



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text Amendment Initiation

HEARING DATE: JUNE 1, 2016

Project Name: **Wireless Telecommunications Services (WTS) Facilities
(aka "cell antennas") Planning Code Update**

Case Number: 2014-001711PCA

Initiated by: Planning Department

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Recommendation: **Recommend Approval to the Board of Supervisors**

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PLANNING CODE AMENDMENT

The proposed Ordinance amends Articles 1, 2, 3, 4, 7, 8, and 9 of the San Francisco Planning Code to define Micro WTS facilities; to principally permit Micro WTS facilities in all zoning districts subject to specific limitations; exempt screening elements, from height limits, for Micro and Macro WTS facilities, consistent with the exemption currently applied to antennas, dishes and towers; create a consistent and distinct land use class for WTS facilities, conditionally permit WTS facilities on upper stories within all neighborhood commercial districts; create a process for review of temporary WTS facilities; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1

Specific to the interests of the Historic Preservation Commission, the proposed Ordinance further amends Articles 10 and 11 of the Planning Code to clarify that Planning Department staff may render a decision of approval or disapproval for scopes of work delegated by the Historic Preservation Commission to the Department.

The Way It Is Now:

Articles 10 and 11 of the Planning Code

1. Administrative Review of Delegated Scopes of Work by The Planning Department: Section 1006.2 of Article 10 of the Planning Code allows the Historic Preservation Commission to define certain categories of work (for properties subject to Article 10 of the Planning Code) as minor alterations, and delegate approval of an Administrative Certificate of Appropriateness (ACOA) to Department staff. No reference is made to the ability of Department staff to deny a complete ACOA application.

Section 1111.1 of Article 11 of the Planning Code allows the Historic Preservation Commission to define certain categories of work as minor alterations and delegate approval of a Minor Permit to Alter (MPTA) to Department staff in subsection (a) and Department staff has the ability to deny an MPTA application in subsection (b).

The delegated scopes of work encompasses WTS facilities, Personal Wireless Services in the public right-of-way, along with other alterations such as certain storefront alterations, qualifying replacement windows, and signage, roof decks, stair replacement, etc. In addition, Personal Wireless Services facilities (antennas and equipment mounted on light, transit, or utility poles and located within the public right-of-way) within Article 10 or 11 Districts require an ACOA (Article 10) or MPTA (Article 11). The current delegation, HPC Motion 0241, is attached for reference.

Currently, the once a project is determined to meet the scope or intent of the delegation and complies with all Planning Code requirements, as well as guidelines, bulletins, and policies, the administrative approval (ACOA or MPTA) is issued. A copy of the entitlement is forwarded to the HPC, the project sponsor and any member of the public that requests notification in writing. After a 20 calendar-day request for hearing period expires, the Department will approve the application and forward to the Central Permit Bureau for continued processing. To date the HPC has not requested a hearing on an administrative approval since the delegation began in 2009. There have been two requests from the public; both approvals were upheld by the HPC at regularly scheduled hearings. If the Department's decision on the entitlement is upheld, standard future appeal procedures apply.

If a project does not meet to scope or intent of the delegation, or at its discretion, the Department requires a project sponsor seek HPC approval at a regularly scheduled hearing. To date, the policy has not been utilized. It's likely that most projects strive for Administrative review in order to reduce permit and entitlement review periods.

Other Sections of the Code affected by this Ordinance

2. Land Use Definition: The Planning Code includes a definition of WTS facilities, but does not define "Micro" WTS Facilities; which are currently classified by the Zoning Administrator as an Accessory Use; subject to carrier and facility-specific letters of determination. In addition, the Planning Code does not include a definition for Temporary WTS facilities.

3. Large-Scale Receiving Systems: In a recent Planning Code Amendment (Ordinance 232-14), a code provision was unintentionally deleted, that allows certain antenna/dishes (e.g. large satellite dishes on the roof of a broadcast studio) used for in-building service to be principally permitted in C, M, and PDR districts.

4. Temporary WTS Facilities: The Planning Code does not reference temporary WTS facilities (*e.g. antennas mounted on weighted sleds on roofs, or antennas and a mast attached to a truck*), that are typically used for large-scale events, or to provide wireless coverage in the event an existing permanent WTS facility is removed or shut down due to construction activity at the underlying Project site.

5. Land Use Controls: WTS facilities are classified as different land uses depending on the type of zoning district. For example, WTS facilities in Article 7 (neighborhood commercial districts) and Article 8 (mixed-use districts) of the Planning Code are classified within the same definition of a "Public Use." The definition of a "Public Use" includes WTS facilities as well as uses such as museums, post offices, and WTS facilities. In Articles 2 and 9, WTS facilities are referred to with various names, such as "Telecommunication Antennae and Equipment."

6. P Districts: In a recent Planning Code Amendment (Ordinance 22-15), a code provision was unintentionally deleted that governed whether a WTS facility was principally or conditionally permitted (or prohibited) in P districts.

7. Parkmerced Special Use District (SUD): Conditionally permitted uses in the Parkmerced SUD, such as WTS facilities, are not subject to the “necessary, desirable, and compatible” findings required by Planning Code Section 303, for a Conditional Use; but are instead subject to specific findings required for conditional uses in the Parkmerced Special Use District.

8. Bernal Heights Special Use District (SUD): The Bernal Heights SUD features specific rules for TV antennas and non-parabolic dishes, but does not reference other types of WTS facilities.

9. Height Limits: Radio and television antenna are exempt from height limits, subject to limitations imposed by the Planning Commission and provisions specified in the Planning Code. No reference is made to height limits for screening elements (e.g. faux vent pipes) that are typically used to integrate a WTS facility into the built environment.

10. Conditional Uses: No time limit applies to Conditional Use Authorizations, including those for WTS facilities (where required).

11. Sutro Tower: The Planning Code requires notification of “properties” within a 1,000-foot radius of Sutro Tower for any building permit for work at Sutro Tower. No reference is made to residential tenant notification, as is current practice.

12. Neighborhood Notification for Micro WTS facilities and Temporary WTS Facilities: Neighborhood notification is required for any new Micro WTS facility (which is classified as an Accessory Use), in an RH or RM zoning district. Notification is also required for new Micro WTS facilities within zoning districts listed in Article 7 and most of the districts listed in Article 8 of the Planning Code. No reference is made to neighborhood notification for temporary WTS facilities.

13. Uses Permitted in Neighborhood Commercial and Mixed-Use Districts: WTS facilities are classified as a Public Use in neighborhood commercial and mixed-use districts. All uses in these districts are required to be located within enclosed buildings, except for certain uses such as “Public Uses (selected).” No other reference is made to the term “selected.”

14. Mission Bay Office, Commercial-Industrial, and Hotel Districts: WTS facilities are not referenced within these zoning districts. The majority of areas zoned with a Mission Bay prefix are subject to the Mission Bay Redevelopment Plan, instead of the Planning Code; with the exception of the Mission Bay Office (MB-O) zoning district, which currently features the 4th and King Caltrain Station.

15. Rooftop features within Mission Bay Use Districts: Screening or other concealment measures are required for antennas, but no reference is made to WTS facilities, which include other elements such as dishes, equipment cabinets and supporting structures.

16. Folsom and Main Residential/Commercial Special Use District (SUD): The SUD controls include a provision requiring a Conditional Use authorization for “Wireless facilities.”

The Way It Would Be:

Articles 10 and 11 of the Planning Code

1. Administrative Review of Certain Historic Resource Applications: Department staff would be able to render an approval or disapproval of an application for an Administrative Certificate of Appropriateness (ACOA) or Minor Permit to Alter (MPTA); if the scope of work has been defined as minor, and delegated by the Historic Preservation Commission to Department staff for review.

The project sponsor, HPC, or any member of the public, may still request a hearing on the Department’s action in accordance with sections 1006.2 and 1111.1 of the Planning Code. If the Department’s decision on the entitlement is upheld, standard future appeal procedures apply.

Other Sections of the Code affected by this Ordinance

2. Land Use Definition: The Planning Code would:

- Create a single definition of WTS facilities, and clarify that WTS facilities are also subject to the WTS Facility Siting Guidelines.
- Add a definition of a Micro WTS facility¹ that indicates they typically feature one (1) or two (2) antennas, and smaller equipment, as compared to Macro WTS facilities.
- Add a definition of a Temporary WTS facility. These facilities are typically composed of antennas and a mast mounted on a truck (also known as a cell on wheels, or “COW”), or antennas mounted on sleds on rooftops.

3. Large-Scale Receiving Systems: The proposed ordinance would exempt certain antennas/dishes, regardless of height, from requiring a Conditional Use authorization if utilized only for in-building services in C, M, and PDR (except PDR-1-B) zoning districts. The antennas/dishes would remain subject to design review.

4. Temporary WTS Facilities: The proposed ordinance would permit Temporary WTS facilities for up to one (1) year, subject to certain determinations by the Zoning Administrator, including avoiding residential dwellings to the maximum extent feasible, compliance with the City’s noise ordinance, being no taller than needed, being screened to the maximum extent feasible, and being erected for no longer than reasonably required.

¹ The definition of a Micro WTS facility would indicate this land use would not apply to preference 7 (disfavored) locations, as defined in the WTS Facility Siting Guidelines; and would therefore (if a Preference 7 location) be subject to the same requirements applicable to a Macro WTS facility, such as a Conditional Use authorization.

In addition, permits for temporary WTS facilities for over 90 days would be subject to the neighborhood notification provisions found in Planning Code Sections 311 and 312.

Lastly, the Planning Department may require, where appropriate, notices along street frontages abutting the location of the temporary WTS facility, indicating the nature of the facility and the duration of the permit.

5. Land Use Controls: WTS facilities would be:

- Consistently classified as a distinct land use (WTS facility) throughout Articles 1, 2, 7, 8, and 9 of the Planning Code.
- Permitted by Conditional Use authorization, on all stories, in all zoning districts except in the following instances:
 - Permitted if a “qualifying” (e.g. in a Preference 1 through 6 location as defined by the WTS Facility Siting Guidelines) **Micro** WTS facility.
 - Prohibited, unless a qualifying Micro WTS facility, in the Residential Enclave District (RED); which is confined to relatively minor areas of the South of Market Area (SOMA) Neighborhood.
 - Permitted if located in a C, M, or PDR (except PDR-1-B) zoning district and complies with specific height and screening limitations. For example, a freestanding WTS facility (e.g. faux water tower) would require a Conditional Use Authorization, even if located in a PDR zoning district.
 - Permitted in most Mission Bay (including Mission Bay Office or “MB-O”) zoning districts; per Article 8 of the Planning Code, or the Mission Bay Redevelopment Plan.

The reference to “wireless facilities” would be stricken from the controls for the Folsom and Main Residential/Commercial Special Use District, as WTS facilities are already permitted as a Conditional Use in the underlying RC-4 zoning district.

6. P Districts: The proposed ordinance would indicate that commercially-operated WTS facilities would be permitted by Conditional Use authorization, and publicly-operated WTS facilities would be permitted.

7. Parkmerced Special Use District: The proposed ordinance would clarify that findings for Conditional Use authorizations for WTS facilities shall include those findings required by both the Parkmerced Special Use District (currently in effect), and Section 303 (new) of the Planning Code.

8. Bernal Heights Special Use District (SUD): The proposed ordinance would clarify that WTS facilities, including screening elements would be noted as exempt from height limits.

9. Height Limits: The proposed ordinance would clarify that WTS facilities, and other antennas, dishes, towers and related screening elements would be included within the list of those structures exempt from height limits, though subject to any applicable Planning Code provisions, including but not limited to applicable design and shadow review.

10. Conditional Uses: The proposed ordinance would establish a ten (10) year time limit for any Conditional Use authorization for a WTS facility approved after the effective date of the ordinance. The

authorization could be renewed without limitation for subsequent ten (10) year time periods subject to certain filing requirements. In addition, the Planning Commission may, in granting the Conditional Use Authorization, determine that the Director shall review and determine whether to grant any application for renewal. This change would not affect the requirement that the wireless carrier construct the WTS facility (pursuant to completed building permits) within three (3) years of the effective date of the Conditional Use Authorization approval; and that WTS facilities be removed, pursuant to a building permit application, within six (6) months, if abandoned or inactive for a period of more than six (6) months.

11. Sutro Tower: The proposed ordinance would require notification of both property owners and residential tenants within a 1,000-foot radius of Sutro Tower for any building permit for Sutro Tower. This is consistent with current practice.

12. Neighborhood Notification for Micro WTS facilities: The proposed ordinance would require neighborhood notification for those project sites subject to Planning Code Section 311 or 312, for permits to allow a temporary WTS facility for over 90 days. A reference to RED zones would be stricken, as Section 312 noticing is already required for Eastern Neighborhoods Mixed-Use Districts, which includes RED.

13. Uses Permitted in Neighborhood Commercial and Mixed-Use Districts: The proposed ordinance would include WTS facilities within the list of uses allowed outside an enclosed building in neighborhood commercial and mixed-use districts.

14. Mission Bay Office, Commercial-Industrial, and Hotel Districts: The proposed ordinance would allow WTS facilities as a permitted use within these zoning districts. Mission Bay Office districts are not within the area where the Mission Bay Redevelopment Plan supersedes the Planning Code.

15. Rooftop features within Mission Bay Use Districts: The proposed ordinance would require screening or other concealment measures for antennae, and other elements associated with WTS facilities such as dishes, equipment and supporting structures.

16. Folsom and Main Residential/Commercial Special Use District (SUD): The proposed ordinance would strike a provision requiring a Conditional Use authorization for "Wireless facilities."

ISSUES AND CONSIDERATIONS

Intent of the proposed changes:

While the proposed changes will apply to all administrative approvals, the amendments will allow Planning Department staff, the Historic Preservation and Planning Commissions, and the public to incentivize wireless carriers to work towards siting and design opportunities that may allow the least-intrusive means of providing wireless coverage and capacity; while still complying with Federal and State laws, including timing challenges described below, that preempt some, but not all, of the City's jurisdiction over many types of WTS facilities.

The proposed changes would also reduce potential challenges to providing timely decisions; at staff level decisions on certain historic preservation applications, including those not related to WTS facilities² such as storefront alterations and signage. This issue is pertinent due to a recently enacted State law³ that may create a deemed approved remedy, or “automatic approval” if the City does not make a decision on a WTS or Personal Wireless Services facility application, within time limits described below.

Overall timing challenges for WTS Facilities: A recently enacted State law would create a deemed approved remedy, or “automatic approval” if any City/County in California does not make a decision on an application or a WTS facility within 150 days or 90 days⁴. These deadlines are referred to as “Shot Clocks” and they raise a number of concerns including:

- Ensuring adequate environmental review.
- Ensuing appeal rights are preserved.
- Ensuring sufficient time to review and redesign a project. While the “Shot Clock” can be paused for an “incomplete” application, no such pause is afforded if the application is not compatible, or code complying, or if the Project Sponsor is not willing to evaluate feasible alternatives.

The challenge of this State law is that it places Department staff in a position where they may need to schedule applications for a public hearing⁵ with a denial recommendation, if the project is not only complete, but also not compatible and code complying approximately 45 days before the applicable “Shot Clock” will lapse⁶

Timing of Certain Historic Preservation Applications: In light of the new “Shot Clocks” one area of concern would be a scenario in which an application is submitted and the “Shot Clock” is approaching; however the design is not consistent with preservation standards.⁷ In this instance, Department staff is unable to process the facility based on current code language and would require review by the Historic Preservation Commission at a publicly noticed hearing.

The subsequent challenge would involve conducting public notification prior to the HPC hearing. This challenge is more pronounced in permitted locations (e.g. Downtown and most C, M, PDR districts) because mailing lists of nearby property owners and occupants are not automatically required as part of the initial ACOA/MPTA⁸ application submittal. In these locations only a building permit application⁹ and application for an ACOA/MPTA is required.

