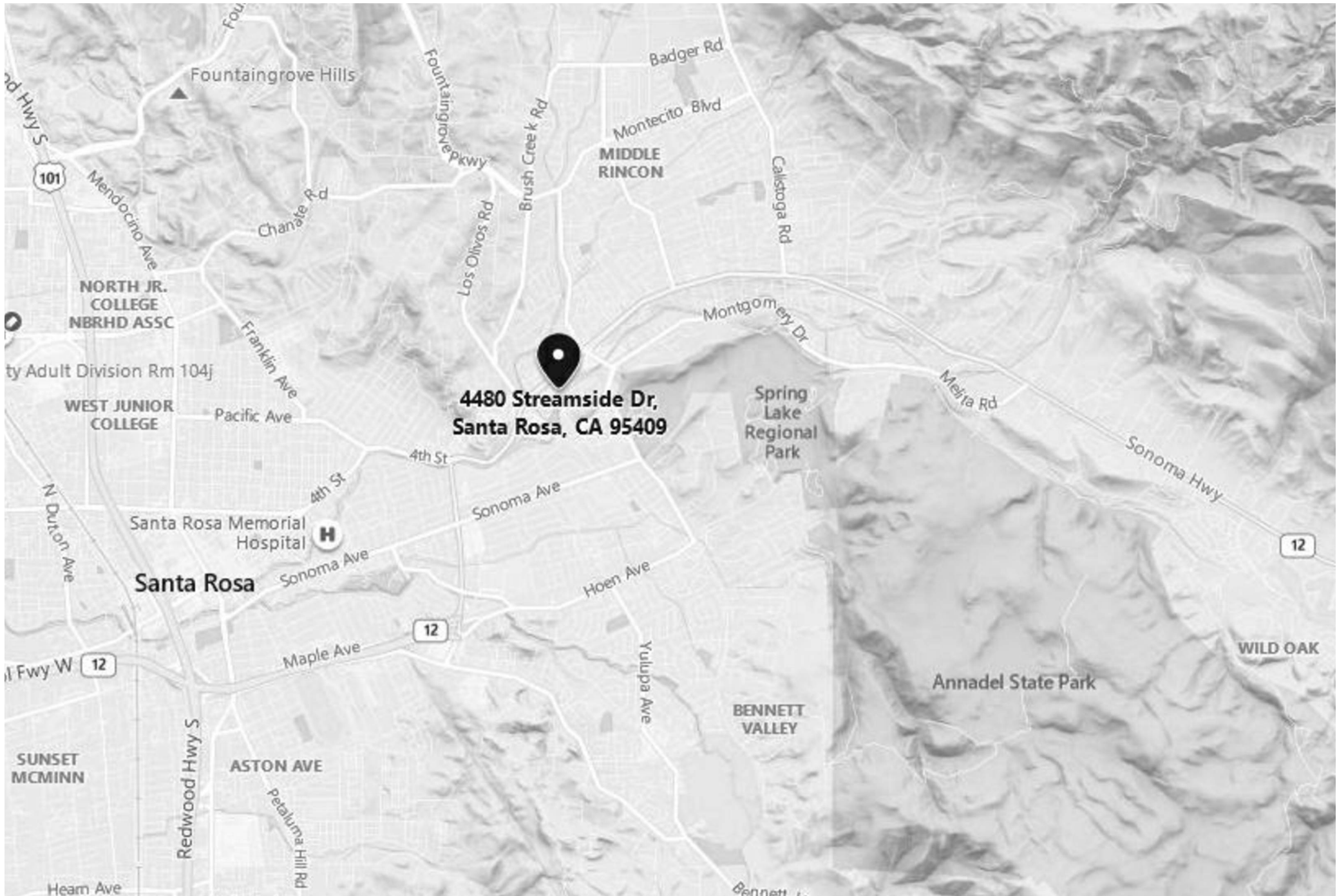


Vicinity Map

Not to Scale



City of Santa Rosa
Planning & Economic
Development Department
Aug 17, 2021
RECEIVED

Proposed Comercial Project for

Recess Storage - Phase II

4465 & 4480 Streamside Dr
Santa Rosa, CA

Project Scope

THE TWO PROPERTIES ARE LOCATED AT 4465 & 4480 STREAMSIDE DR, SANTA ROSA, CA 95409 AND ARE ZONED CG (GENERAL COMMERCIAL). THE ZONING IS APPROPRIATE AS IT IS DESIGNATED RETAIL AND BUSINESS SERVICE BY THE GENERAL PLAN. CG (GENERAL COMMERCIAL) ZONING ALLOWS FOR STORAGE-PERSONAL STORAGE FACILITY (MINI-STORAGE) WITH A MINOR CONDITIONAL USE PERMIT.

THE PROJECT INVOLVES A 3-STORY SELF-STORAGE BUILDING ON LOT 2 AND TWO SINGLE STORY SELF-STORAGE BUILDINGS ON LOT 3 TO ENABLE AMERICAN RECESS TO FURTHER SERVE THE EASTERN AREA OF THE CITY OF SANTA ROSA. THE PHASE 2 PROJECT INCLUDES THE CONSTRUCTION OF THREE STORAGE BUILDINGS WITH A TOTAL SIZE OF APPROXIMATELY 18,278SF. THE PROPOSED NEW STORAGE BUILDING ON LOT 2 SITUATED TO MAINTAIN A REQUIRED SETBACK FROM SANTA ROSA CREEK.

THE ENTIRE SITE WAS GRADED AND PADS WERE CREATED DURING THE FIRST CONSTRUCTION PHASE. MAJORITY OF THE OFF SITE IMPROVEMENTS WERE BUILT UNDER PHASE I, WITH THE EXCEPTION OF THE SIDE WALK ALONG STREAMSIDE DR. UTILITIES ARE STUBBED AT EACH PROPERTY LINE.

THE TWO LOTS PROPOSED TO BE DEVELOPED WERE CREATED DURING PHASE I, AND THE ENTIRE SITE FUNCTIONS AS A COMPLEX/ CAMPUS. THE THREE PARCELS SHARE ACCESS DRIVEWAYS, PARKING SPOTS, GARBAGE ENCLOSURE, AND OFFICE SPACE AND RESTROOMS. ACCESS AND MANAGEMENT AGREEMENTS WILL BE IN PLACE BEFORE FINAL CERTIFICATE OF OCCUPANCY. DUE TO THE SITE CONSTRICTIONS AND SIMILAR USES BETWEEN THE THREE PARCELS, AMERICAN RECESS WILL APPLY FOR A VARIANCE TO REDUCE THE REQUIRED STREET SETBACKS AS SET IN THE CURRENT MUNICIPAL CODE SECTION 20-42.180 STORAGE, PERSONAL STORAGE FACILITIES. WE ARE PROPOSING A 5'-0" STREET SETBACK FROM STREAMSIDE DR FOR LOT 2 AND 10'-0" STREET SETBACK FROM STREAMSIDE DR FOR LOT 3. A PREVIOUS HILLSIDE DEVELOPMENT PERMIT WAS APPROVED FOR THE DEVELOPMENT OF A MULTI FAMILY STRUCTURE ON LOT 2. GRADING AND STABILIZATION OF THE SLOPE TOOK PLACE DURING PHASE I. SINCE THE SELF STORAGE FACILITY BUILDING FOOT PRINT AND LOCATION IS SIMILAR TO THE APPROVED BUILDING FOOT PRINT, WE REQUEST A MINOR REVISION TO THE ORIGINAL APPROVED ORDINANCE, TO BE CONDUCTED AT STAFF LEVEL.

