

Adapting to AB 57 requirements

8 March 2016



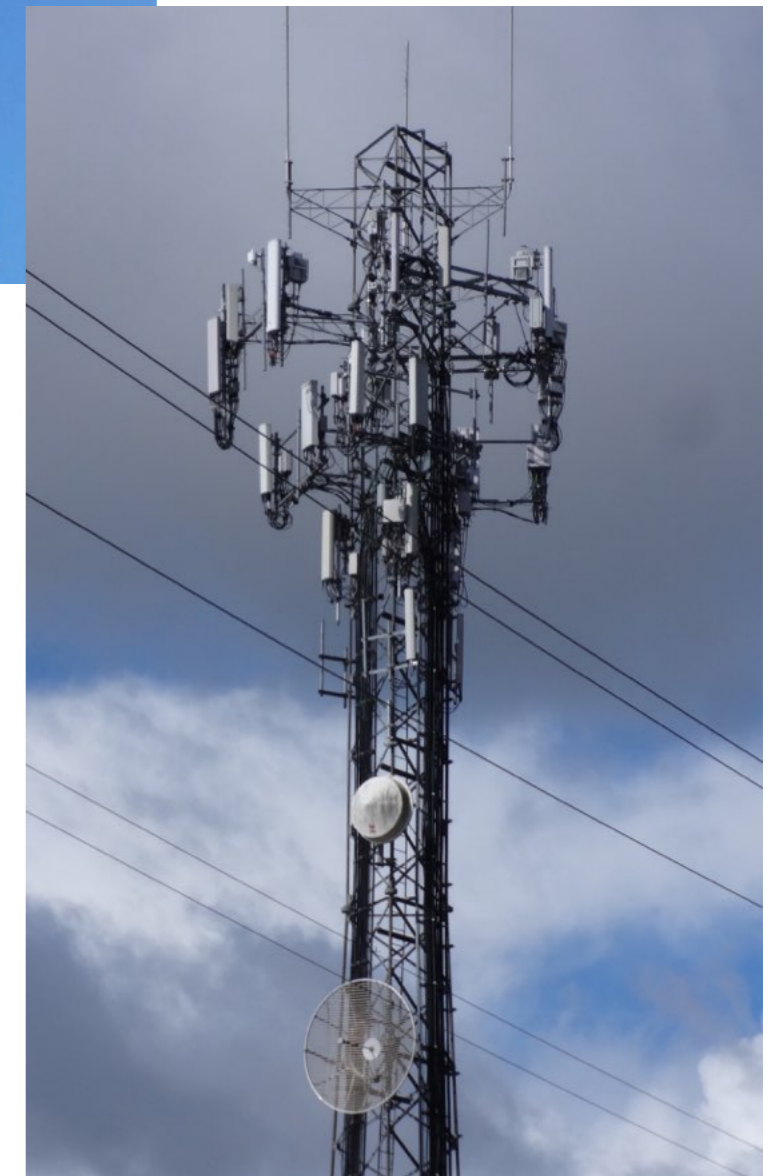
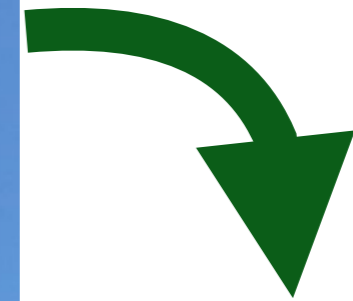
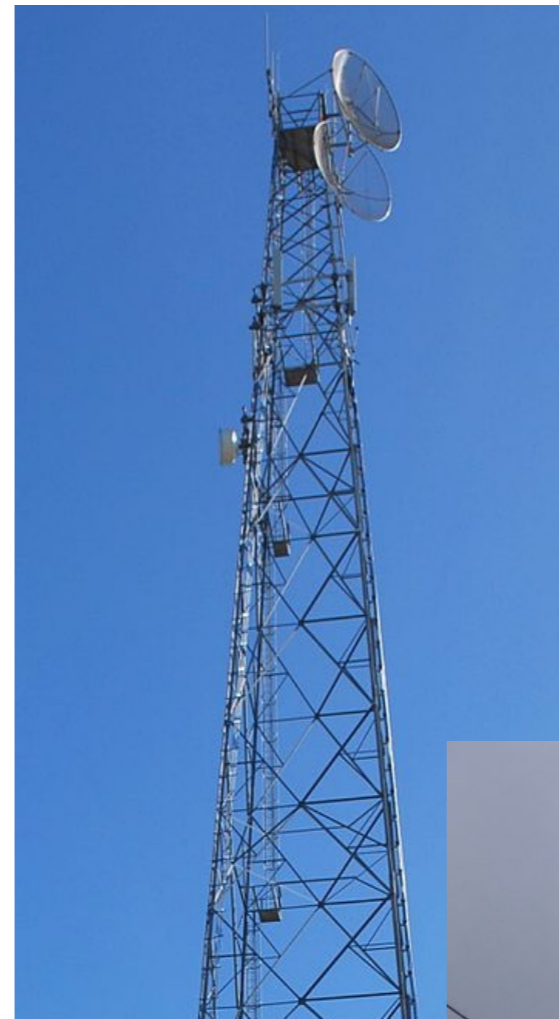
Shot clocks designed for fast decisions: *yes or no*

