

# Recess Self-Storage

## (A Mixed-Use Development)

4224 Sonoma Highway

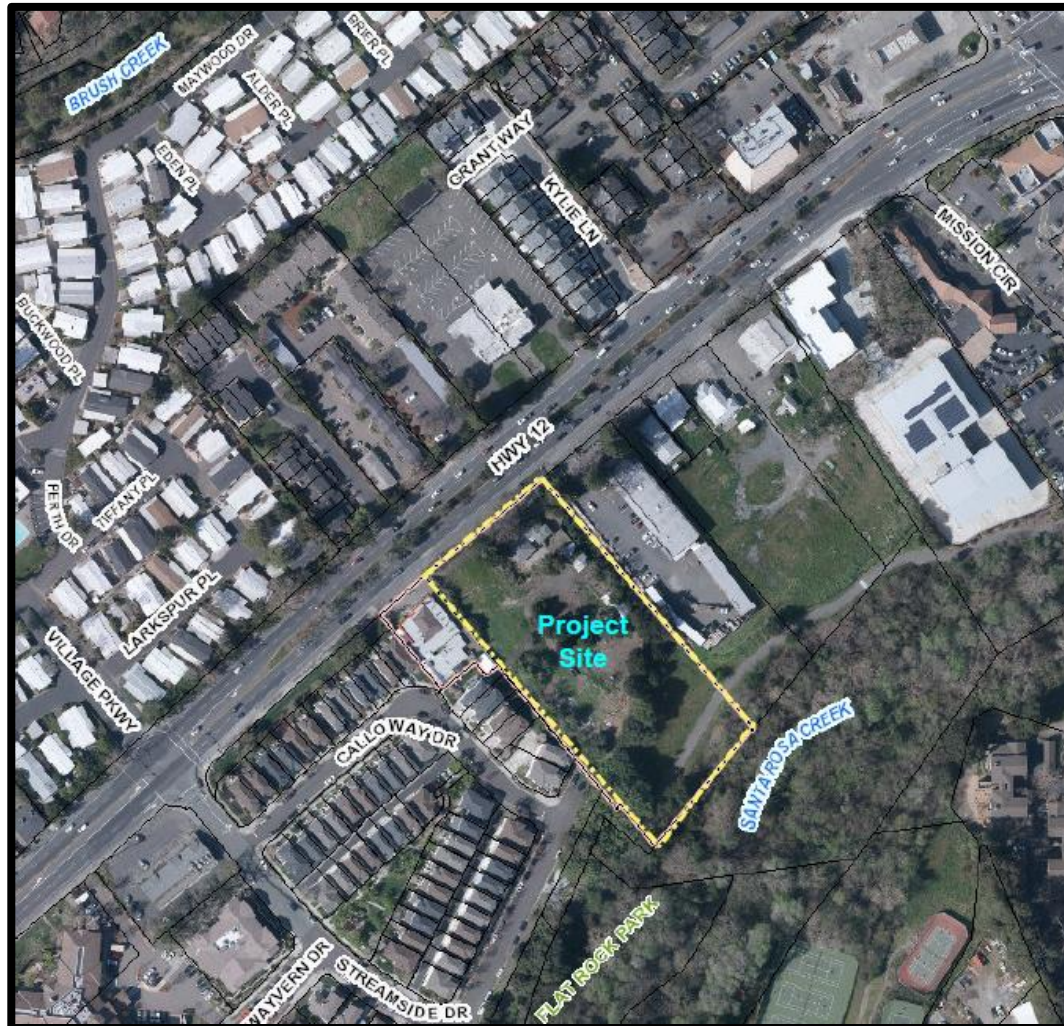
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January 16, 2020