² This includes historic preservation applications for Personal Wireless Services Facilities. These facilities are composed of antennas and equipment mounted in the public right-of-way. Permits are issued by the Department of Public Works, subject to Planning Department staff review, including an Administrative Certificate of Appropriateness; if located in an Article 10 landmark district.

³ AB 57, now Government Code Section 65964.1, took effect January 2016.

⁴ 150 days for new WTS facilities. 90 days for certain collocations, such as adding antennas and equipment for a new carrier on a rooftop that features an existing WTS facility.

⁵ For those WTS facilities requiring public hearings, before the Planning Commission and/or Historic Preservation Commission.

⁶ This 45-day estimate is due in part to the time needed to ensure complete staff review and also conduct any required public noticing.

⁷ U.S. Secretary of the Interiors’ Standards for the Treatment of Historic Properties in addition to local guidelines, policies, and bulletins.

⁸ Pursuant to Article 10 of the Planning Code, and Historic Preservation Commission Motion No. 0241, an Administrative Certificate of Appropriateness (ACOA) is typically required for a compatible WTS facility that is at a property considered a landmark, or within an Article 10 landmark district. A Minor Permit to Alter (MPTA) is typically required for a compatible WTS that is at a property designated under Article 11 of the Planning Code, or within a designated Article 11 district.

⁹ Personal Wireless Services Facilities are subject to permits from the Department of Public Works; however an ACOA is still required if located within an Article 10 landmark districts.

Providing the HPC, at its discretion, the option to delegate to Department staff the ability to render a decision an ACOA or MPTA, would ease an otherwise challenging time constraint. It would also eliminate the risk that an inappropriate project would be “deemed approved” without meeting local requirements.

The project sponsor, HPC, or any member of the public, may still request a hearing on the Department’s action in accordance with sections 1006.2 and 1111.1 of the Planning Code. If the Department’s decision on the entitlement is upheld, standard future appeal procedures apply.

Other Sections of the Code affected by this Ordinance

Height Limits: Section 260 of the Planning Code currently exempts antennas, dishes, and supporting towers from height limits; while maintaining limitations imposed by the Planning Commission. The proposed change would exempt screening elements typically used to screen antennas, dishes, towers and other supporting elements from view, or within elements considered contextually appropriate within a given location.

The majority of the over 750 Micro and Macro WTS facilities¹⁰ in San Francisco consist of rooftop-mounted antennas or dishes, and equipment cabinets found on rooftops or inside basements and other building recesses. Screening for these elements typically consists of faux vent pipes, faux stairwell/elevator penthouses, faux parapets, and screen boxes for façade mounted antennas.¹¹ These faux elements are composed of a fiberglass like element that can be textured and painted to mimic steel, concrete, brick or stucco elements, while still allowing radio waves to pass through the screening elements. Additionally, some WTS facilities are screened within business signage, primarily on larger commercial buildings in Downtown.

In previous years there has not been a robust consistency of Department application with respect to how height limits are applied to screening elements.

One area of challenge with existing height limit rules is that while a given Project Site may seem to be a compatible and scale-appropriate candidate for a rooftop-mounted Micro/Macro WTS facility; the height limits in place may preclude antenna and equipment screening on buildings that exceed the current height limit. This precludes the use of appropriate screening elements such as faux penthouses or vent pipes on the existing building.

The proposed Planning Code change would preserve the City’s ability to ensure screening is consistent with applicable design review criteria. Screening elements above 40 feet would still be subject to shadow review pursuant to Planning Code Section 295.

¹⁰ This does not include another approximately 700 Personal Wireless Services Facilities in San Francisco, that are composed of antennas and equipment on steel or wooden light, transit or utility poles.

¹¹ Typically disfavored, unless architecturally integrated on a building not considered a historic resource.

Ten Year Time Limits for Conditionally Permitted WTS Facilities: The proposed change would place a ten-year time limit on any Conditional Use Authorization for a WTS facility approved after the effective date of the proposed ordinance.

The current Planning Code does not currently impose a time limit for any WTS facilities. However, Article 25 of the Public Works Code places a ten-year time limit on permits for wireless facilities located in the public right-of-way.¹²

The proposed change would not apply to new “Micro” WTS facilities, which do not typically require a Conditional Use authorization. Nor would the proposed change apply to permitted WTS facilities in C, M, MB, or PDR (except PDR-1-B) zoning districts.

The proposed change would also include a provision that the Planning Commission may choose to delegate subsequent Conditional Use authorizations, for WTS facilities, to the Director, for subsequent ten-year periods.

The proposed time limit is recommended because it would help address changes to many WTS facilities themselves over time. This change is consistent with the time limits applied to both wireless facilities in the public right of way in San Francisco, and with time limits established for macro WTS facilities (on private property) by many other cities/counties in California.

Land Use Controls: The proposed change would create a more consistent and distinct land use for WTS facilities throughout relevant portions of the Planning Code. It would also clarify that “Macro” WTS facilities are conditionally permitted on rooftops of two or more story buildings in the Inner Sunset, Pacific Avenue, and West Portal Neighborhood Commercial Districts (NCDs).

Currently, Articles 7 and 8 of the Planning Code classify WTS facilities within the same land use class of “Public Use.”

In nearly every NCD in San Francisco, Public Uses are allowed on the first, second, and “three+” stories of buildings. However, in three specific NCDs (Inner Sunset, Pacific Avenue, and West Portal), Public Uses are restricted to just the 1st or the 1st and 2nd floor. This tends to effectively preclude rooftop macro WTS facilities that are typically placed on buildings with three or more stories (to achieve sufficient height for signal coverage and a design that is scale/context appropriate). This also tends to preclude antennas hidden within business blade signs, if placed on a building façade parallel to the third-story.

The proposed code change would create a distinct land use for WTS facilities throughout the Planning Code and clarify where they are permitted, prohibited, and permitted with a Conditional Use authorization.

Definition of WTS facilities: The proposed changes are intended to:

- Provide a clearer definition of WTS facilities that distinguishes between the varying types of infrastructure.

¹² Wireless facilities in the public right-of-way are referred to as “Personal Wireless Services Facilities” (also known as outdoor Distributed Antenna Systems, “oDAS,” or Small Cells), and are not subject to the Planning Code (except Articles 10 and 11) or WTS Facility Siting Guidelines. These wireless facilities typically consist of antennas, brackets, equipment enclosures (some feature noise generating cooling fans), and horizontal or vertical extension arms attached to wooden or steel light, transit, or utility poles.

- Clarify that a WTS facility may be located outside of an enclosed building.¹³
- Differentiate WTS facilities from small receiving systems such as personal satellite dishes, TV antennas, and customer-serving small microwave dishes¹⁴ from neighborhood-serving WTS facilities and AM/FM/TV broadcast facilities.
- Clarify that WTS facilities are also subject to both the WTS Facility Siting Guidelines and Planning Code provisions.
- Provide a new definition for a “Micro” WTS facility consistent with previous determinations by the Zoning Administrator.
- Provide a definition for a “temporary WTS facility.”

Temporary WTS Facilities: The proposed change would provide a process for review and potential approval of temporary WTS facilities that is not currently addressed in the Planning Code.

Temporary WTS facilities are not typically needed in areas, other than some City parks, where WTS facilities would typically require a Conditional Use authorization, such as NC district, but a primary example of when they are needed would be when an office building with an existing (permanent) rooftop-mounted WTS facility is demolished or substantially altered. The proposed code language would allow Planning Department staff to review applications for Temporary WTS facilities. This would enable the Department to ensure that any temporary WTS facilities are minimally intrusive and installed for as limited duration as needed, and for a maximum period of one year. Further, this change would require that permits for WTS facilities in excess of 90 days would be subject to Planning Code Section 311 and 312 neighborhood notification.

The proposed provision would also articulate the process for wireless networks to be brought back online in the event of a major disaster, such as an earthquake, without the need to obtain any special exemptions.

Parkmerced Special Use District: The proposed change would require that findings for WTS facilities permitted by Conditional Use authorization comply with both the Parkmerced required conditional use findings, and the findings required by Section 303 of the Planning Code. This is intended to provide consistency in the findings required for WTS facilities.

Folsom and Main Residential/Commercial Special Use District (SUD): The proposed change would strike the requirement that WTS facilities obtain a Conditional Use authorization. This language is essentially duplicative since Macro WTS facilities are already conditionally permitted in this SUD by virtue of the underlying RC-4 zoning district. Micro WTS facilities would change from being potentially

¹³ Indoor-serving wireless systems would continue to require building permitting (though not be subject to a Conditional Use Authorization) as well as design and historic preservation review for any rooftop-mounted “donor” and GPS antennas, or interior antennas within interior areas considered historic resources (i.e. avoiding antennas being affixed to historic elements in certain lobbies).

¹⁴ Typically used by Wireless Internet Service Providers, or “WISPs” to provide in-building broadband connectivity.

approved as an Accessory Use to being principally permitted.

Bernal Heights Special Use District (SUD): The proposed change would indicate that WTS facilities (and by extension screening elements) are exempt from height limits. This change would likely have only limited effect as the majority of Bernal Heights is zoned RH-1 where WTS facilities are disfavored, though not prohibited.

Sutro Tower: The proposed change would clarify that both property owner and residential tenant notification is required for properties within 1,000 feet of the parcel containing Sutro Tower; in the event that a building permit is filed. The proposed change would provide consistency with past practice of notifying residential tenants in addition to property owners.

Other changes:

- Use of a consistent term for WTS facilities throughout the Planning Code.
- Strike the erroneous reference to “commercial” preceding WTS facilities as discussed in Planning Code Section 801.2 (References to Articles 1 and 2 [Temporary]).

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Historic Preservation Commission so that it may make a recommendation to the Board of Supervisors regarding the proposed Planning Code Amendments.

RECOMMENDATION

The Department recommends that the Historic Preservation Commission recommend that the Board of Supervisors adopt the proposed Planning Code Amendments.

BASIS FOR RECOMMENDATION

The changing nature of equipment associated with WTS facilities, as well as the potential individual and cumulative spatial and other effects of WTS facilities warrants appropriate updates to the Planning Code.

These changes are intended to ensure that the community, the Historic Preservation and Planning Commissions, Planning Department staff, and wireless carriers are afforded sufficient opportunities to achieve the least-intrusive siting of WTS facilities and potentially avoid challenges, such as those associated with more-intrusive “oDAS XL” Personal Wireless Services facilities. The proposed changes would allow for a Planning Code that preserves neighborhood character, while also providing a platform to prepare for future trends in wireless siting.

The proposed changes are also relevant give the growth in the overall number of wireless facilities and their potential effects within neighborhoods. In the mid-1990s it was estimated that approximately 200 WTS facilities would be required to provide sufficient voice coverage in San Francisco for the various wireless carriers providing personal communications services (“cell phones”). As of 2016, there are approximately 750 Micro/Macro WTS facilities and also nearly 700 Personal Wireless Services Facilities

(antennas and equipment on light, transit and utility poles) within the public right-of-way, serving both voice and data services.

The nature of WTS facilities used for Tier 1 PCS providers¹⁵ has also changed over time as the majority of facilities are used to provide not just voice coverage, but also enable mobile data usage. Wireless carriers have added secondary equipment areas near antennas to improve data coverage¹⁶. Additionally, in some instances equipment areas have grown to take up the same size of a shipping container, which can be a concern with respect to avoiding tenant displacement or potential equipment noise. Some wireless carriers have added generators, typically diesel fueled, to some Macro WTS facilities in order to provide additional power in the event of an extended power outage. Lastly, WTS facilities with panel antennas of two to four feet tall in height are often being replaced with antennas between five to eight feet tall.

Micro/Macro WTS Facility Challenges

Poorly sited or designed WTS facilities have the potential to create negative effects, such as impairing public vistas or historic districts, impairment to views of buildings considered potential or known historic resources including landmark properties that define the City. Other potential negative effects may include: bothersome noise or particulate matter from cooling fans for equipment cabinets and diesel fueled generators; cable trays in front of residential windows; and residential or small business tenant displacement due to space required for large equipment areas. Due to their small nature, “Micro” WTS facilities, when compared to Macro WTS facilities, generally have less potential to create these challenges.

Integrating WTS facilities into the built environment, while avoid these potential negative effects, and still contending with the preemption and timing challenges found in State and Federal laws, remains a challenge for community members and Planning Department staff. These proposed changes help to address this.



Crown Castle, for Verizon Wireless, “oDAS XL” in the Outer Sunset. The bulky nature and noise generation from cooling fans on residential streets is disfavored.

¹⁵ Tier 1 PCS providers in San Francisco include AT&T Mobility, T-Mobile, Sprint, and Verizon Wireless. These carriers often work with neutral host carriers such as Crown Castle (acquired NextG and Newpath), Extenet Systems, and Mobilite (dba “California Utility Pole Authority” or “Interstate Transport and Broadband”) to install oDAS or Small Cell networks on wood and steel light/transit/utility poles in the public right-of-way.

¹⁶ These equipment enclosures (3 to 12 radio relay units each about the size of a medium suitcase) are often placed as close to the antennas as possible, and feature computers which boost/filter signals for improved data capacity/speeds.

Outdoor Distributed Antenna Systems - Large (or “oDAS XL”)

While wireless facilities within the public right-of-way (e.g. antennas and equipment on wooden poles owned by utilities) are not regulated by the Planning Code¹⁷ (unless an ACOA or MPTA is required) or WTS Facility Siting Guidelines,¹⁸ certain existing Planning Code provisions, such as height limits, for screening, and NCD controls, may have the effect of discouraging rooftop-mounted WTS facilities. This may in turn make a more numerous overall deployment of “oDAS XL” wireless facilities on multiple¹⁹ wooden utility poles a more “attractive” siting type for wireless carriers.

Large “oDAS XL” wireless facilities in the public right-of-way tend to be the most intrusive (and generally disfavored) means of providing coverage and capacity given the dense urban nature of the City, where a utility pole may be located a mere few feet from a residential bay window and may be visually and audibly disruptive. Wooden light and utility poles are not owned by the City, but are instead owned by various utility providers, including Pacific Gas & Electric. The proposed ordinance would provide Planning Department staff and wireless carriers more opportunities to seek less-intrusive siting on rooftops (or through comparatively smaller “oDAS R” wireless facilities).

Overall Wireless Deployment Trends in San Francisco

While wireless technology is a rapid evolving field; it appears the use of Small Cells (“oDAS R”) on steel poles, when paired with scale and context appropriate Micro and Macro rooftop-mounted WTS facilities, can allow for wireless carriers to provide robust wide area coverage (Micros/Macros) and high-use area capacity (the Small Cells) in a manner that is less-intrusive with respect to neighborhoods.



Extenet Systems, for Verizon Wireless “oDAS R” (or Small Cell) on a steel light pole owned by the SF Public Utilities Commission. An antenna is located on top and two computers (equipment) are located midway down the pole. Planning Department staff worked with the Department of Public Works, and the carrier to create a bracket to “screen” one of the computers with road signage.

¹⁷ Personal Wireless Services Facilities also require an ACOA (Article 10 of Planning Code) if located within an Article 10 landmark district.

¹⁸ Personal Wireless Services Facilities are subject to Article 25 of the Public Works Code.

¹⁹ Due to factors such as: lower mounting heights, smaller antennas and equipment, and lower RF emissions output. A single well-designed rooftop Macro WTS facility can often provide similar capacity and coverage as multiple “oDAS XL” facilities.

While not a guarantee of future network characteristics, it has been also observed that as wireless carriers seek to improve data speed and capacity, they are doing so through a densification of their existing networks by adding more facilities closer together within the City, with each facility covering a smaller area.

