

TIC Consensus Responses to City Council Wireless Communications Questions of 07/27/04

NO.	ISSUE	COUNCIL POLICY CHANG	ORDINANCE CHANGE	DEPARTMENT POLICY CHANGE	PROBLEMS/ISSUES TO CONSIDER	TIC CONSENSUS RESOLUTION
1	Separation: Evaluate and consider imposing a 100 to 200-ft. separation requirement between wcf on non-residential uses within residential zones (e.g. parks, fire stations, libraries) and adjacent residential property line.	No	Yes	N/A	Depending on how this is achieved, it could be implied as regulating based on RF. What is the land use basis for 200 feet? Why not 100 feet? Why not 1000 feet? San Bernardino's ordinance indicates that this requirement does not apply to street lights or utility poles.	Include an exception to the regs to allow a Process Two (on properties containing non-residential uses in residential zones that would normally be a Process Three or Four) if antennas are located 100' or more from the property line of the following primary uses: single or multi-unit residential, day care facilities, elementary or middle schools. Does not apply in public r-o-w.
2	Traffic Signals: Evaluate and consider revising department policy so that traffic signals are available options for placement of wcf's	No	No	Yes	Maintenance concerns: The diameter of existing poles is not large enough to accept additional conduit. The addition of more conduit through the pole is reaching critical mass and may cause significant maintenance delays and concerns.	Given the industry capability to provide a wider diameter traffic signal pole to accommodate more wiring, WCF's on Traffic signals need to be considered a viable siting option. The City Manager's office in conjunction with E&CP will be meeting with Industry to discuss city requirements.
3	Provide incentives to stay away from residential uses: a) Lower preference and decision level for parks b) Lower preference and decision level for non-residential use in residential zone	Yes	Yes	N/A	Things to consider: size of individual parks/properties, lack of available support structures, etc.	See #1 above and # 5 below.
4	Individual community wireless planning (and inclusion in comprehensive master plan)	Yes	Possibly	N/A	Factors to consider: justification, other land uses/businesses where this has been done, changing technology, lack of technical expertise. Changing plans takes years.	The Policy/Ordinance preference categories already address this. CPG's still retain right to review and make recommendation on discretionary applications.
5	Leasing Process: Consider revising leasing and appraisal process	Possibly	No	Yes	Are the rates set true to the "fair market value" principle?	The consensus recommendation is to apply the standard of "fair market value" relative to lease price throughout the City of San Diego. Industry is meeting with City to resolve

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6	<p>Site Access Fee: Evaluate and consider revising where and how the site access fee is distributed</p>	Yes	No	N/A	Community input indicates the interest in having a portion of the Site Access Fee return to the local setting	The consensus recommendation is to leave the policy language as is allocating the Site Access Fee into a special fund to benefit the impacted property. The Controlling Department should work with stakeholders. READ is analyzing Mayor's request to split Site Access Fee with General Fund.
7	<p>Fire Stations as residential use: Can fire stations be reclassified as a residential use?</p>	No	Yes	N/A	Fire stations are a public use and are not regulated by the LDC. How can fire stations be differentiated from other institutional uses? If antennas are permitted on other residential uses, then they should be permitted on fire stations. Process would be the same as mixed use - Process Two. Also studies to date have been anecdotal not scientific.	The consensus recommendation is that fire stations remain as mixed use, Process 2 WCF site locations.