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File #: 22-0956, Version: 1

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### REPORT TO THE ZONING ADMINISTRATOR

#### SUBJECT

**Proposed Project:** USE PERMIT to allow colocation of a new telecommunication carrier (Dish Wireless) on an existing tree monopole facility. The project includes installation of three antennas, six RRUs, and associated ground equipment.

**Location:** 919 Hamlin Court (APN: 110-07-040)

**File #:** 2022-7431

**Zoning:** PPSP/IE

**Applicant / Owner:** Crown Castle for Dish LLC (applicant)/Richard and Jane Peattie (owner)

**Environmental Review:** Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Drew Taplin, (408) 730-7407, [dtaplin@sunnyvale.ca.gov](mailto:dtaplin@sunnyvale.ca.gov)  
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#### BACKGROUND

##### Description of Proposed Project

The application is for colocation of a new telecommunication carrier (Dish Wireless) on an existing monopole telecommunication facility. Three panel antennas and six Remote Radio Units (RRUs) will be distributed on three sectors. The project also includes the installation of ground support equipment on a concrete pad, associated enclosure screening, a utility panel, and an ice bridge carrying transmission lines to the tower. A Minor Use Permit is required for this project based on Sunnyvale Municipal Code (SMC) Section 19.54.080 as a collocated facility or equipment which would result in two or more telecommunications facilities at the same nonresidential property.

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

##### Previous Actions on the Site

The 67-foot telecommunications tower at the site was constructed in 1992 and has hosted cellular facilities from several wireless carriers since then. Currently, two wireless carriers (AT&T and T-Mobile) maintain active facilities on the monopole tower. Modifications were approved most recently for the AT&T facility in 2020, and for the T-Mobile facility in 2019 (see Attachment 7 - List of Previously Approved Wireless Telecommunications Facilities). There are no active Neighborhood Preservation complaints on this property.

##### ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption (Section 15301 - Existing Facilities) relieves this project from the California Environmental Quality Act (CEQA) provisions. Class 1 Categorical Exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public

or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

## **DISCUSSION**

### **Present Site Conditions**

The subject property was developed in 1992 with the telecommunications facility, and in 1998 with a one-story industrial building. The site is bordered to the north and west by an undeveloped parcel containing a water main and to the east by an extended stay hotel. U.S. Highway 101 abuts the site to the south.

The existing tree monopole is located at the north end of the property, approximately 160 feet away from the industrial building on-site and approximately 190 feet from the neighboring property to the east. Two existing ground equipment enclosures exist in the vicinity of the monopole. One is an enclosed 240 square-foot shelter, and the other is a 220 square-foot open-air enclosure immediately south of the shelter. Both areas are screened by security fences between six and 10 feet in height.

### **Proposed Use**

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 and RRUs** - The applicant is proposing to install the equipment on an existing monopole with three sectors. Each sector at the 39-foot height will have one panel antenna and two RRUs. The new antennas will be placed approximately halfway up the existing monopole and therefore will not increase the structure's overall height.
- **Equipment Enclosure** - The applicant is proposing to construct a 35 square-foot equipment pad and enclosure with a 6-foot-high fence at the southeast corner of the current equipment shelter and enclosure. The enclosure will only be visible from the 919 Hamlin Court parking lot and the public right-of-way and does not reduce the number of parking spaces in the lot. The enclosure will contain equipment cabinets to support the telecommunications equipment on the tower. The project also includes additional new equipment within the existing primary equipment enclosure that contains the monopole and shelter. A freestanding panel with meters will be placed at the rear of the enclosure, and a 28-foot ice bridge will connect the monopole with the new proposed equipment enclosure.
- **Ice Bridge** - The applicant is proposing to connect the monopole tower with the equipment enclosure using an approximately 28-foot freestanding ice bridge. The ice bridge consists of insulated pipes containing conduit mounted above the ground at a height of approximately 8 feet. The bridge will run from an entry port on the monopole through the existing screened enclosure at the original equipment shelter and connect underground to the proposed equipment enclosure for Dish Wireless.

### **Development Standards**

**Radio Frequency (RF) Emissions Exposure:** The project is compliant with the Federal Communication Commission's (FCC's) general public and occupational limits 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 FCC is the final authority on the safety of telecommunications facilities. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

An RF report prepared by Waterford Consultants, dated August 22, 2022, was submitted as part of the analysis of the project. Waterford conducted theoretical modeling to estimate the worst-case power density at the roof and ground level. As mitigation measures, the report recommends a yellow caution sign and an NOC information sign to be posted at the monopole to inform authorized climbers of potential conditions near the antennas. Implementation of the signage will ensure compliance with the FCC's rules and regulations (See Attachment 6 - Radio Frequency Report).

**Compliance with Development Standards/Guidelines:**

SMC Section 19.54.040 provides design guidelines for wireless telecommunication facilities including aesthetic impacts, colors and materials, lighting, and landscaping. These guidelines are referenced in the discussion and analysis below.

Dish Wireless is proposing to install three new antennas and associated equipment on an existing camouflaged monopole. There is no increase in height proposed for the 67-foot monopole and the Dish antenna installations will have a minimal visual impact once installed at the 39-foot height level in relation to existing wireless facilities at the upper limits of the monopole tower. The proposed antennas will be visible from nearby industrial sites and the hotel across the street from the property, but will not be visible from any residential properties. The new antennas incorporate textured faux pine foliage on the support mounts as well as on the antenna and radio equipment surfaces themselves. As a result, the antennas are visually undistinguished from the remainder of the tree structure unless viewed from the immediate vicinity. The new antennas on the monopole are minimally apparent as there is only one panel antenna proposed for each sector, the height of the antenna and its central placement within the sector reduces any bulkiness (see Attachment 5 - Photo Simulations). All other associated ground equipment, including the ice bridge, will be placed within new or existing fenced enclosures. The proposed equipment pad and enclosure would be placed on-site adjacent to the two other fenced enclosures. Utilizing a 6-foot security and screening fence, 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. See Attachment 2 for required Minor Use Permit findings.

**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 vastly from the existing conditions. The antennas will be partially visible from the neighboring property to the east and Hamlin Court. However, the visual impact of the antennas is minimal given their location on the monopole and the camouflage which matches the existing theme.

### **FISCAL IMPACT**

No fiscal impacts other than normal fees and taxes are expected.

### **PUBLIC CONTACT**

21 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 Use Permit with recommended Conditions of Approval shown in Attachment 3.
2. Approve the Use Permit with modifications.
3. Deny the Use Permit.

### **STAFF RECOMMENDATION**

Alternative 1: Approve the Use Permit with recommended Conditions of Approval in Attachment 3.

Prepared by: Drew Taplin, Associate Planner

Reviewed by: Mary Jayaprakash, Associate Planner

Approved by: Momoko Ishijima, Senior Planner

### **ATTACHMENTS**

1. Vicinity and Noticing Maps
2. Recommended Findings
3. Recommended Conditions of Approval
4. Site and Architectural Plans
5. Photo Simulations
6. Radio Frequency Report
7. List of Previously Approved Wireless Telecommunications Facilities
8. Use Permit Justification Form