

West Coast Self Storage Design Review

File No. DR22-025

2875 Sebastopol Road

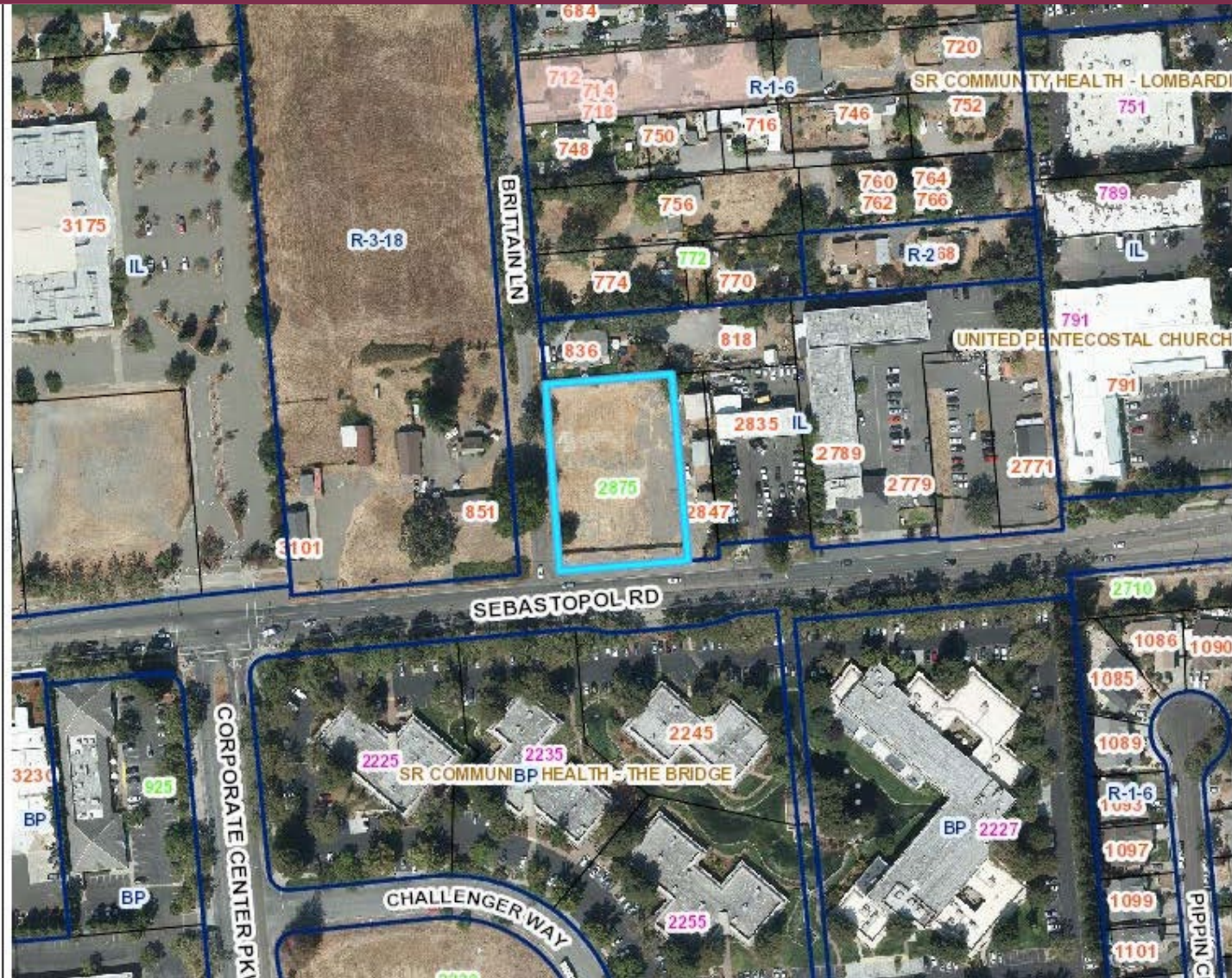
May 18, 2023

Mike Janusek, AICP
Contract Planner
M-Group

West Coast Self Storage proposes the development of a three-story, approximately 62,000 square foot Personal Storage Facility and associated on-site and off-site improvements.



