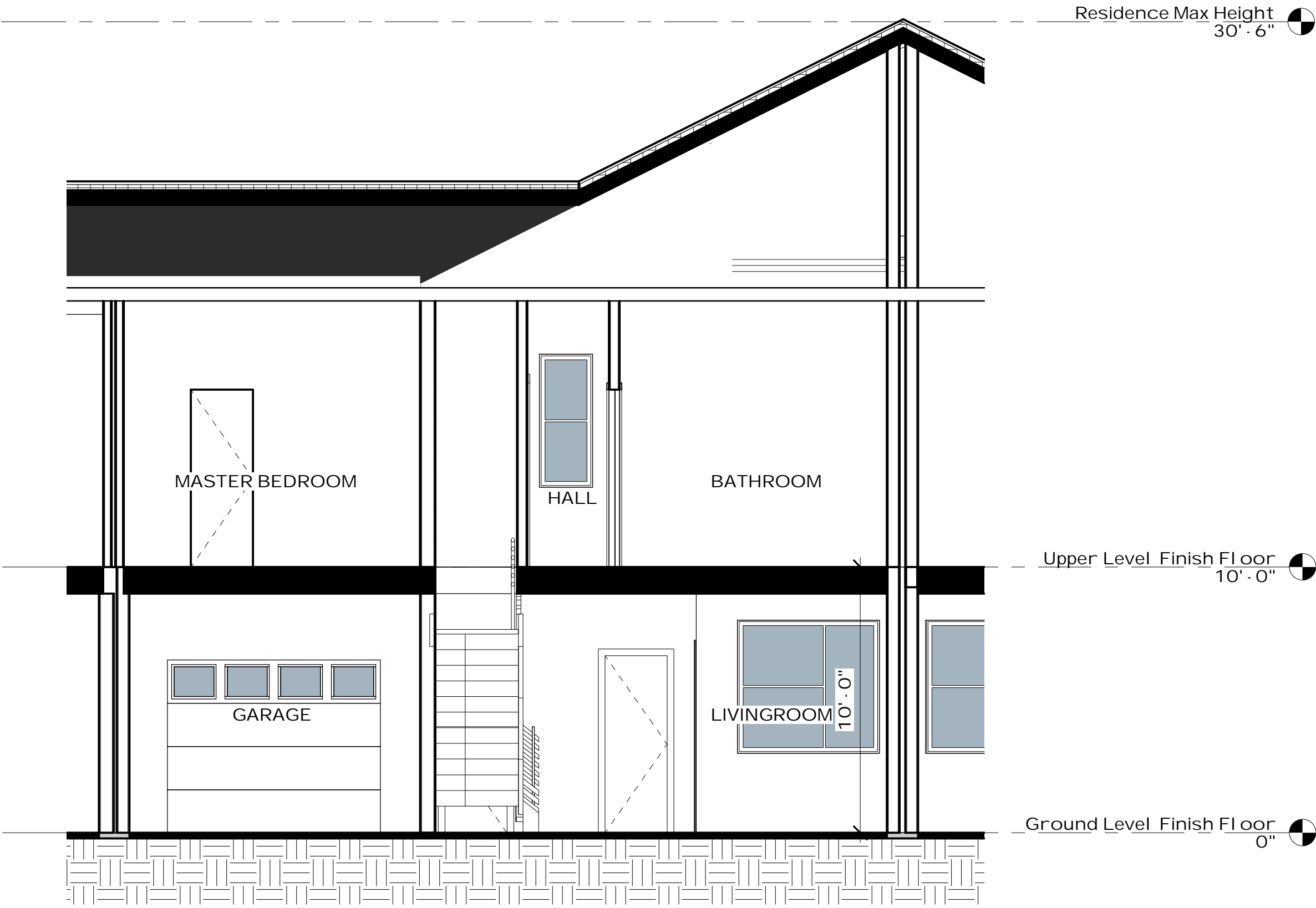
Scale 3/16" = 1'-0"

