1 [Public Works Code - Requirements for Surface-Mounted Facility Site Permits] 2 3 Ordinance amending the Public Works Code to modify the exceptions to the Surface-4 Mounted Facility Site Permit requirement; to allow a permittee to choose to pay an "in-5 lieu" fee instead of installing a street tree; to allow a permittee to choose to pay an "in-6 lieu" fee instead of permitting the installation of a mural on its Surface-Mounted 7 Facility; to repeal the requirements that a permittee install landscaping or pay an "in-8 lieu" fee and maintain the required landscaping; to repeal the requirement that an 9 applicant for a Surface-Mounted Facility Site Permit make reasonable efforts to locate 10 the facility on private property before submitting an application; to require Public Works to submit a report to the Board of Supervisors every two years on the number of 11 12 applications for Surface-Mounted Facility Site Permits submitted and issued, and on 13 maintenance and graffiti abatement activities at existing Surface-Mounted Facilities; 14 and to amend the requirement that a permittee maintain any required street tree. 15 16 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font. **Additions to Codes** are in *single-underline italics Times New Roman font*. 17 **Deletions to Codes** are in strikethrough italics Times New Roman font. Board amendment additions are in double-underlined Arial font. 18 Board amendment deletions are in strikethrough Arial font. Asterisks (\* \* \* \*) indicate the omission of unchanged Code 19 subsections or parts of tables. 20 21 Be it ordained by the People of the City and County of San Francisco: 22 23 Section 1. The Public Works Code is hereby amended by revising Article 27, Sections 24 2700, 2710, 2711, 2712, 2713, 2722, 2726, and 2727, and adding Section 2732, to read as 25 follows:

### SEC. 2700. SURFACE-MOUNTED FACILITY SITE PERMIT.

- (a) **Surface-Mounted Facility Site Permit Required**. It shall be unlawful for any Person to construct or install a Surface-Mounted Facility in any Public Right-of-Ways that are under the jurisdiction of the Department without first obtaining from the Department a Surface-Mounted Facility Site Permit under this Article 27 authorizing such construction or installation.
- (b) **Minimum Permit Requirements**. The Department shall require an Applicant for a Surface-Mounted Facility Site Permit to demonstrate to the satisfaction of the Department that:
- (1) The City has granted Applicant the authority to construct, install, and maintain the proposed Surface-Mounted Facility in the Public Right-of-Ways; and
- (2) The Director has approved the proposed location for the Surface-Mounted Facility pursuant to the requirements of this Article 27.
- (c) **Permit Conditions**. The Department may include in a Permit such Conditions, in addition to those already set forth in this Article 27 and other Applicable Law, as may be required to govern the construction, installation, removal, or maintenance of Surface-Mounted Facilities in the Public Right-of-Ways, and to protect and benefit the public health, safety, welfare, and convenience.
- (d) **Authority Granted**. A Permit shall authorize the Permittee to perform any excavation that is required to install the Surface-Mounted Facility in the Public Right-of-Ways.
- (e) **Exceptions to Permit Requirement**. The requirements of this Article 27 shall not apply to the following:
- (1) The replacement of an existing Surface-Mounted Facility at the same location, provided the replacement Surface-Mounted Facility would be installed on the existing foundation and would <u>not be substantially larger in height or volume be the same size or smaller</u> than the existing Surface-Mounted Facility.

(2)	The installation of any equipment in the Public Right-of-Ways
pursuant to an encroachn	nent permit issued by the Department pursuant to Article 15 of the
Public Works Code.	

(f) Other Provisions Inapplicable. This Article shall govern all actions taken by the City with respect to the approval or denial of an Application for a Surface-Mounted Facility Site Permit under this Article 27. The requirements of *San Francisco* Business and Tax *Regulations* Code Sections 5, 6, and 26(a) shall not apply to this Article 27 to the extent those provisions are in conflict with the provisions of this Article 27.

## **SEC. 2710.** STREET TREE LANDSCAPING.

## (a) Required for Permit.

trees and landscaping in order to minimize any negative effects on the Aesthetic Character of the streetscape resulting from Permittee's construction, installation and maintenance of the permitted Surface-Mounted Facility. The Department shall determine the number of required street trees and the total area of the landscaped area. Generally, the Department shall require the installation of at least one street tree and sidewalk landscaping of approximately 100 square feet with each permitted Surface-Mounted Facility.

