REPORT TO THE ZONING ADMINISTRATOR

SUBJECT

Proposed Project:
SPECIAL DEVELOPMENT PERMIT: To allow colocation of a new wireless facility (Dish Wireless) on the roof of an existing office building. The project includes removal of Sprint's seven existing antennas and six existing RRHs, installation of seven Dish Wireless antennas, 12 RRHs on the roof of the building, and replacement of associated equipment inside an existing equipment cabinet at the basement level.
Location: 333 W. El Camino Real (APN: 209-29-068)
File #: 2022-7013
Zoning: O/ECR
Applicant / Owner: TSJ Consulting (applicant) / Sunnyvale Village Associates (owner)
Environmental Review: Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.
Project Planner: Shila Bagley, (408) 730-7418, sbagley@sunnyvale.ca.gov

BACKGROUND

Description of Proposed Project

The application is for colocation of a new wireless facility (Dish Wireless) on the rooftop of the existing three-story office/commercial building. Dish Wireless will replace the existing Sprint antennas and add new antennas and equipment. Four antennas and eight RRHs will be placed on an existing tripod structure, and two antennas and four RRHs will be installed on screening boxes behind the roof parapet on the southwest corner of the roof of the building. One GPS antenna will be placed on the edge of the parapet on the east side of the building.

Per Sunnyvale Municipal Code (SMC), a minor special development permit is required for a new facility or equipment in the Office zoning district that would result in two or more telecommunications facilities at the same property.

See Attachment 1 for a map of the vicinity and mailing area for notices.

Previous Actions on the Site

Since 1990, several wireless providers have secured entitlements to install telecommunication facilities on the roof of this building. However, only two active wireless providers (Verizon and Sprint) are currently on site. See Attachment 4 for the detailed list of previously approved planning permits for wireless telecommunications facilities for the subject property.

Landscaping modifications and sign permits have been considered and permitted for the project site over the past several years. There are no active Neighborhood Preservation complaints on this

property.

ENVIRONMENTAL REVIEW

A Class 3 Categorical Exemption (Section 15303 - New Construction or Conversion of Small Structures) relieves this project from the California Environmental Quality Act (CEQA) provisions. Class 3 Categorical Exemptions consists of the conversion of existing small structures from one use to and the construction of a new wireless communications facility and minor site improvements.

DISCUSSION

Site Layout and Design

The subject property was developed in 1984 with a three-story office building and ground floor commercial facing El Camino Real. The site is accessed by two driveways, one from El Camino Real and the other from South Mathilda Avenue through the neighboring property to the west. Surface parking is located to the west and north of the building. The site abuts single-family residential buildings on the east and two-story apartments on the north.

The first wireless telecommunication facility permit was granted in 1990 to General Telephone & Electronics Corporation (GTE), which later became the company we know today as Verizon. After that, more companies such as Sprint, Metro PCS, and Clearwire secured entitlements to collocate their wireless facilities in this location. Currently, only two active wireless providers (Verizon and Sprint) are on site.

The Verizon wireless facility is positioned on the rooftop of the office building, approximately 110 feet from the property line facing El Camino Real and 80 feet away from the closest neighboring property to the west. There are currently six antennas and six RRUs, which have been mounted on a structure with three attached poles that project approximately 14 feet above the existing parapet of the building.

The Sprint wireless facility is northeast of the building roof, approximately 138 feet away from the property line along El Camino Real, and approximately 99 feet from the neighboring property to the west. Six antennas and six RRUs are mounted on a tripod structure that extends approximately 10 feet from the building parapet. There is also an existing GPS antenna located near this structure but installed along the eastern edge of the roof, behind the existing parapet wall. In addition, there is also an equipment lease area on the southwestern corner of the rooftop behind the parapet.

All associated equipment for all the wireless carriers is in enclosures located in the parking garage within the basement of the office building.

The proposed antennas and associated equipment will be located on two segments of the roof. The existing tripod is located towards the north end of the building, approximately 70 feet away from the roof edge along El Camino Real and approximately 29 feet from the roof edge along the neighboring properties to the east. The proposed GPS antenna would be installed on the east side of the tripod along the roof edge, behind the existing parapet wall. Associated equipment to support the antenna installation is proposed to be located within the basement of the building where other telecommunication carriers' equipment are located (see Attachment 5, Site and Architectural plans).

Proposed Facility

The proposed new communication facility will provide wireless telecommunications services for Dish Wireless, which intends to help address capacity, network demand, and future technologies.

? Antennas- The applicant proposes replacing the six Sprint antennas on the existing tripod structure with four new antennas. Two new antennas will be placed on the southwestern corner of the roof and mounted inside the proposed screen boxes. Additionally, one Sprint GPS antenna will be removed and replaced on the east side of the tripod along the roof ridge.