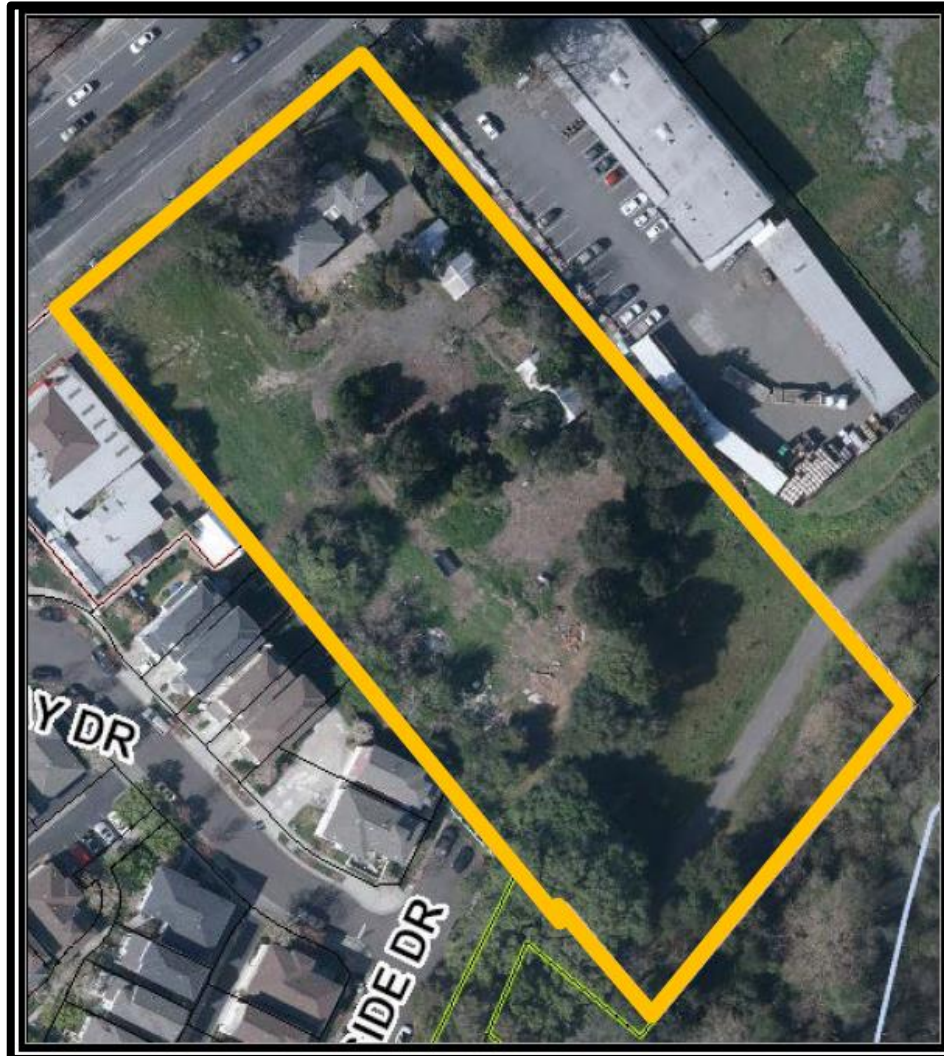
Susie Murray, Senior Planner  
Planning and Economic Development