ISSUED FOR:	18 Sept. 2019	DESIGN REVIEW	<div><div>85 Keystone Avenue, Suite E Reno, Nevada 89503 Tel (775) 357-9206</div></div>	DRAWN BY: CRN	SCALE: 3/16" = 1'-0"	RECESS STORAGE 4224 Hwy 12 Santa Rosa, CA 95409 Sonoma County APN 032-010-005	<div>SHEET CONTENT Units 11-14 Upper Level Floor Plan</div>	DWG #
				DESIGNED BY: CRN				DR 2.23
				CHECKED BY:				
	DATE	DESCRIPTION		SUBMITTED BY: AR				

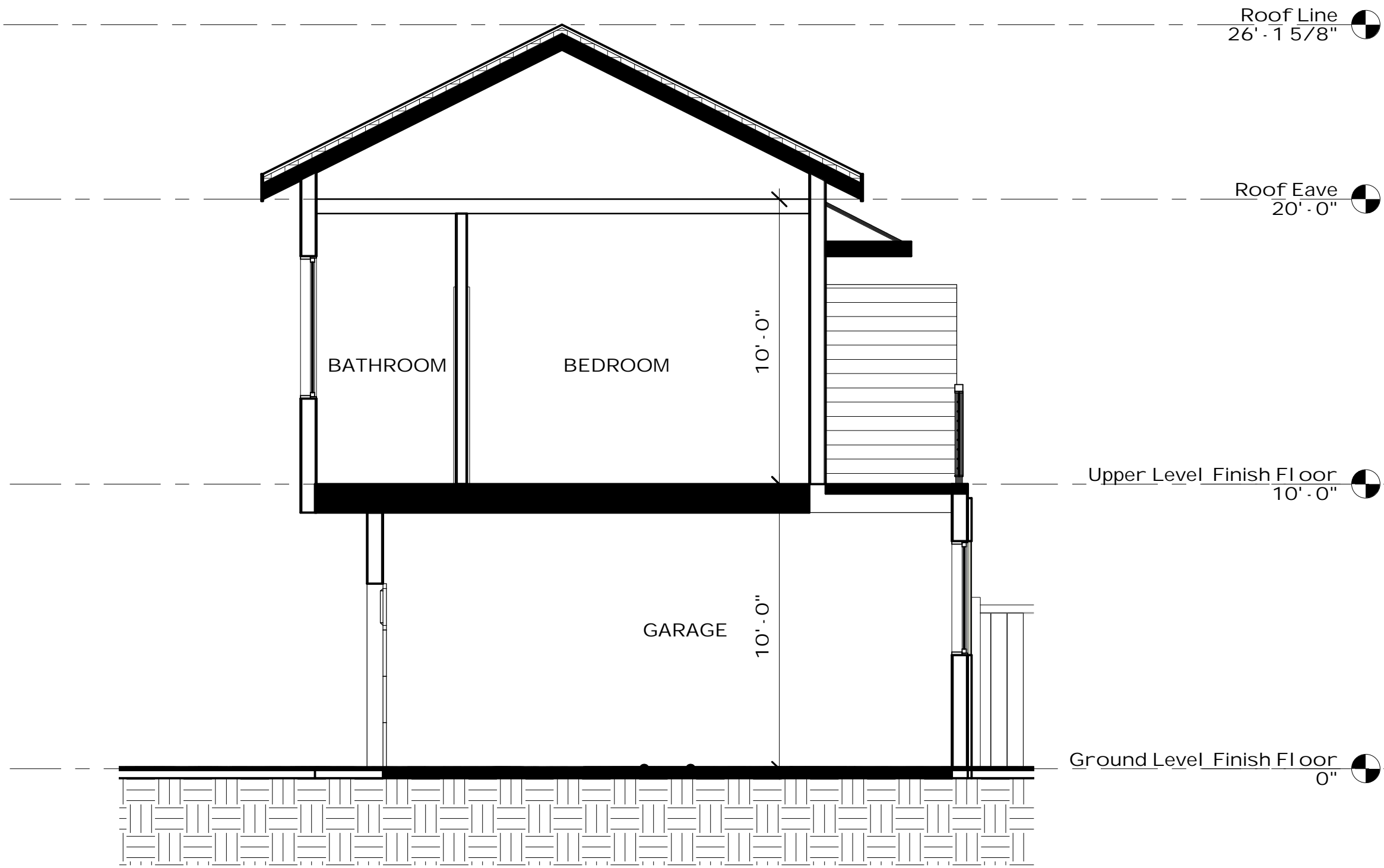




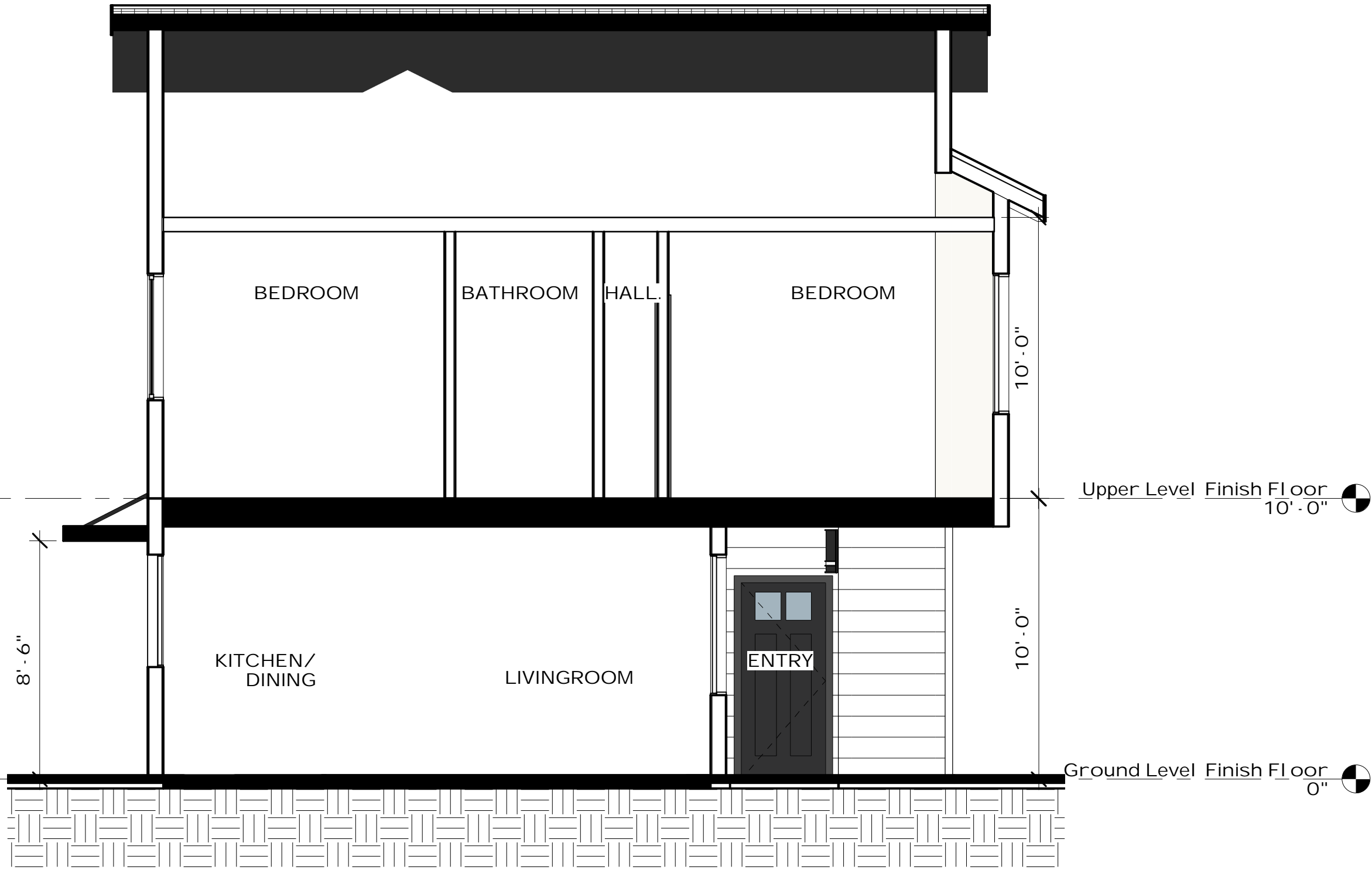
Unit 1 Building Section A-A
Scale 1/4" = 1'-0"



