

Community Baptist Church Faux Steeple and Building-Mounted Minor Telecommunications Facility

Minor Design Review Continued Public Hearing

Design Review Board

January 17, 2019

Andrew Trippel
City Planner
Planning and Economic Development

Minor Design Review for:

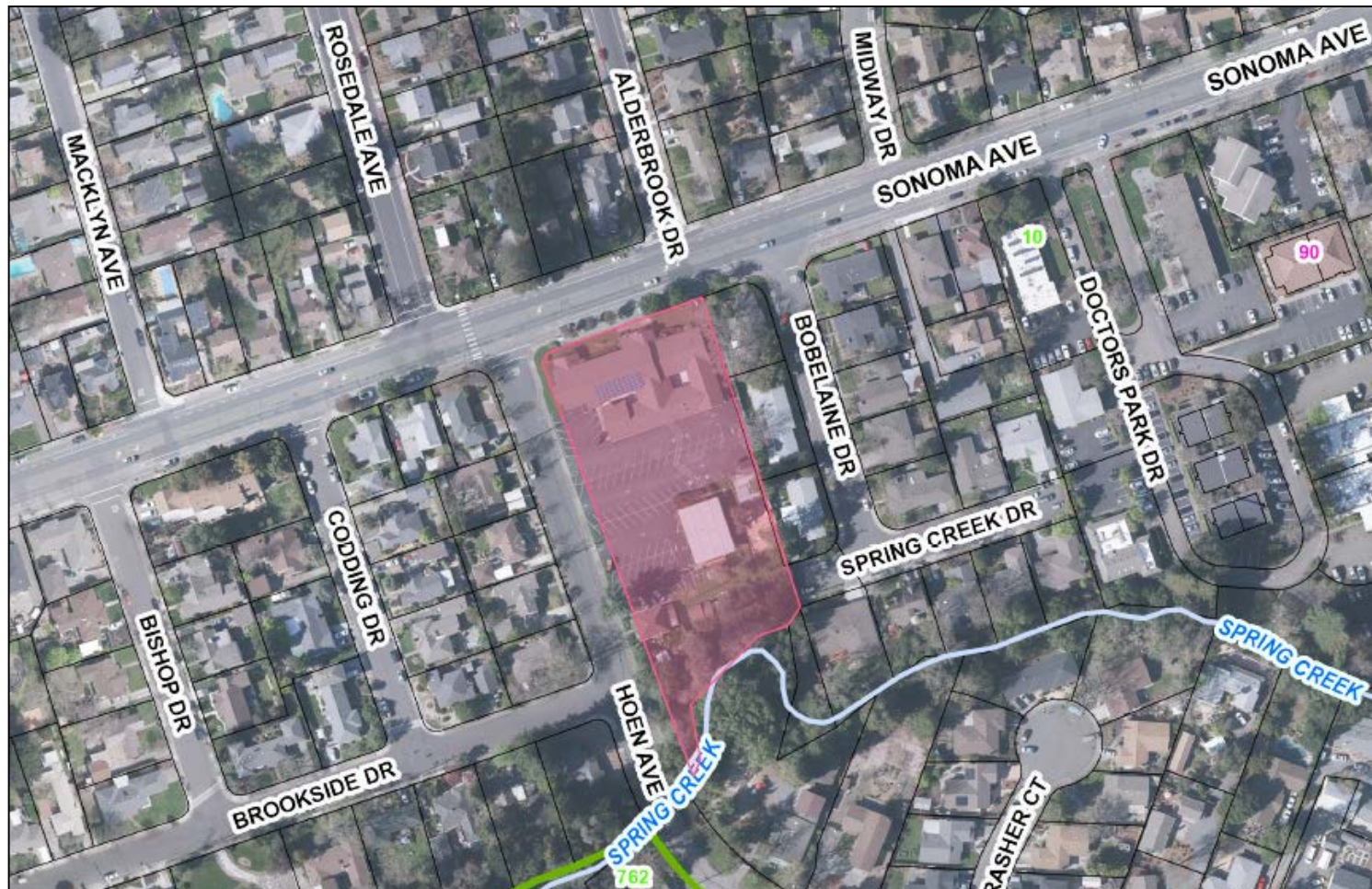
- Faux Steeple
 - attached to existing church building
 - 54-feet tall
 - 12-foot by 12-foot building footprint
- Ground Lease Area
 - 225 sq. ft. ground lease area for ground-mounted ancillary equipment
 - 6-foot tall composite wood privacy fence around perimeter

Zoning Code § 20-60.080(B)(8):

- Lack of defined standards for steeple/tower
 - Design Guidelines
 - Zoning Code
- Authority of the Director includes:
 - Refer, at the Director's sole discretion, any of the above or other matters to the Commission for its review and action, and to notify the applicant of the referral
 - Policy is to apply this discretion to all review authorities
 - Applicant was notified of referral



Project Location 1620 Sonoma Ave.