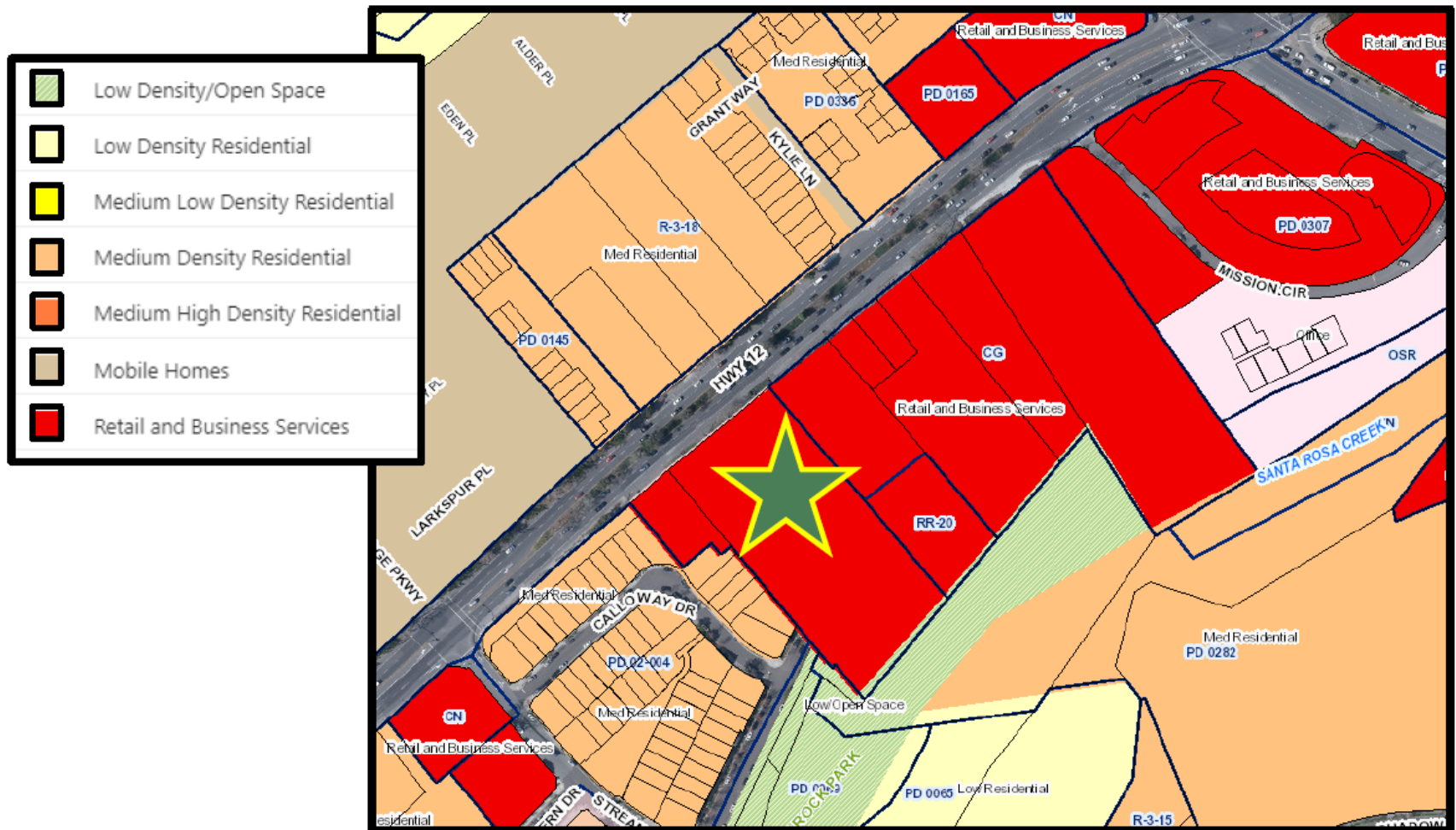
- Prezone to annex two parcels into Santa Rosa
- Construct a self-storage facility and two multi-family residential structures (14 units)
- Required Entitlements:
  - Mitigated Negative Declaration (Adopted)
  - Prezone for Annexation (Approved)
  - Hillside Development Permit (Approved)
  - Tentative Parcel Map (Approved)
  - Conditional Use Permit (Approved)
  - Design Review (Design Review Board)

