

# County of Santa Clara

Department of Planning and Development  
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STAFF MEMORANDUM  
Zoning Administration  
September 5, 2024  
**Item No. 3**

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**File: PLN23-195**  
**Architecture and Site Approval – New Wireless Telecommunication Facility for Crown Castle**  
**Address: 30 Ryan Court, Stanford.**

**BACKGROUND**

On October 31, 2023, an application for Architecture and Site Approval was submitted for a new wireless telecommunications facility. The application was deemed complete on July 26, 2024, and Staff began the preparation for a report for the subject application to the Zoning Administrator for the September 5, 2024, hearing. On September 4, 2024, it was brought to the attention of Staff that the proposed wireless telecommunication facility is exempt from development standards listed in Table 2.30-3 pursuant to Note 5 of Table 2.30-2 in the County Zoning Ordinance. As such, the Staff has prepared this memorandum to clarify in the record that the accurate Architecture and Site Approval (ASA) findings have been made. Previously, on page 5 of the staff report, development standards listed in Table 2.30-3 were applicable to the proposed project. Staff made ASA finding H pursuant to Note 6 of Table 2.30-3. For permitted non-residential uses, setbacks and height limits for applications subject to Architecture & Site Approval may be modified by the Zoning Administrator with proper justification to (a) promote quality design and functionality, (b) to assure adequate buffering and compatibility with adjacent land use and development, and (c) for consistency with the general purposes of ASA. Subsequently, this does not change the findings made in the staff report, as development standards listed in Table 2.30-3 are not applicable to wireless telecommunication facilities pursuant to Note 5 of Table 2.30-2.

Attachments:

Attachment A: Note 5 of Table 2.30-2 in the County Zoning Ordinance

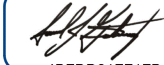
## STAFF REPORT REVIEW

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Prepared by: Buyan Batbaatar, Assistant Planner

*Buyan Batbaatar*

Reviewed by: Samuel Gutierrez, Principal Planner

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**Attachment A**

Note 5 of Table 2.30-2 in the County Zoning Ordinance

Table 2.30-2

([https://library.municode.com/ca/santa\\_clara\\_county/codes/code\\_of\\_ordinances?nodeId=TITCCODELAUS\\_APXIZO\\_ART2BADI\\_CH2.30URREBADI\\_S2.30.020USRE](https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITCCODELAUS_APXIZO_ART2BADI_CH2.30URREBADI_S2.30.020USRE))

Wireless Telecommunication Facilities								Note 5
Collocation/Modification - Minor	R	R	R	R	R	R	R	<a href="#">§ 4.10.400</a>
Collocation/Modification - Major	A	A	A	A	A	A	A	<a href="#">§ 4.10.400</a>
New Facilities	A	A	A	A	A	A	A	<a href="#">§ 4.10.400</a>

NOTES:

1. On lots two and one-half acres or larger in RHS districts, all agricultural uses permitted in HS districts as a matter of right (see Table 2.20-2) shall be allowed.
2. Commercial and service uses permitted in R1S, R3S and R3 districts shall be limited in scale and in their service market to primarily serve the residents of the subject residential development. For residential support uses in R1S and R3S districts applicable to Stanford University lands, a business plan is required demonstrating that a preponderance of customers will be Stanford residents or employees.
3. Facilities qualifying as "Large-Family Day-Care Homes," serving between seven and 14 children, are subject to an administrative permit, per the provisions of Division B24 of the County Ordinance Code.
4. Utility structures and facilities may be exempt from local zoning regulations if they are established by a government agency. There may also be federal or state laws that provide exemptions for certain types of utilities.
5. Wireless telecommunications facilities are exempt from the development standards listed in Table 2.30-3.