

From: arev2@pacbell.net
To: [Board of Supervisors \(BOS\)](#)
Subject: Proposed AT&T antenna at 350 Amber
Date: Wednesday, December 3, 2025 4:22:58 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please, oh please oppose AT&T's construction of a 104' antenna at 350 Amber Dr. Among other serious reasons, I have a personal one: I experience chronic disabling vestibular migraines and severe vertigo; I believe EMT's are a possible factor.

PLEASE OPPOSE THE CONSTRUCTION OF THIS ANTENNA. I vote in every election.

Patricia Overall
236 Amber Dr
District 8

From: [Dennis](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Proposed communication tower at 350 Amber Drive
Date: Tuesday, December 2, 2025 2:49:16 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I strenuously object to the proposed AT&T tower at 350 Amber Drive.

It will be a 100 plus tall structure with TWELVE new antennas and NINE new remote radio units and equipment. This huge communication facility is not needed in our neighborhood. It will be an eye sore to our beautiful part of the city.

AT&T is attempting to expand their commercial reach far beyond Diamond Heights. A smaller, lower, one unit antenna could provide adequate telephone service where needed.

Please vote no on this proposal.

Thank you for your consideration.

Dennis Senft
319 Amber Drive.

From: [Sharon Hom](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Do not want the 104' antenna
Date: Tuesday, December 2, 2025 9:10:09 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Our family and neighbors do not want the 104' antenna at 350 amber st. It is fire and health hazardous.

I recommend a communication system that will alert us when cell phones don't work.

Sharon hom
257 gold mine dr

Sent from my iPhone

From: [Stephanie Pappas](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Opposition letter to At&T tower Amner Drive 94131
Date: Wednesday, November 26, 2025 4:27:25 PM
Attachments: [Pappas, Steph opposition to At&T Tower Amber Drive.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Angela Calvello,
Please find my letter regarding the proposed tower in Diamond Heights and include my voice as opposition to this project. Thank you for alerting me to the opportunity to give my opinion
Thank you,

Stephanie Pappas
4235 Diamond heights Blvd #204
San francisco, CA 94131

November 26, 2025

Angela Calviaao
Clerk of the Board
City Hall, 1 Carlton B Goodlett Place room 244
San Francisco, Ca 94102
bos@sfgov.org

Sent via electronic transmission 4:20 pm 11/26/25

Subject: Please Grant Appeal File No. 251094 – **CEQA Exemption of AT&T Macro Tower – Environmental & Safety Concerns**

Ms Cavillo,

Today I received by mail your invite to comment again on this matter.
In response:

I oppose the proposed tower at 350 Amber Drive in Diamond Heights San Francisco, Ca.
for the several reasons outlined in the following letter.

I live and vote in San Francisco and have for 31 years. This neighborhood is important to me.
I urge you to grant the appeal of the Planning Commission's CEQA exemption for the proposed 104-foot AT&T tower at 350 Amber Drive. I do not want this tower in our neighborhood.

My chief concern is the beauty of the natural space. I consider the impact on wildlife. I realize that my neighbor's property values will probably go down as no one wants a two story house under a ten story macrotower emitting electromagnetic energy and disturbing the natural beauty at the heart of San Francisco.

I also question the safety of placing not only so much electricity (has a source been identified?) constantly running so near the eucalyptus trees and other flammable material. The back up tank of diesel fuel is also a safety concern.
These concerns and others are well stated in the following paragraphs:

This huge 10-story tall industrial electronic structure does not belong in a residential neighborhood next to Glen Canyon Park and George Christopher Playground, especially on land mapped as an earthquake/landslide zone with documented seismic failures. It will stand out far above the treeline above Christopher Park and dominate the skyline above Glen Canyon. It is not a small structure like an add on to an existing garage, it is a massive tower!

Key Safety Issues in this location:

- **Fire Risk:** This Urban Wildfire Interface area should not have a 190-gallon diesel tank next to combustible vegetation in a very windy area of San Francisco. Towers must power down before water application, causing dangerous delays for evacuation in a neighborhood of two lane streets.
- **Seismic Landslide Risk:** This site has history of seismic failures; it is on CA state and San Francisco hazard maps as landslide area and documented unstable soil cannot safely support this massive heavy structure.

- **Natural Resources:** Glen Canyon Park is on of San Francisco “Significant Natural Resource Areas” and habitat for flora, fauna including many sensitive species of birds that will be endangered both by the construction that will require digging of a hole greater than 60 feet to reach bedrock and by potential fire and landslides.
- **Approval made based on Misleading Claims:** AT&T says the tower is needed for 911 and FirstNet (wireless spectrum for first responders in disasters like 911), but our Fire Chief confirmed 911 doesn't rely on one network, and neither Fire nor Police require First Responders to use FirstNet. ATT counters that they are required by their contract with the Federal Government to provide FirstNET nationwide and signal strength in some areas is too weak to reach FirstNET (as shown by their “simulated” maps). However, FirstNET has signal boosters that can be added to phones without having to add massive antenna structures in residential neighborhoods.

There are only two Wireless Antenna Facilities over 100 feet high in San Francisco both are in commercial areas and atop buildings.

This would be the **first free-standing tower of this height and bulk** near homes and parks in our city and in areas of high fire danger and in landslide/seismic zones.

Other telecom carriers serve this area without such intrusive structures. But one can guess At&T will sell them access to this giant tower for a profit.

I don't believe it's really about better cellular service in Diamond Heights.-but perhaps signals as far away as Sam jose and beyond. 104 feet is really tall.

I see this line we wish to draw against this tall tower as in line with the choice San Franciscans have always made to keep our structures less tall, especially in residential neighborhoods.

Please support the appeal of this exemption and require a full Environmental Impact Report examining safer alternatives and detailed geotechnical studies.

If approved here, AT&T will demand similar towers throughout San Francisco.
Safety must come first.

Sincerely,

Stephanie Pappas

Stephanie Pappas
5235 Diamond heights Blvd #204
San francisco, ca 94131
415 286 2680
stephpappaspi@gmail.com

From: [Judith Garvey](#)
To: [Board of Supervisors \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#)
Subject: Opposition to proposed 104" ATT antenna at 350 amber
Date: Wednesday, November 26, 2025 11:46:31 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisor Mandelman and Board of Supervisors

Continued opposition to proposed 104' antenna at 350 Amber Drive for many reasons (fire risk, causes cancer, lowers property value, problematic if earthquake). The City does not have a good water defense system in the event of an earthquake and fire to defend Diamond Heights and Glen Park. Our area will look like the disaster areas in Southern California. Keep it out of Diamond Heights and Glen Park.

Sincerely,

Judith Garvey
5526 Diamond Heights Blvd, SF 94131

From: [m.h](#)
To: [BOS Legislation, \(BOS\)](#); [MandelmanStaff \(BOS\)](#)
Subject: -File No. C251098 – Support the Appeal: Conditional Authorization Use approval at 350 Amber Dr Project
Date: Tuesday, December 2, 2025 12:02:12 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

Please Support Appeal File #C251098 - Conditional Use Authorization

I urge the Board to support this appeal and overturn the Planning Commission's approval of AT&T's proposed 10-story antenna structure in Diamond Heights. This massive tower would be constructed in open space in the forested border of Glen Canyon Park and George Christopher Playground. This will set a dangerous precedent for residential neighborhoods throughout San Francisco.

This would be the first free-standing tower over 100' tall located in a San Francisco residential neighborhood next to parks. Such massive antenna structures belong in commercial or industrial zones where they currently exist, not in open space zones that are community gathering places. The neighborhood was intentionally designed with low-profile buildings to preserve views of natural areas.

This 104-foot high tower topped with bulky electrical structure is not compatible with the surrounding natural landscape of the neighborhood. This proposed structure with lots of apparatus on it 40 feet above the tree line so it cannot hide the Eucalyptus trees. The application and the CEQA review does not address how these trees will be protected and preserved. It also does not address hazardous materials on the site – which are identified in the ATT plans with a sign.

Christopher Park and Playground and Glen Park Canyon are active, dawn to dusk, utilized daily by approximately 800 people in the winter months, when soccer and baseball season are on a pause.

Having lived here for 30 years and walked in the neighborhoods overlooking the canyon, around Christopher Park and Playground, and up and down thru the canyon, there are few vistas from where this proposed 104' structure will not dominate the sky above our natural environment. Kids playing on the playground and field need to be experiencing the natural world – in an area free from the hazards of an AT&T, 10-story electrical tower.

GlenmPark Canyon is unique - it is one of the **remaining** few areas of San Francisco acreage that allows residents, and wildlife, to celebrate the natural features of the land with trails, massive rock formations, a creek and dozens of 100 ft trees - as well as providing habitat for wildlife. This precious open space should not be treated as a utility hub for commercial use or a wasteland to be developed.

Those of us living here in Noe Valley and Diamond Heights are counting on City Planners to protect the residents' interests - and recognize the importance of safeguarding our open spaces by discouraging misuse of San Francisco land that - for decades - has provided necessary and well-utilized outdoor space for families and nearby neighborhoods, and for wildlife too."

Margaret C. Hoppe
1604 Diamond Street
San Francisco, CA 94131
415.860.7903 *mobile*

From: [Allan LeBlanc](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Calvillo, Angela \(BOS\)](#)
Subject: Public Comments to: CEQA Environmental Exemption Appeal Conditional Use Authorization Appeal, 350 Amber Drive
Date: Tuesday, December 2, 2025 10:49:54 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

SF Board of Supervisors,

I encourage you to reject the complaints to the CUA and CEQA exemption filed by the Diamond Heights Community Association and allow this cell phone tower development to proceed as originally planned.

I am a San Francisco resident and father of 3 girls. I previously lived at 977 Duncan Street and am a current resident of Glen Park. My children attended Noe Valley Nursery School next to the Police Academy, and I am a frequent visitor to both Christopher Playground and the Diamond Heights Shopping Center. Our daughters learned to ride their bikes in the Police Academy Parking Lot, one of the few large flat areas in the neighborhood. All that to say, I am very familiar with the proposed location of this antenna and am a member of the impacted neighborhood.

I encourage you to allow the construction of this tower to proceed for the following reasons:

1. Safety - Cell phone service at Christopher Playground and the surrounding area is terrible. Noe Valley Nursery School has to maintain a legacy landline in order to ensure phone access to teachers and parents. I can't tell you how many times a sick kid was picked up late or a parent was unable to quickly get a hold of the school for a family emergency due to the lack of cell phone service.
2. Value of cell service - I have seen the lack of cell phone service impact residents in ways large and small. As a recent example, patients have been unable check in for their vaccine appointments at Walgreens because there is no cell service within the building.
3. Good location - the Police Academy is an excellent location for this tower. The tall eucalyptus trees around Christopher playground will make this tower effectively invisible from the park. The appearance of the tower has been dramatically exaggerated in fliers distributed by the Diamond Heights Community Association.
4. Regularity in planning and development - These NIMBY concerns and obstruction to regular development in San Francisco are examples of why housing is so expensive in this city. This is a small issue, but the fact that every change in our city requires multiple meetings and appeals is part of the problem. Developers both large and small need predictability in planning, and this is an example of something that will improve the lives of residents and should be approved as a matter of course.

