

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION  
**JUNE 13, 2019**

**PROJECT TITLE**

South Santa Rosa AT&T

**ADDRESS/LOCATION**

440 Hearn Avenue

**ASSESSOR'S PARCEL NUMBER**

043-101-050

**APPLICATION DATE**

December 5, 2018

**REQUESTED ENTITLEMENTS**

Conditional Use Permit

**PROJECT SITE ZONING**

CG (General Commercial)

**PROJECT PLANNER**

Susie Murray

**APPLICANT**

Derek Turner, on behalf of AT&T

**PROPERTY OWNER**

Mohamed and Nabid Gholami

**FILE NUMBER**

PRJ18-085

**APPLICATION COMPLETION DATE**

December 19, 2019

**FURTHER ACTIONS REQUIRED**

Design Review

**GENERAL PLAN DESIGNATION**

Retail & Business Services

**RECOMMENDATION**

Approval

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION

FROM: SUSIE MURRAY, SENIOR PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: SOUTH SANTA ROSA AT&T (TELECOMMUNICATIONS FACILITY)

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Conditional Use Permit to allow a 65-foot tall Telecommunications Facility for the property located at 440 Hearn Avenue.

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EXECUTIVE SUMMARY

AT&T is proposing to install a 65-foot tall Telecommunications Facility on the property located at 440 Hearn Avenue. The action before the Planning Commission is Conditional Use Permit (CUP) to allow the Telecommunication Facility use.

BACKGROUND

1. Project Description

AT&T is proposing to install a 65-foot tall Telecommunications Facility (mono-tree) designed to look like a pine or eucalypts tree (to be determined by the Design Review Board). As shown on the Site Plan, attached, the mono-tree will be placed in the same location as an existing mono-pole Telecommunications Facility, located in the southeast corner of the site. The antennas will be placed at the same elevation as the existing antennas; the additional height allows for an alternative faux tree design without impact to AT&T customers. The project applications include a Conditional Use Permit (CUP), and Design Review.

2. Surrounding Land Uses

North: Retail and Business Services, Medium Density Residential and Public Institutional; current developed with a Shell service station, single- and multi-family residential uses, and the Department of Motor Vehicles.

South: Retail and Business Services; currently development with an Extended Stay hotel.

East: Retail and Business Services; currently development with Highway 101, other commercial uses and vacant land.

West: Retail and Business Services; currently development with a self-storage facility.

3. Existing Land Use – Project Site

The subject site is currently developed with an ARCO service station and a 55-foot tall Telecommunications Facility (mono-pole).

4. Project History

The existing Telecommunications Facility was approved for the Cagal Cellular Telephone Company in May 1999, for a period of ten years.

On December 5, 2018 a Design Review application was submitted to Planning and Economic Development.

On December 19, 2018, the companion CUP application was submitted for the project and the application was deemed complete.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation for the site is Retail and Business Services, which is intended for retail and service enterprises, offices, and restaurants. While there are no goals or policies that speak directly to Telecommunication 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. Accordingly, the proposal has been determined to be consistent with the General Plan.

2. Roseland Area/Sebastopol Avenue Specific Plan

The property is located within the Roseland Area/Sebastopol Road Specific Plan (Specific Plan) area. While there are no goals or policies that speak directly to Telecommunication 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 Specific Plan goals by creating a functional place for those who live and work within the Specific Plan area. Accordingly, the proposal has been determined to be consistent with the Specific Plan.

3. Zoning

The Project site is located within the CG (General Commercial) zoning district, which is consistent with the Retail and Business Services General Plan land use designation. Pursuant to Zoning Code Chapters 20-23 and 20-44, new telecommunications towers are a conditionally permitted use in the CG zoning district.

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 Telecommunications Facility requires both a CUP and Design Review because it is a new facility and is taller than 45 feet. Zoning Code Section 20-44.060(F) provides design guidelines for commercial Telecommunication Facilities and requires that these facilities be the minimum height necessary without compromising reasonable reception or transmission. The applicant has provided coverage maps that provide images of coverage enhancement.

Section 20-44.060(G) sets the following requirements for commercial Telecommunications Facilities:

**Analysis of alternative sites**

Because the proposed structure will replace an existing structure, the project has been found in compliance with this requirement.