# 4224 Sonoma Highway



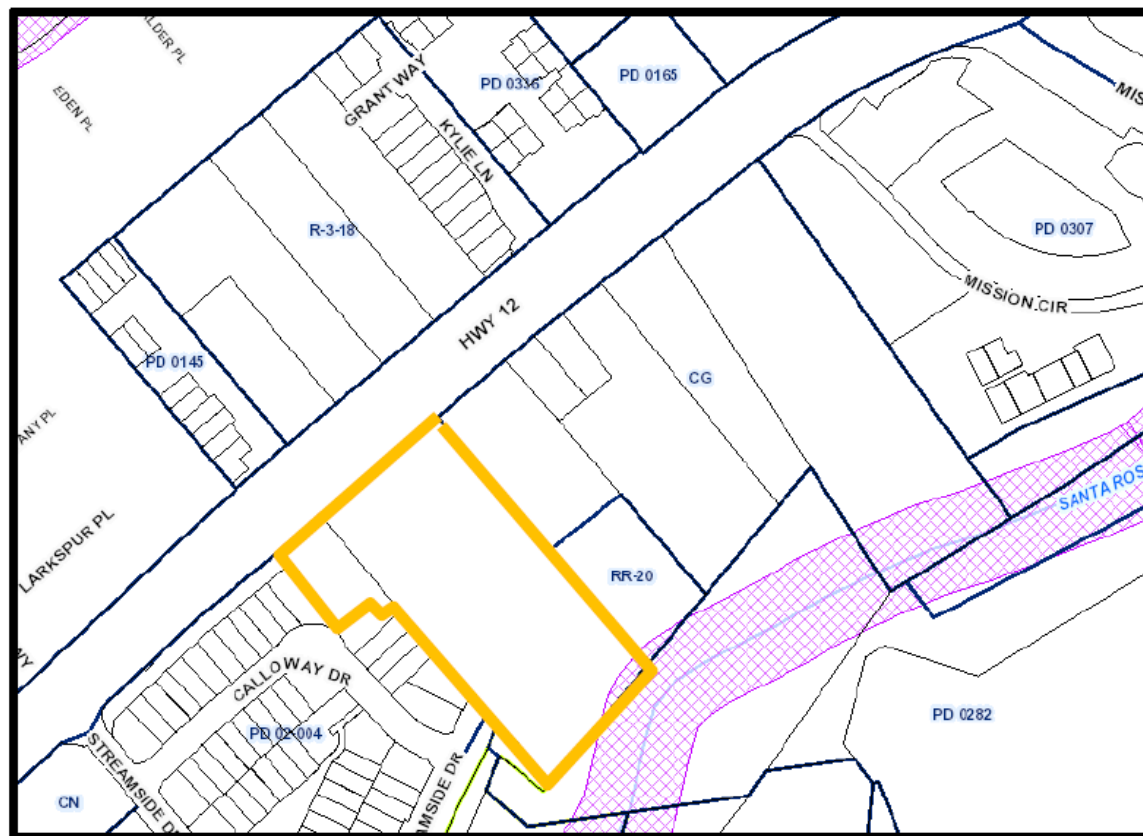
# 4224 Sonoma Highway

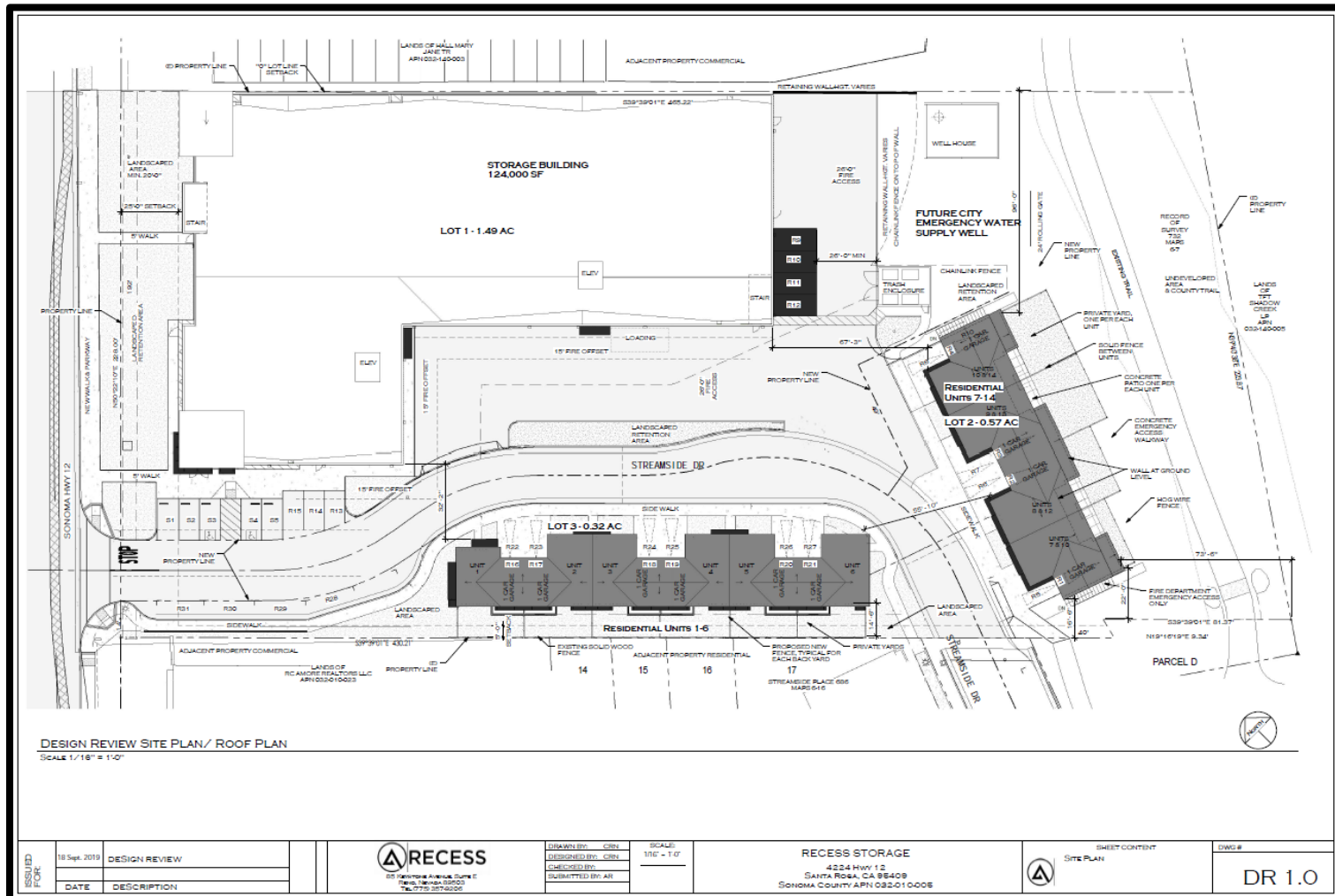




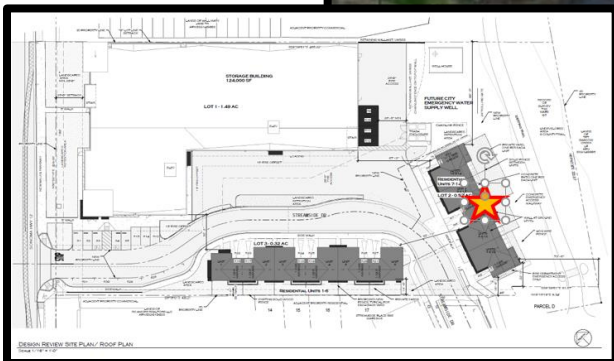
## Surrounding Zoning

- North: PD & R-3-18
- South: PD