I am unable to attend the meeting in person, but trust this will suffice as a counterpoint to the DHCA objections which are not representative of the entire community.

Sincerely,
Allan LeBlanc

--

Allan LeBlanc

352.514.9626

allan.leblanc@gmail.com

From: [Linda English](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: File No. C251098 – Appeal: Conditional Authorization Use approval at 350 Amber Dr Project
Date: Tuesday, December 2, 2025 9:35:56 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors,

Please find my attached comments which were made to the Planning Commission before the Sept 25 meeting and unacknowledged by four of the Commissioners at the Sept 25 hearing (the vote was 4:3). They are still relevant and important reasons why the approval of this massive antenna structure must be overturned. An antenna of this size (10 stories) in a neighborhood zoned for four stories, belongs in a commercial or industrial area NOT in a residential neighborhood. This would be the only antenna over 100 feet tall in a residential neighborhood, the 2 existing antennas are in commercial areas. Other tall (but not reaching 100') antennas are near freeways, BART stations, or attached to tall buildings and NOT adjacent to parks.

This huge electric structure which will be 20' above the tree line, is not **"necessary"** there **are alternative locations and less intrusive antenna systems** and alternative ways to boost "FIRST NET" (for First Responders) – which was the reason 4 of the Planning Commissioners cited as their excuse to approve the structure. For the record: Police and Fire do not require First Responders to use FIRST NET, the Commissioners were misled by AT&T. AT&T wants this massive structure to increase their market share AND to likely add antennas and a second layer of ugly antennas to other carriers on this structure – they recently stated they would not rule out adding more antennas (making the structure heavier, more bulky and greater risk for landslides and fire in our windy neighborhood).

It is not **"desirable"** from a safety perspective, it is a major fire risk in an Wildfire/Wildland Urban Interface Area and is an area identified on the SF Landslide-Seismic hazard map. It will change the character of the neighborhood known for its open skies, nature and views of the playground and canyon. The danger of fire and exposure to Radio Frequency Radiation is not desirable for the wildlife in the canyon, flora and birds and insects and according to the 1996 Telecommunications Act RFR standards are not considered under the definition of "environment" the way humans are, in fact RFR affects avian life at a much lower frequency than humans not to mention antenna collisions to a massive tower built in the middle of a forest.

Undoubtedly this is *desirable* for AT&T to build their corporate coffers, but it is **NOT** desirable at the expense of residents in a neighborhood whose parks and nature bring us together.

Linda English
961 Duncan Street

* Attachment follows

Dear Rafael Mandelman,

And Members of the SF Board of Supervisors

Supervisors,

I have lived in San Francisco for 65 years and have resided at 961 Duncan for 2 1/2 years. I am writing to urge you to grant the appeal of the Planning Commission's CEQA exemption for the proposed 104-foot AT&T tower at 350 Amber Drive. This is PUBLIC property that ATT will make a profit from selling to new customers beyond the neighborhood.

I live near Glen Canyon and frequently I walk my dogs around Christopher playground where this giant antenna would change the trees and the very nature of the park and be a major fire danger.

This is not a "small minor structure." It does not qualify for a Class 3 CEQA exemption. It is a 10-story industrial facility with a 500-square-foot foundation, a 190-gallon diesel fuel tank, and extensive electrical equipment. It would be one of only two wireless facilities over 100 feet high in San Francisco, and the only free-standing tower of this height in a residential neighborhood adjacent to parks.

My primary concerns are safety because my bedroom, living room and dining room windows are directly across from the proposed site!

Fire Risk: The site is classified as an Urban Wildfire/Wildland Interface risk area. The 190-gallon diesel backup generator for this massive electrical structure sits immediately next to aging oak and eucalyptus trees and must be tested monthly. These generators can cause fires. Telecom towers must power down before firefighters can apply water, causing dangerous delays. One spark in Diamond Heights' strong winds could be catastrophic for Glen Canyon Park, George Christopher Playground, the nearby nursery school, homes, and the shopping center. Fires are more and more common: Oakland Hills, Sonoma County, Monterey, Pacific Palisades. Climate changes is here to stay and SF had its first Red Flag Days last year. We need to plan to prevent fires in Urban Wildfire Interface Areas, not provide incendiary opportunities for fires to start.

Seismic/Landslide Risk: The location is mapped as an earthquake and landslide zone by both the California Department of Conservation and San Francisco's Seismic Hazard Map. The Police Academy site has a documented history of seismic failures. A 104-foot tower weighing several tons on a 500-square-foot base in unstable soil (which will be made more unstable by the need to dig 30-60 feet to place the pole) poses significant landslide and soil failure risks which would be disastrous in an earthquake.

Environmental Impact: Glen Canyon Park is one of San Francisco's "significant natural resource areas" famous for the rare blue mission butterfly. The construction of the tower would damage the forest's roots which provide home to sensitive bird habitats that nest in the trees, coyote bush and tall grasses. A fire or landslide would eliminate the Canyon's flora and fauna. This tower would permanently blight the Diamond Heights historic "modernist" neighborhood, designed to blend buildings with nature and preserve views and open space.

AT&T claims this tower is essential for 911 service and FirstNet, but our Fire Chief confirmed that 911 calls do not rely on one specific network, and neither the Fire Chief nor the Police Captain state that FirstNet is required on First Responder phones. Other carriers provide coverage in this area without such intrusive structures.

The four Commissioners who approved the CEQA Class 3 Exemption ignored expert testimony and legitimate safety concerns. If this industrial structure is approved in a landslide and fire zone next to two parks and close to 2 nursery schools and a kids playground, AT&T will demand similar massive towers in other neighborhoods using FirstNET or lack of coverage asserted by "their independent consultants" as their excuse. Other carriers in the neighborhood are available as is fiber to the premises. In this time of innovation, it's a sad comment that ATT is still using old invasive technology. Perhaps their real goal is to expand their market far beyond this neighborhood.

The FCC still allows local government to determine where cell towers are placed. Please make sure they are safe and meet state laws and the SF General Plan.

I urge you to grant the appeal and require a full Environmental Impact Report examining all alternatives, including a detailed geotechnical study addressing the site's documented seismic failures.

Safety must be the Board of Supervisors' priority.

Thank you for your consideration.

Sincerely,
Linda English

961 Duncan Street

From: [Vladimir Kostyukov](#)
To: [BOS Legislation, \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Ho, Calvin \(BOS\)](#)
Cc: [BOS-Legislative Aides](#)
Subject: File No. C251098 – Appeal: Conditional Authorization Use Approval at 350 Amber Dr Project
Date: Tuesday, December 2, 2025 9:19:38 AM
Attachments: [CUA-Appeal-Support-Letter-Amber-Dr-350-Kostiukov.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Honorable Members of Board of Supervisors,

Please find my letter **in support** of the CUA appeal of the AT&T project for the 10-story monopole in Diamond Heights. Our city and our neighborhood doesn't deserve this monstrosity. It's going to be the city's first freestanding cell tower placed in the residential neighborhood, 10 feet away from the park, 200 feet away from the children playground and two pre-schools.

I urge you to stand against corporate greed and side with your neighbours!

To: bos.legislation@sfgov.org, calvin.ho@sfgov.org

Cc: mandelmanstaff@sfgov.org

Title: File No. C251098 – Appeal: Conditional Authorization Use Approval at 350 Amber Dr Project

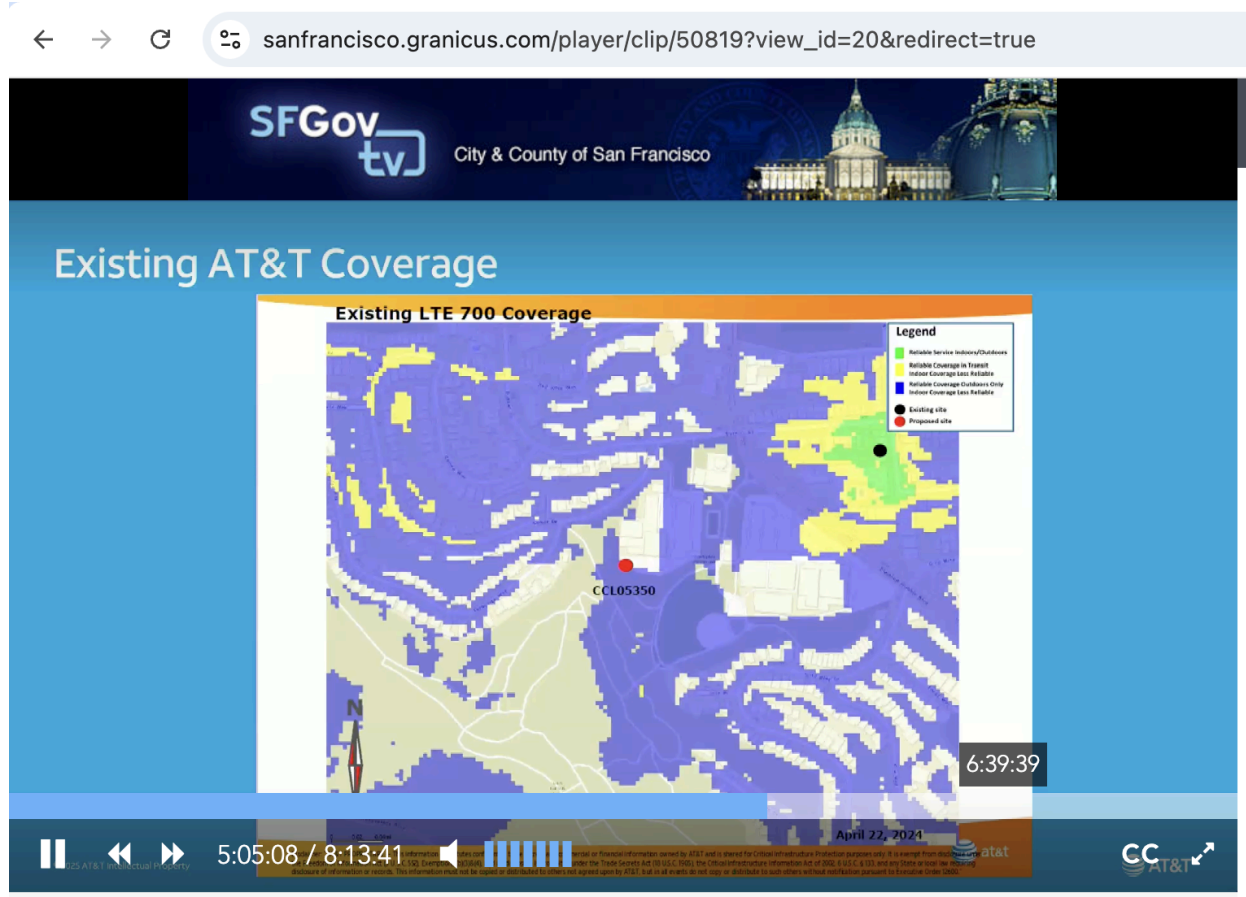
Honorable Members of Board of Supervisors,

My name is Vladimir Kostiukov, I live on Amber Dr in San Francisco, with my wife Julia and our 2yo daughter Nina. I'm urging you to support the people of Diamond Heights in their right to decide what's needed in their community. This 10-story tower, which is going to be the first ever, free-standing cell tower over 100 feet placed in the residential neighborhood in San Francisco, is absolutely NOT NEEDED next to our park, our playground, our children and elderly.

