

Wireless Communication Facilities

Port Code Amendment

April 12, 2022

Agenda No. 15

File No. 2022-0093

DRAFT - SUBJECT TO CHANGE

Recommended Actions

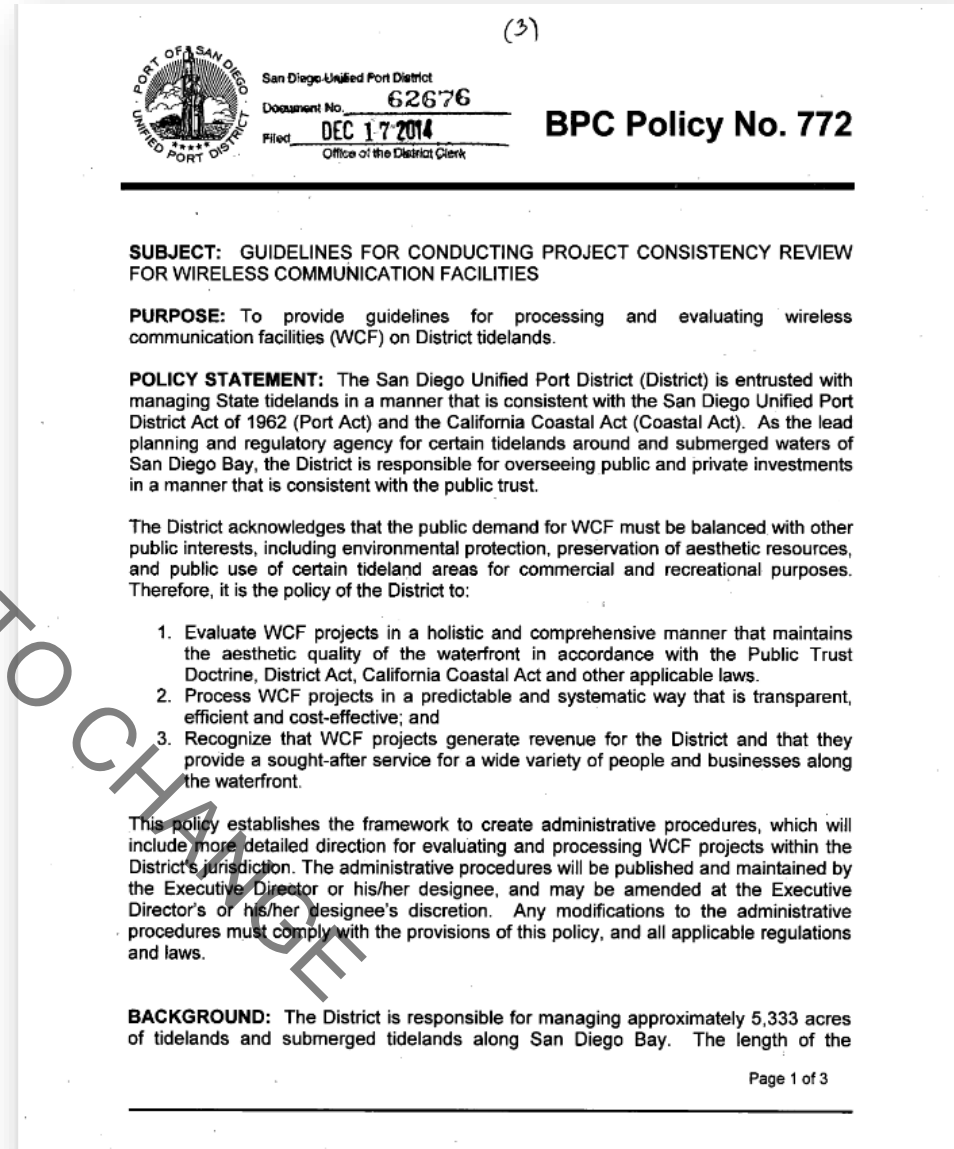
Wireless Communication Facilities (WCF) on District Tidelands:

- Approve amendment to the San Diego Unified Port District Code to add Article 15 “Wireless Communication Facilities on District Tidelands”
- Rescind Board of Port Commissioners Policy 772 – Guidelines for Conducting Project Consistency Review for Wireless Communications Facilities

