

# County of Santa Clara

## Department of Planning and Development

County Government Center, East Wing, 7th Floor

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October 23, 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:** September 24, 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 County standards and requirements. The information in this section is informational only and can be discussed further if desired with County Staff.

### Parking

1. The submitted site plan shows the one, required parking space within the McLuckie Lane right-of-way ROW. Revise the location of the parking space to be entirely outside of the ROW.

### Light Reflectivity Value Requirement

2. The submitted Color Board shows the proposed color (Tnemec Enduratone CWS Grouse Tan 1029K11562) and states that the Light Reflectivity Value (LRV) is less than 30, but does not state the specific LRV of the sample. Additionally, staff cannot locate any LRV information on the manufacturers' website. Provide the manufacturers specs on a revised Color Board that substantiates that the LRV of the proposed color is less than 30.

### Site Location and Stealth Design

3. 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. The proposed project may result in visual impacts to surrounding properties. As such, staff have concerns that

the proposed project does not comply with the following required findings and applicable guidelines:

- §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 (J): Substantial conformance with the adopted “Guidelines for Architecture and Site Approval” and any other applicable guidelines adopted by the County.
  - Wireless Telecommunication Facilities Design Guidelines (Wireless Guideline) 1 (a): the proposal **minimizes visual impact to the extent possible through design**, screening, and siting.
  - Wireless Guideline 1 (e): The proposal will blend with and/or complement the **color, design, and/or character of the surrounding context**, whether **natural backdrop**, building, or existing facility.
  - Wireless Guideline 1 (h): **Facility incorporates stealth/aesthetic designs** such as public art, clock towers, flagpoles, or **other appropriate visual forms, if possible**.

To comply with the required findings and applicable guidelines, staff recommend relocating the proposed tower adjacent to the existing PG&E power pole south-east of the existing reservoir. Additionally, staff recommend stealthing the proposed tower to resemble a pine tree, which is common to the surrounding area. If stealthing is not feasible, explain so in the response letter.

#### Landscaping

4. The submitted project does not contain a landscaping plan. Staff have concerns that the proposed project does not comply with the following required findings and applicable guidelines:
- §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 (J): Substantial conformance with the adopted “Guidelines for Architecture and Site Approval” and any other applicable guidelines by the County
    - Wireless Guideline 1 (a): The proposal minimizes visual impact to the extent possible through design, **screening**, and siting
    - Wireless Guideline 1 (g): **Ground equipment and vertical elements have been screened/buffered using landscaping and fencing to the extent possible**.

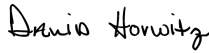
Staff recommend providing a landscaping plan to screen the proposed project to the greatest extent feasible to ensure that all required findings can be made.

### Radiofrequency Report

5. The submittal included a radiofrequency (RF) report, but it did not confirm that the proposed project does not exceed permissible radiation standards of the Federal Communications Commission (FCC). For the resubmittal, provide an updated RF report by a qualified professional that clearly states if the proposed project does not exceed the permissible radiation standards imposed by the FCC.

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:  
  
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David Horwitz  
Assistant Planner

cc:

Samuel Gutierrez, Principal Planner