



Zoning Ordinance and Design Standards and Guidelines Updates related to WCF and Other Minor Updates

**City Council First Reading
February 3, 2025**

Background

WCF



Wireless law and regulations have changed since the adoption of Piedmont's WCF Ordinance



The changes limit the City's authority to deny applications and **set strict time limits** for reviewing applications.



The City does have the ability to regulate aesthetics.



Public Engagement since 2018: community workshop, Harvest Festival, study sessions



The Planning Commission and City Council previously discussed proposed amendments to City Code and Design Standards and Guidelines

Summary of Code Changes

Updated Definitions:

- Aligned definitions with State and Federal regulations for better compliance.

Preferred Locations:

- Clarified preferred locations for wireless facilities, emphasizing non-residential areas.

Revised Standards:

- Updated height limits,
- Strengthened visual impact mitigation,
- Incorporated City standards for right-of-way facilities,
- Established a 10-year permit term.



Summary of Code Changes

Streamlined Permitting:

- Introduced ministerial review for applications meeting strict design standards, processed by staff with no public review or comment.
- Planning Commission retains authority for applications not meeting strict design standards.

Administrative Appeals:

- Eliminated appeals for ministerially approved applications.
- Established City Administrator as the appeals body for decisions by staff and the Planning Commission.

Batch Processing:

- Incorporated provisions for "batch WCF processing permits" as outlined in Assembly Bill 965, allowing for more efficient processing of similar small cell applications on multiple sites.



Streamlined Permit Process

Location	Type of WCF	Design Standards Criteria	Type of Permit Required
WCF in the Right-of-Way	6409 Collocation	Meets the design criteria outlined in Design Standards and Guidelines outlined in Section 8.02.03	Building Permit
			Encroachment Permit
	Small Cell or DAS Application	Meets the Design Standards and Guidelines outlined in Section 8.02.03	Building Permit
		Does not meet the Design Standards and Guidelines	WCF Planning Permit, Review by Planning Commission
			Building Permit
	Collocation (not under 6409) with existing structure		Encroachment Permit
			WCF Planning Permit, Review by Director
Building Permit			
WCF On Public or Private Property	New structure		Encroachment Permit
			WCF Planning Permit, Review by Planning Commission
	Collocation (not under 6409) with existing structure		Building Permit
			WCF Planning Permit, Review by Director
	6409 Collocation	Meets Design Standards and Guidelines in Section 8.02.04	Building Permit



Summary of Design Standards and Guidelines

Goals:

Minimize environmental impact, enhance wireless coverage, and seamlessly integrate facilities with existing infrastructure.

Organization:

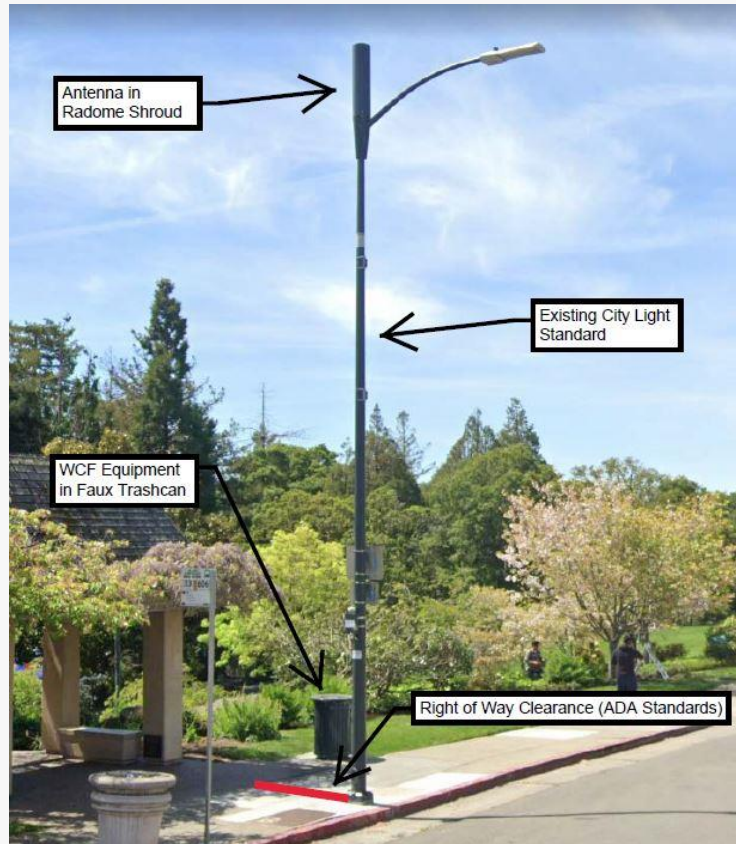
- Follows Piedmont Design Standards & Guidelines format.
- Includes concise statements, illustrative photos, and sections on location, application, standards, and checklists.
- Prioritizes user-friendliness