Background

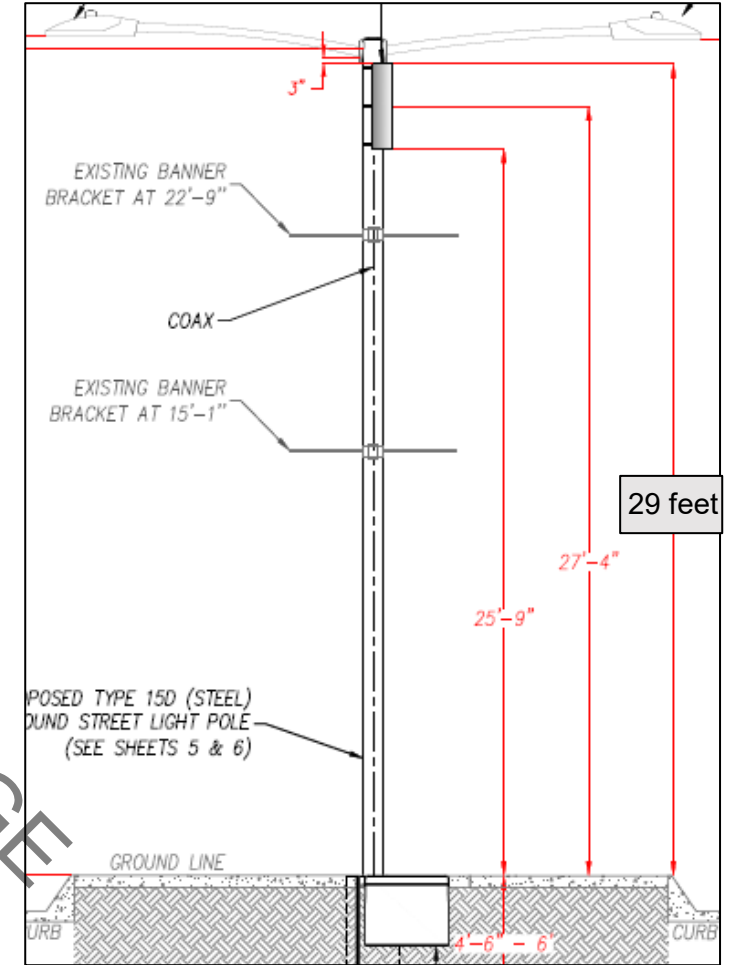
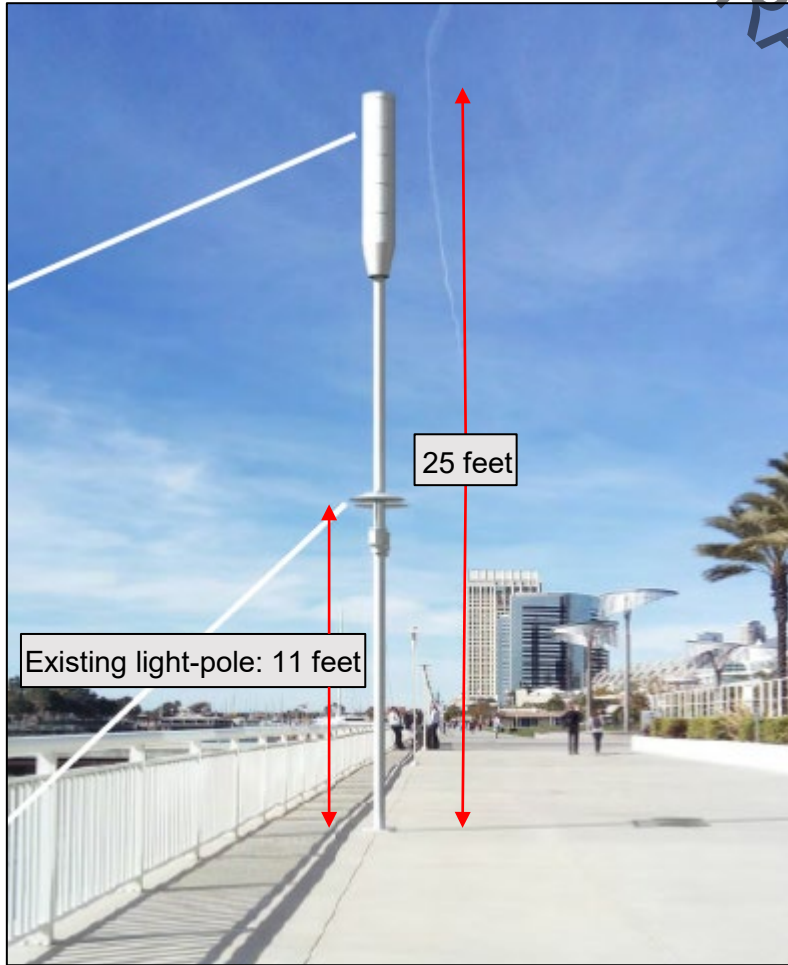
- BPC Policy No. 772 – Guidelines for Conducting Project Consistency Review for Wireless Communications Facilities (2014)

DRAFT SUBJECT TO CHANGE



Small Cell Facilities

DRAFT - SUBJECT TO CHANGE



Proposed Standards

- Goal: Orderly Development of WCF on Tidelands
- Implements the Following:
 - Standardized Application: establishes clear application requirements to facilitate streamlined and transparent permitting.
 - Least Visually Intrusive and Stealth Design: WCF proposed for tidelands must, *to the extent feasible*, be designed in the least visible, disruptive means and utilize the smallest, least intrusive design.
 - Locational Preferences: prioritizes the location of WCF in areas that will have the least impact on coastal resources.

Proposed Standards *Do Not* Prohibit Service

- Proposed Standards are Inherently Flexible
 - Design Standards: achievement of stealth design (through concealment and integration) to the maximum extent technologically feasible.
 - Locational Preferences: WCF prioritized in areas of less impact to coastal resources and tidelands, but can site anywhere on tidelands.
 - Exception Process: allows deviation from the design standards in specific circumstances.

City of San Diego Regulations

- *Municipal Code*
 - Encourages siting in commercial and industrial areas, and the right of way.
 - Strongly discourages siting in parks, open space, and residential areas.
 - WCF shall utilize “the ***smallest, least visually intrusive***” components.
 - The applicant shall “***conceal or minimize the visual impact.***”
- *Land Development Manual*
 - “WCFs...should be ***integrated/concealed to the maximum extent possible.***”
 - For Small Cell Facilities, ***as concealment technology advances***, “the City expects it to be ***used to maximum effect.***”

Member City Design Standards

- City of Coronado
 - “shall be located where **least visible and least disruptive**....”
 - “...shall exhibit **stealth** design...**to visually blend...or be fully integrated.**”
 - “...WCF...is **the smallest, most efficient, and least visible**....”

- City of Imperial Beach
 - “...the **visual impact** of [WCF] must be **minimized**...”

- City of National City
 - “designed and located to...**minimize visual impacts to surrounding areas.**”
 - “...**as small as possible and the minimum height necessary**....”
 - WCF must “...**blend** with the surrounding environment.”

- City of Chula Vista
 - “...[WCF] shall be **stealth** facilities...”
 - “...designed to **blend into the surrounding environment**...and is **visually unobtrusive.**”

Member City Location Restrictions

- **City of Coronado**
 - Preferred in alleys, non-residential areas, and ROW
 - “Not permitted on...Ocean Blvd, Glorietta Blvd, Silver Strand, and Coronado Cays Blvd” or “...within the Orange Avenue Specific Plan Area.”
- **City of Imperial Beach**
 - “...facilities located between the first public roadway and the ocean must be visually undetectable”
- **City of National City**
 - “Preferred...on arterial streets, outside of any residential district, Morgan Square or Brick Row”
 - “...minimize intrusion of these uses into residential areas”
- **City of Chula Vista**
 - Preferred on City facilities, ROW, and in public parks
 - Discouraged in ROW in public parks and open space

Stakeholder Feedback

- Carriers
- California Coastal Commission staff
- Port Tenants Association
- Member Cities

DRAFT - SUBJECT TO CHANGE

Staff Recommendation

WIRELESS COMMUNICATION FACILITIES ON DISTRICT TIDELANDS:

A. ADOPT ORDINANCE TO ADD ARTICLE 15 “WIRELESS COMMUNICATION FACILITIES ON DISTRICT TIDELANDS” TO THE SAN DIEGO UNIFIED PORT DISTRICT CODE

B. ADOPT RESOLUTION RESCINDING BOARD RESOLUTION 2014-227 ADOPTING BOARD OF PORT COMMISSIONERS (BPC) POLICY 772 - GUIDELINES FOR CONDUCTING PROJECT CONSISTENCY REVIEW FOR WIRELESS COMMUNICATION FACILITIES

Wireless Communication Facilities

Port Code Amendment

April 12, 2022

Agenda No. 15

File No. 2022-0093

DRAFT - SUBJECT TO CHANGE