

RECOMMENDED FINDINGS

Use Permit

In order to approve the Use Permit, the Zoning Administrator must make the following findings:

1. Attain the objectives and purposes of the general plan, specific plan, precise plan, or other specialized plan of the city of Sunnyvale; or

The project was reviewed for consistency with the following General Plan policies:

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.

Analysis: The zoning code requires that the location of telecommunication facilities be designed with sensitivity to the surrounding areas. As proposed, monopole complies zoning regulations in terms of location, height, setbacks, and design requirements set forth in the Sunnyvale Municipal Code for Telecommunication Facilities and the Moffett Park TOD development standards. The project will help facilitate communication and business enterprise by allowing continuation of telephone service communication between Sunnyvale and the San Antonio Valley.

Land Use and Transportation Sub-Element

- N1.3. Promote an attractive and functional commercial environment
- N 1.5. Establish and monitor standards for community appearance and property maintenance.

Analysis: The project would improve the overall aesthetics of the site by replacing a 69'-9" lattice tower with a 64'-2" monopole structure located on the back side of the building that would be partially screen with existing perimeter landscaping. As conditioned, the facility will be required to perform routine maintenance to ensure an aesthetic and orderly development.

2. Ensure 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.

Analysis: As conditioned, the project ensures that the general appearance of proposed structures and intended uses of the facility will not impair either the orderly development of the project site or on adjacent properties. The proposed monopole is located on a site which has

minimum visibility from residential uses and streets. The location of the facility is at the rear of the site and allows the monopole to be partially screened by the existing building and perimeter landscaping and mature trees. The ground mounted equipment will be placed in a vinyl chain-link enclosure that will be slatted and painted to match or complement the building. The proposal meets the visual and operating standards established by the City for telecommunications facilities, as it is designed to create the least possible aesthetic impact, while using existing infrastructure to the extent possible. Lastly, the project meets all the FCC RF emissions standards.