

Wireless Ordinance Public Hearing



CITY *of* CALABASAS

CTC February 25, 2021

CTC Review Authority

- Per Section 17.76 of the CMC, the CTC acts as a Planning Commission for all wireless related projects, including the reviewing body for consideration of amendments to Section 17.12.050 of the CMC.
- This item tonight is a public hearing, and the Commission shall make a recommendation to the City Council.



Background

- June 2019: Dec 2019 Citywide Survey
 - Over 1,058 survey responses collected
- March 2020: City Council Discussion
- April 2020: CTC Discussion
- July 2020: CTC Discussion
 - CTC Memo to City Council
- August 2020: City Council Discussion
 - City Council directed staff to prepare a draft ordinance
- November 2020: Industry Meeting
- December 2020: HOA Meeting



Current Ordinance

- Section 17.12.050 of the CMC:
 - Regulates all wireless facilities, including those within the public right-of-way
 - Wireless Telecommunication Facility Permit
 - Minor Modification Permit
 - Small Wireless Facility Permit
 - Regulates Satellite Dishes and Radio Antennas



Issues with Current Ordinance

- **Process**
 - Wireless Facility Permit process is restrictive
- **Prohibited Locations**
 - New facilities are prohibited in residential and open space zones, including streets within gated communities
- **1,000-foot setback from residential uses, schools and parks**
 - Most of the City is located within 1,000 feet of a residential use, school or park.
- **Organization**
 - Current ordinance is 26 pages long



Draft Ordinance

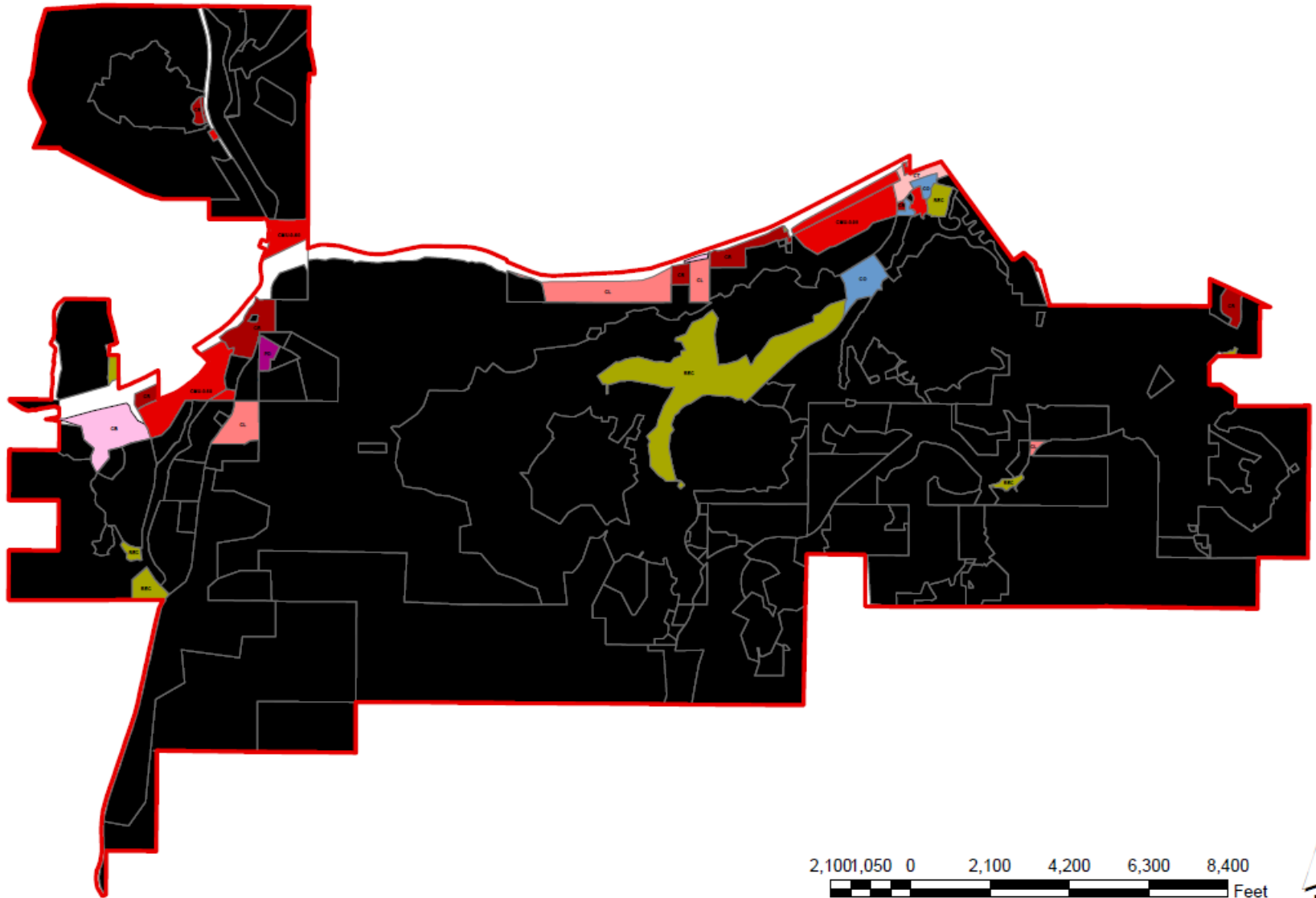
- Relocate WTF Ordinance to its own Chapter 17.31, maintaining satellites and radio antennas in Section 17.12.050
- Add a new Tier 1 Permit for stealth facilities to be reviewed with a streamlined process, based on objective design standards and no public hearing
- Allow Tier 1 facilities in residential and open space zones that are already developed and under common ownership
- Allow Tier 1 facilities on Arterial and Collector Roads, including within gated communities
- Allow Tier 1 facilities to be located within 1,000 feet of a school, park or residential land uses.