On September 25, 2025, the city Planning Commission members described the proposed AT&T Cell Tower in the Diamond Heights neighborhood as "desperately needed", following the misleading arguments presented by AT&T. It surely is desperately needed for the success of the business of AT&T as they reach as far as HWT 280 with the new cell tower, but it in no way benefits the community of Diamond Heights - it's quite the opposite and will make their cost of living higher and will put their property values at risk.

Despite 80+ letters in opposition received by the Planning Commission, 20+ people waiting 5 hours in the chamber and speaking their hearts against the project, the city still voted 4:3 to approve it. The people weren't heard and that's why the community were able to come together and collect needed signatures (85 signatures) to file the CUA appeal. The neighbors of Diamond Heights again and again say this project **IS NOT NEEDED NOR DESIRABLE** in our neighborhood and it's our right to decide that.

The Planning Commission was specifically misled by this LTE 700 coverage map presented by AT&T during the hearing.

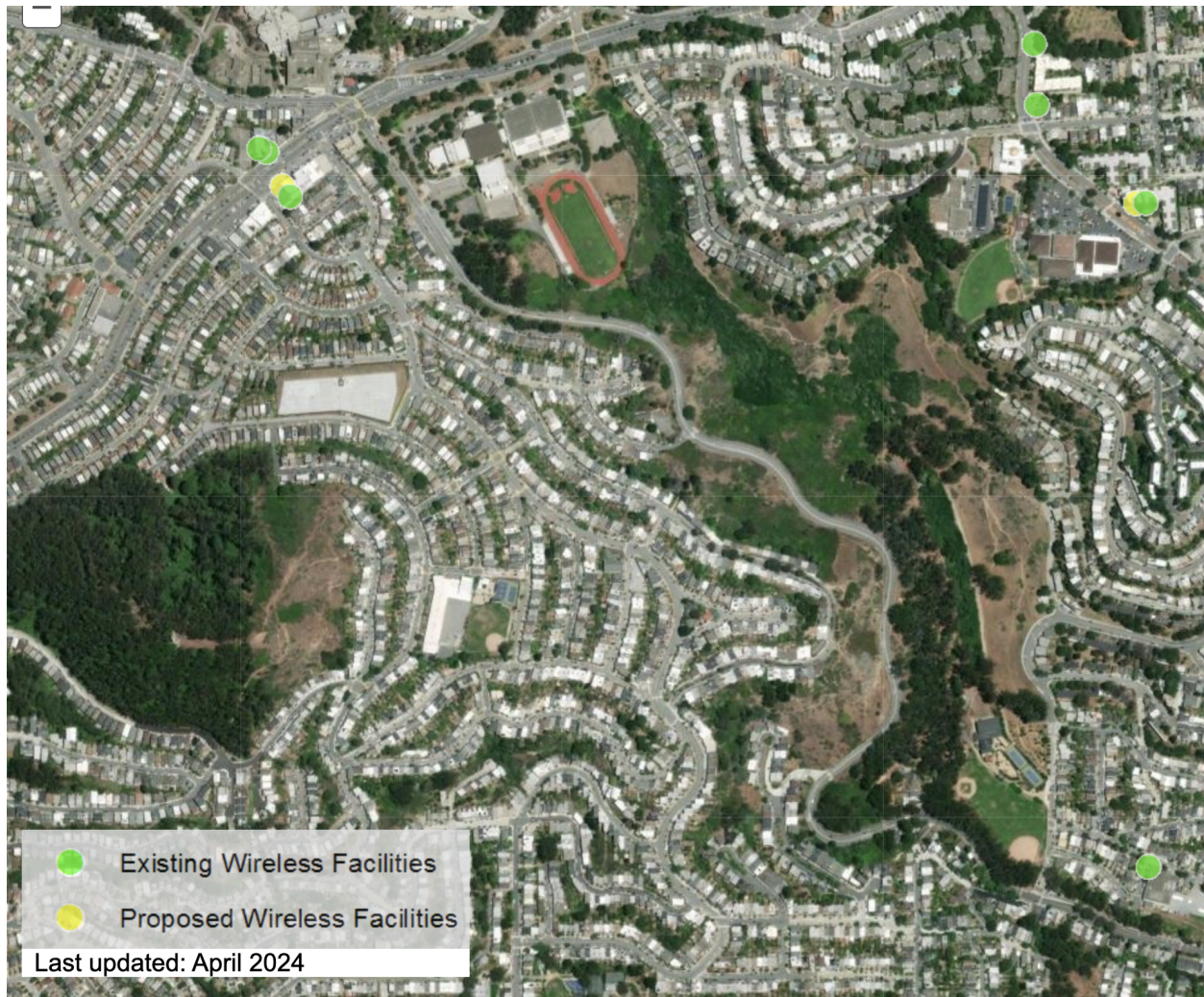


The map above shows “Existing LTE 700 Coverage”, which refers to **4G LTE** service operating in the 700 MHz spectrum band. 4G LTE is mainly used to deliver internet services on consumer devices, IT’S NOT USED TO MAKE PHONE CALLS or power the SMS protocol. The Planning Commission mistakenly interpreted this map as any cell coverage, assuming people won’t be able to make 911 calls or receive emergency alerts (i.e., Amber Alerts). This is simply NOT TRUE.

Additionally, I question the accuracy and integrity of this map. Here is a photo of my phone I took from the middle of the Christopher Athletic Field (just 100 feet away from the proposed project site), displaying a 5G signal with 4/5 bars. Note - I’m an AT&T customer myself and I think their coverage in Diamond Heights is already one of the best.



What AT&T failed to communicate to the Planning Commission during the hearing is that there are already 7 existing sites with the cell equipment from Verizon and T-Mobile around the Glen Canyon Park, with thousands of happy customers. Note that none of these sites are standalone monopoles - all of these are just equipment placed on the roofs of the building, which is what urban cautious placement should be about.



On September 25, 2025, Lydia So voted to support the AT&T project on the argument of her not being able to receive a call from her child who is at the Glen Park Recreation Center, citing there might be coyotes and the kid needs to be able to call for help. Lydia So didn't realize that there is already an AT&T 5G equipment placed less than one block away from the recreation center. It is in fact the best place to use AT&T around the canyon.



To summarize, the vote the Planning Commission took on Sep 25, 2025 was based on false arguments and misinterpretation and should be overturned by the Board of Supervisor in a fair game. Please restore the democracy and common sense in our city, **vote to support the Diamond Heights community and my family.**

Vladimir Kostiukov,
261 Amber Dr, San Francisco, CA 94131

From: [John Avalos](#)
To: [BOS Legislation, \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#)
Cc: [Calvillo, Angela \(BOS\)](#); [ChanStaff \(BOS\)](#); [SherrillStaff](#); [SauterStaff](#); wong.staff@sfgov.org; [MahmoodStaff](#); [DorseyStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [FielderStaff](#); [ChenStaff](#)
Subject: Support – File No. C251098 Uphold Appeal of Conditional Use Authorization: 350 Amber Drive Project
Date: Tuesday, December 2, 2025 12:40:55 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Subject: Support – File No. C251098

Conditional Use Authorization Appeal – 350 Amber Drive Project

Request: Uphold the CUA appeal and grant a continuance

Dear President Mandelman,

Members of the San Francisco Board of Supervisors

c/o Clerk of the Board of Supervisors

I am writing in strong support of the neighborhood appeal of the **Conditional Use Authorization (CUA)** for the proposed 104-foot AT&T macro tower at **350 Amber Drive**, and to request that the Board of Supervisors **grant a continuance** so that the community may adequately prepare its case.

The project fails the core metrics required for Conditional Use approval. It is **not desirable, not necessary, not compatible with neighborhood character, and fundamentally inconsistent with the General Plan and the intent of the Open Space designation**. Aesthetic criteria—including those established by the City's own Personal Wireless Service Facility Site Permits Ordinance—directly inform whether the project is desirable. And given the flawed and rushed process that preceded this hearing, a continuance is essential to ensure fairness.

1. Procedural Fairness Requires a Continuance

The community was blindsided by the sudden notice of this hearing. On November 18, after residents contested the Department of Public Works' rejection of signatures on the Conditional Use appeal petition, DPW acknowledged that **they had miscounted signatures**. DPW and Planning used **different maps and different lists** to determine eligibility, leading to erroneous rejection of valid signatures.

Once the error was acknowledged, the Clerk sent out hearing notices with a **December 9 hearing date and a December 2 materials deadline**, spanning

Thanksgiving week—giving volunteer residents almost no time to raise legal funds, prepare materials, or schedule meetings with Supervisors.

AT&T received **two continuances** at the Planning Commission. Residents now deserve the same basic fairness. A continuance is warranted to correct the inequities of the process and allow the community adequate time to prepare.

2. The Project Is Not Desirable as Required Under Planning Code §303

Conditional Use approval requires the project to be “**necessary or desirable for, and compatible with, the community.**” This project is none of these.

Aesthetics Are a Required Part of Desirability

In 2010, as a member of this Board, I authored the **Personal Wireless Service Facility Site Permits Ordinance**, which explicitly requires that wireless facilities be evaluated for *visual and aesthetic impact*—and authorizes the City to reject applications based on aesthetics alone. The California Supreme Court unanimously upheld this authority in 2019.

Desirability includes protecting:

- the **visual character** of the neighborhood
- the **natural landscape** and sky views of Glen Canyon and George Christopher Park
- the **planned open-space character** of Diamond Heights

No free-standing 100-foot wireless tower exists in any San Francisco residential neighborhood. Approving the first of its kind here is not desirable for the neighborhood, the city, or future planning precedent.

3. The Project Is Not Necessary

The project is not necessary to fulfill emergency response obligations or wireless coverage requirements.

- **FirstNet does not require this macro tower.** Signal enhancement equipment is available for indoor coverage at the Police Academy.

- Other carriers provide adequate service to the area through **smaller, less intrusive distributed antenna systems**—exactly the type used in other hilly neighborhoods.