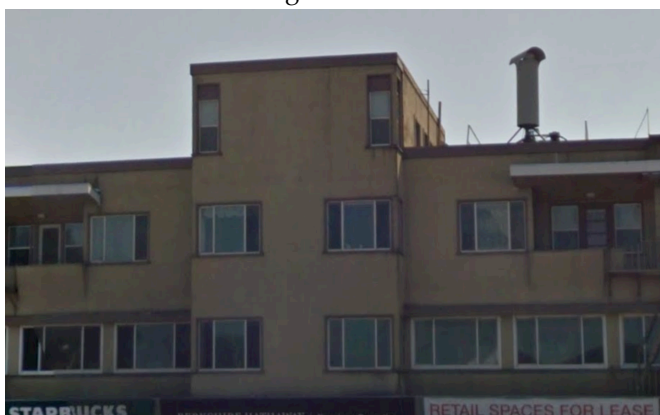
Simply put, the general trend line has been for carriers to install more WTS facilities; commonly utilizing lower power output where they need the spot coverage and capacity. This approach avoids interfering with other wireless facilities in a given neighborhood by the careful and limited re-use of scarce licensed spectrum.

This network densification also extends to indoor wireless systems to provide voice and data coverage in many new buildings and commercial, office, and hospitality (hotel) settings. This type of spot coverage is provided through the installation of indoor small cells (also known as indoor distributed antenna systems, or “iDAS”). Typically an iDAS system will cover just the interior of a particular building.

In fact, many new mid- and high-rise buildings utilize energy efficient glass (also known as low-emissivity, or “low-e” glass) that feature embedded metals and other elements to improve overall building energy efficiency and to reflect the sunshine, but those same windows elements can substantially degrade the ability of cell signals from sites outside the building from penetrating into the building.

While wireless carriers do on occasion still pursue intrusive “oDAS XL” facilities and poorly designed Macro WTS facilities, the City has also seen a trend line of more viable proposals being approved (e.g. approximately 45 new Micro/Macro WTS facilities in the last three years) as a result of: a) more robust staff review by dedicated staff; b) earlier feedback on non-viable proposals; and c) improved outreach with the community.

The proposed ordinance will serve to further the goals of less-intrusive wireless siting.



Example of challenges associated with poorly designed or poorly installed WTS facilities. This example features incomplete shrouding at the base of the vent pipe, inconsistent with the approved design.



Previously approved AT&T Mobility “Macro” WTS Facility in Telegraph Hill. Three faux vent pipes (with three antennas) on roof, and equipment inside the garage.

ENVIRONMENTAL REVIEW

The proposed Ordinance/amendment is not considered a project under Sections 15060(c)(2) and 15378 of the CEQA Guidelines because it does not result in a physical change in the environment.

PUBLIC COMMENT

As of the date of this report, the Planning Department has received thirteen (13) inquiries about the proposed ordinance, and presented the proposed ordinance to the members of “Livable City” and “SF Beautiful.” Information concerning the proposed amendments was sent, via e-mail on multiple instances to nearly every neighborhood group registered with the Planning Department, along with those persons/groups interested in legislative changes, and representatives of: Parkmerced, Treasure Island Development Authority, the Port of San Francisco, the Office of Community Investment and Infrastructure, Sutro Tower Incorporated, the San Francisco Antenna Free Union, the Coalition of San Francisco Neighborhoods, SF Heritage, and various wireless carriers (*AT&T Mobility, Crown Castle, Extenet Systems, LightSquared, Mobilitie, MonkeyBrains, NextNav, T-Mobile, Sprint, Verizon Wireless, Webpass, and WiLine*) operating in the City.

The approximately six (6) comments received from community members and seven (7) comments from wireless carriers were largely supportive of the proposed changes. Community members did note concerns with the poor installation quality of many existing installations by wireless carriers, including incomplete or missing screening and installations not in conformance with approved plans.

Verizon Wireless representatives objected to creating definitions for Micro & Macro WTS facilities, the 10-year time limit for new Conditional Use Authorizations, review of temporary WTS facilities by the Zoning Administrator, language noting a WTS facility can be located inside or outside an enclosed building, and requiring neighborhood notification for temporary WTS facilities over 90 days.

AT&T Mobility similarly objected to some of the proposed changes including the proposed ten-year time limit for Conditional Use authorizations and also noted concerns as it relates to changes to the WTS Facility Siting Guidelines and the timing of processing applications.

Planning Department staff would note that (previously noted in discussions with AT&T Mobility representatives) no changes are proposed to the WTS Facility Siting Guidelines (or 2003 Supplement), and the proposed Planning Code amendments would actually provide more opportunities to realize the goal of least-intrusive siting, that serves as the goal of the Guidelines.

Furthermore, staff would note the Planning Department has created a dedicated position to review WTS and Personal Wireless Service facility applications and substantially streamlined the historic preservation review process through the use of ACOAs and MPTAs (instead of automatic public hearings before the Historic Preservation Commission).

A number of delays in the review of applications can largely be attributed to various wireless carriers failing to submit complete applications, providing plans or simulations and radio-frequency emissions reports that are inconsistent or replete with errors, proposing designs not consistent with historic

RECOMMENDATION: Recommend that the

Exhibit A:	Draft Historic Preservation Commission Resolution
Exhibit B:	Draft Ordinance
Exhibit C:	Historic Preservation Commission Motion No. 0241



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. XXXXX Planning Code Amendment

HEARING DATE: JUNE 1, 2016

Project Name: Wireless Telecommunications Services (WTS) Facilities
(aka "cell antennas") Planning Code Update

Case Number: 2014-001711PCA

Initiated by: Planning Department

Staff Contact: Omar Masry, Senior Analyst
Omar.Masry@sfgov.org, 415-575-9116

Reviewed by: Tim Frye, Historic Preservation Officer, (415) 575-6822

Recommendation: **Recommend approval to the Board of Supervisors**

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ADOPTING A RESOLUTION BY THE HISTORIC PRESERVATION COMMISSION RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT AMENDMENTS TO THE PLANNING CODE TO DEFINE WIRELESS TELECOMMUNICATIONS SERVICES (WTS) FACILITIES; 2) CREATE DISTINCT WTS FACILITY LAND USE CONTROLS; 3) REQUIRE A CONDITIONAL USE AUTHORIZATION (CU) FOR MACRO WTS FACILITIES IN MOST ARTICLE 2, 7 AND 8 DISTRICTS; 4) REGULATE MICRO WTS FACILITIES IN ALL DISTRICTS; 5) REQUIRE THAT A WTS FACILITY'S CU SHALL EXPIRE AFTER TEN YEARS; 6) REGULATE WTS FACILITIES IN CERTAIN MISSION BAY DISTRICTS AND P DISTRICTS; 7) EXEMPT CERTAIN TELECOMMUNICATIONS EQUIPMENT ACCESSORY USES FROM HEIGHT LIMITATIONS; 8) ALLOW SCREENING ELEMENTS FOR WTS FACILITIES TO EXCEED HEIGHT LIMITS, CONSISTENT WITH EXISTING HEIGHT LIMIT EXEMPTIONS FOR ANTENNAS; 9) DEFINE AND REGULATE TEMPORARY WTS FACILITIES; 10) ALLOW THE HISTORIC PRESERVATION COMMISSION TO DELEGATE DETERMINATIONS ON APPLICATIONS FOR ADMINISTRATIVE CERTIFICATES OF APPROPRIATENESS AND MINOR PERMITS TO ALTER TO PLANNING DEPARTMENT STAFF; 11) AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1; AND 12) MAKE FINDINGS UNDER PLANNING CODE SECTION 302

PREAMBLE

Whereas, in 1996 the City adopted comprehensive WTS Facility Siting Guidelines to ensure adequate review of WTS facilities, given the over 200 WTS facilities estimated would be needed in San Francisco, to provide sufficient mobile voice coverage; and

Whereas, to date there are approximately 1,400 wireless facilities (including WTS facilities primarily mounted on buildings, and Personal Wireless Services Facilities mounted on light and utility poles) in San Francisco, that used to provide both mobile voice and data coverage;

Whereas, the installation of WTS facilities and Personal Wireless Services facilities (hereinafter “wireless facilities”); whether on buildings or attached to light/utility poles, can, if poorly designed or modified, negatively affect (e.g. noise from equipment/generators, tenant displacement, and views) properties include those considered historic resources, and detract from views within historic districts; and

Whereas, State and Federal laws tend to limit, but do not preclude the City’s jurisdiction over wireless facilities, and a recently enacted State law (Government Code Section 65964.1) creates a deemed granted remedy (automatic approval) if the City does not make a decision on an application for a WTS or Personal Wireless Services facility within 150 days (new facilities) or 90 days (major changes to existing facilities and collocations); and

Whereas, the Historic Preservation Commission (HPC) has previously delegated to Department staff the ability to approve certain scopes of work, outlined in HPC Motion No. 0241 (including scopes of work such as roof decks, storefront alterations, signage, WTS facilities on buildings, and Personal Wireless Services Facilities in the public right-of-way), that are considered minor in nature, and approve such applications through an Administrative Certificate of Appropriateness or Minor Permit to Alter; and

Whereas, Articles 10 and 11 of the Planning Code do not specify in a consistent manner whether Planning Department staff may administratively render a decision, including denial of an Administrative Certificate of Appropriateness or Minor Permit to Alter if the application is not considered consistent with the U.S. Secretary of the Interiors Standards for the Treatment of Historic Properties, as well as local guidelines, policies, and bulletins; and

Whereas, the Planning Code allows antennas and towers to exceed height limits, but does not address height limits (or exemptions) for the screening elements typically used to screen antennas or equipment; and

Whereas, when height limit exemptions were added to the Planning Code for antennas and towers, screening elements, such as faux vent pipes, were not available or widely in use; and

Whereas, the Planning Code does not define “Micro” WTS facilities, nor address siting provisions; and

Whereas, the Planning Code does not define Temporary WTS facilities, nor address siting provisions; and

Whereas, the Planning Code precludes WTS Facilities from upper stories of the Inner Sunset, Pacific Avenue, and West Portal Neighborhood Commercial Districts by virtue of their inclusion within the same land use of “Public Use;” and

Whereas, previous Planning Code Amendments unintentionally removed code provisions addressing WTS facilities in P districts and Large Scale Receiving Systems (in C, M, and certain PDR zoning districts) as an Accessory Use; and

Whereas, the Planning Code does not feature a time limit for Conditional Use authorizations for WTS facilities; and

Whereas, the overall changes in wireless facility proliferation and the form factors involved warrant changes to the Planning Code; and

WHEREAS, the proposed legislation is intended to resolve the aforementioned issues; and

WHEREAS, the Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider recommending that the Planning Commission recommend that the Board of Supervisors adopt the proposed Ordinance on June 1, 2016; and

Whereas, the Planning Department has determined that the proposed Ordinance/amendment is not considered a project under Sections 15060(c)(2) and 15378 of the CEQA Guidelines because it does not result in a physical change in the environment; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, the all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance:

MOVED, that the Historic Preservation Commission recommends that the Board of Supervisors Adopt amendments to the Planning Code;

AND BE IT RESOLVED, That the Historic Preservation Commission recommends that the Department prepares for the public hearing to adopt the above referenced Planning Code amendments contained in the draft ordinance, approved as to form by the City Attorney in **Exhibit B**.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- The challenges associated with ensuring wireless facilities are installed and modified in the least-intrusive manner possible warrants updates to the Planning Code.

- The proposed code amendments will allow for orderly development and modification of WTS facilities and timely review of certain historic preservation applications, including applications for WTS Facilities, Personal Wireless Services Facilities, and other scopes of works, considered minor in nature, such as storefront alterations, roof decks, and signage.
- Amending the Planning Code would improve the ability of the City to work with the community and wireless carriers to seek opportunities for less-intrusive wireless siting while allowing for robust coverage and capacity.

1. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.3:

Ensure new housing is sustainable supported by the City's public infrastructure systems.

The proposed amendments would continue to provide a means for wireless carriers to provide robust wireless services.

URBAN DESIGN ELEMENT

Objectives and Policies

HUMAN NEEDS

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.14:

Remove and obscure distracting and cluttering elements.

The proposed amendments would allow carrier to better integrate WTS facilities into the built environment by allowing for scale and context appropriate screening elements to be used in more instances.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

The proposed amendments would enhance the total city living and working environment by continuing to allow communication services for residents and workers within the City. The ability for Department staff to render a decision for an Administrative Certificate of Appropriateness or Minor Permit to Alter would provide for timely decisions on those scopes of work previously considered minor and delegated to staff for review. Additionally, the Project would comply with Federal, State and Local performance standards.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposed amendments would continue to allow the City to permit the development of wireless communications networks that would enhance the City's diverse economic base.

OBJECTIVE 4:

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.1:

Maintain and enhance a favorable business climate in the City.

Policy 4.2:

Promote and attract those economic activities with potential benefit to the City.

The proposed amendments would benefit the City by enhancing the business climate through improved communication services for residents and workers.

VISITOR TRADE

OBJECTIVE 8:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

Policy 8.3:

Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

The proposed amendments would continue to ensure that residents and visitors have adequate public service in the form of competitive telecommunications services.

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER.

Policy 1.20

Increase communication capabilities in preparation for all phases of a disaster and ensure communication abilities extend to hard-to-reach areas and special populations.

Policy 2.4

Bolster the Department of Emergency Management's role as the City's provider of emergency planning and communication, and prioritize its actions to meet the needs of San Francisco.

Policy 2.15

Utilize advancing technology to enhance communication capabilities in preparation for all phases of a disaster, particularly in the high-contact period immediately following a disaster.

Policy 3.7:

Develop a system to convey personalized information during and immediately after a disaster.

The proposed amendments would continue to enhance the ability of the City to protect both life and property from the effects of a fire or natural disaster by providing communication services.

2. The proposed replacement project is consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

By adopting the proposed amendments, the Planning Commission's intends to conserve and protect neighborhood character by ensuring WTS facilities are well-designed and do not detract from individual building, including neighborhood-serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

By adopting the proposed amendments, the Planning Commission's intends to conserve and protect neighborhood character by ensuring WTS facilities are well-designed and do not detract from individual buildings and neighborhood character.

- C) The City's supply of affordable housing will be preserved and enhanced:

The proposed Ordinance and procedural changes will have no adverse effect on the City's supply of affordable housing.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed Ordinance and procedural changes will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed Ordinance would provide greater means to balance the siting and design challenges associated with WTS facilities, while still providing robust wireless coverage and capacity that is important to residents, and the City's economic activities.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is unaffected. Any new construction or alteration associated with a use would be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

Landmarks and historic buildings would be unaffected by the proposed amendments and

procedural changes. Should a proposed use be located within a landmark or historic building, such site would be evaluated under all applicable Planning Code provisions and comprehensive Planning Department policies. The ability for Department staff to render a decision for an Administrative Certificate of Appropriateness or Minor Permit to Alter would provide for timely decisions on those scopes of work previously considered minor and delegated to staff for review.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The City's parks and open space and their access to sunlight and vistas would be unaffected by the proposal. It is not anticipated that permits would be such that sunlight access, to public or private property, would be adversely impacted.

I hereby certify that the Historic Preservation Commission recommended that the Board of Supervisors ADOPT the foregoing Resolution on June 1, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 1, 2016

ATTACHMENT B

FILE NO.

ORDINANCE NO.

[Planning Code - Wireless Telecommunications Services Facilities]

Ordinance amending the Planning Code to (1) define Wireless Telecommunications Services (WTS) Facilities; (2) create distinct WTS Facility land use controls and, among other things, require a conditional use authorization (CU) for Macro WTS Facilities in most Article 2, 7 and 8 Districts; (3) regulate Micro WTS Facilities in all Districts; (4) require that a WTS Facility's CU shall expire after ten years; (5) regulate WTS Facilities in certain Mission Bay Districts and P Districts; (6) exempt certain telecommunications equipment accessory uses from height limitations; (7) allow screening elements for WTS Facilities to exceed height limits, consistent with existing height limit exemptions for antennas; (8) define and regulate Temporary WTS Facilities; (9) allow the Historic Preservation Commission to delegate determinations on applications for Administrative Certificates of Appropriateness and Minor Permits to Alter to Planning Department staff; and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

ATTACHMENT B

1 (a) The Planning Department has determined that the actions contemplated in this
2 ordinance comply with the California Environmental Quality Act (California Public Resources
3 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
4 Supervisors in File No. ____ and is incorporated herein by reference. The Board of Supervisors
5 hereby affirms this determination.