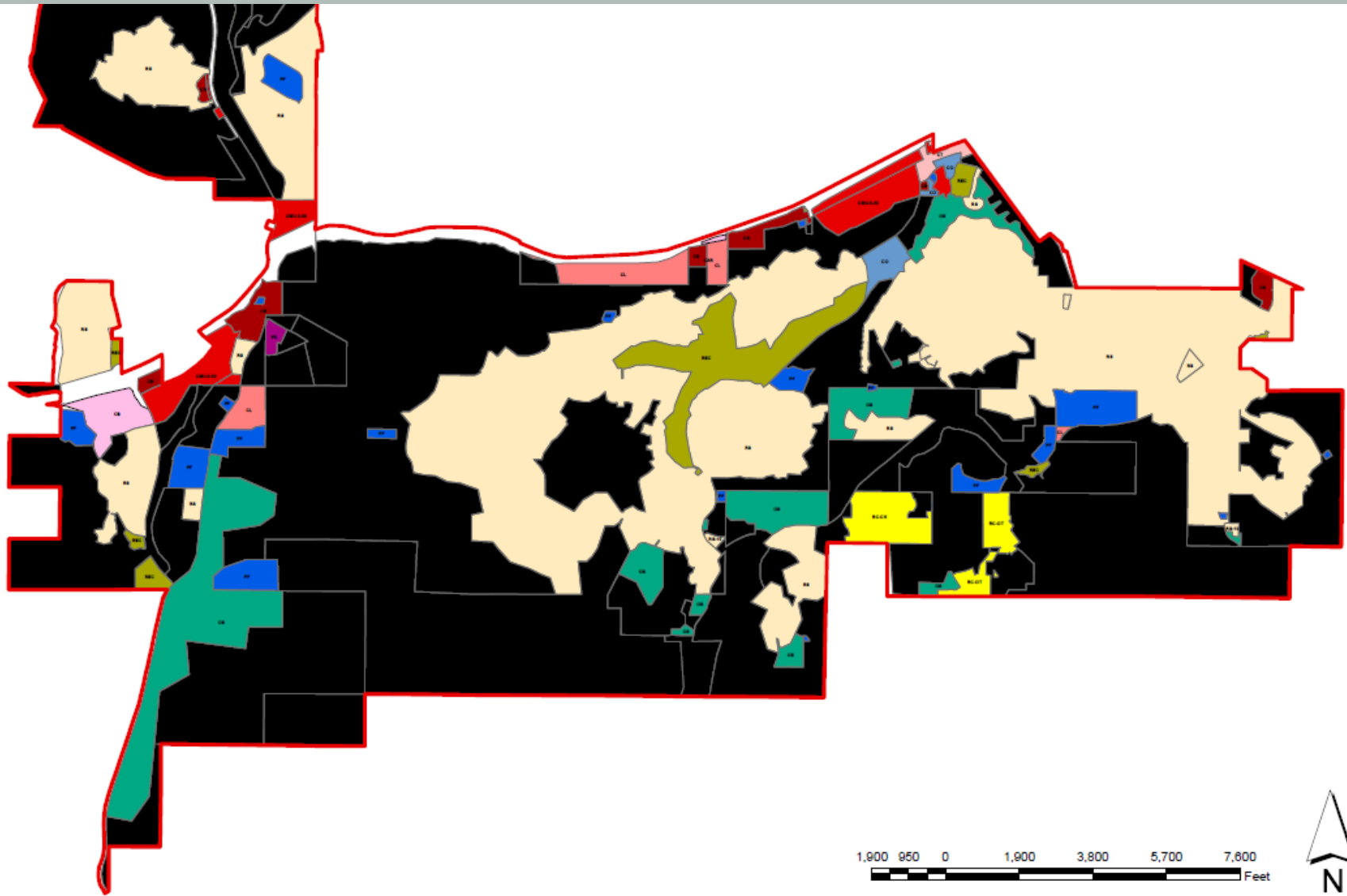
Permit Types

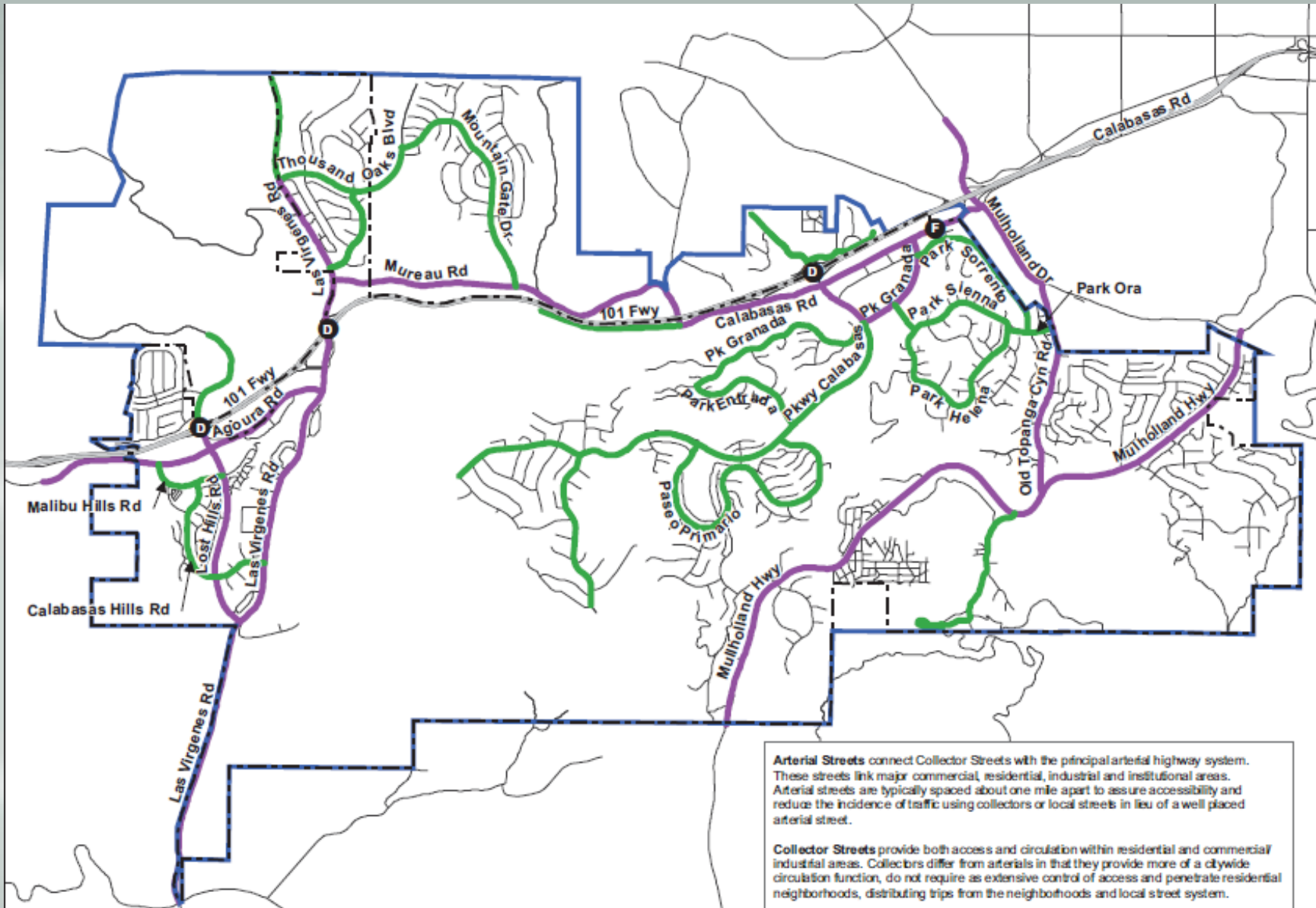
| Permit Type | Stealth Design | Public Hearing | Notification Radius | Review Authority |
|--------------------------------|---------------------------------|-------------------------------------|---------------------|------------------|
| Tier 1 Permit | Required | No | N/A | Staff |
| Tier 2 Permit | Least Intrusive Means | Yes, 30 day hearing notice | 1,500 ft | CTC |
| Small Wireless Facility Permit | Reasonable aesthetic control | No; however, notice of complete app | 300 ft | Staff |
| Minor Modification Permit | Consistent with approved design | Yes, 10 day hearing notice | 300 ft | CDD |