**Separation between facilities**

No telecommunications tower that provides services for a fee directly to the public shall be installed closer than two miles from another readily visible, uncamouflaged or unscreened telecommunication tower unless it is a co-located

facility. The proposed mono-tree is camouflaged and replaces an existing facility. As such, staff has determined this requirement has been fulfilled.

### **Co-location**

The proposed Telecommunications Facility will replace an existing facility. The Project has been conditioned to disallow the operator of the subject Telecommunications Facility to deny any reasonable offer from another telecommunications provider to co-locate on this facility. The site plan allows for sharing of the facility should the opportunity present itself.

### **Roads and parking**

There is adequate access and parking at the subject site.

### **NIER exposure**

Commercial telecommunications facilities shall be operated in compliance with the Federal Communication Commission's (FCC) human exposure standards for non-ionizing electromagnetic radiation (NIER).

- The applicant has provided a Radio Frequency Emissions Compliance Report for AT&T Mobility, prepared by Waterford Compliance, signed by David H. Kiser, P.E., that concludes the installation proposed by AT&T Mobility at 440 Hearn Avenue, Santa Rosa, California will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. § 1.1307(b)(3) and 1.1310.
- The applicant has provided a list of FCC-issued licenses.
- The Project has been conditioned to provide evidence of FCC compliance with plan sets submitted for building permits.

Major telecommunication facilities are allowed within the CG zoning district upon approval of a Conditional Use Permit. The required findings for the Conditional Use Permit and supportive information are as listed below:

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the

vicinity;

- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

The subject site zoning is consistent with the General Plan land use designation and the Project has demonstrated compliance with the requirements set forth in the Zoning Code as discussed above. The Telecommunications Facility has been designed to look like either a pine or eucalyptus tree, which will be determined by the Design Review Board at its meeting on June 6, 2019. The Project site is developed with commercial uses; City services are available; and the site is generally surrounded by other commercial uses. As detailed in the draft CUP Resolution, staff found that the required findings can be met and that the proposal meets the intent of the Telecommunications Facilities requirements.

4. Design Guidelines

Not applicable.

5. Neighborhood Comments

No public comments have been received as of the date this report was written.

6. Public Improvements/On-Site Improvements

No new on- or off-site improvements are required. Improvements to the existing facility may be upgraded as part of project implementation, such as:

- Replacement of broken sidewalk;
- Undergrounding electrical wires; and
- Removing unnecessary/unused equipment.

A comprehensive list of improvements may be found in the Engineering Development Services Exhibit A, prepared by Carol Clark, dated May 17, 2019, and attached to this report.

### FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

### ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):

- Pursuant to CEQA Guidelines Section 15302, the Project qualifies for a Class 2 Categorical Exemption in that it involves the replacement of an existing facility.
- Pursuant to CEQA Guidelines Section 15303, the Project qualifies for a Class 3 Categorical Exemption in that it involves the construction of a small structure.

No exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines section 15300.2).

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The Design Review Board will consider Preliminary Design Review at its meeting on June 6, 2019. Staff will provide the details of that meeting during the presentation to the Planning Commission on June 13, 2019.

### NOTIFICATION

- In January 2019, a Notice of Application was mailed to property owners within 400 feet of the subject site.
- On April 9, 2019, the Council approved the Noticing Ordinance. Effective May 9, 2019, public hearing notices are required to be sent to property owners and occupants within 600 feet of the site.
- In May 2019, this item was noticed as a Public Hearing pursuant to Zoning Code Chapter 20-66, including a Public Hearing Notice mailed to property owners and occupants within 600 square feet of the site; two public hearing signs installed on site; a Notice of Public Hearing published in the Press Democrat; and bulletin board postings at City Hall and on the City's website.

### ISSUES

There are no unresolved issues.

### ATTACHMENTS

- Attachment 1: Disclosure Form
  - Attachment 2: Location Map
  - Attachment 3: Neighborhood Context Map
  - Attachment 4: Project Plans, provided by AT&T, date stamped received on December 5, 2019
  - Attachment 5: Engineering Development Services Exhibit A, prepared by Carol Clark, dated February 21, 2019
  - Attachment 6: Radio Frequency Emission Compliance Report, prepared by Waterford Compliance, dated November 7, 2018
  - Attachment 7: Photo Simulations, provided by AT&T, dated April 23, 2019
  - Attachment 8: Coverage Maps
  - Attachment 9: Planning Commission Resolution No. 9471, dated March 11, 1999
- Resolution 1: Conditional Use Permit (with Exhibit A)

### CONTACT

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