

DRAFT

RESOLUTION NUMBER [to be entered by Secretary]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR A 55-FOOT TALL TELECOMMUNICATIONS FACILITY FOR THE PROPERTY LOCATED AT 11 W. BARHAM AVENUE, FILE NO. PRJ15-002

WHEREAS, on March 9, 2017, the Planning Commission conducted a Public Hearing to consider a Mitigated Negative Declaration and a Conditional Use Permit to allow the proposed telecommunication facility where written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter were considered; and

WHEREAS, at said meeting on March 9, 2017, after due consideration of all evidence and reports offered for review, the Planning Commission adopted a Mitigated Negative Declaration and approved the Conditional Use Permit for a 55-foot tall telecommunications facility located at 11 W. Barham Avenue; and

WHEREAS, on April 6, 2017, the Design Review Board of the City of Santa Rosa considered the 55-foot tall monopine; and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, and 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 proposed telecommunications facility has been designed to look like a pine tree and does not impact any scenic view, and the required equipment is screened from public view; 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 tower has been designed to look like a pine tree and will be constructed at the minimum height necessary to achieve the maximum service coverage area for Verizon customers; 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 monopine will not be a visual nuisance, and is will meet criteria required by Federal law and the City of Santa Rosa Zoning Code for Telecommunication Facilities; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed monopine is located behind the commercial structures located on the development site and has been designed to resemble a pine tree to mitigate aesthetic impacts for the surrounding area; and
5. The design of the proposed tower will provide a desirable environment for the site's occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and

DRAFT

would remain aesthetically appealing and be appropriately maintained in that Mitigation Measure AES-1 requires that the monopine limbs, needles and bark maintain a healthy appearance; 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 wireless facility has been reviewed in compliance with Federal Communication Commission standards, and has been found to meet existing standards. In addition, the project meets the minimum distance required from residential uses outlined in the Zoning Code, and has been reviewed and conditioned by requisite City Departments; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Initial Study was conducted that resulted in a Mitigated Negative Declaration, which was adopted by the Planning Commission Resolution No. 11821, on March 9, 2017.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of a 55-foot tall telecommunications tower designed to look like a pine tree subject to each of the following conditions:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.

BUILDING DIVISION:

2. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
3. Obtain a building permit for the proposed project.

PLANNING DIVISION:

4. Compliance with all conditions of approval as stated on Planning Commission Resolution No. 11822, dated March 9, 2017, approving a Conditional Use Permit for the subject Telecommunications Facility
5. 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.
6. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review Board, stamped received on March 27, 2017. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
7. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),

Res. No. _____

DRAFT

8. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.
9. LIGHTING:
 - A. Light sources shall be concealed from public view.
 - B. All lighting shall be directed toward the subject property and away from adjacent properties.
 - C. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.
10. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 6th day of April, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Michael Burch, Chair

Attest: _____
William Rose, Executive Secretary