




City Council
 February 25, 2025

Item #5 RTC 25-163
Appeal of a Conditional Use Permit for a New Unmanned AT&T Telecommunication Facility at 3111 Benton Street

Afshan Hamid,
 Director of Community Development

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3111 Benton Street – CUP Appeal



City of Santa Clara
 The Center of What's Possible

Appeal Request

- On January 15, 2025, the Planning Commission approved a Conditional Use Permit for a new unmanned AT&T telecommunication facility with the installation of three 42’-6” monopoles located in the parking lot of the property at 3111 Benton Street.
- On January 18, 2025, Vignesh Vivekraj, a member of the “AT&T Tower Relocation Group,” a group of approximately 58 community members from the adjacent neighborhood, filed an appeal of the Planning Commission’s approval of the Conditional Use Permit.

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3111 Benton Street – CUP Appeal

 **City of Santa Clara**
The Center of What's Possible


Project Site

- Site Area: 3.15 acres
- General Plan: Public/Quasi- Public
- Zoning: Public/Quasi-Public (PQP)
- Site Conditions: Church with 2 paved parking lots. There is an existing cell site located on the roof of the church.



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 **City of Santa Clara**
The Center of What's Possible

Application Timeline Summary

- March 23, 2023: application filed for a CUP
- August 21, 2024: Planning Commission hearing
 - a. Diesel generator
 - b. Health risks
 - c. Too close to residents
 - Applicant agreed 1st tolling agreement to address above issues
- Sept 11: Applicant requested further continuance

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Application Timeline Summary

- Oct 23, 2024: diesel generator removed with a battery cabinet
 - Planning Commission requested 3 monopoles
 - 2nd Tolling agreement until January 15, 2025
- December 4, 2024: Planning Commission hearing
 - a. One 60' foot monotree--staff recommendation
 - b. Three 43'-6" monopoles in parking lot--Planning Commission direction
 - c. Location of Central Park
 - Continue to January 15, 2025

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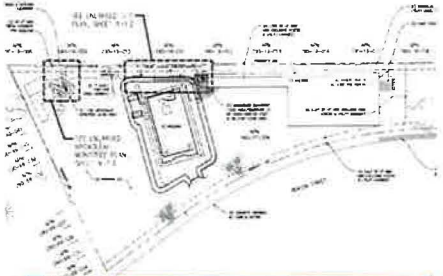

3111 Benton Street – CUP Appeal


City of Santa Clara
 The Center of What's Possible

Project Application

On March 23, 2023, Complete Wireless Consulting, filed an application requesting a Conditional Use Permit for a new unmanned telecommunication facility for AT&T on the subject site.


- Initial project was to co-locate on the rooftop of the church, but the roof was not structurally able to support the additional equipment.
- An alternative design was proposed utilizing 3 monopoles disguised as parking lot light poles – this design was rejected by staff as there was no way to visually screen the poles.
- Final design was a single monotree placed near a stand of existing trees towards the rear of the site.

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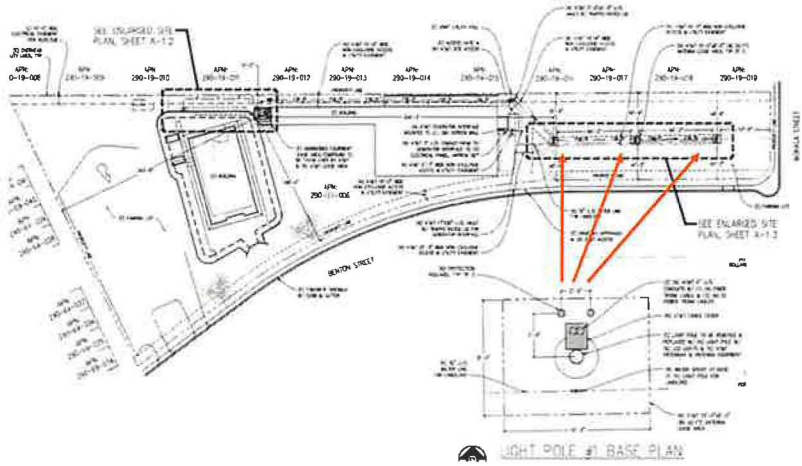
6

3111 Benton Street – CUP Appeal



Site Plan


- Pole Lease Area:
 - 3 - 80 square foot lease areas around each pole
- Equipment Lease Area:
 - 15 feet from rear property line
 - 366 square feet
 - Back-up battery cabinet
 - Enclosed by existing wooden fence



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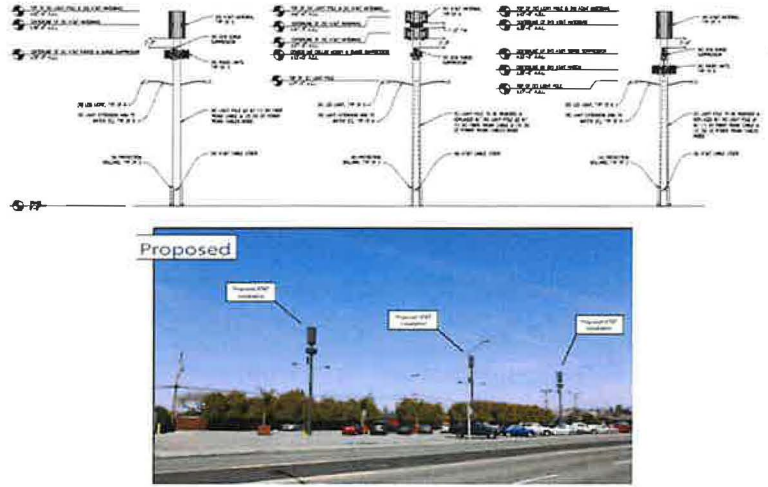
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3111 Benton Street – CUP Appeal



Elevations


- Setback From Rear Property Line:
 - 49 to 51 feet
- Setback to Front Property Line:
 - 40 to 42 feet
- Pole Height:
 - 42 feet – 6 inches
- Monopole Lights to be painted black



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3111 Benton Street – CUP Appeal



City of Santa Clara
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Zoning Code Conformance

- The application was deemed complete on December 25, 2023, prior to the adoption of the Updated Zoning Code, which now includes regulations for Wireless Facilities. The previous Code or “Classic Code” contained no regulations for Wireless Facilities.
- This application was reviewed for conformance with the “Classic Code”.
- *All planning permit applications (that are active and determined to be complete before the effective date of the Updated Zoning Code, shall be processed in compliance with the requirements in effect when the application was deemed complete.*

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3111 Benton Street – CUP Appeal



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Appeal Application

The appeal application identified 10 reasons for the appeal of the Planning Commission’s approval of the new wireless facility:

1. Impacts the entire neighborhood	6. Health effects*
2. Aesthetic problems	7. Violation of new Zoning Codes
3. Potential property value loss	8. Alternative locations not exhausted
4. Proper notification needed	9. Lack of essential information and violation of new codes
5. Impacts to historic resource not reviewed	10. Environmental effects

**Pertaining to negative health effects (Radio Frequency (or RF) emissions), local governments, including the City of Santa Clara, are preempted from regulating wireless telecommunication facilities based on concerns regarding the health effects of radio frequency emissions.*

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3111 Benton Street – CUP Appeal



City of
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Federal Telecommunications Act of 1996


- Preempts all municipal regulation of Radio Frequency (RF) emissions to the extent that wireless facilities comply with federal emissions standards.

“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.”
- The proposed facilities will not exceed federal emissions standards

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3111 Benton Street – CUP Appeal



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Central Park Alternative Location

- The applicant and Parks Department staff did a thorough examination of the entirety of Central Park to identify any other potential locations including the five locations that were suggested by the public.
 - 3 had to be eliminated due to a planned parking entry construction project;
 - 1 was ruled out based on park staff preference as it was near main walking paths; and
 - any area on the eastern side of the park, including the lights of the baseball field, did not meet the radio frequency needs of AT&T.
- Central Park was determined to not be a possible site for the wireless facility.
- City Charter § 714.1 requires 2/3rd majority vote at a general election

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3111 Benton Street – CUP Appeal



City of Santa Clara
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Central Park Alternative Location




13 Map Provided by Public



Google Map of Central Park

13

3111 Benton Street – CUP Appeal



City of Santa Clara
The Center of What's Possible

Staff Recommendation

Overrule the Appeal and Adopt a Resolution upholding the approval of a Conditional Use Permit for a New Unmanned AT&T Telecommunication Facility with the Installation of Three 42’-6” Monopoles Located in the Parking Lot at 3111 Benton Street, subject to findings and conditions of approval.

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City Council
February 25, 2025

Item #5 RTC 25-163
Appeal of a Conditional
Use Permit for a New
Unmanned AT&T
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at 3111 Benton Street

Afshan Hamid,
Director of Community Development

CCL06126

- City of Santa Clara City Council
- PLN23-0148
- February 25, 2025
- Steve Proo, Complete Wireless Consulting on behalf of AT&T
- Enrique Cornejo, AT&T Radio Frequency Engineer via Zoom

Application Timeline

2020 – AT&T identified gap in service in this section of Santa Clara between El Camino and Homestead Rd.

2020-2021 – AT&T investigated parcels to collocate/build. Submitted planning application 03/2021.

04/2021 – Planning approved. Collocation rooftop with other carriers.

06/2021 – Structurals failed. Candidate eliminated.

07/2021 – New alternative candidate. Rooftop collocation. 830 Kiely Blvd.

02/2022 – Alternative candidate stopped negotiations. Candidate eliminated.

12/2022 – AT&T revisited original candidate. New design as parking lot structure.

03/2023 – AT&T submitted application as a 3 light pole design at the eastern parking lot.

04/2023 – City of Santa Clara Planning requested a re-design to a mono tree.

12/2023 – Provided redesign as a 60' broad leaf.

03/2024 – Projected deemed complete by City of Santa Clara Planning.

08/23/2024 – First planning hearing.

09/2024 – Continuation to provide additional information

10/2024-01/15/2025 – Hearings 3, 4 and 5.

01/17/2025 – Appeal filed by AT&T Relocation Group.

Project Information

- Light-pole replacement 2 existing light poles will be replaced with 3 new light poles with AT&T antennas located on top.
- 42'-6" – New top height
Bottom of antenna 36'-6"
- Bottom of radios - 29'
Light fixture height - 27'
- Existing abandoned 20'x20' lease taken over for equipment.
- Church parcel zoned public/quasi-B.

