

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR THE DESIGN REVIEW BOARD
APRIL 6, 2017

PROJECT TITLE

Verizon Wireless Roseland

APPLICANT

Matt Johnson, The Lyle Company
On behalf of Verizon Wireless

ADDRESS/LOCATION

11 W. Barham Avenue

PROPERTY OWNER

Scot Nicol

ASSESSOR'S PARCEL NUMBER

125-281-032

FILE NUMBER

PRJ15-002

APPLICATION DATE

August 17, 2015

APPLICATION COMPLETION DATE

November 20, 2015

REQUESTED ENTITLEMENTS

Preliminary Design Review

FURTHER ACTIONS REQUIRED

Final Design Review and Building Permit

PROJECT SITE ZONING

PD (Planned Development 96-002)

GENERAL PLAN DESIGNATION

Light Industry

PROJECT PLANNER

Susie Murray

RECOMMENDATION

Approval

Agenda Item #6.1
For Design Review Board Meeting of: April 6, 2017

CITY OF SANTA ROSA
DESIGN REVIEW BOARD

TO: CHAIR BURCH AND MEMBERS OF THE BOARD
FROM: SUSIE MURRAY, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: VERIZON WIRELESS TELECOMMUNICATIONS TOWER

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Design Review Board, by resolution, grant Preliminary Design Review to install a telecommunications tower at 11 W. Barham Avenue.

EXECUTIVE SUMMARY

Verizon Wireless is proposing to install a 55-foot tall telecommunications facility (monopine) on the property located at 11 W. Barham Avenue. The action before the Design Review Board is Preliminary Design Review.

BACKGROUND

1. Project Description

Verizon Wireless is proposing to install a 55-foot tall monopine. The project site is currently developed with commercial structures and, as shown on the site plan, the monopine will be located at the north end of the development site. Installation of the monopine will increase bandwidth for Verizon customers and would allow for future colocation opportunities for other carriers. The project involves a Mitigated Negative Declaration (MND), Conditional Use Permit (CUP) and Design Review.

2. Surrounding Land Uses

North: Light Industry

South: Light Industry; Unincorporated Sonoma County; currently developed with other commercial uses, mostly relating to automotive repair.

East: General Industry, Light Industry and Medium Density Residential; bordered by the SMART tracks and currently developed with a self-storage facility.

West: Light Industry; currently developed with automotive uses.

3. Existing Land Use – Project Site

The development site is approximately 1.8 acres, of which the proposed development will occupy approximately 1,600 square feet on the northern portion of the parcel. The site is developed with commercial buildings and the current use is automotive repair and storage.

4. Project History

On August 17, 2015, the CUP and Design Review applications were submitted to the Planning and Economic Development Department.

On September 2, 2015, the project submittal was deemed incomplete.

On November 20, 2015, the project was deemed complete.

On March 11, 2016, the Shot Clock, a regulation set forth by the Federal Communications Commission (FCC) which limits the time a local agency has to act on a telecommunications application, was extended to May 10, 2016.

On May 26, 2016, the Shot Clock was extended to August 31, 2016, while an Initial Study was completed.

On August 25, 2016, the Shot Clock was extended to January 7, 2017, to allow additional time to complete the Initial Study.

On December 19, 2016, the Shot Clock was extended to April 28, 2017, to allow adequate time to prepare the Mitigated Negative Declaration (MND), and schedule both required public hearings.

On March 9, 2017, the Planning Commission adopted an MND and approved a CUP for the project.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation for the site is Light Industry, which is intended to accommodate light industrial, warehousing and heavy commercial uses. While there are no goals or policies that speak directly to telecommunications facilities, cellular phone service has become an integral part of personal and business communication. As such, installation of the proposed telecommunications facility implements a variety of overarching General Plan goals by creating a functional place for those who live and work within the City. The proposal has been determined to be consistent with the General Plan.

2. Other Applicable Plans

Not applicable.

3. Zoning

The project site is located within the PD (Planned Development, #96-002) zoning district. The proposal meets all development standards of the zoning district in terms of location, lot coverage, and structure height. Following are applicable sections of the Zoning Code:

Zoning Code Chapter 20-44, Telecommunications Facilities, is intended to provide a uniform and comprehensive set of standards for the development of telecommunications facilities. The subject tower requires both a CUP and Design Review because it is a new facility and is taller than 45 feet. This section of the Code also provides design standards:

- | | |
|-----------------|--|
| 20-44.060(F)(1) | Innovative design solutions that minimize visual impacts should be utilized. |
| 20-44.060(F)(2) | Telecommunication facilities shall be as small as possible and the minimum height necessary without compromising reasonable reception or transmission. |
| 20-44.060(F)(3) | Antennas and their support structures should be located on the rear half of property or structures when reasonable transmission and/or reception would not be impaired and when visual impacts would be reduced, unless no other feasible alternative location exists. |
| 20-44.060(F)(4) | Telecommunication facilities and appurtenances should not be situated between the primary building on the parcel and any public or private street adjoining the parcel. |

- 20-44.060(F)(5) Telecommunication facilities shall be located and designed to avoid blocking and/or substantially altering scenic resources.
- 20-44.060(F)(9) Telecommunication facilities and appurtenances shall be screened by existing and/or proposed structures and landscaping to the extent possible without compromising reception and/or transmission.
- 20-44.060(F)(11) The design of fencing, landscaping, and other screening for telecommunication facilities shall be integrated and compatible with surrounding improvements.
- 20-44.060(F)(18) All major commercial telecommunication facilities, other than government owned facilities, shall be prohibited in R zoning districts or within residential areas of a PD zoning district.
- 20-44.060(F)(19) All major commercial telecommunication facilities shall be located at least 75 feet from any habitable structure, except for a habitable structure on the property in which the facility is located.

