



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Draft Minutes

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

June 17, 2021
Meeting No.: 21-04

Roll Call

Commissioner District 1 Carr
Commissioner District 3 Ocaña
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 2, Tamara Chair

Staff Members

Scott Orr
Marina Herrera
Alexandria Sullivan, Secretary
Jennifer Klein, Chief Deputy County Counsel

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Approval of Minutes May 20, 2021

Public Comments on matters not on the Agenda: none

Items scheduled on the agenda

Planning Commission Regular Calendar

Item No.: 1
Time: 1:10 PM
File: UPE19-0083
Applicant: Maria Kim of Complete Wireless Consulting, dba AT&T Mobility
Owner: Santa Rosa Horn Investors, LLC
Cont. from: Not Applicable
Staff: Marina Herrera
Env. Doc: Categorical Exemption, Section 15303, New Construction of a small structure.

Proposal: Request for a Use Permit for an Intermediate Freestanding Commercial Telecommunications Facility, including a 96-foot high faux tree monopole (mono-pine), associated ground equipment cabinet and a 30KW generator and 190 gallon diesel tank for the purpose of emergency power, to be located within a 1,600 square foot lease area, enclosed by a six foot high fence on a ±21 acre parcel.

Location: 4515 Santa Rosa Avenue, Santa Rosa
APN: 045-041-034
District: Third

Zoning: DA (Diverse Agriculture) B6 20 acre density and combining zones for RC 50/25 (Riparian Corridor with 50 foot structural setback and 25 foot agricultural setback), SR (Scenic Resources) and Valley Oak Habitat (VOH).

Commissioner Disclosures: **Commissioner Carr** drove by the site and asked staff questions about conditions. **Commissioner Koenigshofer** drove by the project location. **0h9m**

Jennifer Klein, Chief Deputy County Counsel Introduced the item. **Commissioner Koenigshofer** and **Luke Bowman, County Counsel** responded. **0h11m**

Marina Herrera summarized the staff report, which is incorporated herein by reference. **0h21m**

Commissioner Questions:

Commissioner Tamura asked about procedural process. **County Counsel Klein** responded. **0h29m**

Commissioner Koenigshofer asked about Coverage maps. **Staff Herrera** responded. **0h31m**

Commissioner Ocana asked about carrier tower coverage. **Deputy Director, Scott Orr** responded. **0h34m**

Commissioner Koenigshofer asked about the visual assessment. **Staff Herrera & Staff Orr** responded. **0h36m**

Public Hearing Opened: 1:41 PM

Ms. Maria Kim, Applicant representative, gave an overview of the project. **0h40m**

Commissioner Carr inquired about alternatives & SBA steel discussions. **Ms. Kim** responded. **0h47m**

Commissioner Koenigshofer inquired about the coverage map on the alternative tower. **Ms. Kim & Staff Orr** responded. **0h52m**

Commissioner Ocana asked about June 9 letter. **Ms. Kim & Amanda Monchamp**, applicant team responded. **0h56m**

Commissioner Koenigshofer asked about height of alternative types of towers. **Ms. Kim & Staff Orr** responded. **1h01m**

John Henning, Appellant, discussed the project and answered commissioner questions. **1h09m**

Commissioner Carr asked about the maintenance of the tower and appellants concerns of the Design Review Committee decision. **Mr. Henning** responded **1h22m**

Ms, Monchamp responded to Mr. Henning. **1h28m**

Commissioner Tamura asked for clarification on technical terms. **Ms. Monchamp** responded. **1h34m**

Commissioner Carr asked about the possibility of collocating. **Ms. Monchamp** responded. **1h35m**

Commissioner Ocana asked about the frequency of AT&T collocating and conflicting authorities. **Ms. Kim** applicant team responded. **1h36m**

Public Hearing Closed, and Commission discussion Opened: 2:40 PM

Commissioner Ocaña commented about collocation. **1h40m**

Commissioner Tamura discussed calcification on formal DRC decision and DRC recommendation. **Commissioner Carr & Commissioner Koenigshofer** responded. **1h41m**

Commissioner Tamura discussed the role of the Planning Commission in this project and if it is a formal appeal or not. **Staff Orr & County Council Bowman** responded. 1h49m

Commissioner Tamura and **Commissioner Deas** agreed that the Design Review Committee recommendation is not a decision. 1h53m

Commissioner Koenigshofer asked about the practice of a project going to Design Review first before going to the Planning Commission. **Staff Orr, Commissioner Tamura, & County Counsel Bowman** responded. 1h55m

Commissioner Tamura clarified what the Design Review Committee was asked to do in relation to this project. Review on Design only. Collocation is the main issue with this application. **Staff Herrera** responded. 1h57m

Commissioner Ocaña asked for clarification on why the project came to the Planning Commission. **Commissioner Tamura** responded & **County Counsel Klein** clarified. 1h58m

Commissioner Carr & Commissioner Koenigshofer stated ready to make a decision on the project. 2h1m