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January 16, 2018	Applications received
January 24, 2018	Notice of Incomplete Application issued
March 7, 2018	Neighborhood Meeting held
March 20, 2018	Request for public hearings
May 15, 2018	2 nd Notice of Incomplete Application issued
May 17, 2018	Notification of review requirements
May 24, 2018	Notice of Application distributed
June 28, 2018	Waterways Advisory Committee review
June 14, 2018	Applications deemed complete
September 18, 2018	1 st FCC Shot Clock Extension Agreement
October 25, 2018	2 nd FCC Shot Clock Extension Agreement
November 2018	Public hearing notices distributed
December 6, 2018	Zoning Administrator approves Minor CUP

Project History

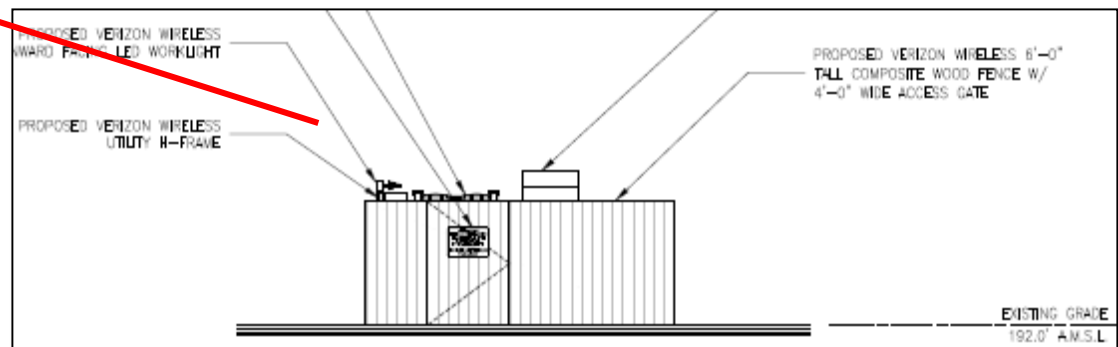
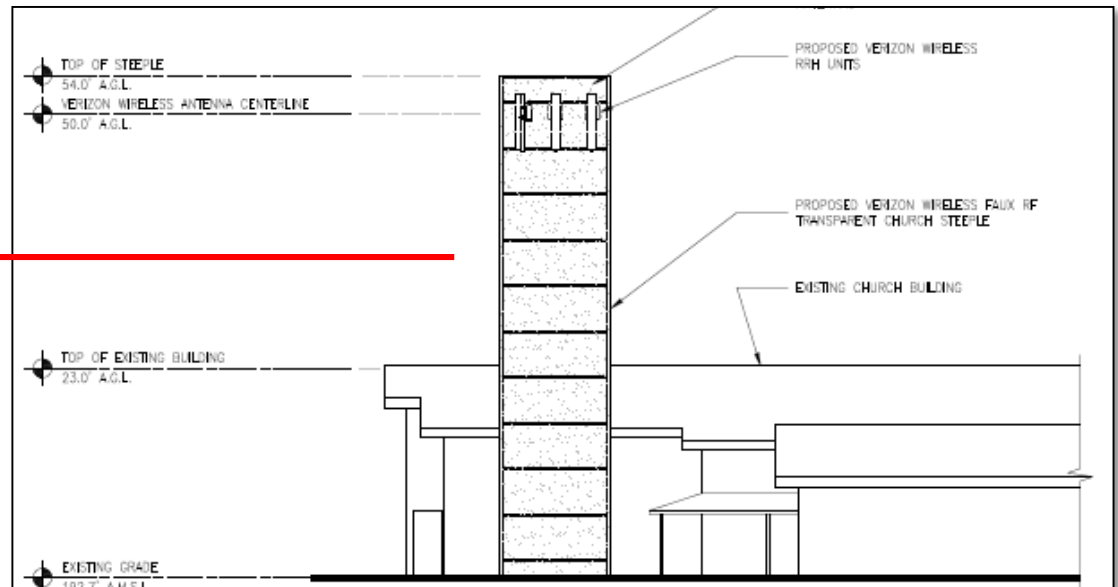
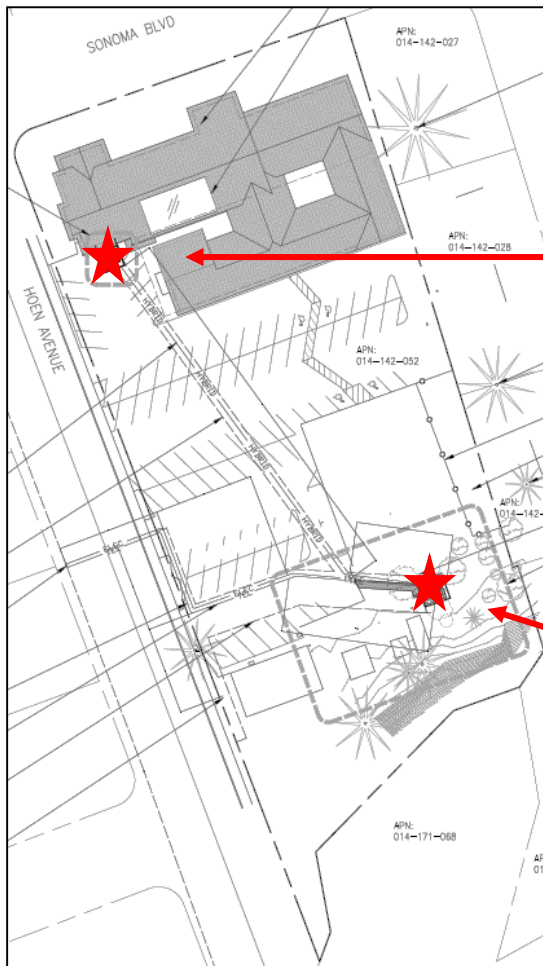
- December 6, 2018 DRB Minor Design Review public hearing
(continued to a date certain of December 20, 2018)
- December 20, 2018 DRB Minor Design Review public hearing
(continued to a date uncertain)
- December 31, 2018 Public hearing notices distributed



