



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 16-0833, **Version:** 1

REPORT TO THE ZONING ADMINISTRATOR

File #: 2016-7330

Location: 1140 N. Mathilda Ave. (APN: 110-25-049)

Applicant / Owner: Salas O'Brien (applicant) / AT&T (owner)

Proposed Project:

USE PERMIT to allow replacement of an existing microwave dish antenna on a lattice tower with a new 64'-2" monopole and associated equipment enclosure.

Reason for Permit: A Use Permit is required to allow for a telecommunications facility consisting of a 64'-2" monopole and microwave dish antennas that are less than 1,000-feet from a major arterial within the MP-TOD zoning district.

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Issues: Visual, aesthetics

Recommendation: Approve with conditions

PROJECT DESCRIPTION

The applicant is requesting a Use Permit to replace an existing microwave dish antenna located on a lattice tower with a new 64'-2" monopole structure that will be installed with an 8'-10" diameter microwave dish. The project proposal also includes a new 945 square foot equipment enclosure consisting of an 8-foot tall chain link fence. The purpose of the modification is to maintain telephone service connection between Sunnyvale and the San Antonio Valley. This antenna is a point to point antenna. It needs to be relocated, because of a new building that was constructed at 1170 Bordeaux that blocks the transmission path.

The project site is located on a 1.88 acre industrial site improved with a 38,400 square foot, single story industrial building, multiple equipment enclosures, surface parking and various landscaping around the perimeter of the site. The site is bounded by N. Mathilda Avenue to the west, multi-story office buildings to the north and south; and a single story industrial building to the east. Also within the vicinity, is a 100-foot monopole facility located on the neighboring property at 1184 N. Mathilda Avenue.

The Sunnyvale General Plan designates the subject property as Moffett Park Specific Plan District (MP) and is zoned as Moffett Park-Transit Oriented Development (MP-TOD). This district is intended for the construction, use and occupancy of buildings as corporate headquarters, research and development (R&D), general office and ancillary support services, as well as compatible general industrial uses. The project site is currently used as a telecommunication switching station. The proposed wireless telecommunication facility is a conditionally permitted use in the MP-TOD zoning

district.

Background

Previous Planning Projects related to Subject Application: • MPP 2016 - A request to install a bloom box energy enclosure approved on • MPP 2015 - A request to install a temporary wireless telecommunication facility approved on • MPP 2003 - A request to install a chain-link security fence approved on. • Use Permit No. 6200 and Variance No. V-88-1 - A request for a 44.7%FAR, unenclosed van storage, legalize cell tower and variance to reduce the number of parking spaces approved in February 1988 • Variance No. V-72-17 - A request for a building addition and a 25' front setback approved in April 1972. • Use Permit No. 758 - Site and architectural approval for the original building approved in August 1962.	
Neighborhood Preservation Complaint	None.
Deviations from Standard Zoning Requirements	None.

Use Permit

The application is submitted pursuant to Sunnyvale Municipal Code (SMC) 19.54.080 which requires a Major Use Permit for the proposed 64'-2" freestanding wireless telecommunication facility in the MP -TOD zoning district that is reviewed and approved by the Zoning Administrator. Staff's analysis and recommended findings are provided in Attachment 2.

Site Layout and Design

The project is located on a standard rectangular lot. The building is positioned towards the northwest portion of the subject site. The existing wireless telecommunication tower is located on the south side of the building, adjacent to the main drive aisle adjacent to the N. Mathilda Avenue street frontage. The project proposes to remove this facility and construct a monopole structure at the rear of the building as depicted in the project plans (Attachment4). Compliance with development standards is indicated in the Project Data Table (Attachment 5).

The project was reviewed for compliance with Sunnyvale Municipal Code 19.54.040 (Design Requirements). Staff's analysis is provided below:

1. Based on potential aesthetic impact, the order of preference for facility type is: façade mounted, roof mounted, ground mounted, and freestanding tower.

Analysis: The structure needs to accommodate an 8'-10" diameter microwave dish. Given the age and existing architecture of the building, it will not be able to incorporate a stealth design and would require a significant redesign of the building to appropriately incorporate the dish antenna. The monopole is a preferred design in that it will not detract from existing condition, but will improve the overall aesthetic, because it would be located on the backside of the building, away from the public

street. The monopole would be lower than the existing lattice tower that is approximately 69-feet tall, and it would provide a more slender profile compared to the bulky lattice tower.

2. The facility shall not be readily visible to the nearest residentially zoned property.

Analysis: The project is located in Moffett Park-TOD zoning district that consists of industrial buildings and uses. It will not be visible to the nearest residentially zoned property that is located approximately 1,700 feet away on the south side of State Route 237.