6 (b) On _____, the Planning Commission, in Resolution No. _____,
7 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
8 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
9 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
10 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

11 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
12 Amendment will serve the public necessity, convenience, and welfare for the reasons set forth
13 in Planning Commission Resolution No. ____ and the Board incorporates such reasons
14 herein by reference.

15
16 Section 2. Article 1 of the Planning Code is hereby amended by revising Section 102
17 to read as follows:

18 **SEC. 102. DEFINITIONS.**

19 * * * *

20 **Internet Service Exchange.** A Utility and Infrastructure Use defined as a location that
21 contains any of the following uses (excluding a Wireless Telecommunications Services
22 Facility): switching equipment (whether wireline or wireless) that joins or connects occupants,
23 customers, or subscribers to enable customers or subscribers to transmit data, voice or video
24 signals to each other; one or more computer systems and related equipment used to build,
25

ATTACHMENT B

maintain, or process data, voice or video signals, and provide other data processing services;
or a group of network servers.

* * * *

Utility and Infrastructure. A Use Category that includes Community Recycling Center, Internet Service Exchange, Public Transportation Facility, Public Utilities Yard, Wireless Telecommunications Services (WTS) Facility, and Utility Installation.

Utility Installation. A Utility and Infrastructure Use that includes, but is not necessarily limited to, water, gas, electric, transportation, or communications utilities, or public service facility, provided that operating requirements necessitate placement at this location. This use does not include Wireless Telecommunications Services Facilities, or Public Transportation Facilities, as defined in this Section of the Code.

* * * *

Wireless Telecommunication s Services (WTS) Facility. A Utility and Infrastructure Use defined as a facility that sends and/or receives wireless radio frequency (RF) signals, AM/FM, microwave, or electromagnetic waves, ~~to provide transmission of~~ for the purpose of providing voice, data, images or other information; including but not limited to digital (previously "cellular") mobile phone service, personal communication service and paging services. WTS Facilities may be located either inside or outside of an enclosed building.

Such facilities include, but are not limited to, directional (panel), omni-directional (~~whip~~) and parabolic antennas, related electronic equipment, power sources, screening elements, supporting equipment, towers and structures. The term does not include ~~mobile transmitting devices used by wireless service subscribers, such as vehicle or hand held radios/telephones and their associated transmitting Antennas, nor does this definition include~~ facilities ~~deemed~~ exempt under the ~~by~~ Federal Communications Commission's Over The Air Receiving Device (~~FCC OTARD~~)

ATTACHMENT B

1 rules. A WTS Facility is also referred to as a "Personal Wireless Services Facility," as defined
2 in the federal Communications Act.

3 A WTS Facility is subject to the Wireless Telecommunications Services Facility Siting
4 Guidelines ("Guidelines") adopted by the Planning Commission, including but not limited to any
5 design criteria included in those Guidelines.

6 **Wireless Telecommunications Services (WTS) Facility, Macro.** A Macro WTS Facility is
7 generally characterized by significant spatial effects and more than two antennas. A WTS Facility is
8 considered a Macro WTS Facility unless determined by the Zoning Administrator to be a Micro WTS
9 Facility.

10 **Wireless Telecommunications Services (WTS) Facility, Micro.** The Zoning Administrator
11 shall determine whether a proposed WTS Facility is a Micro WTS Facility. A Micro WTS Facility is
12 generally characterized by

- 13 (a) limited spatial effects;
14 (b) a small number of antennas (typically up to two);
15 (c) an absence of substantial cumulative effects on neighborhood character or aesthetics,
16 when considered in conjunction with other WTS Facilities at the same project site; and
17 (d) a location that is not "disfavored" as specified in the Guidelines.

18 **Wireless Telecommunications Services Facility, Temporary.** A Wireless Telecommunications
19 Services Facility located on a parcel of land and consisting of a vehicle-mounted facility, a building-
20 mounted antenna, or a similar facility, and associated equipment, that is used to provide temporary
21 coverage for a large-scale event or an emergency, or to provide temporary replacement coverage due
22 to the removal of a permitted, permanent WTS facility necessitated by the demolition or major
23 alteration of a nearby property.

24 * * * *

ATTACHMENT B

Section 3. Article 2 of the Planning Code is hereby amended by revising Sections 204.3, 205.2, 209.1, 209.2, 209.3, 209.4, 210.1, 210.2, 210.3, 210.4, 211.1, 211.2, 242, 249.1, 249.52, 249.64, and 260 to read as follows:

SEC. 204.3. ACCESSORY USES FOR USES OTHER THAN DWELLINGS IN C, RC, M, AND PDR DISTRICTS.

* * * *

(c) C, M, and PDR Districts. An antenna or a microwave or satellite dish shall be permitted in C, M, and PDR Districts, except PDR-I-B Districts, without regard to the height of such antenna or microwave or satellite dish and without regard to the proximity of such antenna or microwave or satellite dish to any R District, if the following requirements are met:

(1) the antenna or dish will be used for the reception of indoor wireless, microwave, radio, satellite, or television broadcasts for the exclusive benefit of the residents or occupants in the building on which the facility is placed; and

(2) the antenna or dish is an accessory use to a lawful principal or conditional use.

(3) the antenna or dish shall comply with any applicable design review criteria, including but not limited to any applicable design review criteria contained in the Wireless Telecommunications Services Facility Siting Guidelines.

This subsection (c) shall not apply to an antenna or a microwave or satellite dish that complies with the Federal Communications Commission's Over the Air Receiving Device rules.

SEC. 205.2. TEMPORARY USES: ONE- OR TWO-YEAR LIMIT.

A temporary use may be authorized for a period not to exceed two years for any of the following uses:

* * * *

ATTACHMENT B

(d) Temporary Wireless Telecommunications Services (WTS) Facilities for a period of up to one year if the following requirements are met:

(1) the Zoning Administrator determines that the Temporary WTS Facility shall be sited and constructed so as to:

(A) avoid proximity to residential dwellings to the maximum extent feasible;

(B) comply with the provisions of Article 29 of the Police Code;

(C) be no taller than needed;

(D) be screened to the maximum extent feasible; and

(E) be erected for no longer than reasonably required.

(2) Permits in excess of 90 days for Temporary WTS Facilities operated for commercial purposes shall be subject to Section 311 and 312 of this Code, where applicable.

(3) The Planning Department may require, where appropriate, notices along street frontages abutting the location of the Temporary WTS Facility indicating the nature of the facility and the duration of the permit.

SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.

* * * *

Table 209.1

ZONING CONTROL TABLE FOR RH DISTRICTS

Zoning Category	§ References	RH- 1(D)	RH-1	RH-1(S)	RH-2	RH-3
* * * *						
Utility and Infrastructure Use Category						
* * * *						

ATTACHMENT B

Wireless Telecommunication <u>s</u> Services Facility	§ 102	<u>C or P</u> (7)	<u>C or P</u> (7)	<u>C or P (7)</u>	<u>C or P (7)</u>	<u>C or P (7)</u>
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* * * *

(7) C if a Macro WTS Facility; P if a Micro WTS Facility.

209.2. RM (RESIDENTIAL, MIXED) DISTRICTS.

* * * *

Table 209.2

ZONING CONTROL TABLE FOR RM DISTRICTS

Zoning Category	§ References	RM-1	RM-2	RM-3	RM-4
* * * *					
Utility and Infrastructure Use Category					
* * * *	* * * *	* * *	* * * *	* * *	* * * *
		*		*	
Wireless Telecommunication <u>s</u> Services Facility	§ 102	<u>C or P (9)</u>	<u>C or P (9)</u>	<u>C or P (9)</u>	<u>C or P (9)</u>

* * * *

(9) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 209.3. RC (RESIDENTIAL-COMMERCIAL) DISTRICTS.

ATTACHMENT B

* * * *

Table 209.3

ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category	§ References	RC-3	RC-4
* * * *			
Utility and Infrastructure Use Category			
* * * *	* * * *	* * * *	* * * *
Wireless Telecommunications Services Facility	§ 102	<u>C or P (9)</u>	<u>C or P (9)</u>

* * * *

(9) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 209.4. RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICTS.

* * * *

Table 209.4

ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	§ References	RTO	RTO-M
* * * *	* * * *	* * * *	* * * *

ATTACHMENT B

Utility and Infrastructure Use Category			
* * * *	* * * *	* * * *	* * * *
Wireless Telecommunication _s Services Facility	§ 102	C or P (8)	C or P (8)

* * * *

(8) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 210.1. C-2 DISTRICTS: COMMUNITY BUSINESS.

* * * *

Table 210.1

ZONING CONTROL TABLE FOR C-2 DISTRICTS

Zoning Category	§ References	C-2
* * * *		
Utility and Infrastructure Use Category		
* * * *		
Wireless Telecommunication _s Services Facility	§102	P(1), (4)

* * * *

(4) C if an unscreened Wireless Telecommunications Services Facility is within Waterfront Special Use District 2 or 3, pursuant to Section 240.2(e) and 240.3(i) of this Code.

ATTACHMENT B

SEC. 210.2. C-3 DISTRICTS: DOWNTOWN COMMERCIAL.

* * * *

Table 210.2

ZONING CONTROL TABLE FOR C-3 DISTRICTS

<u>Zoning Category</u>	<u>§ References</u>	<u>C-3-O</u>	<u>C-3- O(SD)</u>	<u>C-3-R</u>	<u>C-3- G</u>	<u>C-3-S</u>
* * * *		* * *	* * *	* * *	* * *	* * *
		*	*	*	* *	*
Utility and Infrastructure Use Category						
* * * *	* * * *	* *	* * * *	* * *	* *	* * *
		* *		*	* *	*
Wireless Telecommunication _s Services Facility	§ 102	P (5)	P (5)	P (5)	P (5)	P (5)

* * * *

SEC. 210.3. PDR DISTRICTS.

* * * *

Table 210.3

ZONING CONTROL TABLE FOR PDR DISTRICTS

<u>Zoning Category</u>	<u>§ References</u>	<u>PDR-1- B</u>	<u>PDR-1-D</u>	<u>PDR-1-G</u>	<u>PDR-2</u>
------------------------	-------------------------	---------------------	----------------	----------------	--------------

ATTACHMENT B

* * * *		* * *	* * * *	* * * *	* * * *
		*			
Utility and Infrastructure Use Category					
* * * *	* * * *	* * *	* * * *	* * * *	* * *
		*			*
Wireless Telecommunications Services Facility	§ 102	<i>C or P</i> (18)	P (15)	P (15)	P (15)

* * * *

(18) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 210.4. M DISTRICTS: INDUSTRIAL.

* * * *

Table 210.4

ZONING CONTROL TABLE FOR M DISTRICTS

Zoning Category	§ References	M-1	M-2
* * * *	* * * *	* * * *	* * * *
Utility and Infrastructure Use Category			
* * * *	* * * *	* * * *	* * * *
Wireless Telecommunications	§ 102	P (1)	P (1)

ATTACHMENT B

Services Facility			
-------------------	--	--	--

* * * *

SEC. 211.1. PRINCIPAL USES PERMITTED, P DISTRICTS.

* * * *

(h) A publicly-owned and operated Wireless Telecommunications Services Facility used primarily for public communication systems.

SEC. 211.2. CONDITIONAL USES, P DISTRICTS.

The following uses shall require Conditional Use authorization from the Planning Commission, as provided in Section 303 of this Code, unless otherwise permitted under Section 211.1 of this Code:

(a) For any P District, Social Service and Philanthropic Facility, Child Care Facility, School, Post-Secondary Educational Institution, Religious Institution, Community Facility, Open Recreational Area, Passive Outdoor Recreation and Neighborhood Agriculture as defined in Section 102 of this Code. Additionally, Neighborhood Agriculture, as defined in Section 102 of this Code, if it does not comply with the performance and operational standards contained in Section 202.2(c), and a Wireless Telecommunications Services Facility, as defined in Section 102 of this Code, if used for commercial communication systems.

* * * *

SEC. 242. BERNAL HEIGHTS SPECIAL USE DISTRICT.

* * * *

ATTACHMENT B

(e) Controls. All provisions of the Planning Code applicable to an RH-1, RH-1(S), RH-2, and RH-3 District shall apply to applicable portions of the Special Use District except as otherwise provided in this Section.

(1) Height Limits. No portion of a dwelling in any portion of this district shall exceed a height of 30 feet except as provided below.

* * * *

(E) Wireless Telecommunications Services Facilities on a dwelling may exceed the 30-foot height limitation contained in this Subsection (e)(1).

* * * *

SEC. 249.1. FOLSOM AND MAIN RESIDENTIAL/COMMERCIAL SPECIAL USE DISTRICT.

* * * *

(b) **Controls.** The following zoning controls are applicable in the Residential/Commercial Special Use District.

* * * *

(2) **Uses.**

* * * *

(B) The use provisions applicable to an RC-4 District shall be applicable to the "Residential/Commercial" Subdistrict with the following modifications or additions:

* * * *

~~(xii) Wireless Facilities shall be permitted as conditional uses;~~

(xii) Internet Service Exchanges shall be permitted as of right as principal uses.

* * * *

ATTACHMENT B

SEC. 249.52. TREASURE ISLAND/YERBA BUENA ISLAND SPECIAL USE DISTRICT.

* * * *

(e) **Development Controls.** Development and uses of property within this Special Use District shall be regulated by the controls contained herein and in the Design for Development, provided, however, that if there is any inconsistency between this Special Use District and the Design for Development, this Special Use District shall control.

* * * *

(2) **Uses.** The uses listed in Figure 3 are permitted in this Special Use District as indicated by the following symbols in the respective column for each district: (i) P – permitted as a principal use in this zoning designation; (ii) IC – subject to approval as an Island Conditional Use pursuant to the procedures set forth in subsection (h) below; (iii) blank – not permitted in this zoning designation.

Figure 3: Treasure Island and Yerba Buena Island Permitted Uses

	TI-R	TI-MU	TI-OS	TI-PCI	P=Permitted Use; IC= Island Conditional Use Permit Required; * and/or † = See Comments
* * * *	* *	* *	* * * *	* * * *	* * * *
	* *	* *			
Civic, Public, Open Space, and Public Service Uses					

ATTACHMENT B

1	* * * *	* *	* *	* * * *	* * * *	* * * *
2		* *	* *			
3	81.	P	P	P	P	†See Building
4	<i>Telecommunications</i>					Design Chapter
5	<i>Antennae and</i>					T5 of the Design
6	<i>Equipment <u>Wireless</u></i>					for Development
7	<i><u>Telecommunications</u></i>					document for
8	<i><u>Services Facility</u></i> †					placement
9						standards
10	* * * *					

12		YBI-R	YBI- MU	YBI-OS	YBI-PCI	P=Permitted Use; IC= Island Conditional Use Permit Required; * and/or † = See Comments
13						
14						
15						
16						
17						
18	* * * *	* *	* *	* * * *	* * * *	* * * *
19		* *	* *			
20	Civic, Public, Open Space, and Public Service Uses					
21						
22	* * * *	* *	* *	* * * *	* * * *	* * * *
23		* *	* *			
24	77.	P	P	P	P	†See Building
25	<i>Telecommunications</i>					Design Chapter

ATTACHMENT B

1	Antennae and					T5 of the Design
2	Equipment Wireless					for Development
3	<u>Telecommunications</u>					document for
4	<u>Services Facility</u> †					placement
5						standards
6	* * * *	* *	* *	* * * *	* * * *	* * * *
7		* *	* *			

* * * *

SEC. 249.64. PARKMERCED SPECIAL USE DISTRICT.

