

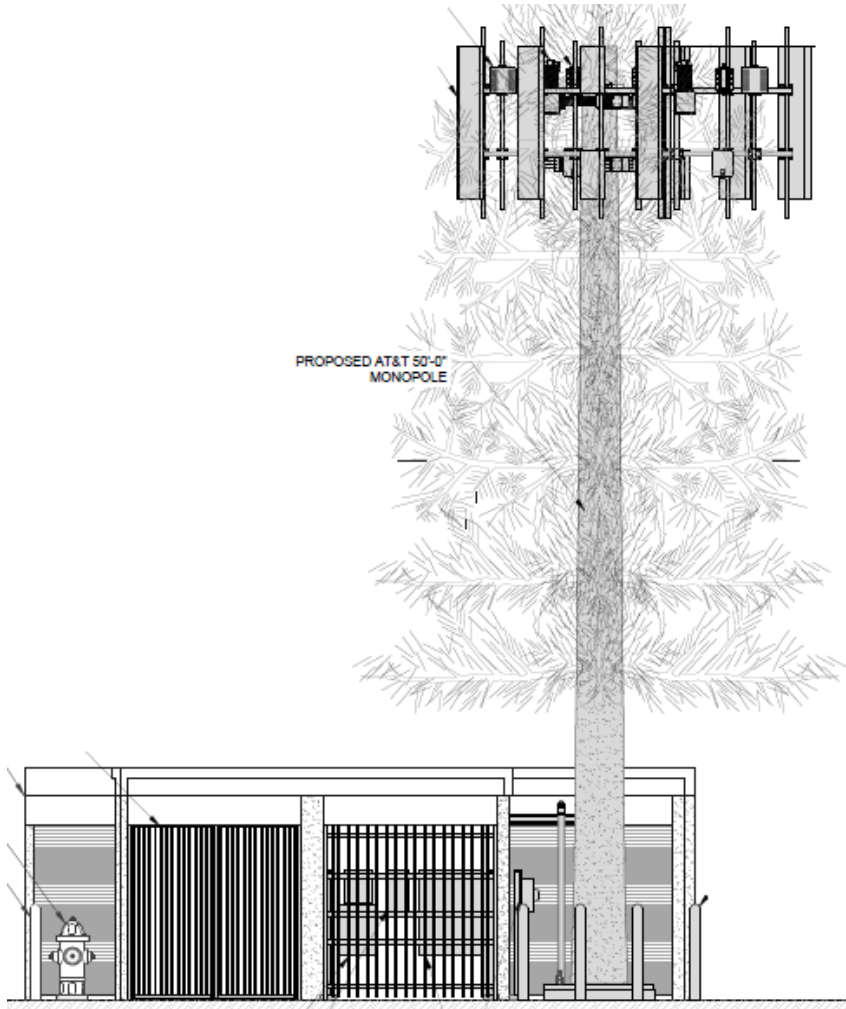
# Item 10.2

**AT&T Monopine at StorQuest Self Storage**  
**2919 South King Road**

(File Nos. PDC24-036, PD23-013, ER23-098)  
September 27, 2024

Presenter: Christopher Burton, PBCE Director

# Project Description & Components



- Planned Development Zoning to rezone the storage site and adjacent vacant lot (2905 S King Road) to add wireless communications and backup generator uses to the storage site (2919 S King Road) and ensure that mini-storage continues to be the only main allowed use at 2919 S King Road.
- Planned Development Permit to construct a 55-foot-high monopole telecommunications tower (disguised as a tree) with 15 wireless antennas and associated ground equipment within storage units.