Project Location 2875 Sebastopol Road



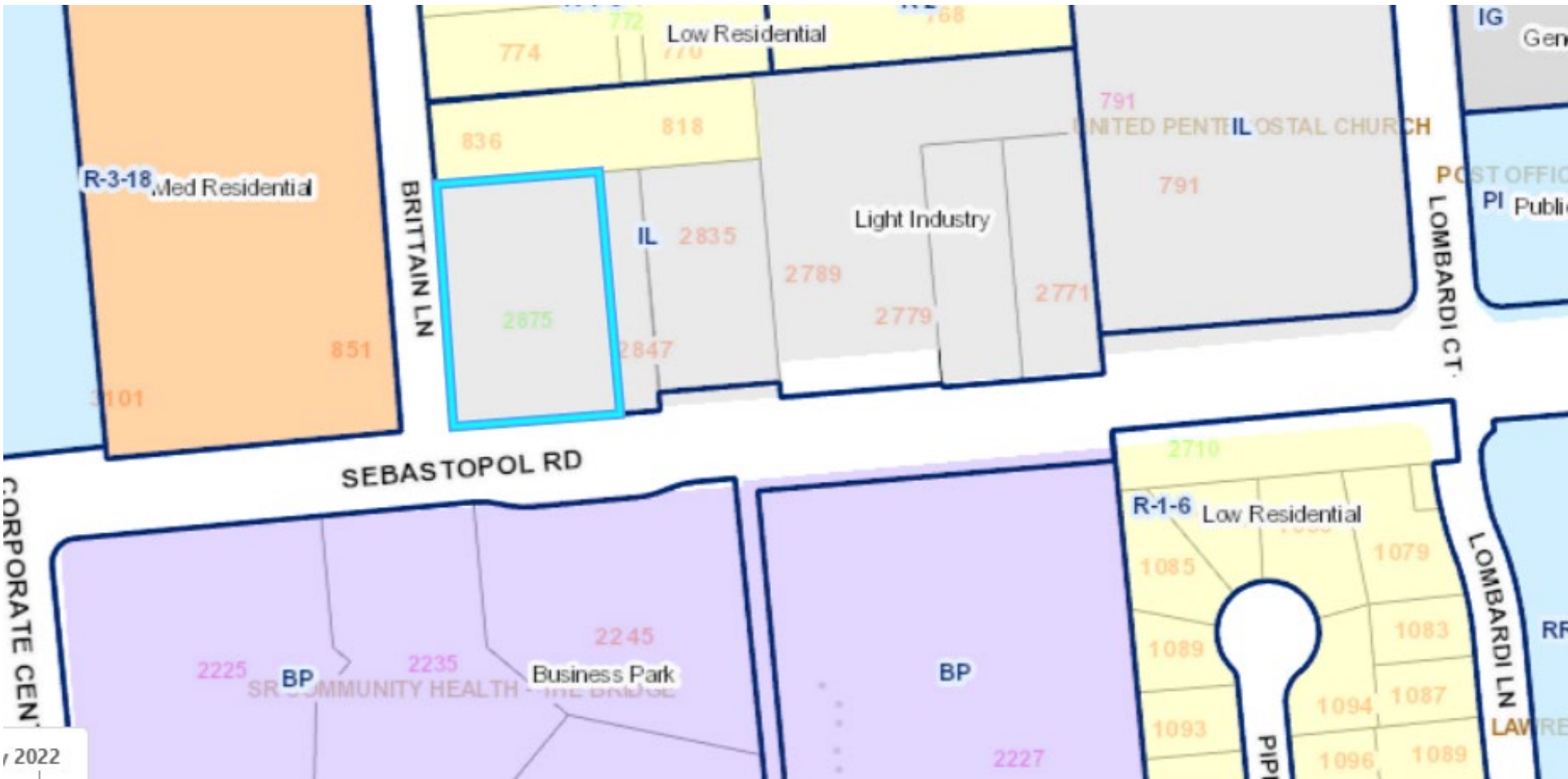
Existing Conditions 2875 Sebastopol Road