* * * *

(b) **Development Controls.** Development in the Parkmerced Special Use District shall be regulated by the controls contained in the Parkmerced Design Standards and Guidelines, as adopted by the Planning Commission and periodically amended, except for those controls specifically enumerated in this Section. Where not explicitly superseded by definitions established in the Parkmerced Design Standards and Guidelines, the definitions in this Code shall apply. All procedures and requirements in Article 3 shall apply to development in this Special Use District to the extent that they are not in conflict with this Special Use District or the Development Agreement, approved by the Board of Supervisors in Ordinance No. 89-11. The Planning Commission may amend the Parkmerced Design Standards and Guidelines upon initiation by the Planning Department or upon application by an owner of property within Parkmerced (or his or her authorized agent) to the extent that such amendments are consistent with this Special Use District, the General Plan, and the approved Development Agreement.

* * * *

ATTACHMENT B

(2) Uses.

* * * *

(B) **Conditionally Permitted Uses.** The following uses may be approved as a Conditional Use by the Planning Commission:

* * * *

(ii) any use in excess of the maximum occupied square footage permitted as a principally permitted use by Section (b)(2)(A); ~~and~~

(iii) in the PM-S district, any use permitted in PM-R if less than 25,000 square feet of school use has been constructed or entitled; and

(iv) a Wireless Telecommunications Services Facility. This proposed use is subject to the Conditional Use criteria set forth in Section 303, in addition to the criteria set forth below.

Except as specified in Subsection (i) above, in approving any such Conditional Use, the Planning Commission shall not use the criteria set forth in Section 303, but rather shall approve the Conditional Use if it finds that: (i) the proposed use will serve the public necessity, convenience and welfare; (ii) the proposed use makes a positive contribution to the neighborhood; and (iii) the proposed use is of a size and intensity that is compatible with the district in which it is located.

* * * *

SEC. 260. HEIGHT LIMITS: MEASUREMENT.

* * * *

(b) **Exemptions.** In addition to other height exceptions permitted by this Code, the features listed in this Subsection shall be exempt from the height limits established by this Code, in an amount up to but not exceeding that which is specified.

ATTACHMENT B

* * * *

(2) The following features shall be exempt, without regard to their horizontal area, provided the limitations indicated for each are observed:

* * * *

~~(1) Radio and television antennae where permitted as accessory uses and towers and antennae for transmission, reception, or relay of radio, television or other electronic signals, where permitted as principal or conditional uses, subject to the limitations in the definition for Wireless Facilities in Section 102 of this Code and the Zoning Control Table for the district in which the Lot is located and limitations imposed by the Planning Commission.~~ Wireless Telecommunications Services Facilities and other antennas, dishes, and towers and related screening elements, subject to any other applicable Planning Code provisions, including but not limited to applicable design review criteria and Planning Code Section 295.

* * * *

Section 4. Article 3 of the Planning Code is hereby amended by revising Sections 303, 306.9, 311 and 312 to read as follows:

SEC. 303. CONDITIONAL USES.

* * * *

(s) Wireless Telecommunications Services (WTS) Facilities.

(1) Due to the potential modification of WTS Facilities over time and the resulting impacts on a neighborhood's aesthetics and character, as well as other changes in neighborhood character over time, a Conditional Use Authorization for a WTS Facility shall have a duration of ten years from the date of approval. If any administrative appeal is taken from the Conditional Use

ATTACHMENT B

Authorization, the ten-year period shall run from the date the Authorization is upheld on administrative appeal.

(2) The Authorization may be renewed, without limitation, for subsequent time periods of ten years, subject to the following:

(A) The renewal application is filed with the Planning Department prior to expiration, but no earlier than 24 months prior to expiration.

(B) For any Conditional Use Authorization for a WTS Facility, the Planning Commission may, in granting the Conditional Use Authorization, determine that the Director shall review and determine whether to grant any application for renewal of the Conditional Use Authorization for an additional ten-year period.

(C) This provision shall not apply to Conditional Use Authorizations granted prior to the effective date of this Subsection(s). However, applications for Conditional Use Authorizations to modify existing WTS Facilities that are granted on or after the effective date of this Subsection (s) are subject to this Subsection (s).

SEC. 306.9. NOTICE OF APPLICATIONS FOR BUILDING PERMITS FOR SUTRO TOWER.

* * * *

(c) **Notification.** Upon determination that an application is in compliance with the requirements of the Planning Code, the Planning Department shall cause a written notice of the proposed project to be sent in the manner described below. This notice shall be in addition to any notices required by the Building Code and in addition to other requirements for notice provided elsewhere in this Code.

ATTACHMENT B

The notice shall have a format and content determined by the Zoning Administrator. At a minimum, it shall describe the proposed project and the project review process, and shall set forth the mailing date of the notice.

Written notice shall be sent to all ~~properties~~ property owners and to each residential unit within a 1,000 foot radius of the property line of the Sutro Tower site. The latest city-wide Assessor's roll for names and addresses of owners shall be used for said notice. Notice shall also be sent to any neighborhood organization on record with the Department as requesting notice of building permits for Sutro Tower.

SEC. 311. RESIDENTIAL PERMIT REVIEW PROCEDURES FOR RH, RM, AND RTO DISTRICTS.

* * * *

(f) Micro Wireless Telecommunications Services Facilities ~~as Accessory Use,~~
Notification and Review Required. Building permit applications for new construction of a Micro Wireless Telecommunications Services Facility, other than a Temporary Wireless Telecommunications Services Facility, as an accessory use under Article 2 of the Planning Code in RH and RM Districts shall be subject to the notification and review procedures required by this Section. Pursuant to Section 205.2, applications for building permits in excess of 90 days for Temporary Wireless Telecommunications Facilities to be operated for commercial purposes in RH, RM, and RTO Districts shall also be subject to the notification and review procedures required by this Section.

SEC. 312. PERMIT REVIEW PROCEDURES FOR ALL NC, ~~RED~~, AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.

ATTACHMENT B

1 (a) **Purpose.** The purpose of this Section is to establish procedures for reviewing
2 building permit applications for lots in NC, ~~RED~~, and Eastern Neighborhoods Mixed Use
3 Districts in order to determine compatibility of the proposal with the neighborhood and for
4 providing notice to property owners, occupants and residents neighboring the site of the
5 proposed project and to interested neighborhood organizations, so that concerns about a
6 project may be identified and resolved during the review of the permit.

7 (b) **Applicability.** Except as indicated herein, all building permit applications for
8 demolition, new construction, changes in use to a formula retail use as defined in Section
9 303.1 of this Code or alterations which expand the exterior dimensions of a building shall be
10 subject to the notification and review procedures required by Subsection 312(d). Subsection
11 312(f) regarding demolition permits and approval of replacement structures shall apply to all
12 NC, ~~RED~~, and Eastern Neighborhoods Mixed Use Districts. For the purposes of this Section,
13 addition to a building of the features listed in Section 136(c)(1) through 136(c)(24) and
14 136(c)(26) shall not be subject to notification under this Section.

15 (c) **Changes of Use.** In NC Districts, all building permit applications for a change of
16 use to a Bar as defined in Sections 102 and 790.22, a Liquor Store as defined in Sections 102
17 and 790.55, Other Large Institutions as defined in Section 790.50, Other Small Institutions as
18 defined in Section 790.51, a Limited Restaurant as defined in Sections 102 and 790.90, a
19 Restaurant, as defined in Sections 102 and 790.91, a Massage Establishment as defined in
20 Sections 102 and 790.60, an Outdoor Activity Area as defined in Section 790.70, an Adult or
21 Other Entertainment use as defined in Sections 790.36 and 790.38, a Fringe Financial
22 Service use as defined in Sections 102 and 790.111, Tobacco Paraphernalia Establishments
23 as defined in Sections 102 and 790.123, or Group Housing as defined in Sections 102 and
24 790.88(b) shall be subject to the provisions of Subsection 312(d); provided, however, that a
25 change of use from a Restaurant to a Limited-Restaurant shall not be subject to the provisions

ATTACHMENT B

of Subsection 312(d). In all ~~RED and~~ Eastern Neighborhoods Mixed Use Districts all building permit applications for a change of use from any one land use category to another land use category shall be subject to the provisions of Subsection 312(d). In addition, any accessory massage use in the Ocean Avenue Neighborhood Commercial Transit District shall be subject to the provisions of Subsection 312(d).

For the purposes of this Subsection, "land use category" shall mean those categories used to organize the individual land uses which appear in the use tables in Article 8, immediately preceding a group of individual land uses, and include the following: Residential Use, Institutional Use, Retail Sales and Service Use, assembly, Recreation and Entertainment Use, Office Use, motor vehicle services use, Industrial home and business service Use, or other use.

* * * *

(g) ~~Micro Wireless Telecommunications Services Facilities as Accessory Use,~~
Notification and Review Required. Building permit applications for new construction of a ~~Micro Wireless Telecommunications Services Facility as an accessory use~~ under Article 7 or 8 of the Planning Code in all NC, ~~RED~~, or Eastern Neighborhoods Mixed Use Districts shall be subject to the notification and review procedures required by this Section. Pursuant to Section 205.2, applications for building permits in excess of 90 days for Temporary Wireless Telecommunications Facilities to be operated for commercial purposes in NC and Eastern Neighborhood Mixed Use Districts shall also be subject to the notification and review procedures required by this Section.

Section 5. Article 4 of the Planning Code is hereby amended by revising Section 411.3 to read as follows:

SEC. 411.3. APPLICATION OF TIDF.

ATTACHMENT B

(a) Application. Except as provided in Subsections (1) and (2) below, the TIDF shall be payable with respect to any new development in the City for which a building or site permit is issued on or after September 4, 2004. In reviewing whether a development project is subject to the TIDF, the project shall be considered in its entirety. A sponsor shall not seek multiple applications for building permits to evade paying the TIDF for a single development project.

* * * *

(2) No TIDF shall be payable on the following types of new development.

* * * *

(F) The following types of new developments, except to the extent that any such new development is also captured under a more specific use under this Code that is not otherwise exempt:

* * * *

(vi) Mortuary, Public Facility, Utility Installation, Public Transport Facility, Wireless Telecommunications Services Facility, Temporary Uses, Waterborne Commerce, and Internet Service Exchange Uses as defined in Section 102 of this Code, as well as Any use that is permitted as a principal use in any other C, M, or PDR District without limitation as to enclosure within a building, wall or fence.

* * * *

Section 6. Article 7 of the Planning Code is hereby amended by revising Sections 703.2, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 733A, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, and 790.80 to read as follows:

SEC. 703.2. USE PERMITTED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.

(a) **Use Categories.** The uses, functions, or activities, which are permitted in each Neighborhood Commercial District class include those listed below by zoning control category and number and cross-referenced to the Code Section containing the definition.

No.	<i>Zoning Control Categories for Uses</i>	Section Number of Use Definition
* * * *	* * * *	* * * *
<u>33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§102</u>

(b) **Use Limitations.** The uses permitted in Neighborhood Commercial Districts are either principal, conditional, accessory, or temporary uses as stated in this Section, and include those uses set forth or summarized and cross-referenced in the zoning control categories as listed in this Code for each district class.

(1) **Permitted Uses.** All permitted uses shall be conducted within an enclosed building in Neighborhood Commercial Districts, unless otherwise specifically allowed in this Code. Exceptions from this requirement are: uses which, when located outside of a building, qualify as an Outdoor Activity Area, as defined in Sections 102 and 790.70 of this Code; accessory off-street parking and loading and other uses listed below which function primarily as open-air uses, or which may be appropriate if located on an open lot, outside a building, or

ATTACHMENT B

within a partially enclosed building, subject to other limitations of this Article 7 and other sections of this Code.

No.	Zoning Control Category
-----	-------------------------

.33A Wireless Telecommunications Services Facility

.56 Automobile Parking

.57 Automotive Gas Station

.58 Automotive Service Station

.60 Automotive Wash

.61 Automobile Sale or Rental

.81 Other Institutions, Large (selected)

.83 Public Use (selected)

.95 Community Residential Parking

* * * *

SEC. 710. NC-1 - NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1.

* * * *

**Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1
ZONING CONTROL TABLE**

* * * *

			NC-1		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*

ATTACHMENT B

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*
			<i>C if a</i>	<i>C if a</i>	<i>C if a</i>
			<i>Macro</i>	<i>Macro</i>	<i>Macro</i>
			<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
	<i>Wireless</i>		<i>Facility;</i>	<i>Facility;</i>	<i>Facility;</i>
<i>710.33A</i>	<i>Telecommunications</i>	<i>§ 102</i>	<i>P if a</i>	<i>P if a</i>	<i>P if a</i>
	<i>Services Facility</i>		<i>Micro</i>	<i>Micro</i>	<i>Micro</i>
			<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
			<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

**Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2
ZONING CONTROL TABLE**

* * * *

			NC-2		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+

ATTACHMENT B

* *	* * *	* * *	* * *	* * *
* *			*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES				
* * *	* * *	* * *	* * *	* * *
*			*	*
			<i>C if a</i>	<i>C if a</i>
			<i>Macro</i>	<i>Macro</i>
			<i>WTS</i>	<i>WTS</i>
	<i>Wireless</i>		<i>Facility;</i>	<i>Facility;</i>
<i>711.33A</i>	<i>Telecommunications</i>	<i>§ 102</i>	<i>P if a</i>	<i>P if a</i>
	<i>Services Facility</i>		<i>Micro</i>	<i>Micro</i>
			<i>WTS</i>	<i>WTS</i>
			<i>Facility.</i>	<i>Facility.</i>
* * *	* * *	* * *	* * *	* * *
*			*	*

* * *

SEC. 712. NC-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * *

Table 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3

ZONING CONTROL TABLE

* * *

			NC-3
--	--	--	-------------

ATTACHMENT B

			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>712.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a</u>	<u>C if a</u>	<u>C if a</u>
			<u>Macro</u>	<u>Macro</u>	<u>Macro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility;</u>	<u>Facility;</u>	<u>Facility;</u>
			<u>P if a</u>	<u>P if a</u>	<u>P if a</u>
			<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

SEC. 713. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.