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.

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. THE BUILDINGS COLOR AND MATERIALS WILL BE SIMILAR TO THE PHASE I APPROVED BUILDING.



THE APPROVED LANDSCAPE PLAN WILL BE REVISED ON LOTS 2 AND 3 TO ACCOMMODATE THE NEW USE AND NEW BUILDINGS FOOT PRINT.

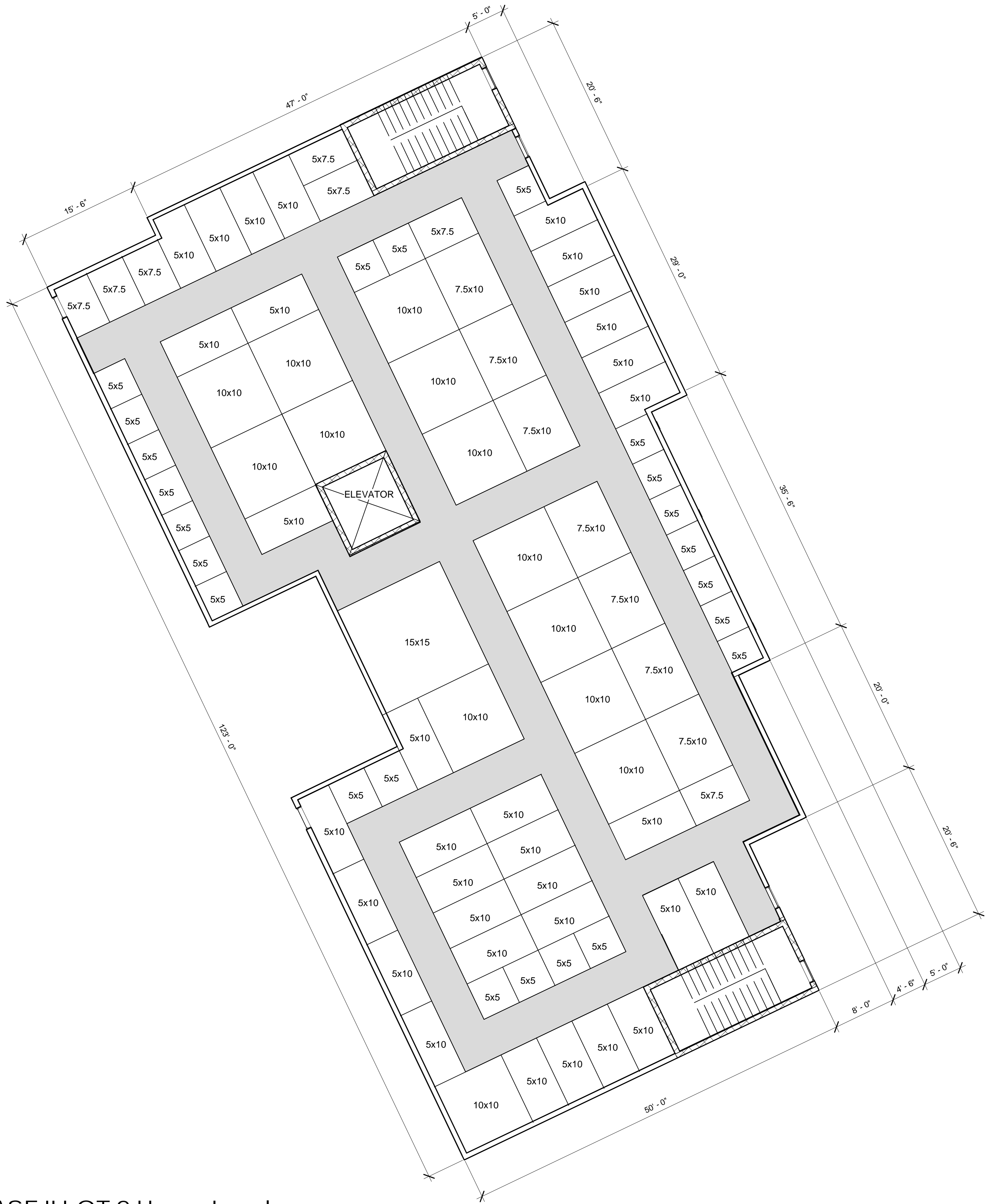
Parking Requirements

use	ratio	no. spaces required	no. spaces provided
Storage, Personal Storage Facilities	5 customer parking spaces	10 spaces	11
Total Parking Spaces			11
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)	1	2