### (b) "In-Lieu" Fee.

(2)(1) In any instance in which the Department cannot require the Permittee to install either an appropriate street trees or landscaping in the vicinity of the permitted Surface-Mounted Facility, including on the basis of inadequate sidewalk width, interference with utilities, or other reasons regarding the public health, safety, or welfare, the Department shall instead require the Permittee to pay make an "in-lieu" fee. payment into the Department's "Adopt-A-Tree" fund. This payment shall be in the amount specified in Public Works Code Sections 802(h) and

1	807(f) for the installation of one street tree in addition to a payment of \$7,500 for sidewalk
2	landscaping, and shall be payable prior to the Department's issuance of the Permit. These on-lieu fees
3	may be adjusted to reflect changes in the relevant Consumer Price Index, subject to the requirements of
4	Section 2729(e).
5	(2) An Applicant may elect to pay the "in-lieu" fees described in subsection (b)(1)
6	instead of installing any required street tree. The Applicant shall notify the Department of its election
7	in the Notice of Intent required under Section 2712 of this Article 27.
8	(3) The "in-lieu" fee required by this subsection (b) shall be in the amount specified
9	in Public Works Code Sections 802(h) and 807(f) for the installation of one street and shall be paid into
10	the "Public Works Adopt-A-Tree Fund" established under Administrative Code Section 10.100-227.
11	$(b\underline{c})$ Care and Maintenance of Street Trees and Landscaping. The Permittee shall be
12	responsible for the care and maintenance of any street trees and landscaping required to be
13	installed in the Public Right-of-Ways under this Section shall be in accordance with the terms and
14	conditions of. In this regard, the Permittee shall assume the duty of a "property owner" Article 16 of
15	the as set forth in Public Works Code, Section 800, et seq. Section 805(a).
16	(ed) No Separate Permit Required. Where required, the installation of a The
17	and landscaping requirements set forth subsection (a) above-shall be incorporated into the Surface-
18	Mounted Facility Site Permit issued by the Department under this Article 27. No separate
19	permit will be required under Section 810B of the Public Works Code.
20	
21	SEC. 2711. MURALS.
22	(a) Required for Permit. Any Person or group of Persons may propose to the
23	Department and the Permittee that the permitted Surface-Mounted Facility be used for a

mural that is appropriate for the location. The Department shall require every Permittee to

work with any Person or group of Persons selected by the San Francisco Arts Commission in

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1	consultation with the Department and the Permittee to facilitate the installation of the mural a
2	Permittee's sole expense and at no cost to the City. No mural shall be allowed unless it is
3	approved by the San Francisco Arts Commission. No mural may contain any product
4	advertising of any kind. The Department may establish by order or regulation the process for
5	placing a mural on a permitted Surface-Mounted Facility.

(b) **Maintenance**. The Permittee shall at Permittee's expense work with the Person or Persons that installed the mural to ensure that the mural is properly maintained. The requirements of this subsection (b) shall be in addition to Permittee's responsibilities under this Article 27 to maintain any permitted Surface-Mounted Facilities and remove any Graffiti from its permitted Surface-Mounted Facilities.

### (c) "In-Lieu" Fee.

(1) An Applicant may elect to pay an "in-lieu" fee instead of permitting the installation of a mural on its Surface-Mounted Facility. The Applicant shall notify the Department of its election in the Notice of Intent required under Section 2712 of this Article 27.

(2) The "in-lieu" fee required by this subsection (c) shall be in the amount of \$5002,000 and shall be paid into the "Public Works Excavation Fund" established under Administrative Code section 10.100-230. The in-lieu fee may be adjusted to reflect changes in the relevant Consumer Price Index, subject to the requirements of Section 2729(e) of this Article 27.

## SEC. 2712. NOTICE OF INTENT TO SUBMIT APPLICATION.

(a) **Submission to the Department**. As part of the Pre-Application Approval Process, within # one day after the Preferred Location List has been reviewed and approved by all applicable City departments, the Applicant may submit a Notice of Intent to the Department for its review. An Applicant may request additional time to submit a Notice of Intent.

