



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 15-0584, **Version:** 1

REPORT TO THE ZONING ADMINISTRATOR

File #: 2015-7249

Location: 1209 W. Remington Drive (APNs: 198-43-024)

Zoning: R-0

Applicant / Owner: Shannon McDougall, Verizon (applicant) / PG&E (owner)

Proposed Project:

USE PERMIT to install six antennas and six RRUs on an existing PG&E lattice tower which includes ground-mounted equipment (battery cabinets and emergency generator) for Verizon. The project includes removal of two existing MetroPCS antennas and associated ground-mounted equipment.

Reason for Permit: A Use Permit is required for the addition resulting in two or more telecommunication facilities at the same property (Verizon & Clearwire).

Project Planner: Jonathan Caldito, (408) 730-7452, Jcaldito@sunnyvale.ca.gov

Issues: Noise.

Recommendation: Approve with conditions

REPORT IN BRIEF

General Plan: Low Density Residential

Existing Site Conditions: Telecommunication facility on an existing PG&E tower

Surrounding Land Uses:

North: Single-Family Residential

East: Single Family Residential

South: Single Family Residential

West: Open Landscape/ Highway 85

PROJECT DESCRIPTION

The proposed project will include the removal and replacement of the existing Metro PCS antennas and ground equipment with new antennas and ground equipment from Verizon. The ground equipment will be located underneath the footprint of the existing tower PG&E tower. A total of two GPS units, six antennas, and six RRU units will be installed at an elevation of 75 feet on the existing 130-foot PG&E tower. A new 30 kW diesel generator with a 132 gallon fuel tank will be installed. A wooden fence will be constructed around the ground equipment to create a mechanical compound. There will be no changes to the existing Clearwire equipment or antennas.

BACKGROUND

The project site is at 1209 W. Remington Drive located between Mountain View/ Highway 85 and residentially zoned areas. The PG&E tower is currently being used by Metro PCS and Clearwire. There are no proposed changes to the Clearwire equipment.

PREVIOUS ACTIONS ON SITE

File Number	Description	Decision	Date
2011-7008	Miscellaneous Plan Permit for a minor modification to an approved Use Permit to allow the installation of one new microwave dish antenna, replacement of two microwave dish antennas, and relocation of one panel antenna (Clearwire).	Approved	1/3/2011
2009-0508	Use Permit and Variance for the installation of three panel antennas, three microwave dishes and GPS antenna on existing lattice tower and radio cabinet (Clearwire).	Approved	10/14/2009
2006-0168	Miscellaneous Plan Permit to remove 16 existing telecom antennas and replace with six Metro PCS antennas on the same PG&E tower.	Approved	3/30/2006

NEIGHBORHOOD IMPACTS / COMPATIBILITY

Aesthetics

The proposed installation of the antennas and RRUs are not expected to have a detrimental visual impact on the surrounding neighborhood. There are existing antennas, utilized by Clearwire, on the top of the PG&E tower, and the addition of Verizon's antennas and RRUs at an elevation of 75 feet will not create a major aesthetic change. The photo simulations provided by the applicant show that the proposed antennas and RRUs would have a minimal impact to the existing facility, as they blend in with the lattice structure (See Attachment 5).

Noise

Staff believes the installation of an emergency 30kW diesel generator next to single family homes may increase noise in the surrounding neighborhood; therefore, Staff recommended that the applicant provide a noise study to assess the potential noise disturbance from the proposed equipment and generator. An analysis conducted by Charles M. Salter Associates Inc. indicates that the generator would create 69 dB, measured at 23 feet. The closest property line from the generator is 57 feet away. The study concludes that the generator, as proposed with a six-foot fence enclosure, would meet the noise operation and maintenance standards stated in the Sunnyvale Municipal Code Section 19.54.050.

Public Contact: A total of 48 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.

Environmental Determination: A Categorical Exemption Class 1 (minor alterations to existing structure) relieves this project from CEQA provisions.

FINDINGS

In order to approve the Use Permit the following findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the Sunnyvale Municipal Code requires that the location of such facilities be designed with sensitivity to the surrounding area. The proposed addition of antennas, RRU units, and ground equipment will utilize an existing PG&E tower which accommodates multiple carriers. The ground equipment will be located under the tower, and the construction of a six foot fence will ensure that noise from the generator does not exceed the Sunnyvale noise standard.
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 the proposed addition of the antennas and RRU units will not have a significant impact on the use of the property or the physical appearance. The new antennas will be installed at a height of 75 feet and will be painted to match the existing lattice tower. The new ground equipment will be located under the footprint of the tower and screened by a wooden fence.

ALTERNATIVES

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

RECOMMENDATION

Alternative 1. Approve the Use Permit with recommended Conditions in Attachment 2.

Prepared by: Jonathan Caldito, Project Planner

Approved by: Ryan Kuchenig, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Maps
2. Recommended Conditions of Approval
3. Site and Architectural Plans
4. Letter from the Applicant
5. Photo Simulations

6. Noise Study Results