Loading Spaces

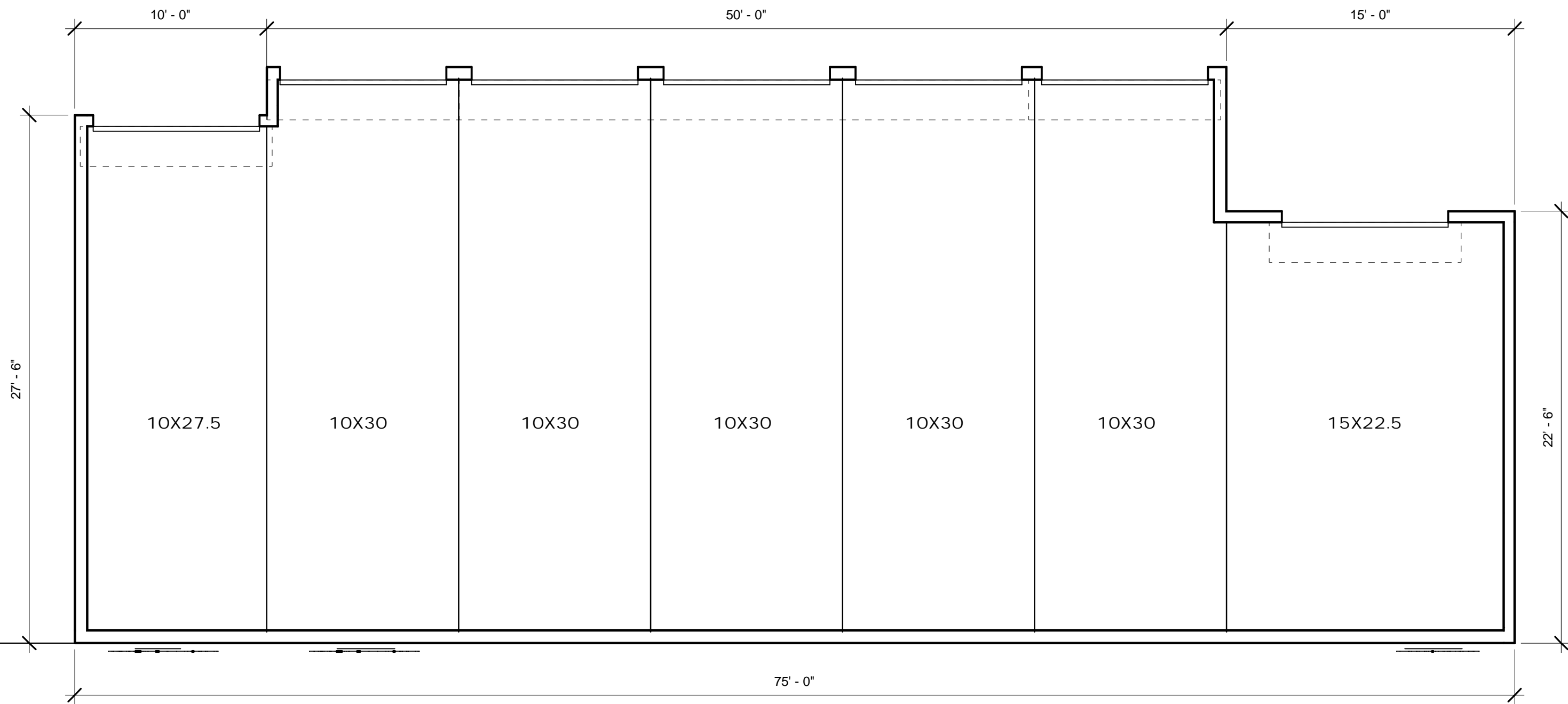
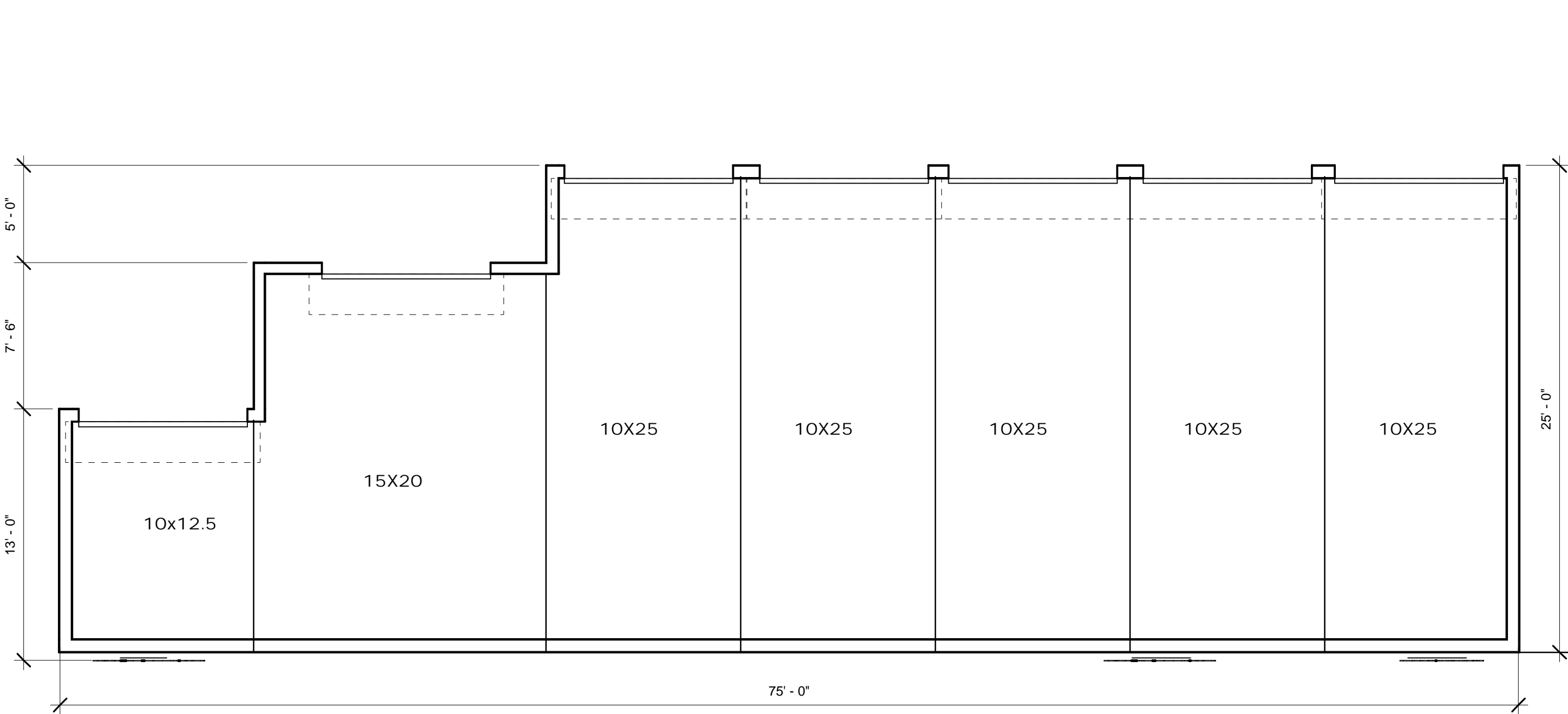
use	ratio	no. spaces required	no. spaces provided
Storage, Personal Storage Facilities	5,000 sf or more	1	4

ISSUED FOR:	14 Aug. 2021	CONCEPT DESIGN REVIEW	 85 Keystone Avenue, Suite E Reno, Nevada 89503 Tel (775) 813-6887	DRAWN BY: CRN	SCALE: As indicated	RECESS STORAGE 4465 & 4480 Streamside Dr Santa Rosa, CA 95409 Sonoma County APN 032-010-005	 SHEET CONTENT Project Contacts Sheet Index Project Scope Parcel Data, Parking Requirements 3D Rendering, Vicinity Map	DWG #
				DESIGNED BY: CRN				DR 0.1
				CHECKED BY:				
	DATE	DESCRIPTION		SUBMITTED BY: AR				



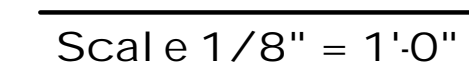
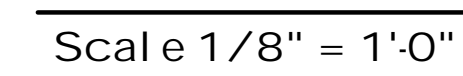
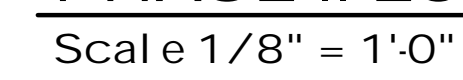
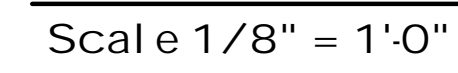
PHASE II LOT 2 Upper Level

