

RESOLUTION NO. PRJ20-010

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT AND MINOR DESIGN REVIEW APPLICATION TO ALLOW FOR THE INSTALLATION OF A 65-FOOT-TALL “MONOPINE” WIRELESS ANTENNA, GROUND EQUIPMENT, AND AN 8-FOOT TALL, 550-SQUARE-FOOT EQUIPMENT ENCLOSURE FOR THE CANINE COMPANIONS AT&T ANTENNA PROJECT, FOR THE PROPERTY LOCATED AT 2965 DUTTON AVENUE, SANTA ROSA, APN: 043-135-031

The Santa Rosa Zoning Administrator has completed the review of your applications. Please be advised that your Conditional Use Permit and Design Review applications for the installation of a 65-foot-tall “monopine” wireless antenna, ground equipment, and an 8-foot tall, 550-square-foot equipment enclosure for the Canine Companions AT&T Antenna project has been granted based on your project description and official approved exhibit dated received on June 2, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed use is allowed within the IL – Light Industrial zoning district and complies with all other applicable provisions of the Zoning Code and the City Code. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and no request for a public hearing has been received;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed “monopine” wireless antenna would be compatible with the existing and future land uses in the vicinity in that the faux pine wireless antenna will blend in with the surrounding vegetation and landscaping;
- The site is physically suitable for the type, density, and intensity of the proposed wireless antenna, including access, utilities, and the absence of physical constraints, in that the wireless antenna and enclosure do not interfere with the adjacent Colgran Creek, which is a channelized waterway;
- 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;
- The design and layout of the proposed development is of superior quality and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements, in that the faux pine wireless antenna will blend in with the surrounding vegetation and landscaping;
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments;

- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood;
- The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color and would remain aesthetically appealing and be appropriately maintained; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 Categorical exemption under Section 15303 in that the project includes the installation of a wireless antenna and a 550-square-foot equipment enclosure.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions:

1. A building permit is required.
2. 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.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. No exterior signs are approved with this permit. A separate sign permit is required.

This Minor Conditional Use Permit and Design Review for the Canine Companions AT&T Antenna are hereby approved on this 6th day of August, 2020 for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR