

RESOLUTION NO. ZA-2023-049

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR COLLOCATION AND EQUIPMENT ENCLOSURE EXPANSION FOR THE PROPERTY LOCATED AT 4900 HWY 12, SANTA ROSA, APN: 032-300-008, FILE NO. DR23-001

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

WHEREAS, the Minor Design Review approval to allow the proposed project is based on the project description and official approved exhibit date stamp received August 17, 2023; and

WHEREAS, the matter has been properly noticed as required by 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.I, 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 includes: the collocation of three new antennas and six remote radio units (RRU) on an existing telecommunications "mono-pine" tower facility, resulting in a total height increase of 10-feet; a 35-square-foot expansion of the existing, fenced equipment enclosure with two new gates; installation of new ground equipment on a new 5-foot by 7-foot concrete pad; and a new "ice bridge;"
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 equipment that will be integrated with and expanding the existing "monopine design" of the telecommunications cell tower and associated ground station;
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments, in that the project is improving a collocated site of the allowed telecommunication use;
4. 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, the proposed tower modifications and new wireless antennas are consistent with the existing design aesthetic, and the fence expansion matches the existing style;

5. 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;
6. 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 a Radio Frequency Emissions Compliance Report, dated received on January 5, 2023, which concluded that the proposed modifications of the existing telecommunications will be compliant with Radiofrequency Radiation Exposure Limits and will not expose members of the General Public to hazardous levels of radiofrequency energy nor will it contribute to existing cumulate maximum permissible exposure (MPE) levels on walkable surfaces at ground or in adjacent buildings; and
7. 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
8. The proposed project complies with all applicable provisions and development standards of Zoning Code Section 20-44.060.
9. The increase of the height and excavation of the site is Exempt from the Conditional Use Permit process under Section 6409(a) in the Middle-Class Tax Relief & Job Creation Act of 2012 and FCC20-153, in that the height increase is less than twenty feet and the excavation is less than thirty feet outside of the tower site.

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 intent 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. Obtain building permits for the proposed project.
2. Compliance with Engineering Development Services Exhibit A, dated September 6, 2023, attached hereto and incorporated herein.
3. 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.
4. No exterior signs are approved with this permit. A separate sign permit is required.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

6. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
7. All work shall be done according to the final approved plans dated “received” August 17, 2023, or as otherwise amended by the Zoning Administrator.

This Minor Design Review is hereby approved on October 5, 2023. 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