



**APPROVED MINUTES
REGULAR PLANNING COMMISSION MEETING**

Tuesday, August 3, 2021

**PUBLIC BUSINESS SESSION: 6:30 p.m.
LOCATION: CLOVERDALE PERFORMING ARTS CENTER, 209 N. CLOVERDALE BOULEVARD,
CLOVERDALE, CA 95425**

OPENING:

- Call to Order: Chair Shanahan called the meeting to order at 6:30 pm
- Pledge of Allegiance: Commissioner Cox led in the Pledge of Allegiance
- Roll Call Cox, Asay, Hoevertsz, Sanders, Wagy Chair Shanahan
- Agenda Review (changes/deletions: None)
- Declaration of Conflicts of Interest: None

PUBLIC COMMENT: No hands were raised

CONSENT CALENDAR:

- 1. Minutes Approved:** Regular Meeting of June 1, 2021. Commissioner Asay motioned and Commissioner Sanders seconded to approve the minutes. The motion passed with the following roll call vote: Ayes: 5 (Commissioner Asay, Alternate Commissioner Cox, Commissioner Wagy, Vice Chair Hoevertsz, Chair Shanahan); Noes: 0; Absent: 0; Abstain: 0.

NON-PUBLIC HEARING ITEMS: None.

PUBLIC HEARING ITEMS:

- 2. Consider Recommendation to the City Council of a Draft Wireless Telecommunications Ordinance**

Applicant:	City of Cloverdale
Project Location:	Citywide
Project Description:	Consider recommendation to the City Council of a Draft Wireless Telecommunications Ordinance
Environmental Assessment:	The proposed Municipal Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(General Rule) and 15301 (Existing Facilities) because it does not propose or require any new construction or development, provides a permitting process and establishes Wireless Telecommunications Facilities regulations and development standards.
Staff Recommendation:	That the Planning Commission consider adopting a resolution recommending approval of the proposed draft ordinance recommend that the City Council approve amendments to Cloverdale Municipal

Code (CMC) Title 15: Buildings and Construction to add Chapter 15.40:
Wireless Telecommunications Facilities.

Assistant City Manager Thompson summarized the item, which is an update of its telecommunication ordinance. A letter from Comcast (attached) was received that stated that as currently drafted, the proposed ordinance may impact delivery of their services to customers. Comcast asked that the language in section 15.40.020B be clarified to explain how the provisions will apply to previously installed facilities, and Comcast asked that the following edit be made: Define a “micro-wireless facility” as a wireless facility having dimensions no larger than 24 inches in length, 15 inches in width and 12 inches in height and an exterior antenna, if any, no longer than 11 inches.” Comcast also requested a new exemption to Section 15.40.020.BB to exempt micro wireless facilities from the provisions of the ordinance.

Assistant City Manager Thompson explained that the update will add a permanent chapter regarding wireless telecom facilities. The city is restricted in its ability to regulate the industry -small cell facilities that are being used with 5G technology and are typically put on utility poles or existing telecom facilities. The city can require a conditional use permit and regulate design requirements, although state and federal law prohibits denial based on health conditions, delay of decision, or denial in the public right of way. The amount of fees that can be charged are also limited.

Planner Miranda reviewed the edits to the existing ordinance and noted that ruling and order from FCC mandates. Cities are allowed to make some discretionary decisions, hire a consultant, and do periodic reviews for a fee. Pole mounted facilities are required to be at least 1,500 feet apart. The preferred zoning is prioritized for commercial, industrial, public and lastly in residential districts. The use permit process includes public hearings and 300-foot notification. Planning staff asked for approval of the draft ordinance as they hope to move it to Council for adoption as soon as possible.

Staff and commission discussion ensued, and concern was expressed about camouflaging to protect aesthetics, the impact on ADA sidewalks, maintenance review, standards, public perception, appropriate metering and a five-year review to assure that the facilities are in compliance with regulatory standards.

Commissioner Asay motioned, and Commissioner Sanders seconded to recommend Resolution No. 005-2021 approval to the City Council of a draft telecommunications ordinance, as modified:

1. Separate small facilities from larger cellular facilities;
2. Clarify size restriction;
3. Assure that power meters are installed and the city is not responsible for the bill;
4. Assure that insurance coverage is appropriate;
5. Prioritize commercial locations;
6. Discourage in residential zones and specify areas;
7. Research size restrictions and locations;
8. Clarify what constitutes one facility;
9. Define wi-fi and cellular facility as separate entities. (Check with other jurisdictions for definitions)

The motion passed with the following roll call vote: Ayes: 5 (Alternate Commissioner Cox, Commissioner Sanders, Commissioner Sanders, Vice Chair Hoevertsz, and Chair Shanahan); Noes; 0; Absent: 0; Abstain-0).

OTHER BUSINESS: Commissioner Asay reported on Sonoma Clean Power activities, of which he is employed, and that they are researching the most efficient innovative technologies and research projects. Five Cloverdale businesses are participating in the research.

PLANNER’S REPORT/COMMUNICATIONS: Assistant City Manager Thompson/CDC and Planner Miranda reported on various projects and activities that the Planning Department is involved in and discussion between the commissioners and staff ensued.

PLANNING COMMISSION DIRECTION TO STAFF: Commissioner Asay asked that Sonoma Clean Power activities be added to the Planning and Sustainability calendar.

ADJOURNMENT: Chair Shanahan adjourned the meeting at 7:41 pm to the next regular meeting Tuesday, September 7, 2021, at 6:30 p.m., or alternate date as requested, at the Cloverdale Performing Arts Center 209 N. Cloverdale Blvd., Cloverdale, CA 95425, and by teleconference.