



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution HEARING DATE JANUARY 26, 2012

Date: January 19, 2012
Project: Wireless Telecommunication Siting Facilities Guidelines
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ADOPTING RESOLUTION AMENDING THE 1996 WTS GUIDELINES AND SUPPLEMENTAL POLICY BY ADDING A NEW CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENT, AS RECOMMENDED BY THE BOARD OF SUPERVISORS.

WHEREAS, The San Francisco Planning Department's 1996 Wireless Telecommunications Services (hereinafter "WTS") Facilities Siting Guidelines (hereinafter "Guidelines"), endorsed by Planning Commission (hereinafter "Commission") Resolution No. 14182 and Supplemental Policy by Resolution No. 16539, has provided guidance to Department Staff (hereinafter "Staff") where administrative review is warranted; to the Commission in consideration of conditional use applications; and to the public/industry for siting preferences and submittal requirements.

On December 6, 2011 the Board of Supervisors heard the appeal of the decision of the Planning Commission, by its Motion No. 18448, relating to the approval, subject to certain conditions, of a Conditional Use authorization to install a wireless telecommunications facility at 2041 Larkin Street.

On December 15, 2011 the Board of Supervisors heard the appeal of the decision of the Planning Commission, by its Motion No. 18442, relating to the approval, subject to certain conditions, of a Conditional Use authorization to install a wireless telecommunications facility at 3901 Mission Street.

The Board of Supervisors moved to add the following condition to said approvals and strongly recommended the Planning Commission adopt the condition as a standard procedure for all WTS applications subject to conditional authorization:

Use is authorized as long as an independent evaluator, selected by the Planning Department with input from the parties, determines that the information and conclusions submitted by AT&T in support of its request for conditional use are accurate. AT&T shall fully cooperate with the evaluator and shall provide any and all data requested by the evaluator to allow the evaluator to verify that the maps, data and conclusions about service coverage submitted by AT&T are accurate. AT&T shall bear all costs of said evaluation. The independent evaluator, upon request by AT&T, shall keep the submitted data confidential and shall sign a confidentiality agreement acceptable to AT&T. The independent evaluator shall be a professional engineer licensed by the State of California.

The Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed policy amendment and adopted the resolution on January 26, 2012, creating a new submittal requirement for WTS conditional use applications.

The proposal amends the WTS Guidelines and Supplemental Policy to require the following:

___ Coverage & Capacity Data Evaluation;

An independent evaluation of maps, data, and conclusions about service coverage and capacity submitted by the wireless service provider to a professional engineer, licensed by the State of California and selected by the Planning Department; wet stamped and signed.

The Department has not received any letters or phone calls in support or in opposition to the proposed Ordinance.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS the proposed amendment to the WTS Guidelines and Supplemental Policy, a new WTS conditional use application submittal requirement causing service providers to seek verification through independent evaluation of their coverage and capacity conclusions, as recommended by the Board of Supervisors

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on January 26, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners
NOES: Commissioners
ABSENT: Commissioners
ADOPTED: January 26, 2012



SAN FRANCISCO
PLANNING
DEPARTMENT

APPLICATION CHECKLIST FOR Conditional Use Applications for Wireless Telecommunications Facilities

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For more information,
please refer to
the Planning
Department's *Wireless
Telecommunications
Services (WTS) Facilities
Siting Guidelines*
document which can be
found on our web site
www.sfplanning.org

Wireless Telecommunication Services (WTS) Facilities subject to the WTS Guidelines and this checklist include antennas which both receive and transmit radio signals, telecommunications relay stations, or other similar structures which transmit voice, video or data.

The Planning Department will make every effort to improve the aesthetic impact of existing sites whenever possible. Project Review for individual sites is strongly recommended.

Each application for a new WTS facility must provide the following information with the application or building permit application:

A. Five-Year Facilities Plan

The Five-Year Plan must be updated biannually on or before April 1st and October 1st of each year or as required by the Zoning Administrator. In each update service providers must note the changes from the previous submittal on a spreadsheet submitted to the Department electronically. A Five-Year Plan is required only if an updated plan has not been submitted.

