

CITY OF OAKLAND

AGENDA REPORT

OFFICE OF THE CITY CLERK
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TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Finance & Management Agency (FMA)
Community & Economic Development Agency (CEDA)
DATE: January 10, 2006

RE: Report on Design Specifications and Site Locations for Cellular Antennas

SUMMARY

At the request of the City Council Public Safety Committee, this report presents information concerning the design specifications and site locations for Cellular antennas in the City of Oakland. The Finance and Management Agency Chief Technology Officer and the Community and Economic Agency (CEDA) Planning Division are responsible for these issues. This report outlines the Federal guidelines and local ordinances that govern the installation to Cellular sites. In addition, approaches for improvements in the administrative approval process as permitted by Federal Law are also included for review.

FISCAL IMPACT

Changes in the permitting or leasing of sites could have an effect on City revenues generated from such activities. The City of Oakland currently receives permitting fees and receives rental fees from the installations that are located on City property.

BACKGROUND

The Federal Communications Commission (FCC) and the Telecommunications Act of 1996 preserves state and local authority over zoning and land use decisions for personal wireless service facilities, but sets forth specific limitations on that authority. Main points of the regulation consist of:

- State or local government may not unreasonably discriminate among providers of functionally equivalent services.
- State or local government may not regulate in a manner that prohibits or has the effect of prohibiting the provision of personal wireless services.
- State or local government must act on applications within a reasonable period of time.
- State or local government must make any denial of an application in writing supported by substantial evidence in a written record.

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- The statute also preempts local decisions premised directly or indirectly on the environmental effects of radio frequency (RF) emissions, assuming that the provider is in compliance with the Commission's RF rules.
 - Requires the federal government to take steps to help licensees in spectrum-based services, such as PCS and cellular, get access to preferred sites for their facilities.
 - Parties may seek relief from the FCC if they are adversely affected by a state or local government's final action or failure to act that is inconsistent with this act.

Within the City of Oakland, the Planning Division is charged with the regulation and administrative approval of Wireless sites. Main points of the local requirements consist of:

- Telecommunications facilities are defined within Zoning Code under five categories: Micro, Mini, Macro, Monopole and Tower (Section 17.10.860-17.10.910) (Attachment A) These categories are distinguished by height, scale, location of equipment cabinets and other accessory structures, etc.
- Generally, review requirements fall in line with the location and scale of a proposed telecommunications facility. For instance, in a low density single family area, only micro facilities, the smallest type, are allowed by right. All others must first be reviewed under the City's use permit procedure.
- The larger and more potentially obtrusive the facility, the more rigorous the review. For instance, tower sites require design review approval. The review procedures for telecommunications facilities are contained in Section 17.128 of the Zoning Ordinance (Attachment B).
- Generally, the City cannot prohibit a proposed installation unless detailed findings of fact are submitted as to why it should be prohibited. Aesthetic reasons alone are generally not sufficient.

KEY ISSUES AND IMPACTS

Public concerns are occasionally expressed about the siting of towers, consequent health concerns and the general appearance of towers. As previously outlined, the City of Oakland is limited in its regulatory power over such sites and is required by federal law to comply with the Telecommunications Act of 1996. In practice, as these sites have increased in number during the past 10 to 15 years, and as technology has changed, techniques are available in most cases to conceal or obscure them. Communications companies have found, through changes in their best practices, that the smaller and more obscure, the smaller the number of public comments.

Specific concerns have been focused on the number of towers in a specific area. One approach to mitigate this impact may be to require joint use of one tower by multiple carriers. This

technology is available and has been deployed in other jurisdictions. This concept has the advantage of reducing total number of sites. However, this approach can also result in a decrease in rental fees generated by site rentals. These rental fees accrue to both private property rentals and those associated with City property.

If the City were to follow up on such an approach, more research would be required to determine whether such provisions would be consistent the federal regulations which restrict consolidation and prohibit discrimination as to which vendors can occupy an area.

An additional concern is that tower permits are handled through an administrative review process that requires public notification through notice but does not include a public hearing. In general, public hearings or meetings have been found not to add to the quality of review, as required, as long as the permitted use conforms to the City's requirements. However, the Planning Director does have the authority to require a public hearing if there is a lot of controversy or upon review of the number and type of comments that have been received about a particular application.

SUSTAINABLE OPPORTUNITIES

Economic: Telecommunications facilities are a necessary element in a healthy economy, providing necessary electronic communications for the citizens of a community.

Environmental: Telecommunications facilities have been found to be safe. The proper review and siting of such facilities serves to minimize environmental impacts.

Social Equity: Similar to the environmental issues, proper review and siting serves to minimize social equity concerns.

DISABILITY AND SENIOR CITIZEN ACCESS

There are no ADA or senior citizen access issues contained in this report.

RECOMMENDATIONS AND RATIONALE

To address public concerns, the Council could direct the following actions be undertaken and a report brought back with specific proposals:

- 1) Review potential amendments to the current zoning regulations so that opportunity for additional review and notification is provided for the larger installations.

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- 2) Review the federal regulatory framework in conjunction with proposed requirements such as consolidation of facilities on one tower, other design techniques for obscuring and buffering sites, etc.

 - 3) Review possible use of the City's Web site (www.oaklandnet.com) and GIS mapping to provide residents with locations and the ability to submit comments prior to approval. Specifically, the new Permit Tracking System/Electronic Document Management System (PERTS/EDMS) will be web-based within the next two years, providing an additional opportunity for public review.

ACTION REQUESTED OF THE CITY COUNCIL

Council comments and recommendations are requested on one or more of the recommendations provided in the previous section, along with any other concerns.

Respectfully submitted,



Claudia Cappio (for)
Community & Economic Development

Prepared by:
Claudia Cappio, Director of Development
Community & Economic Development

Respectfully submitted,

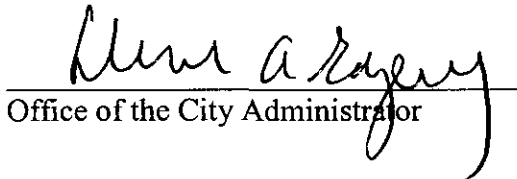


William E. Noland
Finance & Management

Prepared by:
Bob Glaze, Chief Technology Officer
Information Technology Division

Attachments: A - Planning Code Sections 17.10.860 – 17.10.910
B - Planning Code Chapter 17.128

APPROVED AND FORWARDED TO
THE PUBLIC SAFETY COMMITTEE:



Office of the City Administrator

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Part 4 - Telecommunications Facility Types

17.10.860 General description of Telecommunications Facilities.

Telecommunications Facilities include attachment of antennas to buildings and similar facilities, the construction of support structures, and the provision of equipment associated with transmitting and receiving of radio frequencies. (Ord. 11904 § 5.06 (part), 1996: prior planning code § 2700)

17.10.870 Micro.

A Micro Facility is an attached wireless communication facility consisting of antennas whose height is equal to or less than four feet and whose area is not more than four hundred eighty (480) square inches in the aggregate (e.g., one foot diameter parabola or two-foot by 1.5-foot panel) as viewed from any one point. The associated equipment cabinets are not to exceed four feet high by three feet wide by two feet deep. (Ord. 11904 § 5.06 (part), 1996: prior planning code § 2710)

17.10.880 Mini.

A Mini Facility is an attached wireless communication facility consisting of no more than twelve (12) antennas projecting no more than fifteen (15) feet above the roof line. The associated equipment cabinets are no more than three hundred sixty (360) cubic feet in size. (Ord. 11904 § 5.06 (part), 1996: prior planning code § 2711)

17.10.890 Macro.

A Macro Facility is a wireless communication facility not included in the definition of Micro Facilities, Mini Facilities, Monopoles or Lattice Towers. (Ord. 11904 § 5.06 (part), 1996: prior planning code § 2712)

17.10.900 Monopole.

A Monopole Facility is a wireless communication facility that supports wireless communications antennas with a monopolar structure erected on the ground, terminating in one or more connecting appurtenances. (Ord. 11904 § 5.06 (part), 1996: prior planning code § 2713)

17.10.910 Tower.

A Tower Facility is a self-supporting structure, erected on the ground, which consists of metal crossed strips or bars to support antennas and related equipment. (Ord. 11904 § 5.06 (part), 1996: prior planning code § 2714)

Chapter 17.128 TELECOMMUNICATIONS REGULATIONS

- 17.128.010 Title, purpose, and applicability.
- 17.128.020 Exclusions.
- 17.128.030 Removal of Telecommunications Facilities.
- 17.128.040 Supplemental definitions.
- 17.128.050 Micro Facilities.
- 17.128.060 Mini Facilities.
- 17.128.070 Macro Facilities.
- 17.128.080 Monopoles.
- 17.128.090 Towers.
- 17.128.100 Regulations apply to parks and other similar open spaces.