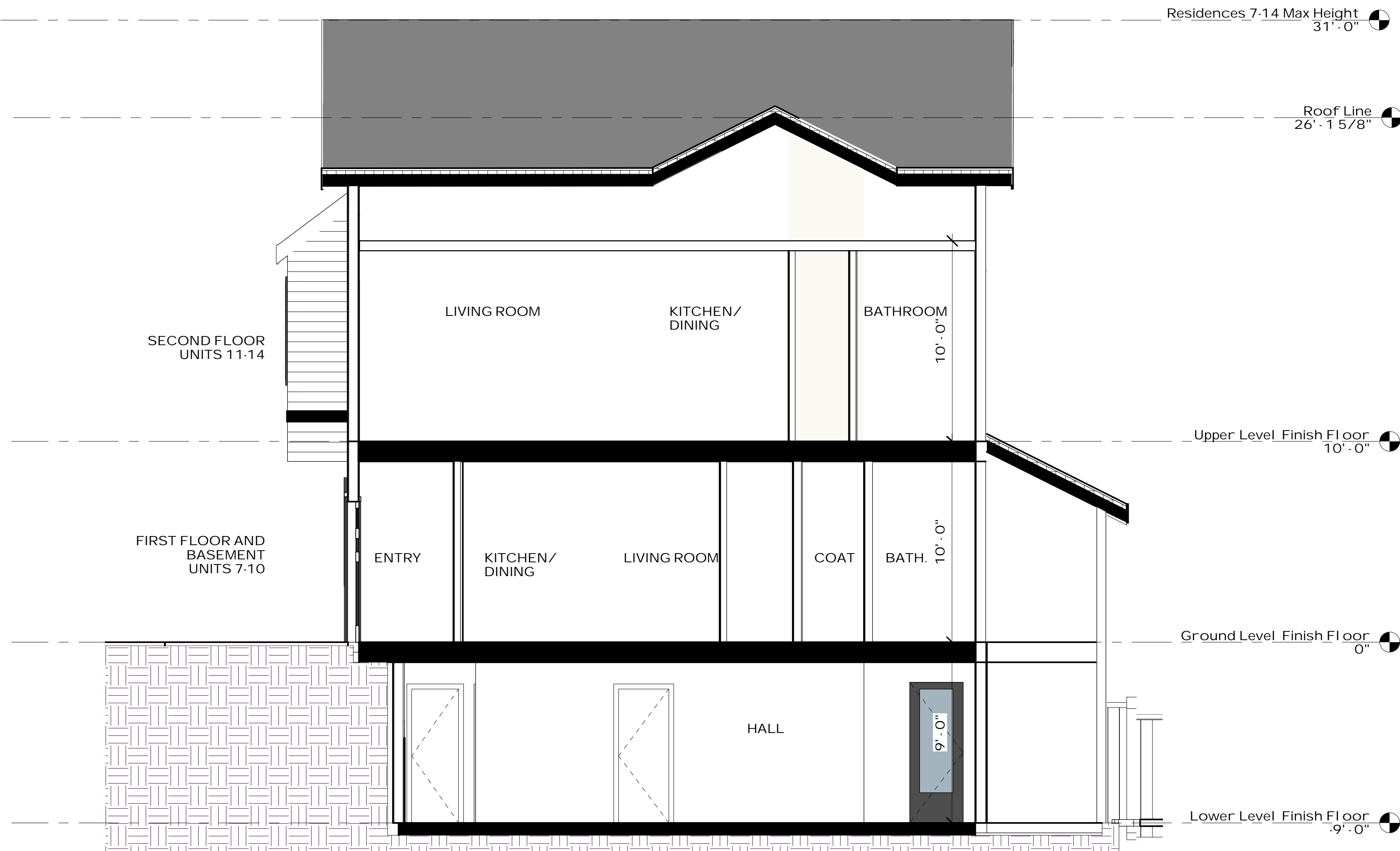
Units 2-6 Typical Building Section A-A
Scale 1/4" = 1'-0"



Unit 1 Building Section B-B
Scale 1/4" = 1'-0"