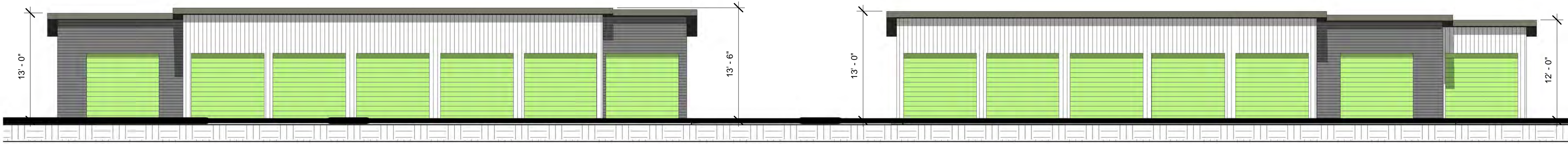
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PHASE II LOT 3 Lower Level

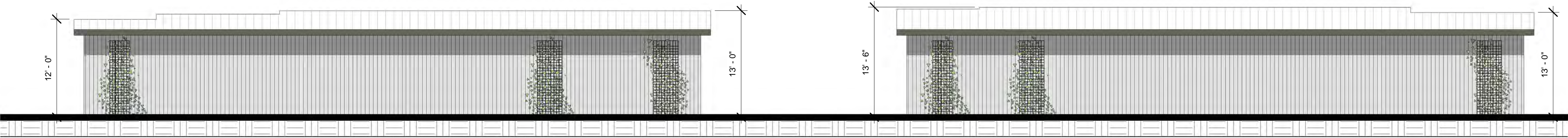
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DR 3.11



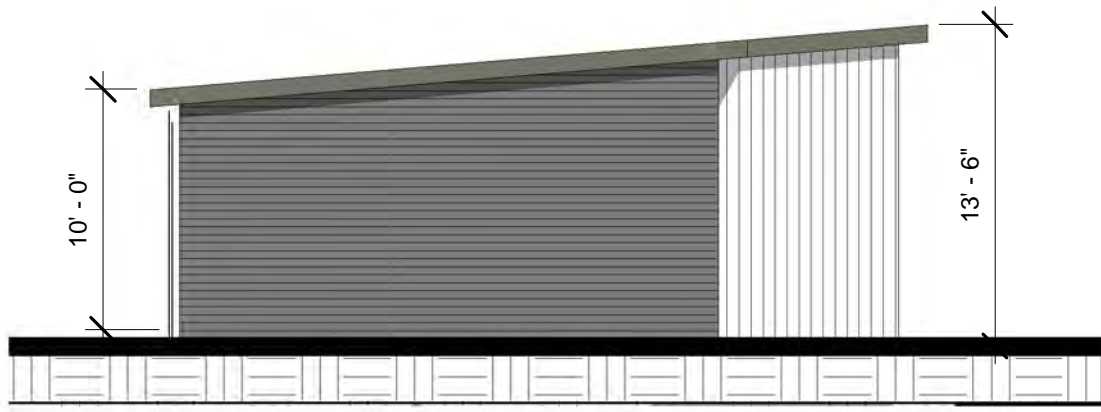
PHASE II Lot 3 North El evation

Scale 1/8" = 1'-0"



PHASE II Lot 3 South El evation

Scale 1/8" = 1'-0"



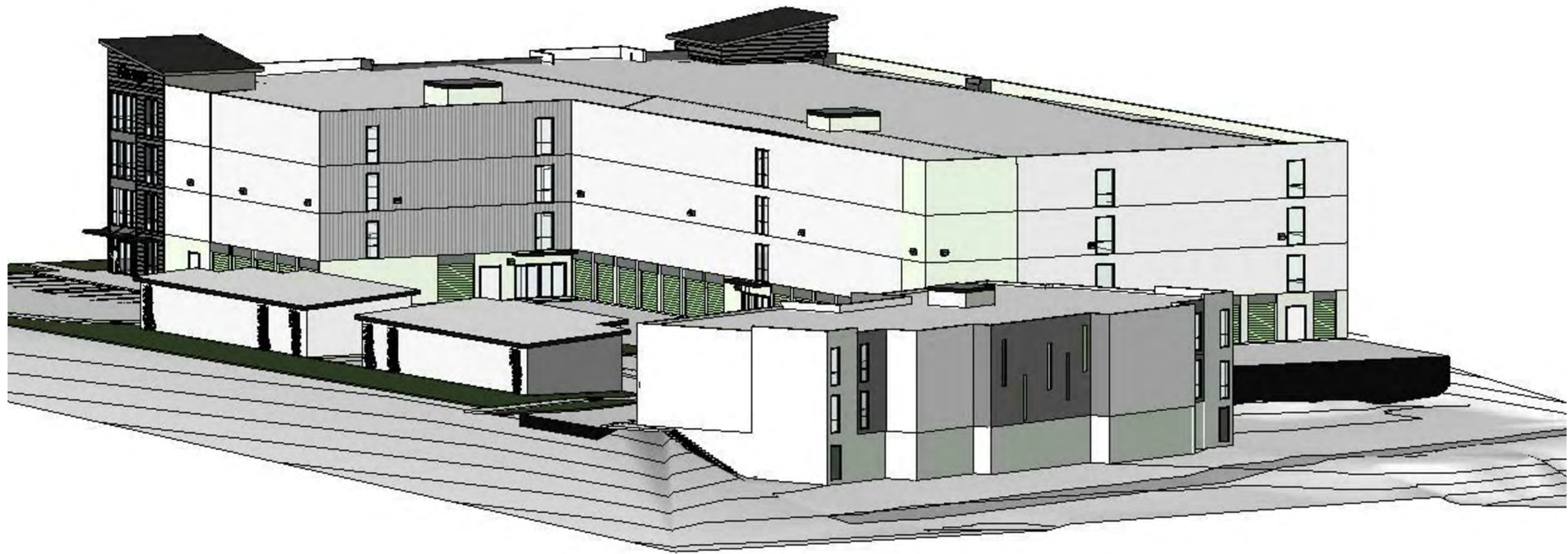
PHASE II Lot 3 East El evation

Scale 1/8" = 1'-0"