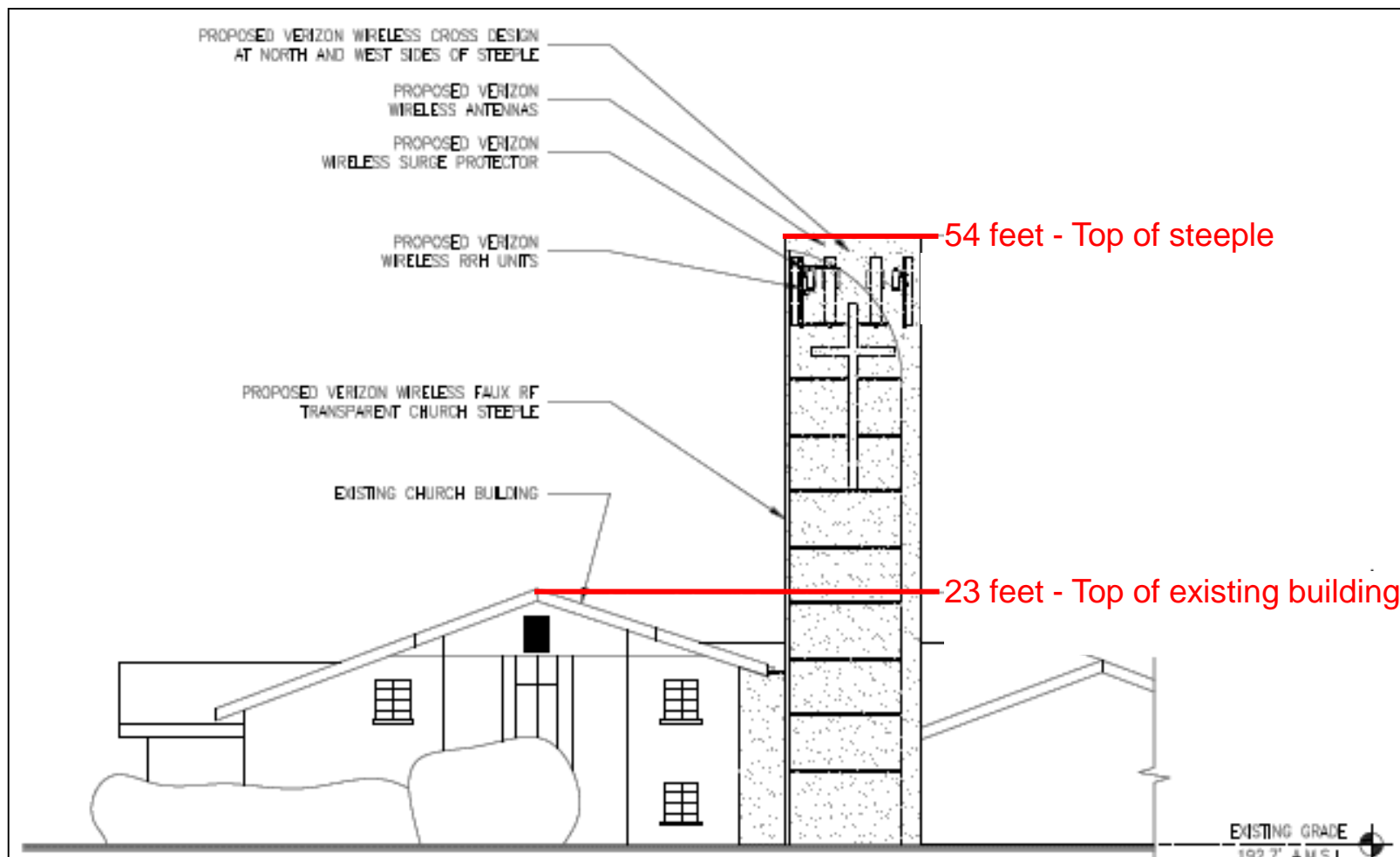
R-2 (Medium Density Multi-Family Residential)

- Telecommunications antenna is an allowable land use subject to specific use regulations for permit requirements contained in Zoning Code Chapter 20-44.
- Section 20-44.060(B)(1) allows building-mounted antennas on non-residentially used parcels within R zoning districts.