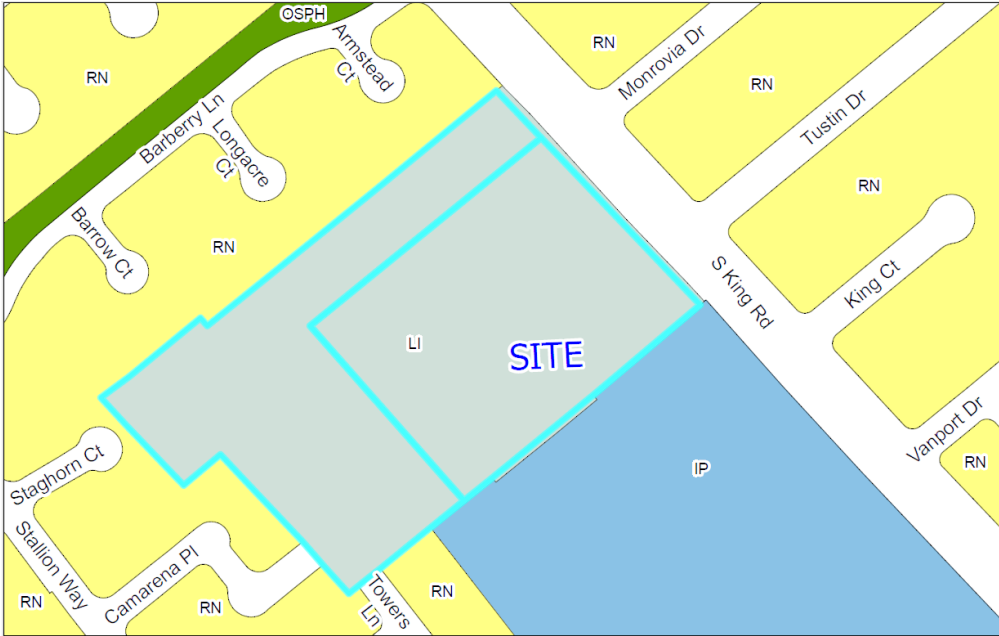
# Project Location



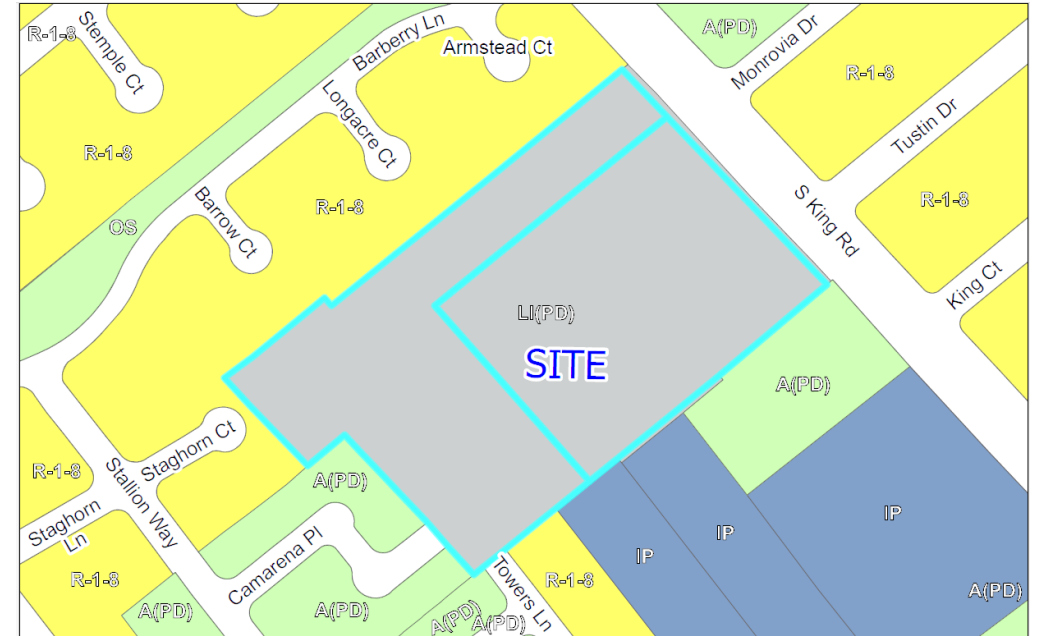
*Monopole Location*



# General Plan and Zoning Map



General Plan: **Light Industrial (LI)**



Existing Zoning: **LI(PD) Planned Development**  
Proposed Zoning: **LI(PD) Planned Development**