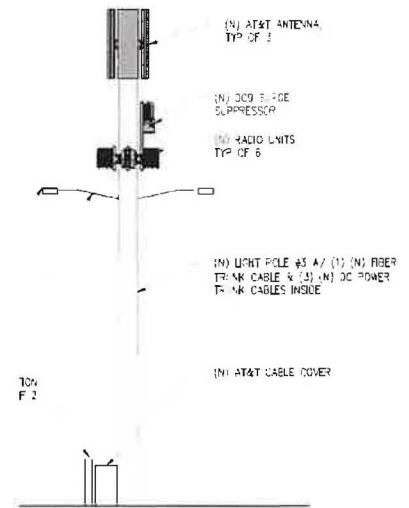


Photo Simulations

AdvanceSim
Photo Simulation Solutions
Contact | 925 | 202 8507



AdvanceSim
Photo Simulation Solutions
Contact | 925 | 202 8507

Shot Point Map



Photo Simulation # 1



Photo Simulation # 2



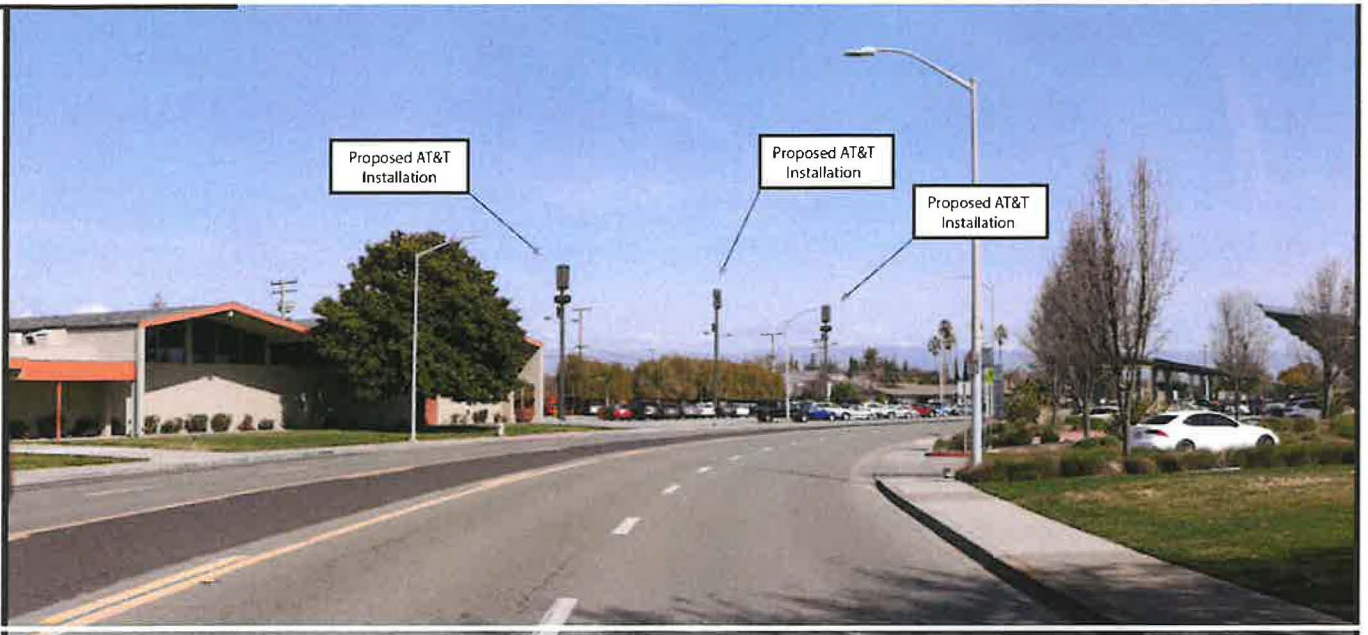


Photo Simulation # 3



view from Benton Street looking northeast at site



Photo Simulation # 4

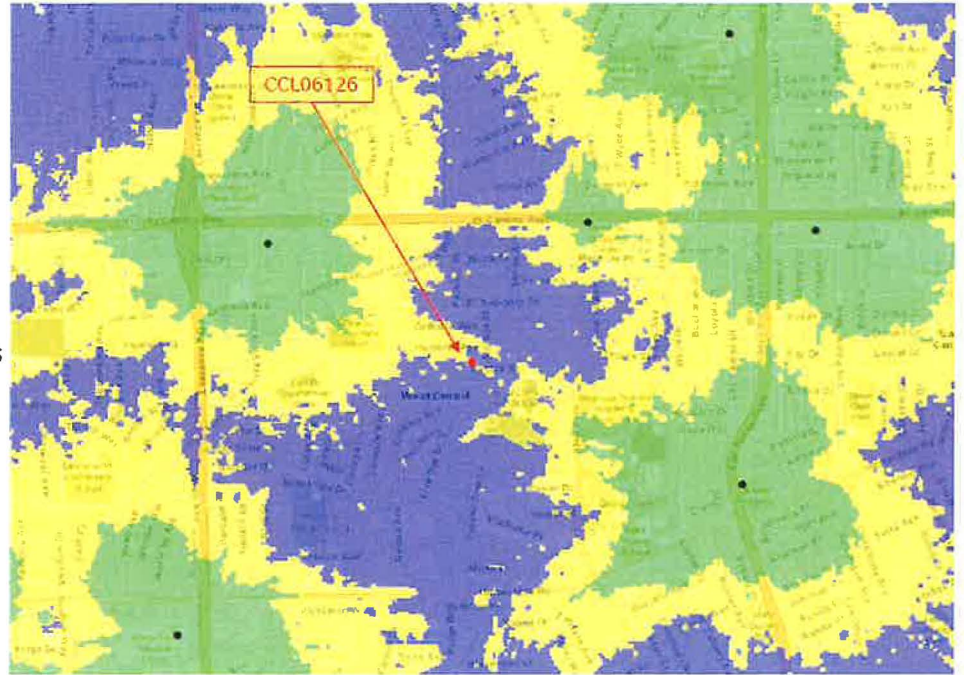


view from Humbolt Avenue looking southeast at site

Coverage Gap
Existing 700 LTE
Coverage

Legend

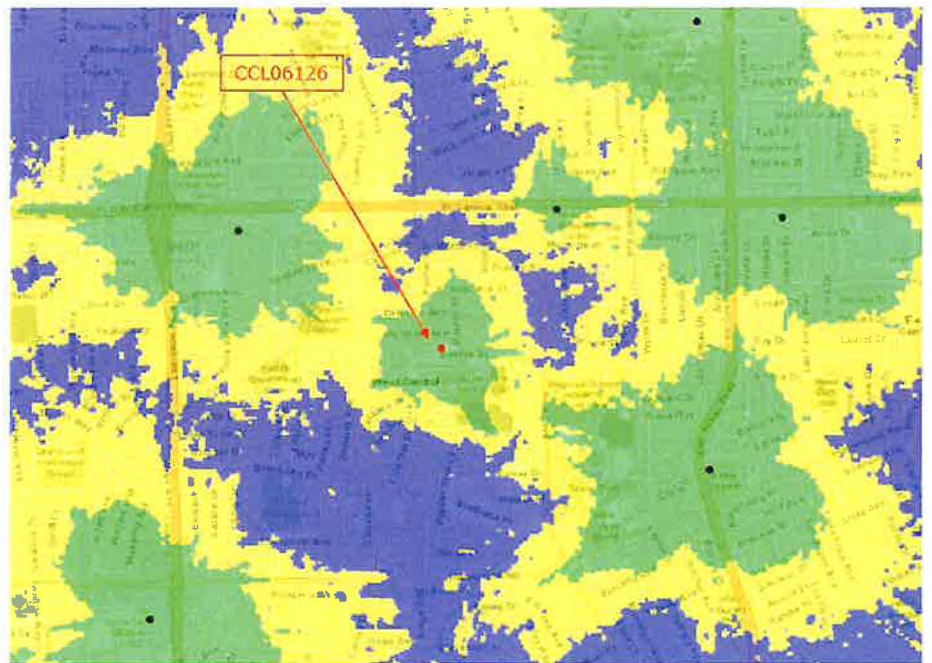
- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
Indoor Coverage Less Reliable
- Reliable Coverage Outdoors
Only
Indoor Coverage Less Reliable
- Existing site
- Proposed site



Coverage Gap
Existing 700 LTE
Coverage

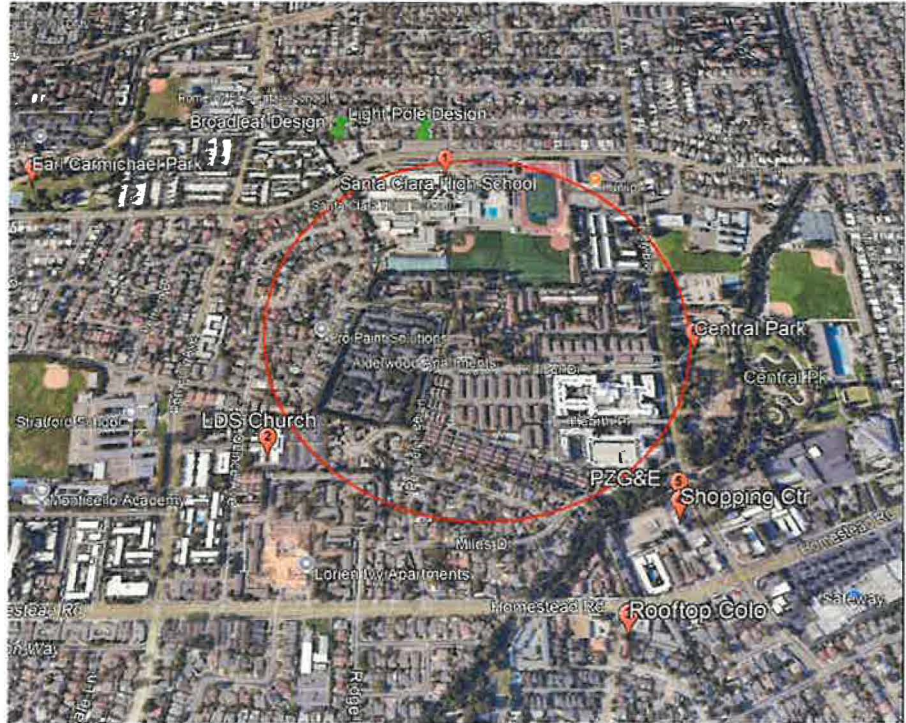
Legend

- Reliable Service Indoors/Outdoors
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Indoor Coverage Less Reliable
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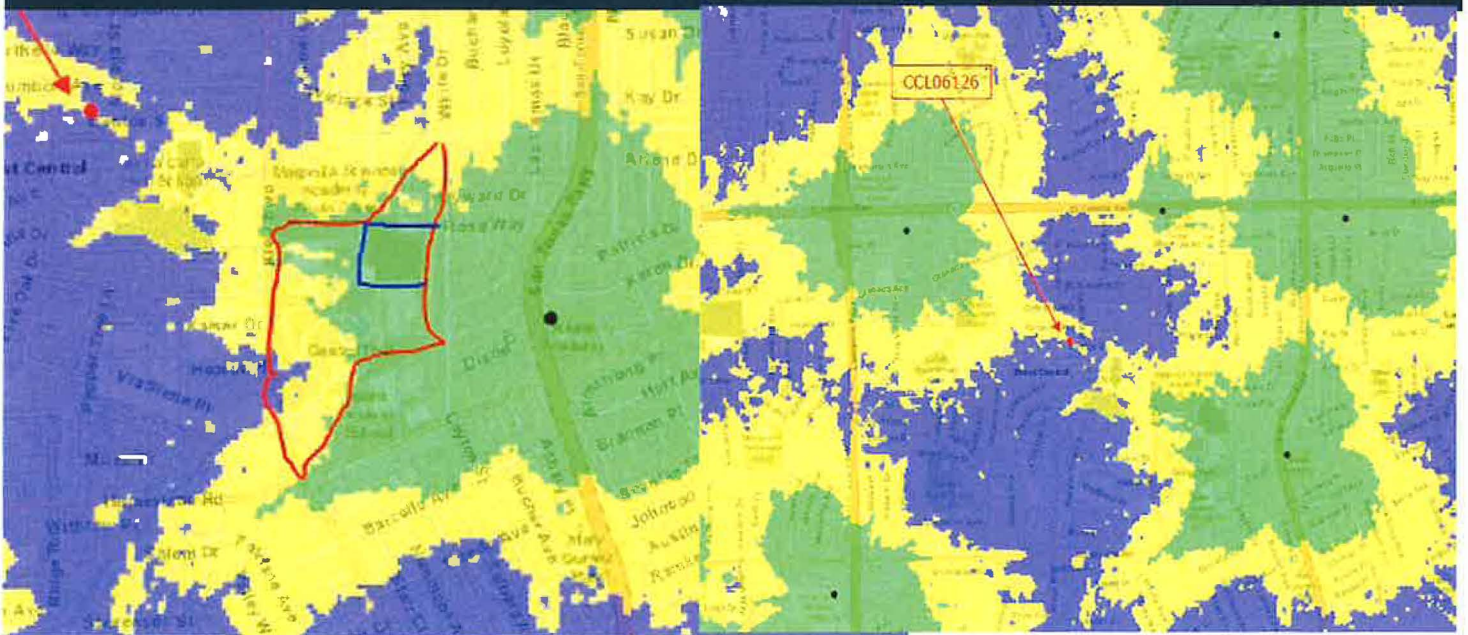
Alternative Locations

1. Santa Clara HS
3000 Benton
2. LDS Church
875 Quince
3. Rooftop Colo
2898 Homestead
4. Shopping Ctr
830 Kiely
5. PG&E Substation
830 Kiely. (Behind)
6. Central Park
900 Kiely
7. Earl R.
Carmichael Park
3445 Benton

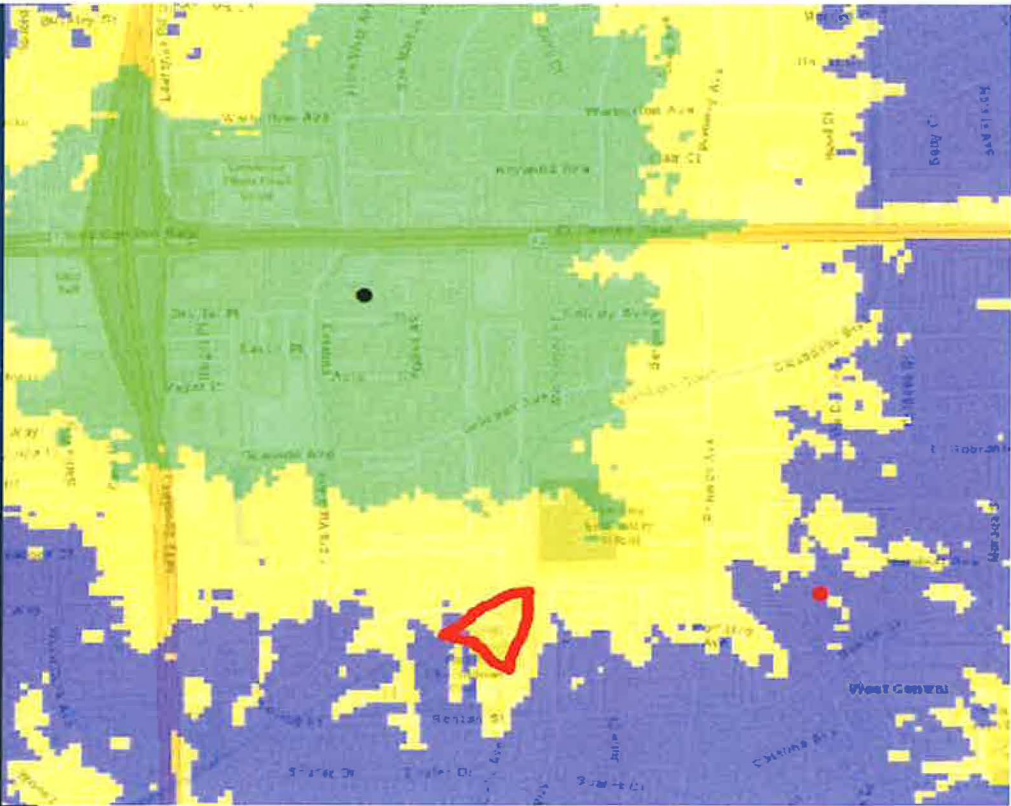


Current Coverage

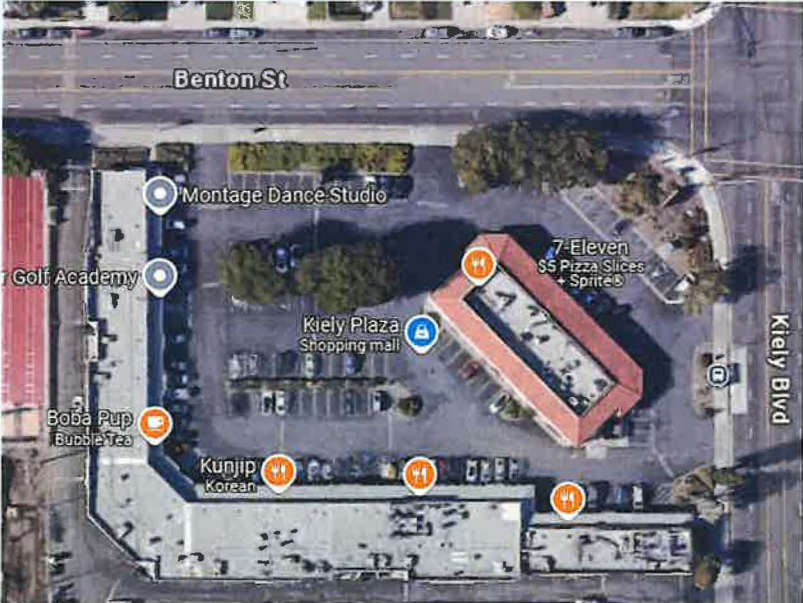
Zoomed Current Coverage – Central Park



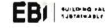
**Earl R.
Carmichael
Park 3445
Benton**



Kiely and Benton Shopping Center



Complies with FCC Guidelines



Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Prepared For AT&T Mobility, LLC

Site name:	CCL06126
FA#:	15376635
USID:	298767
Site ID:	CCL06126
EBI Project Number	298767
Address:	3111 Benton Street, Santa Clara, California
County:	Santa Clara
Latitude:	37.3469
Longitude:	-121.9848
Structure Type:	Roof
Ordered by:	Complete Wireless Inc
Pace Job:	MRSFR073883
Report Writer:	Rebecca Sinigalli
Report Date:	19 November 2024

Reviewed and Approved by:



sealed 19Nov2024

Michael McGuire
Electrical Engineer
mike@h2dc.com

- Licensed Professional Engineer (M. McGuire @ EBI Consulting) confirms that the Cumulative radio frequency exposure will be well below FCC public limits at ground level and all nearby rooftops. 36.24%
- Denial based on RF exposure preempted by federal law.



Statement of Compliance

AT&T Mobility Compliance Statement: Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if recommendations in the Compliance Summary are implemented.

Impacts on Real Estate



- Two studies by Joint Venture Silicon Valley (2012 & 2021)
- Used a hedonic analysis (spatial difference-in-differences method) to analyze MLS data for proximal properties.
- Findings: Wireless facilities have no negative impact on the real estate valuation of a home .
- The relationship between the listed and sale price remained the same no matter how close the property was to the wireless facility.
- David Witkowski, Founder & CEO Oku Solutions LLC.

