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LETTER OF JUSTIFICATION — UPDATED

Bella Vista CA27386 / Hwy 17 & Bell Vista Relo | 42 Miles Avenue, Los Gatos, CA 95030 | CUP U-26-002 | APN 529-05-043

October 26, 2026

Request and development description

On behalf of the applicant, SBA Monarch Towers III, LLC (as identified in the Town review letter), this application requests discretionary Conditional Use Permit approval for installation of a new steel monopine wireless telecommunications structure on PG&E property serving the existing T-Mobile SF04939A wireless network location. The new monopine is to be constructed before the existing approximately 70-foot wood pole is decommissioned and removed, permitting migration and testing of antennas before service cutover. The 90% drawings dated October 15, 2026 describe a 70-foot steel support and 76-foot overall monopine height measured from existing natural grade to the highest faux branch; proposed antenna radiation centers are 52 and 58 feet AGL.

I. Property, existing use, and site-control configuration

The subject is a preexisting utility/wireless site on PG&E property, APN 529-05-043, in the R-M:5-12 district. This is not an assertion that the replacement fits within the former 183.3 SF equipment/platform footprint. The 2026 drawings instead show an existing 645 SF lease area and a proposed 100 SF extension, resulting in a total 745 SF depicted area that contains the new foundation/tower. A 2023 PG&E/GSL monopole agreement governs the proposed replacement subject to its approvals; PG&E Cupertino Maintenance Crew Lead Todd Bradford stated on November 17, 2025, “I see no issues with the new location,” following a request to review a changed proposed location. This is evidence of PG&E operational concurrence with the revised position, not by itself confirmation that a particular 745 SF land-rights amendment or surveyed legal description has been executed.

III.A.3 — Location, spacing, and alternatives

Because this is a replacement at an existing wireless/utility location, the preferred approach is to retain existing network geography and relocate the replacement structure within the same PG&E parcel, subject to expanded-site-control documentation. Off-site relocation introduces additional property rights, permits, utilities and disruption. The updated Alternative Site Analysis evaluates these alternatives, including the new tower position as drawn.

III.B.1 — Co-location

The proposed new monopine modernizes an existing T-Mobile location and can accommodate additional providers to the extent technically and structurally feasible. This project is subject to a discretionary CUP and does not seek approval under FCC Section 6409(a).

III.B.4 — Screening and landscaping

The proposed new tower and foundation are at a slightly shifted location within the proposed enlarged project area; therefore, the project does change the specific construction footprint. Faux branches and nonreflective finishes provide additional concealment. Tree protection and any tree removal/trimming approvals will be implemented consistent with final approved drawings and Town conditions.

III.B.5 — Height and minimum practical elevation

The R-M zone has a 30-foot underlying principal-structure height standard. The Town wireless standard permits the deciding body to authorize an antenna height exceeding that limit when necessary to serve the coverage needs of multiple antennas. The applicant requests the discretionary height determination based on the existing macro-network function, three-sector antenna configuration, dense mature tree canopy, terrain and retained service. The controlling October 15 drawings show proposed 52-foot and 58-foot radiation centers, a nominal 70-foot support pole, and 76 feet from grade to highest monopine branch; no proposed 64-foot centerline is claimed. The conceptual 2% downtilt graphic is illustrative only and contains an outdated approximately 64-foot centerline that must be revised or withdrawn before submission.

III.B.6 — Setbacks

The project must be evaluated using the relocated monopine and actual proposed 745 SF perimeter, not the previous 183.3 SF footprint. The updated LP-1 survey/plan should explicitly dimension the 10-foot side-yard line, property boundaries, proposed monopine, foundation, equipment, and any requested exception or relief. The October 15 drawings do not establish in this narrative alone a verified dimension to the 10-foot side-yard line; the applicant requests Town evaluation based on a signed final dimensioned plan.

III.C — Design and operational compatibility

The new concealed monopine replaces an existing exposed wood pole at the same established wireless site. The plans propose modernization of T-Mobile antenna/radio equipment, electrical work, fencing replacement and fire-retardant painting of the equipment platform. Construction/testing is estimated at four to six weeks; normal maintenance is approximately one visit per month. No new generator, new noise-generating equipment, or new compound lighting is proposed.

Applicant follow-through

The applicant will supply the final coordinated and signed survey, applicable PG&E land-rights/consent documentation, corrected plan sheet index/title blocks and FCC license materials as requested. The letter is intended to align with the October 15, 2026 design, not to certify any unproduced document as submitted. Important record clarification: the October 15, 2026 90% PZD set identifies an existing 645 SF lease area plus 100 SF proposed expansion (745 SF total), whereas the Town's October 7 letter refers to a preexisting 183.3 SF area and a 645 SF proposed area. The October 15 set also shows 76 feet overall to top of monopine branches, not 78 feet. These values cannot be represented as reconciled until the survey, PG&E land-rights documentation, and final engineer-approved plans are harmonized.

Jacob Hamilton | Agent for Applicant | Virtual Site Walk LLC