Wireless
Proposed Ordinance
Planning Commission
October 25, 2022
Recommendation

That the Planning Commission adopt a resolution recommending an Ordinance to the City Council repealing and replacing City Code Chapter 38, Article 17 Section 112.4 related to wireless communication facilities with the exception of the 100’ setback to schools and residences contained in Section 38-112.4.F.10.a and recommending a finding that same is exempt from CEQA.
Commission direction:

1. Require photo simulations both from a distance and close-up (no mockups)
2. Separate facilities in public rights-of-way by a minimum of 250 feet to avoid visual clutter
3. Provide minimum 100’ buffer from schools and residences excluding situations in which effective prohibition is proved
4. Standardized Pole Design
Key Issue – 100’ Buffer

Commission direction:

3. Provide minimum 100’ buffer from schools and residences excluding situations in which effective prohibition is proved

Staff can not recommend this option.

Ordinance already limits placements in residential zones.

Presents undue risk of legal challenges as significant portions of the city would be unavailable for wireless facility placement.
Key Issue – 100’ Buffer

City of Monterey Residential and School Parcels Buffered 100 Feet

City Boundary
Military Property
Residential and School Parcels Buffer 100 ft

Sources: CalMatters, Monterey County Planning Commission, SDOE, M-GI, DEER, GIS, National Geodetic Survey, OpenStreetMap, and the City of Monterey

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