Complies with City Permit Requirements

- Complies with all standards zoned Public/Quasi-B.
- Designed at minimum functioning height to fill significant coverage gap.
- Complied with all Santa Clara Planning Commissions and Public requests.
- No substantial evidence



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Concerns - Requests - Studies

60' Broadleaf

- Generator Removal
- Solar Shade Study
- Real Estate Study
- Nearby AT&T Locations
- Parks & Recreation

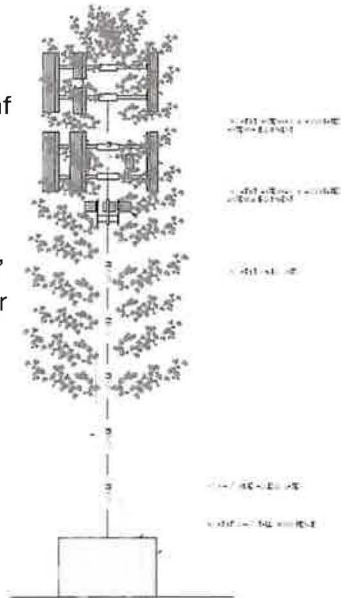
Parking Lot 3 Light Poles

- 515' – Away
- Eliminates Fall Concerns
- FirstNet Site
- Eliminated ALL concerns
- Aesthetic Perspective

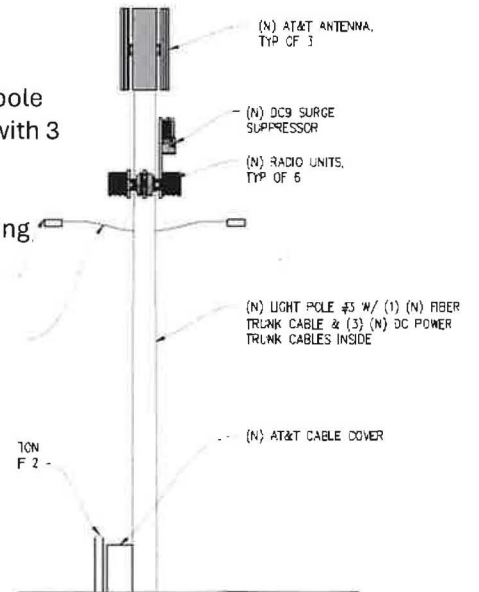


Project Designs

- 60' Mono-Broadleaf
- CL of 44' & 52'
- 25.5' diameter lease area for tower. Existing abandoned 20'x20' lease taken over for equipment



- Replace 2 existing light pole structures and replace with 3 new light poles 42'-6"
- CL of 41'-3" and 39'-6"
- Less intrusive with existing lease area of 20'x20'

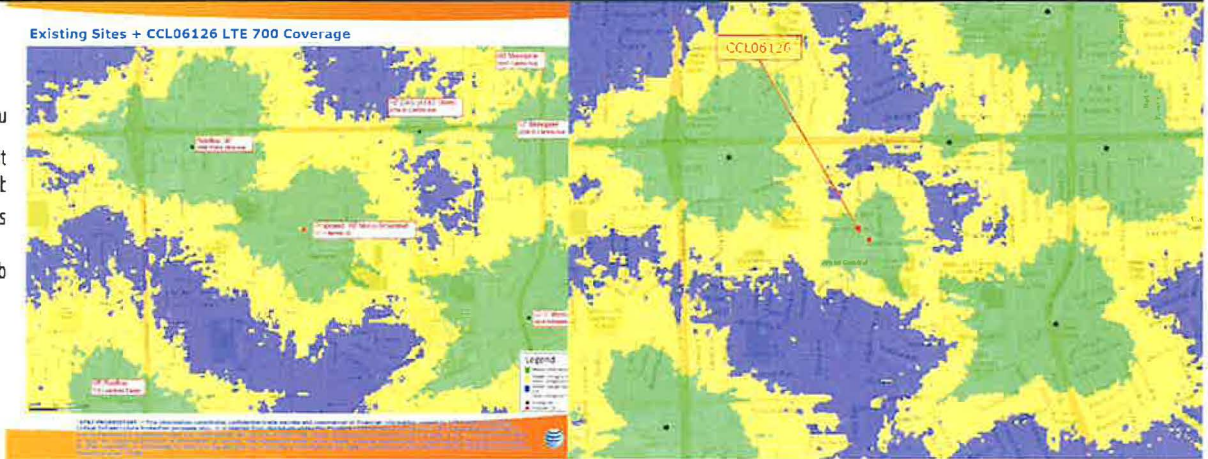


Broadleaf Coverage

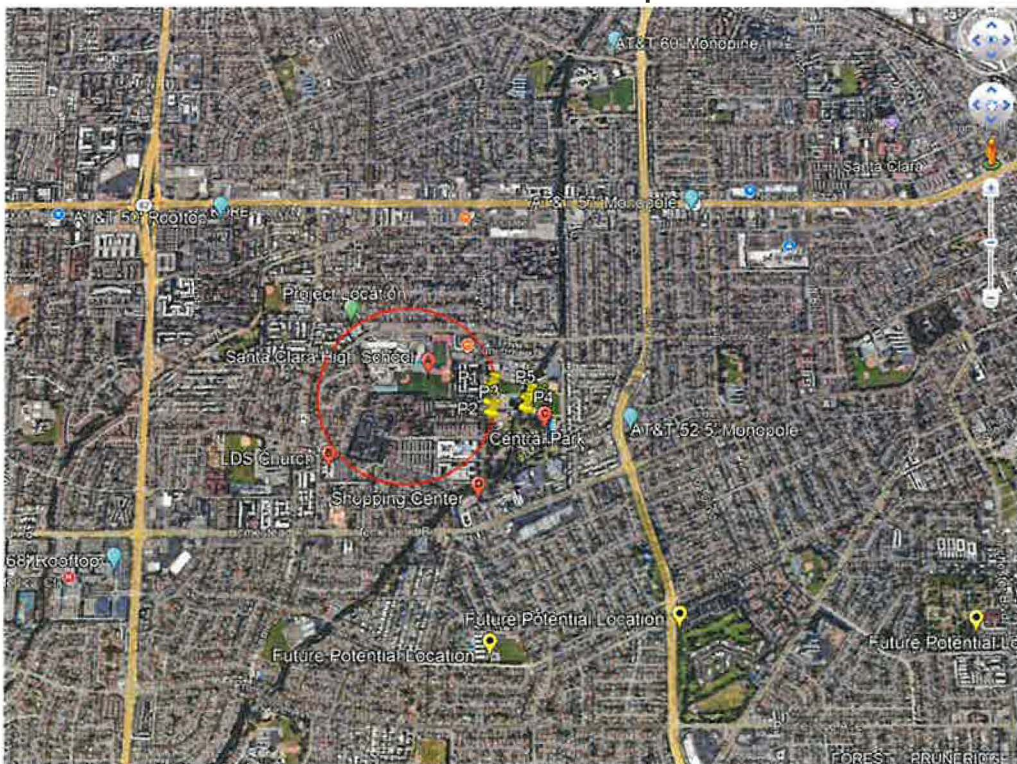
Light Pole Coverage

Legend

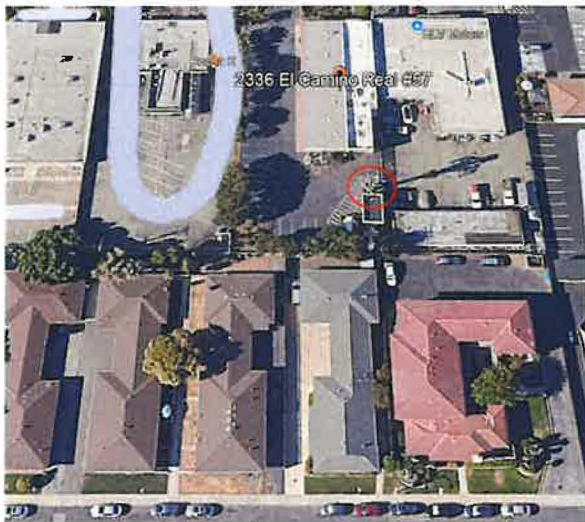
- Reliable Service Indoors/Outdoors
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- Proposed site



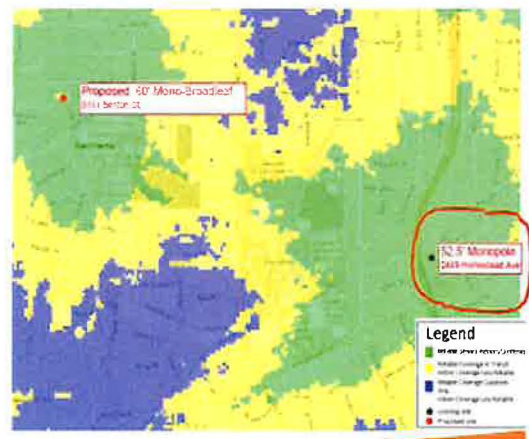
Overall Map



2336 El Camino 57' Mono Pole



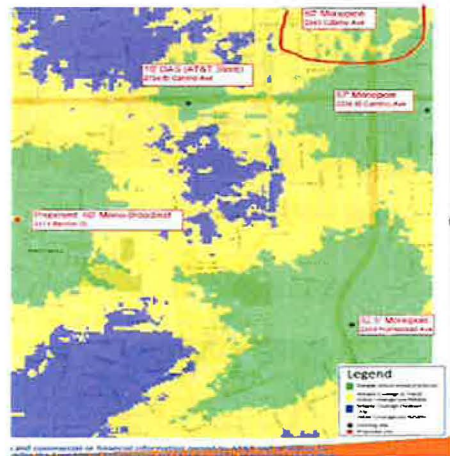
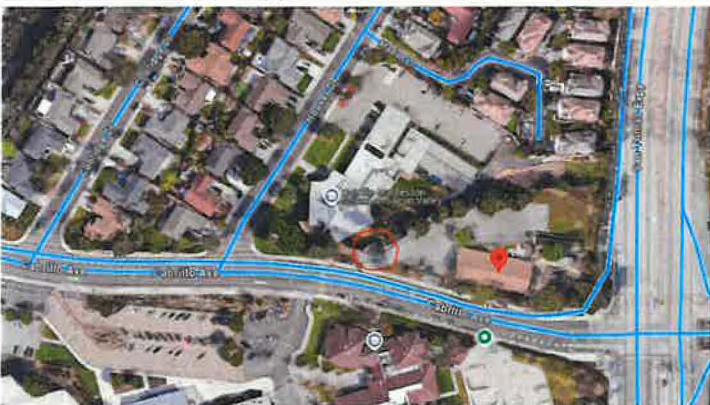
2499 Homestead Rd. 52'-5" Monopole



3560 Flora Vista Ave. 50' Rooftop



2445 Cabrillo Ave 60' Mono Pine



Map ARG



Mono Tree Photo Simulation # 1



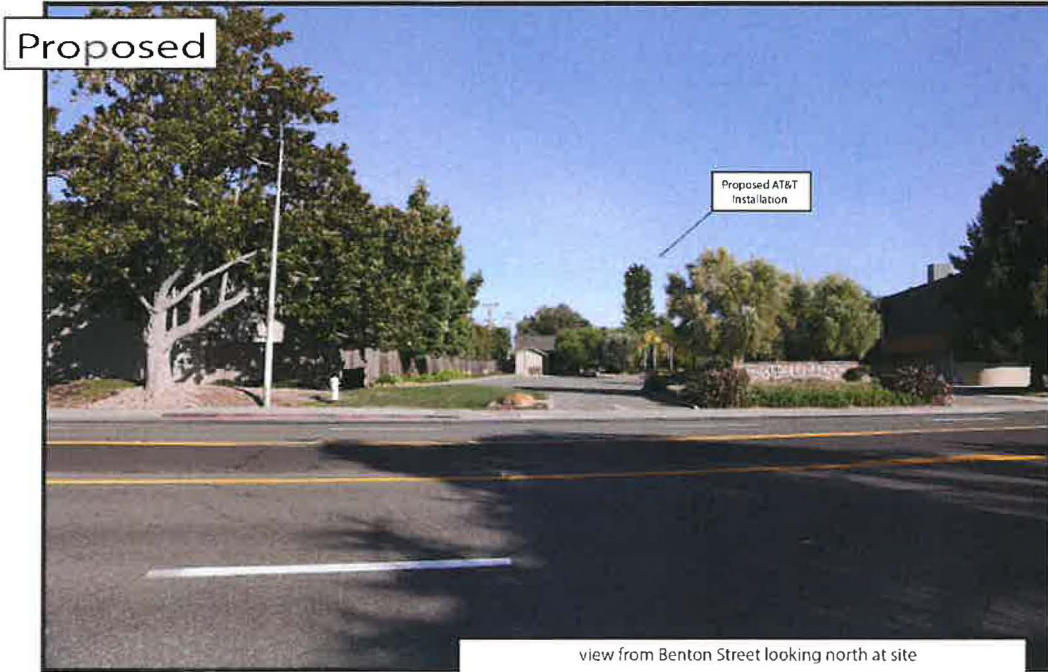
Mono Tree Photo Simulation # 2



Mono Tree Photo Simulation # 3



Mono Tree Photo Simulation # 4



view from Benton Street looking north at site

AdvanceSim
Advanced Simulation Solutions
Contact: 408.614.4567

 **AT&T Wireless**

CCL06126
3111 Benton Street, Santa Clara, CA
Photosims Produced on 11-1-2023

Public Appeal : Relocate Proposed ATT Tower in 3111 Benton St, First Baptist Church

AT&T Tower Relocation Group

(Residents: Humbolt, Moraga, Benton, Pomeroy Green, Orthello)

- **58** Residents signed petitions submitted to city
- Another **54** signs in Change.org online portal
- Total : Greater than **100** signs supporting this

Background

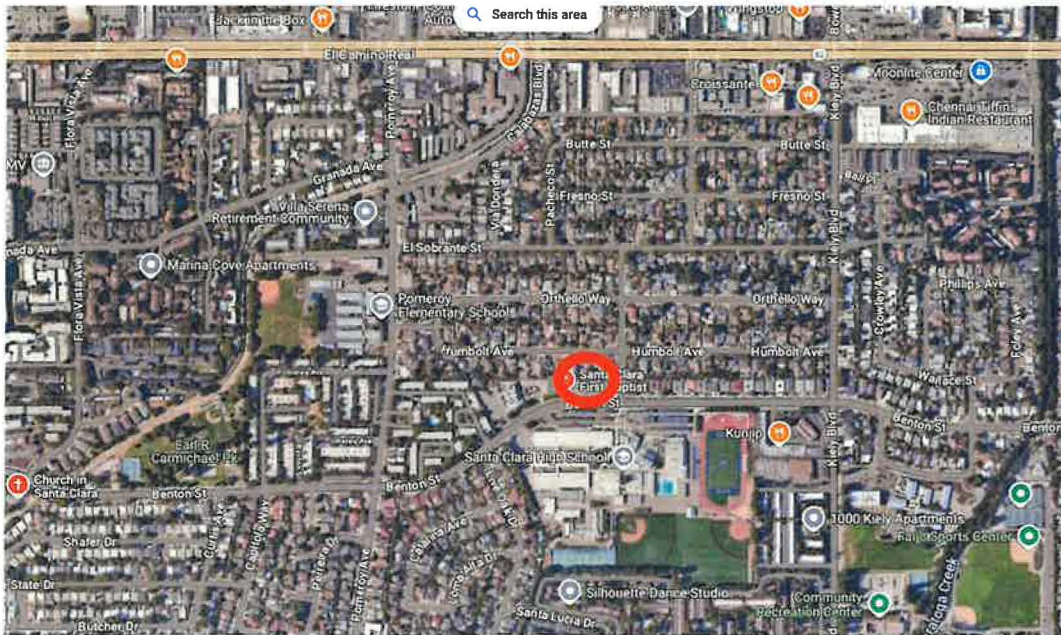
- Planning Commission conditionally approved AT&T tower on 1/15/2025
- Neighborhood residents are **for relocating** this and unfairly represented!
- Location : Santa Clara Baptist church parking lot site
- ~25 homes: ~300 ft radius
 - Many in ~50 ft radius
 - Sharing fence with Church
- >50 homes: ~500ft radius
- Also affects:
 - Daycare: Shining Star
 - Santa Clara High School
 - Historic Pomeroy Green
 - NRHP* registered

*National Registry of
Historic Places



POST MEETING MATERIAL

Background : Cell Tower in Middle of Residential Area



Cities needing 500 feet of setback cell-tower -> homes:

- Los Altos, CA
- Fremont, CA
- Pleasanton, CA
- Laguna Beach, CA
- West Los Angeles, CA
- South Los Angeles, CA
- Hollywood, CA
- San Diego, CA
- Beverly Hills, CA
- Calabasas, CA
- Encinitas, CA
- Palm Springs, CA

Links to ordinances for several cities in California with a 500ft setback requirement

- Click on blue links
- **Calabasas, CA** – no “Tier 2” wireless telecommunications facilities within **1,000 feet** of homes and schools.
- **Davis, CA** – no freestanding wireless facilities within **500 feet** of residential zone and schools.
- **Westlake Village, CA** – no facilities within **500 feet** of homes.
- **Randolph, MA** – no wireless antennas within **500 feet** of homes and businesses.
- **Petaluma, CA** – no “small cell” antennas within **500 feet** of homes.
- **Suisun City, CA** – no “small cell” antennas within **500 feet** of homes.
- Source : [link](#)

Petaluma, CA

14.44.095 Small cell facilities — Basic requirements.

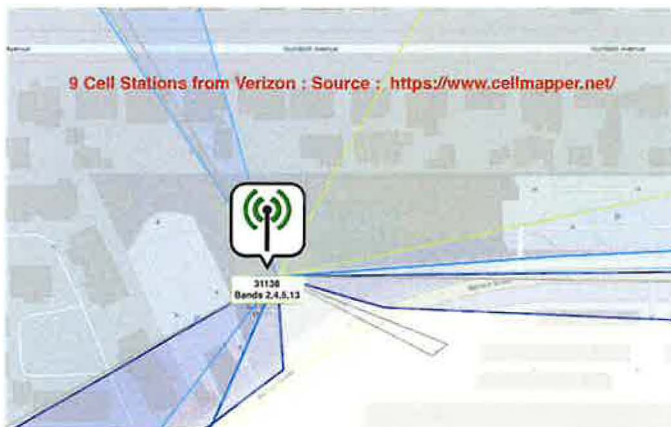
Small cell facilities as defined in Section [14.44.020](#) may be installed, erected, maintained and/or operated in any commercial or industrial zoning district where such antennas are permitted under this title, upon the issuance of a minor conditional use permit, so long as all the following conditions are met:

- A. The small cell antenna must connect to an already existing utility pole that can support its weight.
- B. All new wires needed to service the small cell must be installed within the width of the existing utility pole so as to not exceed the diameter and height of the existing utility pole.
- C. All ground-mounted equipment not installed inside the pole must be undergrounded, flush to the ground, within three feet of the utility pole.
- D. Each small cell must be at least one thousand five hundred feet away from the nearest small cell facility.
- E. Aside from the transmitter/antenna itself, no additional equipment may be visible.
- F. Each small cell must be at least five hundred feet away from any existing or approved residence.
- G. An encroachment permit must be obtained for any work in the public right-of-way.