WIRELESS FACILITY ORDINANCE





Arterial Streets connect Collector Streets with the principal arterial highway system. These streets link major commercial, residential, industrial and institutional areas. Arterial streets are typically spaced about one mile apart to assure accessibility and reduce the incidence of traffic using collectors or local streets in lieu of a well placed arterial street.

Collector Streets provide both access and circulation within residential and commercial/industrial areas. Collectors differ from arterials in that they provide more of a citywide circulation function, do not require as extensive control of access and penetrate residential neighborhoods, distributing trips from the neighborhoods and local street system.



Tier 1 Examples





Tier 1 Example



Tier 2 Example



Design Guidelines

- Intended to supplement the requirements outlined in the draft ordinance
- Provides design review criteria for stealth facilities
- Includes pictures of acceptable stealth facilities for the right-of-way and non right-of-way facilities



Figure 8: Unsuccessful example outside Calabasas; antennas mounted on the facade of the tower feature rather than inside the feature, and the tower feature itself is not compatible in scale or design with surrounding context.

(Image Source: TLF)



Figure 9: Successful example outside Calabasas; all equipment concealed within feature and is architecturally compatible with existing roof.

(Image Source: TLF)



Staff Conclusions

- The draft ordinance meets the required findings in Section 17.76.050(B) of the CMC, for approval of amendments to the Development Code.
- Staff recommends a fee reduction for 18 months after the ordinance goes into effect, rather than an expiration of the ordinance.
- The Design Guidelines would supplement the ordinance, and should be adopted by City Council Resolution.
- The proposed amendments to the CMC are exempt from additional CEQA review per Section 15061(b)(3).



Recommended Action

Staff recommends that the CTC adopt CTC Resolution No. 2021-044, recommending to the City Council approval of Draft Ordinance 2021-391.