The project involves the construction of a telecommunications facility that has been designed to look like a pine tree. Initially, the 55-foot tall monopine will include nine antennae, with space for three more to be added in the future. The monopine design minimizes the visual impacts in the area. Based on the location and visual analysis (site visits and photo simulations), staff has determined that no scenic resources will be affected by this proposal. Associated equipment will be contained in a fenced enclosure and screened from public view.

On March 9, 2017, the Planning Commission approved the use by adopting an MND and approving a CUP for the project. The project was found to be consistent with the General Plan land use designation of Light Industry and in compliance with provisions set forth in both the PD96-002 Policy Statement and the Zoning Code. The telecommunications tower has been designed to look like a pine tree, and Mitigation Measure AES-1 requires that the monopine be maintained in good condition.

4. Design Guidelines

Pursuant to Zoning Code Section 20-44.020, the project is subject to Design Review.

Pursuant to Zoning Code Section 20-52.030(G), Final Design Review approval for facilities that also require the approval of a CUP, shall be acted upon following land use approval by the Planning Commission. The Planning Commission approved CUP for the use on March 9, 2017.

The following Design Guidelines are applicable to the project:

- 3.3.III.A.2 Design buildings to fit into the character and context of the surrounding area in terms of scale, style, use of materials, form, and so on. Buildings should not be stylized or ornamental in a garish and conspicuous manner.
- 3.3.III.D.7 Integrate or hide attached structures and equipment such as solar collector panels, antennas, large satellite dishes and so on into the structure or screen from view.
- 3.3.III.D.10 The preferred location for utility equipment, such as transformers, splice boxes, etc. is in underground vaults. If placed above ground, large equipment shall be screened from view and should be placed in prominent and highly visible locations.
- 3.4.III.D.5 Design fencing, sound-walls, trash enclosures, service areas, and similar accessory site elements to be compatible with the architecture of the main buildings.

The subject parcel is located in an area designated for commercial uses within a PD (Planned Development) zoning district, and is currently developed with commercial buildings. The monopine is proposed on the northern end of the parcel, behind the existing structures, approximately 400 feet from the public right-of-way.

The design includes a wood fence surrounding the equipment located at the base of the tower, which was designed to be compatible with surrounding structures and to protect views from the nearby residential neighborhood.

5. Historic Preservation Review Standards

Not applicable.

6. Neighborhood Comments

One comment was received indicating opposition to the project.

7. Public Improvements/On-Site Improvements

No improvements, within the public right-of-way or on-site, are required as part of this project.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

The project has been found in compliance with the California Environmental Quality Act (CEQA) in that an Initial Study was conducted, which resulted in an MND. The MND was circulated for the required 20-day public review period commencing on February 16, 2017, and adopted by the Planning Commission on March 9, 2017.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Pursuant to Zoning Code Section 20-52.030(G), Final Design Review for projects that also require the approval of a CUP shall be acted upon following the land use approval of the Planning Commission. The Planning Commission adopted an MND and approved a CUP for the land use on March 9, 2017. As such, the Design Review Board may grant both Preliminary and Final Design Review.

NOTIFICATION

- On January 12, 2017, a Notice of Application was mailed to property owners within 400 feet of the subject site.
- In February 2017, pursuant to Zoning Code Section 20-66, a Public Hearing Notice was mailed to property owners within 400 feet of the site; a public hearing sign was installed on site; and Notice of Public Hearing was published in the Press Democrat, all announcing the 30-day review period for the MND and a Planning Commission public hearing scheduled on March 9, 2017.
- In March 2017, pursuant to Zoning Code Section 20-66, a Public Hearing Notice was mailed to property owners within 400 feet of the site; a public hearing sign was installed on site; and a Notice of Public Hearing was published in the Press Democrat, all announcing the Design Review Board public hearing scheduled on April 6, 2017.

ISSUES

There are no unresolved issues.

ATTACHMENTS

- Attachment 1 - Disclosure Form
- Attachment 2 - Location and Neighborhood Context Map
- Attachment 3 - Project Plans
- Attachment 4 - Photo Simulations
- Attachment 5 - MND
- Attachment 6 - Alternative Sites
- Attachment 7 - Coverage Goal Maps

Attachment 8 - PD 96-002 Policy Statement

Attachment 9 - FCC Requirements

Attachment 10 - Planning Commission Staff Report, Minutes and Resolutions from
March 9, 2017

Attachment 10 - Public Correspondence

Resolution - Preliminary Design Review

CONTACT

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