(Ord. 2662 NCS § 2 (part), 2018.)

Existing Cell Towers in Church Site: >21 Verizon+TMobile!

- Existing cell coverage from other providers is already very good
- The cumulative health effects of all these towers need to be weighed.



Background

- FCC Requirements:
 - City to make a decision before shot clock expires, in this case Feb 2025
 - The city council has the **right to reject this based on many reasons, including aesthetics** and code violation; it cannot be health.
- We oppose for the following broad reasons: **We want a 7-0 vote to relocate tower!**

Bad Aesthetics

Property Value Decline

Potential Code Violations

Fire Risks

Health Effects

Impact Santa Clara High Students

Future Precedent for cell-towers

58 Residents signed petitions to City
Another **54** signs in Change.org portal
Total > **100** signs

**Strong reasons to reject
complying with FCC grounds!**

Crucial Ethical/Moral Reasons
Council should strongly weigh

Bad Aesthetics*

- 3 - 42 ft towers, an eyesore to all neighbors around.
- View from Benton St.



**Fence below
Tree's :**
Shared with
Backyard of
Humbolt SFHs

*From
ATT
Simulations

Bad Aesthetics*: View from Humbolt



*From
ATT
Simulations

Bad Aesthetics*: Side view: Similar to the Front/Side yard view of houses at Moraga and Benton



*From
ATT
Simulations

Bad Aesthetics*

- Doesn't comply with residential areas and **makes it feel industrial.**
- Apart from the view from residences, backyards, etc., it's an eyesore for public residents walking around.
- **Strong enough reason to reject this proposal** without even reviewing the rest!



*From
ATT
Simulations

Property Values Decline! Financial Impact!

- A realtor neighborhood resident emphasized at the Planning Commission meeting that homes near cell sites deter buyers and lead to declining property values.
- **Reputed National Association of Realtors reports** ([link](#)) indicate a substantial decrease (**up to 20%**) in property values for homes near cell towers. Notable quotes from linked articles/studies include:
 - "We find that homes close to towers sell for a discount of up to 7.6%."
 - "The negative price impact of 9.78% is much more severe for properties within visible range of a tower."
 - "If purchasing or renting a property near a CPBS [cellular phone base stations], over a third (38%) of the control group respondents said a **CPBS would reduce the price of their property by more than 20%.**"
- The existence of a cell tower near a home must be included in the disclosure packet upon the sale of a property (see next slide)

Property Values Decline : Seller Disclosure Packet

- C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood Yes No
 - D. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity Yes No
 - E. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property Yes No
 - F. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill Yes No
- Explanation: _____

- 16. NEIGHBORS/NEIGHBORHOOD: ARE YOU (SELLER) AWARE OF...**
- A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: Neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife Yes No
 - B. Any past or present disputes or issues with a neighbor which could impact the use and enjoyment of the Property Yes No
- Explanation: **16. A: NUISANCES**
Close to Moffett Field, so occasionally hear jets flying overhead. It never bothers me.

SPQ REVISED 12/21 (PAGE 3 OF 4) Buyer's Initials _____ / _____

Seller's Initials



SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 3 OF 4)

Property Values Decline! Financial Impact!

- ~25 homes in 300 ft radius, mostly SFH
- Zillow avg in Santa Clara : 1.7M
- Home values : ~\$40 million
- **Loss to residents** at 20%, as in the previous page: **~\$8M**
- Significant financial loss to residents at benefit of **Church and AT&T**
- Loss of property tax revenue to city
- This is conservative, as it doesn't consider homes beyond this radius!
- **Who will compensate residents and the city?**



Property Values Decline! Financial Impact!

- “Joint Venture Silicon Valley” study submitted by ATT is a report from a private organization and is **not peer-reviewed** by any major body.
- The financial relationship between this org and cell companies is unknown, especially considering Verizon was acknowledged in the report for data.
- The NAR organization’s report from residents is more reputable.
- **Residents must be given the benefit of the doubt and not ATT!**



Latest City Code: Towers Violating Common Sense

- **Jul'24 City Code** ([link](#); 18.66.060) "B. Facility Placement in Residential and Mixed-Use Zones. Wireless communications facilities located within a mixed-use zone shall be separated by a minimum distance of 300 feet from any residential structure or any other existing wireless communications facility except as follows:
 - Houses are within ~60 ft in present proposal, which is clear violation
 - Many cities in California require >500 ft setback (first slide)
- **City Staff's Refutation:**
 - The church site is in a quasi-zone, and the above applies only to the residential zone.
 - ATT applied for permit in Q1'23 and city codes came into effect in Jul'24
- **Residents Appeal to City Council:**
 - It's common sense that the city code has an evident oversight that must be corrected, as the church directly borders single-family homes.
 - The tower is not yet approved—residents urge the council to prioritize moral responsibility over legal technicalities to cancel tower approval, protect the community.

Health Concerns: Moral Responsibility

- Already **>21** cell base stations* from Verizon and T-Mobile in the church site!
 - No proper notification to residents when these came live; else, we would have protested!
- AT&T proposed additions > 3 more
- No study on the **combined effect of ATT, Verizon, and TMobile towers!**
- Base stations transmit significantly more power than cell phones!
- **Houses within a 60-ft vicinity and sharing fences! School in Vicinity!**

- Growing body of scientific evidence showing **negative health effects**, including cancer, brain tumors, and reproductive problems
- **WHO: Radio Frequency Radiation: “possible human carcinogen.”**
- **National Toxicology Program** : “Causes cancer in rats”
- Peer-reviewed comprehensive list from top scientists : [link](#)

*Details in Slide4

Asbestos, DDT, and cigarettes were once believed to have no health impact!

Health Concerns: Moral Responsibility

- Reports link cell **base stations to cancer clusters and health issues**, especially in children. See: [Link1](#) [link2](#) [link3](#) ; Example News Snippet:



Cell phone tower shut down at elementary school after eight kids are diagnosed with cancer in 'mysterious' cluster

- The affected students at Weston Elementary School in Ripon are all under the age of 10
- They each have different types of cancer: brain, kidney, liver and lymphoma

- Does the city council want to take the risk of **exposing residents and Santa Clara High School students to cancer and health risks?**
- The city council, as voted members, should consider the **moral responsibility**; approved towers are hard to remove legally.

Other Considerations!

- **Unguarded Towers:** The church parking lot is a busy and active area with high school students, and unrestricted access to these unshielded towers and battery packs with no barriers could pose a danger.
- **Fire risk** for the neighborhood!
 - International Association of Fire Fighters against cell towers nearby (<https://ehtrust.org/firefighter-unions-opposing-cell-towers/>)
 - Fire risk study from Environmental Health Trust : [link](#)
- **Potential Impact to Pomeroy Green (National Registry of Historic Places site)**
 - Would need Historic and Landmark Commission review for towers/construction within 100 feet
- **Stop towers, as it sets future precedent!**

Alternate Sites

- Significant effort was spent by residents to identify alternative sites—this should have been done by the city and AT&T!
- Details in the submitted addendum to the planning commission and new sites added to the addendum in this appeal.
- Some proposals need a city referendum to place them in parks.
 - **Cupertino has already successfully done this and placed cell towers in Memorial Park; the referendum approved in 2020.**
- "Where there's a will, there's a way"—AT&T will find another site once this is rejected. The church site is just convenient for AT&T to avoid delays. Don't burden residents for AT&T's or the church's needs.
 - **As a Planning Commissioner said, "ATT is late to the game."** Please don't punish residents!
- **AT&T had done well without a tower on this site for the last 30 years!**

Alternate Sites

Detailed explanation: [link](#) , also submitted to City

- **Commercial property** at the southwest corner of Kiely and Benton Street.
- **Santa Clara High School**
- **City public right-of-way:** suggested by planning commissioners, Mr. Crutchlow to place in street lights.
- **Central Park** (frontage along Kiely)
- **Central Park** (east Saratoga Creek)
- **Saratoga Creek** right-of-way.
- **Central Park** : Areas not exhausted
- **Earl Carmichael Park.**



Alternate Sites Discussed in Previous Meeting



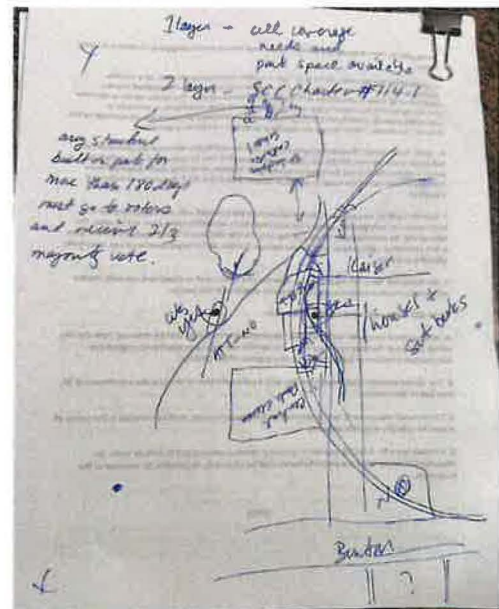
Alternate Sites : High School

Santa Clara High School: Communication Between Residents and the School Board of Trustees

- Trustee Andrew Ratermann responded to residents' emails, stating that they would watch the February 25 council meeting remotely.
- He emphasized the need for a board meeting with an official agenda to discuss:
 - The financial arrangements for the project.
 - The exact proposed location of the tower.
 - Any potential risks or hazards.
 - AT&T's willingness to relocate the project from the church's property to district-owned land.
 - Any concerns the church may have about the change in location.
- **AT&T and the city should follow the proper channels to seek school board approval, an option that had not been previously explored.**
- Several possible locations at the boundaries of the school and the football fields that could disguise the towers and be **away from homes and classrooms!**

Alternate Sites : Central Park

- Residents met with Director of parks
Damon Sparacino
 - Identified several location in park which could fit AT&T requirements
- Would need a referendum to pass
 - The ballot/election costs could be recovered by the city by the rental payments from AT&T, or the ballot could be supported by AT&T as suggested by one of the Planning Commissioners.



Humble Request to Respected Council Members

- We request a **7-0 vote to relocate the tower!** Please protect residents!
- **Recommend AT&T to find an alternative location and reject the church site!**
 - Viable alternatives haven't been exhausted; the church site is just AT&T's convenience.
- We are counting on you to vote for the people; weigh in on moral/ethical aspects.
- Fix loopholes in city code to prevent future cell towers within 500 ft of homes.

Bad Aesthetics

Property Value Decline

Potential Code Violations

Fire Risks

Health Effects

Impact Santa Clara High Students

Future Precedent for cell-towers

58 Residents signed petitions to City
Another **54** signs in Change.org portal
Total > **100** Signs

**Strong reasons to reject
complying with FCC grounds!**

Crucial **Ethical/Moral Reasons**
Council should strongly weigh

Cities' Wins in Relocating Cell Towers to Favor Residents

A Win for Walla Walla: Residents Beat Back AT&T Plan to Build Cell Tower Near Homes, School

Residents of Walla Walla, Washington, succeeded in squashing AT&T's plan to install a cell tower less than 600 feet from over 100 homes and within 200 feet of a church that runs a day school.

*Source : <https://tdefender.substack.com/p/walla-walla-washington-residents-beat-att-plan-cell-tower-near-homes-school>

VICTORY: CELL TOWERS REMOVED, HALTED AND REJECTED NEAR SCHOOLS AND HOMES IN COMMUNITIES ACROSS AMERICA AND BEYOND

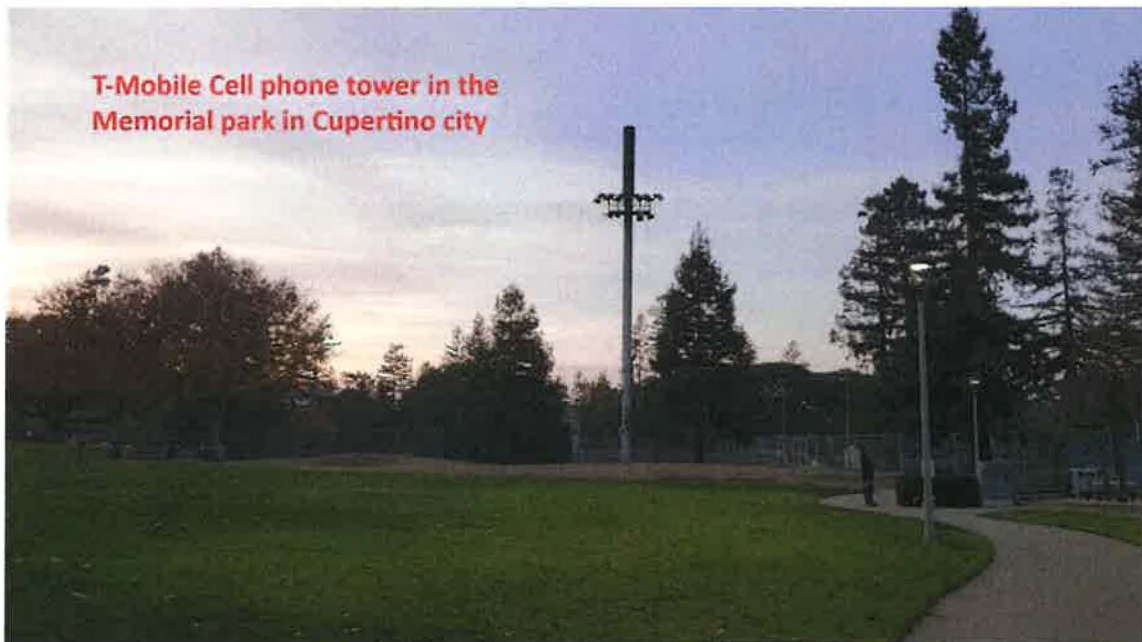
Jan 19, 2024

*Source <https://ehtrust.org/cell-towers-near-schools-and-homes-that-have-been-removed-halted-and-rejected/>

Further Details, Explanations and References

- Please find details, references and further expansion for above presentations as a document in the following addendum : [link](#)
- Important links:
 - [Wala Wala Residents Win](#)
 - [EHR-Study-Cell-Risks](#)
 - [EHR-Fire-Risk-Srudy](#)
 - [EHR-Health-Study-PeerReviewedPapers](#)
 - [RiponSchool-shutdown](#)
 - [SantaClara-300ft-Cell-City-Code](#)

Misc: TMobile Cell Tower in Cupertino Parks!