- (b) **Form and Contents**. The Notice of Intent shall be in the form approved by the Department by order or regulation, but at a minimum shall contain the information required in Section  $2713(c)(1)-\frac{(9)(11)}{2}$ .
  - (c) **Department Approval**. If the Department determines that a Notice of Intent is complete, the Department will approve the Notice of Intent and authorize the Applicant to post and mail the Notice of Intent as required in Section 2713.
  - (d) **Completion Requirements**. The Notice of Intent shall not be complete unless the Department determines that the Applicant has complied with the following requirements:
  - (1) The Applicant has satisfactorily conducted the community meeting required in Section 2705.
  - (2) The Applicant has submitted to the Department plans showing all of the sizes and shapes of the cabinets proposed to be used for its Surface-Mounted Facilities, including the dimensions of any ancillary equipment. For Applicants that conduct business in jurisdictions other than San Francisco, the Applicant shall certify that the cabinets proposed for San Francisco are no larger than the smallest used in any other jurisdiction for similar services.
  - (3) If the Applicant is seeking approval of a larger cabinet on an existing Surface-Mounted Facility site, the Applicant has sufficiently demonstrated to the Department the reasons the larger cabinet is necessary.
  - (4) The Applicant has surveyed the vicinity of the Preferred Locations for its

    Surface-Mounted Facility to identify locations outside of the Public Right-of-Ways (including Cityowned property) that may be appropriate for the installation of the Surface-Mounted Facility and the

    Applicant has made reasonable efforts to determine whether the owners of any and all suitable

    properties would be willing to allow the Applicant to use their property for Applicant's proposed

    Surface-Mounted Facility. For purposes of this subsection, the term "reasonable efforts" includes

offering the owners of any suitable property market rate compensation for the use of the property for
the Applicant's Surface-Mounted Facility. The Department shall by order or regulation establish
guidelines defining "reasonable efforts" and "market rate compensation."

thereof) underground where such underground placement is technologically or economically feasible. An Applicant may satisfy the requirement contained in this subsection (d)(4) by demonstrating to the satisfaction of the Director that it is not technologically or economically feasible for the Applicant to place the Surface-Mounted Facility (or parts thereof) underground. At a minimum, the Applicant shall demonstrate to the Director that it conducted a thorough search for adequate underground technology and provide a report from a licensed engineer certifying the information.

the entire Surface-Mounted Facility, the Applicant has agreed: (A) to underground part of the Surface-Mounted Facility; (B) to limit the height and footprint of the Surface-Mounted Facility to the maximum extent feasible; (C) either to use stainless steel or to paint the Surface-Mounted Facility the color used for City structures in the vicinity, unless otherwise specified by the Department, and added a Graffiti-proof coating; (D) to screen the Surface-Mounted Facility by landscaping the Public Right of Ways in the area around the Surface-Mounted Facility or camouflaging or camouflage the Surface-Mounted Facility where requested by any City department; and (ED) to comply with any Conditions imposed by any City department that reviewed the Applicant's Preferred Location List.

(7)(6) The Applicant has explored reasonable opportunities to co-locate the Surface-Mounted Facility with any other Surface-Mounted Facility installed or to be installed in the Public Right-of-Ways by other entities including City departments.

(8)(7) The Applicant has explored reasonable opportunities for its Surface-
Mounted Facility to serve a dual function such as a bench or other amenity. The Department
shall have the authority to require that a Surface-Mounted Facility serve a dual function,
where the Department determines that such dual function is technologically and economically
feasible.
(9)(8) The Applicant has notified the Department whether the Applicant could

(9)(8) The Applicant has notified the Department whether the Applicant could remove an existing Surface-Mounted Facility from the Public Right-of-Ways because it would no longer be used or useful to the Applicant once the proposed Surface-Mounted Facility has been installed.

(10)(9) The Applicant has submitted a plan to the Department, in a format specified by the Department, showing all of the Surface-Mounted Facilities the Applicant expects to install in the City within five years of the Application date. Any Applicant that does not anticipate installing any other Surface-Mounted Facilities in the next five years may satisfy this requirement by submitting a statement to that effect instead of a five-year plan.