Stealth Facilities:

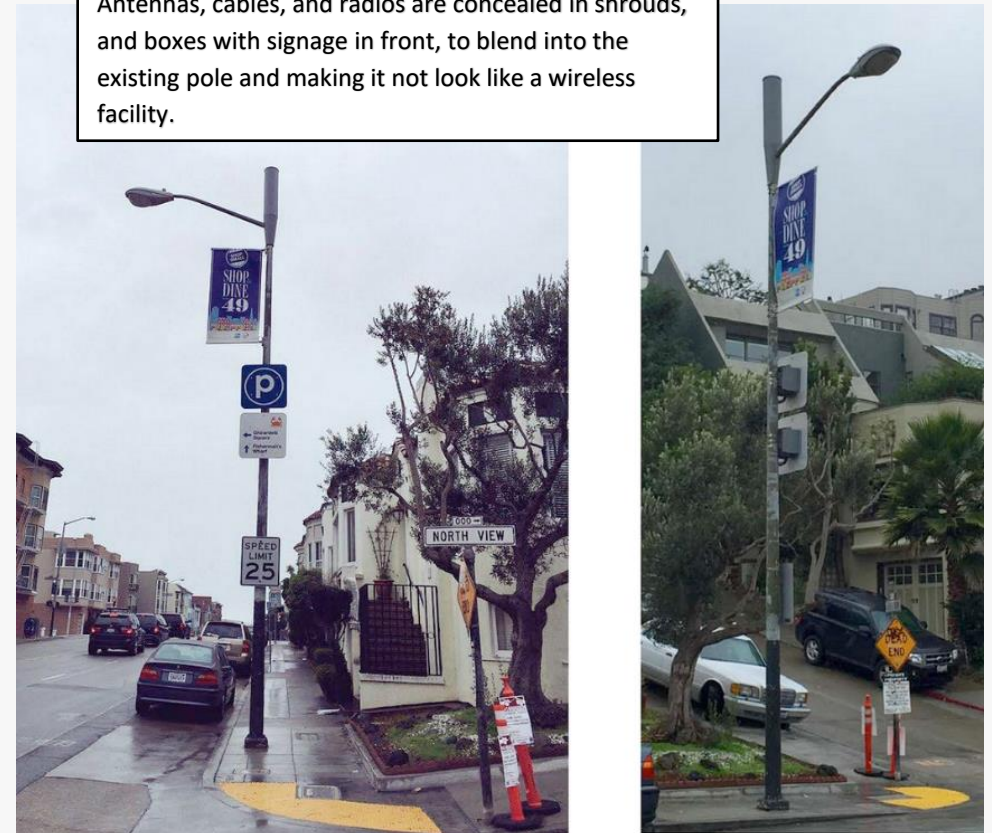
- Encourages "stealth" designs (concealment to appear as something other than a WCF).
- Reduces visual clutter and allows for future regulation of expansion.



Stealth Design in ROW



Antennas, cables, and radios are concealed in shrouds, and boxes with signage in front, to blend into the existing pole and making it not look like a wireless facility.



Stealth/Concealment – Non-ROW



Chapter 8 will also include:

- More information regarding the permit submittal options and processes
- A checklist for projects eligible for 6409
- A checklist that all wireless applications must submit

Section 3.04 City Of Piedmont List Of Streets

- Technical Correction
- Establish which streets require street yard setbacks on properties that front them.
- Red Rock Road is not bounded by the property lines of abutting lots from which a street yard setback would be required.
- Staff recommends eliminating Red Rock Road from the City's List of Streets.