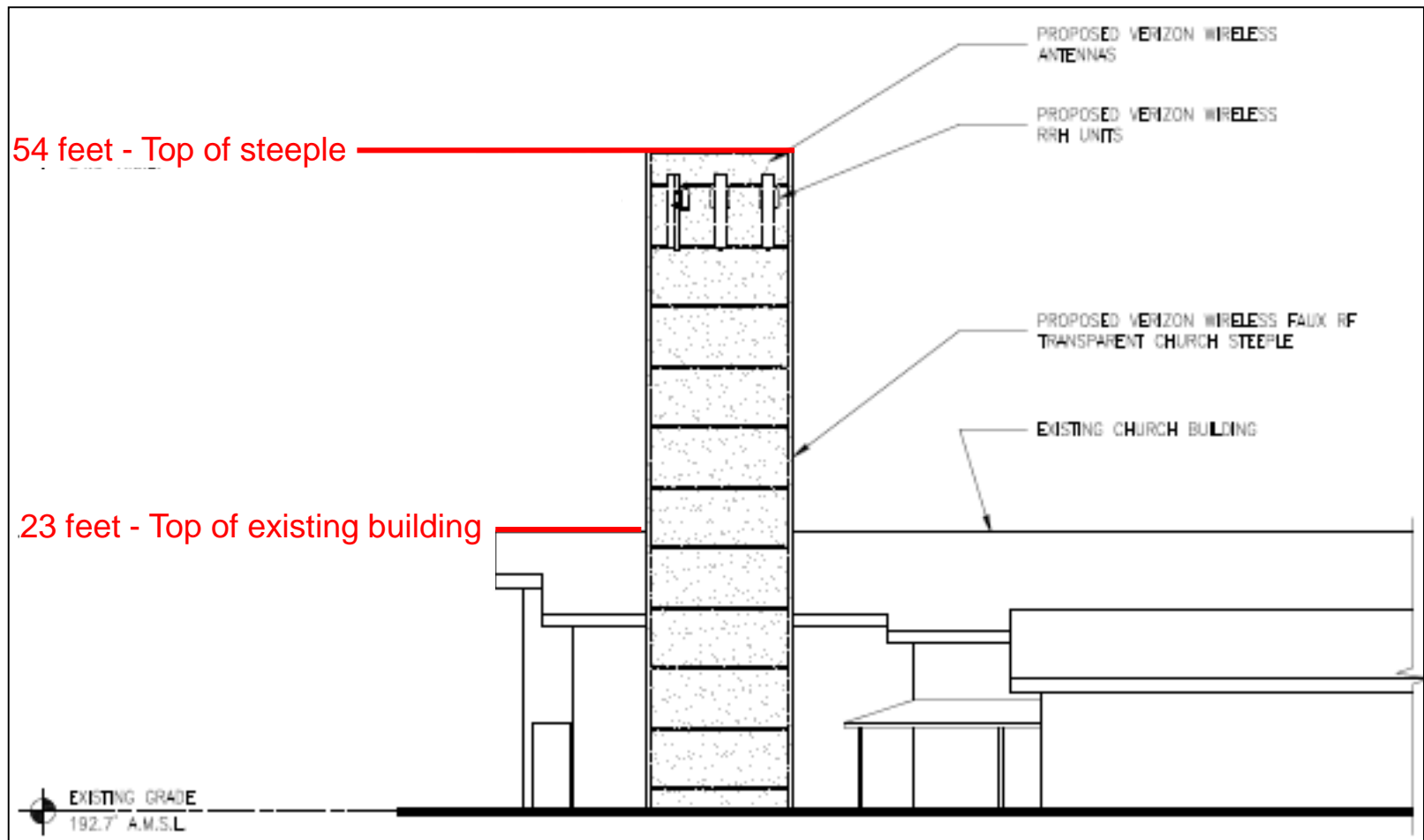
Proposed Site Plan



Faux Steeple Project Details



Faux Steeple Project Details



Faux Steeple Photosimulations

View west on Sonoma Ave.



Faux Steeple Photosimulations

View north on Hoen Ave.