(11)(10) The Department has determined that at least two of the Applicant's Preferred Locations for the Surface-Mounted Facility are acceptable or the Notice of Intent will include additional proposed locations identified by the Department or another City department that reviewed the Applicant's Preferred Location List, unless the Department has determined that there is only one feasible location for the proposed Surface-Mounted Facility.

# SEC. 2713. PUBLIC NOTICE OF NOTICE OF INTENT TO SUBMIT APPLICATION.

- (a) **Public Notice Required**. As part of the Pre-Application Approval Process, the Department shall require an Applicant to notify the public that the Applicant has submitted a Notice of Intent to the Department.
  - (b) Notice Requirements.

1	(1)	The Applicant shall send a copy of the Notice of Intent to all Persons
2	owning or occup	ying any property located within 300 feet along either side of the fronting
3	streets of any of	the Preferred Locations for the Surface-Mounted Facility.
4	(2)	The Applicant shall post a copy of the Notice of Intent in conspicuous
5	places along the	Public Right-of-Ways within 300 feet of either side of the fronting streets of
6	any of Applicant'	s Preferred Locations for the Surface-Mounted Facility.
7	(3)	The Applicant shall send a copy of the Notice of Intent to any
8	neighborhood pla	anning association identified by the Planning Department for any
9	neighborhood wi	thin 300 feet of any of the Applicant's Preferred Locations for the Surface-
10	Mounted Facility	•
11	(c) <b>Fo</b>	rm of Notice of Intent. The Notice of Intent shall be in a form to be approved
12	by the Departme	nt by order or regulation. At a minimum, the Notice of Intent shall contain the
13	following informa	tion:
14	(1)	The fronting address for each of the Preferred Locations and photo-
15	simulations of the	e Surface-Mounted Facility at each of the Preferred Locations. Such photo-
16	simulations shall	accurately depict the proposed Surface-Mounted Facility and any proposed
17	required street tre	ees or landscaping.
18	(2)	The Applicant's order of preference for the Preferred Locations.
19	(3)	A brief description of the nature of the use of the proposed Surface-
20	Mounted Facility	and the consequences of not installing the facility.
21	(4)	Any assessment made of the Applicant's Preferred Locations by the
22	Planning Departi	ment and/or Recreation and Park Department.
23	(5)	Any Conditions on the installation of the proposed Surface-Mounted

Facility at each of the Preferred Locations imposed by any City department that reviewed the

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1	Applicant's Preferred Location List (including a statement indicating whether the Applicant has	
2	accepted the Conditions).	
3	(6) Any additional proposed locations for the Surface-Mounted Facility	
4	identified by any City department that reviewed the Applicant's Preferred Location List	
5	(including a statement indicating whether the Applicant has accepted the proposed locations).	
6	(7) The procedure for protesting any or all of the Preferred Locations	
7	contained in the Notice of Intent.	
8	(8) The Applicant's contact information for obtaining information related to	
9	the Notice of Intent and/or the technical requirements for the proposed Surface-Mounted	
10	Facility.	
11	(9) A statement that more information about the proposed Notice of Intent	
12	can be obtained from the Applicant and more information about submitting a protest can be	
13	obtained from the Department.	
14	(10) If applicable, a statement that the Applicant will elect to pay an "in-lieu" fee	
15	rather than installing a street tree.	
16	(11) If applicable, a statement that the Applicant will elect to pay an "in-lieu" fee	
17	rather than permitting the installation of a mural on its permitted Surface-Mounted Facility.	
18	$\underline{(d)}$ (10) Language Requirement. The Department may require an Applicant to translate	
19	the Notice of Intent into such language(s) that the Department determines are appropriate	
20	based on the locations for the proposed Surface-Mounted Facility contained in the Notice of	
21	Intent. Prior to issuing the Notice of Intent, the Applicant shall inquire of the Department as to	
22	whether translation is required, and if so, into which language or languages such translation	
23	shall be offered.	
24	(d)(e) Filing with the Department. The Applicant shall file with the Department proof	

that the Applicant has complied with the notice requirements contained herein.