County Counsel Bowman discussed the Telecommunications Act and the federal overlay on the collocation issue. **Commissioner Carr** responded 2h2m

Commissioner Ocaña stated concern with denying the use permit. This should have gone straight to BZA. Asked for clarification. 2h6m

Commissioner Tamura commented we can either send it to the BZA or make decision today as the PC. We rotate back and forth between the two Commissions so we have the right to vote. 2h09m

Commissioner Deas agreed with **Commissioner Ocaña** and asked about SBA's full name. **Staff Herrera** responded. 2h8m

Commissioner Tamura stated that the two questions in play need to be addressed separately if a recommendation is appealable action and if the decision on the use permit can be made today. **Staff Orr & County Council Bowman** responded. 2h10m

Straw Vote:

The Planning Commission does not agree that a Design Review Committee recommendation is an appealable action. That under the consolidation Planning Commission has considered the application for the Use Permit. 0211m 4-0-1

Commissioner Carr	Aye
Commissioner Ocaña	Aye
Commissioner Deas	Aye
Commissioner Koenigshofer	Nay
Commissioner Tamura	Aye

Commissioner Koenigshofer asked questions about the current action and jurisdiction over the process. **County Council Klein** and **Staff Orr** responded. 2h12m

Commissioner Tamura discussed the project, summarized the discussion and asked about next steps. **County Counsel Klein, Commissioner Ocaña & Staff Orr** responded. 2h18m

Staff Orr responded leaves staff in a uncomfortable place with two companies negotiating. Make a decision on what is proposed before you. Request the Commission focus on procedure. 2h23m

Commissioner Carr discussed the use permit, possible extension of shock clock and collocation to October 29, 2021. The visual impacts are not worth it. I would vote no. 2h26 m

Commissioner Deas concerned about pushing the item. Concerned about coverage in fires evacuations. 2h27m &

Commissioner Koenigshofer responded I do not believe the tower proposed is the least intrusion. General Plan and special treatment this area needs to be considered. The structure is 100 feet tall and blocks view. I will vote against the Use Permit. 2h28m

Commissioner Ocaña asked about communication with environmental organizations. **Staff Herrera** responded. 2h32m

Commissioner Deas we have a high bar to meet to deny telecommunications. Not sure we have grounds enough for denial. 2h32m

Commissioner Ocaña Has staff received any communication from Green Belt Alliance? I will motion to approve the Use Permit of the At&T Tower at the location.

Staff Orr responded. 2hm33m

County Counsel Klein read in the changes to the draft resolution. 2h34m

Commissioner Deas 2nd the motion 2h35m

2Action: **Commissioner Ocana** motioned to approve the use permit. Seconded by **Commissioner Deas** and denied with a 2-3-0 vote. 2h36m

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner Carr	Nay
Commissioner Ocaña	Aye
Commissioner Deas	Aye
Commissioner Koenigshofer	Nay
Commissioner Tamura	Nay

Commissioner Tamura discussed motion to deny **County Counsel Klein** clarified & **Commissioner Koenigshofer** responded 2h37m

Commissioner Tamura, commented that the maps provided were not sufficient for terms that it was unsurmountable for alternative site. They did not meet the burden to show a less impactful site that could be used. 2h42m

Commissioner Koenigshofer from staff report on page 6, SR section sited HWY 101 is in a Scenic Corridor, within a Scenic Landscape Unit. Requirements for visual analysis purpose to focus on scenic resources and the Scenic Landscape site make it inconsistent to the General Plan. Urban growth boundaries would also be impacted. County Policy encourages collation but does not require it. 2h43m

Commissioner Carr commented to avoid a tower on this site the project needs to get a collation proposed and approved. Give the companies time to work out the best alternative. Propose to come back to the Commission with a modified project. 2h47m

County Counsel clarified the shock clock. The project will be automatically approved on October 29, 2021. 2h49m

Staff Scott Orr suggested an August PC date if the item is continued. 2h53m

County Counsel leave public comment open and continue to accept information. 3h3m

Staff Scott Orr August 19th would be the next PC meeting. **3h4m**

Commissioner Koenigshofer motion to continue matter to 8-19-2021 and that the hearing remain open. **3h5m**

Commissioner Tamura specific requests to applicant for information expanded alternatives. Commissioner Carr seconded. **3h6m**

County Counsel clarified procedure for re-opening public comment. **3h13m**

Action: **Commissioner Koenigshofer** motioned to continue the item to August 19, 2021 leaving the public hearing open for discussion on new material. Seconded by **Commissioner Carr** and passed with a 5-0-0 vote.

Appeal Deadline: N/A
Resolution No.:N/A

Vote to continue hearing to August 19, 2021

Commissioner Carr	Aye
Commissioner Ocaña	Aye
Commissioner Deas	Aye
Commissioner Koenigshofer	Aye
Commissioner Tamura, Chair	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Hearing Closed: 4:06 PM

Minutes Approved: May 20, 2021