

RESOLUTION NO. DR21-011

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR CELL TOWER MODIFICATION FOR THE PROPERTY LOCATED AT 2323 MONTGOMERY DRIVE, SANTA ROSA, APN: 013-400-001

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Design Review application to remove the existing roof-mounted cross that contains three (3) antennas and replace it with a new roof-mounted screen with nine (9) new antennas and six (6) new Remote Radio Units, and addition of two (2) new site support cabinets behind the building, has been granted based on your project description and site plan dated March 3, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed cell tower modification is of superior quality and is consistent with the General Plan and the City's Design Guidelines and the matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received;
- The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review;
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the new roof-mounted screen will not be a visual nuisance and the new cabinets will be placed within the existing equipment area.
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the new roof-mounted screen is architecturally integrated into the design of the existing building, and is of similar color and style to the existing building;
- The design of the proposed development will be screened and will remain aesthetically appealing and be appropriately maintained in that roof-mounted screen is on a building that is setback more than 200 feet from public-right-of way and it is not readily visible to the public;
- The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity;
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under Section 15301 in that the proposed project consist of minor alterations to an existing structure.

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 intent 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.**

1. Obtain a building permit for the proposed project.
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.

This Design Review application for modification to an existing cell tower is hereby approved on this 15th day of April 2021. If conditions have not been met or if work has not commenced within two years from approval date, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR