

ATTACHMENT C - Attachment 3 – Development Regulations Table

Development Regulations for Wireless Telecommunication Facilities

Code Section	Development Regulation	Proposed	Complies?
4.04.376(D)	Restrictions. The following restrictions shall apply to wireless telecommunications facilities:1. No new unscreened wireless telecommunications facility shall be permitted 300 feet or less away from any residential property line or residential zoning district boundary.	Monopine (monopole camouflaged as a pine tree).	Yes
4.04.376(F)	Specific Design Criteria. The following design standards shall govern the siting, design and location of all wireless telecommunications facilities; provided, however, that the Board of Zoning Adjustments may waive these requirements if it determines that the goals of this section are better served thereby.		
4.04.376(F)(1)(a)	1. Freestanding Towers and Ground-Mounted Facilities. Freestanding towers and ground-mounted wireless telecommunications facilities shall either maintain a galvanized steel finish or be painted a neutral color, as determined by the City, so as to reduce visual impacts and blend into the landscape or visual backdrop against which they will be seen to the greatest extent possible, unless otherwise required by the FAA.	Cladding the pole in artificial bark to camouflage as a tree.	Yes
4.04.376(F)(1)(b)	Freestanding and ground-mounted wireless telecommunications facilities shall incorporate camouflaging techniques, such as alternative tower structures, wherever feasible and shall be located in areas where existing topography, vegetation, buildings or other structures provide the greatest amount of screening to minimize visual impacts.	Monopine located behind building and behind fenced-in parking area.	Yes
4.04.376(F)(1)(c)	Alternative tower structures, such as treepoles shall incorporate enough architectural branches (including density, needle count and vertical height), three (3) dimensional bark cladding, and other design materials or appropriate techniques to cause the structure to appear as a natural element of the environment. Treepoles shall be integrated into the surrounding environment through the planting of trees and/or shrubs distributed around the entire facility to appear as a naturally occurring or integrated landscape element.	Incorporating bark cladding, branches, with antenna socks. Blends into the environment, as it will be among other substantially high trees in the area.	Yes
4.04.376(F)(1)(e)	Freestanding towers and ground-mounted facility sites shall incorporate ancillary buildings and equipment, such as equipment shelters that, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the facilities to the natural setting and built environment.	Split-faced textured masonry wall will be applied to equipment structure.	Yes

Code Section	Development Regulation	Proposed	Complies?
4.04.376(F)(1)(f)	Freestanding towers and ground-mounted facilities shall not be artificially lighted, unless required by the FAA or other applicable authority or unless they contain a U.S. Flag. If lighting is required, the Zoning Enforcement Official may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views. Any exterior lighting shall be manually operated or on an automatic timer and used only during night, during periods of maintenance or during an emergency situation, unless otherwise required by applicable Federal law. Lighting shall be shielded or directed to minimize glare as viewed from off-site locations.	Only a working light is proposed.	Yes
4.04.376(F)(1)(g)	Freestanding towers and alternative tower structures shall incorporate coaxial cable and electrical and telco conduits inside the pole structure and underground, whenever feasible.	All conduits will be routed through the inside of the monopine.	Yes
4.04.376(F)(3)	3. Equipment. The ancillary equipment, associated with the base station, such as equipment cabinets, shelters and compounds, for all wireless telecommunications facilities shall use materials, colors and textures, screening, and landscaping that will blend the equipment into the natural setting and built environment as much as possible.	Equipment will be sheltered behind the masonry wall.	Yes
4.04.376(F)(4)	4. Noise. Wireless telecommunications facilities operating in excess of the maximum sound levels permitted by the City's Noise Ordinance shall be enclosed to achieve compliance with the Noise Ordinance. Back-up generators or similar equipment that operates only during power outages or other emergencies are exempt from this requirement. Testing of such back-up generators or similar equipment may only occur during standard daytime hours.	Proposing back up generator.	COA
4.04.376(F)(5)	5. Dimensions. Wireless telecommunications facilities shall be no greater in diameter or any other cross-sectional dimension than is reasonably necessary for the proper functioning and physical support of the facility and future co-location of additional wireless telecommunications facilities.	Monopine will contain conduits and will be engineered to meet structural requirements.	COA
4.04.376(F)(6)	6. Security Fencing. Freestanding wireless telecommunications facilities and alternative tower structures shall be enclosed by security fencing not less than six feet in height. Such facilities shall also be equipped with an appropriate anti-climbing device, provided however, that the Zoning Enforcement Official may waive such requirements, as appropriate. Chain-link fencing material is only permitted in association with a wireless telecommunications facility in an industrial zone where the fence is not visible from the public	Equipment shelter will be enclosed with 6-foot high split-faced masonry wall.	Yes

Code Section	Development Regulation	Proposed	Complies?
	right-of-way or adjacent non-industrial zone. Preferred fencing materials shall consist of wood, tubular steel or other architecturally-appropriate fencing material.		
4.04.376(F)(7)	7. Landscaping. Facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the facility from adjacent off-site properties. Wireless telecommunications facilities adjacent to residential uses shall incorporate landscaping that will maximize screening of the site from those residences. The standard buffer shall consist of a landscaped strip at least five feet wide outside the perimeter of the facility to provide a visual buffer of any ground-mounted ancillary equipment. These requirements may be waived by the Zoning Enforcement Official if the goals of this section would be better served thereby. Consideration shall also be given to the fact that vegetation can impede radio-frequency signals.	Vines will cover the masonry wall. Corner side yard along San Leandro Blvd is also already landscaped.	Yes
4.04.376(F)(8)	8. Signage. All wireless telecommunications facilities shall post a sign in a readily visible location identifying the name and phone number of a party to contact in the event of an emergency. No signs, flags, banners, or any form of advertising shall be attached to a wireless telecommunications facility except for government-required certifications, warnings, or other required seals or signs.	Standard signage and warning signs, per recommendations of the EME report.	COA
4.04.376(F)(9)	9. Federal and State Requirements. All wireless telecommunications facilities must meet or exceed current standards and regulations of the FAA, the FCC, the California Public Utilities Commission and any other agency of the Federal or State government with the authority to regulate wireless telecommunications facilities. If such standards and regulations are changed, then the owners of the wireless telecommunications facilities governed by this section shall bring such wireless telecommunications facilities into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling Federal or State agency. Failure to bring wireless telecommunications facilities into compliance with such revised standards and regulations shall constitute grounds for the removal of the wireless telecommunications facilities at the owner's expense.	FCC license for this new cell site will be obtained after construction.	COA