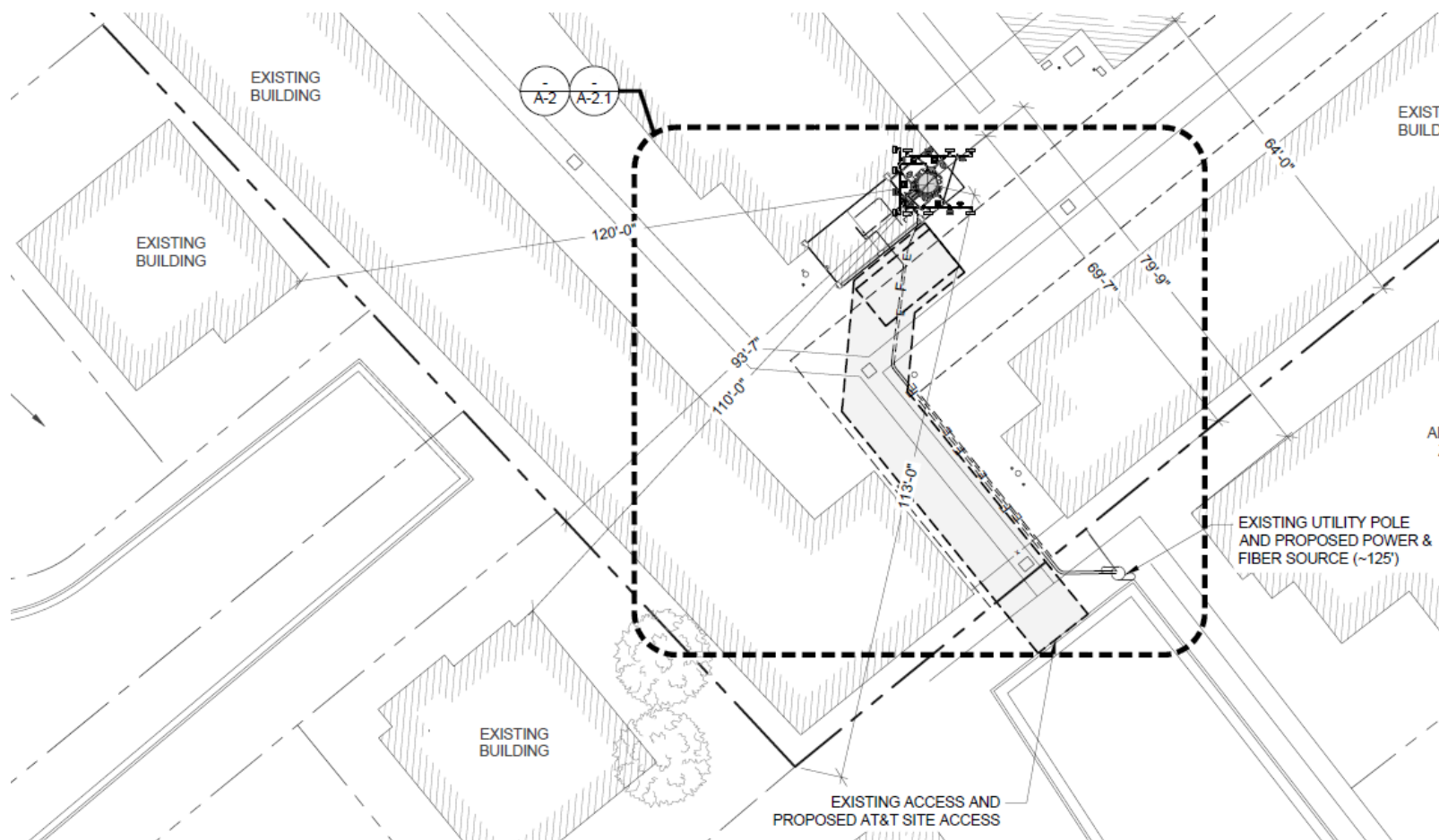
*Change is to add wireless communications and backup generator uses to self-storage parcel and technical changes to match current zoning code*

# Project Review

## Project Reviewed for Conformance with:

- Envision San José 2040 General Plan
- Municipal Code (Zoning Code)
- **City Council Policy 6-20: Land Use Policy for Wireless Communications Facilities**
- City Council Policy 6-30: Public Outreach
- California Environmental Quality Act (CEQA)

# Setbacks to Existing Buildings



*Required setback per Council Policy 6-20 is the height of the structure (55 feet).  
The closest property line is approximately 69.5 feet from the center of the monopole.*

# Environmental Review & Telecommunications Act

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- Exemption under CEQA per Section 15303 for the New Construction of Small Structures, as the monopole is limited in scope and new equipment is being installed inside the existing self-storage building.
- Telecommunications Act of 1996 prohibits cities and other local agencies from denying wireless facilities on the basis of radiofrequency emissions.
- The project will be required to comply with all FCC standards with regard to radiofrequency emissions.
- *47 U.S. Code § 332(c)(7)(iv): No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.*

# Community Engagement Event

- Community Engagement Event was requested by Council at its August 27 meeting
- Held on September 16 at Tully Library, with about 25 attendees and live Vietnamese interpretation
- Presentations made by staff, applicant (Eric Lentz), and RF expert (David Witkowski)
- Staff and the applicant listened to feedback and responded to the community concerns
- Major focus of discussion was the selection of this specific site and the location of the monopole within the site
  - Applicant stated that the storage site was the only possible site within AT&T's search ring – all other potential sites were either not suitable (lack of ground space, building height, or space for antennas) or had uninterested landlords
  - Applicant stated that due to site constraints (existing buildings, ground space, fire access, existing equipment), there were only three locations on the storage site where a monopole could be placed, all near residential. The subject location was chosen due to proximity to power supplies.



# Staff Recommendation

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1. Approve an ordinance rezoning certain real property of an approximately 9.8-gross-acre site situated on the westerly side of South King Road, approximately 250 feet south of the intersection of South King Road and Barberry Lane (2919 South King Road) from the LI(PD) Planned Development Zoning District to the LI(PD) Planned Development Zoning District; and
2. Adopt a resolution approving, subject to conditions, a Planned Development Permit to allow the construction of a 55-foot-high monopole telecommunication tower with 15 wireless communication antennas and associated ground equipment on an approximately 4.93-gross-acre site located on the westerly side of South King Road, approximately 250 feet southerly of the intersection of South King Road and Barberry Lane (2919 South King Road).