* * * *

**Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S
ZONING CONTROL TABLE**

ATTACHMENT B

* * * *

			NC-S		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>713.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

ATTACHMENT B

**Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			Broadway		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>714.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

ATTACHMENT B

SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

**Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			Castro Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>715.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>

ATTACHMENT B

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*	* * * *	* * * *	*	*	*

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SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			Inner Clement Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* *	* * *	* * *
* *			* *	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>716.33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u>

ATTACHMENT B

			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*

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SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

* * * *

			<i>Outer Clement Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*
<u>717.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS</u>	<u>C if a Macro WTS</u>	<u>C if a Macro WTS</u>

ATTACHMENT B

			<u>Facility;</u>	<u>Facility;</u>	<u>Facility;</u>
			<u>P if a</u>	<u>P if a</u>	<u>P if a</u>
			<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

* * * *

			Upper Fillmore Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

ATTACHMENT B

			<u>C if a</u>	<u>C if a</u>	<u>C if a</u>
			<u>Macro</u>	<u>Macro</u>	<u>Macro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
	<u>Wireless</u>		<u>Facility;</u>	<u>Facility;</u>	<u>Facility;</u>
<u>718.33A</u>	<u>Telecommunications</u>	<u>§ 102</u>	<u>P if a</u>	<u>P if a</u>	<u>P if a</u>
	<u>Services Facility</u>		<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*

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SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			Haight Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *			* * *	* * *	* * *
* *	* * * *	* * * *	*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					

ATTACHMENT B

* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
			<i>C if a</i>	<i>C if a</i>	<i>C if a</i>
			<i>Macro</i>	<i>Macro</i>	<i>Macro</i>
			<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
	<i>Wireless</i>		<i>Facility;</i>	<i>Facility;</i>	<i>Facility;</i>
<i>719.33A</i>	<i>Telecommunications</i>	<i>§ 102</i>	<i>P if a</i>	<i>P if a</i>	<i>P if a</i>
	<i>Services Facility</i>		<i>Micro</i>	<i>Micro</i>	<i>Micro</i>
			<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
			<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

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SEC. 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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**Table 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

* * * *

			<i>Hayes-Gough Transit</i>		
			<i>Controls by Story</i>		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *

ATTACHMENT B

* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*
<u>720.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

SEC. 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			<i>Upper Market Street</i>
			<i>Controls by Story</i>

ATTACHMENT B

No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>721.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a</u>	<u>C if a</u>	<u>C if a</u>
			<u>Macro</u>	<u>Macro</u>	<u>Macro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility;</u>	<u>Facility;</u>	<u>Facility;</u>
			<u>P if a</u>	<u>P if a</u>	<u>P if a</u>
			<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
* * *	* * * *	* * * *	<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

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ATTACHMENT B

			North Beach		
			<i>Controls by Story</i>		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * *	* * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * *	* * *	* * *	* * *	* * *
*			*	*	*
<u>722.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * *	* * *	* * *	* * *	* * *	* * *
*			*	*	*

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SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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ATTACHMENT B

**Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			Polk Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>723.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

ATTACHMENT B

SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			Sacramento Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
<u>724.33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u>

ATTACHMENT B

			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*

* * * *

SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			<i>Union Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*
<u>725.33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u>

ATTACHMENT B

			<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

SEC. 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

* * * *

			Valencia Street Transit		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>726.33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u>

ATTACHMENT B

			<u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>Facility; P</u> <u>if a Micro</u> <u>WTS</u> <u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

SEC. 727. 24TH STREET - MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 727. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

* * * *

			24th Street – Mission Transit		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

ATTACHMENT B

			<u>C i f a</u>	<u>C i f a</u>	<u>C i f a</u>
			<u>Macro</u>	<u>Macro</u>	<u>Macro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
	<u>Wireless</u>		<u>Facility;</u>	<u>Facility;</u>	<u>Facility;</u>
<u>727.33A</u>	<u>Telecommunications</u>	<u>§ 102</u>	<u>P i f a</u>	<u>P i f a</u>	<u>P i f a</u>
	<u>Services Facility</u>		<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*

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SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

* * * *

			24th Street – Noe Valley		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *			* * *	* * *	* * *
* *	* * * *	* * * *	*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					

ATTACHMENT B

* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
			<i>C if a</i>	<i>C if a</i>	<i>C if a</i>
			<i>Macro</i>	<i>Macro</i>	<i>Macro</i>
			<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
	<i>Wireless</i>		<i>Facility;</i>	<i>Facility;</i>	<i>Facility;</i>
<i>728.33A</i>	<i>Telecommunications</i>	<i>§ 102</i>	<i>P if a</i>	<i>P if a</i>	<i>P if a</i>
	<i>Services Facility</i>		<i>Micro</i>	<i>Micro</i>	<i>Micro</i>
			<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
			<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

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SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			West Portal Avenue		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *

ATTACHMENT B

	* *			*	*	*
	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
	* * *			* * *	* * *	* * *
	*	* * * *	* * * *	*	*	*
				<i>C if a</i>	<i>C if a</i>	<i>C if a</i>
				<i>Macro</i>	<i>Macro</i>	<i>Macro</i>
				<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
				<i>Facility;</i>	<i>Facility;</i>	<i>Facility;</i>
	<i>729.33A</i>	<i>Wireless</i>	<i>§ 102</i>	<i>P if a</i>	<i>P if a</i>	<i>P if a</i>
		<i>Telecommunications</i>		<i>Micro</i>	<i>Micro</i>	<i>Micro</i>
		<i>Services Facility</i>		<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
				<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
	* * *			* * *	* * *	* * *
	*	* * * *	* * * *	*	*	*

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SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

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			<i>Inner Sunset</i>
			<i>Controls by Story</i>

ATTACHMENT B

No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
730.33A	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	§ 102	<u>C if a</u>	<u>C if a</u>	<u>C if a</u>
			<u>Macro</u>	<u>Macro</u>	<u>Macro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility;</u>	<u>Facility;</u>	<u>Facility;</u>
			<u>P if a</u>	<u>P if a</u>	<u>P if a</u>
			<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

SEC. 731. NCT-3 - MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 731. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-3 ZONING CONTROL TABLE

ATTACHMENT B

			<i>NCT-3</i>		
			<i>Controls by Story</i>		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>731.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

SEC. 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

ATTACHMENT B

ZONING CONTROL TABLE

			Pacific Avenue		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>732.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

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ATTACHMENT B

SEC. 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

* * * *

			<i>Upper Market Street Transit</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>733.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>

ATTACHMENT B

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*	* * * *	* * * *	*	*	*

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SEC. 733A. NCT-1 – NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.

* * * *

**Table 733A. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT
NCT-1 ZONING CONTROL TABLE**

* * * *

			NCT-1		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
<u>733A.</u> <u>33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u>

ATTACHMENT B

			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*

* * * *

SEC. 734. NCT-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

**Table 734. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
NCT-2 ZONING CONTROL TABLE**

* * * *

			NCT-2		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>734.33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u>

ATTACHMENT B

			<u>Facility;</u>	<u>Facility;</u>	<u>Facility;</u>
			<u>P if a</u>	<u>P if a</u>	<u>P if a</u>
			<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

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SEC. 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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**Table 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

* * * *

			<i>SoMa Transit</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

ATTACHMENT B

			<u>C if a</u>	<u>C if a</u>	<u>C if a</u>
			<u>Macro</u>	<u>Macro</u>	<u>Macro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
	<u>Wireless</u>		<u>Facility;</u>	<u>Facility;</u>	<u>Facility;</u>
<u>735.33A</u>	<u>Telecommunications</u>	<u>§ 102</u>	<u>P if a</u>	<u>P if a</u>	<u>P if a</u>
	<u>Services Facility</u>		<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*

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SEC. 736. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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**Table 736. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT
DISTRICT
ZONING CONTROL TABLE**

* * * *

			Mission Street Transit		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*

ATTACHMENT B

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*
<u>736.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

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SEC. 737. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 737. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

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			<i>Ocean Avenue Transit</i>
			<i>Controls by Story</i>

ATTACHMENT B

No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>737.33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u>	<u>C if a</u>	<u>C if a</u>
			<u>Macro</u>	<u>Macro</u>	<u>Macro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility;</u>	<u>Facility;</u>	<u>Facility;</u>
			<u>P if a</u>	<u>P if a</u>	<u>P if a</u>
			<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
* * *	* * * *	* * * *	<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

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SEC. 738. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 738. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

* * * *

ATTACHMENT B

			Glen Park Transit		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>738.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

SEC. 739. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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ATTACHMENT B

**Table 739. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			Noriega Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>739.33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

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ATTACHMENT B

SEC. 740. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 740. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			<i>Irving Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>740.33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

ATTACHMENT B

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SEC. 741. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 741. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			<i>Taraval Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>741.33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>

ATTACHMENT B

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SEC. 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			<i>Judah Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>742.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility;</u> <u>P if a Micro</u>	<u>C if a Macro WTS Facility;</u> <u>P if a Micro</u>	<u>C if a Macro WTS Facility;</u> <u>P if a Micro</u>

ATTACHMENT B

			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*

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SEC. 743. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 743

FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

* * * *

			<i>Folsom Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
	<u>Wireless</u>		<u>C if a</u>	<u>C if a</u>	<u>C if a</u>
<u>743.33A</u>	<u>Telecommunications</u>	<u>§ 102</u>	<u>Macro</u>	<u>Macro</u>	<u>Macro</u>
	<u>Services Facility</u>		<u>WTS</u>	<u>WTS</u>	<u>WTS</u>

ATTACHMENT B

			<u>Facility;</u>	<u>Facility;</u>	<u>Facility;</u>
			<u>P if a</u>	<u>P if a</u>	<u>P if a</u>
			<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

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SEC. 744. REGIONAL COMMERCIAL DISTRICT.

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Table 744

REGIONAL COMMERCIAL DISTRICT ZONING CONTROL TABLE

* * * *

			Regional Commercial		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

ATTACHMENT B

	<u>Wireless</u>				
	<u>Telecommunications</u>				
<u>744.33A</u>	<u>Services Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*

* * * *

SEC. 745. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 745.

EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

* * * *

			Excelsior Outer Mission Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					

ATTACHMENT B

* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>745.33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u>	<u>C if a</u>	<u>C if a</u>
			<u>Macro</u>	<u>Macro</u>	<u>Macro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility;</u>	<u>Facility;</u>	<u>Facility;</u>
			<u>P if a</u>	<u>P if a</u>	<u>P if a</u>
			<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

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SEC. 746. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 746. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			<i>Divisadero Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *

ATTACHMENT B

* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>746.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

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SEC. 747. FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 747. FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			<i>Fillmore Street</i>
			<i>Controls by Story</i>

ATTACHMENT B

No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>747.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

* * * *

SEC. 790. DEFINITIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS.

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SEC. 790.80. PUBLIC USE.

A publicly or privately owned use which provides public services to the community, whether conducted within a building or on an open lot, and which has operating requirements which necessitate location within the district, including civic structures (such as museums,

ATTACHMENT B

post offices, administrative offices of government agencies), public libraries, police stations, transportation facilities, utility installations, *including and* Internet Services Exchanges, ~~and wireless transmission facilities~~. Such use shall not include service yards, machine shops, garages, incinerators and publicly operated parking in a garage or lot. "Publicly operated parking" is defined in Sections 790.8 and 790.10 of this Code. Public uses shall also include a community recycling collection center, as defined in Subsection (a) below.

* * * *

Section 7. Article 8 of the Planning Code is hereby amended by revising Sections 801.2, 803.2, 810.1, 811.1, 812.1, 813, 814, 815, 816, 817, 818, 827, 829, 840, 841, 842, 843, 844, 845, 846, 847, and 890.80, to read as follows:

SEC. 801.2. REFERENCES TO ARTICLES 1 AND 2 (TEMPORARY).

Articles 1 and 2 of this Code are in the process of a significant reorganization. As a result, some references to Articles 1 and 2 have not yet been modified. The following references in this Section of the Code are amended as follows:

* * * *

227(h) shall refer to Section 102, ~~Commercial~~ Wireless Telecommunications Services Facility

* * * *

SEC. 803.2. USE PERMITTED IN CHINATOWN MIXED USE DISTRICTS.

* * * *

TABLE 803.2 USE CATEGORIES PERMITTED IN THE CHINATOWN MIXED USE DISTRICTS

ATTACHMENT B

No.	Zoning Control Categories for Uses	Section Number of Use Definition
* * *	* * * *	* * * *
* * *		
803.2.99	<i>Wireless Telecommunications Services Facility</i>	<i>§102</i>
* * *	* * * *	* * * *
* * *		

(b) **Use Limitations.** Uses in Chinatown Mixed Use Districts are either permitted, conditional, accessory, temporary, or are not permitted.

(1) **Permitted Uses.** All permitted uses in Chinatown Mixed Use Districts shall be conducted within an enclosed building, unless otherwise specifically allowed in this Code. Exceptions from this requirement are: accessory off-street parking and loading; uses which, when located outside of a building, qualify as an outdoor activity area, as defined in Section 890.71 of this Code; ~~as~~ Neighborhood Agriculture, as defined in Section 102.35 *of this Code*; *Wireless Telecommunications Services Facility, as defined in Section 102 of this Code*; and uses which by their nature are to be conducted in an open lot or outside a building, as described in Sections 890 through 890.140 of this Code. If there are two or more uses in a structure and none is classified under Section 803.2(b)(1)(C) of this Code as accessory, then each of these uses will be considered separately as an independent permitted, conditional, temporary or not permitted use.

* * * *

SEC. 810.1. CHINATOWN COMMUNITY BUSINESS DISTRICT.

ATTACHMENT B

* * * *

Table 810

CHINATOWN COMMUNITY BUSINESS DISTRICT

ZONING CONTROL TABLE

			<i>Chinatown Community Business District</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
<u>OTHER USES</u>					
	<u>Wireless</u>				
<u>§ 810.99</u>	<u>Telecommunications</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Services Facility</u>				

* * * *

SEC. 811.~~1~~ CHINATOWN VISITOR RETAIL DISTRICT.

* * * *

Table 811

CHINATOWN VISITOR RETAIL DISTRICT

ZONING CONTROL TABLE

			<i>Chinatown Visitor Retail District</i>		
--	--	--	---	--	--

ATTACHMENT B

			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
<u>OTHER USES</u>					
	<u>Wireless</u>				
<u>.99</u>	<u>Telecommunications</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Services Facility</u>				

* * * *

SEC. 812.1 CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 812

CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

* * * *

			Chinatown Residential Neighborhood Commercial District		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*

ATTACHMENT B

<i>OTHER USES</i>					
	<i>Wireless</i>				
<i>.99</i>	<i>Telecommunications</i>	<i>§ 102</i>	<i>P</i>	<i>P</i>	<i>P</i>
	<i>Services Facility</i>				

* * * *

SEC. 813. RED - RESIDENTIAL ENCLAVE DISTRICT.

* * * *

Table 813

RED – RESIDENTIAL ENCLAVE DISTRICT

ZONING CONTROL TABLE

			<i>Residential Enclave</i>
No.	Zoning Category	§ References	Controls
* *	* * * *	* * * *	* * * *
* *			
Other Uses			
* *	* * * *	* * * *	* * * *
* *			
<i>813.70</i>	<i>Commercial Wireless</i> <i>Transmitting, Receiving or</i> <i>Relay Facility</i>	<i>§ 227(h)</i>	<i>NP</i>
* *	* * * *	* * * *	* * * *

ATTACHMENT B

* *			
<u>813.99</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>NP; P if the facility is a Micro</u> <u>WTS Facility.</u>

SEC. 814. SPD – SOUTH PARK DISTRICT.

* * * *

Table 814

SPD – SOUTH PARK DISTRICT ZONING CONTROL TABLE

* * * *

			South Park District
No.	Zoning Category	§ References	Controls
* *	* * * *	* * * *	* * * *
* *			
Other Uses			
* *	* * * *	* * * *	* * * *
* *			
<u>814.73</u>	<u>Commercial Wireless</u> <u>Transmitting, Receiving or</u> <u>Relay Facility</u>	<u>§ 227(h)</u>	€
* *	* * * *	* * * *	* * * *
* *			
<u>814.99</u>	<u>Wireless</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u>

ATTACHMENT B

	<u>Telecommunications</u>		<u>WTS Facility.</u>
	<u>Services Facility</u>		

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SEC. 815. RSD – RESIDENTIAL/SERVICE MIXED USE DISTRICT.

* * * *

Table 815

RSD – RESIDENTIAL/SERVICE MIXED USE DISTRICT

ZONING CONTROL TABLE

			<i>Residential/Service Mixed Use District</i>
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Controls</i>
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
815.73	<i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	§ 227(h)	€
* * * *	* * * *	* * * *	* * * *
<u>815.99</u>	<u>Wireless</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u>

ATTACHMENT B

	<u>Telecommunications</u>		<u>WTS Facility.</u>
	<u>Services Facility</u>		

* * * *

SEC. 816. SLR – SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USE DISTRICT.

* * * *

Table 816

SLR – SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USED DISTRICT

ZONING CONTROL TABLE

			<i>Service/Light Industrial/Residential Mixed Use District</i>
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Controls</i>
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
816.73	<i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	<i>§ 227(h)</i>	€
* * * *	* * * *	* * * *	* * * *

ATTACHMENT B

<u>816.99</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u> <u>WTS Facility.</u>
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SEC. 817. SLI – SERVICE/LIGHT INDUSTRIAL DISTRICT.

