

DESIGN REVIEW COMMITTEE MEMORANDUM

DATE: October 21, 2020
ITEM: No. 1 – 1:35 pm
FROM: Marina Herrera, Project Planner

SUBJECT: File No.: **UPE19-0083**; Preliminary Design Review of a new Intermediate Freestanding Commercial Telecommunication facility.
Applicant: Complete Wireless Consulting dba AT&T Mobility
Address: 4515 Santa Rosa Avenue, Santa Rosa
APN(s): 045-041-034

Request

Request for a preliminary design review for consideration of two design options to facilitate construction of a new Intermediate Freestanding Commercial Telecommunication facility. The applicant has prepared two designs for the proposed facility, a standard mono-pole and a water tank which range in height from 86 feet to 88-89 feet. Associated ground equipment for both designs will include the following: a 30KW generator, 190 gallon diesel fuel tank for the purpose of backup emergency power, to be located within a 1,600 square foot lease area, enclosed by a six foot fence located on a 21 acre parcel.

Background

The project site is accessed via Santa Rosa Avenue, east of Highway 101. The parcel is zoned Diverse Agriculture (DA), and combining districts for, Riparian Corridor (RC 50/25), Scenic Resource (SR): Community Separator and Valley Oak Habitat (VOH). Per the Sonoma County General Plan, Highway 101 is designated as a Scenic Corridor and the project site has a combining zone designation of Scenic Resource due to its location within a Community Separator. The project site is undeveloped, and is directly bordered to the south by the incorporated City of Rohnert Park.

Analysis

The applicant has prepared two potential designs for review by the Sonoma County Design Review Committee. The designs range in height from 86 feet to 89 feet. The designs and associated heights are as follows:

1. Monopole, 86 feet
2. Water Tank, 88-89 feet

The County's Visual Assessment Guidelines (Attachment 5) are used to determine the significance of the visual impact of a project, by first determining the project site's visual

sensitivity. A site's sensitivity is determined by site characteristics including, project vicinity, topography and land use and zoning designations protecting scenic resources. Per the County's Visual Assessment Guidelines, the project sites sensitivity is characterized as high, as it will be highly visible from Highway 101 a designated Scenic Corridor, in addition to the project site's designation as a Community Separator. Siting of the facility is to be located approximately 82 feet from the front property line, adjacent to Santa Rosa Avenue.

Discussion of Visual Dominance by Design:

Per the County's Visual Assessment Guidelines, visual dominance is determined by comparing the contrast of the project's design with its surroundings to provide a rating of inevident, subordinate, co-dominant or dominant with regard to design elements such as form, line, color, texture, and night lighting.

Photo simulations for each design were prepared by the applicant at the following locations Roberts Lake Road (north viewpoint), Santa Rosa Avenue (southeast viewpoint), Horn Avenue (southwest viewpoint), and Milbrae Avenue (northeast viewpoint from southbound Highway 101). The public viewpoints from which the facility will be most visible is along the Highway 101 corridor and from Santa Rosa Avenue.

1. Monopole

A monopole design would emulate a classic telecommunications tower and would be 86 feet in height; the shortest of the proposed designs. The centerlines of the antennas would be located at 82 feet. Visual dominance of the design is determined to be co-dominant as the design elements are moderate. A monopole design has the least intrusive silhouette in regards to detracting attention from the landscape, specifically the backdrop of Sonoma Mountain from the view point along Highway 101.

2. Water Tank

A faux water tank design would emulate an elevated, wood cylinder water tank with a pointed top for ventilation purposes. The top of the water tank design would be 88-89 feet in height. The water tank design is rural in character due to its color and texture of design utilizing wood exterior materials. Visual dominance of this design is determined to be co-dominant, because project elements such as design, form, color and texture are moderate in appearance. A water tank design will be prominent as it has a larger silhouette within the setting and will detract attention from the backdrop of Sonoma Mountain from the view point along Highway 101.

The project's visual dominance can be characterized as co-dominant for the both designs; colors and materials are considered moderate project elements as they stand out against the setting and will attract attention away from the landscape backdrop of Sonoma Mountain.



Therefore, the combination of the site's high sensitivity and visually co-dominant project designs, the project's visual impact on scenic public views are determined to be significant.

Recommendation

Staff recommends the Committee provide a recommendation to the Board of Zoning Adjustments regarding appropriateness of design of one of two options.

Attachments

1. Applicant Project Proposal
2. Project Plans
3. Photo Simulations
 - a. Monopole Photo Simulations
 - b. Water Tank Photo Simulations
4. Visual Assessment Guidelines
5. Code References
6. Additional Analysis
7. _____



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