B. Service Area Definition

Using coverage maps, identify the geographic service area for the subject installation; describe the distance(s) between wireless sites; describe how this service area fits into and is necessary for the company's service network; and identify any potential site consolidation opportunities.

C. Coverage & Capacity Data Evaluation;

An independent evaluation of maps, data, and conclusions about service coverage and capacity submitted by the wireless service provider to a professional engineer, licensed by the State of California and selected by the Planning Department; wet stamped and signed.

D. Location Preference

Identify the Location Preference the proposed facility meets using Section 8.1 of the WTS Facilities Siting Guidelines. If the proposed site is not a preferred location (Preference 1 thru 4) describe: (a) what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) what good faith efforts and measures were taken to secure these more preferred location (i.e. Paragraphs 1 through 5 above); (c) why such efforts were unsuccessful; and (d) how and why the proposed site is essential to meet service demands for the geographic service area and the Applicant's citywide network.

Pursuant to Planning Commission Resolution No. 16539, Co-location sites must have a facility approved pursuant to the WTS Guidelines. Sites approved as Accessory Use Determinations, or installed prior to the Guidelines, are not eligible for co-location status.

E. Cumulative Effects

Identify the location of the Applicant's antennas and back-up facilities per building; number and location of other telecommunication facilities on the property; include the following data for each facility: a) Height of all existing and proposed WTS facilities on the property, shown in relation to the height limit for the District and measured from sidewalk grade; b) Dimensions of each existing and proposed antenna and back-up equipment on the property; c) Power rating for all existing and proposed back-up equipment subject to the Application;

d) Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan along with detailed installation plans with a description for screening and/or visual integration into the building's architecture.

F. Community Outreach Affidavit & Sign-in Sheet

An affidavit confirming completion of a community outreach meeting and sign-in sheet. The meeting requires mailed notification to all owners and tenants within a 500' radius of the subject property.

G. Notification materials

Conditional Use applications require neighborhood notification to owners within a 300' radius of the subject property. Please reference the Conditional Use Application Packet for additional information.

H. Emissions Report and Approval from DPH

An emissions report (with a copy forwarded directly to DPH) showing the total number of watts per installation and the total number of watts for all installations on the site; the number and types of WTS within 100 feet of the proposed site with estimated cumulative emissions at the subject site; a wet stamp of a licensed professional engineer; and a signed copy of DPH review and approval.

I. Section 106 Review

Declaration of intent to comply. A Section 106 evaluation is required for all new WTS facilities proposed on any structure 45 years of age and older, within 250 feet of an eligible historic district, or a significant alteration to an existing site. Complying with Section 106 of the National Historic Preservation Act (NHPA) is a statutory obligation that is separate and distinct from complying with the National Environmental Policy Act (NEPA). For more information, please visit the California Office of Historic Preservation web site, http://ohp.parks.ca.gov/?page_id=22327.

J. Contextual Photographs

Photographs of the surrounding buildings within 100 feet of the subject site showing the facades and heights of nearby buildings.

K. Photo-simulations

Two copies of photographs with existing conditions and two copies of photo-simulations with proposed conditions.

L. Plans

Site Map identifying the subject parcel; the Use District for the subject parcel and adjacent parcels; and Height and Bulk designations for the subject block. Full-size architectural plans with dimensions in feet of: the building height; any rooftop penthouse height; parapet wall height; existing WTS antenna/equipment height; proposed WTS antenna/equipment height; and equipment specifications.

I hereby certify that I have provided the information requested on this checklist as part of filing my application for a WTS Facility. I understand that if this material is not provided my application will be considered incomplete.

Signature

Name (Print), Title

Date

STREET ADDRESS OF PROJECT:			ZIP CODE:
CROSS STREETS:			
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:	DATE OF MOST RECENT 5-YEAR PLAN:
/			