? RRUs - The applicant proposes replacing the six Sprint RRUs on the existing tripod structure with eight new RRUs. Four new RRUs will be placed on the southwestern corner of the roof and mounted inside the proposed screen boxes.

? Equipment Cabinet - The applicant is proposing to replace the existing Sprint equipment cabinet that is located on the basement level of the building. The cabinet is not visible from surrounding properties and does not reduce the number of parking spaces in the garage.

Neighborhood Impacts/Compatibility:
The project has been designed to minimize the visual impacts on the surrounding areas and utilize existing infrastructure for antenna location. Therefore, the proposed antennas' visibility will not differ from the existing conditions. The proposed antennas on the tripod will replace Sprint's existing antennas. The antennas will be partially visible from neighboring properties to the east and north. However, the antennas will not be visible from El Camino Real. The proposed antennas in the Gamma sector are not visible from any direction as they will be installed in screen boxes behind the parapet. The proposed project meets the intent of the Telecommunications Ordinance (See Attachment 7, Photo simulations).

Radio Frequency (RF) Emissions Exposure:
The project is within in FCC general public limit for exposure to radio frequency fields. If a proposal meets the FCC standards, the City is not permitted to make additional judgments on health and safety issues. The Federal Communications Commission (FCC) is the final authority on safety of telecommunications facilities.

A Radio Frequency/Electromagnetic Energy (RF/EME) report prepared by EBI Consulting dated July 1, 2022, was submitted as part of the analysis of the project. EBI conducted theoretical modeling to estimate the worst-case power density at the roof and ground level. Per the report with proper signage installation, the proposed wireless facility will be in compliance with FCC regulations (See Attachment 8, Radio Frequency/Electromagnetic Energy Report).

The Sunnyvale Municipal Code requires that the permit for the facility must be renewed with the City of Sunnyvale every 10 years. The 10-year renewal procedure includes submitting an RF study showing the facility meets the current RF emission requirements.

Development Standards

Compliance with Development Standards/Guidelines: The project is subject to the Sunnyvale

wireless telecommunications regulations contained in SMC Chapter 19.54. and Council Policy Manual: Telecommunications (7.2.16). In addition, the Code requires that the facility be designed with sensitivity to the surrounding area.

Dish Wireless is proposing to replace the existing antennas that belong to Sprint. Four new antennas will be mounted on an existing tripod structure, extending approximately 13 feet from the building parapet, which will be three feet taller than the previously approved antennas to ensure no blockage in the wireless signals by the parapet of the building. The proposed project meets applicable height (within 15 feet above the structure ridgeline) and setback requirements for the zoning district.

The proposed antennas mounted on the tripod will not be visible from El Camino Real. However, the antennas will be visible from the residential properties in the rear. The proposed height increase is minimal and would not exacerbate the existing visual impact of the rooftop antennas. The new antennas on the southwestern corner of the roof will be mounted inside the proposed screen boxes, made of fiberglass material. Each screen box will be painted and textured to match the wall of the existing building. Other associated equipment will be placed on the roof of the building and screened by the existing parapet.

The proposed equipment cabinet would be placed within the basement of the office building where other facilities' equipment lies. The equipment will not be visible from the street frontage or neighboring properties.

Staff is supportive of the proposed wireless facility, as the proposed project complies with the applicable Development Standards as set forth in SMC Chapter 19.54 (Wireless Telecommunications Facilities) and relevant telecommunication Council policies. See Attachment 2 for recommended Special Development Permit findings.

Mechanical Equipment/Noise: The project proposes to replace the existing Sprint equipment cabinet that is located on the basement level of the office building where other facilities' equipment lies. No generators are proposed as part of this project. The City’s existing Municipal Code noise regulations, the project design, and the project
location will ensure the use of equipment on the site does not result in
significant noise impacts on the surrounding area. City requirements are
summarized in Standard Development Requirement #AT-2 (See Attachment 3, Standard Requirements and Recommended Conditions of Approval).

PUBLIC CONTACT

78 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. No letters or calls were received from the public by staff.

ALTERNATIVES

1. Approve the Special Development Permit with recommended Conditions in Attachment 3.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

RECOMMENDATION

Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment 3.

Prepared by: Shila Bagley, Associate Planner
Reviewed by: Mary Jeyaprakash, Associate Planner
Approved by: Momoko Ishijima, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Recommended Findings
3. Recommended Conditions of Approval
4. Previously Approved Wireless Telecommunication Facilities Permits
5. Site and Architectural Plans
6. Use Permit/Special Development Permit Justification Letter
7. Photo Simulations
8. Radio Frequency/Electromagnetic Energy Report