### SEC. 2722. POST-INSTALLATION OBLIGATIONS.

- (a) **Required Signage**. A Permittee shall place a sign on a permitted Surface-Mounted Facility that shall contain the Permittee's name and provide a telephone number for people to call to notify the Permittee that there is damage to or Graffiti on a Surface-Mounted Facility or that <u>an</u> associated <u>street tree landscaping</u> is in need of maintenance. A telephone call to that number will be considered notice to the Permittee. Such sign shall be displayed in a conspicuous manner and shall be maintained and/or replaced as necessary.
- (b) **Surface-Mounted Facility Maintenance**. A Permittee shall be solely responsible for maintaining a Surface-Mounted Facility installed in the Public Right-of-Ways in a clean and safe condition. A Permittee shall repair any damage to a Surface-Mounted Facility within 30 days after discovering or being notified of such damage to a Surface-Mounted Facility.
- (c) Landscaping Maintenance. A Permittee shall be solely responsible for the maintenance of any installed landscaping or street tree installed by the Permittee as a Condition of the Department's issuance of a Surface-Mounted Facility Site Permit for so long as the permitted Surface-Mounted Facility remains at the location. Such landscaping shall be kept in a state of good visual quality, with any dead or diseased material promptly removed and replaced. The Permittee shall remove any litter accumulating within the landscaped area within 72 hours after discovering or being notified of such litter accumulation.
- (d)(c) **Graffiti Removal**. A Permittee shall be solely responsible for the removal of any Graffiti from <u>a</u> Surface-Mounted Facility installed in the Public Right-of-Ways. A Permittee shall remove all Graffiti from a Surface-Mounted Facility within 72 hours after discovering or being notified that there is Graffiti on a Surface-Mounted Facility.
- (e)(d) Inspection Required. A Permittee shall regularly inspect each Surface-Mounted Facility installed in the Public Right-of-Ways to determine whether any of its Surface-

Mounted Facilities are damaged, in need <u>of a landscaping street tree</u> maintenance, or have
 been tagged with Graffiti.

(f)(e) **Records**. A Permittee shall maintain written records of all inspections, repairs to, and maintenance of any permitted Surface-Mounted Facilities in the Public Right-of-Ways in such form as may be required by the Department. The Department may require that a copy of these written records be sent to the Department on a regular basis.

### SEC. 2726. LIABILITY.

As a condition of a Surface-Mounted Facility Site Permit, each Permittee agrees on behalf of itself and any agents, successors, or assigns to be wholly responsible for the construction, installation, and maintenance of any permitted Surface-Mounted Facility and any required street trees or landscaping. Each Permittee and its agents are jointly and severally liable for all consequences of such construction, installation, and maintenance of a Surface-Mounted Facility and any required street trees or landscaping. The issuance of any Permit, inspection, repair suggestion, approval, or acquiescence of any Person affiliated with the City shall not excuse any Permittee or its agents from such responsibility or liability.

### SEC. 2727. INDEMNIFICATION AND DEFENSE OF CITY.

- (a) **Indemnification of City**. As a condition of a Surface-Mounted Facility Site Permit, each Permittee agrees on behalf of itself and its agents, successors, or assigns, to indemnify, defend, protect, and hold harmless the City from and against any and all claims of any kind allegedly arising directly or indirectly from the following:
- (1) Any act, omission, or negligence of a Permittee or its *any* agents, successors, or assigns while engaged in the construction, installation, or maintenance of any Surface-Mounted Facility authorized by a Permit, or while in or about the Public Right-of-Ways

- that are subject to the Permit, for any reason connected in any way whatsoever with the

  performance of the work authorized by the Permit, or allegedly resulting directly or indirectly

  from the construction, installation, or maintenance of any Surface-Mounted Facility authorized