- AT&T's primary motivation appears to be **market expansion**, not public need.

Necessity must be based on actual service gaps—not corporate preference for large macro infrastructure placed on public land.

4. The Project Is Not Compatible With Neighborhood Character

The Conditional Use standard requires compatibility with:

- **the existing neighborhood,**
- **the General Plan,** and
- **the surrounding open-space environment.**

This project fails all three.

Neighborhood Character

Diamond Heights was developed in the 1950s–60s as a **purposefully planned community** by the Redevelopment Agency, with **undergrounded utilities** to preserve views of the trees and the sky. It is a neighborhood defined by open space, natural vistas, and adjacency to parks.

A 10-story industrial monopole—bulkier than anything in the surrounding area—directly contradicts these defining characteristics.

General Plan Consistency

The General Plan prioritizes:

- **protection of open space,**
-

preservation of **natural vistas**,

- **compatibility of new development** with established neighborhoods, and
- minimizing **visual and environmental intrusions** into parks and habitat areas.

Placing the city's tallest free-standing tower in an Open Space Zone directly at the edge of Glen Canyon violates these principles.

Open Space and Habitat Corridor

The site shares a tree canopy with both parks and sits at the entrance to one of San Francisco's most ecologically rich natural areas. The tower constitutes a major industrial intrusion into a wildlife corridor used by birds and mammals. Industrial-scale lighting, heat, and electromagnetic emissions all create risks for birds—including collisions and attraction to warm antenna surfaces.

This location is among the **least compatible** imaginable for this scale of infrastructure.

5. The Project Sets a Harmful Citywide Precedent

Approving a Conditional Use for such a structure in an open-space-adjacent residential area would:

- invite similar proposals in other neighborhoods
- undermine decades of wireless siting policy
- weaken the City's ability to require "least intrusive means" siting
- support telecom industry efforts to erode local control

This is not only a Diamond Heights issue—it is a **citywide governance issue**.

Conclusion

For all of these reasons—failure to meet the thresholds of **desirability, necessity, compatibility, and General Plan consistency**, combined with a flawed process that denied residents fair participation—I respectfully urge the Board of Supervisors to:

1. Grant a continuance so that neighbors may fully prepare their case and receive the same procedural fairness afforded to the project sponsor.

When the actual CU appeal is heard

2. approve the neighborhood's Conditional Use Authorization appeal for the project at 350 Amber Drive

Thank you for your consideration and for your commitment to protecting San Francisco's neighborhoods, natural areas, and civic process.

Sincerely,

John Avalos

Excelsior District, San Francisco

From: [catherine dodd](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Conditional Use Approval Appeal File No. C251098 – Appeal: Conditional Authorization Use approval at 350 Amber Dr Project
Date: Tuesday, December 2, 2025 12:18:50 AM
Attachments: [cdodd cua letter dec 1.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors attached you will find my many reasons that this Conditional Use Appeal should be approved. Most reference the Planning Commission exhibits from the Sept 25 meeting and had answers that were provided by Mr. Lentz (ATT) at the request of the Planner John Dacey (discovered with a Sunshine request). ATT's perspective is well documented throughout the exhibits. It is NOT the perspective of tax payers and residents on the neighborhood.

Some background. The homes within 300 feet of the Proposal were notified of an April 7 2024 informational meeting. The rest of the Diamond Hts neighborhood and the many park users (est.500-800 visitors/day) were not notified. It was a dark stormy night and not many people attended. Lots of questions were posed and answers promised by Cammy Blackstone of ATT. No answers came. Apparently ATT began working on this in 2023. In June of 2025 neighbors were notified by the Planning Department of a hearing on the project on June 28 which was continued by ATT until July 15 and was again continued to September 25. Over 20 people waited 4 hours to testify, some had to leave. 77 letters of opposition had been turned in although the Planning staff only reported 32 in his report. In addition six local realtors attested to property value decline near Wireless Towers, a national telecom fire expert opinion and an opinion from the New Hampshire state commission on wireless facilities all included specific comments. Only three of the Commissioners asked questions relevant to the materials and testimony submitted by the neighborhood which was disappointing.

The Commission Vote occurred after Chair Soo interrupted Commissioner Imperial saying "she had just received an emergency email (she was looking at her phone) from Sherif Miyamoto stating the project should be approved for emergency FirstNET communication." None of the other commissioners had received the email and in fact a motion was made to continue the item to learn more about FirstNET which failed. The "fourth and deciding vote" to approve the project was by Commissioner Braun who had begun the discussion by saying he was undecided but after hearing from Sheriff Miyamoto he would vote yes.

Public Records requests documented that Cammy Blackstone of ATT had communicated with Chief Crispen at a "gala" and the next day had provided Fire Chief Crispen a draft letter of support asking that he send it to Commision Chair So, and Planning staff - but he declined. At a community meeting on October 15, Fire Chief Crispen and Captain Newbeck from Ingleside Station were asked if they used FirstNET and they replied that their First Responders were not required to use FirstNET. The Police Dept was unable to locate any communication however ethics records document Sept 12 meetings with Chief Crispen, Sheriff Miyamoto and Interim Police Chief Yip. What's important is that "FirstNET use" convinced 4 of the Commissioners that this massive tower, the only one of this size, should be approved in a residential neighborhood near 2 well used parks even though FirsNet was not used by Fire and Police for emergency communication. Please read the attached specific reasons the Planning Commission (and staff) reasons had a profound bias for ATT. Thank you.

December 1, 2025

Members of the SF Board of Supervisors

c/o Clerk of the Board

RE: Support -File No. C251098 – Appeal: Conditional Authorization Use approval at 350 Amber Dr Project

Supervisors,

Please read through this history and detailed list of inaccuracies and reasons to approve this CUA appeal.

According to the Glen Park History Project Diamond Hts was the second project of the San Francisco Redevelopment Agency. It was created with 2 million cubic yards of dirt and rock removed from the tops of Gold Mine Hill to the south and Red Rock Hill to the north to regrade the saddle between the hills and to *infill* decommissioned rock quarries (as shown in an aerial view, taken August 15, 1960, San Francisco Public Library). Filling in the saddle that dipped between Gold Mine and Red Rock Hills created the large flat area for the development of a “*Neighborhood Center*,” **including** the shopping center **and Diamond Heights Elementary School (now the Police Academy)**.

Diamond Heights is special as a historical resource with its mid-century modern architecture - according to the San Francisco Planning Department in a Historic Resource Evaluation Response for a property at 241 Amber Drive, dated June 13, 2018, the property is located within the “Diamond Heights Stage 1 historic district eligible for listing in the California Register under Criterion 1 as an important component of the larger Diamond Heights Redevelopment Project Area that had a major impact on San Francisco's built environment, and Criterion 3 as a cohesive large scale tract development of Modern residences developed by some of San Francisco's most important architects and developers.” These architects and developers included Joseph Eichler, Vernon DeMars, Claude Oakland, Raymond Galli, among others. The neighborhood was master-planned in the 1960s and the neighborhood's origins were to conform to a low-profile footprint. It was the neighborhood first to underground all wires to preserve views of nature and the sky.

“According to Modern Diamond Hts” a Master's Thesis written and published by Simonson, with the assistance of the SF Planning Dept, Diamond Hts is unique because “buildings do not just relate to each other as primary facades lined up on a street; the relationship between buildings and the site is dynamic. Rooflines, **view sheds**, and **access to open spaces** are **all planned elements**. Rather than being understood in two-dimensional space, like a land use or zoning map where size and adjacency are the primary considerations, Diamond Heights can be understood as **a plan organized in three-dimensional space where height and vertical relationships are as important as horizontal relationships**.” Further, “the material choices and construction of these buildings are tied to their Modernist project and aesthetic.”

A vertical metal electrical structure 10 stories high is not part of that Modernist aesthetic. We must protect the character of this historic architectural area and the proposed massive electrical structure towering above the tree line will damage the harmony and character of the historical neighborhood.

This 104 foot high pole topped with bulky electrical structure and cannot possibly “be designed to be compatible with the surrounding nature of the vicinity as described in the Planning exhibits

from the Sept 25 Commission meeting. ATT states: the proposed monopole will be painted brown and be located adjacent to a grove of Eucalyptus trees to minimize visual impacts” as described in the “EXECUTIVE SUMMARY Conditional Use AUTHORIZATION & SHADOW FINDINGS.” *It’s not just a brown pole; it’s a structure with lots of apparatus on it 20 feet above the tree line so it cannot hide the Eucalyptus trees. BTW the Eucalyptus trees in the area are an important part of SF History – look up the “gum show girls” who started San Francisco’s botanical preservation when families came to this neighborhood in the 1920s to camp among nature. Nature is still important 100 years later. The application and the CEQA review does not address how these trees will be protected and preserved. It also does not address hazardous materials on the site – which are identified in the ATT plans with a sign.*

We’ve lived here have walked our dogs in the neighborhood overlooking the canyon, around Christopher Park everyday and down and up the canyon. There will be few vistas from where this proposed 104’ structure will not dominate the sky above our natural environment. Kids playing on the playground need to be in nature – not on a field with a 10 story electrical tower hanging over it. The irony that we encourage families to get their children outside in nature and OFF screens may be literally overshadowed by a wireless monstrosity supposedly needed for screens should not be lost.

Again, the EXECUTIVE SUMMARY states: “The overall location, setback from public streets, height and design of the proposed facility, **including visible screening elements is situated so as to avoid intrusion into public vistas, and to ensure harmony with the existing neighborhood character and promote public safety.**” It is set back from the street level at the top of an open space park, – but the surrounding homes with precious vistas are above the street level.

NO! This IS AN INTRUSION INTO PUBLIC and Private VISTAS. In fact it obscures the views of the park and the tree canopy from Duncan street homes .It does NOT harmonize with the existing neighborhood character and finally: it creates a safety hazard because the trees are very very close to the proposed “structure” they sway significantly when it’s windy, and it’s windy much of the time in the “heights” (Rec & Park has been cutting down trees for safety reasons, these trees are unlikely to last the length of what I assume (because I couldn’t find it in the proposal) is a 20 year lease. Further many many fires have occurred in an around wireless facilities some caused by wind (Malibu), some caused by trees (northern CA 2023) to name only a couple of CA fires! Eucalyptus is a torch because of its high oil content. Adding an electrical structure, an ignition grid, not to mention a 190 gallon diesel fuel tank and a generator to this area is a fire waiting to happen and is just plain dangerous and certainly does not “promote public safety.”

The statement that: “the AT&T Mobility Radio Frequency Engineering Team provide that the Project Site is a preferable location, based on factors including quality of coverage and aesthetics” **is unfounded!** The proposed structure and surrounding cabinets and tanks are NOT aesthetically acceptable to the neighborhood. Further ATT asserts: “the proposal would not be detrimental to the health, **safety**, convenience, or general welfare of persons residing or working in the vicinity”. Again, health and safety: health- repeated regular exposure to diesel emissions with Benzene and particulate matter associated with cancer and other pulmonary

maladies, the Police Academy trainees use the building that is just feet away from the "the fuel tank and the 10 story structure" for exercise training and quiet study. The day care center in Christopher park just over 100 feet away will be effected by the diesel emissions.

"Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures..... The proposed antennas will be mounted on the proposed 104-foot tall monopole." *Monopole is a misleading description of the structure holding the monopole up.*

"The associated equipment cabinets will be located behind the police academy and not visible from the public street." *Not true: People will see the associated equipment cabinets and fences and the 190 gallon diesel fuel tank and generator. Walkers, joggers, hikers, picnickers, families trying to enjoy nature will see these structures as well as the MASSIVE industrial multiple antenna ray 20 feet above the tree line.*

Having a fuel tank creates a greater fire danger and diesel fuel creates known health dangers.

Towers often emit high pitched noise which is disorienting for wild life, and the generators are noisy. If ATT states that the generator is a back up, where is the electricity coming from, who is paying for it and how will it affect our unreliable power grid?

The Exec Summary states regarding **"Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; The facility will not affect landscaping, open space, required parking, lighting or signage at the Project Site or surrounding area."**

Open space is not just the ground it's the sky, the vistas. It will affect the open space above the tree line and at the edge of the playground and park No one wants to sit in the playground and watch kids play under a giant electronic structure. It ruins the aesthetic character of the playground and the canyon park.

Conforming with the General Plan

D. "That the use as proposed would provide development that is in conformity with the purpose of the applicable Zoning District. **"The Project at 350 Amber Drive is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding neighborhood. The overall location, setback from public streets, height and design of the proposed facility, are situated so as to avoid intrusion into public vistas, and to ensure harmony with the existing neighborhood character and promote public safety."**

This is absolutely not factual: the height (104 feet) and design is 20 feet above the tree line which impedes public vistas and interrupts the harmony of the existing neighborhood character. It will not promote public safety – it has danger signs all around it.

"There is an existing coverage gap in the AT&T Mobility wireless telecommunications network caused by inadequate infrastructure in the area. A new facility is necessary to close the service coverage gap in the network area bordered by the intersection of Amber Drive and Turquoise Way, O'Shaughnessy Blvd to the south and west, and Diamond Heights Blvd to the east. This gap area includes numerous homes, businesses in the Diamond Heights Shopping Center, well-

traveled roads, Glen Canyon Park, St. Nicholas Antiochian Orthodox Church and other points of interest in the vicinity"

The Diamond Hts Shopping Center and St Nicholas Antiochian Orthodox Church declined to cite telecommunications facilities on their property. ATT's "independent" emf consultant did NOT find coverage gaps – they found "relatively weak signals" which can be strengthened with distributed antenna systems and do not require MACRO towers the size of which are located ONLY in commercial and industrial areas not residential areas and parks.

*Find another location or alternate technology to address so called coverage gaps. This is 2025 and ATT cares more about expanding market share than they do about our neighborhood. We've had ATT as long as we've had internet. We use our devices in the park. We do not have a coverage gap. On April 10 at the meeting the ATT representative (who by the way never answered many of our questions and still hasn't) said ATT had only 5,000 customers in the area. **This TOWER is for ATT customers only and is a detriment to our property values, our fire safety, our property insurance premiums (which according to the Chronicle on June 20 have increased 42% in the last six years.***

More on the compliance with the "General Plan"

- **General Plan compliance**

"The Project is, on balance, consistent with the following Objectives and Policies of the General Plan: RECREATION AND **OPEN SPACE ELEMENT** Objectives and Policies

OBJECTIVE 1 ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

Policy 1.10 Ensure that open space is safe and secure for the City's entire population.

"The Project will improve AT&T's coverage and capacity within George Christopher Playground and Glen Canyon Park, and in the Diamond Heights neighborhood."

ATT coverage has nothing to do with open space - this will damage the natural surroundings of Christopher playground and Glen Canyon Park. Open space includes the sky and the skyline. We should not look up or out at a 10 story antenna structure or have electrical cabinet structures next to the playground with "caution signs warning of radiation beyond FCC approved levels".

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 Site will be an integral part of a new wireless communications network that will enhance the City's diverse economic base".

This is wrong, the area is not commercial, it's housing and a park and has nothing to do with commercial industry. It will negatively affect the social and cultural climate around the center of the neighborhood the parks.

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 Project will benefit the City

by enhancing the business climate through improved communication services for residents and workers.”

The project has nothing to do with business climate. It will create hardship in the increased cost to homeowners' property insurance and decrease property value!

Objective 3: ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER " The Project will 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.

It will NOT 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. These antennas are ONLY for the 5,000 ATT customers (unless ATT rents additional to other carriers). The size and location of this electric structure is more likely to cause an emergency: fire in strong winds and Glen Canyon's terrain and dry grass vegetation. ATT insists they need this antenna structure for FIRST NET. Fire Chief Crispin and Police Lt from Ingleside station attest that their First Responders are not required to use First NET AND FirstNET technology has booster for low signal areas.

16. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. “On balance, the project complies with said policies in that: A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced. The wireless communications network will enhance personal communication services for businesses and customers in the surrounding area.”

This is untrue! The surrounding retail businesses are stores, post office, cafes - this has nothing to do with enhancing business and customers.

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

This is untrue. The cultural character of this neighborhood is the recreating and enjoying nature in Christopher Playground and Glen Canyon Park. These “cultural characteristics” will be profoundly altered by placing a 10 story antenna complex at the edge of these two parks.”

“No residential uses will be displaced or altered in any way by the granting of this Authorization.”

Again untrue: looking out onto a park or canyon from one's residence IS A RESIDENTIAL USE, being in close proximity to a park is a residential use BOTH will be replaced by an ugly giant structure 20 feet above the tree line.

C. That the City's supply of affordable housing be preserved and enhanced, “The Project will have no adverse effect on housing in the vicinity”.

On the contrary, the project will increase property insurance premiums and will decrease property values resulting in unaffordable rents and/or unrentable units

E. 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 will not cause any displacement of industrial and service sector activity.”
TRUE BECAUSE this is not an industrial service area it’s a residential area with a playground and a park.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake. “The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property’s ability to withstand an earthquake”.

**Does the building code have seismic safety requirements for 104 foot towers loaded with heavy electrical equipment alongside a 109-gallon diesel fuel tank and generator?
Located very close to the edge of a landslide zone on infil and known “slipping” of the Police Academy?**

H. That our parks and open space and their access to sunlight and vistas be protected from development. “Although the Project does cast additional shadow on two adjacent public parks(George Christopher Playground and Glen Canyon Park), both parks are still afforded access to sunlight, and any additional shadows should not dramatically affect the use and enjoyment of either park. A study of the shadow impacts as required per Planning Code Section 295was completed. The Recreation and Park Commission reviewed the shadow analysis and issued a resolution recommending to the Planning Commission that the Project will not have significant adverse impact on the use of either park”.

Kids don’t just need sunlight, they need nature. It will have significant adverse impact on the vistas from above and within the playground and Glen Canyon Park. The natural vistas provide solace and peace and will be scarred by an ugly giant mechanical spaceship like structure on top of the trees and bulky equipment along the border of the playground and park.

17. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, “as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.”

This is NOT true it will detract from the aesthetics, character and stability of the neighborhood. It is NOT a beneficial development

18. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City. **NO!It will endanger the health, safety, of the residents as previously described and decrease the tax base as property values decrease.**

Commission’s Guidelines on where facilities should be located:

In the **Executive Summary** it states that "The Commission's guidelines on where facilities should be located include:

3. Industrial or Commercial Structures: buildings such as warehouses, factories, garages, service stations.

AGREE

4. **Industrial or Commercial Structures**: buildings such as supermarkets, retail stores, banks; and

AGREE

5. Mixed-Use Buildings in **High Density Districts: buildings such as housing above commercial** or other non-residential space.

AGREE

The proposed location meets none of these priority guidelines for location.

A 10story antenna behind a building used for educating our police force (aka an adult school), on the edge of a playground, at the top of one of the two wild open spaces (where there is acute fire danger) in San Francisco used by hikers, and dog walkers, and home to diverse wildlife, does not comply with the Commission's guidelines.

The "guidelines also state that applications for Preference 5 or below Location Sites unless the application describes (a) what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; **NO** b) what good faith efforts and measures were taken to secure these more Preferred Locations, **ATT identified 6 locations they considered but NO alternative antenna systems** (c) explains why such efforts were unsuccessful; and (d) demonstrates that the location for the site is essential to meet demands in the geographic service area and the Applicant's citywide networks. **The demands do not require such a massive structure they can be satisfied with distributed antennas and not interfere with neighborhood parks, views and residences.**

The answer to these stipulations did not appear in the application

Who is liable should a fire be caused by this facility?

Has ATT presented a master plan as required regarding new networks in the City? Has the Planning Commission approved such a plan including all carriers?

The materials p. T2 describe diesel fuel and include signage on the chain link fence that states "caution RF (non-ionizing radiation) fields may exceed FCC general population limits" and "entering an area where RF fields may exceed FCC general population limits."

This facility is literally in the Police Academy parking area and next to a building that is in use. How large is the area where RF emissions might exceed the FCC limits?

Has and will the City measured RF in the vicinity before and will the city measure regularly unannounced after if the project is approved.

Is the Health Department or ATT responsible for ensuring the cell towers are compliant with FCC's outdated (1996 and much has changed since then) limits? Will safety checks be made unannounced at different times of the day at least once a year and be publicly reported?

Will there be an emergency number staffed 24/7 posted? How long will an electrical fire of this magnitude be powered down before water can be applied

If there is a fire, and or people or children are sickened or injured by any part of this project, who will bear the health costs?

Does ATT have insurance to cover liabilities from health damages and/or property damages?

It's my understanding that ATT Mobile Insurance states that coverage is excluded for pollutants which are defined as "any solid, liquid, gaseous or thermal irritant or contaminant including smoke, vapor, soot, fumes, acid, alkalis, chemicals, artificially produced electric fields, magnetic field, electromagnetic field, sound waves, microwaves and all artificially produced ionizing or non-ionizing radiation and waste. Does the Planning Commission intend for the City to assume these liability risks?

Telecom facilities are highly complex structures, and highly dangerous. I respectfully request that members of the Board of Supervisors carefully analyze both the risks to the community and the degradation of the neighborhood main attraction: the parks and views, by placing a giant structure (the height of a 10 story building holding bulky equipment) at the edge of our precious parks NEAR homes and blocking the vistas for the public and for homes. The California Supreme court has ruled that . ***The City has inherent local police power to determine the appropriate uses of land within its jurisdiction. That power includes the authority to establish aesthetic conditions for land use. This proposed telecom facility aka "monopole" will deter from the aesthetic enjoyment of our neighborhood.***

There are alternative locations and designs for better wireless coverage that will not ruin our neighborhood character and the natural beauty of our parks.

