



Project Narrative and Proposed Design Analysis – PRJ198-003

Site Name : Verizon Wireless Faux Steeple: Montgomery HS
(located at Community Baptist Church)
Location : Community Baptist Church of Santa Rosa
1620 Sonoma Avenue, Santa Rosa 95405
APN: 014-142-052

Verizon Wireless (“Verizon”) is seeking to improve communication services to residences, businesses, and travelers in the City of Santa Rosa. The increase in wireless signal strength will benefit residents, local businesses, and public safety communications systems in the City. This proposal for a new wireless telecommunications facility is an essential part of the effort to continuously improve the Verizon Wireless network for future and potential customers. The facility proposal is designed to comply with all applicable standards set forth in the City of Santa Rosa Municipal Code.

Site Natural and Built Environment

The proposed facility is located in an area of the City zoned R-2. The facility has been designed to conform to all applicable requirements set forth in Chapter 20-44.030 of the City of Santa Rosa Zoning Ordinance. The proposed facility antennas will be screened and fully contained within a building-mounted faux steeple attached to the existing church structure. According to the “*Built Environment Evaluation*” prepared by Cogstone Archaeologist and Architectural Historians in September 2018, the shape of the Church today is identical to that of the 1968 aerial view of City maps, including the lack of a church steeple. The addition of the faux steeple provides an appropriate opportunity for the addition of new architecture to old architecture, which serves as a means for the community to recognize the church as a religious building, with the installation of the faux steeple. Although there are varied opinions about the origins of church steeples, it is still the easiest way to recognize a church. Here, the old and the new amount to a much larger idea – the continuum of the Community Baptist Church legacy and presence within the community, and the opportunity to provide the community with improved communication and telecommunication services.

Design Criteria

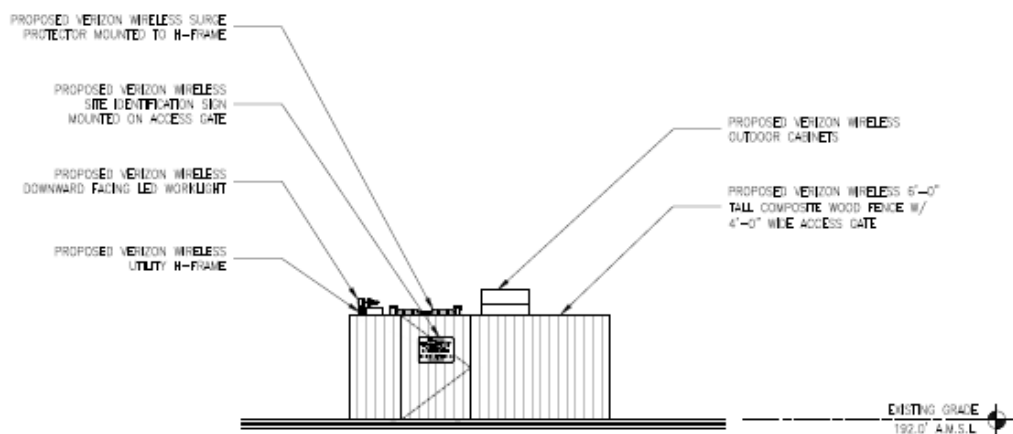
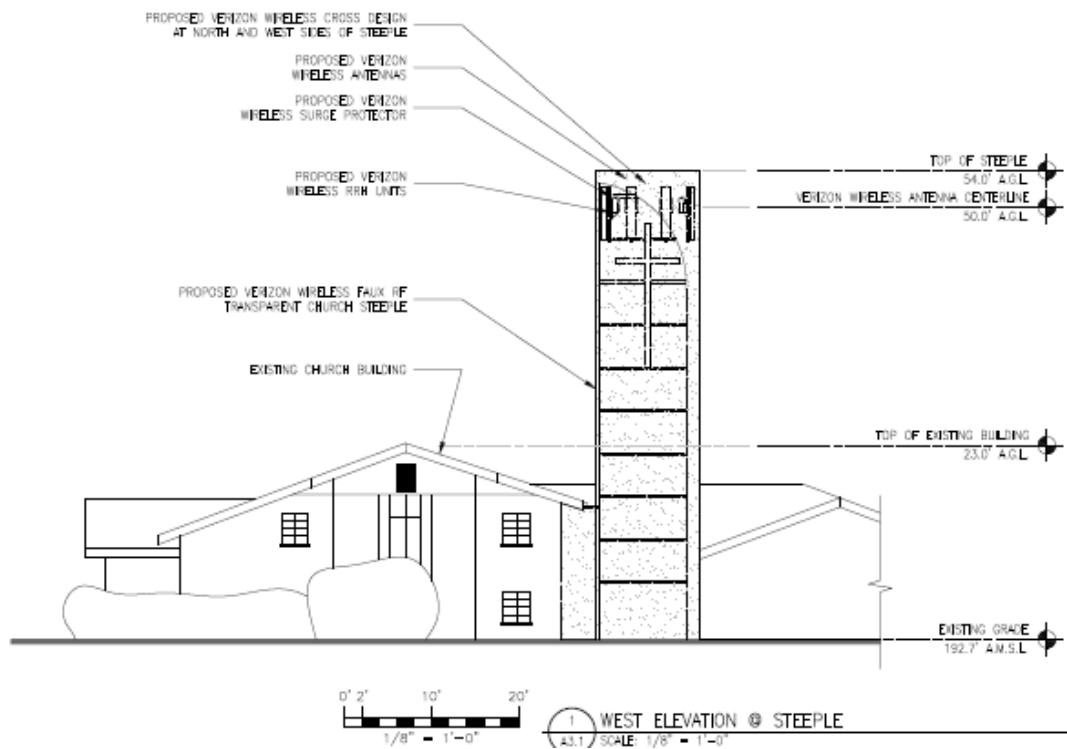
The choice of a wireless telecommunications facility at this location was made due to a number of factors, taking into account the needs of Verizon’s network as well as the community values as expressed in the City’s Code Section 20-44.060(F).