* * * *

Table 817

SLI – SERVICE/LIGHT INDUSTRIAL DISTRICT

ZONING CONTROL TABLE

			<i>Service/Light Industrial District</i>
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Controls</i>
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
817.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	€
* * * *	* * * *	* * * *	* * * *

ATTACHMENT B

<u>817.99</u>	<u>Wireless</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u>
	<u>Telecommunications</u>		<u>WTS Facility.</u>
	<u>Services Facility</u>		

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SEC. 818. SSO – SERVICE/SECONDARY OFFICE DISTRICT.

* * * *

Table 818

SSO – SERVICE/SECONDARY OFFICE DISTRICT ZONING CONTROL TABLE

			Service/Secondary Office District
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
818.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
* * * *	* * * *	* * * *	* * * *
<u>818.99</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro WTS</u> <u>Facility.</u>

ATTACHMENT B

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SEC. 827. RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (RH-DTR).

* * * *

Table 827

RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT ZONING CONTROL TABLE

			<i>Rincon Hill Downtown Residential Mixed Use District</i>
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Controls</i>
* * * *	* * * *	* * * *	* * * *
<i><u>Other Uses</u></i>			
<i>.99</i>	<i><u>Wireless Telecommunications Services Facility</u></i>	<i><u>§102</u></i>	<i><u>C; P if the facility is a Micro WTS Facility.</u></i>

* * * *

SEC. 829. SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (SB-DTR).

* * * *

Table 829

SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT

ATTACHMENT B

ZONING CONTROL TABLE

			<i>South Beach Downtown Residential Mixed Use District</i>
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Controls</i>
* *	* * * *	* * * *	* * * *
* *			
<i>Other Uses</i>			
<u>.99</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§102</u>	<u>C; P if the facility is a Micro WTS Facility.</u>

* * * *

SEC. 840. MUG – MIXED USE-GENERAL DISTRICT.

* * * *

Table 840

MUG – MIXED USE-GENERAL DISTRICT

ZONING CONTROL TABLE

			<i>Mixed Use – General District</i>
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Controls</i>
* * * *			
Other Uses			

ATTACHMENT B

1	* *	* * * *	* * * *	* * * *
2	* *			
3	840.92	Public Use, except Public Transportation Facility, <u>and</u> Internet Service Exchange, <u>and</u> <i>Commercial Wireless</i> <i>Transmitting, Receiving or</i> <i>Relay Facility</i>	§§ 209.6(c), 227(h) , 890.80	P
10	840.93	<i>Commercial Wireless</i> <i>Transmitting, Receiving or</i> <i>Relay Facility</i>	§ 227(h)	C
14	* *	* * * *	* * * *	* * * *
15	* *			
16	<u>840.99</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u> <u>WTS Facility.</u>

SEC. 841. MUR – MIXED USE-RESIDENTIAL DISTRICT.

* * * *

Table 841

MUR – MIXED USE-RESIDENTIAL DISTRICT ZONING CONTROL TABLE

ATTACHMENT B

			Mixed Use – Residential District
No.	Zoning Category	§ References	Controls
* *	* * * *	* * * *	* * * *
* *			
Other Uses			
* *	* * * *	* * * *	* * * *
* *			
841.92	Public Use, except Public Transportation Facility, <u>and</u> Internet Service Exchange, <u>and</u> <i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	§§ 890.80, 209.6(c), 227(h)	P
841.93	<i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	§ 227(h)	C
* *	* * * *	* * * *	* * * *
* *			
<u>841.99</u>	<u>Wireless Telecommunications</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro WTS Facility.</u>

ATTACHMENT B

	<i>Services Facility</i>		
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SEC. 842. MUO - MIXED USE-OFFICE DISTRICT.

* * * *

Table 842

MUO – MIXED USE-OFFICE DISTRICT

ZONING CONTROL TABLE

			<i>Mixed Use – Office District</i>
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
842.9 2	Public Use, except Public Transportation Facility, <i>and</i> Internet Service Exchange, <i>and</i> <i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	§§ 890.80, 209.6(c), <i>227(h)</i>	P
842.93	<i>Commercial Wireless Transmitting, Receiving or</i>	<i>§ 227(h)</i>	Ⓒ

ATTACHMENT B

	<i>Relay Facility</i>		
* *	* * * *	* * * *	* * * *
* *			
<u>842.99</u>	<u>Wireless</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u>
	<u>Telecommunications</u>		<u>WTS Facility.</u>
	<u>Services Facility</u>		

SEC. 843. UMU - URBAN MIXED USE DISTRICT.

* * * *

Table 843

UMU – URBAN MIXED USE DISTRICT

ZONING CONTROL TABLE

			<i>Urban Mixed Use District</i>
No.	Zoning Category	§ References	Controls
* *	* * * *	* * * *	* * * *
* *			
Other Uses			
* *	* * * *	* * * *	* * * *
* *			
843.9 2	Public Use, except Public Transportation Facility, <u>and</u> Internet Service Exchange, and	§§ 890.80, 209.6(c), 227(h)	P

ATTACHMENT B

	<i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>		
843.93	<i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	<i>§ 227(h)</i>	<i>€</i>
* * * *	* * * *	* * * *	* * * *
<u>843.99</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro WTS Facility.</u>

SEC. 844. WMUG – WSOMA MIXED USE-GENERAL DISTRICT.

* * * *

Table 844

WMUG – WSOMA MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE

			<i>WSoMa Mixed Use-General District</i>
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
Other Uses			

ATTACHMENT B

1	* *	* * * *	* * * *	* * * *
2	* *			
3	844.9	Public Use, except Public		
4		Transportation Facility;		
5		<i>and</i> Internet Service		
6	2	Exchange, <i>and</i>	§§ 209.6(c), 227(h) ,	P
7		<i>Commercial Wireless</i>	890.80	
8		<i>Transmitting, Receiving or</i>		
9		<i>Relay Facility</i>		
10	844.93	<i>Commercial Wireless</i>		
11		<i>Transmitting, Receiving or</i>	§ 227(h)	€
12		<i>Relay Facility</i>		
13	* *	* * * *	* * * *	* * * *
14	* *			
15				
16	<u>844.99</u>	<u>Wireless</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u>
17		<u>Telecommunications</u>		<u>WTS Facility.</u>
18		<u>Services Facility</u>		

* * * *

SEC. 845. WMUO – WSOMA MIXED USE-OFFICE DISTRICT.

* * * *

Table 845

WMUO – WSOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

ATTACHMENT B

			WSoMa Mixed Use-Office District
No.	Zoning Category	§ References	Controls
* *	* * * *	* * * *	* * * *
* *			
Other Uses			
* *	* * * *	* * * *	* * * *
* *			
845.9 2	Public Use, except Public Transportation Facility, <u>and</u> Internet Service Exchange, <u>and</u> <i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	§§ 209.6(c), 227(h) , 890.80	P
845.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	€
* *	* * * *	* * * *	* * * *
* *			
<u>845.99</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro WTS Facility.</u>

ATTACHMENT B

SEC. 846. SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.

* * * *

Table 846

SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT

ZONING CONTROL TABLE

			<i>SALI District</i>
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Controls</i>
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
846.9 2	Public Use, except Public Transportation Facility, <i>and</i> Internet Service Exchange, <i>and</i> <i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	§§ 209.6(c), 227(h) , 890.80	P
846.93	<i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	§ 227(h)	€

ATTACHMENT B

* *	* * * *	* * * *	* * * *
* *			
<u>846.99</u>	<u>Wireless</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u>
	<u>Telecommunications</u>		<u>WTS Facility.</u>
	<u>Services Facility</u>		

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SEC. 847. RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT.

* * * *

Table 847

RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT

ZONING CONTROL TABLE

			<i>Residential Enclave-Mixed</i>
No.	Zoning Category	§ References	Controls
* *	* * * *	* * * *	* * * *
* *			
Other Uses			
* *	* * * *	* * * *	* * * *
* *			
	<u>Wireless</u>		<u>C; P if the facility is a Micro</u>
<u>847.99</u>	<u>Telecommunications</u>	<u>§ 102</u>	<u>WTS Facility.</u>
	<u>Services Facility</u>		

SEC. 890. DEFINITIONS FOR MIXED USE DISTRICTS.

ATTACHMENT B

* * * *

SEC. 890.80. PUBLIC USE.

A publicly or privately owned use which provides public services to the community, whether conducted within a building or on an open lot, and which has operating requirements which necessitate location within the district, including civic structures such as museums, post offices, administrative offices of government agencies, public libraries, police stations, transportation facilities, utility installations, *including and* Internet Services Exchanges. ~~and wireless transmission facilities.~~ Such use shall not include service yards, machine shops, garages, incinerators and publicly operated parking in a garage or lot. Public uses shall also include a community recycling collection center, as defined in Subsection (a) below.

* * * *

Section 8. Article 9 of the Planning Code is hereby amended by revising Tables 912, 913 and 914 and Section 943 to read as follows:

TABLES 912, 913, 914

MISSION BAY OFFICE, COMMERCIAL-INDUSTRIAL AND HOTEL DISTRICTS (MB-O, MB-CI and MB-H) CONTROL TABLES

No.	Zoning Category	§ References	§ 912 MB-O	§ 913 MB-CI	§ 914 MB-H
			Controls		
BUILDING STANDARDS					
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*

ATTACHMENT B

1		<u>Wireless</u>			
2	<u>.66</u>	<u>Telecommunications</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>
3		<u>Services Facility</u>			<u>P</u>
4	* * * *				

SEC. 943. ROOFTOP FEATURES.

In all Mission Bay Use Districts, mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself (including chimneys, ventilators, plumbing vent stacks, cooling towers, water tanks, panels or devices for the collection of solar or wind energy and window washing equipment), elevator, stair and mechanical penthouses, and skylights, Wireless Telecommunications Services Facilities, and antennae for transmission, reception, or relay of radio, television, or other electronic signals when a permitted use in the district shall be enclosed and screened: (i) in such a manner that the enclosure is designed as a logical extension of the building form and an integral part of the overall building design; and its cladding and detailing is comparable to that of the rest of the building; or (ii) by a rooftop form which is appropriate to the nature and proportions of the building, and is designed to obscure the rooftop equipment and appurtenances and to provide a more balanced and graceful silhouette for the top of the building. Minor features, not exceeding one foot in height, shall be exempted from this regulation.

Section 9. Article 10 of the Planning Code is hereby amended by revising Section 1006.2 to read as follows:

SEC. 1006.2. REVIEW BY PLANNING DEPARTMENT.

ATTACHMENT B

1 The Department shall review an application for a Certificate of Appropriateness and
2 determine within 30 days of submittal whether the application is complete or whether
3 additional information is required.

4 (a) Minor Alterations. The HPC may define certain categories of work as Minor
5 Alterations and delegate ~~approval~~ review of an Administrative Certificate of Appropriateness for
6 such Minor Alterations to Department staff. If the HPC delegates such ~~approvals~~ review to
7 Department staff, Minor Alterations shall include the following categories of work:

8 (1) Work the sole purpose and effect of which is to comply with the
9 Unreinforced Masonry Building (UMB) Seismic Retrofit Ordinance and where the proposed
10 work complies with the UMB Retrofit Architectural Design Guidelines adopted by the HPC; or

11 (2) Any other work so delegated to the Department by the HPC.

12 (b) Administrative Certificates of Appropriateness. Upon receipt of a building permit
13 application, the Department will review and render a decision on an Administrative Certificate of
14 Appropriateness ~~for Minor Alteration work may be approved by the Department~~ without a hearing
15 before the HPC. The Department shall mail the Department's written decision on an
16 Administrative Certificate of Appropriateness to the applicant and to any individuals or
17 organizations who so request. Any Departmental decision on an Administrative Certificate of
18 Appropriateness may be appealed to the HPC within 15 days of the date of the written
19 decision. The HPC may also request review of any Departmental decision on an
20 Administrative Certificate of Appropriateness by its own motion within 20 days of the written
21 decision.

22 (c) Applications for a Certificate of Appropriateness that are not Minor Alterations
23 delegated to Department staff shall be scheduled for hearing by the HPC pursuant to Sections
24 1006.3 and 1006.4 below.

ATTACHMENT B

Section 10. Article 11 of the Planning Code is hereby amended by revising Section 1111.1 to read as follows:

SEC. 1111.1. DETERMINATION OF MINOR AND MAJOR ALTERATIONS.

(a) The HPC shall determine if a proposed alteration is a Major Alteration or a Minor Alteration and may delegate ~~review approval~~ of proposed Minor Alterations to Department staff, whose decisions may be appealed to the HPC pursuant to subsection 1111.1(b). All work not determined to be a Minor Alteration shall be a Major Alteration and subject to HPC review approval. If so delegated to Department staff, the categories of Minor Alteration shall include but are not limited to the following:

(1) Alterations whose sole purpose and effect is to comply with the UMB Seismic Retrofit Ordinances and that comply with the UMB Retrofit Architectural Design Guidelines, which guidelines shall be adopted by the HPC; ~~or~~ and

(2) Any other work so delegated to the Department by the HPC.

(b) Upon receipt of a building permit application and delegation of its review to Department staff, the Department will review and render a decision on a Permit for Minor Alterations ~~delegated to Department staff shall be approved, approved with modifications, or disapproved as a Permit for~~ Minor Alteration by the Department without a hearing before the HPC. The Department shall mail its written decision approving a Permit for Minor Alteration to the applicant and any individuals or organizations who have so requested in writing to the Department. The Department's decision may be appealed to the HPC within 15 days of the date of the written decision. The HPC may also review the decisions of the Department by its own motion if such motion is made within 20 days of the date of the written decision.

ATTACHMENT B

(c) All applications for a Permit to Alter that are not Minor Alterations delegated to Department staff shall be scheduled for a hearing ~~approved, approved with modifications, or disapproved~~ by the HPC pursuant to the procedures in Section 1111.4 and 1111.5 below.

Section 11. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

Section 12. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: _____
VICTORIA WONG
Deputy City Attorney

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SAN FRANCISCO
PLANNING DEPARTMENT

**Historic Preservation Commission
Motion 0241**

HEARING DATE: OCTOBER 1, 2014

IDENTIFICATION AND DELEGATION OF SCOPES OF WORK DETERMINED TO BE MINOR BY THE HISTORIC PRESERVATION COMMISSION PURSUANT TO SECTIONS 1006.2 AND 1111.1 OF THE PLANNING CODE FOR APPROVAL, MODIFICATION, OR DISAPPROVAL TO THE PLANNING DEPARTMENT.

WHEREAS, Planning Code Section 1006.2(a) provides that the Historic Preservation Commission ("HPC") may, for properties designation individually or within a landmark district under Article 10 of the Planning Code, (1) define certain categories of work as minor alteration; and (2) delegate this the review and approval of such work to the Planning Department ("Department") (hereinafter "Administrative Certificate of Appropriateness"), whose decision is appealable to the HPC pursuant to Section 1006.2(b); and

WHEREAS, Planning Code Section 1111.1(a) gives the HPC the authority to (1) determine if a proposed alteration ("Permit to Alter") should be considered a Major or a Minor Alteration; (2) approve, modify, or disapprove applications for permits to alter or demolish Significant or Contributory buildings or any building within a Conservation District; and, (3) delegate this function to the Planning Department ("Department") for work determined to be Minor (hereinafter "Minor Permit to Alter"), whose decision is appealable to the HPC pursuant to Section 1111.1(b); and

WHEREAS, Sections 1005 and 1110 of the Planning specify that a Certificate of Appropriateness or Permit to Alter is not required when the application is for a permit to do ordinary maintenance and repairs only, meaning any work for the sole purpose and effect to correct deterioration, decay or damage of existing materials.