- East: CG & RR-20
- West PD



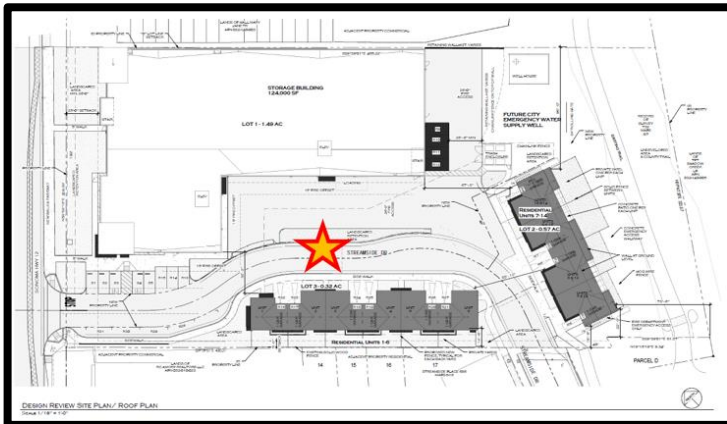


# Rendering - From Santa Rosa Creek Trail





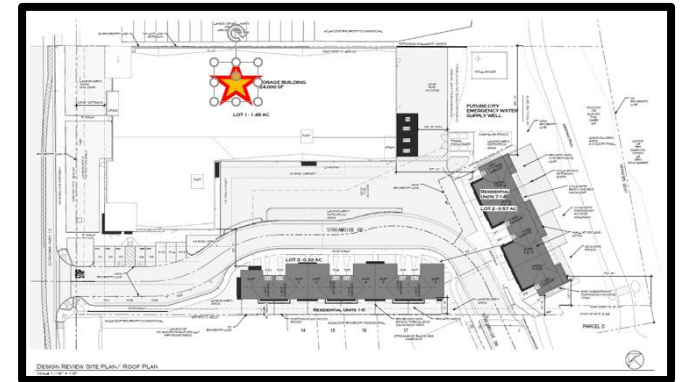
# Renderings – View from the Streamside Drive extension



