

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR WATERWAYS ADVISORY COMMITTEE
April 22, 2021

PROJECT TITLE

West Coast-Self Storage

ADDRESS/LOCATION

970 Piner Rd

ASSESSOR'S PARCEL NUMBER

015-680-013

APPLICATION DATE

February 9, 2021

REQUESTED ENTITLEMENTS

Major Design Review (DR21-004)

PROJECT SITE ZONING

Light Industrial (IL)

PROJECT PLANNER

Monet Shekhali

APPLICANT

Summit Engineering

PROPERTY OWNER

Steve Tangney

FILE NUMBER

DR21-004

APPLICATION COMPLETION DATE

February 9, 2021

FURTHER ACTIONS REQUIRED

Design Review Board approval and
Building Permit

GENERAL PLAN DESIGNATION

Light Industry

RECOMMENDATION

Provide comments

CITY OF SANTA ROSA
WATERWAYS ADVISORY COMMITTEE

TO: CHAIR RABINOWITSH AND COMMITTEE MEMBERS

FROM: MONET SHEIKHALI, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

SUBJECT: WEST COAST SELF-STORAGE

AGENDA ACTION: REVIEW PROJECT APPLICATION AND PROVIDE COMMENTS
TO THE DESIGN REVIEW BOARD

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Waterways Advisory Committee review and provide comments as it relates to the Citywide Creek Master Plan, applicable General Plan goals and policies, and Design Guidelines for the proposed self-storage project located at 970 Piner Road.

PROJECR DESCRIPTION

The project application is a Major Design Review for a development of a 3-story, approximately ± 66,200 square foot storage building on a 0.95-acre parcel, located adjacent to Russell Creek. The project includes demolition of an existing structure and site improvements.

Russell Creek, which is a channelized creek owned by Sonoma County Water Agency, is situated along the south side of the property. The proposed self-storage building would be set back 50 feet from top of the bank. Emergency fire access lane with a gate, landscaping, and onsite stormwater management facilities are proposed between the building and Russell Creek. An existing fence is located within the creek setback which would be repaired/ replaced with a new in-kind fence.

BACKGROUND

On September 5, 2018, Subdivision Committee approved the Minor Subdivision to subdivide the existing 1.65-acre parcel into two parcels - one parcel measuring 0.95 acres and the other 0.70 acres.

On July 1, 2020, a parcel map was recorded to subdivide the parcel addressed as 990 Piner Road into two legal lots with addresses 970 and 990 Piner Road.

On February 10, 2021, a Major Design Review permit was submitted for self-storage facility.

ANALYSIS

1. General Plan

The project site is within an area designated for Light Industry in the City's General Plan. The project site is adjacent to Russell Creek Reach 2 located in Paulin and Piner Creeks Watershed area Map 1 of 3.

The following General Plan goals and policies are applicable to the project:

- OSC-E** Ensure local creeks and riparian corridors are preserved, enhanced, and restored as habitat for fish, birds, mammals, and other wildlife.
- OSC-E-4** Require incorporation of native plants into landscape plans for new development, where appropriate and feasible, especially in areas adjacent to open space areas or along waterways.
- OSC-D-9** Ensure that construction adjacent to creek channels is sensitive to the natural environment. Ensure that natural topography and vegetation is preserved along the creek, and that construction activities do not disrupt or pollute the waterway.

2. Citywide Creek Master Plan

The Citywide Creek Master Plan designates Russell Creek Reach 2 as a modified-natural creek and recommends habitat enhancement involving removal of invasive species and replacement with native vegetation throughout the reach.

Russell Creek Reach 2 is within the Paulin and Piner Creeks Map 1 (as identified in the Santa Rosa Creek Master Plan). The Creek's 4,380-foot reach begins from Highway 101 to Piner Creek. From Highway 101 to Range Avenue, Russell Creek is underground. At Range Avenue, Russell Creek daylights as a channelized waterway and flows through commercial and residential areas.

Plant species include live oak, bay, walnut, cattail, and Monterey pine. Invasive species include eucalyptus, French broom, cotoneaster, privet, pampas grass, and Himalayan blackberry. Aquatic habitat includes long pools with slow moving water and a few riffles.

An unpaved access road/trail extends west on the north/right bank from Range Avenue to the end of the reach and the Piner Creek Trail. There are existing entry points to the trail from neighboring private properties.

