

DESIGN REVIEW COMMITTEE MEMORANDUM

DATE: August 16, 2023
 ITEM: No. 1 - 1:35pm
 FROM: Claudette Diaz, Project Planner

SUBJECT: File No.: **UPE20-0040**; Contractor's Storage Yard
 Applicant: Munselle Civil Engineering
 Address: 4020, 4034, 4040, 4060 Santa Rosa Avenue
 APN(s): 134-192-005, 134-192-006, 134-192-007, 134-192-016

Request

Preliminary Design Review for a contractor's equipment storage and rental yard on four parcels under the same ownership. The site will be divided and rented out to separate tenants for various uses, including equipment storage and rental yards, vehicle storage, construction, building, and landscaping material storage, trailer storage, and RV and automobile sales. Fencing will be installed to help delineate each tenant's area and to provide security. Proposed hours of operation will be from 5 AM to 9 PM, seven days a week, with no employees remaining on-site for extended periods of time. The project area includes four parcels totaling 14.25 acres, located at 4020, 4034, 4040, and 4060 Santa Rosa Avenue.

Background

The project site is composed of four parcels, Parcel 1 (APN 134-192-005), Parcel 2 (134-192-006), Parcel 3 (134-192-007), and Parcel 4 (134-192-016).

Parcel	APN	Acreage	Land Use	Zoning
Parcel 1	134-192-005	0.48	LI	M1, VOH
Parcel 2	134-192-006	0.59	LI	M1, VOH
Parcel 3	134-192-007	0.48	LC	LC, VOH
Parcel 4	134-192-016	13.18	LI, RR 3	M1, RR B6 3, RC100/25 VOH

The proposed contractor's storage yard use is proposed on the Limited Urban Industrial (M1) and Limited Commercial (LC) designated areas of the project site. The project site is currently paved through the industrial designated areas, with existing fencing, and accessory structures. The site is surrounded by similar industrial uses to the north, west, and south. A mix of residential and industrial uses are located to the southeast of the site.

Analysis

General Plan



Parcels #1, 2, and 4 have a Limited Industrial (LI) land use designation in the Sonoma County General Plan. This category is intended to provide sites for the development to meet service and employment needs where range or scale of industrial uses is limited. Permitted uses include industrial uses not expected to need the full range of urban service areas. Parcel #4 has a split land use designation of Rural Residential (RR). However, no portion of the project is proposed in the RR designated portions.

Parcel #3 has a Limited Commercial (LC) land use designation. This category provides sites to accommodate retail sales and services, also intended to provide opportunities for a mix of residential and commercial uses in Urban Service Areas.

A contractor's storage use aligns with the overall purpose of the land use categories for the project site.

South Santa Rosa Area Plan

The project site has a Limited Commercial (LC) and a Limited Industrial (LI) designation in the South Santa Rosa Area Plan (the Plan). The LC category provides for sites for local convenience shopping and the LI category is intended to accommodate a variety of light industrial in combination with heavy commercial land uses, such as truck terminals, contractors' storage yards, landscaping materials yards, and light assembly and distributing plants. A portion of Parcel #4 is designated as Residential; however, the proposed project is not located in the residential portion of the site.

Consistency with the South Santa Rosa Area Plan's development standards are discussed below.

Zoning

Parcels #1, 2, and 4 have a Limited Urban Industrial (M1) zoning designation. Section 26-12-030 of the Sonoma County Code requires a Use Permit for a contractor's storage yard use in the M1 zoning district. A portion of Parcel #4 is zoned Rural Residential (RR); however, the proposed project is not located in the RR designated portion of the site.

Parcel #3 has a Limited Commercial (LC) zoning designation. The LC zoning district provides areas for retail sales and services. The LC zoning designation requires a Use Permit for a contractor's storage yard use.

A contractor's storage yard is defined in Section 26-20-110 of the Sonoma County Code as the storage of construction materials or equipment on site other than the construction site. This includes indoor and outdoor storage, ancillary office, storage of large equipment and vehicles, and storage of scrap materials used for repair and maintenance of on-site equipment.



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The proposed project also includes the storage of vehicle, boat, and RV storage uses, which is a permitted use in M1. A Use Permit is required for the storage of vehicle, boat, and RVs, in the LC zoning district. Section 26-20-140 defines the storage of vehicle, boat, and RVs, as a facility for the long-term storage of cars, trucks, buses, recreational vehicles, boats, fleet vehicles, motorized farm equipment and machinery, and other motor vehicles.

Though portions of the project site are located within the typical setback for a creek in this area, this portion of the site was already developed prior to the adoption of the Article 65 (Riparian Corridor Combining District) on November 23, 2014 under Ordinance Number 6089. Based on the *4040 Santa Rosa Avenue Biological Resource Assessment* drafted by Brian Freiermuth, Wildlife Biologist, with WRA, Inc., dated December 1, 2022, it is not anticipated that the project activities would adversely affect riparian resources because the Hunter Creek paved walking trail is located between the Project Area and the stream, therefore the proposed project would not result in impacts to the stream.

