

RESOLUTION NO. ZA-2022-065

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR DESIGN REVIEW PERMIT TO ALLOW MODIFICATIONS TO AN EXISTING TELECOMMUNICATION FACILITY, WHICH INCLUDES THE REMOVAL, REPLACEMENT AND INSTALLATION OF WIRELESS ANTENNAS AND GROUND-LEVEL EQUIPMENT FOR THE PROPERTY LOCATED AT 1700 HOEN AVENUE, SANTA ROSA, APN: 014-172-010, FILE NO. DR22-040

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Design Review application to allow the proposed use and development for the project described above; and

WHEREAS, the Minor Design Review approvals to allow the proposed use and development are based on the project description and official approved exhibit dated received August 27, 2022; and

WHEREAS, the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under CEQA Guidelines Section 15301 in that the proposed change does not substantially change the physical dimensions of the existing tower or base station and results in a negligible expansion of use; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.050.E.2.a and Section 20-52.030.H.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.030, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The design and layout of the proposed development is of superior quality and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans) in that the project scope includes the removal, replacement and installation of transmission equipment and wireless antennas at an existing telecommunications facility; and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review in that the project scope includes a request for the replacement and installation of wireless antennas and transmission equipment that will be integrated with the existing telecommunications tower and ground station located within a community park; and
3. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the new ground level equipment is proposed to be screened from public view and the proposed tower modifications and new wireless antennas are consistent with the existing design aesthetic; and

4. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color and would remain aesthetically appealing and be appropriately maintained; and
5. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity, in that the project included an Electromagnetic Energy Report, prepared by EBI Consulting, dated received on March 31, 2022, which concluded that the proposed modifications of the existing telecommunications tower will be in compliance with FCC Rules and Regulations which limit exposure of the public to excessive levels of radio-frequency energy; and
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under Section 15301, in that the proposed modifications do not substantially change the physical dimensions of the existing tower or ground station, resulting in a negligible expansion of the existing use.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. A building permit is required.
2. The contractor shall notify the Recreation and Parks Department of the proposed construction schedule. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays. No construction is permitted on Sundays and holidays.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. No exterior signs are approved with this permit. A separate sign permit is required.
6. All work shall be done according to the final approved plans dated August 27, 2022, or as otherwise amended by the Zoning Administrator.

This Minor Design Review are hereby approved on October 20, 2022. If conditions have not been met or if work has not commenced within 24 months from the approval date, this approval shall automatically expire and be invalid unless an application for extension is filed prior to expiration. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
SHARI MEADS, ZONING ADMINISTRATOR