

(a) National Mobile Home Construction and Safety Standards

Be certified under the provisions of the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, *et seq.*) or any successor legislation;

(b) Permanent Foundation System

Be located on a permanent foundation system approved by the building official pursuant to all applicable laws, including, but not limited to, California Health and Safety Code Section 18551 or successor legislation.

(c) Site regulations

Must meet all of the application site regulations of the district in which it is located;

(d) Not allowed in historical district of the city

Notwithstanding any other provisions of this title, mobile homes (manufactured housing) on permanent foundations shall not be allowed in any historic district of the city as designated in Chapter 16.49.

18.42.110 Wireless Communication Facilities

(a) Purpose

The purpose of this section is to accommodate continued improvements to wireless communications while minimizing visual impacts of such development. Wireless communication facilities (WCF) are permitted subject to architectural review and/or a conditional use permit for placement and design of the antennas and related equipment to provide for facilities that blend with the existing surroundings. Building mounted WCF and co-location facilities are preferred and encouraged, subject to all other provisions of this section.

(b) Review Procedure

For projects proposed on a historic structure/site, as designated by Chapter 16.49, Historic Review is required in addition to the Architectural Review and/or Conditional Use Permit.

A Conditional Use Permit and Architectural Review are required for:

- (1) Projects that are located on a residentially zoned parcel;
- (2) Projects that are located on a parcel with residential use;
- (3) Projects that are a stand alone wireless communication facility;
- (4) Building-mounted projects that exceed the existing height of the building/roof-top screening; or
- (5) An existing wireless communication facility that is modified from the original CUP approval (e.g. size, location, capacity, landscaping, etc.).

Architectural Review, but no Conditional Use Permit, is required for:

- (1) Building-mounted projects that do not exceed the existing building/roof-top screening height;
- (2) Building-mounted projects on a Planned Community (PC) zoned site that do not exceed the existing building/roof-top screening height; all other project types require a PC Amendment; or
- (3) Co-location facilities.

(c) Development Standards and Exceptions

Each proposed project shall meet the standard zoning requirements for the zone district in which it is located. The following development exceptions may be considered and approved in conjunction with the required review process:

- (1) Building-mounted WCF may extend 15' beyond the permitted building height in the zone.
- (2) Stand alone WCF shall be no taller than 65'.
- (3) Stand alone WCF may encroach into the interior/street side and rear setback.

(d) Equipment Cabinets and Enclosures

- (1) Shall utilize the smallest footprint possible;
- (2) Shall be designed to minimize overall height, mass, and size;
- (3) Shall be screened from public view; and
- (4) Shall be architecturally compatible with the existing site.
- (5) Shall not be placed in a location that removes required landscaping or reduces landscaping to a level of noncompliance.

(e) Antenna Design

- (1) Antennas shall be designed to minimize visibility offsite and shall be of a "stealth" design; and
- (2) Building-mounted antennas shall be architecturally compatible with the existing building.

(f) Removal of Abandoned Equipment

Wireless communication facilities, or any components of a facility, that are no longer in use shall be removed by the applicant, service provider, or property owner within three months of the termination of use. No new permit shall be issued to a carrier if that carrier has not removed abandoned equipment.

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SECTION 5. This ordinance shall be effective on the thirty-first date after the date of its adoption.

INTRODUCED: January 22, 2007

PASSED: February 5, 2007

AYES: BARTON, BEECHAM, CORDELL, DREKMEIER,
KISHIMOTO, KLEIN, KLEINBERG, MORTON, MOSSAR

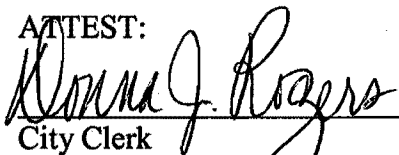
NOES:

ABSENT:

ABSTENTIONS:

NOT PARTICIPATING:

ATTEST:

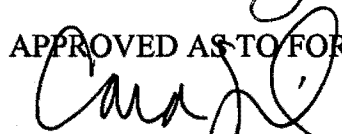


City Clerk



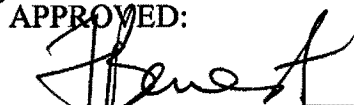
Mayor

APPROVED AS TO FORM:

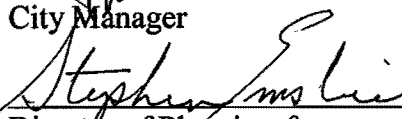


Sr. Deputy City Attorney

APPROVED:



City Manager



Director of Planning &
Community Environment