The project is consistent with Article 65 (Valley Oak Habitat Combining District) of the Sonoma County Code in that the project does not propose to remove any trees on site.

Consistency with the M1 and LC zoning designation's development standard is discussed below.

Setbacks

Section 26-12-040 of the Sonoma County Code provides development standards for industrial zoned parcels. The M1 zoning designation does not require minimum setbacks for the front, side, or rear property lines.

The South Santa Rosa Area Plan standards require that new buildings be placed a minimum of 20 feet from the front property line, with a maximum building height at the building setback line at 18 feet. The 20-foot front setback must be landscaped, and the Plan prohibits outdoor storage uses within the 20-foot minimum building setback.

The project proposes the outdoor storage use at least 20 feet from the required landscaped and setback area, as shown on *Attachment 2 Project Site Plan*.

Height

Section 26-12-040 of the Sonoma County Code limits structures in the M1 zoning district to 65 feet.

The South Santa Rosa Area Plan has a minimum building setback of 20 feet with a maximum height of 18 feet. Additional height may be permitted by a use permit following the same ratio of building setback to building height 42 degrees + from the property line to maximum height of 35-40 feet from the property line. The minimum 20 foot front yard setback from Santa Rosa



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Avenue is required to be landscaped. The project does not propose to exceed the maximum allowable height.

The project site currently contains three office buildings: 1,250 square feet in size; 1,725 square feet in size; and 872 square feet in size. The project proposes a new 130 square foot ADA compliant restroom facility, approximately 100 feet away from the front property line.

The Plan prohibits outdoor storage uses within the 20-foot front yard landscape reserve area. Outdoor storage areas are required to be screened from view by means of perimeter fencing and landscape screening with berming evergreen shrubs. The height of the outdoor storage cannot exceed either A) the height of the perimeter fence, berm, or landscape screen, nor B) the structural height limited by the Plan's height and setback requirements.

The project's primary use will be outdoor storage which will not exceed allowable height limits and will be substantially screened from views from Santa Rosa Avenue with proposed shrubs and dense tree coverage, as shown in *Attachment 4 Project Landscaping Plans*.

Landscaping

The South Santa Rosa Area plan requires that the first 20 feet from the property lines be used exclusively for landscaping except for walks and driveways bisecting the required area. The Plan requires that outdoor storage areas which face Santa Rosa Avenue to be screened from view by means of perimeter fencing and landscape screening, and that fencing or screening of the outside storage areas be of a height which exceeds the height of the objects to be screened by at least 2 feet. The project proposes a 6-foot tall, vinyl coated chain link/cyclone fence with associated landscaping to screen the proposed use.

Signage

Article 84 of the Sonoma County Code limits the number of appurtenant signs per parcel to one. The size of the appurtenant sign must be compatible with the proposed use and surrounding land uses and is limited to 32 square feet in size. Monument style signs are limited to a maximum height of 6 feet above ground. The sign may exceed these standards with Design Review Committee approval.

The South Santa Rosa Area Plan requires Design Review Committee review and approval for signs. Signs and identifications on buildings or building sites shall only be of such size, design and color as is specifically approved by the Design Review Committee. The Plan limits signs to one per parcel, with a maximum height of 8 feet, totaling no more than 48 square feet per parcel.



The project proposes a 48 square foot detached monument sign, located along the property frontage, at approximately 6 feet in height. The sign will not be illuminated and will be located within the property boundaries.

Lighting

Article 84 of the Sonoma County Code limits lighting for appurtenant signs to internal illumination only, with low intensity lamps and limited to letters and graphic elements with the surrounding background opaque.

The South Santa Rosa Area Plan requires that outdoor lighting should be shielded to prevent glare onto streets and adjacent properties and must be designed to enhance the architectural features of the buildings. The Plan requires that the specifications for the lighting fixtures and shields be submitted with the project plans, however, no new lighting is proposed in addition to the existing lighting on site. Parking lot lighting is limited to 10-15 feet maximum.

The lighting on site is downcast and fully shielded. However, the height for the existing fixtures varies throughout the site.

Parking

Article 86 of the Sonoma County Code requires 1 parking space for every 250 square feet of floor area for offices. The project proposes approximately 3,847 square feet of office space, which would result in requiring a minimum of 16 parking spaces. The office trailers on site will be used for storage purposes only at this time. The project proposes 15 parking spaces to serve the office/storage use.

Article 86 requires 1 parking space for every 3,000 square feet of lot area for a contractor's storage yard, resulting in requiring at least 50 parking spaces to serve the contractor's storage yard use. The project proposes at least 54 parking spaces to serve the contractor's storage yard use which meets the parking requirements established in Article 86.

Environmental Review

Staff is evaluating the project in accordance with the California Environmental Quality Act (CEQA).

Recommendation

Staff recommends the Design Review Committee provide preliminary feedback on the project's design elements and direct the applicant to return with revisions or final details, or delegate final design review to staff.

Attachments

1. Proposal Statement



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2. Project Site Plan
3. Project Bathroom Floor Plan and Elevations
4. Project Landscaping Plans
5. Project Photos- Colors and Materials



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