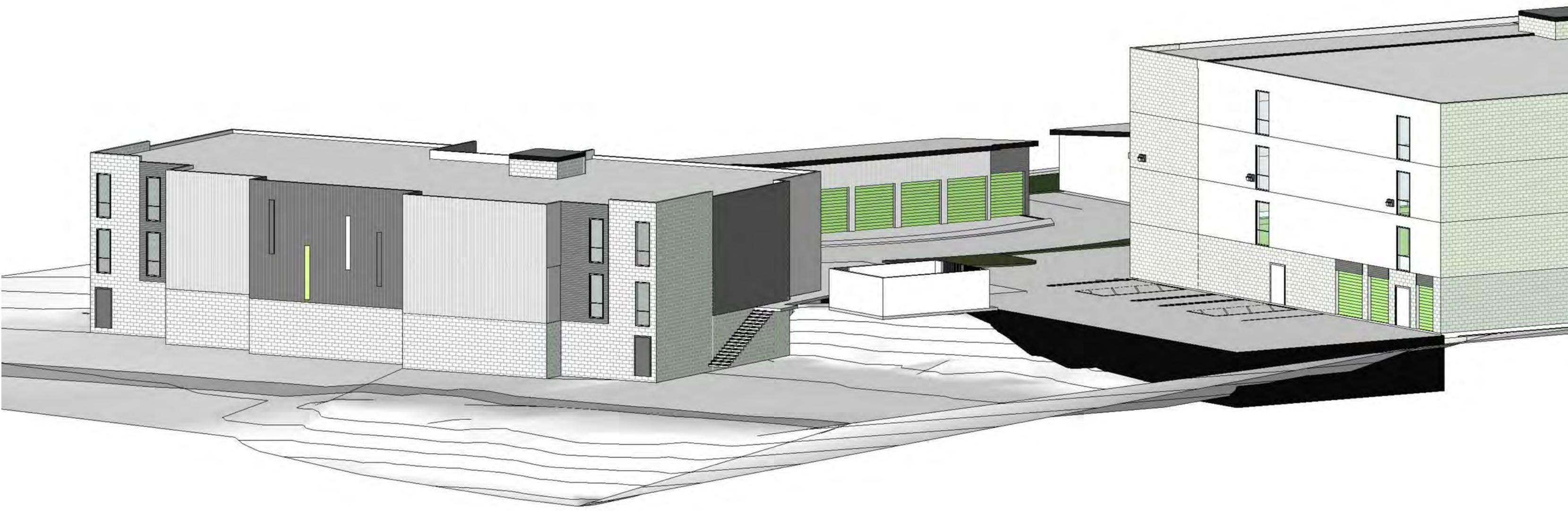


PHASE II Lot 3 West El evation

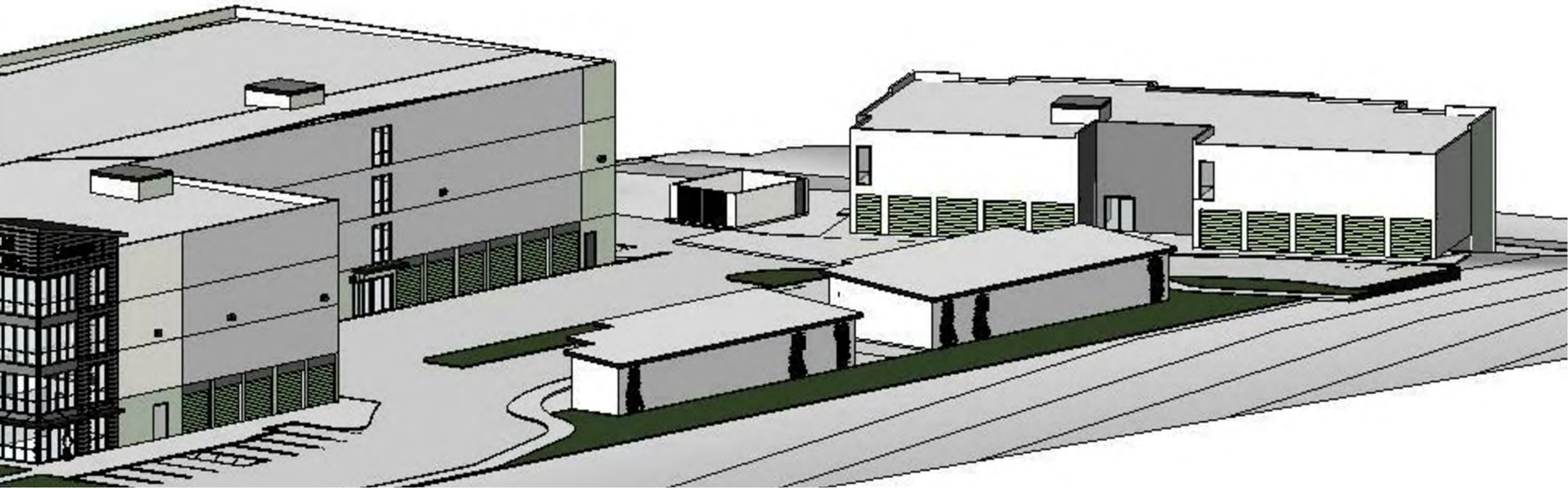
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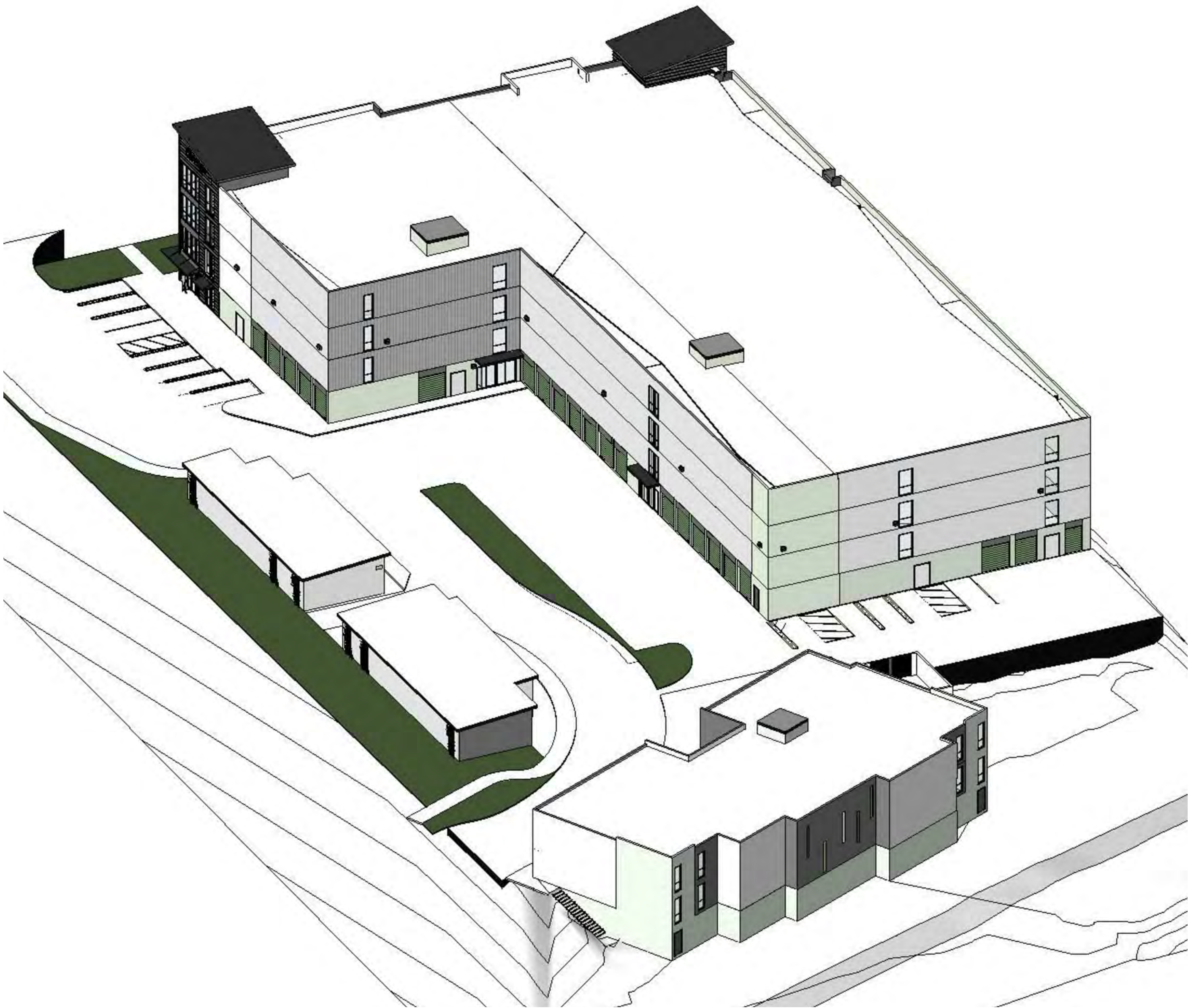
3D1



