



CITY OF DEL MAR CITY COUNCIL POLICY BOOK

116	DESIGN STANDARDS FOR SMALL CELL WIRELESS COMMUNICATION FACILITIES IN THE PUBLIC RIGHT-OF-WAY	DATE ADOPTED:	4-1-2019
		BY RESOLUTION:	2019-18
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PURPOSE/INTENT

The design standards contained within this policy shall supplement Chapter 23.28 (Encroachment Permits) of the Del Mar Municipal Code as necessary and appropriate to protect the public health, safety, and welfare – including the aesthetic character of the City, its neighborhoods, and community – from the potential harm caused by unregulated small cell wireless facilities and other infrastructure deployments, while balancing the benefits that flow from technological advancements such as advanced wireless services.

PERMIT REQUIREMENT

Small cell wireless facilities, as defined in the FCC-CIRC1890-02 may be installed, erected, maintained and operated in any dedicated public right-of-way upon the issuance of an Encroachment Permit from the City of Del Mar.

DESIGN STANDARDS FOR SMALL CELL WIRELESS FACILITIES

1. **Location.** The following siting standards shall apply to small cell wireless facilities to be placed within the public right-of-way.
 - a) Each small cell wireless facility must be at least 350 feet away from the nearest small cell facility (Facilities mounted on traffic signal poles are not subject to this standard with regard to other facilities located on traffic signal poles).
 - b) Small cell wireless facilities shall not displace any existing landscape features unless: such displaced landscaping is replaced with native and/or drought-resistant plants, trees or other landscape features approved by the City and the applicant submits and adheres to a landscape maintenance plan.
 - c) Small cell wireless facilities should be located and installed with consideration of public scenic views and scenic views from Primary Living Areas, as defined by the Del Mar Municipal Code.
 - d) The placement of small cell wireless facilities on utility or stand-alone poles within a paved/improved alley shall be preferred over placement within an unpaved/unimproved alley.
 - e) To ensure aesthetic harmony and consistency with neighborhood character, if technically feasible, the City shall have the ability to require the horizontal relocation of any proposed pole in the public right-of-way, up to a distance of 50 feet.



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2. **Overall Height.** Small cell wireless facilities shall not extend higher than twenty-six feet (26”) above grade or the finished surface adjacent to the support pole or structure. This shall be the distance between the grade/surface and the top of the antenna or its shroud/enclosure, whichever is higher.

3. **Antennas.** The following concealment, size and mounting criteria apply to all small cell wireless antennas located in the public right-of-way:
 - a) Concealment - All antennas and associated mounting equipment, hardware, cables or other connectors must be completely concealed within an opaque antenna shroud or radome. The antenna shroud or radome must be painted a flat, non-reflective color to match the underlying support structure.

 - b) Antenna Volume - Each individual antenna may not exceed three cubic feet in volume.

4. **Small Cell Wireless Facility Sites within the Public right-of-way**
 - a) Traffic Signal Poles - Applicants that propose to install small wireless facilities on a new, replacement, or existing traffic signal support pole shall install the antenna above the pole within a single, canister style shroud or radome that tapers to the pole, unless: 1) an antenna already exists in that top-of-pole location; or 2) the applicant demonstrates that mounting the antennas above the pole would be technically infeasible as supported by clear and convincing evidence in the written record. Side-mounted antennas on a stand-off bracket or extension arm must be concealed within a shroud. All cables, wires and other connectors must be concealed within the side-arm mount or extension arm. The maximum horizontal separation between the antenna and the pole shall be the minimum separation required by applicable health and safety regulations. No more than two small cell wireless facilities shall be located on a single traffic signal support pole. Facilities mounted on traffic signal poles are not subject to the 350 foot spacing requirement in section 1-a of this policy with regard to facilities on other traffic signal poles.

 - b) Streetlights - Attachment of small cell wireless facilities to streetlights within the Central Commercial Zone, as depicted within the City of Del Mar Zoning Map, shall not be allowed. Applicants that propose to install small wireless facilities on an existing streetlight outside of the Central Commercial Zone must remove and replace the existing streetlight with one substantially similar to the City's standards and specifications for that geographic area but designed to accommodate wireless antennas and accessory equipment. To mitigate any material changes in the street lighting patterns, the replacement pole must: (A) be located as close to the removed pole as possible; (B) be aligned with the other existing streetlights; and (C) include a luminaire at substantially the same height and distance from the pole as the luminaire on the



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removed pole. All antennas must be installed above the pole within a single, canister style shroud or radome that tapers to the pole.