WHEREAS, the HPC, at its regular hearing of October 1, 2014, reviewed the Planning Department's processes and applications under the authority previously granted to it by the HPC under Motions Nos. 0181 and 0212; and

WHEREAS, in appraising a proposal for an Administrative Certificate of Appropriateness or a Minor Permit to Alter, the Department, on behalf of the HPC, shall determine that all proposed alterations to character-defining features on properties subject to Articles 10 and/or 11 of the Planning Code shall be consistent with the character of the property and/or district, the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as any guidelines, local interpretations, bulletins, or other policies, where applicable.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS the following list of scopes of work determined to be Minor and the procedures outlined in Exhibit A of this Motion for delegation to the Department for approval, modification, or disapproval for two years from the date of this Motion. Specifically, the HPC adopts the following as minor scopes of work:

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ATTACHMENT C

Motion No. 0241

Delegation of Minor Scopes of Work to the Planning Department

Hearing Date: October 1, 2014

1. **Exploratory and investigative work:** To assess for underlying historic materials: The removal of a limited amount of non- historic material to conduct investigation to determine the existence of underlying historic material. This work shall be limited to no more than 5% of the total surface area on a façade and the area must be stabilized and protected after the investigation is complete. Adjacent historic surfaces must be protected during exploratory and investigative work. To assess the structure where historic fabric is extant: The removal of a limited amount of historic fabric to conduct investigation to determine the existing conditions of the building including ascertaining the location and condition of structural elements. This scope of work qualifies for staff level approval provided that:
 - a. It is demonstrated that a non-destructive evaluation (NDE) approach has been determined insufficient, exploratory demolition is required, and that there is no alternative location where such investigation can be undertaken.
 - b. Provision of an investigation plan that includes the reason for the investigative work, what NDE techniques have been considered, and why its use is not appropriate.
 - c. Provision of scaled drawings showing the area to be removed including plans, elevations, and details including the wall assembly where the exploratory work will be undertaken.
 - d. Provision that any removal will be in whole rather than in partial to prevent damage to historic fabric.
 - e. For example, for a brick wall removal should follow the mortar joints around brick units instead of saw-cutting brick units in half.
 - f. Provision of a protection plan for surrounding historic fabric during exploratory and investigative work including protection and stabilization assemblies with materials called out clearly.
 - g. Provision of an appropriate salvage and storage plan for any historic fabric or material proposed to be removed during exploratory and investigative work.
 - h. Provision of a post-investigation treatment plan including patching, repairing, finishing historic fabric and materials to match existing where exploratory and investigative work has been conducted.
2. **Window replacement:** The replacement of windows in existing openings. This does not apply to the replacement of stained, leaded, curved glass, or art glass windows, or the replacement of glass curtain wall systems.
 - a. *Window replacement on primary and visible secondary facades:* Window replacement on primary elevations that closely match the historic (extant or not) windows in terms of configuration, material, and all exterior profiles and dimensions. Planning Department Preservation staff may require a site visit and review a mock-up of proposals for large-scale window replacement. This scope of work qualifies for staff level approval provided that:

ATTACHMENT C

Motion No. 0241

Delegation of Minor Scopes of Work to the Planning Department

Hearing Date: October 1, 2014

- i. Where historic windows are proposed to be replaced, provision of a Window Condition Assessment report that documents the deteriorated beyond repair condition of windows. This report shall be prepared by a qualified consultant.
 - ii. Where historic wood windows with true divided-lite muntins are demonstrated to be deteriorated beyond repair, replacement shall be with new wood windows of the same type and operation with true divided-lite muntins that closely match the historic in all exterior profiles and dimensions. Detailed and dimensioned architectural plans will be provided to document existing and proposed window sash.
 - iii. Replacing non-historic windows with new windows based on documentation that illustrates the new windows closely match the configuration, material, and all exterior profiles and dimensions of the windows historically present.
- b. *Window replacement on non-visible secondary facades:* Window replacement is limited to the size of the existing openings. Installation of louvers for mechanical vents may also be undertaken. A modest change in window area of up to 100 square feet may be approved administratively for any building except for individually designated Article 10 Landmarks. For example, this scope of work qualifies for staff level approval by:
 - i. Replacing a non-visible historic or contemporary window with a new window of any configuration, material, or profile within the existing opening. While the scope of work qualifies for staff level approval, the applicant may be required to demonstrate compatibility with the unique features of the landmark building.
 - ii. Adding, expanding, or removing a modest amount of window area in these discrete locations, provided the subject property is not an individual Article 10 Landmark. The applicant would be required to demonstrate compatibility with the unique features and composition of the building.
 - iii. Louvers for mechanical venting that do not change the existing opening and is finished with the same finish as the surrounding window frame.
- 3. **Front stairways and railings:** The replacement of stairs and railings with new stairways and/or railings beyond repair and based on physical or documented evidence and determined to be compatible in terms of location, configuration, materials, and details with the character-defining features of the property and/or district. All historic features, such as newel posts and railings, shall be retained where extant. New railings, if needed, shall match the historic rail system in design. This does not apply to the replacement of porticos, porches, or other architectural components of the entry. For example, this scope of work qualifies for staff level approval by:

ATTACHMENT C

Motion No. 0241

Delegation of Minor Scopes of Work to the Planning Department

Hearing Date: October 1, 2014

- a. Replacement of a historic wood straight run stair with closed riser and a bullnose tread with a new wood straight run stair with a closed riser and a bullnose tread. The new stair is in the same location as the historic stair and the historic railing was retained, reused, and adapted to meet current safety code requirements.
 - b. Replacement of a non-historic stair and railing with a new stair and railing based on physical and documented evidence, including other similar historic properties within the landmark district that retain historic stair and railings.
4. **Rooftop equipment, elevator overrides and stair penthouses within the C-3 zoning districts:** The installation or replacement of stair penthouses, rooftop equipment such as mechanical systems or wireless telecommunications equipment, including elevator overrides, provided that:
 - a. The stair penthouse or elevator override is determined to be not visible from the public-right-of-way and is no more than the minimum dimensions necessary as permitted by the Building Code.
 - b. The cumulative coverage of all existing and proposed rooftop equipment does not cover more than 75% of the total roof area; is setback from the exterior walls; and, is not visible or is minimally visible from the surrounding public rights-of-way;
 - c. Rooftop equipment that can be easily removed in the future without disturbing historic fabric and is installed in a manner that avoids harming any historic fabric of the building; and,
 - d. All proposed ducts, pipes, and cables are located within the building and are not installed or anchored to an exterior elevation visible from a public right-of-way.
 - e. Wireless equipment that is not visible or is minimally visible from the surrounding public rights-of-way and that does not attach directly to any historic material.
5. **Rooftop equipment outside of the C-3 zoning districts:** The installation or replacement of rooftop equipment that is not visible from the adjacent public right-of-way; that does not result in additional height of 8-feet; that does not cover more than 20% of the total roof area; that is setback from the exterior walls of the building; that can be easily removed in the future without disturbing historic fabric; that is of a color compatible with the roof and other equipment on the roof, and is installed in a manner that avoids harming any historic fabric of the building. For example, this scope of work qualifies for staff level approval by:
 - a. The installation of rooftop HVAC equipment on a flat roof that meets the above requirements and is obscured by the existing historic parapet.
6. **Construction of a non-visible roof deck on a flat roof:** The construction of pergolas or other structures, such as a stair or elevator penthouse for roof access, does not qualify under this scope of work. The construction of roof decks, including associated railings, windscreens, and planters, provided that:

ATTACHMENT C

Motion No. 0241

Delegation of Minor Scopes of Work to the Planning Department

Hearing Date: October 1, 2014

- a. The deck and associated features cannot be viewed over street-facing elevations;
 - b. Existing access to the roof in compliance with the Building Code must be demonstrated.
7. **Signs and awnings:** New tenant signs and awnings or a change of copy on existing signs & awnings that meet the Department's Design Standards for Storefronts for Article 11 Conservation Districts, any applicable Special Sign Districts identified within the Planning Code, and/or is found compatible with the character-defining features as outlined in the Article 10 designating Ordinance in terms of material, location, number, size, method of attachment, and method of illumination with the property and/or district, provided that:
 - a. Applications for new signs and awning shall include the removal of any abandoned conduit, outlets, attachment structures, and associated equipment;
 - b. Signs and awnings shall not obscure or spread out over adjacent wall surfaces; and shall not include new attachments to terra cotta, cast iron, or other fragile historic architectural elements and is installed in a location that avoids damaging or obscuring character-defining features.
 - c. Awnings and canopies shall use traditional shapes, forms, and materials, be no wider than the width of the window openings, and will have open sides and a free-hanging valance.
 - d. The awning or canopy structure is covered with canvas (Sunbrella or equivalent).
 - e. Signs or lettering shall be kept to a minimum size.
 - f. The installation of new signage that relates to the pedestrian scale of the street; is constructed of high-quality materials; is installed in a location that avoids damaging or obscuring character-defining details; is positioned to relate to the width of the ground-floor bays; and is illuminated through indirect means of illumination, such as reverse halo-lit.
8. **Replacement and/or modification of non-historic storefronts:** The replacement and/or modification of non-historic (or that have not gained significance in their own right) storefront materials, including framing, glazing, doors, bulkheads, cladding, entryways, and ornament. Work shall be confined within the piers and lintels of the ground floor of the property and determined to meet the Department's Design Standards for Storefronts for Article 11 Conservation Districts and/or is found compatible with the character-defining features as outlined in the Article 10 designating Ordinance in terms of proportion, scale, configuration, materials, and details with the character-defining features of the property and/or district. This scope of work qualifies for staff level approval provided that:

ATTACHMENT C

Motion No. 0241

Delegation of Minor Scopes of Work to the Planning Department

Hearing Date: October 1, 2014

- a. The design of the new storefront system is based on physical or documented evidence of the property and matches the historic proportion, scale, profile, and finish of a storefront system from the period of significance of the property.
 - b. Contemporary cladding materials that obscure the ground floor piers, lintel, and transom area of the building will be removed. All underlying historic material will be cleaned, repaired, and left exposed. The transom area will be re-glazed and integrated into the storefront system with a design based on the historic proportion, scale, configuration, materials, and details of the property.
 - c. ADA-compliant entry systems meeting all Building Code requirements will be integrated into the storefront system and will be compatible in terms of proportion, scale, configuration, materials, and details with the character-defining features of the property and/or district.
9. **Solar panels:** The installation of structures that support solar panels, regardless of visibility, provided that the installation would not require alterations to the building greater than normally required to install a solar energy system, such as an installation with minimum spacing from the roof surface and mounted parallel with the slope of the roof (if roof is slope greater than 1/12), not visible from adjacent street sightlines if on a flat roof, set in from the perimeter walls of the building, including the building's primary façade. Support structures should have a powder-coated or painted finish that matches the color of the roof material. For example, this scope of work qualifies for staff level approval by:
 - a. The installation of a solar panel system on a gable roof that is set in from the street-facing facades and is mounted flush to the slope of the roof.
 - b. The installation of a solar panel system on a flat roof that is set in from the street-facing facades and is mounted on an angled structure that is within the height limit and is not visible from adjacent streets as it's appropriately setback and/or obscured by an existing historic parapet.
10. **Skylights:** The installation or replacement of skylights that are deteriorated beyond repair so long as new skylights are minimized from view. New skylights must be limited in number and size; mounted low to the roof with a curb as low as possible; and have a frame with a powder-coated or painted finish that matches the color of the roof material.
11. **Rear yard decks and stairways outside of the C-3 zoning districts:** The repair or replacement of decks and stairways and associated structural elements that are located in the rear yard; are not visible from the public right-of-way; do not require the construction of a firewall; and are determined to be compatible in terms of location, configuration, materials, and details with the character-defining features of the property and/or district. All historic features, such as newel posts and railings, must be retained where extant. New railings, if needed, shall match the historic rail system in design. This does not apply to the replacement of porticos, porches, or other architectural components at the rear of the property. For example, this scope of work qualifies for staff level approval by:

ATTACHMENT C

Motion No. 0241

Delegation of Minor Scopes of Work to the Planning Department

Hearing Date: October 1, 2014

- a. The replacement or construction of a contemporary rear deck or stair on a building located mid-block where the rear of the property is not visible from the public right-of-way and the deck and/or stair is set in from the side property lines so as not to require the construction of a firewall.
 - b. The replacement of railings and decking on a historic verandah that is beyond repair and is not visible from the public right-of-way. The replacement decking and railings are based on physical or documented evidence and are replaced in-kind with like materials and match the historic in all profiles and dimensions. All other historic veranda elements are retained, stabilized, supported, and protected during construction.
12. **Selective in-kind replacement of cladding outside of the C-3 zoning districts:** The selective replacement of cladding materials at any façade when it has been demonstrated that the existing cladding is damaged beyond repair and when the new cladding will match the historic cladding (extant or not) in terms of material, composition, dimensions, profile, details, texture, and finish. Planning Department Preservation staff may require a site visit to review a mock-up of the proposed work. For example, this scope of work qualifies for staff level approval by:
- a. The selective replacement of historic clapboard siding where it has been demonstrated that the specific area to be replaced is beyond repair and the new clapboard siding matches the historic in material, profile, and finish.
 - b. The selective patch of historic stucco where it has been demonstrated that the specific area to be replaced is beyond repair and the new stucco patch matches the historic in material, composition, texture, and finish.
13. **Construction and/or modification of landscape features outside of the C-3 zoning districts:** The construction of new landscape features or modification of existing landscape features associated with residential properties when the work will not impact character-defining features of the property as listed in the designating ordinance or identified by Planning Department preservation staff. For example, this scope of work qualifies for staff level approval by:
- a. The removal and replacement of a non-character-defining walkway and retaining wall within the side yard of a property where it has been demonstrated that the replacement materials are compatible with the property in terms of location, size, scale, materials, composition, and texture.
14. **Removal of non-historic features:** The removal of any features that are not historic features of the building and that have not gained significance in their own right for the purpose of returning the property closer to its historic appearance examples include but are not limited to fire escapes or signage and associated conduit. The replacement of such features does not qualify under this scope of work. This scope of work qualifies for staff level approval provided that:
- a. All anchor points and penetrations where non-historic features are removed will be patched and repaired based on the Secretary of the Interior's Standards.

ATTACHMENT C

Motion No. 0241

Delegation of Minor Scopes of Work to the Planning Department

Hearing Date: October 1, 2014

15. **Security Measures:** Installation or replacement of metal security doors, window grilles, security gates, exterior lighting, or security cameras provided that the installation of these measures meet all other requirements of the Planning Code and are compatible in terms of proportion, scale, configuration, materials, details, and finish with the character-defining features of the property and/or district; and are installed in a reversible manner that avoids obscuring or damaging exterior character-defining features of the building. Planning Department Preservation staff may require a site visit to review a mock-up of the proposed work. This scope of work qualifies for staff level approval provided that:

- a. Retractable security gates or grilles and related housing shall be installed in a location obscured from the public right-of-way when in the open position.
- b. Security measures are located in a discreet location so to minimize visibility during daylight and/or business operating hours.

16. **Work described in an approved Mills Act maintenance plan.** Any work described in an approved Mills Act Rehabilitation/Restoration/Maintenance Plan that has been reviewed and endorsed by the Historic Preservation Commission, approved by the Board of Supervisors, and determined to meet the Secretary of the Interior's Standards.

BE IT FURTHER RESOLVED that the Commission GRANTS this delegation as an interim procedure that will expire within two years of the date of this Motion or may be revoked at any time within the interim period at the Commission's discretion.

I hereby certify that the foregoing Motion was adopted by the Commission at its meeting on October 1, 2014.

Jonas P. Ionin
Commission Secretary

AYES: K. Hasz, A. Wolfram, E. Jonck, R. Johns, D. Matsuda, J. Pearlman

NAYS:

ABSENT: A. Hyland

ADOPTED: October 1, 2014