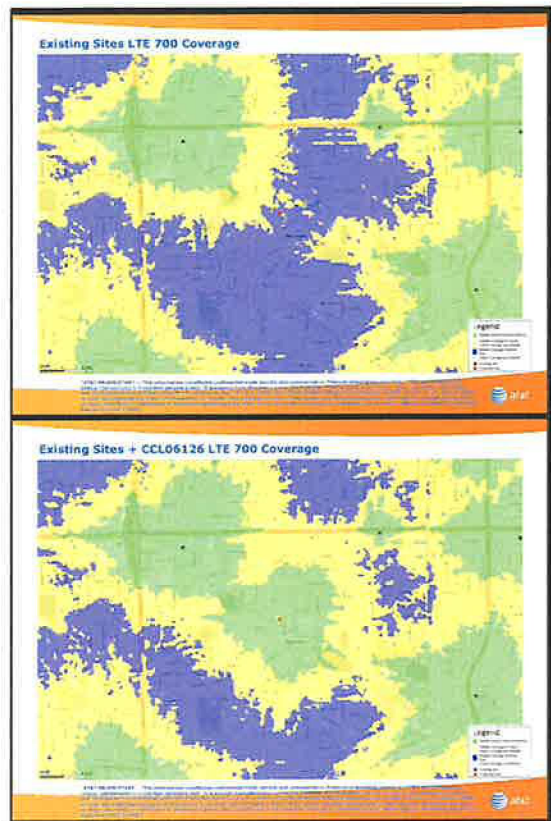


ATT Coverage Map

Source : ATT Presentation

Top : Present

Bottom : With newly proposed towers



2/25/2025

Item #5

Melissa Lee

From: Ritha Canales-Rossi <rcanalesrossi@yahoo.com>
Sent: Monday, February 24, 2025 9:36 AM
To: Mayor and Council
Cc: Vignesh Vivekraj; Ken Kratz; Ritha Canales-Rossi; Nick Rossi; Diane Harrison
Subject: Fwd: Response Requested: AT&T Tower Relocation Group

You don't often get email from rcanalesrossi@yahoo.com. [Learn why this is important](#)

Hello,

Here is the email thread to be included in the package for Tuesday's meeting. Thank you for your attention.

Ritha Canales-Rossi

Begin forwarded message:

From: Alexandra Rossi <alexandrrossi@gmail.com>
Date: February 23, 2025 at 6:25:02 PM PST
To: Andrew Ratermann <aratermann@sbcglobal.net>
Cc: Gary Waddell <gwaddell@scusd.net>, Mark Schiel <mschiel@scusd.net>, blieberman@scusd.net, Ken Kratz <kskratz@yahoo.com>, dianeliz1@yahoo.com, Ritha Rossi <rcanalesrossi@yahoo.com>, Nicholas H Rossi <nickpetero@earthlink.net>, vigneshv86@gmail.com, aratermann@scusd.net
Subject: Re: Response Requested: AT&T Tower Relocation Group

Dear Mr. Ratermann:

Thank you for responding to my email. Please place this item on the agenda of a future meeting of the SCUSD Board of Trustees: "Request to relocate a proposed cell phone tower from the First Baptist Church, 3111 Benton Street, to a Santa Clara School District campus" The AT&T Tower Relocation Group (neighborhood residents) is particularly interested in relocating the proposed tower to the Santa Clara High School campus or other nearby school.

The Group is in the process of researching the answers to your questions you posed in your email and have some information that we can provide at this time:

The financial arrangement for the project:

POST MEETING MATERIAL

AT&T, the Santa Clara Planning Department and the First Baptist Church confirmed that the church is going to receive a monthly payment from AT&T for allowing the cell phone tower to be placed on their property. The Group does not know at this time what the amount of the rental payments will be paid to the church though we will make further inquiries; however, that information may be privileged information between AT&T and the church.

Based on our internet search on this subject, we have found rental amounts in the \$1200 to \$4400 per month range (<https://www.celltowerleaseexperts.com/cell-tower-lease/>) with an average of \$45,000 per year. Several sites recommended negotiating with the cell companies, not just accepting a low offer.

The exact proposed location of the tower:

The latest proposal, January 2025 (the one under consideration at this time), is for three (3) forty-two foot (42') towers in the middle of the east parking lot of the church property, across from Santa Clara High School. This location was proposed by the Planning Commission.

The first proposal was for a sixty foot (60') mono-tree tower proposed for the northwest corner of the church property. This location is still being considered by the Santa Clara Planning Department. Another proposal was for the front of the church but that proposal was abandoned.

Any potential risks or hazards:

In terms of risks or hazards, AT&T and Santa Clara Planning Department have been denying the possibility of any health risks or hazards. According to AT&T and the Santa Clara Planning Department, they think the towers are safe.

According to current law, the City is prevented from considering health risks during the approval process.

AT&T's willingness to shift their project from the church's location to the district's property:

The AT&T representative, Mr. Proo, stated at a City Council meeting that he contacted the Santa Clara High School and did not get a response. Regarding AT&T's willingness to shift the project to the district's property, we do not know the answer.

Any concerns the church may have regarding the change in location:

We do not know of any concerns, though we will make further inquiries. The church knows that many neighbors surrounding the church property are opposed to the construction of this AT&T tower in this mostly residential area.

Again, please place this item on the agenda of a future meeting of the SCUSD Board of Trustee's meeting agenda. Our Group is willing to meet with Trustee's individually to provide more details on this project; please

contact me at the contacts I provided below if you would like to meet with the Group.

Thank you for considering our request and look forward to hearing from you soon.

Sincerely,
Alexandra Rossi
alexandrnrrossi@gmail.com
AT&T Tower Relocation members

On Feb 21, 2025, at 7:37 AM, Andrew Ratermann
<aratermann@sbcglobal.net> wrote:

Dear Alexandra,

Thank you for reaching out regarding the possibility of installing a cell tower on the school district property near the football stadium.

As an individual board member, I don't have the authority to speak for the board. Any decision on this matter would need to be made at a **properly agendized board meeting** with input from the full board. However, I anticipate that several key questions would need to be addressed before an informed decision could be made, including:

- The financial arrangements for the project
- The exact proposed location of the tower
- Any potential risks or hazards
- AT&T's willingness to shift their project from the church's location to the district's property
- Any concerns the church may have regarding the change in location

I understand you have this item on the agenda at the **City Council meeting on the 25th**. I will endeavor to watch it remotely, as I will be in Los Angeles at that time.

I have copied **Mark Shiel, our Chief Business Official, and Superintendent Gary Waddell** on this email. They should be able to provide additional information and, if needed, arrange to bring this to the board if you'd like to pursue it further.

Thank you again for reaching out

Andrew Ratermann
Governing Board Member
Santa Clara Unified School Board
408 244 4548

On Thursday, February 20, 2025 at 04:38:23 PM PST, Alexandra Rossi
<alexandrrossi@gmail.com> wrote:

Hello Santa Clara Unified School District Board of Trustees,

My name is Alexandra Rossi and I am a Santa Clara resident working with a community group called the AT&T Tower Relocation Group. The Group includes Santa Clara residents and neighbors. AT&T is proposing to build a cell phone tower at the Santa Clara First Baptist Church, 3111 Benton Street, across from Santa Clara High School. I am writing to ask you if Santa Clara Unified School District would permit cell phone towers to be placed on school campuses. For example, a location that the Group is proposing includes the east side of the track at Santa Clara High School, next to the strip mall behind Togo's restaurant and the 7/11 convenience store. Please see the map below.

Placing the tower on school grounds would generate additional revenue for the school through space rental while providing students and staff with access to AT&T's cell phone service, offering higher bandwidth and improved service in the densely populated school area. Several parts of the school fall within the red zone on the map below, which is AT&T's preferred location for the towers.

The Group is mainly opposed to the current proposed placement due to aesthetic concerns. However, the school has several options to discreetly integrate the tower, such as within the football stadium lights or among the nearby tall trees. This solution would benefit both the school and AT&T.

The Group have spoken with several Santa Clara city council members, and some suggested reaching out to you as the schools may be an ideal location for the cell phone towers. We want to emphasize that this issue will be discussed at the city council meeting on February 25th for decision-making, making it time-sensitive. Any indication from you regarding your willingness to accommodate these towers on school grounds would be greatly appreciated.

The Group and I would also be glad to discuss the project further by presenting a short PowerPoint presentation. Please let us know if there are any upcoming days/times next week to meet via Zoom.

Thank you for your time and consideration.

Alexandra Rossi

AT&T Tower Relocation Group member

2/25/2025

Melissa Lee

Item #5

From: Vignesh Vivekrajia <vigneshv86@gmail.com>
Sent: Monday, February 24, 2025 1:58 AM
To: Lesley Xavier; Mayor and Council
Cc: Ken Kratz; Nicholas H Rossi; Aruna Balakrishnaraja; Dino Plancarte; Lee Benton; Marc Sunet; Ravi Sudharani; Ritha Rossi; Satish Moogi; sherry; terebarboza@hotmail.com; Xiaoling Wang; satnamsidhu4@yahoo.com; chaudhuryimo@yahoo.com; jazmingarcia643@yahoo.com; kpunukollu@gmail.com; kaushik0555@gmail.com
Subject: Re: PLN25-00029 - Appeal For 3111 Benton - PLN2023 - 00148 - Final Presentations for Feb25 City Council Hearing
Attachments: ATT_Tower_Appeal_SantaClara_Final_PPT.pdf; ATT-Tower-appeal-addendum-final.docx.pdf

Hi Lesley and City Staff,

I am attaching two documents to be included in the City Council agenda items for the February 25th meeting. I am submitting these on behalf of our entire group:

1. ***PPT.pdf** – These slides will be used by the residents and me for our presentation to the City Council.
2. ***doc.pdf** – This is an expanded and updated version of the previously submitted addendum, provided for the City Council's reference.

Please confirm if you can access both files and whether the PowerPoint file can be accommodated for the presentation on Tuesday.

The residents and I have a few additional questions to help us prepare for the meeting:

1. What is the format of the meeting? I assume we will have 20 minutes to present our slides, similar to AT&T's presentation at the Planning Commission meeting. How much time is allotted for our presentation?
2. Can multiple presenters speak during the slide presentation?
3. If we exceed our time, can we request an extension from City Council or use time from other residents' two-minute slots?
4. After the presentation, will the floor be open for residents to speak for two minutes each, as in the Planning Commission meeting?
5. We noticed our agenda item is toward the end of the packet. Does this mean it will be reviewed later in the meeting? If so, can residents arrive after the 7 PM start time? It would be great if you could advise on the latest recommended arrival time and accommodate a conservative estimate, such as 9 PM, if the agenda is near the end.

We would appreciate your advise and recommendations.

Thanks
Vignesh

Addendum to Appeal Filed: PLN25-00029
AT&T Tower Relocation Group
(Supporting Residents: Pomeroy Green, Humbolt, Benton, Moraga, Orthello)
Appeal to City Council to reverse the Planning Commission Decision of January 15, 2025

Action being appealed:

Decision by the Planning Commission to allow cellphone towers to be installed at 3111 Benton Street, the First Baptist Church (against PLN23-00148).

Reason for Appeal:

Summary

We believe the planning commission's decisions were unjust, seemingly influenced by a few members and cherry-picking information, resulting in an incorrect acceptance of the proposal. According to FCC regulations, the commission had the authority to reject this proposal before the shot clock expires; there was no legal obligation to approve it. Aesthetics alone, along with numerous other compelling reasons outlined below, were sufficient grounds for rejection. We respectfully urge the esteemed City Council members, elected by the people and whose decisions are closely scrutinized, to consider the impact on residents and vote against this cell tower. It is crucial to weigh moral and ethical considerations alongside legal subtleties, especially for a council of publicly elected positions. This decision will set a precedent for the future.

Firstly, the planning commission and city council have the full authority to reject AT&T's proposed towers. Based on our understanding, the only requirement from the FCC is to make a decision before the shot clock expires; approval is not mandatory. We, as residents, strongly believe there are ample reasons to reject this tower proposal on legal grounds, which are entirely within the city's control, including:

1. Aesthetics
2. Potential property value loss
3. Violation of the latest city code
4. Impact on Historic Pomeroy Green
5. Impact on Santa Clara High School students

Additionally, there are ethical and moral reasons, such as:

1. Health impacts
2. Violation of the latest city code and regulations in neighboring cities, where towers cannot be placed close to residential houses

There are several viable alternatives for AT&T to find a new site that aligns with city regulations, such

as parks. Although this process might require more time, many alternative sites have been thoroughly vetted and proposed by residents. Unfortunately, these options have not received adequate consideration, as the church site presents a more convenient choice for AT&T. Notably, there has been no AT&T tower in this site to our knowledge, and they have operated successfully without it. It is unjust to inconvenience local residents merely for the sake of convenience for AT&T and the city and the financial interests of the landlord.

"Where there is a will, there is a way." We are confident that AT&T can identify alternative locations if this proposal is rejected. This should be handled as an independent case to our appeal. Please do not inconvenience residents for the sake of another party's convenience, especially given that AT&T has continued to operate effectively without a tower in this location, with many opposing residents being longtime time AT&T customers. If additional time is needed to find the right location with the city's approval, so be it, as demonstrated by the city of Cupertino in the past to locate in parks with a public vote (details below). We humbly request the city council to prioritize long-term community interests over short-term convenience and reject the proposal for these AT&T cell towers.

Details

We fully endorse the key points highlighted in the Environmental Health Trust article regarding the adverse effects of cell towers on nearby homes and schools, apart from reasons detailed in subsequent pages:

<https://ehtrust.org/health-effects-of-cell-towers-near-homes-and-schools/>

1. Impacts the entire neighborhood. Homeowners on Humbolt Avenue, Moraga Street, Benton Street, and Orthello St., as well as homes in Pomeroy Green and all neighboring homes within view of the towers, will have to look at these ugly towers. The towers will dominate the skyline since there are few trees the height of the proposed towers.

There are other locations those opposed to this project have suggested; please consider better locations that are less conspicuous to residents of the neighborhood and that have not been thoroughly investigated to date (see below).

Other impacts, such as fire hazards, collapsing hazards, and health hazards, are also concerns of the neighborhood residents and evidently Santa Clara High School since the Santa Clara School District has declined, according to Mr. Proo, the AT&T representative for this project, locating the tower on their campus.

There are pre-existing cell stations at the same church site: 9 from Verizon and 12 from TMobile; the combined effects of these, along with the AT&T tower, haven't been studied, and we are seriously concerned (see Appendix 6).

Many California cities, including Los Altos and Fremont, require cell towers to be set back more than 500 feet from residential homes (see Appendix 8 for ordinance links from few such cities).

2. Aesthetic problems. Placing the towers on the church property so close to so many homes and so visible to neighborhood residents violates aesthetic considerations that are within the jurisdiction of the planning commission and city council. In other words, it is within the power of the Planning Commission to recommend the City Council deny AT&T's request to site a cell phone tower on 3111

Benton Street, the church site, on aesthetic grounds. It is also within the power of the city council to reject AT&T's proposal purely based on aesthetics.

If the project goes through as proposed, the homeowners on Humbolt Avenue will have three towers situated just beyond their backyard fences, within 50 feet of their homes, making them visible whenever they relax outside in their backyards. Residents of the Humbolt houses opposite these houses will see those towers from their front yards, while residents of the homes on Moraga Street will see the towers from their-front yards.

Similarly, the alternate tower location negatively affects the aesthetics of the Pomeroy Green community and Humbolt Avenues. Both the tower proposals will also be an eyesore for residents and the public alike while walking around the neighborhood.

3. Potential Property Value Loss

- AT&T's report, claiming no significant impact on neighboring property values, relies on a non-peer-reviewed source.
- In contrast, recent articles from the National Association of Realtors, a more trusted source ([link](#); see reference section), and multiple studies indicate a substantial decrease (up to 20%) in property values for homes near cell towers. Notable quotes from linked articles/studies include:
 - “We find that homes close to towers sell for a discount of up to 7.6%.”
 - “The negative price impact of 9.78% is much more severe for properties within visible range of a tower.”
 - “If purchasing or renting a property near a CPBS [cellular phone base stations], over a third (38%) of the control group respondents said a CPBS would reduce the price of their property by more than 20%.”
- The existence of a cell tower near a home must be included in the disclosure packet upon the sale of a property, based seller disclosure form (see Appendix 7 for screenshot inlined in the document) and on a query on ChatGPT (see Appendix 5 inlined in the document).

