



## ***Sonoma County Design Review Committee Staff Memo***

### **Sonoma County Permit and Resource Management Department**

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 565-1900 FAX (707) 565-1103

---

**FILE:** UPE18-0041  
**DATE:** October 2, 2019  
**TIME:** 1:35 pm  
**STAFF:** Scott Orr, Project Planner

### **SUMMARY**

**Applicant:** GTE Mobilnet of CA LP, dba Verizon Wireless  
c/o Complete Wireless Consulting

**Owner:** Alan Christiansen

**Location:** 9055 Old Redwood Highway, Cotati  
APN: 046-223-044 Supervisorial District No.: Second

**Subject:** Design Review

**PROPOSAL:** Condition Compliance referral for an approved Use Permit for a new 60' monopine with (9) Verizon Wireless antennas and accompanying equipment cabinets in a 900 sf fenced area on a 2.8 acre parcel.

**Environmental**

**Determination:** Categorically Exempt from CEQA Section §15303 - New Construction or Conversion of Small Structures

**General Plan:** Rural Residential 2 acres per dwelling unit density

**Ord. Reference:** Sec. 26-88-130, Telecommunication Facilities

**Zoning:** AR (Agriculture and Residential) B6 2 acre density, RC50/25 (Riparian Corridor), and VOH (Valley Oak Habitat).

**Complete  
for Processing:** November 20, 2018

## **ANALYSIS**

### **Project Description:**

Condition compliance referral for a Use Permit for an Intermediate Freestanding Commercial Telecommunication Facility, including a 60-foot high monopole in the form of a faux pine tree with 9 panel antennas, three equipment cabinets, and a generator with a backup battery for emergency power. Associated project equipment is located within a 900 square foot fenced lease area, to be accessed by a gravel maintenance driveway constructed off of an existing driveway, on a 2.8 acre parcel.

### **Site Characteristics:**

The proposed project is approximately 900 feet south of the City of Cotati. The subject parcel has a single family dwelling and several residential accessory structures. On-site vegetation is similar to the surroundings: grassland with scattered trees. The proposed lease area has been utilized as grazing area in the past. Drainage culverts along Old Redwood Highway are considered seasonal blue line streams and are designated as riparian corridors. The parcel is accessed directly off of Old Redwood Highway via a private driveway, and is served by a private well and septic system.

### **Surrounding Land Use and Zoning:**

Surrounding parcels are within the RR 2 (Rural Residential, 2 acres per dwelling) General Plan Land Use designation with a zoning of AR (Agriculture and Residential). Parcels range in size from 2 to 6 acres with residential uses, grassland vegetation with scattered trees, and limited agricultural uses.

## **STAFF COMMENTS**

The project was approved by the Board of Zoning Adjustments on June 27, 2019 with the condition that the project seek direction from the Design Review Committee regarding screening the base of the tower facility without affecting coverage or leasehold interest of the applicant if feasible. The project is not in an area that has a Scenic Resource zoning designation.

## **STAFF RECOMMENDATION**

Staff recommends the Committee provide design review comments to the applicant on fencing materials and colors.

### **LIST OF ATTACHMENTS**

EXHIBIT A: Conditions of Approval dated June 27, 2019

EXHIBIT B: Photo Simulations

EXHIBIT C: Site Plan

EXHIBIT D: Board of Zoning Adjustments Staff Report

---

**Separate Attachment for Committee Members: 11x17 Plans**



**Sonoma County Permit and Resource Management Department**  
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
[www.PermitSonoma.org](http://www.PermitSonoma.org)