17.128.010 Title, purpose, and applicability.

The provisions of this chapter shall be known as the telecommunications regulations. The purposes of these regulations are to encourage the appropriate development of telecommunications activities throughout the city, and to prescribe the standards for evaluating telecommunications facilities. These regulations shall apply to telecommunications projects. (Ord. 11904 § 5.01 (part), 1996: prior planning code § 8500)

17.128.020 Exclusions.

The following activities shall be exempt from these regulations:

- A. Ham radio operators;
- B. Microwave dishes;
- C. Minor modifications of existing wireless communications facilities and attached wireless communications facilities, whether emergency or routine, provided there is little or no change in the visual appearance. Minor modifications are those modifications, including the addition of antennas, to conforming wireless and attached wireless communications facilities that meet the performance standards set forth in this document;
- D. Antennas and equipment cabinets or rooms completely located inside of structures and whose purpose is to enhance communications within the structures. (Ord. 11904 § 5.01 (part), 1996: prior planning code § 8501)

17.128.030 Removal of Telecommunications Facilities.

The project sponsor of a proposed Telecommunications Facility shall be required to provide proof of the establishment of a sinking fund to cover the cost of removing the facility if it is abandoned within a prescribed period. As used in these provisions, the word “abandoned” shall mean a facility that has not been operational for a consecutive six-month period, except where nonoperation is the result of maintenance or renovation activity pursuant to valid city permits. The sinking fund shall be established to cover a two-year period, at a financial institution approved by the city’s Office of Budget and Finance. The sinking fund payment shall be determined by the Office of Budget and Finance and shall be adequate to defray expenses

associated with the removal of the Telecommunications Facility. (Ord. 11904 § 5.01 (part), 1996: prior planning code § 8502)

17.128.040 Supplemental definitions.

In addition to the terms defined in Chapter 17.09, the following specific definitions shall apply in reviewing applications under the telecommunications regulations:

“Antenna” means any system of poles, panels, rods, or similar devices used for the transmission or reception of radio frequency signals.

1. “Omni-directional antenna” transmits and/or receives radio frequency signals in a three hundred sixty (360) degree radial pattern. For the purpose of this document, an omni-directional antenna is up to fifteen (15) feet in height and up to four inches in diameter.

2. “Directional antenna” (also known as a “panel” antenna) transmits and/or receives radio frequency signals in a directional pattern of less than three hundred sixty (360) degrees.

3. “Parabolic antenna” (also known as a dish antenna) means a bowl-shaped device for the reception and/or transmission of radio frequency communications signals in a specific directional pattern.

“Attached wireless communication facility” means a wireless communication facility that is affixed to an existing structure which is not considered a component of the attached wireless communications facility.

“Collocation” exists when more than one wireless communications provider mounts equipment on a single support structure.

“Equipment shelter” or “equipment cabinet” means a cabinet or building used to house equipment used by telecommunications providers to house equipment at a facility.

“Ground Post Facility” means an antenna facility consisting of multiple posts mounted on the ground upon which sit antennas. If the height is up to seventeen (17) feet, it is treated as a Macro Facility and if over seventeen (17) feet, it is treated as a Monopole.

“Related equipment” means all equipment ancillary to the transmissions and reception of voice and data via radio frequencies. Such equipment may include, but is not limited to, cable, conduit and connectors.