3. All monopoles and lattice towers shall be designed to be the minimal functional height and width required to support the proposed antenna installation.

Analysis: The installed height of the monopole structure and size of the microwave dish antenna are designed to meet the point by point transmission required to support the necessary phone service between Sunnyvale and San Antonio Valley.

4. In order of preference, ancillary support equipment for facilities shall be located either within a building, in a rear yard or on a screened roof top area.

Analysis: The proposed equipment enclosure is located the rear of the building. The proposed enclosure is constructed with an 8-foot tall chain link fence. Staff recommends as a condition of approval that the chain link be vinyl clad chain link with slats that matches or complements the color of the building and that barbed wire is removed (Recommended Condition of Approval PS-1).

5. Landscaping, including shrubs and trees shall be used, when possible, to block the line of sight between facilities and adjacent residential uses and residentially zoned properties.

Analysis: The project will not require the removal of any landscaping or on-site trees. There is mature landscaping along the perimeter of the rear of the site and provides adequate screening.

6. Proposed facilities shall not reduce the amount of required parking spaces.

Analysis: The project will not result in a net loss of on-site parking spaces. The site provides 69 parking spaces, as required by the 1988 Variance approval.

RF Emissions

Federal law preserves the City's authority to regulate the placement, construction and modification of personal wireless service facilities, so long as such regulations do not impose a blanket prohibition on the construction of such facilities or intrude into the regulation of radio frequency emissions, which are the sole province of the Federal Communications Commission (FCC) and certain state regulations. Thus, the City has the power to conduct a limited review of wireless communication facilities for compliance with zoning and land use requirements.

The FCC has established guidelines that place limits on human exposure to radio frequency fields generated by personal wireless service facilities. These guidelines have been endorsed by the U.S. Environmental Protection Agency and the Food and Drug Administration. The FCC requires all personal wireless facilities to comply with these guidelines. A Radio Frequency Site Compliance Report, prepared by Dtech, dated February 23, 2016, was submitted with this application. This report addresses exposure to radio frequency electromagnetic fields in accordance with FCC Rules and Regulations for all individuals, classified in two groups: "Occupation or Controlled" and "General Public and Uncontrolled." Although the emissions from the proposed facility will be at a level 50 times below the most conservative standard for such radio frequency emissions. Staff recommends as a condition of approval that all required RF alert signage at the site access location be installed prior to building permit finalizing (Recommended Condition of Approval PS-3).

Neighborhood Impacts / Compatibility

The surrounding area consists of multi-story office buildings that are newly constructed in the last couple of years. The adjacent buildings consist of modern and contemporary architecture. The industrial building to the south is an older, single story industrial building consisting on concrete tilt up and a tiled mansard roof. The project site is characterized with an older building concrete tilt up building that has not been upgraded since the last addition constructed in 1988. The proposed monopole facility will not significantly detract from the visual context of the area, in that in the project is replacing and existing wireless telecommunication tower with a new monopole structure. The project would improve the overall aesthetic by relocating the facility to the rear of the property. The proposed design stands approximately five feet lower than the existing lattice microwave dish antenna tower, and provide from a more slender profile that would be more in character with adjacent monopole facility and the modern buildings.

Given the location is within an industrial area, staff anticipates minimal impacts in terms of neighborhood compatibility.

Public Contact: 84 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, Section 15301 (Existing Facilities) (d) (I), Class 3, Section 15303 (New Construction or Conversion of Small Structures (e) and Class 4, Section 15304 (Minor Alterations to Land) relieves this project from CEQA provisions. The project is exempt from further environmental review because the project entails the replacement of an existing wireless telecommunication tower with a new monopole facility. The associated site modifications includes minor site work for the electrical power and the installation of new ground mounted equipment within a proposed 945 square foot equipment enclosure consisting of chain-link fencing.

ALTERNATIVES

1. Approve the Use Permit subject to the recommended Findings in Attachment 2 and Conditions of Approval in Attachment 3.

2. Approve the Use Permit with modifications.
3. Deny the Use Permit.

RECOMMENDATION

Alternative 1. Approve the Use Permit subject to the recommended Findings in Attachment 2 and Conditions of Approval in Attachment 3.

Prepared by: Cindy Hom, Assistant Planner

Approved by: Ryan Kuchenig, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Maps
2. Recommended Findings
3. Standard Requirements and Recommended Conditions of Approval
4. Project Plans
5. Project Data Form
6. Photo Simulations
7. RF Compliance Report