

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION  
**JUNE 24, 2021**

**PROJECT TITLE**

Crown Castle Relocation  
(Telecommunications Facility)

**APPLICANT**

Jason Osborne (Crown Castle)

**ADDRESS/LOCATION**

1236 Cleveland Avenue

**PROPERTY OWNER**

JB Fish Company LLC

**ASSESSOR'S PARCEL NUMBER**

012-061-032

**FILE NUMBER**

PRJ20-023

**APPLICATION DATE**

December 29, 2020

**APPLICATION COMPLETION DATE**

May 25, 2021

**REQUESTED ENTITLEMENTS**

Conditional Use Permit

**FURTHER ACTIONS REQUIRED**

Design Review

**PROJECT SITE ZONING**

CG-SA (General Commercial, within the  
Station Area combining district)

**GENERAL PLAN DESIGNATION**

Retail and Business Services

**PROJECT PLANNER**

Adam Ross

**RECOMMENDATION**

Approval

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING  
COMMISSION  
FROM: ADAM ROSS, INTERIM SENIOR PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT  
SUBJECT: CROWN CASTLE RELOCATION PROJECT  
AGENDA ACTION: RESOLUTION

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RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow the construction of a new, 83-foot telecommunications tower, on the property located at 1236 Cleveland Avenue to replace an existing tower located  $\pm$  0.2 miles away.

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EXECUTIVE SUMMARY

The project involves the placement of an 83-foot telecommunications tower (tower), which is to replace an existing tower located at 135 Ridgway Avenue, approximately 0.22 miles from the proposed project location, which will be removed once the new tower is constructed and operational. The tower consists of a monopine design with two antennae installations mounted at 65 feet and 75 feet from the ground level with the ability for future carrier equipment to be collocated. The 24' x 37' project area will be enclosed by a six-foot tall fence and include a 210-gallon emergency diesel generator. The fence design and material would be reviewed by the Design Review Board at a later date.

BACKGROUND

1. Project Description

Crown Castle is proposing to install a 83-foot monopine telecommunications tower within a new 24' x 37' project area which also includes a 210-gallon emergency diesel generator on the northeast corner of an approximately 0.71-acre developed lot. Placement of the tower will increase bandwidth for Verizon and AT&T customers with the ability for collocation of future providers on the site.

The subject parcel is currently used by Culligan Water of Sonoma County and is currently used for employee and patron parking, although the use does not inhibit a large amount of customers visiting the business. The placement of the tower is proposed in the northeast corner of the site.

2. Surrounding Land Uses

North: Retail and Business Services  
South: Retail and Business Services  
East: Highway 101  
West: Retail and Business Services

The project site is adjacent to Highway 101 and is surrounded by developed parcels on all sides with a variety of commercial uses.

3. Existing Land Use – Project Site

The development site is approximately 0.71 acres. The use of the site is Culligan Water of Sonoma County, a bottled water provider and distributor.

4. Project History

On December 29, 2020, the Conditional Use Permit (CUP) and Design Review applications were submitted to the Planning and Economic Development Department.

On February 26, 2021, a Notice of Application was sent to property owners and occupants within 600 feet of the proposed development site.

On February 26, 2021, Staff requested additional documentation for California Environmental Quality Act (CEQA) analysis.

On May 25, 2021, the project was deemed complete.

On May 13, 2021, the Shot Clock, a regulation set forth by the Federal Communications Commission (FCC) which limits the time a local agency has to act on a telecommunications application, was extended to July 1, 2021.

On June 16, 2021, the applicant agreed to extend the Shot Clock to accommodate any appeal periods and potential public hearing should the item be appealed.

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 to accommodate retail and service enterprises, office and restaurants. While there are no goals or policies that speak directly to telecommunications 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. The proposal has been determined to be consistent with the General Plan.

### 2. North Santa Rosa Station Area Specific Plan

The subject site is located within the boundaries of the North Santa Rosa Station Area Specific Plan (Specific Plan). The Specific Plan acknowledges that infrastructure improvements are necessary to adequately serve the Specific Plan area. The following Specific Plan goals and policies are applicable to the project:

#### **Infrastructure and Public Facilities**

PF-1 Support anticipated level of development intensity in project area with adequate infrastructure.

PF-1.1 Provide utility upgrades as needed to support increased density and intensity in the area.