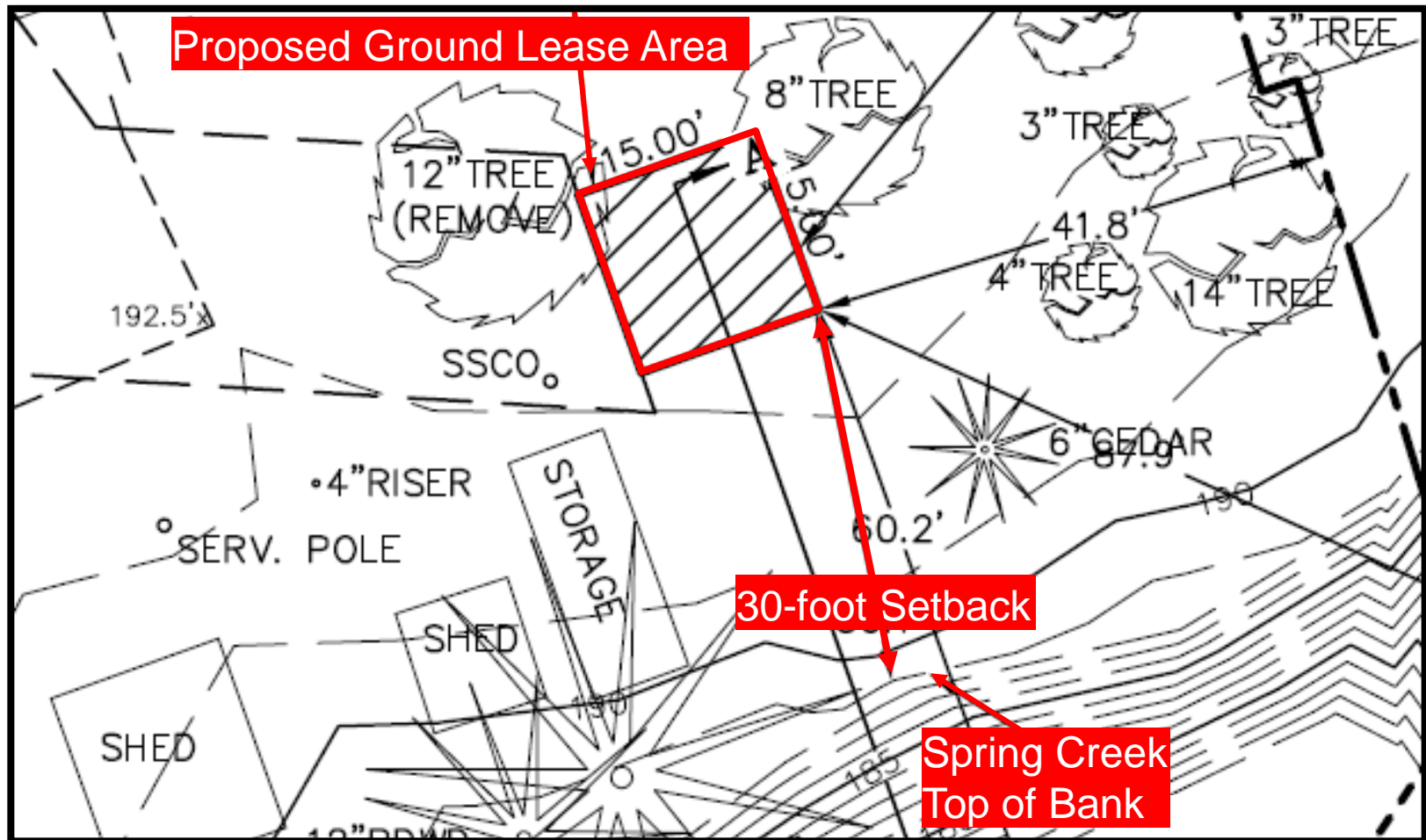


Faux Steeple Photosimulations

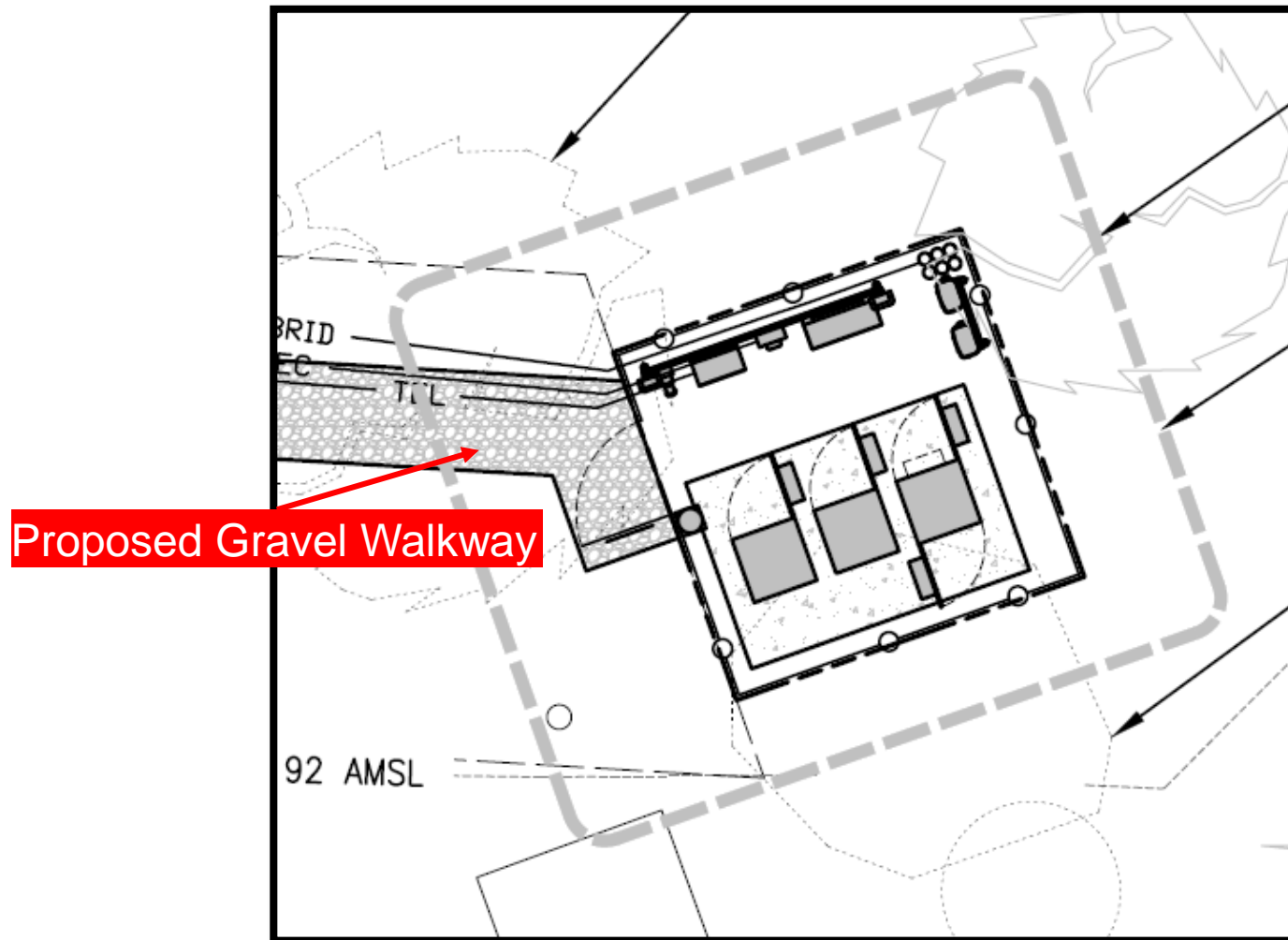
View southeast from Rosedale Ave. @ Sonoma Ave.



