

RESOLUTION NO. ZA-2022-062

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR THE AT&T CELL TOWER MODIFICATION FOR THE PROPERTY LOCATED AT 1594 HAMPTON WAY, SANTA ROSA, APN: 125-082-009, FILE NO. DR22-039

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 dated received August 19, 2022; and

WHEREAS, on October 20, 2022, the Zoning Administrator held a duly noticed public meeting on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; 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; and

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 scope includes a request for modification to an existing unconcealed monopole and fenced telecommunications facility on privately owned 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 in that the project scope includes a request for collocation and installation of transmission equipment on an existing telecommunications facility that will be integrated with the existing wireless antennas and ground-mounted equipment; and
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 proposed project does not substantially change the physical dimensions of the tower or base station; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the design is consistent with and similar to the existing facility; and

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 in that the project would not substantially change the design of the existing facility; and
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 an Radio Frequency electromagnetic Energy Compliance Report, prepared by EBI Consulting, dated August 15, 2022, which concluded that the proposed placement of the equipment at the subject site will not result in exposure of the public to excessive levels of radio-frequency energy as defined in the FCC Rules and Regulations; and
7. The proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities can be identified as a necessary and integral part of a construction project; and
8. 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 project does not substantially change the existing telecommunications facility.

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. A building permit is required.
2. Construction hours shall be limited to 8:00 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. Beyond required safety signs, no exterior signs are approved as part of the Project. If desired, a separate sign permit is required.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
6. The facility address was formally permitted as a CUPA Range 1 site for Sprint, based on the storage of hazardous materials. In 2016, it was determined that the site no

longer required a CUPA permit or inspection. If at any time the site meets reportable quantities, CUPA conditions will apply.

This Minor Design Review is 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