

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR WATERWAYS ADVISORY COMMITTEE
JUNE 28, 2018

PROJECT TITLE

Community Baptist Church – Steeple
Structure and Building-Mounted
Telecommunication Facility

ADDRESS/LOCATION

1620 Sonoma Ave.

ASSESSOR'S PARCEL NUMBER

014-142-052

APPLICATION DATE

January 16, 2018

REQUESTED ENTITLEMENTS

Minor Conditional Use Permit
Minor Design Review

PROJECT SITE ZONING

R-2 (Medium Density Multi-Family
Residential)

PROJECT PLANNER

Andrew Trippel

APPLICANT

GTE Mobilnet of California LP dba Verizon
Wireless c/o Complete Wireless
Consulting, Inc.

PROPERTY OWNER

Community Baptist Church of Santa Rosa

FILE NUMBER

DR18-005

APPLICATION COMPLETION DATE

June 5, 2018

FURTHER ACTIONS REQUIRED

Minor Conditional Use Permit
Minor Design Review
Building Permit

GENERAL PLAN DESIGNATION

Low Density Residential

RECOMMENDATION

Provide comments

CITY OF SANTA ROSA
WATERWAYS ADVISORY COMMITTEE

TO: CHAIR RABINOWITSH AND COMMITTEE MEMBERS
FROM: ANDREW TRIPPEL, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: COMMUNITY BAPTIST CHURCH - STEEPLE STRUCTURE AND
BUILDING-MOUNTED MINOR TELECOMMUNICATION FACILITY

AGENDA ACTION: PROVIDE COMMENTS

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Waterways Advisory Committee provide comments on the proposed Community Baptist Church – Steeple Structure and Building-Mounted Minor Telecommunications Facility project as it relates to the Citywide Creek Master Plan, applicable General Plan goals and policies, and Design Guidelines for development near waterways.

EXECUTIVE SUMMARY

The project proposes an attached 65-foot steeple structure with an 8-foot by 8-foot building footprint for the existing Community Baptist Church building. Additionally, it proposes installation and operation of an unmanned building-mounted minor Telecommunications Facility consisting of wireless telecommunications antennae inside the steeple structure and ground-mounted equipment cabinets in a fenced ground lease area on the residentially-zoned parcel with commercial use.

BACKGROUND

1. Project History

On January 16, 2018, Minor Conditional Use Permit and Minor Design Review applications were submitted for the subject project.

On January 24, 2018, an Incomplete Letter was issued notifying the applicant that a Neighborhood Meeting and Spring Creek cross-section is required to complete the project application.

On March 7, 2018, a project Neighborhood Meeting was completed.

On May 7, 2018, a Spring Creek cross-section and revised site plan were received.

On May 15, 2018, an Incomplete Letter was issued notifying the applicant that a Historic Resource Evaluation is required to complete the project application.

On May 16, 2018, an administrative letter was issued notifying the applicant of additional fees required for (1) Waterways Advisory Committee review; (2) elevation of required Zoning Administrator public meeting to a public hearing; and (3) Director decision to elevate Minor Design Review to the Design Review Board.

On May 25, 2018, a Notice of Application was distributed to property owners within 400 feet of the proposed application.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation is Low Density Residential, which is intended for detached single family dwellings, but attached single family and multiple family units may be permitted. Aerial data indicates that the property was developed by 1963 for non-residential use as a church facility in addition to residential use. The following General Plan goals and policies relate to development of creek side properties.

OPEN SPACE AND CONSERVATION

OSC-D-9 Ensure that construction adjacent to creek channels is sensitive to the natural environment. Ensure that natural topography and vegetation is preserved along the creek, and that construction activities do not disrupt or pollute the waterway.

OSC-D-10 Orient development and buildings toward creeks while providing privacy, security, and an open transition between public and private open spaces.

OSC-D-11 New development along channelized waterways should allow for an ecological buffer zone between the waterway and development. This

buffer zone should also provide opportunities for multi-use trails and recreation.