“Wireless communication facility” means an unstaffed facility for the transmission and reception of low-power radio signals. (Ord. 11904 § 5.01 (part), 1996: prior planning code § 8503)

17.128.050 Micro Facilities.

A. General Development Standards for Micro Facilities.

1. The Micro Facilities shall be located on existing buildings, poles or other existing support structures.

2. Antennas may not project more than one foot above the top of the structure and there may be no more than six antennas per site. Antennas are exempt from the height limitation of the zone in which they are located. Structures which are nonconforming with respect to height, may be used for omni directional antennas providing they do not exceed four feet above the existing structure. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure.

3. The equipment shelter or cabinet must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. The shelter or cabinet must be regularly maintained.

4. The applicant shall submit written documentation demonstrating that the emissions from the proposed project are within the limits set by the Federal Communications Commission.

B. Design Review Criteria for Micro Facilities. In addition to the design review criteria listed in Chapter 17.136, the following specific additional criteria must be met when design review is required before an application can be granted:

1. Antennas should be painted and/or textured to match the existing structure.

2. Antennas mounted on architecturally significant structures or significant architectural details of the building should be covered by appropriate casings which are manufactured to match existing architectural features found on the building.

3. Where feasible, antennas can be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging.

4. Equipment shelters or cabinets shall be screened from the public view by using landscaping, or materials and colors consistent with surrounding backdrop.

5. Equipment shelters shall be consistent with the general character of the area.

C. Conditional Use Permit Criteria for Micro Facilities. In addition to the conditional use criteria listed in Chapter 17.134, the following specific additional criteria must be met before a conditional use permit can be granted:

1. The project must be demonstrated to have no visual impact.

2. The project must meet the special design review criteria listed in subsection B of this section. (Ord. 11904 § 5.01 (part), 1996: prior planning code § 8505)

17.128.060 Mini Facilities.

A. General Development Standards for Mini Facilities.

1. The Mini Facilities shall be located on existing buildings, poles or other existing support structures.

2. The equipment shelter or cabinet must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. The shelter or cabinet must be regularly maintained.

3. Mini Facilities may exceed the height limitation specified for all zones but may not exceed fifteen (15) feet above the roof line or parapet. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure.

4. The applicant shall submit written documentation demonstrating that the emissions from the proposed project are within the limits set by the Federal Communications Commission.

B. Design Review Criteria for Mini Facilities. In addition to the design review criteria listed in Chapter 17.136, the following specific additional criteria must be met when design review is required before an application can be granted:

1. Antennas should be painted and/or textured to match the existing structure.
2. Antennas mounted on architecturally significant structures or significant architectural details of the building should be covered by appropriate casings which are manufactured to match existing architectural features found on the building.
3. Where feasible, antennas can be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging.
4. Equipment shelters or cabinets shall be screened from the view by using landscaping, or materials and colors consistent with surrounding backdrop or placed underground.
5. Equipment shelters or cabinets shall be consistent with the general character of the area.
6. For antennas attached to the roof, maintain a 1:1 ratio (example: ten feet high antenna requires ten feet setback from facade) for equipment setback unless an alternative placement would reduce visual impact; treat or screen the antennas to match existing air conditioning units, stairs, elevator towers, or other background; avoid placing roof mounted antennas in direct line with significant view corridors.

C. Conditional Use Permit Criteria for Mini Facilities. In addition to the conditional use criteria listed in Chapter 17.134, the following specific additional criteria must be met before a conditional use permit can be granted:

1. The project must meet the special design review criteria listed in subsection B of this section.
2. The proposed project must not disrupt the overall community character.
3. In zones R-1 through R-60, inclusive, the project must not have any visual impact. (Ord. 12272 § 4 (part), 2000; Ord. 11904 § 5.01 (part), 1996: prior planning code § 8506)

17.128.070 Macro Facilities.

A. General Development Standards for Macro Facilities.

1. The Macro Facilities shall be located on existing buildings, poles or other existing support structures, or shall be post mounted.
2. The equipment shelter or cabinet must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. The shelter or cabinet must be regularly maintained.
3. Macro Facilities may exceed the height limitation specified for all zones but may not exceed fifteen (15) feet above the roof line or parapet. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure.
4. Ground post mounted Macro Facilities must not exceed seventeen (17) feet to the top of the antenna.
5. The applicant shall submit written documentation demonstrating that the emissions from the proposed project are within the limits set by the Federal Communications Commission.

