

RECOMMENDED FINDINGS

Findings-Special Development Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale 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, as conditioned, will be screened as a tree resembling a eucalyptus tree and located in close proximity to a line of existing trees. Associated equipment will be screened with aesthetic treatment applied to offset adverse aesthetic impact. Staff considers the application for the facility to be consistent with the goals and policies of the Telecommunication Policy adopted by the City of Sunnyvale in June 1996 and updated in 2005.
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. As conditioned, the proposed location 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 1.A.5** – Support retention of local zoning authority for cellular towers, satellite dish antennas, and other telecommunications equipment, facilities, and structures.
- **Policy Statement 2** – Promote universal access to telecommunications services for all Sunnyvale residents.

The proposed facility would be designed and sited appropriately through the City's zoning authority as conditioned, and the facility would provide improved telecommunication services in an area which is currently underserved.