



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES
Wednesday, May 28, 2008

2007-0207: T-Mobile [Applicant] **Dick's Lakewood Corporation** [Owner]: Application for a Special Development Permit to allow two new 15' antenna structures (faux chimneys) on top of an existing building in a shopping center. The property is located at **1161 Lawrence Expressway** (Lakewood Shopping Center) in a C-1/PD (Neighborhood Business/Planned Development) Zoning District. (APN: 110-23-110) DO

In attendance: Chad Abbott, Applicant; Andrew Miner, Administrative Hearing Officer; Diana O'Dell, Project Planner; Luis Uribe, Staff Office Assistant.

Mr. Andrew Miner, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

Diana O'Dell, Project Planner, stated that the Special Development Permit is for the installation of two 15 ft. tall roof-mounted structures to contain and conceal six antennas on top of an existing shopping center building. Ancillary equipment is proposed at the rear of the building. Per SMC 19.54.080, a minor Use Permit is required for roof mounted antennas which extend up to 15 ft. above the structural ridgeline. As this project is within a Planned Development combining district, a Special Development Permit is required.

Ms. O'Dell stated that due to technical requirements, location and aesthetic reasons there have been many delays. Mr. Miner wanted to know the design alternatives that were discussed. Ms. O'Dell and Ms. Zulueta went through the different alternatives and why each one did not work. Mr. Miner stated that blocking the sidewalk would remove accessibility requirements and the Building Division agreed that a permit would not be issued for something that would minimize accessibility.

Mr. Miner opened the public hearing.

Chad Abbott, Applicant, received and reviewed a copy of the staff report. Mr. Abbott stated that they can adjust to meet the recommendations but it will cost them more to do so. He also stated that in order to meet the recommendations they would have to move their equipment as well. The applicant explained to staff an alternative where they will extend the two outer towers which will house the antennas and the two center towers which will be used to house the cabinets. Mr. Miner wanted to know why both ends of the building were chosen for the location of the antennas. Mr. Abbott stated that it was the best location as far as coverage is concerned. The applicant wanted to know the process of obtaining a permit and Mr. Miner explained to process. Mr. Miner wanted to know the feasibility of T-mobile using a pre approved site at Lakewood Park. Mr. Abbott stated that they have an existing site that is not too far to the west of Lakewood Park and if they were to use that site there would be an overlay of coverage.

Mr. Miner closed the public hearing.

Mr. Miner approved the application subject to the findings and conditions of approval located in the staff report with an added condition that the design needs to be incorporated into the buildings and it must be approved by the Director of Community Development.

Mr. Miner stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:15 p.m.

Minutes approved by:

Andrew Miner

Principal Planner