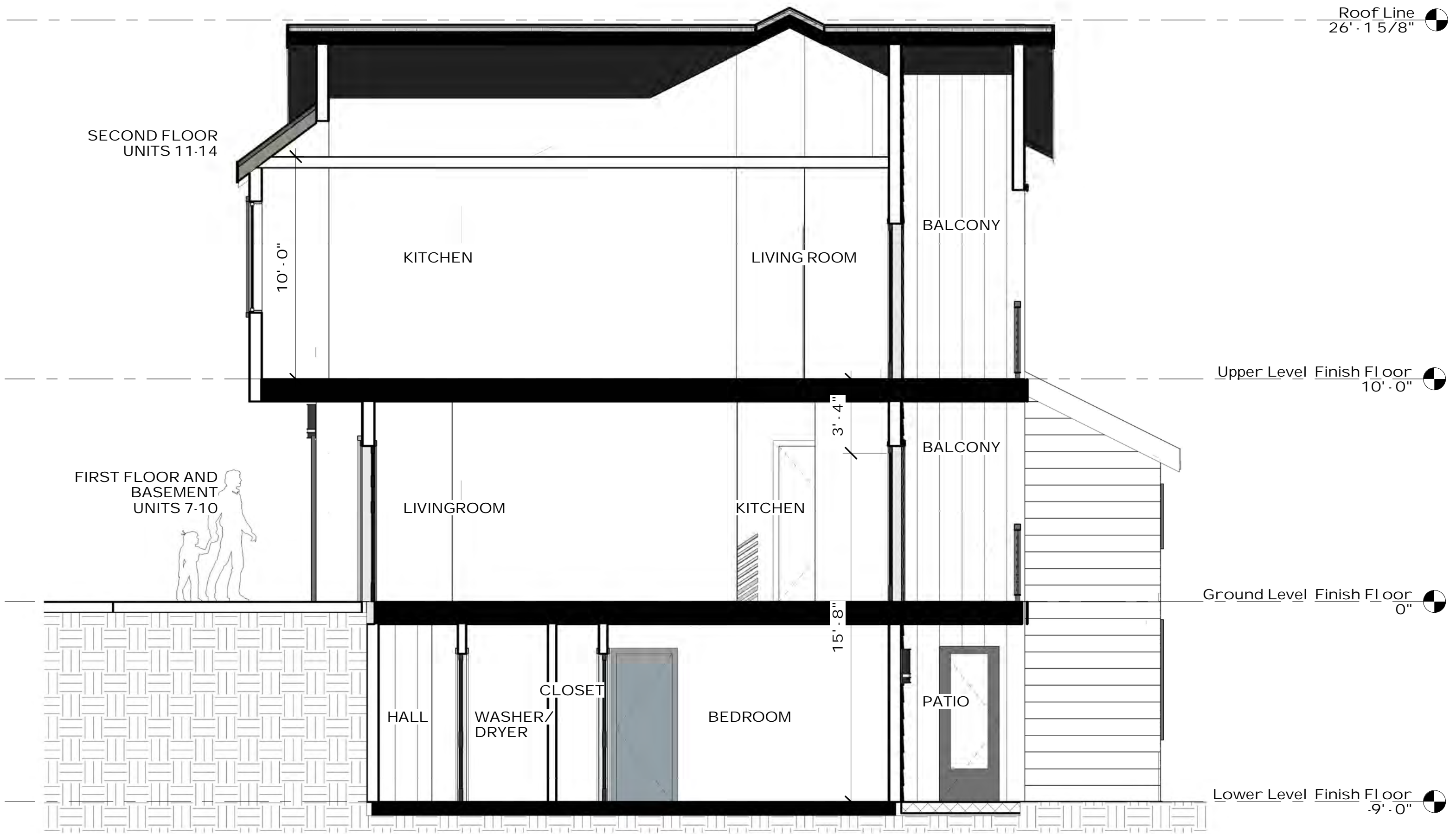


Units 2-6 Typical Building Section B-B
Scale 1/4" = 1'-0"