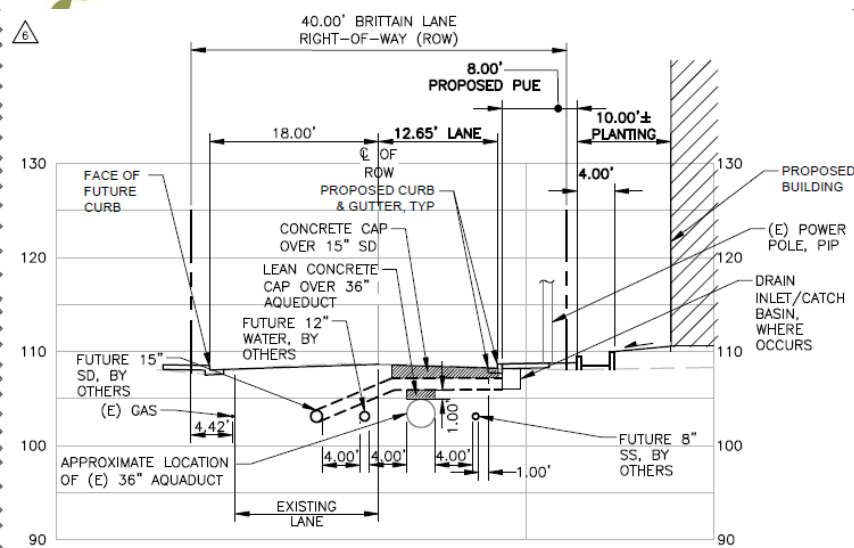
Existing Conditions 2875 Sebastopol Road



General Plan & Zoning 2875 Sebastopol Road

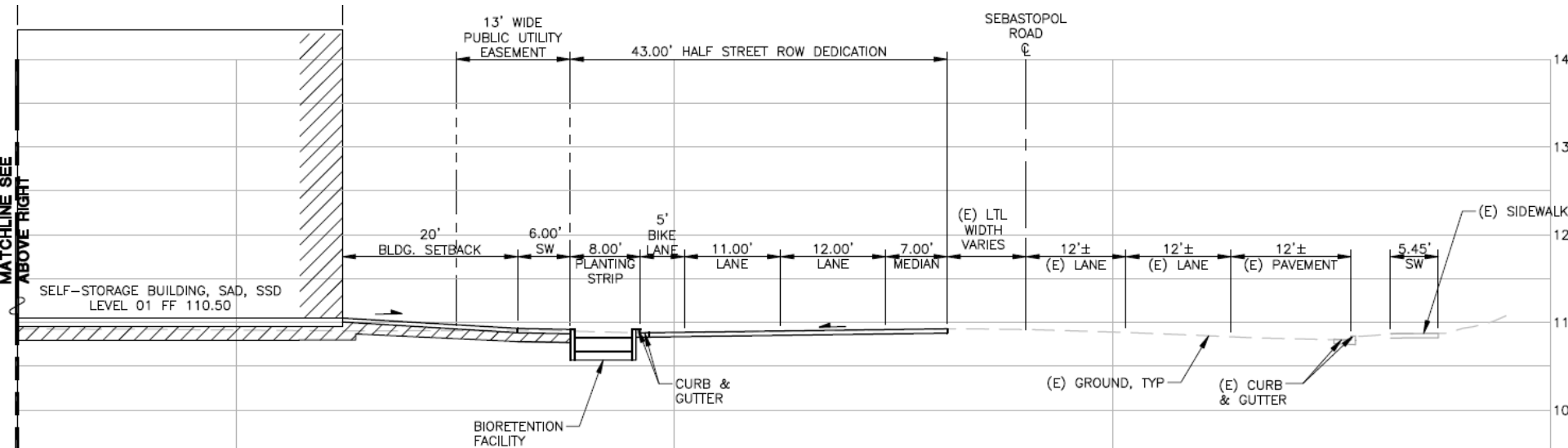


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|----------------|--|
| Feb 2, 2022 | Pre-application Meeting held with Staff |
| Feb 7, 2022 | Neighborhood Meeting held |
| Feb 17, 2022 | DRB reviewed the project as a concept item |
| June 8, 2022 | Design Review application submitted to PED |
| Feb 13, 2023 | Issues Letter sent to the applicant by Staff |
| Mar 13, 2023 | Revised plans submitted to address Issues Letter |
| April 12, 2023 | Application deemed complete |