# Elevations (6-Unit Residential Structure)

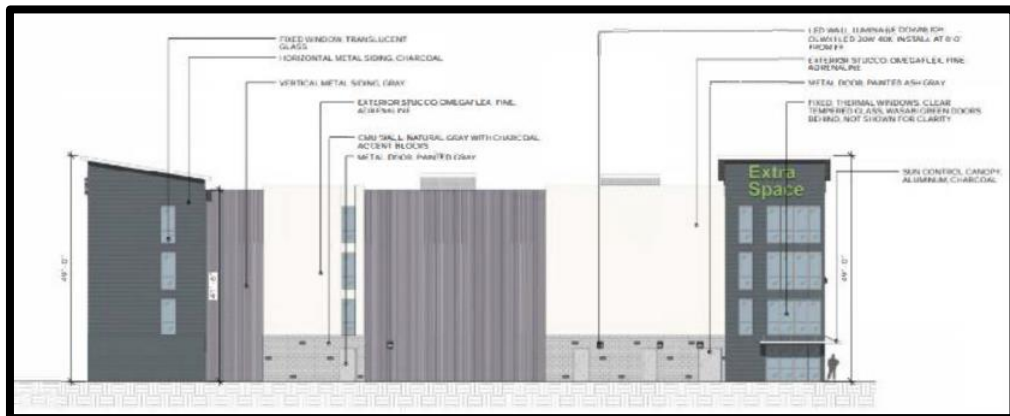


# Rendering – From Sonoma Highway

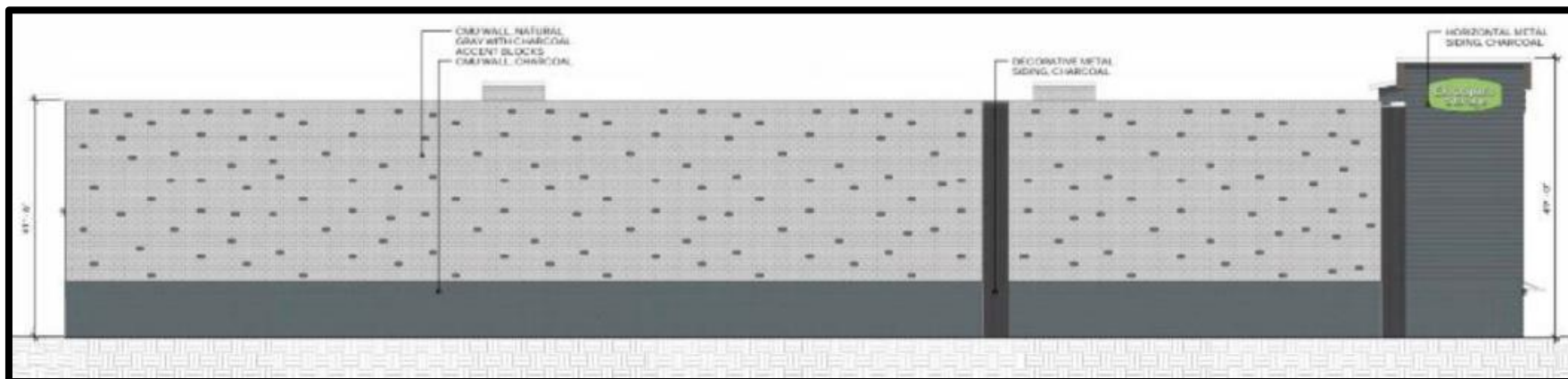


# Elevations (Self-storage Building)

Northwest

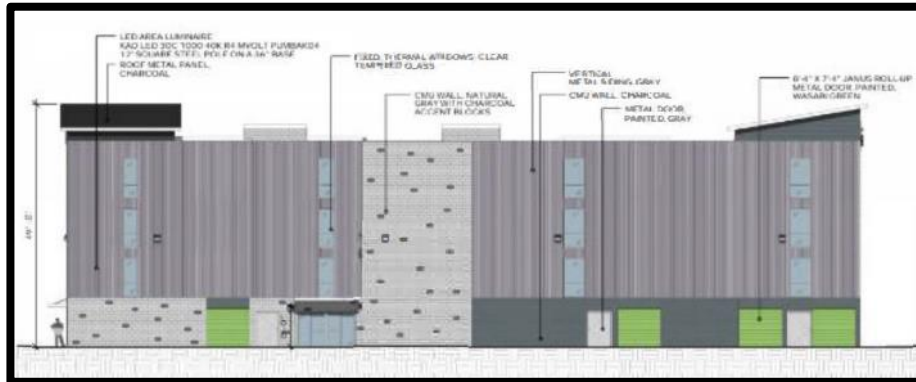


Northeast

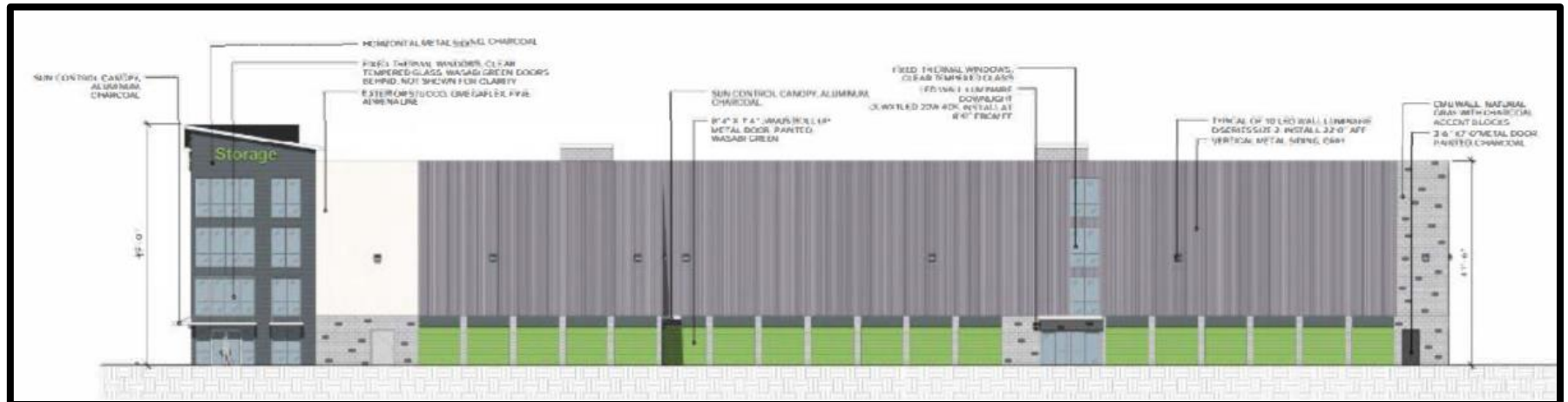


# Elevations (Self-storage Building)

## Southeast



## Southwest



- November 15, 2016 - Pre-application Meeting w/staff
- April 24, 2018 - Second Pre-application Meeting
- July 19, 2018 - Concept Design Review
- August 13, 2018 - Neighborhood Meeting
- September 4, 2018 - Project applications submitted
- January 17, 2019 - Parcel Map application submitted

- April 10, 2019 - Waterways Advisory Committee
- July 2, 2019 – MND circulated for 30 days
- August 8, 2019 – Planning Commission approved MND, Map, Hillside Development & Conditional Use Permit
- September 24, 2019 – Council approved Prezoning
- February 5, 2020 – Annexation Meeting Scheduled at LAFCO

# Environmental Review

## California Environmental Quality Act (CEQA)

- Initial Study/Mitigated Negative Declaration
- Mitigation measures related to:
  - Aesthetics
  - Air Quality
  - Cultural & Tribal Resources
  - Geology & Soils
  - Hazards & Hazardous Materials
  - Hydrology & Biological Resources



Project design presented some challenges:

- Circulation
- Parking
- FD Roof Access
- City Easements

Staff from various City departments worked closely with the Project engineer to determine a workable solution to an innovate site plan.

There are no unresolved issues.

## Neighborhood Meeting

- Two members of the public attended.
- Both is support of the project.

## Other comments

- A neighbor indicated full support
- Concern about a storage facility at the gateway

## Late Correspondence

- Bus stops
- Traffic impacts

## Design Review Board Options

Three resolutions, three independent actions

- Self-storage, 8-unit residential and 6-unit residential
- Intended to allow flexibility

### Action Options

- Deny
- Continue for redesign
- Grant Preliminary Design Review & Delegate Final to Staff
- Grant Preliminary and Final Design Review

It is recommended by the Planning and Economic Development Department that the Design Review Board grant Preliminary Design Review for the Recess Self-Storage mixed use development project by approving:

- A resolution for the self-storage facility;
- A resolution for the six-unit housing structure; and
- A resolution for the eight-unit housing structure.

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