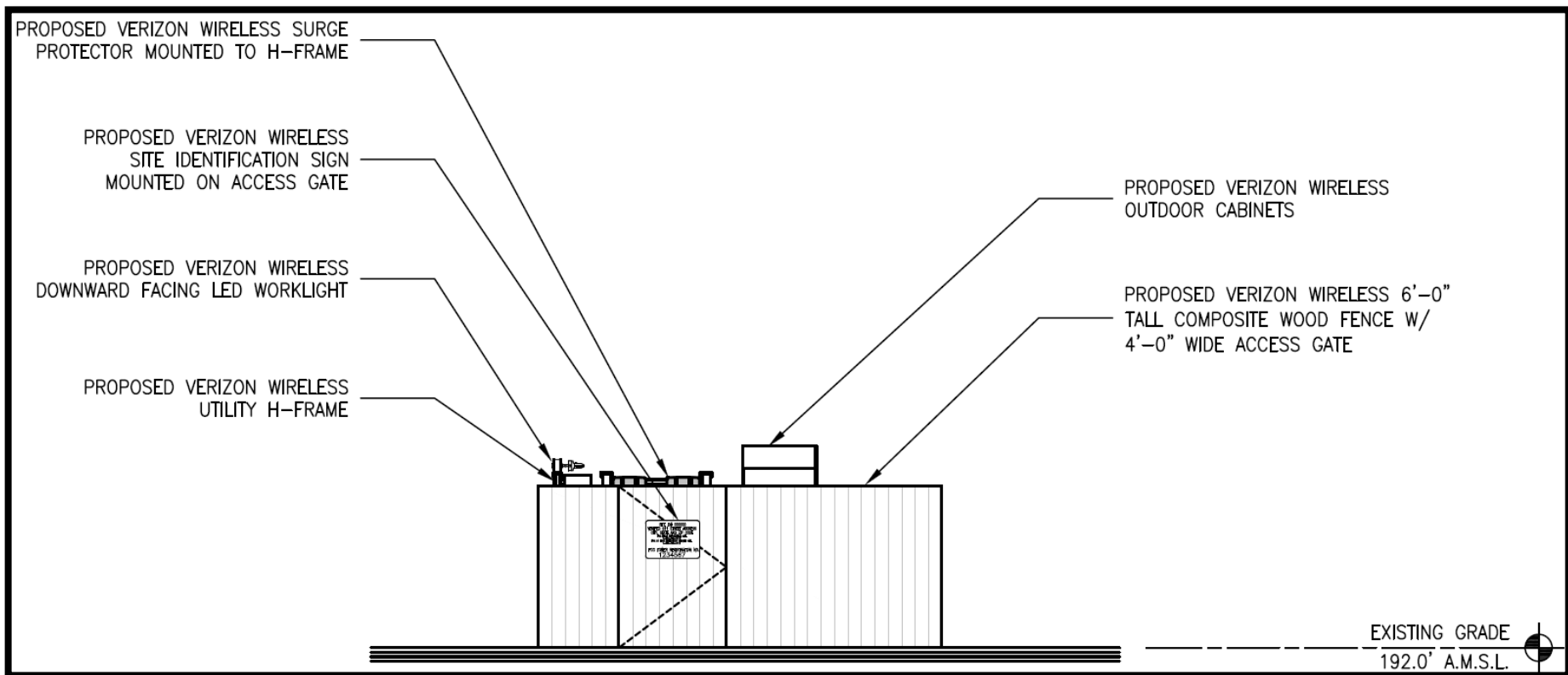
Ancillary Equipment Area Project Details



