

RESOLUTION NO. ZA-2022-012

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION TO MODIFY AN EXISTING FREE-STANDING WIRELESS TELECOMMUNICATIONS FACILITY LOCATED AT 3001 CORBY AVENUE, SANTA ROSA, APN: 043-134-015, FILE NO. DR21-071

The Santa Rosa Zoning Administrator has completed its review of your application. The project proposes to modify an existing 59-foot tall telecommunications facility by removing three antennas from the tower and diplexers from the ground, and installing six new antennas, six Remote Radio Units (RRUs), two Overvoltage Protections (OVPs), one triple T-arm mount, and two hybrid cables on tower; and installing two OVPs on the ground within an existing enclosure. Please be advised that the Design Review for the wireless communication facility modifications has been granted based on your project description and official approved exhibit dated received on December 17, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

1. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity in that the project scope includes a request for collocation, replacement, and installation of transmission equipment on an existing wireless tower on a site that is zoned for Motor Vehicle Sales (CV), a heavy commercial zoning district, and surrounded by CV and Light Industrial (IL) land; 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 (Design Guidelines, Introduction, subsection C) in that the project scope includes a request for collocation, replacement, and installation of transmission equipment on an existing wireless tower on a site that is zoned for heavy commercial use, and surrounded by heavy commercial and industrial land uses; and
3. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed change does not substantially change the physical dimensions of the tower or base station and the existing tower is located in an area that is not adjacent to residential uses and consists primarily of *Auto and vehicle sales and rental* land uses; 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 proposed change does not substantially change the physical dimensions of the tower or base station.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under Section 15301 in that the proposed change does not substantially change the physical dimensions of the tower or base station.

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. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. 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. Ensure any signage (warnings, contact information, emergency shutoffs, etc) on the fencing/building are still legible and replace or update any as needed.
7. It appears the facility was removed from our CUPA program for the storage and use of hazardous materials in 2008. Confirmation should be made that there are no reportable quantities stored on site.

This Design Review to modify an existing 59-foot-tall telecommunications facility is hereby approved on this 3rd day of March, 2022. If conditions have not been met or if work has not commenced within two years from approval date, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDREW TRIPPEL, ZONING ADMINISTRATOR