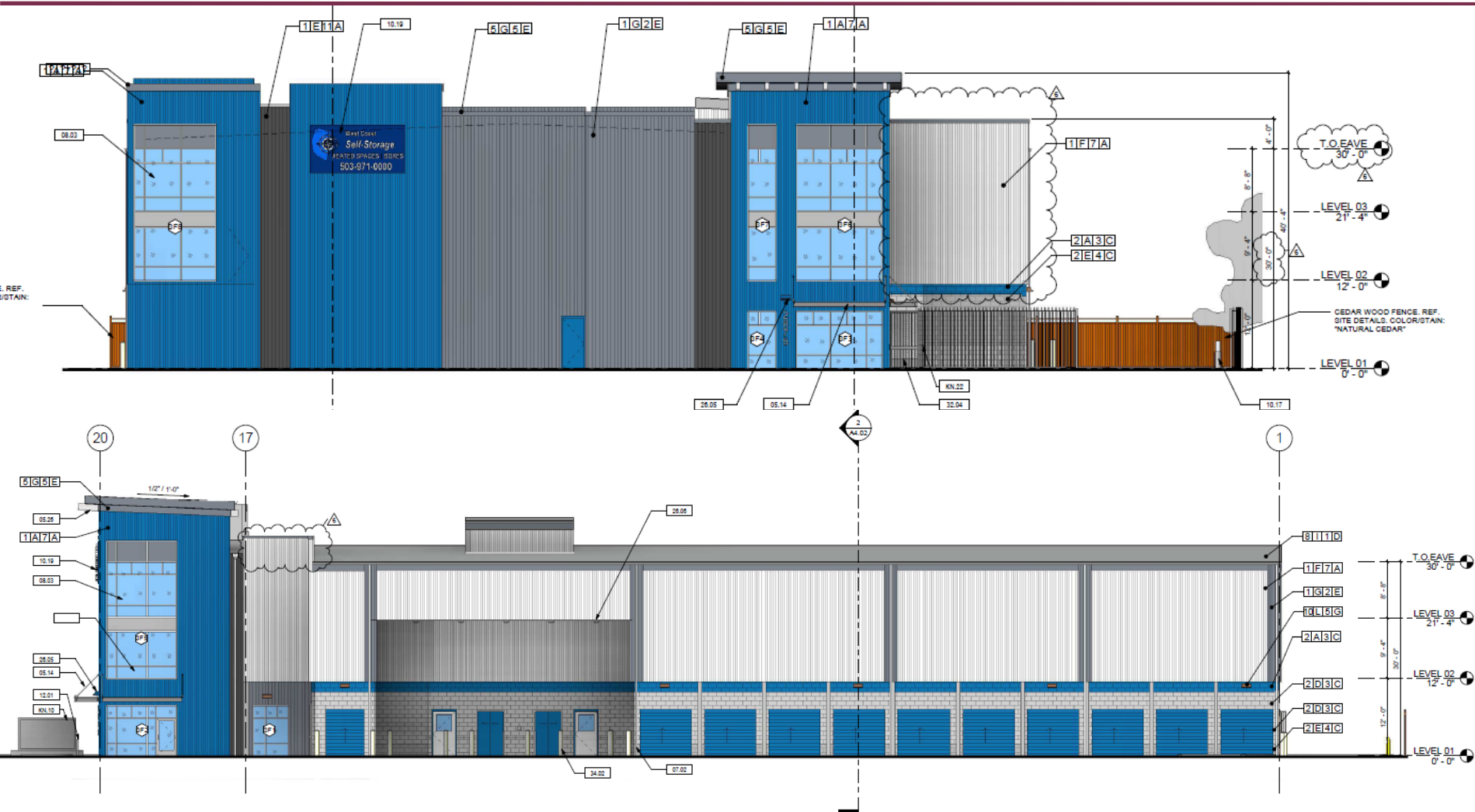


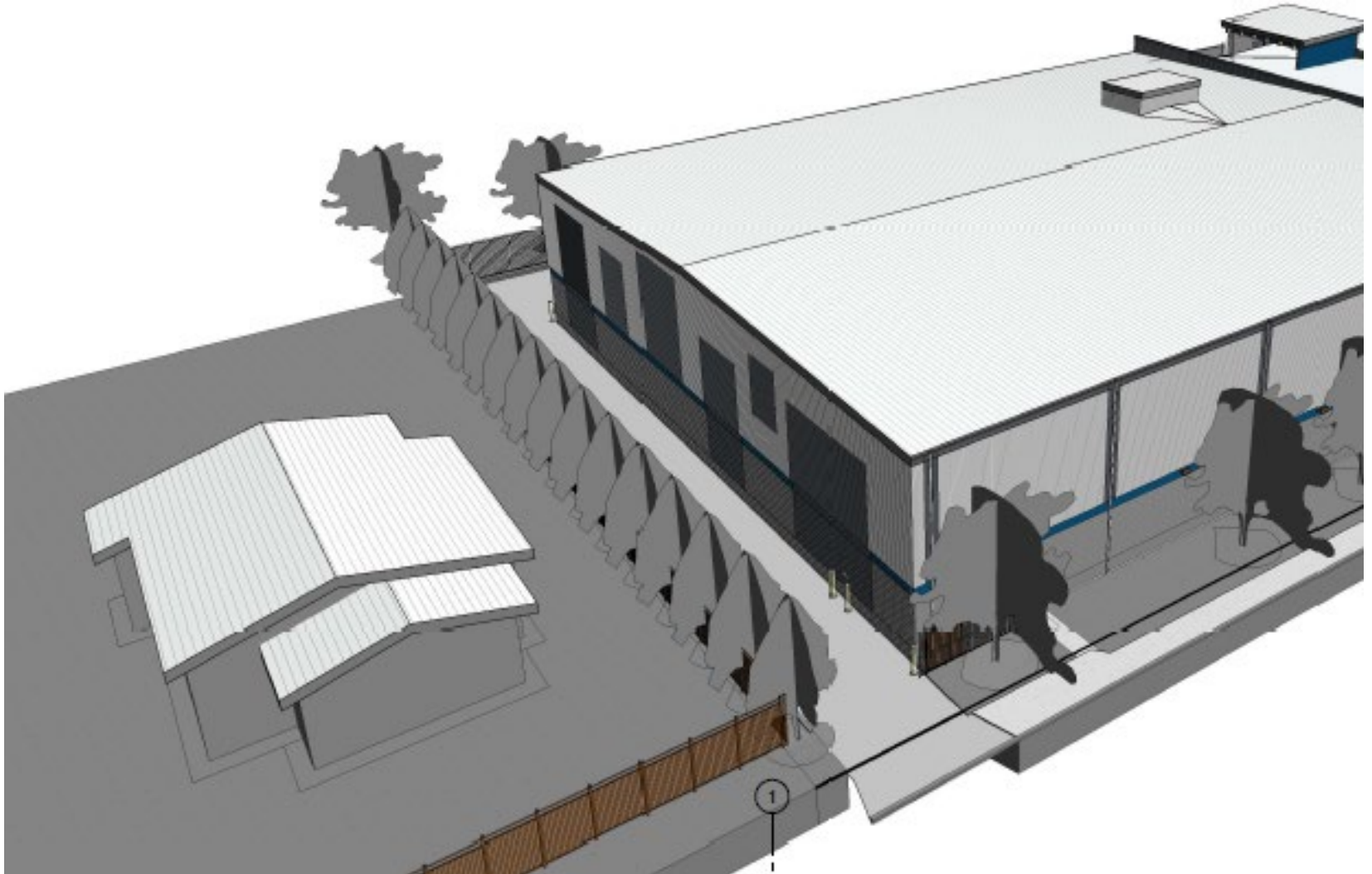
BRITTAIN LANE SECTION

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South and East Elevations





- No public comments were received

- Santa Rosa General Plan (Page 4 to 5)
- Design Guidelines (Page 6 to 11)
- Santa Rosa Zoning Code
 - Personal Storage Facilities, Section 20-42.180 (Page 5)
 - Design Review Findings, Section 20-52.030.I (Draft Resolution)

Environmental Review

California Environmental Quality Act (CEQA)

Pursuant to CEQA Guidelines Section 15332, the project qualifies for a categorical infill exemption described below:

- Self-storage use is an allowed use within this zoning district and Minor Conditional Use Permit on this parcel
- Project is proposed on a 1-acre parcel
- Site has no value as a habitat for endangered, rare, or threatened species
- Will not result in significant impact for traffic, noise, air quality or water quality
- Can be served by all utilities and services

The Planning and Economic Development Department recommends that the Design Review Board, by resolution, approve Design Review for the construction of a three-story, approximately 62,000 square-foot self-storage building on the property located at 2875 Sebastopol Road.

Questions

Mike Janusek, AICP
Contract Planner
M-Group
mjanusek@srcity.org