You have authority and I urge you to grant the appeal of this Conditional Use Approval, lest "FirstNET" and "weak signals" become the standard ATT excuse to invade neighborhoods with 10 story antenna towers to increase their market share. Thank you for reading this and considering the precedent it is setting. The would be the first but not the last "over 100foot monopole and antenna structure" (which ATT declined to say they would not add more antennas to) in a zone for Open Space in a residential neighborhood and immediately adjacent to two well used public parks.

Sincerely a long time resident and public servant,



Catherine Dodd PhD RN

Former:

Director of Women's Health SFGH,

SF Health Commissioner,

Staff to Supervisors Walker & Shelley,

Deputy Chief of Staff to Mayor Newsom for Health and Human Services

Director of SF Health Service System (health benefits for employees, retirees and commissioners)

District Director Rep Nancy Pelosi

From: [Herbert Lew](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: File No. C251098 – Appeal: Conditional Authorization Use approval at 350 Amber Dr Project
Date: Monday, December 1, 2025 10:14:08 PM
Attachments: [Opposed to the proposed project at 350 Amber Dr.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

December 1, 2025

Dear Supervisors,

I am writing to request that you overturn the approval of AT&T's proposed massive antenna structure in our neighborhood. Please find attached the comments I submitted to the Planning Commission prior to the September 25 meeting—comments that were not acknowledged by 4 Commissioners at the hearing (there was a narrow 4–3 vote). These concerns remain highly relevant, and they explain why allowing this massive structure to proceed would be a serious mistake.

The proposed tower—roughly the height of a **10-story** building—would be the only antenna exceeding 100 feet in any residential neighborhood in our city. Our area is zoned for four-story structures, and existing antennas of comparable scale are located in **commercial** or **industrial** zones, or along freeways, near BART stations, or mounted on tall buildings. They are **not** placed directly next to parks or within quiet neighborhood canyons. Approving such an intrusive structure here would set a troubling and inappropriate precedent.

This installation is not *necessary*. There are alternative locations and less **intrusive** technologies that can address coverage needs for both AT&T customers and public-safety systems. AT&T has asserted that this tower is essential for “FIRST NET” coverage, yet First Responders are **not required** to use FIRST NET. The Commissioners were misled about this point, and the true motivation is AT&T's desire to expand its market share. AT&T has also stated it may add additional equipment or even additional carriers on this structure, increasing bulk, increasing weight, and increasing risks—particularly given our neighborhood's steep terrain, winds, and established wildfire-risk designation.

This project is also not *desirable* from a safety or environmental perspective. The site lies within a Wildfire/WUI zone and an area identified on the City's landslide-seismic hazard maps. A 100-foot steel monopole, 20 feet above the tree line, introduces new ignition and infrastructure-failure risks. It would also dramatically alter the character of a neighborhood known for open sky, natural views, and a cherished park and canyon ecosystem. Residents are deeply concerned about potential impacts to wildlife—including birds and insects—both from the industrial presence of such a structure and from increased radio-frequency emissions, which federal law does not evaluate using the same environmental criteria used for humans.

Put simply: this project is **desirable for AT&T**, but it is **not desirable** for the residents who live here, nor for the parks, open space, and natural features that define our neighborhood and bring our community together.

For all these reasons, I urge you to reject this unnecessary, undesirable, and intrusive tower, and to protect both public safety and the character of our residential neighborhood.

Sincerely,
Herbert Lew
951 Duncan St
San Francisco, CA 94131

Herbert Lew
951 Duncan Street
San Francisco, CA 94131

July 5, 2025

San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear SF Planning Commissioners,

As a 47-year resident of the Diamond Heights neighborhood, I am writing in strong opposition to the proposed project at 350 Amber Drive that includes the installation of a new 104-foot tall monopole for a new AT&T Wireless Telecommunication Services Facility adjacent to the SF Police Academy.

I am opposed to this project because of safety concerns for residents and children in that area. George Christopher Playground & Park and St. Nicholas Day Care Preschool is in very close proximity to the proposed project. This project proposes the installation of electrical equipment, a 190 gallon diesel fuel tank and generator at the base of a tree grove. These trees are known to shed large branches during strong winds, posing a major fire hazard if any debris strikes the macro tower.

Wireless antennas have been associated with fire outbreaks during wind events in states like California and Colorado. There's also the potential for an earthquake to bring the tower down, with a 104-foot fall zone that would put nearby areas—including the playground, canyon, tennis courts, and preschool—at risk.

In addition, this proposed 104-foot tall antenna will significantly alter the visual character of the neighborhood and degrade property value.

I hope you will take into consideration some of the concerns I have noted above and consider an alternative non-residential location for your proposed project.

Thank you for your consideration,


Herbert Lew

From: [David Dai](#)
To: [BOS Legislation, \(BOS\)](#); [MandelmanStaff \(BOS\)](#)
Cc: [So, Lydia \(CPC\)](#); [Dacey, John \(CPC\)](#); [Vladimir Kostyukov](#); [Daniel Schereck](#); [Catherine Dodd](#); [RUSSI, BRAD \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Dennis Phillips, Sarah \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Dwyer, Debra \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Livia, Diane \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Subject: File No. C251098 - Appeal: Conditional Authorization Use of 350 Amber Dr Monopole
Date: Monday, December 1, 2025 9:41:42 PM
Attachments: [Opposition to AT&T Monopole 2024-004318CUASHD - David Dai.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I am writing to voice my opinion against the AT&T Monopole to be built at 350 Amber Dr. I am a resident of the 200-block of Amber Dr, which would be less than 100 feet away from this ridiculous fire hazard and corporate monstrosity.

Please find attached my comments, which were made to the Planning Commission before the September 25 meeting and were unacknowledged by four of the Commissioners at the Sept 25 hearing (vote was 4:3). My comments are even more relevant today, and are important reasons why the approval of this massive antenna structure must be overturned. An antenna of this size (104 feet), in a neighborhood where everything is zoned for no more than 40 feet, belongs in a commercial or industrial area with much less population density. The commissioners would be setting a terrible precedent as this would be the only antenna over 100 feet in a residential neighborhood (while existing ones are only in commercial areas). Furthermore, this structure would overlook Glen Canyon Park and George Christopher Playground, and two preschools that are within 100 feet of this monstrosity. Why would the Planning Commission be negligent and approve an intrusive structure here, when all other antennas are near freeways or attached to tall buildings away from residential areas?

This huge electric structure will be 20 feet above the treeline, and is not necessary, as there are alternative locations in industrial areas with less instructive antenna systems to boost First Net. The Planning Commissioners had falsely cited this as their excuse to approve the structure, but our Fire Chief and local Police Captains have disproved this on the record to say that they don't require First Responders to use First Net. The Planning Commissioners were falsely misled by AT&T, and I would urge more inter-department collaboration instead of following the financial motives of AT&T. None of the other cell carriers needed to install an antenna here, and this is purely an attempt by AT&T to increase their revenues at the personal impacts of everyone that lives in Diamond Heights, the children that play at George Christopher Playground, and all beings that enjoy Glen Canyon Park recreationally. AT&T has also recently stated they would add more antennas to the proposed structure, which would even carry greater risk beyond the original approval.

Finally, this AT&T Monopole is not desirable from a safety perspective, **as it's identified as a major fire risk in a Wildfire / Wildland Urban Interface area, and is in an area identified on the SF landslide / seismic hazard map.** Imagine the risk of a massive fire from AT&T's 190 gallon diesel tank, in an area prone to earthquakes, high winds, landslides --- next to a large city park filled with trees and dry grassland surrounded by residential houses. That's on

top of the two preschools and children's playground that are located 100 feet from this, which would be the first areas that would be impacted.

Undoubtedly, this is an AT&T initiative to help their bottom line, and is undesirable at the expense of residents in our neighborhood who rely on our parks to bring the community together.

I highly urge the Supervisors to overturn the Planning Commission's approval of the AT&T monopoly, so they act in the best interest of the Diamond Heights community and the many voting residents that y'all represent. Thank you for your time!

Cheers,
David Dai

David S. Dai

Resident of the 200-block on Amber Dr

To:
Supervisor Mandelman and SF Planning Commission

I am writing to you as a concerned resident who lives on the 200-block of Amber Drive, a few houses down away from the newly proposed project for AT&T Wireless. **I strongly oppose the new project: “2024-004318CUASHD” for the installation of the 104-foot tall monopole for a new AT&T Wireless Telecommunication facility.**

This project of 12 new antennas, 9 remote radio units, and ancillary equipment would greatly affect the safety, aesthetic, general recreational use, quality of outdoor life, environmental impacts, and overall welfare of all nearby residents, children at nearby schools, and all that visit George Christopher Playground (children playground, park, baseball field, tennis court), Glen Canyon Park, and the entire Diamond Heights neighborhood.

I am strongly opposed to this project for the reasons below and strongly urge the planning committee to reject this project and proposal. The installation of this monstrous monopole is both negligent and ill-considered, with significant consequences to residents and the nearby community. I have attached photos showing the neighborhood impact of this.

1) Safety and Recreation Concerns, especially for our children at the two adjacent preschools

- Proposed 104-foot monopole is directly next to George Christopher Playground, where hundreds of children gather during the day for playtime, baseball games, soccer practice, and summer camps.
- Two schools: the St. Nicholas Day Care Preschool and the Noe Valley Nursery School where many kids attend throughout the year are within 100 yards of this proposed monopole
- Tree Frog Treks, a Mission-based summer camp holds full day summer camps in the field right next to where this monopole is proposed to be built:
<https://www.treefrogtreks.com/glencanyon>
 - The motto of Tree Frog Treks is literally: “Get Out, Get Dirty” to encourage our children to play outside in the nearby park and dirt where the proposed monopole will be.
- Having such significant electronic equipment would be pose safety concerns for children that gather and play daily around the monopole

2) Safety Concerns, fire and other natural risks at top of Glen Canyon Park

- Proposed 104-foot monopole will be built next to many non-native eucalyptus trees and at the top of Glen Canyon Park trailhead. This is a large city park with dry grasses and trees that would subject the area and neighbors to significant wildfire risk in case of any equipment failures. There are currently minimal electric structures in our neighborhood because of this (no above ground power lines, no comms equipment)
- High winds in the area since we're at the top of Glen Canyon in Diamond Heights would exacerbate both the location of this monopole and risk to nearby neighborhoods

3) Aesthetic and Neighborhood Character Concerns

- Proposed 104-foot monopole would greatly deteriorate the aesthetic of this residential neighborhood with an industrial installation. This is a densely populated, residential neighborhood with residents that enjoy the pleasures of living next to and with a view of Glen Canyon Park and the George Christopher Playground in all its greenery. This is a recreational area, not the place for an industrial installation.