PF-2 Provide mechanisms to adequately construct and maintain public infrastructure and facilities.

### 3. Zoning

#### Surrounding Zoning Districts

North: CG-SA (General Commercial, within the Station Area combining district) zoning district

South: CG-SA zoning district

East: Highway 101

West: CG-SA zoning district

The project site is within the CG-SA zoning district, which is applied to areas appropriate for a range of retail and service land uses that primarily serve residents and businesses throughout the City, and is intended to enhance and reinforce distinctive characteristics within the Station Area Specific Plan areas.

The zoning district is consistent with the Retail and Business Services land use classification of the General Plan.

Zoning Code Section [20-44](#), defines telecommunication facility standards. The project is considered a major telecommunications facility and as such, has been required to obtain a CUP and Design Review permit. Pursuant to Zoning Code Section [20-44.020](#), the review authorities are the Planning Commission (CUP), and the Design Review Board (Design Review).

Pursuant to Zoning Code Section [20-30.070](#), height of telecommunication facilities are specifically addressed in Zoning Code Chapter 20-44 and more specifically, Zoning Code Section [20-44.030\(G\)](#) states, "The facility shall be as small as possible and the minimum height necessary without compromising reasonable reception or transmission." Staff has interpreted this language to allow the review authority (Planning Commission)\_discretion regarding the height limits of telecommunication facilities.

The project complies with development standards, design guidelines, and application requirements set forth in Chapters 20-23 and 20-44 of the City Code. The tower and all related equipment will be placed adjacent to an existing commercial structure and will be screened by a 6-foot tall fence. The project blends well into the established commercial zoning district in that the monopine design incorporates more branches than typically found on other similar telecommunication towers throughout the City and is next to Hwy 101 where other large trees can be seen. The project will not interfere with other commercial operations in the vicinity.

Section 20-44.060 of the Zoning Code regulates the location of telecommunication towers by requiring an alternative site analysis, a separation between facilities, a good faith effort in achieving co-location, minimum roads and parking areas as necessary to serve the facility, and operation in compliance with the Federal Communication Commission's (FCC) human exposure standards for non-ionizing electromagnetic radiation (NIER). A project compliance report prepared by Hammett & Edison, Inc., dated November 10, 2020 (Attachment 7), concluded that the proposed placement of the tower at the subject site will not result in exposure of the public to excessive levels of radio-frequency energy as defined in the FCC Rules and Regulations. The project narrative (Attachment 3) and Alternative Sites Analysis (Attachments 6) discuss alternative sites considered.

Major telecommunication facilities are allowed within the CG zoning district upon approval of a CUP. Staff finds that the project complies with all requisite requirements of the Zoning Code, and that all required findings can be met as shown on the draft resolution included as an attachment to this Staff Report.

4. Design Guidelines

The project will be considered by the Design Review Board on July 1, 2021.

5. Historic Preservation Review Standards

Not applicable.

6. Neighborhood Comments

One interested member of the public has inquired about the progress of the application and is included as Attachment 11 of the Agenda packet.

7. Public Improvements/On-Site Improvements

None required.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15303, the project qualifies for Class 3, which exempts the construction of new small structures in that telecommunication towers are considered small structures that are similar to this Project.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter [20-66](#) of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners and occupants, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

## CROWN CASTLE RELOCATION PROJECT

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### ISSUES

There are no unresolved issues for this project.

### ATTACHMENTS

Attachment 1	Disclosure Form
Attachment 2	Location and Neighborhood Context Map
Attachment 3	Project Narrative, received on December 29, 2020
Attachment 4	Project Plans, received on December 29, 2020
Attachment 5	Photo Simulations, received on December 29, 2020
Attachment 6	Alternative Sites Analysis, received on December 29, 2020
Attachment 7	Radio Frequency Compliance Report, prepared by Hammett & Edison, Inc., dated November 10, 2020
Attachment 8	CEQA Class 3 Exemption Letter, by Tim Page, AICP, dated May 25, 2021.
Attachment 9	Assessment of Migratory bird Corridors by Genevieve Rozhon, dated May 21, 2021.
Attachment 10	Tolling Agreement Extension to July 1, 2021, prepared by Crown Castle, dated September 18, 2017
Attachment 11	Public Correspondence as of June 23, 2021
Resolution	Conditional Use Permit

### CONTACT

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