B. Design Review Criteria for Macro Facilities. In addition to the design review criteria listed in Chapter 17.136, the following specific additional criteria must be met when design review is required before an application can be granted:

1. Antennas should be painted and/or textured to match the existing structure.
2. Antennas mounted on architecturally significant structures or significant architectural detail of the building should be covered by appropriate casings which are manufactured to match existing architectural features found on the building.
3. Where feasible, antennas can be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging.
4. Equipment shelters or cabinets shall be screened from the public view by using landscaping, or materials and colors consistent with surrounding backdrop or placed underground.
5. Equipment shelters or cabinets shall be consistent with the general character of the area.
6. For antennas attached to the roof, maintain a 1:1 ratio (example: ten feet high antenna requires ten feet setback from facade) for equipment setback; screen the antennas to match existing air conditioning units, stairs, or elevator towers; avoid placing roof mounted antennas in direct line with significant view corridors.

C. Conditional Use Permit Criteria for Macro Facilities. In addition to the conditional use criteria listed in Chapter 17.134, the following specific additional criteria must be met before a conditional use permit can be granted:

1. The project must meet the special design review criteria listed in subsection B of this section.
2. The proposed project must not disrupt the overall community character. (Ord. 11904 § 5.01 (part), 1996: prior planning code § 8507)

17.128.080 Monopoles.

A. General Development Standards for Monopoles.

1. Applicant and owner shall allow other future wireless communications companies including public and quasi-public agencies using similar technology to collocate antenna equipment and facilities on the monopole unless specific technical constraints prohibit said collocation. Applicant and other wireless carriers shall provide a mechanism for the construction and maintenance of shared facilities and infrastructure and shall provide for equitable sharing of cost in accordance with industry standards. Construction of future facilities shall not interrupt or interfere with the continuous operation of applicant's facilities.
2. The equipment shelter or cabinet must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. The shelter or cabinet must be regularly maintained.
3. When a monopole is in a residential zone or adjacent to a residential use, it must be set back from the nearest residential lot line a distance at least equal to its total height.

4. Monopolar structure and connecting appurtenances shall not exceed eighty (80) feet in zones M-30 and M-40, C-35 through C-60, with design review and M-20 with a conditional use permit. Monopoles are permitted up to a height of forty-five (45) feet in all other zones with a conditional use permit.

5. The applicant shall submit written documentation demonstrating that the emissions from the proposed project are within the limits set by the Federal Communications Commission.

6. Antennas may not extend more than fifteen (15) feet above their supporting structure.

B. Design Review Criteria for Monopoles. In addition to the design review criteria listed in Chapter 17.136, the following specific additional criteria must be met when design review is required before an application can be granted:

1. Collocation is to be encouraged when it will decrease visual impact and collocation is to be discouraged when it will increase negative visual impact.

2. Monopoles should not be sited to create visual clutter or negatively affect specific views.

3. Monopoles shall be screened from the public view wherever possible.

4. The equipment shelter or cabinet must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. The shelter or cabinet must be regularly maintained.

5. Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the zone district as much as possible. Wireless communication towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.

C. Conditional Use Permit Criteria for Monopoles. In addition to the conditional use criteria listed in Chapter 17.134, the following specific additional criteria must be met before a conditional use permit can be granted:

1. The project must meet the special design review criteria listed in subsection B of this section.

2. The application must include the following:

a. If the proposed site is zoned R-1 through R-90 inclusive or C-5 through C-31 inclusive, and there are any alternate sites in M-zones or in commercial zones higher than C-31, applicants must justify why those alternate sites have not been proposed. The Planning Commission shall review with special care justifications that appeal only to undue expense and/or to undue difficulties in entering into a lease agreement. The Commission shall carefully weigh such claims, and the evidence presented in favor of them, against the project's negative impacts at the proposed site.

b. If the site proposed is zoned R-1 through R-90 inclusive or C-5 through C-31 inclusive or C-5 through C-31 inclusive, applicants must justify why the proposed height and visual impact cannot be lessened on the proposed site or by use of alternate and or additional sites. The Planning Commission shall review with special care justifications that appeal only to undue expense and/or to undue difficulties in entering into a lease

agreement. The Commission shall carefully weigh such claims, and the evidence presented in favor of them, against the project's negative impacts at the proposed site.