4) Environmental Concerns

- Outside of the obvious fire and wind risk for the location, the monopole is adjacent to our Diamond Heights Community Garden and also Glen Canyon Park. This is the home of many birds, animals, and insect pollinators that will be disrupted by the electromagnetic fields and result in dead migratory birds around our neighborhood.

5) Decline in Property Value

- Building such an industrial monstrosity would strongly impact the property values of homes within the Diamond Heights area because of its safety concerns, environmental risks, and ugly aesthetic to a green neighborhood. Similar industrial projects around SF have caused similar declines of property values that would be impacted by poor decision-making and poor planning.

6) Alternative Locations

- Diamond Heights is a densely populated, residential zone where this 104-foot monopole does not belong. Consequences that would affect the recreational concerns and safety of SF preschool children, directly impact the welfare of the residents, and adversely destroy the aesthetic and character of our neighborhood and wonderful parks. The proposed monopole should be in other downtown commercial zones or near utility municipal buildings that allow for 85-120 ft baseline heights. There is an obvious reason why no such structures exist today in our neighborhood.

I strongly implore the Planning Commission to reject and seek alternatives to this project. I am happy to speak in person and answer any questions as an impacted resident.

Kind Regards,

David Dai

272 Amber Dr
San Francisco, CA 94131

Photo Exhibits of Neighborhood Impacts:

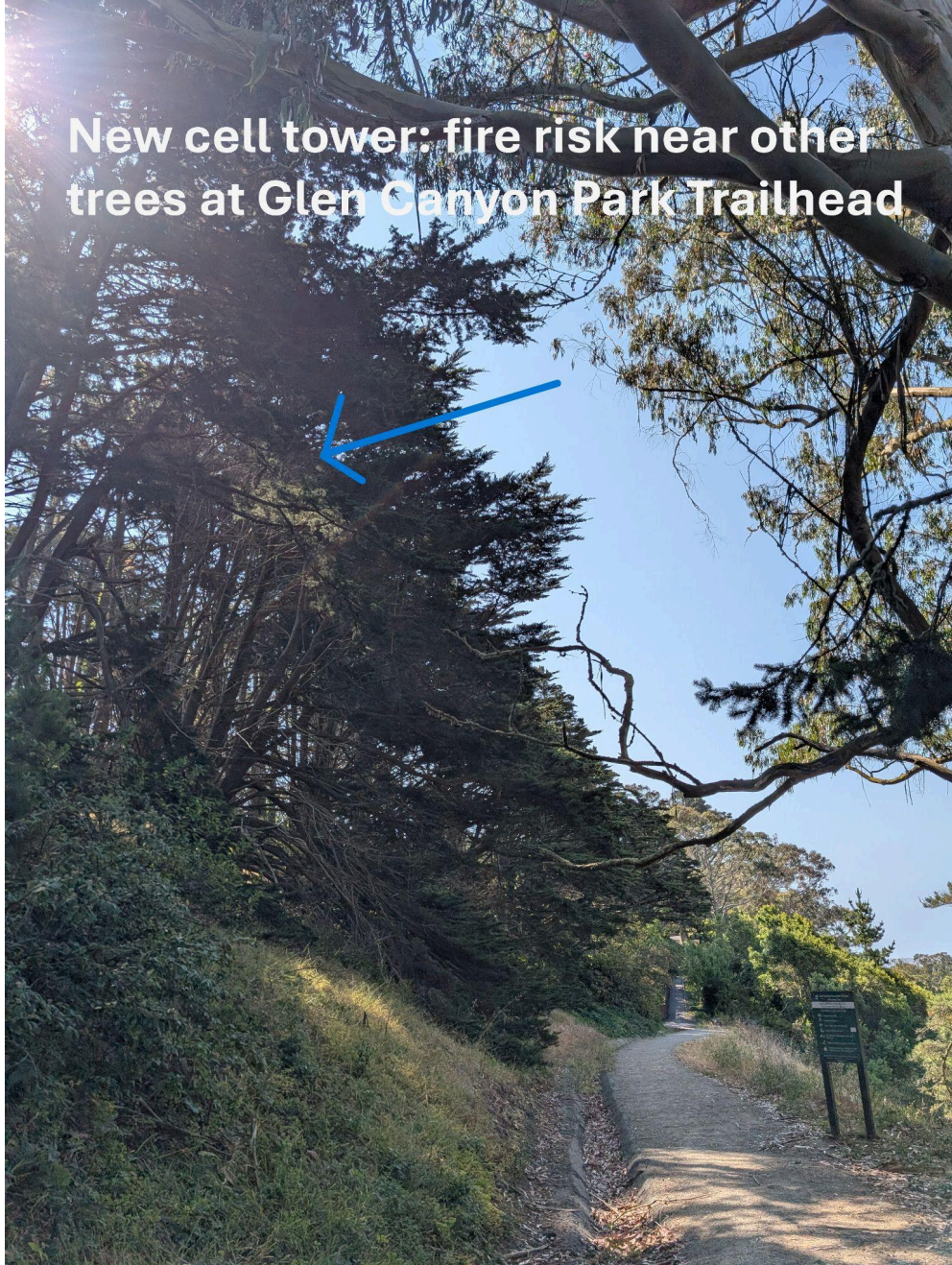




Location of
monstrous AT&T
Monopole

Children's
Summer camp
and nearby park
wildfire impact

New cell tower: fire risk near other trees at Glen Canyon Park Trailhead



From: [Selena Lew](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: File No. C251098 – Appeal: Conditional Authorization Use approval at 350 Amber Dr Project
Date: Monday, December 1, 2025 9:06:52 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

December 1, 2025

Dear Supervisors,

I am writing to request that you overturn the approval of AT&T's proposed massive antenna structure in our neighborhood. Please find attached the comments I submitted to the Planning Commission prior to the September 25 meeting—comments that were not acknowledged by 4 Commissioners at the hearing (there was a narrow 4–3 vote). These concerns remain highly relevant, and they explain why allowing this massive structure to proceed would be a serious mistake.

The proposed tower—roughly the height of a **10-story** building—would be the only antenna exceeding 100 feet in any residential neighborhood in our city. Our area is zoned for four-story structures, and existing antennas of comparable scale are located in **commercial** or **industrial** zones, or along freeways, near BART stations, or mounted on tall buildings. They are **not** placed directly next to parks or within quiet neighborhood canyons. Approving such an intrusive structure here would set a troubling and inappropriate precedent.

This installation is not *necessary*. There are alternative locations and less **intrusive** technologies that can address coverage needs for both AT&T customers and public-safety systems. AT&T has asserted that this tower is essential for “FIRST NET” coverage, yet First Responders are **not required** to use FIRST NET. The Commissioners were misled about this point, and the true motivation is AT&T's desire to expand its market share. AT&T has also stated it may add additional equipment or even additional carriers on this structure, increasing bulk, increasing weight, and increasing risks—particularly given our neighborhood's steep terrain, winds, and established wildfire-risk designation.

This project is also not *desirable* from a safety or environmental perspective. The site lies within a Wildfire/WUI zone and an area identified on the City's landslide-seismic hazard maps. A 100-foot steel monopole, 20 feet above the tree line, introduces new ignition and infrastructure-failure risks. It would also dramatically alter the character of a neighborhood known for open sky,

natural views, and a cherished park and canyon ecosystem. Residents are deeply concerned about potential impacts to wildlife—including birds and insects—both from the industrial presence of such a structure and from increased radio-frequency emissions, which federal law does not evaluate using the same environmental criteria used for humans.

Put simply: this project is **desirable for AT&T**, but it is **not desirable** for the residents who live here, nor for the parks, open space, and natural features that define our neighborhood and bring our community together.

For all these reasons, I urge you to reject this unnecessary, undesirable, and intrusive tower, and to protect both public safety and the character of our residential neighborhood.

Sincerely,
Selena Lew
951 Duncan St
San Francisco, CA 94131

San Francisco Planning Commission
c/o Chair Lydia So and Members;
Moore, Braun, Campbell, Imperial, McGarry
and Williams and the Commission Executive
Director and Secretary
49 South Van Ness Avenue
San Francisco, CA 94103

July 5, 2025

Dear SF Planning Commissioners,

As a 43- year resident of the Diamond Heights neighborhood, I am writing in strong opposition to the proposed project at 350 Amber Drive that includes the installation of a new 104-foot tall monopole for a new AT&T Wireless Telecommunication Services Facility adjacent to the SF Police Academy.

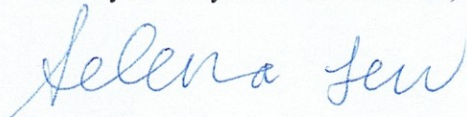
I am opposed to this project because of safety concerns for residents and children in that area. George Christopher Playground & Park and St. Nicholas Day Care Preschool is in very close proximity to the proposed project. This project proposes the installation of electrical equipment, a 190 gallon diesel fuel tank and generator at the base of a tree grove. These trees are known to shed large branches during strong winds, posing a major fire hazard if any debris strikes the macro tower.

Wireless antennas have been associated with fire outbreaks during wind events in states like California and Colorado. There's also the potential for an earthquake to bring the tower down, with a 104-foot fall zone that would put nearby areas—including the playground, canyon, tennis courts, and preschool—at risk.

In addition, this proposed 104-foot tall antenna will significantly alter the visual character of the neighborhood and degrade property value.

I hope you will take into consideration some of the concerns I have noted above and consider an alternative non-residential location for your proposed project.

Thank you for your consideration,



Selena Lew
951 Duncan Street
San Francisco, CA 94131

From: [erica.lew](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: File No. C251098 – Appeal: Conditional Authorization Use approval at 350 Amber Dr Project
Date: Monday, December 1, 2025 8:39:13 PM
Attachments: [Opposed to the proposed project at 350 Amber Drive.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

December 1, 2025

Dear Supervisors,

I am writing to request that you overturn the approval of AT&T's proposed massive antenna structure in our neighborhood. Please find attached the comments I submitted to the Planning Commission prior to the September 25 meeting—comments that were not acknowledged by 4 Commissioners at the hearing (there was a narrow 4–3 vote). These concerns remain highly relevant, and they explain why allowing this massive structure to proceed would be a serious mistake.

The proposed tower—roughly the height of a **10-story** building—would be the only antenna exceeding 100 feet in any residential neighborhood in our city. Our area is zoned for four-story structures, and existing antennas of comparable scale are located in **commercial** or **industrial** zones, or along freeways, near BART stations, or mounted on tall buildings. They are **not** placed directly next to parks or within quiet neighborhood canyons. Approving such an intrusive structure here would set a troubling and inappropriate precedent.