(A) To the greatest extent possible, minor and major commercial telecommunication facilities shall be sensitively designed and located to be compatible with and minimize visual impacts to surrounding areas, including public property.

The proposed facility is building-mounted. The antennas will be entirely enclosed within a 54' faux steeple, embellished with a brown wood composite cross, attached to the existing Church building. The steeple and cross materials will be made of radio frequency (RF) transparent screening materials that will mimic brick and wood, to resemble the color, texture, and architectural features of the existing Church buildings. The RF transparent materials provide the optimum antenna signal transmission.

The associated ground equipment will be located within a 15' x 15' lease area surrounded by 6' brown wood composite fence, located near the southern portion of the property sufficiently screened and concealed from public view. The equipment cables will run underground. The steeple and fence materials are durable, easy to maintain, and moisture resistant.

The proposed facility is specifically located and designed to minimize visibility to the greatest extent technically possible. The building-mounted design will conceal the antennas/facility from public view. The proposed facility complies with all applicable height and setback requirements.



Based on prior stealthed telecommunications facilities approved in Santa Rosa, a faux steeple design is proposed. Although height limits for telecommunications facilities are governed by Chapter 20-44 of the City's Municipal Code, *"towers, gables, spires, cupolas, water tanks, and similar structures, including mechanical appurtenances"* may exceed height limits (Chapter 20-30.070(D)). Further, facilities are permitted to be "... the minimum height necessary" without compromising reasonable reception and/or transmission (Chapter 20-44-030(G)).

Facility lighting shall be designed to meet but not exceed minimum requirements for security, safety and/or applicable regulations, and in all instances shall be designed to avoid glare and minimize illumination on adjacent properties. The maintenance/service technician lights will be hooded and down-tilted and will only be utilized during routine maintenance visits.

Existing landscaping in the immediate area of the faux steeple will not be affected in relation to the installation and development of the proposed facility. Any trees that may be removed or disturbed near the ground equipment lease area will be replaced and/or the appropriate in-lieu mitigation fees will be paid. No new landscaping is proposed in accordance with this project.

Proposed Design



Architecture

In page 22 of “Towards a Church Architecture” written by Peter Hammond, the author writes:

No matter what the building in questions may be, whether it is a house, a school or a factory, the first step in the design process will be to ask the basic questions about the human activities, relationships and values which the building exists to serve and to articulate. In other words, one has to start by trying to empty one’s mind of formal concepts, by forgetting all about architecture, in order to study the specific activity or ‘ritual’ from which the building derives its purpose... Applied to a church, this kind of approach will involve forgetting all about apses, spires and stained glass. It will mean thinking not merely about visual relationship between font and alter but also about the theological relationship its distinctive and characteristic activities and its relation to society at large...”

In addition to facilitating community goals as outlined in the City’s General Plan. The challenge for any design vision is not only to meet aesthetic guidelines and compatibility with the surrounding and built environment, but to also preserve the identity and special character of the structure to be altered and/or improved, and to allow for flexibility and different architectural styles. The result being the development of diverse, attractive, cost effective, and innovative designs which combine the best of contemporary and traditional design thinking. The proposed design does not require the demolition or removal of any portion of the existing Church building. In conjunction with the history of the Community Baptist Church, its contribution to the community, and in memory of its distinguished former leader the Reverend James E. Coffee, a bold, innovative, and “magnetic” design is quite fitting.

Safety Benefits of Improved Wireless Service and Sustainability

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster.



Photosimulation of the view looking southwest from across Sonoma Ave at Alderbrook Drive.

Montgomery HS

1620 Sonoma Ave
Santa Rosa, CA 95405

verizon✓





Existing

Montgomery HS

1620 Sonoma Ave
Santa Rosa, CA 95405

Photosimulation of the view looking north from Brookside Drive at Hoen Ave.

verizon✓



Proposed

Proposed church steeple



Existing

Photosimulation of the view looking southeast from Rosedale Ave at Sonoma Ave.

Montgomery HS

1620 Sonoma Ave
Santa Rosa, CA 95405

verizon✓



Proposed