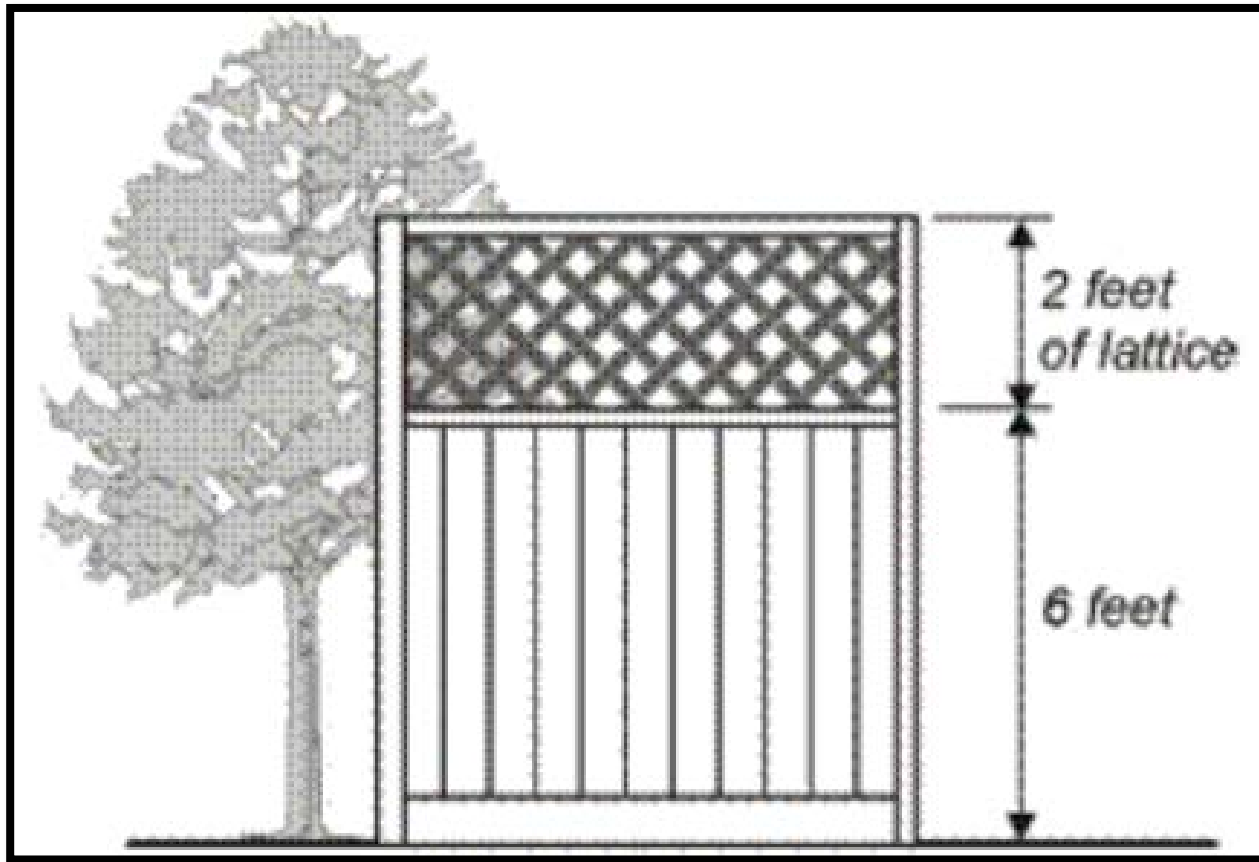
Ancillary Equipment Area Project Details



Proposed Screening



Proposed Screening



- Proposed Steeple Height
 - Original proposal – 62 feet tall with 8-foot square footprint
 - Revised proposal – 54 feet tall with 12-foot square footprint
- Building height limits may be exceeded by towers, gables, spires and similar structures
 - No portion of the structure that is over height limit shall cover an area greater than 15 percent of the building footprint area
 - No tower or similar structure, shall be used for sleeping or eating quarters, nor for any commercial purpose other than is incidental to the use of the habitable space within the building