3D2



3D3



3D4

ISSUED FOR:	14 Aug. 2021	CONCEPT DESIGN REVIEW		
	DATE	DESCRIPTION		



RECESS

85 Keystone Avenue, Suite E
 Reno, Nevada 89503
 Tel (775) 813-6887

DRAWN BY:	CRN
DESIGNED BY:	CRN
CHECKED BY:	
SUBMITTED BY:	AR

SCALE:
1/4" = 1'-0"

RECESS STORAGE
 4465 & 4480 Streamside Dr
 Santa Rosa, CA 95409
 Sonoma County APN 032-010-005



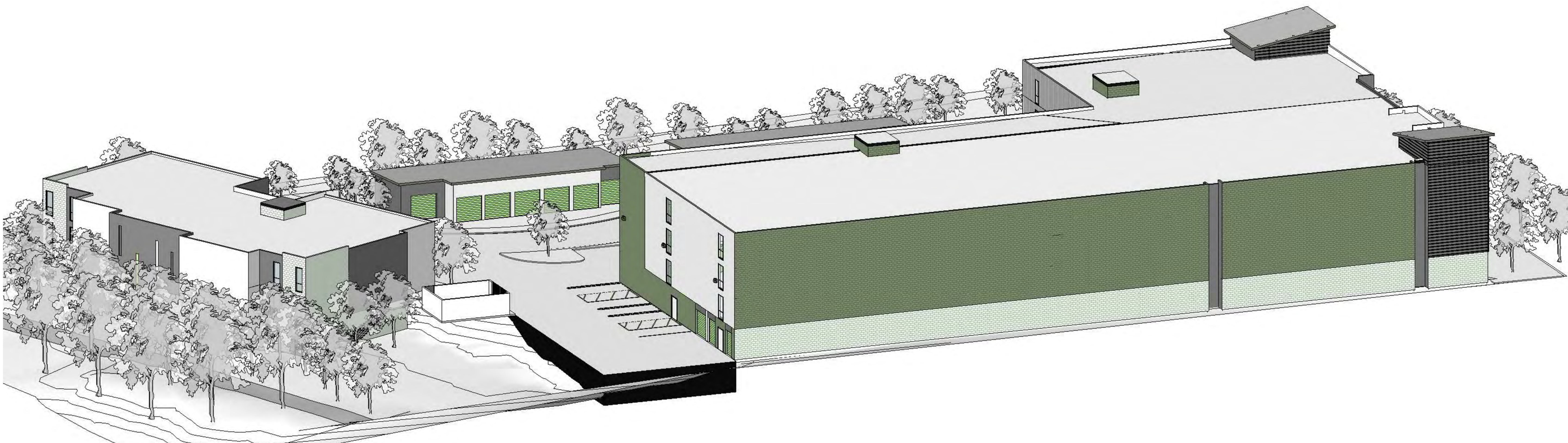
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DWG #

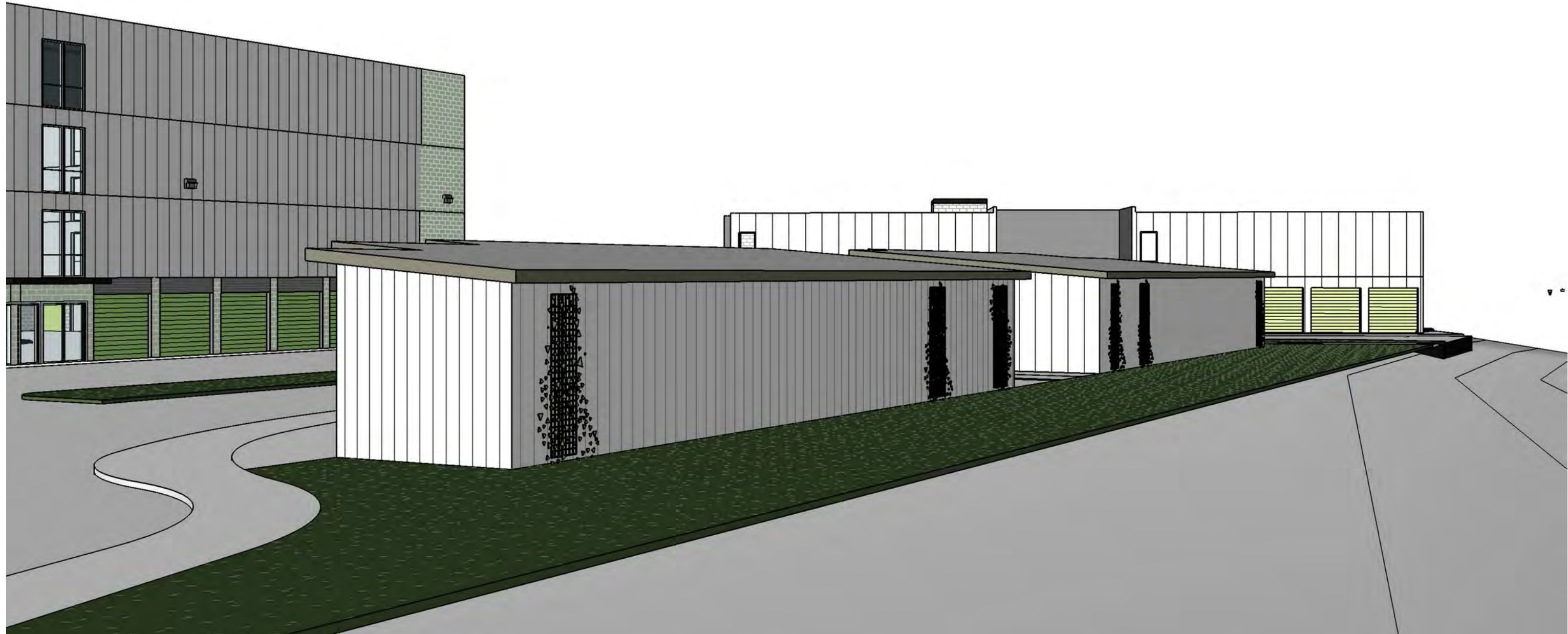
DR 3.13



OVERALL SOUTHEAST VIEW



OVERALL SOUTHWEST VIEW



LOT 3 ELEVATION FROM RESIDENTIAL
NEIGHBORS 01

Scale 1/4" = 1'-0"



