

**DESIGN REVIEW COMMITTEE
MEMORANDUM**

DATE: January 15, 2020
ITEM: No. 1 / 1:30 pm
FROM: Eric Gage, Project Planner

SUBJECT: File: **DRH19-0006**; Sequoia Mini Storage
Applicant: Troy McAdams
Address: 1382 Hwy 116 S, Sebastopol
APN(s): 063-011-017

Request

Request for conceptual review of the proposed site plan, architectural elevations, parking design, landscaping improvements, and outdoor lighting plan for the development of a 52,600 square-foot, 291-unit self-storage facility with a 1,200 square-foot attached caretaker unit on a 11.3 acre split-zoned parcel.

Background

The project site is located along the Highway 116 scenic corridor near Sebastopol. The split-zoned parcel contains zoning designations for both Rural Residential (RR) and Limited Commercial (LC), and combining Districts for Scenic Resource: Corridor (SR) and Local Guidelines: Highway 116 (LG/116). The current proposal is for development of the LC zoned portion of the parcel. The LC portion is currently developed with a drive-up counter-order restaurant and convenience market. The existing surplus store will be removed. Related site improvements include new paved driveway surfaces and landscaped parking areas with stormwater retention features. The applicant proposes additional landscaping and retention of existing trees along the northern property line to provide screening of the north and east facades from the Highway 116 scenic corridor.

Recommendation

Provide preliminary feedback on the current design proposal with emphasis on the following:

- Outdoor lighting
- North and east façade treatment
- Landscaping and screening

Attachments

1. DRC action (if applicable)
2. Applicant proposal/response
3. Project design plans

