



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: September 12, 2016
Case No. 2016-009998GPR
1 Bayview Park Road (lease of tower space)


Block/Lot No.: 4991/001C

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Recommendation: Finding the project, on balance, is **in conformity** with the General Plan.

Recommended
By: 
for John Rahaim, Director of Planning

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PROJECT DESCRIPTION

The proposed Project involves a new City lease of antenna space on an existing radio transmission tower for public safety communications equipment. This equipment is necessitated by the City's Department of Emergency Management as it replaces "end-of-life" 800 MHz Citywide Emergency Radio System (CERS) for the City's police, fire, and other first responders. This proposed lease will improve radio coverage in the Bayview and complement the existing suite of towers throughout the city.

The Project proposes to install the following radio system equipment at the site:

- Three "whip" antennas, approximately 90' above ground level on the existing 390' tower
- Four racks of electronic equipment and batteries inside the existing building

- Two microwave dish antennas, two Yagi antennas, and two GPS antennas on the building roof

The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

The project was determined to be categorically exempt under CEQA Guidelines Sections 15301-15303 on 8/12/16 (Planning Case No. 2016-009970ENV).

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the City's proposed lease of the antenna and related equipment on the privately owned tower located at 1 Bayview Park Road. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 from the City's General Plan, as well as other specific policies from the Safety Element, all of which are described in the body of this letter. It is also mainly on balance and in conformity with the Bayview Hunters Point Area Plan. Relevant objectives and policies are highlighted below. The entire Area Plan may be accessed on the Planning Department website:

http://generalplan.sfplanning.org/Bayview_Hunters_Point.htm

CITY OF SAN FRANCISCO GENERAL PLAN, COMMUNITY SAFETY ELEMENT

http://generalplan.sfplanning.org/Community_Safety_Element_2012.pdf

OBJECTIVE 1: REDUCE STRUCTURAL AND NONSTRUCTURAL HAZARDS TO LIFE SAFETY AND MINIMIZE PROPERTY DAMAGE RESULTING FROM FUTURE DISASTERS.

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.

The project seeks to improve radio coverage and emergency management communications capabilities in the Bayview neighborhood and surroundings by installing updated equipment to an existing radio tower.

OBJECTIVE 2: BE PREPARED FOR THE ONSET OF DISASTER BY PROVIDING PUBLIC EDUCATION AND TRAINING ABOUT EARTHQUAKES AND OTHER NATURAL AND MAN-MADE DISASTERS, BY READYING THE CITY'S INFRASTRUCTURE, AND BY ENSURING THE NECESSARY COORDINATION IS IN PLACE FOR A READY RESPONSE.

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.

The project supports the work of the Department of Emergency Management and efficacy in all neighborhoods.

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.

Part of the City’s radio communication infrastructure is reaching the end of its useful life and is also inadequate in certain parts of town. The Project would provide updated equipment to a currently underserved area.

BAYVIEW HUNTERS POINT AREA PLAN

PUBLIC SAFETY

OBJECTIVE 16: PROVIDE ADEQUATE, EFFICIENT AND PROPERLY LOCATED POLICE, FIRE AND HEALTH SERVICES.

POLICY 16.1: Support the continuation and enhancement of service of the police station in Bayview Hunters Point.

The Project seeks to amplify emergency communication services in the Bayview Area through the installation of equipment on the existing radio tower, located on a private parcel within Bayview Park. This equipment will support emergency support services in the local neighborhood, including the police and fire departments.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, demolition and replacement of the Chinese Recreation Center, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The proposed project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

There are no existing neighborhood-serving retail uses within the proposed project area and the project would not affect any existing neighborhood-serving retail uses. The proposed project would be carried out on land zoned RM-1 and RM-2, a private lot within the 46-acre Bayview Park open space. The park is adjacent to Highway 101 on its western edge and otherwise surrounded by residential areas of the Bayview neighborhood.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

The proposed project would not affect existing housing, as it is to be located on/within an existing tower and building, in the City's Bayview Park. The additional equipment will not adversely impact the use of the park, which is known to support perhaps the most diverse assemblage of plants and animals in the natural areas system.

3. That the City's supply of affordable housing be preserved and enhanced.

The proposed project site is located within a City Recreation and Parks facility, so although zoned as RM-1 and RM-2 would not be conducive for residential uses. Adding equipment to an existing radio tower and building will eliminate the need for the City to install this equipment elsewhere in the neighborhood where land could be used for housing and other needed uses.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

It is assumed that the proposed project would not generate additional commuter traffic as the project would likely require infrequent access by few City staff. The project is located in the middle of a 46-acre park with infrequent automobile traffic and no MUNI access. During construction and operations, the project would need to ensure pedestrian and bicycle safety and access of the park.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

The proposed project maintains existing communications uses in the park and does not include commercial office space. The project would support the City's diverse economic base.

6. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project would be constructed in compliance with the City's building codes and seismic safety requirements. The new communications equipment would allow the Department of Emergency Management to better serve the local neighborhood during an earthquake or other emergency response.

7. That landmarks and historic buildings be preserved.

The proposed project would not affect designated landmarks or architecturally significant buildings. As the project occurs within the sites existing built area and facilities, it would also not significantly impact the park's natural areas.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project would not affect the existing park/open space within which it would be sited, as it occurs within the existing built area of the current tower and adjacent building.

RECOMMENDATION:

**Finding the Project, on balance, in-conformity
with the General Plan**

