

RECOMMENDED FINDINGS

Special Development Permit

The proposed project is desirable in that the project conforms with the goals and policies of the General Plan.

Goals and Policies that relate to this project are:

Land Use and Transportation Element

GOAL LT-4 – An attractive community for residents and businesses in combination with the city’s community design sub-element, ensure that all areas of the city are attractive and that the city’s image is enhanced by following policies and principles of good urban design while valued elements of the community fabric are preserved.

- POLICY LT-4.3 – Enforce design review guidelines and zoning standards that ensure the mass and scale of new structures are compatible with adjacent structures, and also recognize the city’s vision of the future for transition areas such as neighborhood village centers and El Camino Real nodes.
 - LT-4.3d Ensure that new construction and renovation contribute to the quality and overall image of the community.
 - LT-4.3e Use the development review and permitting processes to promote high-quality architecture and site design.

Safety and Noise

GOAL SN-2 – Effective Disaster Preparedness: Ensure that the City, its community members, business, faith-based organizations, community organizations and special needs populations are prepared to effectively respond and recover from major disasters and emergencies.

- Policy SN-2.5 Provide emergency radio or other communication devices for coordination of emergency response and the capability to communicate with outside agencies and community members.
1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project as the City of Sunnyvale Municipal Code requires that the location of such facilities be designed with sensitivity to the surrounding area. The proposed facility for the majority will replace the antennas and equipment that belonged to a different carrier. The proposed new communication facility will provide wireless telecommunications services for Dish Wireless, which intends to help address capacity, network demand, and future technologies. The proposed facilities would provide improved emergency telecommunication services.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties.

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. As conditioned, the proposed facility complies with visual standards established by the City of Sunnyvale for telecommunications facilities. The project meets all FCC radiofrequency (RF) emissions standards. The proposed use is desirable and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District.

Council Policy Manual: Telecommunications (7.2.16)

The City of Sunnyvale's Council Policy Manual (CPM) is a compendium of policies established by City Council resolution or motion which provide guidelines for current or future City action. Such policies, when implemented, assist in achieving General Plan goals.

- **Policy Statement 2** - Promote universal access to telecommunications services for all Sunnyvale residents.

The proposed use by Dish Wireless advances the telecommunications network infrastructure for Sunnyvale residents, businesses, and industries. Additionally, the proposed facility would be designed and sited appropriately through the City's zoning authority.

- **Policy Statement 4** - Promote use of telecommunications technology, where appropriate and within the scope of available resources, to enhance the economic vitality of Sunnyvale.

Allowing Dish Wireless to collocate on this property will encourage telecommunications technologies to remain competitive and enables telecommunications technology advances.

- **Policy Statement 5** - Facilitate the creation of an advanced telecommunications network infrastructure, within given resources, for Sunnyvale residents, businesses and industries.

Colocation of a new wireless carrier on an existing telecommunication facility advances the telecommunications network infrastructure for Sunnyvale residents, businesses, and industries, by utilizing the given resources of the existing facility.