

# County of Santa Clara

## Department of Planning and Development

County Government Center, East Wing, 7th Floor

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Phone: (408) 299-5700

[www.sccplandev.org](http://www.sccplandev.org)



August 2, 2024

**\*\*Sent via email\*\***

San Jose Water Company

c/o Scott Hoffman

1265 South Bascom Ave

San Jose, CA 95128

[scott.hoffman@sjwater.com](mailto:scott.hoffman@sjwater.com)

**FILE NUMBER:** PLN24-112  
**SUBJECT:** Architecture & Site Approval for 45-foot-tall Lattice Tower with Antenna  
**SITE LOCATION:** 0 Bayview Dr, Los Gatos (APN: 544-45-004)  
**DATE RECEIVED:** July 3, 2024

Dear Scott,

The comments below are not incomplete items and are not required to deem the application complete for processing. However, the information highlights concerns Planning Staff have regarding the project meeting the requirements of the [County Zoning Ordinance](#) and [Architecture & Site Approval Guidelines](#). The information in this section is informational only and can be discussed further if desired with County Staff.

### *Architecture & Site Approval Findings*

1. Architecture & Site Approval may only be granted if the Zoning Administrator makes all of the required findings, pursuant to Section [5.40.040](#) of the County Zoning Ordinance. Staff have concerns that the project may not meet the following findings:

§5.40.040 (B): Appearance of proposed site development and structures, including signs, will not be detrimental to the character of the surrounding neighborhood or zoning district.

§5.40.040 (D): No significant, unmitigated adverse public health, safety and environmental effects of proposed development.

§5.40.040 (J): Substantial conformance with the adopted “Guidelines for Architecture and Site Approval” and any other applicable guidelines adopted by the County.

ASA Guideline I.A.6. Compatibility with Neighbors. Structures should relate in size and general appearance to adjacent buildings and to the neighborhood in which they are located.

To substantiate that finding B can be made, staff recommend reducing the height of the tower and antenna to the shortest height that is feasible to establish the use, or, provide justification to why the tower and antenna must be proposed at its current height. Additionally, provide justification for the proposed height of the fence on the perimeter of the proposed tower.

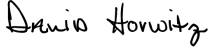
Furthermore, staff recommend including the planting of mature trees to effectively screen the proposed development to the greatest, feasible extent possible. These mature trees should be included on the landscaping plan and irrigation and maintenance plan. Additionally, please also provide an elevation depicting how the proposed landscaping will screen the proposed development once all plants have reached maturity.

To substantiate that finding D can be made, please provide a radiofrequency (RF) report that describes and maps any radiation associated with the proposed project. The RF report should be prepared by a qualified professional, and quantify if the radiation associated with the proposed project meets the current, permissible radiation standards of the Federal Communications Commission. Please include the RF report with the next submittal.

To substantiate that finding J can be made, staff recommend relocating the proposed location of the development closer to the water reservoir to provide increased distance to neighboring properties APN: 544-45-038 and APN: 544-45-06. If it is not feasible to relocate the proposed development, please provide justification to how the proposed location is superior to other potential location.

If there are any questions regarding these comments, please contact project planner David Horwitz at (408) 299-5795 or [david.horwitz@pln.sccgov.org](mailto:david.horwitz@pln.sccgov.org).

Sincerely,

DocuSigned by:  
  
7066FGE5977A4A3...  
David Horwitz  
Assistant Planner

cc:

Samuel Gutierrez, Principal Planner  
Carl Hilbrants, Senior Planner