LOT 3 ELEVATION FROM RESIDENTIAL
NEIGHBORS 02

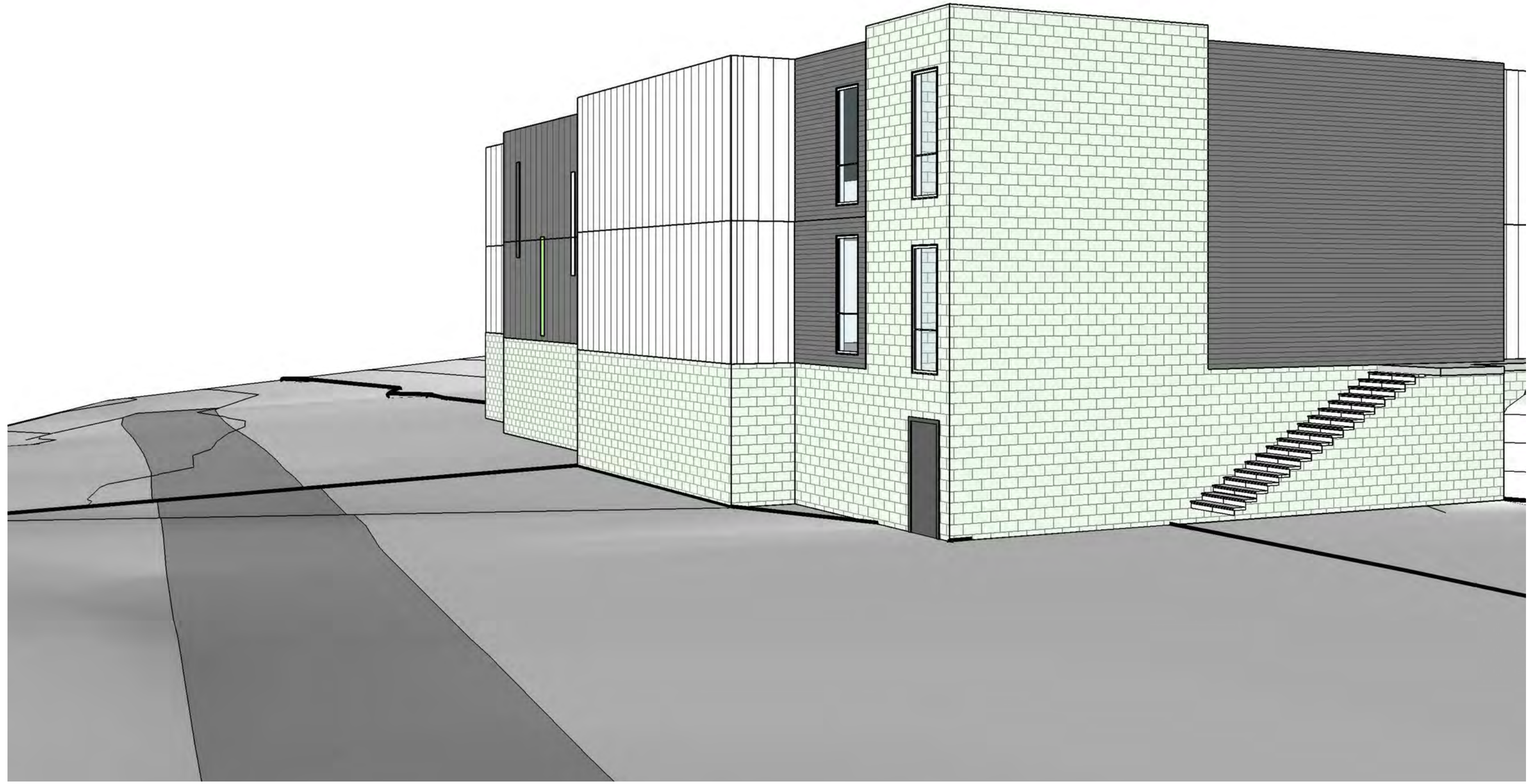
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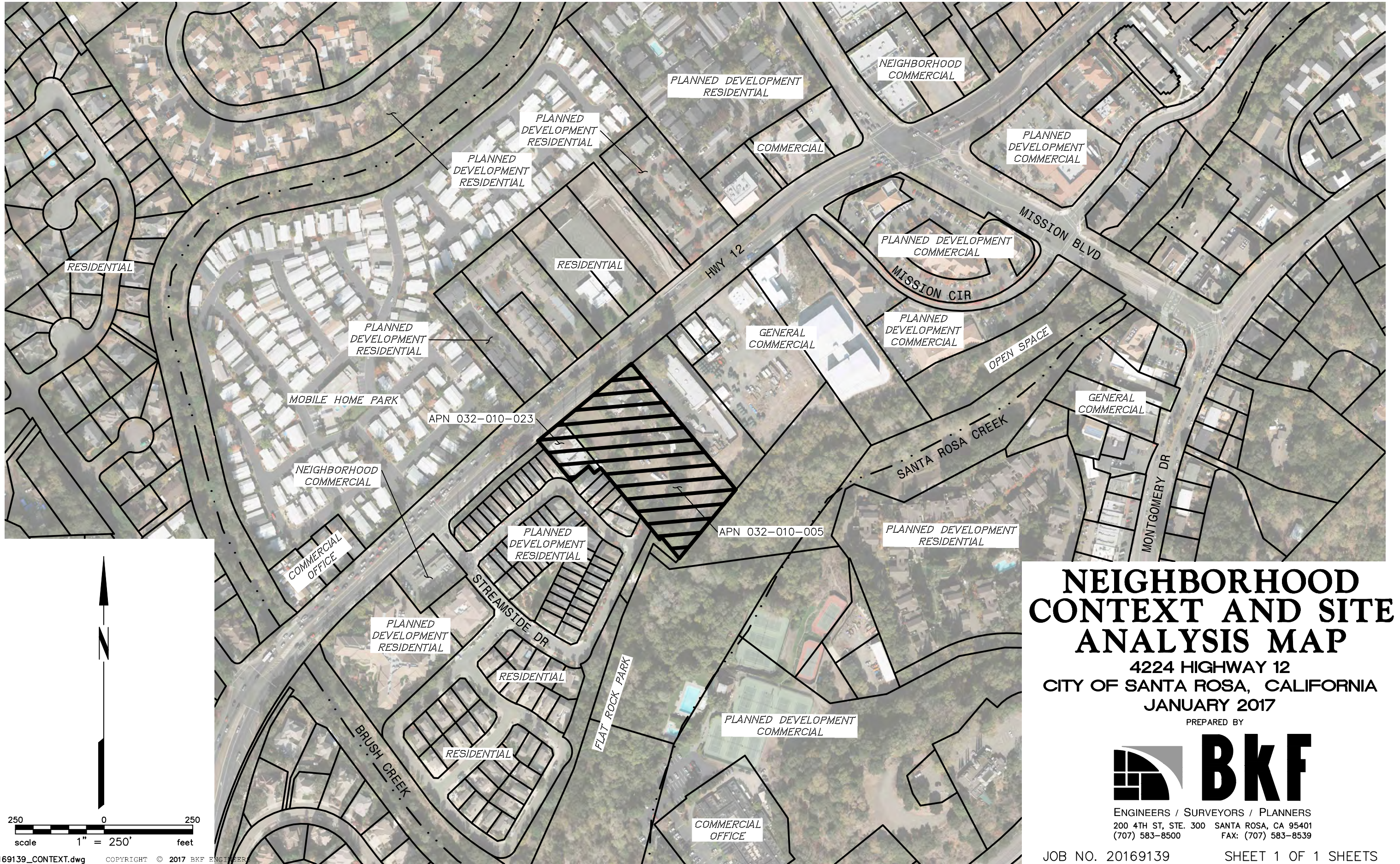
LOT 2 ELEVATION FROM TRAIL 01