c. In all zones, applicants must identify, within all alternate sites, existing monopoles and lattice towers and monopoles and lattice towers for which there are applications currently on file with the Planning Department. If collocation on any such monopoles or lattice towers would result in less visual impact than the visual impact of the proposed facility, applicants must justify why such collocation is not being proposed. The Planning Commission shall review with special care justifications that appeal only to undue expense and/or to undue difficulties in entering into a lease agreement. The Commission shall carefully weigh such claims, and evidence presented in favor of them, against the project's negative impacts at the proposed site.

d. In all the zones, applicants must demonstrate that they cannot provide service without the service of a monopole.

3. Monopoles should not be located any closer than one thousand five hundred (1,500) feet from existing monopoles unless technologically required or visually preferable.

4. The proposed project must not disrupt the overall community character.

5. If a major conditional use permit is required, the Planning Director or the Planning Commission may request independent expert review regarding site location, collocation and facility configuration. Any party may request that the Planning Commission consider making such request for independent expert review.

a. If there is any objection to the appointment of an independent expert engineer, the applicant must notify the Planning Director within ten days of the Commission request. The Commission will hear arguments regarding the need for the independent expert and the applicant's objection to having one appointed. The Commission will rule as to whether an independent expert should be appointed.

b. Should the Commission appoint an independent expert, the Commission will direct the Planning Director to pick an expert from a panel of licensed engineers, a list of which will be compiled, updated and maintained by the Planning Department.

c. No expert on the panel will be allowed to review any materials or investigate any application without first signing an agreement under penalty of perjury that the expert will keep confidential any and all information learned during the investigation of the application. No personnel currently employed by a telecommunication company is eligible for inclusion on the list.

d. An applicant may elect to keep confidential any proprietary information during the expert's investigation. However, if an applicant does so elect to keep confidential various items of proprietary information, that applicant may not introduce the confidential proprietary information for the first time before the Commission in support of the application.

e. The Commission shall require that the independent expert prepare the report in a timely fashion so that it will be available to the public prior to any public hearing on the application.

f. Should the Commission appoint an independent expert, the expert's fees will be paid by the applicant through the application fee, imposed by the city. (Ord. 12272 § 4 (part), 2000; Ord. 12237 § 4 (part), 2000; Ord. 11904 § 5.01 (part), 1996: prior planning code § 8508)

17.128.090 Towers.

A. General Development Standards for Towers.

1. Applicant and owner shall allow other future wireless communications companies including public and quasi-public agencies using similar technology to collocate antenna equipment and facilities on the monopole unless specific technical constraints prohibit said collocation. Applicant and other wireless carriers shall provide a mechanism for the construction and maintenance of shared facilities and infrastructure and shall provide for equitable sharing of cost in accordance with industry standards. Construction of future facilities shall not interrupt or interfere with the continuous operation of applicant's facilities.

2. The equipment shelter or cabinet must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. The shelter or cabinet must be regularly maintained.

3. When a tower is adjacent to a residential use, it must be set back from the nearest residential lot line a distance at least equal to its total height.

4. Antennas may not extend more than fifteen (15) feet above their supporting structure.

5. The applicant shall submit written documentation demonstrating that the emissions from the proposed project are within the limits set by the FCC.

B. Design Review Criteria for Towers. In addition to the design review criteria listed in Chapter 17.136, the following specific additional criteria must be met when design review is required before an application can be granted:

1. Collocation is to be encouraged when it will decrease visual impact and collocation is to be discouraged when it will increase negative visual impact.

2. Towers should not be sited to create visual clutter or negatively affect specific views.

3. Towers shall be screened from the public view wherever possible.

4. The equipment shelter or cabinet must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. The shelter or cabinet must be regularly maintained.

5. Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the zone district as much as possible. Wireless communication towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area. (Ord. 11904 § 5.01 (part), 1996: prior planning code § 8509)

17.128.100 Regulations apply to parks and other similar open spaces.

Telecommunications Facilities proposed in parks and other similar open spaces land shall be subject to the same regulations as set forth in the nearest residential zone. (Ord. 11904 § 5.01 (part), 1996: prior planning code § 8510)