- OSC-D-12 New development should maintain an adequate setback from channelized waterways to recognize the 100-year flood elevation and allow for stream corridor restoration. Setbacks identified in the Zoning Code should serve as minimum setbacks. Larger setbacks are encouraged in accordance with Restoration Concept Plans to meet restoration and enhancement goals.

The proposed site of ground lease area with equipment cabinets is located at least 30 feet from the Spring Creek top of bank as required by the Zoning Code. Construction of the equipment pad and equipment installation will require limited ground disturbance helping to ensure that natural topography and vegetation is preserved along the creek. The setback allows for an ecological buffer zone between the waterway and development. While the setback complies with the minimum required for a parcel adjacent to the creek with existing development, the distance is appropriate for the limited scope of the ground lease area improvements and level of activity generated by the use.

2. Other Applicable Plans – Santa Rosa Citywide Creek Master Plan

The site is located adjacent to Spring Creek Reach 3, which extends from Franquette Avenue to Spring Creek's confluence with Matanzas Creek. This area of the creek is considered Modified-Natural creek. This reach is recommended for preservation and habitat enhancement. No restoration of the natural stream or trails are proposed for this portion of Reach 3.

3. Zoning

The project is located within the R-2 zoning district. This district is intended to support low density multifamily residential development. Since as early as 1963, aerial imagery shows that the parcel has been developed for both *Single family residential* and *Meeting facility, public or private* uses. *Meeting facility* is an allowed use in R-2 zoning districts with an approved Minor Conditional Use Permit required. There is no record of a Minor Conditional Use permit having been issued for the *Meeting facility* use; therefore, the parcel is nonconforming due to a lack of a Conditional Use Permit.

The project proposes design and construction of an attached 65-foot steeple structure with an 8-foot by 8-foot building footprint for the existing Community Baptist Church building. Additionally, it proposes installation and operation of an unmanned building-mounted minor telecommunications facility consisting of wireless telecommunications antennae inside the steeple structure and ground-

mounted equipment cabinets in a nearby 225 sq. ft. fully contained and fenced ground lease area on the residentially-zoned parcel with commercial use.

The fenced ground lease area is proposed greater than 30-feet from the Spring Creek top of bank. It is a 15-foot by 15-foot area fenced with a proposed 6-foot tall chain link fence. Within the fenced area is an 8-foot by 12-foot concrete pad on which three (3) equipment cabinets are located. Other equipment is mounted on two utility H-frames secured to the ground. Underground power and data cables enter the ground lease area from the north side of the area.

Building-mounted minor telecommunications facilities require a Minor Conditional Use Permit and Minor Design Review for which the review authority is the Zoning Administrator. Pursuant to the authority granted in Zoning Code Section 20-60.080 (B)(8), the Director has made the decision to elevate Minor Design Review to the Design Review Board. The applicant has been strongly encouraged to request Concept Design Review.

4. Design Guidelines

SECTION 4.4 – CREEKS, RIPARIAN CORRIDORS AND STORM DRAINAGE

I.A Preserve existing creeks and riparian vegetation along creek corridors.

I.B Prevent contamination and sedimentation of creeks.

II.A.1 Preserve waterways in the natural state.

II.A.7 Where riparian growth extends outside of the Creek Setback Line, preserve and protect this important part of the creek corridor.

The proposed equipment ground lease area is located at least 30-feet from the Spring Creek top of bank. Construction of equipment pads and installation of equipment will take approximately two months. Service and maintenance of the equipment will occur on a regular basis following installation. No emergency generator will be installed; therefore, a fuel tank is not required.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ISSUES

COMMUNITY BAPTIST CHURCH – STEEPLE STRUCTURE AND BUILDING-
MOUNTED TELECOMMUNICATION FACILITY
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There are no unresolved issues.

ATTACHMENTS

Attachment 1: Disclosure Form

Attachment 2: Location Map

Attachment 3: Project Description dated received by the City on January 16, 2018

Attachment 4: Plan Set dated received by the City on January 16, 2018

Attachment 5: Creek Cross Section and Revised Site Plan dated received by the City
on May 7, 2018

Attachment 6: Planning Watershed Area Map

CONTACT

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