Scale 1/4" = 1'-0"



LOT 2 ELEVATION FROM TRAIL 02

Scale 1/4" = 1'-0"



NEIGHBORHOOD CONTEXT AND SITE ANALYSIS MAP

4224 HIGHWAY 12
CITY OF SANTA ROSA, CALIFORNIA
JANUARY 2017

PREPARED BY



ENGINEERS / SURVEYORS / PLANNERS
200 4TH ST, STE. 300 SANTA ROSA, CA 95401
(707) 583-8500 FAX: (707) 583-8539

JOB NO. 20169139

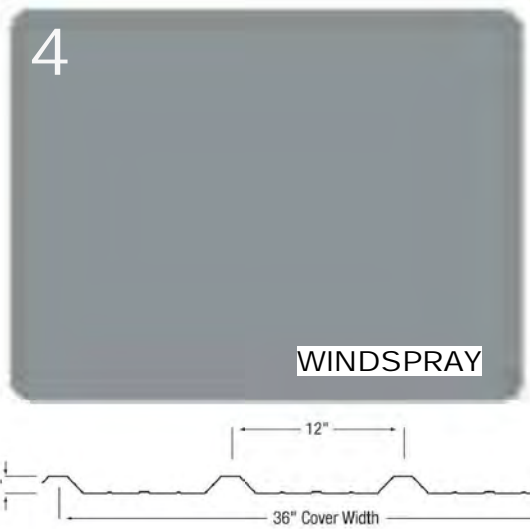
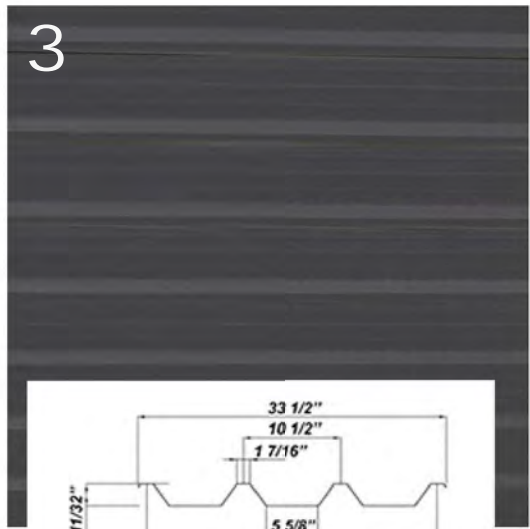
SHEET 1 OF 1 SHEETS

Vicinity Map

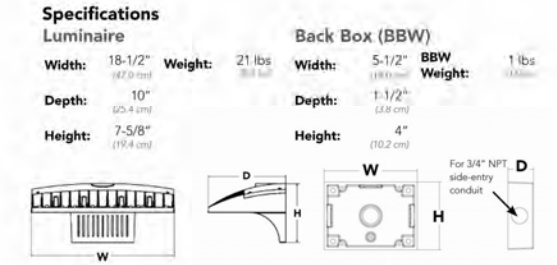
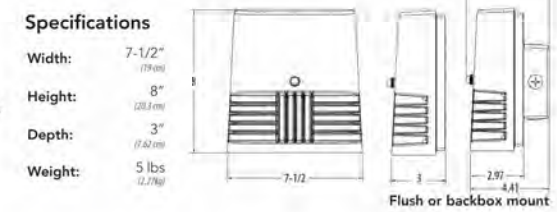
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ISSUED FOR:	1 June 2018	ANNEXATION PREZONING	 RECESS 85 Keystone Avenue, Suite E Reno, Nevada 89503 Tel (775) 747-6000	RECESS STORAGE Self Storage 4224 Hwy 12 Santa Rosa, CA 95409 Sonoma County APN 032-010-005	DWG # 3
	DATE	DESCRIPTION			



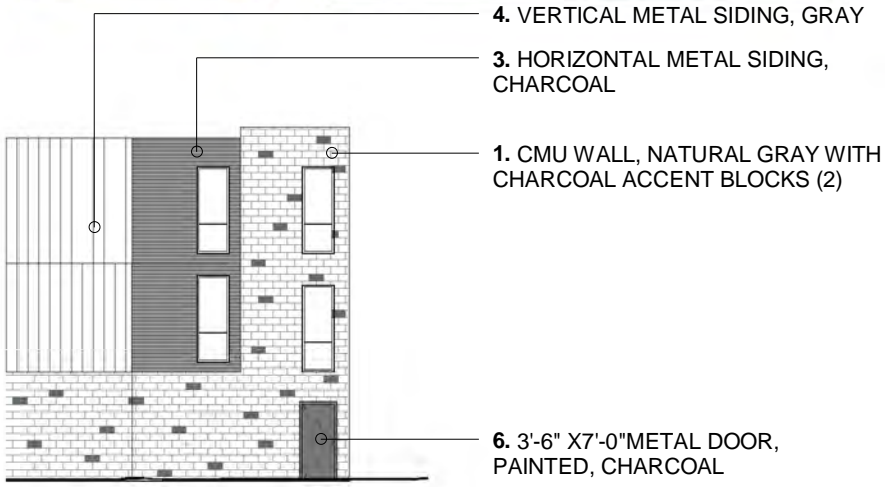
STORAGE EXTERIOR LIGHT FIXTURES - OR
EQUAL



3. DECORATIVE,
METAL SIDING,
CHARCOAL

4. VERTICAL METAL SIDING, GRAY

8. 8'-4" X 7'-4" JANUS
ROLL-UP
METAL DOOR



4. VERTICAL METAL SIDING, GRAY

3. HORIZONTAL METAL SIDING,
CHARCOAL

1. CMU WALL, NATURAL GRAY WITH
CHARCOAL ACCENT BLOCKS (2)

6. 3'-6" X 7'-0" METAL DOOR,
PAINTED, CHARCOAL

ISSUED FOR:	14 Aug. 2021	DESIGN REVIEW	 85 Keystone Avenue, Suite E Reno, Nevada 89503 Tel (775) 813-6887	SELF STORAGE and RESIDENTIAL COMPLEX 4465 & 4480 Streamside Dr Santa Rosa, CA 95409 Sonoma County APN 032-010-005	DWG # Material s Storage
	DATE	DESCRIPTION			