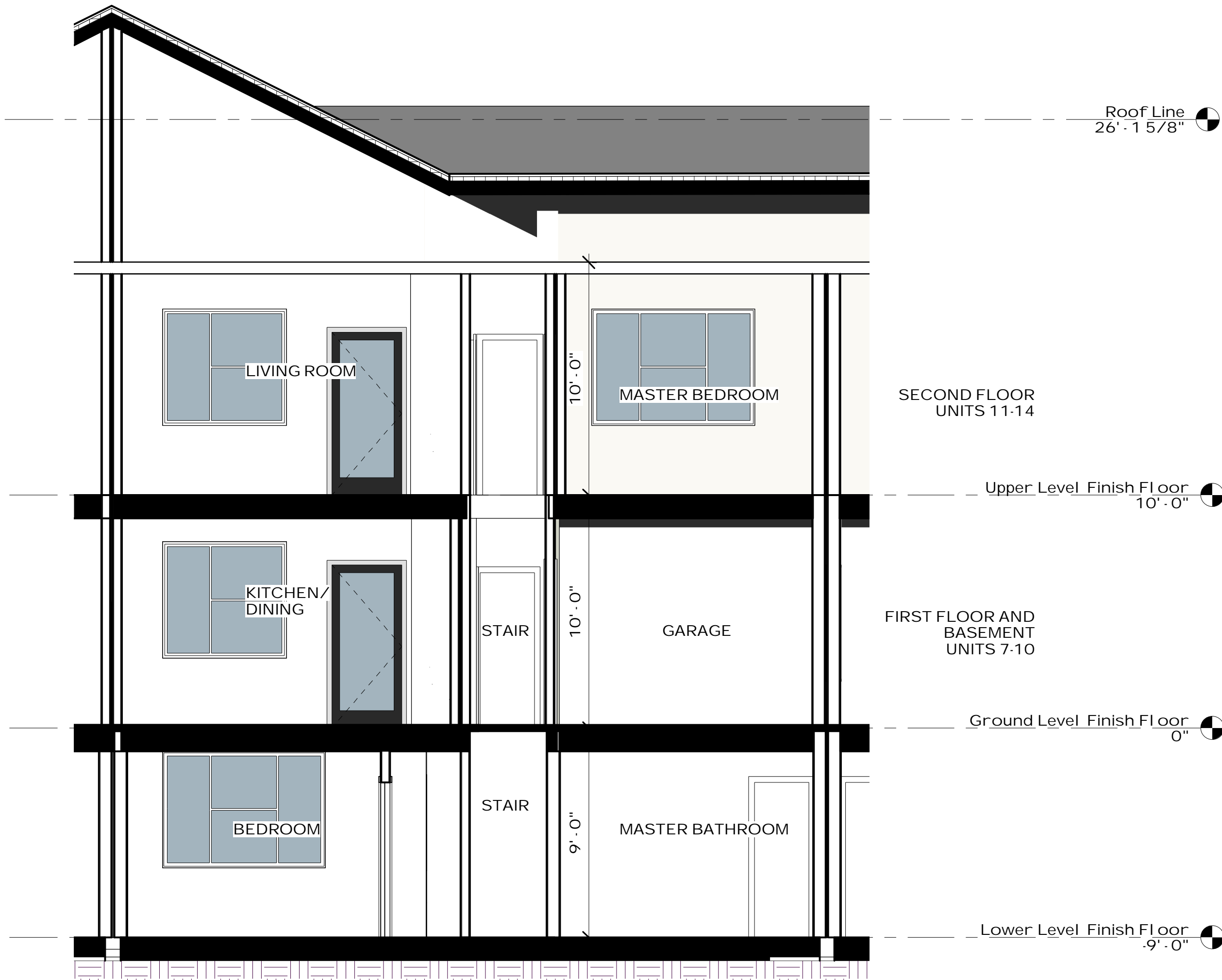
Units 7-14 Typical Building Section A-A

Scale 1/4" = 1'-0"





Units 7-14 Typical Building Section B-B

Scale 1/4" = 1'-0"



Units 7-14 Typical Building Section C-C

Scale 1/4" = 1'-0"

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				DESIGNED BY: CRN				
				CHECKED BY:				
	DATE	DESCRIPTION		SUBMITTED BY: AR				