In Appendix I (inlined with doc), with pictures referenced later, the proposed three towers from AT&T are shown, along with an approximate 300-foot radius (indicated by an orange border) based on Google Maps measurements. Within this radius are the following structures: over 25 single-family and duplex houses on Humbolt Ave., Moraga, and Benton.

Assuming a conservative property value of \$1.7 million for each of these units, based on approximate estimates from Zillow ([link](#)), the total property values are **roughly \$40 million**. This could result in an **\$8 million** (20% loss) decrease in property value for homeowners. This estimate is conservative, as lots in this area are much larger, close to 10,000 square feet, so the financial impact might be greater. Will the city, AT&T, or the landlord compensate for these losses to homeowners? There is a similar economic loss, probably larger, for the other alternate location, which was previously considered closer to Pomeroy Green. This reduction in property values also impacts the city through reduced property taxes, taxes that benefit the city.

It seems unfair for residents near the Santa Clara First Baptist Church to bear this potential economic impact while AT&T and landlords benefit. Residents should be given the benefit of the doubt and not bear the brunt of the economic impact, and conclusions should not be based on non-peer-reviewed sources.

4. Proper notification needed. Pomeroy Green Cooperative Corporation, located directly west of the church, was not notified of the project. Only some of the shareholders in the complex received notices of the public hearing for the cell phone project.

Pomeroy Green Cooperative includes a playground on site and other areas that are contiguous to the church property (against, on the west side of the church property).

5. Impacts on historic resources were not reviewed. Pomeroy Green Cooperative Corporation, located directly west of the church, is registered in the National Register of Historic Places (NRHP) at the state and federal levels. The impact of the cell phone tower project on the historic Pomeroy Green housing complex should be reviewed by the city's Historical and Landmarks Commission (HLC) because Pomeroy Green is adjacent to the church site. The HLC, in its advisory capacity to City Council, routinely evaluates impacts to historic resources by projects located on adjacent properties.

Because Pomeroy Green Cooperative housing complex is registered in the NRHP, the tower project may be required to be reviewed by higher government agencies in addition to the city's HLC for environmental impacts, particularly aesthetic impacts. The tower project may require a permit from the FCC, making it subject to Section 106 of the National Historic Preservation Act.

The 60-foot monopole proposal is within 100 feet of Pomeroy Green and must be properly reviewed by the appropriate agencies.

6. Health Effects

There is a growing body of scientific evidence that suggests that exposure to radio frequency radiation (RFR) from cell towers and other wireless devices can have negative health effects, including cancer, brain tumors, and reproductive problems. The World Health Organization has classified RFR as a "possible human carcinogen," and the National Toxicology Program has found that exposure to RFR can cause cancer in rats. We are concerned about the potential health risks of living near this cell node, especially for children who are more vulnerable to the effects of RFR. We urge the city to reconsider its decision to allow the installation of this node until more research is done on the health effects of RFR.

Here are several instances where cell phone towers had to be decommissioned due to the formation of cancer clusters among students and teachers attending nearby schools and residents, despite initial claims that the towers emitted low levels of radiation.

link1: <https://www.modbee.com/news/article228538324.html>

link2: <https://ehtrust.org/fourth-student-has-cancer-parents-demand-removal-of-cell-tower-from-ripon-school/>

link3 :

<https://www.dailymail.co.uk/health/article-6886561/Cell-phone-tower-shut-elementary-school-eight-kids-diagnosed-cancer.html>

Some Quotes:

- *"Four students and three teachers at Weston have been diagnosed with different forms of cancer since 2016. In addition, two preschool-age children living near the school have been treated for a malignant tumor and leukemia, and a Modesto family says a 22-year-old former student of Weston underwent surgery last year for a brain tumor"*
- *"Sprint, which owns the tower, has shut it down despite insisting the radio frequency levels are 100 times below the federal limit"*

Is the city council willing to take the risk of exposing residents and Santa Clara High School students (as shown in Appendix 1 inlined in the document, the school is within the immediate range of the proposed towers) to potential hazards? Santa Clara High School seems to be disinterested in the cell phone tower as well since the Santa Clara School District has declined, according to Mr. Proo, the AT&T representative for this project, locating the tower on their campus.

Additionally, as expanded in Appendix 6, there are **21 other cell stations from Verizon and T-Mobile** in the same church site. It is not known if the combined energy from these 3 cell services meets FCC requirements and/or could cause health effects. The ATT study does not consider the combined effects of these towers.

This is a moral decision the city council must make that will be closely followed by the community. While there are sufficient legal reasons, such as aesthetics, to reject this proposal on FCC grounds, each councilmember and planning commission member must seriously consider the health concerns when casting their vote.

7. Violation of new Zoning Codes

The proposed site clearly violates the lines highlighted in yellow in the attached word document sourced from the City's code (<https://www.codepublishing.com/CA/SantaClara/html/pdfs/SantaClara18.pdf>). The applicable section on cell phone towers starts on page 340). The most significant one is in Section 18.66.060, Location Requirements:

"B. Facility Placement in Residential and Mixed-Use Zones. Wireless communications facilities located within a Mixed-Use zone **shall be separated by a minimum distance of 300 feet of any residential structure** or any other existing wireless communications facility except as follows. "

Please note that many single-family homes fall within 50-60 feet of the proposal and approximately ~25 houses and high school are within a 300-foot radius (see Appendix 1 inlined at bottom of the document)

The public and our group were informed during the planning commission hearing that this zoning code does not apply because the church is zoned quasi-public and not residential. Regardless of zoning codes, there is a reason for the new requirement of a 300-foot clearance, likely due to health effects and property values. Legalities aside, it is common sense that it shouldn't matter whether the cell phone tower is on quasi-public land, like a church, or in a residential area; the tower is still within 300 feet of people's homes. The city council should take this into account and reject the ATT cell tower proposal.

Additionally, it shouldn't matter that AT&T filed their petition a few months before the new code was implemented (our understanding is that AT&T's petition was submitted in the first half of 2023, and the new code came into effect in the first quarter of 2024). Since it is now the first quarter of 2025 and the tower has not yet been constructed and is still under review, it is time for the city to consider the latest code when making their decision, update the zoning code to prevent these loopholes, and avoid using legal or code technicalities to approve this project.

8. Alternative locations are not exhausted. Locations to site the proposed cell phone towers were not exhausted. Some alternative tower locations that should be explored by the planning commission include:

A. City public right-of-way. Placing the tower(s) on a city street light as suggested by one of the planning commissioners, Mr. Crutchlow, at their meeting of January 15, 2025, or another location in the public right-of-way should be explored. The batteries and associated electronic equipment could also be placed in the city right-of-way, in an above-ground cabinet, or in an underground vault along with the associated electronic equipment.

One location in particular that was not examined in detail is the idea of locating the tower and associated equipment in the city right of way along Kiely Boulevard in front of Central Park, north of Kaiser Drive. According to the city's engineering department, that city right-of-way includes a 10' wide landscape area that runs along that side of the street.

That landscaped area should be investigated for the proposed cell phone tower and its associated equipment. If the tower can be placed there, it will be approximately 130' to 160' from the residences in the multi-family complexes located on the other side of Kiely.

Putting cell phone towers in the city right of way is possible. The City of Cupertino has three (3) cell phone towers in the public right-of-way according to the City of Cupertino Parks and Recreation report, "Cell Phone Towers in Parks," according to the City of Cupertino's Information and Communication Commission (see Appendix 3 and 4 inline doc below; unsigned report).

B. Central Park (frontage along Kiely) The city needs to have the applicant fully research the idea of placing the tower in Central Park along the frontage with Kiely Boulevard and consider holding the required referendum on locating that facility in the park.

Placing the tower in Central Park will require a referendum on locating the facility in the park. The City of Cupertino has done this in order to place a cell phone tower in their Memorial Park; that referendum was approved by voters in 2020 according to my search on Ecosia, an online artificial intelligence website (see Appendix 3 and 4 inline doc below, "Cell phone tower in Cupertino's Memorial Park--ballot measure" and the attached City of Cupertino's Parks and Recreation report, "Cell Phone Towers in Parks," referenced above).

Require the Parks Department to release the proposed improvement plans for the Central Park entrance area on Kiely Boulevard in order to investigate new locations for the tower. City to hold citywide election to allow installation of the cell phone tower and associated equipment in the park.

C. Central Park (east of Saratoga Creek). Placing the tower in Central Park east of the creek

and removing the existing tower near Homestead Road and San Tomas Expressway. A new tower in Central Park could be taller in order to cover a greater area, perhaps including the areas that were served by the removed tower. Placing the tower in Central Park will require a referendum on locating the facility in the park.

The City of Cupertino has a cell phone tower in their Memorial Park; a referendum was approved by voters in 2020 to install that tower according to my search on Ecosia, an online artificial intelligence website (see Appendix 3 and 4 inline doc below, "Cell phone tower in Cupertino's Memorial Park—ballot measure" and the attached City of Cupertino's Parks and Recreation report, "Cell Phone Towers in Parks," to the City of Cupertino Information and Communication Commission [unsigned]).

D. Saratoga Creek right-of-way. The possibility of locating the cell phone tower in the Saratoga Creek right-of-way, managed by the Santa Clara Valley Water District (Valley Water), should be explored.

E. Earl Carmichael Park. Earl Carmichael Park, located on Benton Street between Pomeroy Avenue and Lawrence Expressway, should be investigated as another potential location for the tower. Mr. Proo, the AT&T representative, mentioned this location as being too close to homes across the creek (Calabazas Creek); however, if the tower is placed in the grove of tall trees near the center of the park, the tower will be approximately 200' feet from those homes.

Placing the tower in Earl Carmichael Park (or any city park for that matter) will require a referendum on locating the facility in the park. The City of Cupertino has done this in order to place a cell phone tower in their Memorial Park; that referendum was approved by voters in 2020 according to my search on Ecosia, an online artificial intelligence website (see Appendix 3 and Appendix 4 inline below; attached "Cell phone tower in Cupertino's Memorial Park--ballot measure" and the attached City of Cupertino's Parks and Recreation report, "Cell Phone Towers in Parks," to the City of Cupertino Information and Communication Commission [unsigned]).

G. Commercial property at the southwest corner of Kiely and Benton Street. The neighborhood residents brought up this less conspicuous location that has not been explored. That property is within the red circle of optimum signal distribution provided by Mr. Proo, the AT&T consultant on this project.

The tower(s) could be placed in the parking lot of that commercial property; if located there, the tower(s) would be approximately 160' from the closest homes across Benton Street and approximately 300' from the homes across Kiely Boulevard, as well as 200' from the east property line shared with Santa Clara High School (where the high school track is located).

The back side of that commercial site also has not been explored. The backside of the property is adjacent to Santa Clara High School's track to the west and the USPS post office to the south. This would place the proposed project further from the homes on Benton, approximately 350', and approximately 400' from the homes across on Kiely Boulevard and approximately 300' from the large apartment complex at 1000 Kiely Boulevard.

9. Lack of essential information and violation of new codes: Some information provided by staff was misleading and needs to be clarified for reconsideration of the proposed cell phone tower project

by the planning commission:

A. Misleading Info: Unfortunately, the Planning Department representative, Lesley Xavier, during the planning commission meeting held on January 15, 2025, incorrectly stated the diameter dimension of the mono-tree after being questioned by commission member Huang at 28:58 minutes into the video taped meeting (https://santaclara.granicus.com/player/clip/2259?view_id=1&redirect=true).

Ms. Xavier stated at that meeting that the proposed mono-tree tower was twenty-five feet (25') in diameter when in fact the tower is approximately five feet (5') in diameter according to the plans submitted by the applicant and shown at the meeting. The twenty-five feet (25') the planner was referencing, I think, is the diameter of the 25.5' lease area surrounding the monotree. Again, you can find that statement at the 28:58 minute mark in the video of the Planning Commission meeting held on January 15, 2025.

Had correct information about the diameter of the tower been provided (approximately 5' diameter), other locations for the proposed tower in the neighborhood may have been considered by the planning commissioners.

B. Violation of New Codes: Unfortunately, the City Planning Department Manager, Lesley Xavier, did not inform the group about the correct zoning standards (or lack thereof) that pertain to the proposed project when she answered some questions about the project posed by a member of our group prior to the Planning Commission meeting (see Appendix 2 in-line text below). That failure delayed the group's investigations into other aspects of this controversial project.

Specifically, the planning department manager failed to tell the group that the zoning codes found on the city's website are new and do not apply to this project (the applicant's submittal predates the new code) when the manager answered a question about the 300' clearance required between proposed cell phone towers and residences found in the new zoning code. This oversight prevented our group from investigating and forming additional objections to the project, particularly the group's search for alternative sites for the cell phone tower (i.e., more sites need to be investigated since there are no separation requirements in the old code).

11. Environmental Effects

The construction and operation of cell towers can also have significant environmental consequences. These include habitat disruption, aesthetic degradation of our natural landscape, and a fire hazard. The proposed site for the cell tower is home to various species and vegetation that could be adversely affected by the construction activities and the continuous operation of the tower.

Additionally, the visual impact of a cell tower can alter the character of our community, potentially affecting property values and the overall quality of life and well-being of its residents.

The risk of fire is a significant concern, especially in areas prone to dry conditions or where the local fire department's response capabilities might be stretched thin. The addition of such a structure could potentially increase the fire risk to nearby homes and natural areas.

(Appendix1)

Properties within 300-foot and 1000-foot radius of the 3-pole tower proposal



This picture shows the proposed 3 towers from ATT with an approximate 300-foot radius (orange border) and <1000 feet for the full picture, based on Google Maps measurements.

The following structures fall within this radius:

- 1. >25 Single Family and Duplex Houses in Humbolt Ave, Moraga and Benton and Santa clara High School within 300ft
- 2. >50 homes in 500-1000 ft radius
- 3. Significant portions and structures/buildings of Santa Clara High School are at the bottom of the end picture.

(Appendix2)

Email exchange between Yongli Wen, a neighborhood resident, and Lesley Xavier, City of Santa Clara Planning Manager (manager's reply highlighted in yellow):

Yongli Wen

From:fred_wen88@yahoo.com

To: Lesley Xavier,Planning Public Comment,PlanningCommission,Sandy Le

Cc:Eric Crutchlow,Nancy Biagini,Priya Cherukuru,Qian Huang,Lance Saleme

Tue, Jan 14 at 9:19 PM

Hi Lesley,

Thanks a lot for your feedback!

I still have some questions:

1. The residential zone or mixed used zone has the 300 feet rule, what's the reason for having such a 300 feet rule? We think there should be some concerns like negative health impact, property value decrease, etc., right? **If such kind of concerns exist, we should also have concerns for all other kind of zones, right?**

2. Now for a public or quasi-public zone, what's the rule for it? Doesn't the city planning department also have to take account of some concerns like negative health impact, property value, etc. for nearby residential houses?

3. Now for our case, let's first assume the church is in quasi-public zone, but **our houses are in the residential zone, not in the public area**, the only thing is that we are the immediate neighbors of the church, we share the same fence with the church, even though, **does anyone still think it really makes sense to install a cell tower with only 15 feet distance to our backyards? Does anyone think it really won't have any negative impact to our health and property value with such short distance?**

4. Also for the church, it is not a normal public area like a shopping mall, a plaza, a city park, etc. which have enough buffer area between residential zones, the church is just part of our community, already integrated into our neighborhoods, **does anyone think the church is really a a normal public or quasi-public area?**

We still strongly oppose the plan to install cell tower in the church area, because we think the plan doesn't make any sense, please seriously consider our opinion and suggestions.