- c) Wood Utility Poles - Applicants that propose to install small wireless facilities on an existing wood utility pole must install all antennas above the pole unless the applicant demonstrates that mounting the antennas above the pole would be technically infeasible as supported by clear and convincing evidence in the written record. Side-mounted antennas on a stand-off bracket or extension arm must be concealed within a shroud. All cables, wires and other connectors must be concealed within the side-arm mount or extension arm. The maximum horizontal separation between the antenna and the pole shall be the minimum separation required by applicable health and safety regulations. Location on wood utility poles shall only be allowed outside of commercial zoning districts.
- d) New “Stand-Alone” Poles - Applicants that propose to install small wireless facilities within the public right-of-way of the Central Commercial Zone may do so only on traffic signal support poles and on a new stand-alone poles proposed to match the overall height, colors, style and design of the streetlight poles within the Zone (see Exhibit A). All antennas, must be installed above the pole within a single, canister style shroud or radome, side-mounted installations shall not be permitted. In the case that wooden utility poles containing small cell wireless facilities are “undergrounded” within a residential zone, new stand-alone poles may be permitted as a replacement support for the approved facility and shall be designed to blend in with the surrounding character of the neighborhood. All surfaces shall be non-metallic and painted in natural tones. The overall height of the antenna shall be no higher than previously approved for the utility pole.

5. Accessory Equipment

- a) Installation Preferences - All non-antenna accessory equipment shall be installed in accordance with the following preferences, ordered from most preferred to least preferred:
 - (i) underground in any area in which the existing utilities are primarily located underground;
 - (ii) on the pole or support structure; or
 - (iii) integrated into the base of the pole or support structure.

Applications that involve lesser-preferred installation locations may be approved so long as the applicant demonstrates that no more preferred installation location would be technically infeasible as supported by clear and convincing evidence in the written record.



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- b) Undergrounded Accessory Equipment - All undergrounded accessory equipment must be installed in an environmentally controlled vault that is load-rated to meet the City's standards and specifications. Underground vaults located beneath a sidewalk must be constructed with a slip-resistant cover. Vents for airflow shall be flush-to-grade when placed within the sidewalk and may not exceed two feet above grade when placed off the sidewalk. Applicants shall not be permitted to install an underground vault in a location that would cause any existing tree to be materially damaged or displaced.

- c) Pole-Mounted Accessory Equipment – RRU's shall be placed within antenna shrouds, as attaching them to poles is discouraged. However, if that is determined to not be technically feasible, the smallest possible RRU volume shall be utilized and mounting of any and all accessory equipment must be installed flush to the pole to minimize the overall visual profile. If any applicable health and safety regulations prohibit flush-mounted equipment, the maximum separation permitted between the accessory equipment and the pole shall be the minimum separation required by such regulations. All pole-mounted equipment and required or permitted signage must be placed and oriented away from adjacent sidewalks and structures. Pole-mounted equipment may be installed behind street, traffic or other signs to the extent that the installation complies with applicable public health and safety regulations. All cables, wires and other connectors must be routed through conduits within the pole, and all conduit attachments, cables, wires and other connectors must be concealed from public view. To the extent that cables, wires and other connectors cannot be routed through the pole, applicants shall route them through a single external conduit or shroud that has been finished to match the underlying support structure.

- d) Base-Mounted Accessory Equipment - All base-mounted accessory equipment must be installed within a shroud, enclosure or pedestal integrated into the base of the support structure. All cables, wires and other connectors routed between the antenna and base-mounted equipment must be concealed from public view.

- e) Ground-Mounted Accessory Equipment - The City shall not approve any ground-mounted accessory equipment including, but not limited to, any utility or transmission equipment, pedestals, cabinets, panels or electric meters.

- f) Accessory Equipment Volume - All accessory equipment associated with a small wireless facility installed above ground level shall not cumulatively exceed: (i) nine (9) cubic feet in volume if installed in a residential district; or (ii) seventeen (17) cubic feet in volume if installed in a non-residential district. The volume calculation shall include any shroud, cabinet or other concealment device used in connection with



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the non-antenna accessory equipment. The volume calculation shall not include any equipment or other improvements placed underground.

- 5. Street Trees.** To preserve existing landscaping in the public rights-of-way, all work performed in connection with small wireless facilities shall not cause any street trees to be trimmed, damaged or displaced. If any street trees are damaged or displaced, the applicant shall be responsible, at its sole cost and expense, to plant and maintain replacement trees at the site for the duration of the permit/lease term.

Exhibit A – Camino del Mar Streetscape Light Pole Specifications

Exhibit A

Submitted by OCS Lighting & Control (OCS)



Job Name:
(new) Camino Del Mar Streetscape Improvements
Architect: City Electric Supply - Santee (Santee)

Catalog Number:
BOL-T-18-70-5" TOP DIA-S4-C4-
T4006- 2GFCI-BNR

Notes: Bol, Straight, 18', 7.0" base, Top diameter @ 5", TA 4" x 6"

Type:

4

OCS18-56906