  under the Permit or any required street trees *or landscaping*;
  - (2) Any accident, damage, death, or injury to any of a Permittee's contractors or subcontractors, or any officers, agents, or employees of either of them, while engaged in the performance of the construction, installation, or maintenance of any Surface-Mounted Facility authorized by a Permit or any required street trees *or landscaping*, or while in or about the Public Right-of-Ways that are subject to the Permit, for any reason connected with the performance of the work authorized by the Permit, including from exposure to radio frequency emissions:
  - (3) Any accident, damage, death, or injury to any Person or accident, damage, or injury to any real or personal property in, upon, or in any way allegedly connected with the construction, installation, or maintenance of any Surface-Mounted Facility authorized by a Permit or any required street trees *or landscaping*, or while in or about the Public Right-of-Ways that are subject to the Permit, from any causes or claims arising at any time, including any causes or claims arising from exposure to radio frequency emissions; and
  - (4) Any release or discharge, or threatened release or discharge, of any hazardous material caused or allowed by a Permittee or its agents about, in, on, or under the Public Right-of-Ways.
  - (b) **Defense of City**. Each Permittee agrees that, upon the request of the City, the Permittee, at no cost or expense to the City, shall indemnify, defend, and hold harmless the City against any claims as set forth in subsection (a) above, regardless of the alleged negligence of City or any other party, except only for claims resulting directly from the sole negligence or willful misconduct of the City. Each Permittee specifically acknowledges and

- agrees that it has an immediate and independent obligation to defend the City from any claims that actually or potentially fall within the indemnity provision, even if the allegations are or may be groundless, false, or fraudulent, which obligation arises at the time such claim is tendered to the Permittee or its agent by the City and continues at all times thereafter. Each Permittee further agrees that the City shall have a cause of action for indemnity against the Permittee for any costs the City may be required to pay as a result of defending or satisfying any claims that arise from or in connection with a Permit, except only for claims resulting directly from the sole negligence or willful misconduct of the City. Each Permittee further agrees that the indemnification obligations assumed under a Permit shall survive expiration of the Permit or completion of installation of any Surface-Mounted Facility authorized by the Permit.
- (c) Additional Requirements. The Department may specify in a Permit such additional indemnification requirements as are necessary to protect the City from risks of liability associated with the Permittee's construction, installation, and maintenance of a Surface-Mounted Facility or any required street trees *or landscaping*.

## SEC. 2732. DEPARTMENT OF PUBLIC WORKS REPORTING REQUIREMENT.

- (a) Beginning on September 1, 2019, and by September 1 of every other year thereafter, The Department shall submit a report (the "Department Report") to the Board of Supervisors and the Mayor concerning the applications for Surface-Mounted Facility Site Permits submitted during the prior two-year period and maintenance of existing Surface-Mounted Facilities.
- (b) For each application, the Department Report shall contain the following information: (1) the number of applications submitted by applicant; (2) the proposed location of the Surface-Mounted Facility set forth in each application; (3) whether those applications were protested; (4) the results of all such protests; (5) whether the Department granted or

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2 (7) the outcome of any such appeals. For each existing Surface-Mounted Facility, the

Section 2.

the official title of the ordinance.

Section 3.

Department Report shall also describe maintenance and graffiti abatement activities by the

Permittee during the two-year period.

denied those applications: (6) whether any Department determinations were appealed; and

intends to amend only those words, phrases, paragraphs, subsections, sections, articles,

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

word of this ordinance, or any application thereof to any person or circumstance, is held to be

Board of Supervisors hereby declares that it would have passed this ordinance and each and

unconstitutional without regard to whether any other portion of this ordinance or application

interpreted or applied so as to create any requirement, power, or duty in conflict with any

invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision

shall not affect the validity of the remaining portions or applications of the ordinance. The

every section, subsection, sentence, clause, phrase, and word not declared invalid or

thereof would be subsequently declared invalid or unconstitutional.

numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal

Scope of Ordinance. In enacting this ordinance, the Board of Supervisors

Severability. If any section, subsection, sentence, clause, phrase, or

No Conflict with Federal or State Law. Nothing in this ordinance shall be

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Supervisor Cohen **BOARD OF SUPERVISORS** 

Section 4.

federal or state law.

1	Section 5. Effective Date. This ordinance shall become effective 30 days after
2	enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3	ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4	of Supervisors overrides the Mayor's veto of the ordinance.
5	
6	APPROVED AS TO FORM:
7	DENNIS J. HERRERA, City Attorney
8	
9	By: WILLIAM K. SANDERS
10	Deputy City Attorney
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