Sincerely,

Yongli

On Tuesday, January 14, 2025 at 08:21:53 AM PST, Lesley Xavier <lxavier@santaclaraca.gov> wrote:

Hello – Yongli

Thank you for your email. Unfortunately your reading of the code section is incorrect.

The section of the code that you are referencing below applies to properties where the cell facility will be located on a residentially zoned or mixed use zoned site. In this case the site where the cell facility will be located on is zoned public quasi-public and this section does not apply.

Lesley

Lesley Xavier | Planning Manager

Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050

D: 408.615.2484 | email: LXavier@SantaClaraCA.gov

www.SantaClaraCA.gov

From: Yongli Wen <fred_wen88@yahoo.com>

Sent: Tuesday, January 14, 2025 12:35 AM

To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>;
PlanningCommission <PLANNINGCOMMISSION@santaclaraca.gov>; Lesley Xavier
<LXavier@santaclaraca.gov>; Sandy Le <SLe4@SantaClaraca.gov>

Cc: Eric Crutchlow <ecrutchlow@santaclaraca.gov>; Nancy Biagini
<NBiagini@SantaClaraCA.gov>; Priya Cherukuru <PCherukuru@SantaClaraCA.gov>; Qian
Huang <QHuang@Santaclaraca.gov>; Lance Saleme <LSaleme@SantaClaraCA.gov>; Mario
Bouza <mbouza@Santaclaraca.gov>; Yashraj Bhatnagar <YBhatnagar@Santaclaraca.gov>;
Steve Proo <sproo@completewireless.net>

Subject: Re: AT&T telecommunications tower proposal for 3111 Benton Street: 2nd request by
AT&T Tower Relocation Group to locate tower in Central Park (more alternative locations for
the Planning Commission's consideration at their meeting scheduled for Januar...

Dear Sir/Madam,

FYI, I'm attaching the copy of CSC zoning Code, Chapter 18.66 - Wireless Telecommunications Facilities with our highlights to indicate our doubts regarding the current plan.

Thanks,

Yongli Wen

On Monday, January 13, 2025 at 08:55:04 PM PST, Yongli Wen <fred_wen88@yahoo.com> wrote:

To: City of Santa Clara Planning Commission (for January 15, 2025 meeting)
From: Yongli Wen
Re: AT&T telecommunication tower proposal for 3111 Benton Street (PLN23-00148)
Date: January 13, 2025

Dear Planning Commission:

This is Yongli lives in 3190 Humbolt Ave, Santa Clara, the immediate neighbor of the church at 3111 Benton Street.

From city zone coding document at <https://www.codepublishing.com/CA/SantaClara/html/pdfs/SantaClara18.pdf>, we just found the proposed AT&T cell tower locations in the church violate the city code, please check the screenshot of the document in section 18.66.060 as below, we can see that the distance of cell tower location to any residential structure is **minimum 300 feet**. The current proposed locations obviously can't meet the requirement. Please explain this to all nearby neighbors.

Thanks,
Yongli Wen

(Appendix3) Ecosia Search

Standard answers are active

Hey there! I'm the Ecosia chat.

What can I help you with?

Did Cupertino have a ballot measure to locate a cell phone tower in Memorial park?

Yes, Cupertino had a ballot measure regarding the installation of a cell phone tower in Memorial Park. This measure was part of a broader discussion about enhancing cell service in the area while considering community concerns about the tower's location and impact. For the most accurate and detailed information, you may want to check local news sources or the official Cupertino city website.

When was this measure on the ballot?

The ballot measure regarding the cell phone tower in Memorial Park in Cupertino was on the ballot during the November 2020 election. If you're looking for more specific details or outcomes related to that measure, I recommend checking official city records or local news archives for comprehensive information.

Regenerate answer

Search web instead

(Appendix4) Cell phone tower in Cupertino's Memorial Park--ballot measure



PARKS AND RECREATION DEPARTMENT

QUINLAN COMMUNITY CENTER
10185 NORTH STELLING ROAD • CUPERTINO, CA
95014-5700
(408) 777-3120 • FAX (408) 777-3137

STAFF REPORT

Agenda Item No. _____

Meeting Date: December 2, 2010

Subject

Consider the Technology, Information, and Communication Commission (TICC) request for the Parks and Recreation Commission to evaluate which parks might be suitable for cell towers.

Recommendation

The Park and Recreation Commission to offer guidance and guidelines for the TICC Commission to consider for possible cell towers in parks.

Description

This item is in front of the Commission due to a joint Commissions' meeting on August 17, 2010. At that meeting, the TICC Commission requested information from the Parks and Recreation Commission about possible sites for cell towers in City parks. Presently, south and west Cupertino lack cell coverage and the TICC Commission would like to improve these areas. The parks that are located in this region of Cupertino are Jollyman Park, Hoover Park, McClellan Ranch Park, Linda Vista Park, and Monta Vista Park.

When a communication company wants to install a cell tower within the City of Cupertino, they must apply for a discretionary permit approved by the Planning Commission or the Director of Community Development, depending on the visibility of the facility. Presently, if the decision is appealed, the applicant pays all hearing noticing costs for a 1,000-foot noticing radius. Attachment A is the City's Wireless Facilities Master Plan that explains the siting and design of these personal wireless service facilities.

Currently, there are 18 cell towers within Cupertino, three are in public rights-of-way, and one is being built in Memorial Park. There are no cell tower applications for city parks currently in process.

Sustainability Impact

Staff researched professional associations and other state and city governments for best practices for locating cell towers in parks. To ensure sustainability within parks, the following guidelines should be considered in conjunction with the policies from the Wireless Facilities Master Plan before granting personal wireless service facilities permits.

The telecommunications company should:

1. Build and maintain their ground space in City parks.
2. Renovate any City property including, but not limited to turf, irrigation systems, utilities, and pavements which were disturbed or adversely affected during construction.
3. If appropriate, provide public art as part of the structure (example – sculpture attached to the monopole facility at Memorial Park).
4. Purchase an appropriate amount of trees to use as screening at the park.
5. Upon abandoning of wireless facility, remove tower/pole (or relevant structure) and restore the park area to its former condition.
6. Reference Policy 8-2 of the Wireless Facilities Master Plan and forfeit the ownership of the tower at the conclusion of the permit if park amenities have been built into, on top of, or within the proximity of the tower, if the removal of the tower should adversely affect the fore mentioned park amenity.

Fiscal Impact

The City collects planning, building and public works application fees from the applicant, but this is true of any private development. The Wireless Facilities Master Plan states a lease to locate personal wireless service facilities on an existing City-owned facility or structure is typically negotiated with Public Works Department staff and approved or disapproved by the City Council at a public hearing. Coordination with affected departments, such as the Parks and Recreation Department for City Parklands, will be necessary to ensure their financial concerns are met.

Prepared by:

Justin Cecil, Recreation Intern

Approved for Submission by:

Julia Lamy, Senior Recreation Supervisor

Attachment

- A. Wireless Facilities Master Plan

Appendix5 : Chatgpt query on seller disclosure

ChatGPT 4o mini

do home sellers in california need to disclose cell phone towers near by ther homes?

In California, home sellers are required to disclose certain information about the property that may affect the buyer's decision, but there are no specific statewide requirements to disclose the presence of cell phone towers unless the towers are part of the property itself or there is an issue with the tower's proximity that affects the property's value or livability.

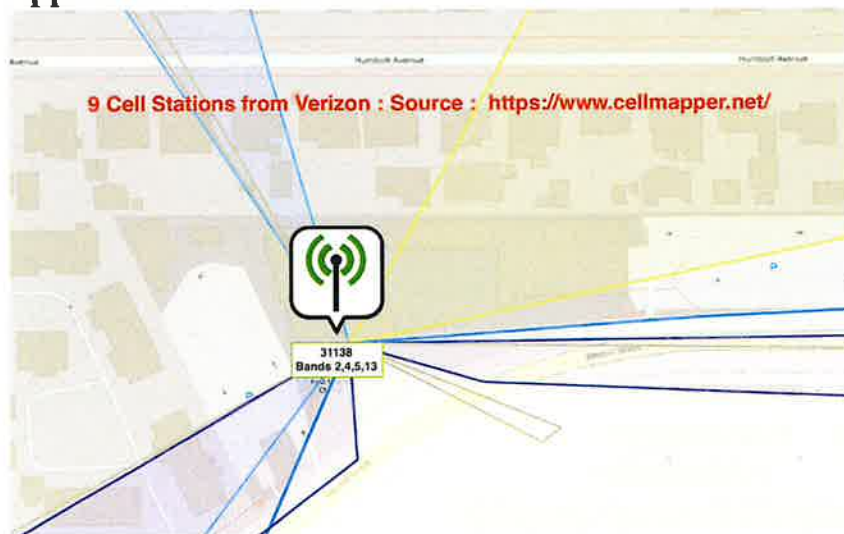
However, under California law, sellers are required to complete a **Transfer Disclosure Statement (TDS)**. This document asks about conditions and features of the property, including things like whether the property is near a hazardous use, but it does not specifically require disclosure of nearby cell towers unless there is a direct impact on the property (e.g., a tower on the property or an easement that affects the home).

In some cases, if the proximity of a cell phone tower might significantly affect the property value or livability (e.g., through electromagnetic field concerns, aesthetic impact, or decreased property value), a seller might be required to disclose that information as part of the general duty to disclose material facts.

Buyers are also encouraged to conduct their own due diligence and may want to inquire about nearby cell towers during the inspection or ask their real estate agent to investigate. Cell phone towers are regulated by local zoning laws, so local municipalities may have their own rules regarding disclosure and siting of such towers.



Appendix6 : Tmobile and Verizon Cell Stations in same Church Site





Appendix 7 : Screenshot of Seller Disclosure Form

- C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood Yes No
- D. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity. Yes No
- E. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property Yes No
- F. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill Yes No

Explanation: _____

16. NEIGHBORS/NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

- A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: Neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife Yes No
- B. Any past or present disputes or issues with a neighbor which could impact the use and enjoyment of the Property Yes No

Explanation: **16. A: NUISANCES**

Close to Moffett Field, so occasionally hear jets flying overhead. It never bother me.

SPQ REVISED 12/21 (PAGE 3 OF 4) Buyer's Initials _____

Seller's Initials WTE



chao wen | Compass | Generated by Glide

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 3 OF 4)

7J3JF408-69C2-4627-0128-a04J045074cc

Appendix 8 : Links to ordinances from CA cities enforcing >500 ft setbacks for cell towers near homes.

- Click on blue links
- **Calabasas, CA** – no “Tier 2” wireless telecommunications facilities within **1,000 feet** of homes and schools.
- **Davis, CA** – no freestanding wireless facilities within **500 feet** of residential

zone and schools.

- **Westlake Village, CA** – no facilities within **500 feet** of homes.
- **Randolph, MA** – no wireless antennas within **500 feet** of homes and businesses.
- **Petaluma, CA** – no “small cell” antennas within **500 feet** of homes.
- **Suisin City, CA** – no “small cell” antennas within **500 feet** of homes.
- Source : [link](#)

Petaluma, CA Ordinance Screenshot :

14.44.095 Small cell facilities — Basic requirements.

Small cell facilities as defined in Section [14.44.020](#) may be installed, erected, maintained and/or operated in any commercial or industrial zoning district where such antennas are permitted under this title, upon the issuance of a minor conditional use permit, so long as all the following conditions are met:

- A. The small cell antenna must connect to an already existing utility pole that can support its weight.
- B. All new wires needed to service the small cell must be installed within the width of the existing utility pole so as to not exceed the diameter and height of the existing utility pole.
- C. All ground-mounted equipment not installed inside the pole must be undergrounded, flush to the ground, within three feet of the utility pole.
- D. Each small cell must be at least one thousand five hundred feet away from the nearest small cell facility.
- E. Aside from the transmitter/antenna itself, no additional equipment may be visible.
- F. Each small cell must be at least five hundred feet away from any existing or approved residence.
- G. An encroachment permit must be obtained for any work in the public right-of-way.

(Ord. 2662 NCS § 2 (part), 2018.)

2/25/25
Item #5

Alternative Locations for the Cell Phone Tower Proposed for 3111 Benton Street
with
Distances to Housing and Classrooms
(Feb 25, 2025)

1. Back of the Kiely Plaza Shopping Center: (southwest corner of Kiely and Benton Street; behind mall behind 7-Eleven convenience store).

At least 225' to the nearest residence and at least 600' to the nearest classroom. Here are the details:

- 400' to the duplex housing across Benton Street (to the north).
- 225' to the Kiely Apartments at 1000 Kiely Boulevard (to the south, beyond the post office).
- 450' to the Gymnasium at SC High School; 600' to the SC High School Theater and nearby classrooms (across football field to the west).
- 500' to the housing across Kiely Boulevard (to the east).

2. Santa Clara High School: (east side of campus, east of the football field, near bleachers)

At least 250' to the nearest residence and at least 550' to the nearest classroom. Here are the details:

- 400' to to the Gymnasium at SC High School; 550' to the SC High School Theater and nearby classrooms (to the west across the football field).
- 250' to the Kiely Apartments at 1000 Kiely Boulevard (to the south, beyond the post office).
- 350' to the duplex housing across Benton Street (to the north).
- 550' to the housing across Kiely Boulevard (to the east)

3. Erik's Deli Cafe, 830 Kiely Boulevard: (northwest corner of property near Saratoga Creek)

At least 210' to the nearest residence and at least 250' to the nearest classroom. Here are the details:

- 250' to Children's World Montessori Bilingual School (to the south)
- 210' to housing, Hearth Apartments (to the north, across Saratoga Creek and Bill Wilson Jr. Park).
- 300' to the Parkview Apartments (to the east)
- 300' to the homes on Creekside Place (to the west)
- 220' to the apartments at 2851 Homestead Road (to the south)

4. Central Park: (frontage along Kiely Boulevard in the City right-of-way as mentioned by Planning Commissioner Crutchlow, or in the City park [City referendum needed]).

At least 200' to the nearest residence and at least 250' to the nearest classroom. Here are the details:

- 200' to Woodsborough Homes Association across Kiely Boulevard (to the west) if tower placed in front of CRC.
- 400' to the Magical Bridge Playground (located to the south of the CRC).
- 400' to field at the Central Park Elementary School (located to the north of the CRC)
- 1,250' to the homes on White Drive (bordering the east side of the park)

5. Central Park: (behind backstop of Baseball Field east of Saratoga Creek)

At least 700' to the nearest residence and at least 300' to the nearest school play field. Here are the details:

- 700' to homes on white Drive (bordering the east side of the park)
- 300' to field at the Central Park Elementary School (located to the northwest)
- 850' to the homes on Sonoma Place (to the north)
- 800' to the Woodsborough Homes Association across Kiely Boulevard (to the west)
- 900' to the St. Justin classroom (to the south)
- 500' to the Magical Bridge Playground (located to the south of the CRC).

6. Saratoga Creek right-of-way. (lots of utility poles to consider for antennas)

7. Central Park: (Areas not exhausted)

At least 300' to the nearest residence and at least 250' to the nearest classroom. Here are the details:

South parking lot off Kiely Boulevard: (near Saratoga Creek)

- 300' to Parkview Apartments (to the south)
- 350' to the Hearth Apartments South (to the west, across Kiely Blvd.)
- 250' to St. Justin School classrooms to the east
- 400' to the Children's Bilingual School (to the southwest, across Kiely Boulevard).

8. Earl Carmichael Park: (center of park toward the rear)

At least 300' to the nearest residence; there are no schools nearby. Here are the details:

- 300' to the homes on Angelina Drive (to the northwest, across Calabazas Creek)
- 400' to Pomeroy West Condominiums (to the east)
- 350' to the homes across Benton Street (to the south)
- 500' to the homes on flora Vista Avenue (to the west)

9. Other City public right-of-way (suggested by planning commissioner, Mr. Crutchlow; to place on street lights). Would not require private property approval nor a public referendum if provided in public right-of-way).