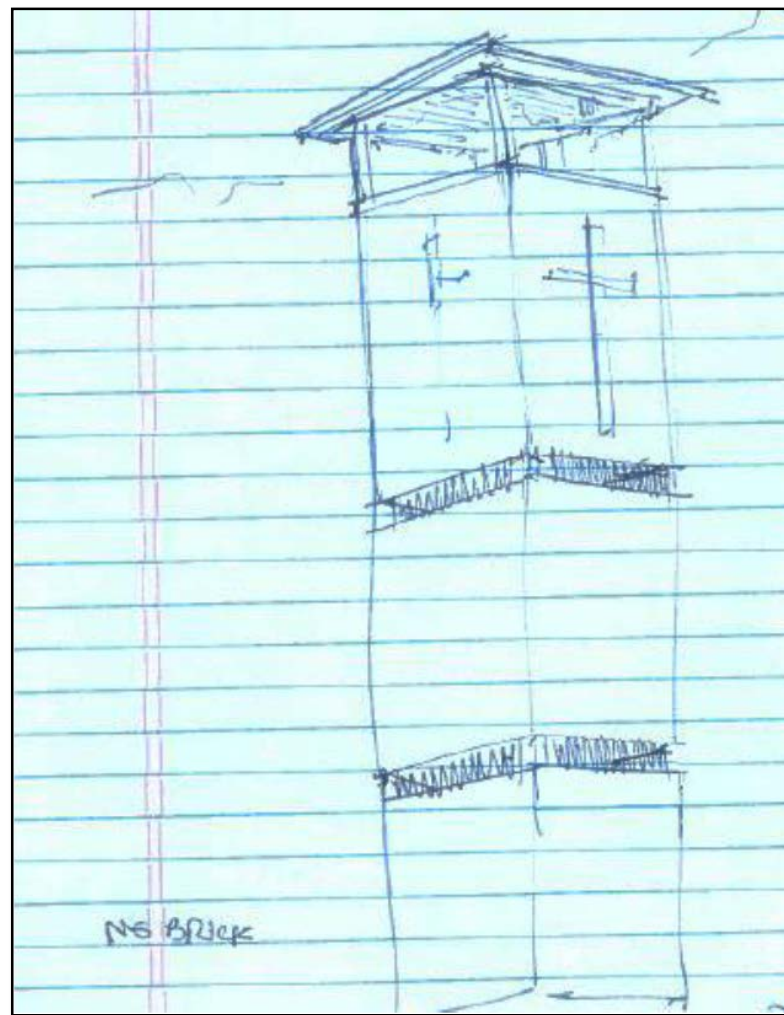
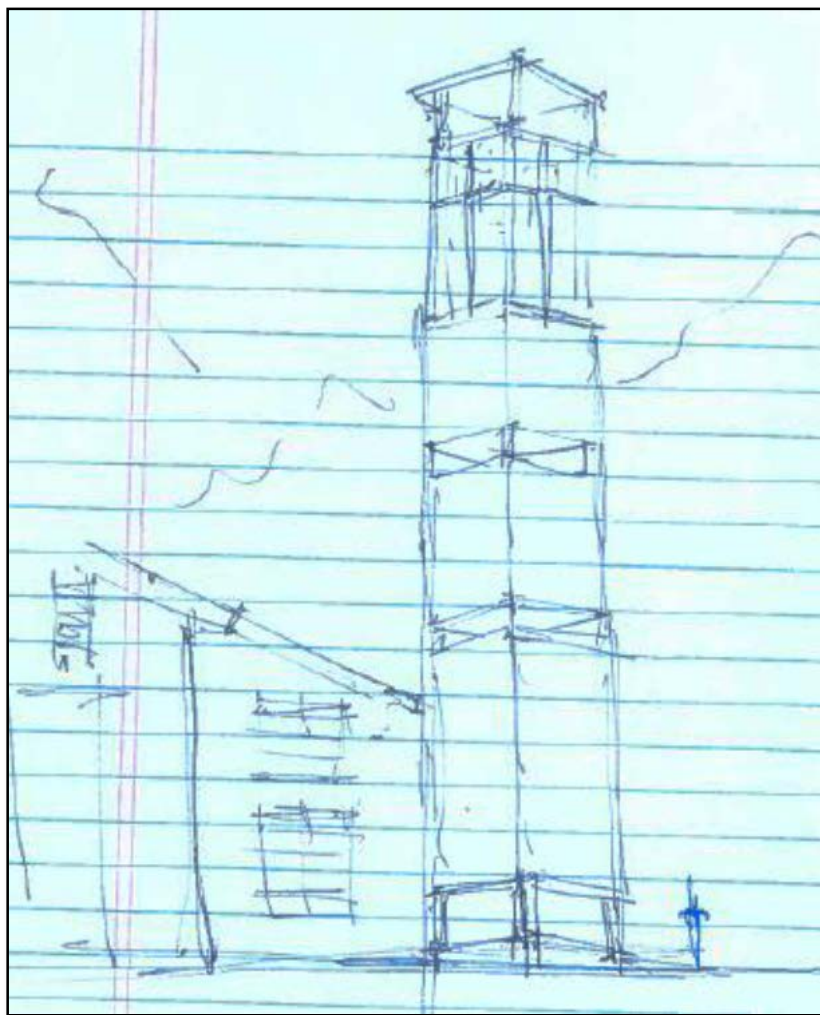
- Objection to the proposed use of the land for a building-mounted telecommunications facility
 - Questioned if the facility is necessary
 - Referred to potential health impacts of locating a facility within close proximity to residential land uses.
- Objection to design and location of the proposed faux steeple
 - Questioned why the faux steeple is needed
 - Expressed concern about the proposed height of the faux steeple
 - Suggested that the faux steeple be moved to the rear or side of the church building.

DRB Design Recommendations

Design Review Board members voted to continue public hearing and encouraged the applicant to consider the following design recommendations:

1. Redesign the steeple with smaller footprint to be as close to original 8-foot by 8-foot size as possible;
2. Include materials authentic to the church at the lower level of the steeple, using real materials (not faux), and add detail/variation, and openness at various levels of the steeple; and
3. Include a variety of materials and details with some openings or changes of surface plane.

DRB Design Recommendations



Alternative Design Study



Alternative Design Study



Alternative Design Study



Responses to DRB recommendations:

1. Redesign the steeple with smaller footprint to be as close to original 8-foot by 8-foot size as possible;

Reduce structure footprint from 12-by-12 feet to 9-by-9 feet.

2. Include materials authentic to the church at the lower level of the steeple, using real materials (not faux), and add detail/variation, and openness at various levels of the steeple; and

Design vertical openings on all surface planes of the steeple tower with separation between the top of the structure wall and roof.

3. Include a variety of materials and details with some openings or changes of surface plane.

Diversify materials to include metal grillwork in openings.

Proposed Redesign



Proposed Redesign



Proposed Redesign



Environmental Review

California Environmental Quality Act (CEQA)

- CEQA Exemptions approved by ZA resolution
 - Section 15301, Class 1—Existing Facilities
 - Section 15303, Class 3 —New Construction or Conversion of Small Structures
- Section 15300.2—Exceptions, subsection (f) Historical Resources
 - Historic Resource Evaluation (HRE)
 - Recommended “not eligible” for NRHP or CRHP listing

- No additional comments were received in response to the Notice of Continued Public Hearing dated December 31, 2018.

It is recommended by Planning and Economic Development Department that the Design Review Board approve Minor Design Review for the faux steeple and screening of the ancillary equipment area proposed in conjunction with the building-mounted minor telecommunications facility.

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