San Francisco Planning

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GENERAL PLAN REFERRAL

April 6, 2023

Case No.: 2023-002251GPR
Property Address: 125 Christmas Tree Point

Project Sponsor: San Francisco Department of Technology
Applicant: Linda Gerull – (415) 554-9850
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Recommended By: _____
AnMarie Rodgers, Citywide Director
For: Rich Hillis, Director of Planning

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

Project Description

The City owns two radio/communication towers, some small antennas, and a small building housing various radio, cables, repeaters, conduits, etc. on Twin Peaks (1 Christmas Tree Point). The towers primarily serve public safety radio systems used by police and firefighters. The towers also serve other City agencies, such as MUNI, the SF Public Utilities Commission, and the Department of Technology. In addition, a FM radio transmitter is operated from the tower under a license held by the San Francisco Unified School District. Both towers are intended to continue serving public safety and public service operations.

The project proposes a communications site lease for continuing use by the State of California, by and through the General Services Agency, for the California Highway Patrol, for one rack in the equipment room of the Radio Station and one antenna on Tower 3. Use of space and equipment have been on site since 2007 when City and State entered a yearly Revocable Permit. Parties decided to enter a formal lease as use and the need to continue will continue in the future.

The Lease is for 10 years with two 5-year renewals to commence upon approval by the Board of Supervisors and the Mayor with full execution of the Lease.

Environmental Review

Real estate transaction only. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

General Plan Compliance and Basis for Recommendation

As described below, the proposed easements to CCSF is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

Note: General Plan Objectives are shown in BOLD UPPER CASE font; Policies are in Bold font; staff comments are in *italic* font.

SAFETY AND RESILIENCE ELEMENT

OBJECTIVE 4.2
CITY AGENCY CAPABILITIES. PLAN FOR THE OPERATIONAL, DATA, AND LOGISTICAL CAPACITIES NEEDED TO FACILITATE COMMUNITY SAFETY DURING THE RESPONSE, RECOVERY, AND RECONSTRUCTION PHASES OF ALL HAZARDS.

Policy 4.2.4
Ensure the City's designated system of emergency access routes is coordinated with regional activities for both emergency operations and evacuation.
The project will ensure that the City and State continue to have a space for equipment that helps communicate and coordinate emergency access routes.

Policy 4.3.6
Utilize advance technology to enhance communication capabilities in preparation for all phases of a disaster, particularly in the high-contact period immediately following a disaster.
The project will ensure that the City and State continue to have a space for radio equipment to keep people informed during an emergency.

OBJECTIVE 5.1
LIFELINES. PROVIDE CRITICAL INFORMATION AND SERVICES TO PREVENT FURTHER LOSS OF LIFE AND ESTABLISH COMMUNITY SAFETY DURING THE IMMEDIATE AFTERMATH OF DISASTERS.

Policy 5.1.3
Mitigate threats posed by digital hazards, such as terrorism and communication failures, to City systems and infrastructure.
While not a project to mitigate a digital hazard threat, this project provides a lease for critical communication systems and mitigates a possibility of communication equipment no longer having space to be operational.

Planning Code Section 101 Findings

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

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

   The Project, a lease, would not have a negative effect on existing neighborhood-serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

   The Project would not have a negative effect on housing or neighborhood character in San Francisco County.

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

   The Project would not have an adverse effect on the City's supply of affordable housing.

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

   The Project would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking in San Francisco County.

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 resident employment and ownership in these sectors be enhanced;

   The Project would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired for San Francisco County.

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

   The Project would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The Project would not have an adverse effect on the City's Landmarks and historic buildings.

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

   The Project would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas. The lease is within an existing City building and radio tower.

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

Attachments:

Google Map
Site Map
Equipment Area Plan
Antenna Location