The following Creek Master Plan policies are applicable to the project:

- HA-1-2** Meet or exceed the required creek setback distance to provide ecological buffers, recognize the 100-year floodplain, and allow for stream corridor restoration. Development shall locate outside the creek setback, as defined within the Santa Rosa Zoning Code.
- EC-1-1** Where discretionary approval for new development is sought adjacent to the creek, that development shall, to the extent possible, be consistent with and support the Master Plan. Planners and decision-makers will look for consistency between proposed projects and the Master Plan. The overall intent of this policy is to incorporate the creek into the project design.
- WQ-2** Use a combination of Storm Water Best Management Practices (BMPs), constructed devices, and biological systems, to remove pollutants and protect water quality.
- WQ-2-1** Require implementation of Best Management Practices to reduce drainage system discharge of non-point source pollutants originating from streets, parking lots, residential areas, business, industrial operations and those open space areas involved with the application of chemicals. Continue implementation of the Integrated Pest Management program.
- WQ-2-2** Implement the Storm Water Low Impact Development Technical Design Manual to reduce pollutants and runoff flows from new development and redevelopment projects.

3. Zoning

The project is located within the Light Industrial (IL) zoning district, which is intended for industrial and manufacturing activities, warehousing, wholesaling and distribution uses. The proposed project is subject to the Creekside Development standards of the Santa Rosa City Code due to the location of Russell Creek on the south side of the property.

Section 20-30.040 of the Zoning Code requires a 50-foot setback from waterways for new structures. The setbacks provide reasonable protection to owners of riparian property and the public from the hazards of stream bank failures and flooding, while allowing owners of property near waterways reasonable use of and the opportunity to improve their properties consistent with general safety.

Furthermore Section 20-30.040 Santa Rosa Zoning Code states, “*where a fully channelized waterway exists and the channel is owned by, or under the control of the Sonoma County Water Agency, structures may be closer to the top of the bank than a distance of 2.5 times the depth of the bank plus 50 feet, provided that this encroachment into the setback area will not obstruct or impair the channel’s hydraulic functions, impede Water Agency access or maintenance of the channel, or impair the stability of the slope, bank, or maintenance of the channel, or impair the stability of the slope, bank, or creekbed fountain, all as*

determined by and approved by the Department, the Public Works Department, and the Sonoma County Water Agency.”

The project plans show the proposed self-storage building is placed well outside of the 50-foot creek setback. However, based on Section 20-30.040 noted above, the fire access lane, bioswale, and some landscaping is proposed to be placed within the 50-foot setback measured from top of the bank. Based on comments from the Fire Marshall, the proposed fire lane will go around the building and the 20-foot wide lane behind the building will be located within the 50-foot creek setback. A proposed biorientation area will be placed between the fire lane and the self-storage. Some landscaping will be added along the fence on the project site.

The property is separated from the creek with an existing fence that is 19.9 feet set back from top of the bank. Portion of the existing fence will be removed and replaced in kind. As a result of this, six (6) live oak trees will be removed.

4. Design Guidelines

SECTION 4.4 – CREEKS, RIPARIAN CORRIDORS AND STORM DRAINAGE

- I.A Preserve existing creeks and riparian vegetation along creek corridors.
- I.B Prevent contamination and sedimentation of creeks.
- I.C To restore and enhance creeks and riparian corridors where they have been degraded.
- I.E Encourage development along creek corridors by treating the corridors as open space amenities rather than undesirable elements with back-on treatment.
- I.G Design projects and storm drainage systems that comply with the National Pollution Discharge Elimination System (NPDES) standards.
- II.A.1 Preserve waterways in the natural state.
- II.A.7 Where riparian growth extends outside of the Creek Setback Line, preserve and protect this important part of the creek corridor.
- II.B.2 Incorporate filtering recharge techniques such as detention basins, natural swales and rock filtering to clean pollutants out of storm water collected on a site before the water enters the City’s waterway system.

The proposed fence is consistent with the City’s Design Guidelines in that it will be open transparent, providing “eyes on the creek”. Additionally, the project incorporates a bioretention facility located on the south side of the building. Overflow from the bioretention facility will discharge into the existing drainage inlet at the rear of the property and maintain the existing drainage pattern.

Recommendation

It is recommended by the Planning and Economic Development Department that the Waterways Advisory Committee provide comments regarding the proposed project and

advise the Design Review Board as to the project's consistency with the City's policies for creekside development.

ATTACHMENTS

Attachment 1 - Disclosure Form

Attachment 2 - Location Map

Attachment 3 - Project Plan

Attachment 4 - Watershed Area Map

CONTACT

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