- Same rules but new process
- Requires change of culture
- 150 day clock = less than 90 days working time
- Assume colocations fall under 60-day clock
- No more back and forth with applicants



Front load application process

- Justification for less than 150-day window
- All state & federal permits, licenses done
- Photo simulations, including future modifications
- CEQA studies, including seasonal bio surveys
- All information for all local permits, e.g. encroachment
- Valid permit for existing structures
- Neighborhood meeting



Encourage pre-application consultation

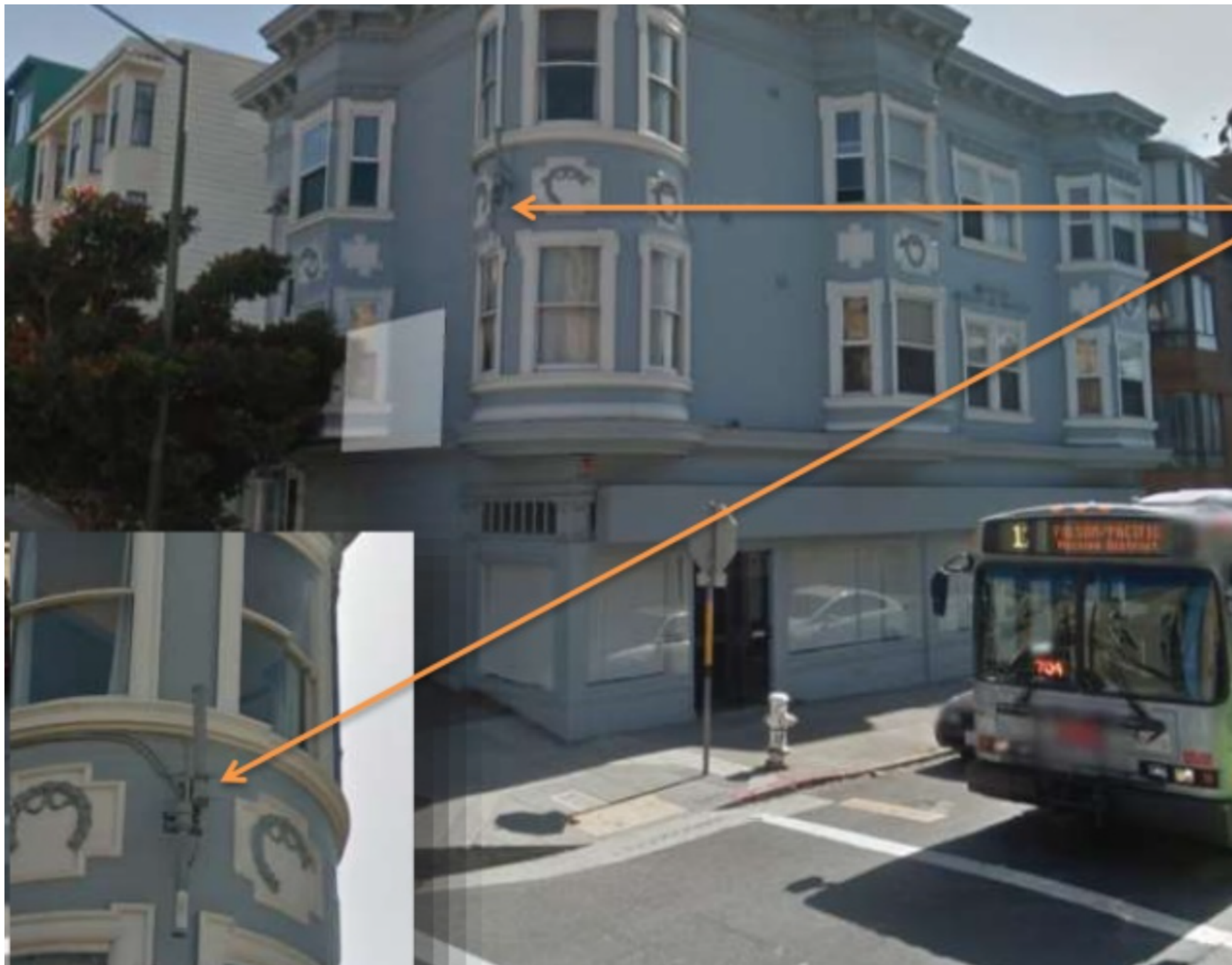
- Allow waivers for favored designs, locations such as facade mounts, light poles
- Fast track city property, ROW
- If OK waive neighborhood meeting, allow negative declaration
- Denial of waiver is denial of application



Set up review for quick initial decision

- Publish detailed checklist
- Request additional info within 30 days
- Administrative approval/denial without hearing
- Incomplete application, design changes grounds for denial
- No additions, changes, amendments without mutual agreement to pause (toll)





Automatic appeal of denials
to city council

5 days to appeal approvals,
assume clock keeps running



Establish stringent standard
permit conditions

Waivers only possible by
affirmative grant

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