Hillside Avenue
Hillside Court
Holly Place
Howard Avenue
Huntleigh Road
Indian Gulch Road
Indian Road
Inverleith Terrace
Jerome Avenue
Keefer Court
King Avenue
Kingston Avenue
La Salle Avenue
La Salle Court
Lafayette Avenue
Lake Avenue
Lakeview Avenue
Langdon Court
Larmer Court
Latham Street
(Continued on next page.)
Lexford Road
Lincoln Avenue
Linda Avenue
Littlewood Drive
Lorita Avenue
Lower Grand Avenue
MacKinnon Place
Magnolia Avenue
Manor Drive
Marlborough Court
Maxwelton Road
Mesa Avenue
Monte Avenue
Monticello Avenue
Moraga Avenue
Mountain Avenue
Muir Avenue
Nace Avenue
Nellie Avenue
Nova Drive
Oak Road

Oakland Avenue
Oakmont Avenue
Olive Avenue
Pacific Avenue
Pala Avenue
Palm Drive
Park Boulevard
Park Lane
Park View Avenue
Park Way
Parkside Drive
Piedmont Court
Portsmouth Road
Prospect Road
Ramona Avenue
Ranleigh Way
~~Red Rock Road~~
Requa Place
Requa Road
Ricardo Avenue
Richardson Way
Ronada Avenue
Rose Avenue
San Carlos Avenue
Sandringham Place
Sandringham Road
Scenic Avenue
Sea View Avenue
Selborne Drive
Sharon Avenue
Sharon Court
Sheridan Avenue
Sierra Avenue
Somerset Road
Sotelo Avenue
St. James Circle
St. James Drive
St. James Place
Sunnyside Avenue
Sylvan Way
Trestle Glen Road
Tyson Circle

Valant Place
Vista Avenue
Waldo Avenue
Wallace Road
Warfield Avenue
Wildwood Avenue
Wildwood Gardens
Winsor Avenue
Wistaria Way
Woodland Way
Wyngaard Avenue
York Drive

Study Session Summary

Planning Commission:

March 11, 2024

July 8, 2024

September 9, 2024

City Council:

October 21, 2024

Batch Processing: Allow for the removal of individual sites from a batch process permit without requiring the applicant to withdraw the entire permit/batch.

Response: The proposed Ordinance amendments allows for withdrawal of up to 50% of the batch sites without deeming the entire batch withdrawn.

Underground Vault: The practicality of implementing underground vaults for equipment associated with small cell facilities in public right-of-way.

Response: Not practical as it may necessitate frequent access for equipment repairs and maintenance, introduce potential noise issues, introduce conflicts with underground utilities or city infrastructure, and significantly increase project costs.



Study Session Summary

Planning Commission:

March 11, 2024

July 8, 2024

September 9, 2024

City Council:

October 21, 2024

Buffer Zones: Review the feasibility of establishing buffer zones between small cell facilities in public right-of-way and residential homes.

Response: Per federal law small cell providers can go wherever they want. Providers are also not required to show the need for coverage.

Public Notification: Whether or not there are appropriate methods for publicly notifying residents about WCF permit applications that are subject to only ministerial review.

Response: Monthly Planning Commission reports provide information on WCF permits applied for and approved.



Recommendation Hearing

Planning Commission:

January 13, 2025

- Commission **unanimously recommended that the City Council adopt the proposed amendments.**
- Following Commission's recommendation, staff made the following amendments:
 - All references to "Public Hearing" were changed to "Public Meeting".
 - Any references to "FRP" or fiber reinforced plastic were removed.
 - Definition of "Macrocell" was modified.
 - References to "broadband" within the context of Batch Processing was replaced with "WCF".
 - A photo example of WCF in right of way was replaced.

These changes were made and included in the Council report shared along with the agenda on January 27, 2025.



Corrections to Council Report

- Following posting of the Council report on January 27, 2025, staff made further technical corrections to the Zoning Ordinance to be consistent with redline edits and vice versa.

No new provisions or sections have been added to the Zoning Ordinance amendments, simply corrections for better consistency among documents attached to the Council report, including:

- Section 17.46.020: replacing “broadband” with “WCF” in the definitions.
- Section 17.46.040.A.4: replacing “Prohibition” with “Prohibit”.
- Section 17.46.050.B.1.b: replacing “applicant’s facility will be located” to “applicant is going”
- Section 17.46.070.A.5: replacing “comply with” to “follow”



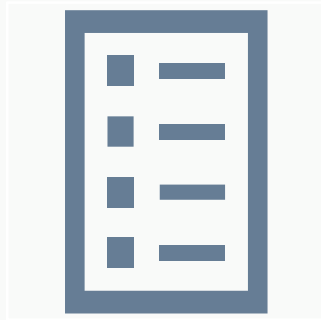
Recommended Action Tonight

1st Reading

Staff recommends that the Council adopt **Attachment A (Zoning Ordinance Amendments)** as presented in the memo circulated today, and **Attachment B (Amendments to the Piedmont Design Standards and Guidelines)** as presented in the council report posted on January 27, 2025.



Next Steps



City Council 2nd Reading February 18, 2025, followed by adoption in March 2025



Development of New Permit Applications and supporting documents as needed.