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Sonoma County Board of Zoning Adjustments Actions

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

September 26, 2024
Meeting No.: 24-12

Roll Call

Commissioner Freeman, District 1
Commissioner Gilardi, District 2
Absent, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, PRMD Division Manager
Levan King Cranston, Project Planner
Tasha Levitt, Administrative Assistant
Crystal Acker, Supervising Planner
Ivan Jimenez, Deputy County Counsel III
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: PLP23-0019
Applicant: Matt Moore on behalf of AT&T
Owner: Josephine Franceschi Trust et al.
Cont. from: N/A
Staff: Levan King Cranston

Env. Doc: Categorical Exemption, Section 15303, New Construction of a Small Structure
Proposal: Request for a Coastal Permit and Use Permit for new 70-foot tall intermediate freestanding commercial telecommunications facility to include a stealth monopine design, with associated ground equipment, and a 30kw diesel generator for backup emergency power located within a 900 square foot leased area on a 337.7-acre parcel located west of Highway 1.

Recommended

Action: Permit Sonoma recommends that the Board of Zoning Adjustments approve the requested Coastal Permit and Use Permit to allow for a new 70-foot high intermediate freestanding telecommunications facility, subject to the attached conditions for approval, and find the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15303.

Location: 17400 Hwy 1 B, Valley Ford

APN: 103-030-001

District: Fifth

Zoning: Land Extensive Agriculture CC (allowed density: B6 standard lot) and combining zone for Accessory Dwelling Unit Exclusion, Riparian Corridor (100/50 setback) and Scenic Resource.

Action: **Commissioner Koenigshofer** motioned to continue the item to a date certain of October 10, 2024 at 1:05 PM with a request for the applicants to explore a water tank as an alternative design, review feasibility of reducing the height, explore adding trees on the project site to soften the view, and to potentially extend the tolling agreement and for staff to consider public views from other potential viewpoints related to future public access. Seconded by **Commissioner Freeman** and approved with a 4-0-1-0 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner Freeman	Aye
Commissioner Gilardi	Aye
District 3	Absent
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 4
Noes: 0
Absent: 1
Abstain: 0