Neighborhood Residents: (Pomeroy Green, Humbolt, Benton, Moraga, Orthello, Santa Clara)

AT&T Tower Relocation Group

Feb 13th 2025

To: The Honorable Members of the Santa Clara City Council

Subject :Signed Petitions Opposing the AT&T Cell Tower Proposal at 3111 Benton Street (PLN23-00148) and Supporting the Appeal (PLN25-00029)

Dear Honorable Council Members and Mayor,

We hereby submit signed petitions from neighborhood residents within a 1,000-foot radius of the proposed AT&T tower, expressing their support for rejecting this proposal and relocating the tower elsewhere. The submission includes the following:

- **Total residents who signed physical petitions: 58**
- **Number of pages submitted: 32**
- **Unique home addresses: 34**

Please include these 32 signed petitions for review in the Feb 25th council meeting. We are working on a parallel change.org online petition; we will submit this next week.

Sincerely,

AT&T Tower Relocation Group

58 Residents—Signed Letters Attached

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

Subject: City Council Appeal : Reject AT&T Cell Tower Proposal at 3111 Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)

Honorable City Council Members,

We, the undersigned Santa Clara residents, urge you to reject the proposed AT&T cell tower at 3111 Benton Street, and direct AT&T to explore more appropriate locations. We are deeply concerned about the negative impacts and ask you to review the addendum to appeal (PLN25-00029) for full details. Key Reasons for requesting rejection and relocation of towers:

- 1. Proximity & Code Violation:** The proposed cell tower violates the spirit of the city's new 300-foot setback rule and is an irresponsible placement by common sense interpretation. Many cities, like Los Altos, Fremont, and Beverly Hills, require 500-1000 feet from homes,
- 2. Aesthetic Concerns:** The towers will be an eyesore, detracting from the neighborhood. The Historic Pomeroy Green area might need additional review from authorities.
- 3. Property Value Loss:** Cell towers lower values. Our addendum estimates multi-million dollar losses (\$8M in one scenario) for homeowners, impacting city tax revenues. This comes at expense of benefits to AT&T/church.
- 4. Health Concerns:** We're concerned about health risks, especially for children, from radio frequency radiation. Ripon schools decommissioned towers due to cancer clusters. Santa Clara High is within 300ft; this location would also have 8+ base stations including Verizon towers.
- 5. Risk of Fire:** Cell towers can catch fire and spread rapidly.
- 6. Inadequate Alternatives:** AT&T has overlooked viable alternative locations proposed by residents, seemingly choosing the church site for convenience at expense of residents.

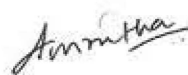
Alternative Locations:We urge you to direct AT&T to fully explore: City public right-of-way, Central Park, Saratoga Creek right-of-way, Earl Carmichael Park, and a commercial property. These are in our addendum.

This project burdens our community. Prioritize resident well being over financial gains for AT&T/church. We urge rejection of the 3111 Benton St cell tower and relocate it elsewhere more compatible. See addendum for full details.

Sincerely,

V. Vignesh.

(VIGNESH VIVEKRAJA)


(Amrutha Dhana Kumar)

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :

3085 HUMBOCT AVE
SANIACCARA, CA 95051

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

Subject: City Council Appeal : Reject AT&T Cell Tower Proposal at 3111 Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)

Honorable City Council Members,

We, the undersigned Santa Clara residents, urge you to reject the proposed AT&T cell tower at 3111 Benton Street, and direct AT&T to explore more appropriate locations. We are deeply concerned about the negative impacts and ask you to review the addendum to appeal (PLN25-00029) for full details. Key Reasons for requesting rejection and relocation of towers:

- 1. Proximity & Code Violation:** The proposed cell tower violates the spirit of the city's new 300-foot setback rule and is an irresponsible placement by common sense interpretation. Many cities, like Los Altos, Fremont, and Beverly Hills, require 500-1000 feet from homes,
- 2. Aesthetic Concerns:** The towers will be an eyesore, detracting from the neighborhood. The Historic Pomeroy Green area might need additional review from authorities.
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Sincerely,



CHALIDHURY MOHAMMAD

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)

Address : 2961 BENTON STREET
SANTA CLARA, CA 95051

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

Subject: City Council Appeal : Reject AT&T Cell Tower Proposal at 3111 Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)

Honorable City Council Members,

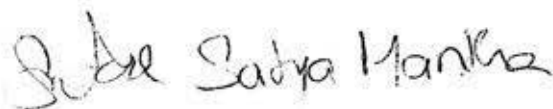
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Sincerely,



1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :

3085 Ornelo way
Santa Clara

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

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Sincerely,

 (Mamadou Ibrahim)

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :

2973 Benton St, Santa Clara

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

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Sincerely,

 (Sherry Shinn)  (Bomber)  (Boel Woo Seo)

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)

Address : 3216 Humboldt Ave


Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

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Sincerely,

B. Aruna. (ARUNA BALAKRISHNA RAJA)

G. Q. Ramesh (PRABURAM RAJA)

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)

Address :

2871 HUMBOLT AVE
SANTA CLARA

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

Subject: City Council Appeal : Reject AT&T Cell Tower Proposal at 3111 Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)

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Sincerely,

 [Janele Tepora]

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :

3209 HUMBOLT AVE

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

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Sincerely,


Sotero Garcia

669-227-0561

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :

3231 Humbolt Ave
Santa Clara, CA, 95051

**Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025**

To: The Honorable Members of the Santa Clara City Council

**Subject: City Council Appeal Feb 11²⁵, 2025: Reject AT&T Cell Tower Proposal at 3111
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Sincerely,

EMMA TALOMA


1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)

Address : 3056 HUMBOLT AVE
SANTA CLARA
95051

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

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Sincerely,



Norma Zambo

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)

Address : 3150 HUMBOLT AVE

Judy R Zambo

JUDY ZAMBO

Olivia F.

Olivia Flores

Felicisima R. Zambo

FELICISIMA R ZAMBO

Samuel Zambo

SAMUEL ZAMBO

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

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Sincerely,

Paul B. Maestre: PAUL B. MAESTRE

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :

2912 HUMBOLT AVE
SANTA CLARA, CA.
95051

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

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Sincerely, 3232 Humbolt Ave. SE 95051

1)  - Laura Benton

2)  - Lec Benton

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)

Address :

3)  - Violeta Villa Velazquez

4)  David Benton

**Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025**

To: The Honorable Members of the Santa Clara City Council

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**1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :**

Henry J. Min
2931 Humboldt Ave
Santa Clara, CA

**Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025**

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Subject: City Council Appeal Feb 11²⁵, 2025: Reject AT&T Cell Tower Proposal at 3111 Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)

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Sincerely,

 (Darrell Reed)

Adriana Garcia

(Adriana Garcia)

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)

Address :

3100 Humboldt ave

**Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025**

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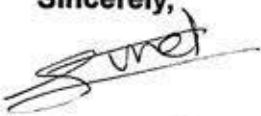
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- 2. Aesthetic Concerns:** The towers will be an eyesore, detracting from the neighborhood. The Historic Pomeroy Green area might need additional review from authorities.
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- 4. Health Concerns:** We're concerned about health risks, especially for children, from radio frequency radiation. Ripon schools decommissioned towers due to cancer clusters. Santa Clara High is within 300ft; this location would also have 8+ base stations including Verizon towers.
- 5. Risk of Fire:** Cell towers can catch fire and spread rapidly.
- 6. Inadequate Alternatives:** AT&T has overlooked viable alternative locations proposed by residents, seemingly choosing the church site for convenience at expense of residents.

Alternative Locations:We urge you to direct AT&T to fully explore: City public right-of-way, Central Park, Saratoga Creek right-of-way, Earl Carmichael Park, and a commercial property. These are in our addendum.

This project burdens our community. Prioritize resident well being over financial gains for AT&T/church. We urge rejection of the 3111 Benton St cell tower and relocate it elsewhere more compatible. See addendum for full details.

Sincerely,



MARC SUNET Nerys Aguirre

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :

1115 Moraga St, Santa Clara, CA

**Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025**

To: The Honorable Members of the Santa Clara City Council

**Subject: City Council Appeal Feb ²⁵11, 2025: Reject AT&T Cell Tower Proposal at 3111
Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)**

Honorable City Council Members,

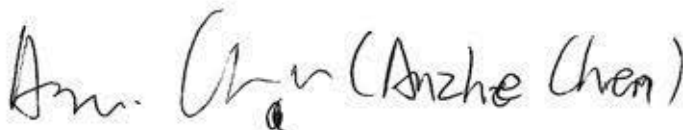
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This project burdens our community. Prioritize resident well being over financial gains for AT&T/church. We urge rejection of the 3111 Benton St cell tower and relocate it elsewhere more compatible. See addendum for full details.

Sincerely,

 (Anzhe Chen)

 (Anqi Chen)

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)

Address : 2952 Humbolt Ave, Santa Clara, CA 95051

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

Subject: City Council Appeal Feb 25, 2025: Reject AT&T Cell Tower Proposal at 3111 Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)

Honorable City Council Members,


We, the undersigned Santa Clara residents, urge you to reject the proposed AT&T cell tower at 3111 Benton Street, and direct AT&T to explore more appropriate locations. We are deeply concerned about the negative impacts and ask you to review the addendum to our Feb 11 appeal for full details. Key Reasons for requesting rejection and relocation of towers:

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Sincerely,

1.  (Kalyan Ponukollu) 2. Vaishnavi

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)

Address: 2952 HUMBOLT AVE,
Santa Clara, CA

**Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025**

To: The Honorable Members of the Santa Clara City Council

**Subject: City Council Appeal Feb 14²⁵, 2025: Reject AT&T Cell Tower Proposal at 3111
Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)**

Honorable City Council Members,

We, the undersigned Santa Clara residents, urge you to reject the proposed AT&T cell tower at 3111 Benton Street, and direct AT&T to explore more appropriate locations. We are deeply concerned about the negative impacts and ask you to review the addendum to our Feb 11 appeal for full details. Key Reasons for requesting rejection and relocation of towers:

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Sincerely,

Kaushik Shah (KAUSHIK SHAH)

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)

Address: 2852 HUMBOLT AVE

Santa Clara, CA 95051

**Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025**

To: The Honorable Members of the Santa Clara City Council

**Subject: City Council Appeal Feb 11²⁵, 2025: Reject AT&T Cell Tower Proposal at 3111
Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)**

Honorable City Council Members,

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Sincerely,



1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)

Address :

2831 Humboldt Ave

**Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025**

To: The Honorable Members of the Santa Clara City Council

Subject: City Council Appeal Feb 11²⁵, 2025: Reject AT&T Cell Tower Proposal at 3111 Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)

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Sincerely,

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :
2891 Humboldt Avenue Jaf Jessica Elhagj

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

Subject: City Council Appeal Feb ²⁵11, 2025: Reject AT&T Cell Tower Proposal at 3111
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Sincerely,

Zhiling Wan (Zhiling Wan) Z. Qian (Zheng Qian)

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :

3160 Humbolt Avenue

**Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025**

To: The Honorable Members of the Santa Clara City Council

Subject: City Council Appeal Feb 11²⁵, 2025: Reject AT&T Cell Tower Proposal at 3111 Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)

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Sincerely,

Wei Mi (Wei Mi) Lin Ma (Lin Ma)

**1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :**

3141 Humboldt Avz.

**Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025**

To: The Honorable Members of the Santa Clara City Council

Subject: City Council Appeal Feb 11²⁵, 2025: Reject AT&T Cell Tower Proposal at 3111 Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)

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Sincerely,

 Jose. cabrera
1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)

Address : 3101- HANVOT-AV-

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

Subject: City Council Appeal Feb ~~11~~²⁵, 2025: Reject AT&T Cell Tower Proposal at 3111 Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)

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Sincerely,

 (Sam B. Jung)

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :

1101 Moraga St SC, CA 95051

**Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025**

To: The Honorable Members of the Santa Clara City Council

**Subject: City Council Appeal Feb ²⁵11, 2025: Reject AT&T Cell Tower Proposal at 3111
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Sincerely,



Satnam Singh
3170 HUMBOLT AVE

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

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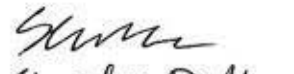
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Sincerely,


DENNIS DEMARS


Sheridan DeMars


Virginia DeMars

1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)

Address : 3180 Humbolt Ave, Santa Clara CA 95051
3180 Humbolt Ave Santa Clara CA 95051

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

Subject: City Council Appeal Feb ²⁵ 11, 2025: Reject AT&T Cell Tower Proposal at 3111 Benton Street (PLN23-00148) and Support Addendum to Appeal (PLN25-00029)

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Sincerely,

Xiaoling & Robert


1.(Signature)/(Name) 2.(Signature)/(Name) 3.(Signature)/(Name) 4.(Signature)/(Name)
Address :

3190 Humboldt Ave, Santa, Clara

Neighborhood Residents (AT&T Tower Relocation Group)
Feb 2025

To: The Honorable Members of the Santa Clara City Council

Subject: City Council Appeal Feb ²⁵ 11, 2025: Reject AT&T Cell Tower Proposal at 3111
Benton Street and Support Addendum to Appeal *PLN 25-00029*

Honorable City Council Members,

We, the undersigned Santa Clara residents, urge you to reject the proposed AT&T cell tower at 3111 Benton Street, and direct AT&T to explore more appropriate locations. We are deeply concerned about the negative impacts and ask you to review the addendum to our Feb 11 appeal for full details. Key Reasons for requesting rejection and relocation of towers:

- 1. Proximity & Code Violation:** The proposed cell tower violates the spirit of the city's new 300-foot setback rule and is an irresponsible placement by common sense interpretation. Many cities, like Los Altos, Fremont, and Beverly Hills, require 500-1000 feet from homes.
- 2. Aesthetic Concerns:** The towers will be an eyesore, detracting from the neighborhood. The Historic Pomeroy Green area might need additional review from authorities.
- 3. Property Value Loss:** Cell towers lower values. Our addendum estimates multi-million dollar losses (\$8M in one scenario) for homeowners, impacting city tax revenues. This comes at expense of benefits to AT&T/church.
- 4. Health Concerns:** We're concerned about health risks, especially for children, from radio frequency radiation. Ripon schools decommissioned towers due to cancer clusters. Santa Clara High is within 300ft; this location would also have 8+ base stations including Verizon towers.
- 5. Risk of Fire:** Cell towers can catch fire and spread rapidly.
- 6. Inadequate Alternatives:** AT&T has overlooked viable alternative locations proposed by residents, seemingly choosing the church site for convenience at expense of residents.

Alternative Locations: We urge you to direct AT&T to fully explore: City public right-of-way, Central Park, Saratoga Creek right-of-way, Earl Carmichael Park, and a commercial property. These are in our addendum.

This project burdens our community. Prioritize resident well being over financial gains for AT&T/church. We urge rejection of the 3111 Benton St cell tower and relocate it elsewhere more compatible. See addendum for full details.

Sincerely,

*Nicholas Rossi
Ritha Canales-Rossi*

(Signature)

*Nicholas Rossi, 1091 POMEROY AVE
RITHA CANALES-ROSSI 1091 POMEROY AVE - Sta Clara*

(Printed Name)

(Address)

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Sincerely,

Alexandra Rossi

Alexandra Rossi

1091 Pomeroy Ave Santa Clara,
CA 95051

(Signature)

(Printed Name)

(Address)

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(Signature)



VIDYA RAVI

(Printed Name)

Ken Kratz

1101 POMEROY AVE
SANTA CLARA, CA
(Address)
3283 Benton 95051
Santa Clara, Ca
95051

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Sincerely,

Marc Chavez

Steven T...

(Signature)

George Johnson

Adhishek V

Matt Podoll

Marc Chavez

George Johnson

(Printed Name)

GEORGE JOHNSON

ADHISHEK V

Matt Podoll

1103 Pomeroy

1103 Pomeroy

(Address)

3201 BENTON

3215 BENTON

1103 Pomeroy

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(Signature)

Shirley A. Sharp

(Printed Name)

SHIRLEY A. SHARP

(Address)

3219 BENTON ST.
SANTA CLARA, CA
95051