

**TOWN OF
APPLE VALLEY, CALIFORNIA**

AGENDA MATTER

Subject Item:

INITIATION OF DEVELOPMENT CODE AMENDMENT AS IT RELATES TO THE REGULATIONS FOR WIRELESS TELECOMMUNICATION TOWERS AND ANTENNAS

Summary Statement:

Recently, wireless telecommunication facility projects reviewed by the Planning Commission have created concerns about current Town regulations for non-preferred locations and the kinds of “preferred locations”. Given that most, if not all, preferred location sites have been absorbed, it has become increasingly difficult for applicants to identify sites that conform to the Town’s Wireless Telecommunication Ordinance.

The current Development Code sets forth site design standards, including separation requirements, height limits, and stealth/camouflaging of facilities. The existing Development Code defines a “Preferred Location” and encourages the use of preferred locations by creating allowances to deviate from the established development standards.

Minor modifications have been made to the Wireless Communication Ordinance for compliance with State Law; however, the Ordinance in its entirety has not been reviewed or reassessed since its adoption to determine if the Ordinance reflects current or existing conditions in today’s wireless communication realm.

This issue should be analyzed and discussed by the Planning Commission to review and reassess the Wireless Communication Ordinance to determine if the current regulations are appropriate for today’s wireless communication projects while maintaining high community standards. The recommendation from the Planning Commission would then be forwarded to the Town Council for final review of the Development Code Amendment.

Recommended Action:

Move to receive and file the report and to initiate a Development Code Amendment.

Proposed by: Planning Division **Item Number** _____

Town Manager Approval: _____ **Budget Item** Yes No N/A