This installation is not *necessary*. There are alternative locations and less **intrusive** technologies that can address coverage needs for both AT&T customers and public-safety systems. AT&T has asserted that this tower is essential for “FIRST NET” coverage, yet First Responders are **not required** to use FIRST NET. The Commissioners were misled about this point, and the true motivation is AT&T's desire to expand its market share. AT&T has also stated it may add additional equipment or even additional carriers on this structure, increasing bulk, increasing weight, and increasing risks—particularly given our neighborhood's steep terrain, winds, and established wildfire-risk designation.

This project is also not *desirable* from a safety or environmental perspective. The site lies within a Wildfire/WUI zone and an area identified on the City's landslide-seismic hazard maps. A 100-foot steel monopole, 20 feet above the tree line, introduces new ignition and infrastructure-failure risks. It would also dramatically alter the character of a neighborhood known for open sky, natural views, and a cherished park and canyon ecosystem. Residents are deeply concerned about potential impacts to wildlife—including birds and insects—both from the industrial presence of such a structure and from increased radio-frequency emissions, which federal law does not evaluate using the same environmental criteria used for humans.

Put simply: this project is **desirable for AT&T**, but it is **not desirable** for the residents who live here, nor for the parks, open space, and natural features that define our neighborhood and bring our community together.

For all these reasons, I urge you to reject this unnecessary, undesirable, and intrusive tower, and to protect both public safety and the character of our residential neighborhood.

Sincerely,
Erica Po Lew
951 Duncan St
San Francisco, CA 94131

Erica Po Lew
951 Duncan Street
San Francisco, CA 94131

July 5, 2025

San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear SF Planning Commissioners,

As a 47-year resident of the Diamond Heights neighborhood, I am writing in strong opposition to the proposed project at 350 Amber Drive that includes the installation of a new 104-foot tall monopole for a new AT&T Wireless Telecommunication Services Facility adjacent to the SF Police Academy.

I am opposed to this project because of safety concerns for residents and children in that area. George Christopher Playground & Park and St. Nicholas Day Care Preschool is in very close proximity to the proposed project. This project proposes the installation of electrical equipment, a 190 gallon diesel fuel tank and generator at the base of a tree grove. These trees are known to shed large branches during strong winds, posing a major fire hazard if any debris strikes the macro tower.

Wireless antennas have been associated with fire outbreaks during wind events in states like California and Colorado. There's also the potential for an earthquake to bring the tower down, with a 104-foot fall zone that would put nearby areas—including the playground, canyon, tennis courts, and preschool—at risk.

In addition, this proposed 104-foot tall antenna will significantly alter the visual character of the neighborhood and degrade property value.

I hope you will take into consideration some of the concerns I have noted above and consider an alternative non-residential location for your proposed project.

Thank you for your consideration,



Erica Po Lew

From: jshan1@yahoo.com
To: [BOS Legislation, \(BOS\)](#)
Subject: File No. C251098 – Appeal: Conditional Authorization Use approval at 350 Amber Dr Project
Date: Monday, December 1, 2025 8:34:33 PM
Attachments: [Opposition to the proposed project at 350 Amber Dr.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

December 1, 2025

Dear Supervisors,

I am writing to request that you overturn the approval of AT&T's proposed massive antenna structure in our neighborhood. Please find attached the comments I submitted to the Planning Commission prior to the September 25 meeting—comments that were not acknowledged by 4 Commissioners at the hearing (there was a narrow 4–3 vote). These concerns remain highly relevant, and they explain why allowing this massive structure to proceed would be a serious mistake.

The proposed tower—roughly the height of a **10-story** building—would be the only antenna exceeding 100 feet in any residential neighborhood in our city. Our area is zoned for four-story structures, and existing antennas of comparable scale are located in **commercial** or **industrial** zones, or along freeways, near BART stations, or mounted on tall buildings. They are **not** placed directly next to parks or within quiet neighborhood canyons. Approving such an intrusive structure here would set a troubling and inappropriate precedent.

This installation is not *necessary*. There are alternative locations and less **intrusive** technologies that can address coverage needs for both AT&T customers and public-safety systems. AT&T has asserted that this tower is essential for “FIRST NET” coverage, yet First Responders are **not required** to use FIRST NET. The Commissioners were misled about this point, and the true motivation is AT&T's desire to expand its market share. AT&T has also stated it may add additional equipment or even additional carriers on this structure, increasing bulk, increasing weight, and increasing risks—particularly given our neighborhood's steep terrain, winds, and established wildfire-risk designation.

This project is also not *desirable* from a safety or environmental perspective. The site lies within a Wildfire/WUI zone and an area identified on the City's landslide-seismic hazard maps. A 100-foot steel monopole, 20 feet above the tree line, introduces new ignition and infrastructure-failure risks. It would also dramatically alter the character of a neighborhood known for open sky, natural views, and a cherished park and canyon ecosystem. Residents are deeply concerned about potential impacts to wildlife—including birds and insects—both from the industrial presence of such a structure and from increased radio-frequency emissions, which federal law does not evaluate using the same environmental criteria used for humans.

Put simply: this project is **desirable for AT&T**, but it is **not desirable** for the residents who live here, nor for the parks, open space, and natural features that define our neighborhood and bring our community together.

For all these reasons, I urge you to reject this unnecessary, undesirable, and intrusive tower, and to protect both public safety and the character of our residential neighborhood.

Sincerely,
Jackie Shan

949 Duncan St
San Francisco, CA 94131

Jackie Shan
949 Duncan Street
San Francisco, CA 94131
July 5, 2025

San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear SF Planning Commissioners,

I am a resident in the Diamond Heights neighborhood and will raise my children here. I am writing in strong opposition to the proposed project at 350 Amber Drive that includes the installation of a new 104-foot tall monopole for a new AT&T Wireless Telecommunication Services Facility adjacent to the SF Police Academy.

I am opposed to this project because of safety concerns for residents and children in that area. George Christopher Playground & Park and St. Nicholas Day Care Preschool is in very close proximity to the proposed project. This project proposes the installation of electrical equipment, a 190 gallon diesel fuel tank and generator at the base of a tree grove. These trees are known to shed large branches during strong winds, posing a major fire hazard if any debris strikes the macro tower.

Wireless antennas have been associated with fire outbreaks during wind events in states like California and Colorado. There's also the potential for an earthquake to bring the tower down, with a 104-foot fall zone that would put nearby areas—including the playground, canyon, tennis courts, and preschool—at risk.

In addition, this proposed 104-foot tall antenna will significantly alter the visual character of the neighborhood and degrade property value.

I hope you will take into consideration some of the concerns I have noted above and consider an alternative non-residential location for your proposed project.

Thank you for your consideration,



Jackie Shan

From: [Jessica Lew](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: File No. C251098 – Appeal: Conditional Authorization Use approval at 350 Amber Dr Project
Date: Monday, December 1, 2025 8:29:25 PM
Attachments: [Opposition to the proposed project at 350 Amber Drive.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

December 1, 2025

Dear Supervisors,

I am writing to request that you overturn the approval of AT&T's proposed massive antenna structure in our neighborhood. Please find attached the comments I submitted to the Planning Commission prior to the September 25 meeting—comments that were not acknowledged by 4 Commissioners at the hearing (there was a narrow 4–3 vote). These concerns remain highly relevant, and they explain why allowing this massive structure to proceed would be a serious mistake.

The proposed tower—roughly the height of a **10-story** building—would be the only antenna exceeding 100 feet in any residential neighborhood in our city. Our area is zoned for four-story structures, and existing antennas of comparable scale are located in **commercial** or **industrial** zones, or along freeways, near BART stations, or mounted on tall buildings. They are **not** placed directly next to parks or within quiet neighborhood canyons. Approving such an intrusive structure here would set a troubling and inappropriate precedent.

This installation is not *necessary*. There are alternative locations and less **intrusive** technologies that can address coverage needs for both AT&T customers and public-safety systems. AT&T has asserted that this tower is essential for “FIRST NET” coverage, yet First Responders are **not required** to use FIRST NET. The Commissioners were misled about this point, and the true motivation is AT&T's desire to expand its market share. AT&T has also stated it may add additional equipment or even additional carriers on this structure, increasing bulk, increasing weight, and increasing risks—particularly given our neighborhood's steep terrain, winds, and established wildfire-risk designation.

This project is also not *desirable* from a safety or environmental perspective. The site lies within a Wildfire/WUI zone and an area identified on the City's landslide-seismic hazard maps. A 100-foot steel monopole, 20 feet above the tree line, introduces new ignition and infrastructure-failure risks. It would also dramatically alter the character of a neighborhood known for open sky, natural views, and a cherished park and canyon ecosystem. Residents are deeply concerned about potential impacts to wildlife—including birds and insects—both from the industrial presence of such a structure and from increased radio-frequency emissions, which federal law does not evaluate using the same environmental criteria used for humans.

Put simply: this project is **desirable for AT&T**, but it is **not desirable** for the residents who live here, nor for the parks, open space, and natural features that define our neighborhood and bring our community together.

For all these reasons, I urge you to reject this unnecessary, undesirable, and intrusive tower, and to protect both public safety and the character of our residential neighborhood.

Sincerely,
Jessica Lew
949 Duncan St
San Francisco, CA 94131

Jessica Lew
949 Duncan Street
San Francisco, CA 94131

July 5, 2025

San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear SF Planning Commissioners,

I have resided in the Diamond Heights neighborhood for 35 years. As a long time resident of Diamond Heights, I am writing in strong opposition to the proposed project at 350 Amber Drive that includes the installation of a new 104-foot tall monopole for a new AT&T Wireless Telecommunication Services Facility adjacent to the SF Police Academy.

I am opposed to this project because of safety concerns for residents and children in that area. George Christopher Playground & Park and St. Nicholas Day Care Preschool is in very close proximity to the proposed project. This project proposes the installation of electrical equipment, a 190-gallon diesel fuel tank and generator at the base of a tree grove. These trees are known to shed large branches during strong winds, posing a major fire hazard if any debris strikes the macro tower.

Wireless antennas have been associated with fire outbreaks during wind events in states like California and Colorado. There's also the potential for an earthquake to bring the tower down, with a 104-foot fall zone that would put nearby areas—including the playground, canyon, tennis courts, and preschool—at risk.

In addition, this proposed 104-foot tall antenna will significantly alter the visual character of the neighborhood and degrade property value.

I hope you will take into consideration some of the concerns I have noted above and consider an alternative non-residential location for your proposed project.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Jessica Lew", with a stylized, flowing script.

Jessica Lew

From: [MARK MILES](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: AT&T's Proposed Megatower in the residential neighborhood of Diamond Heights!
Date: Monday, December 1, 2025 7:20:17 PM
Attachments: [SF Planning Commission.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Board of Supervisors,

Please find my attached letter which was sent by mail to the Planning Commission in July. It was part of a very large packet of letters and highly important information submitted to Commissioners at their Sept 25 meeting. I was in attendance, along with dozens of concerned neighbors, and it was very worrying that four of the Commissioners at the hearing appeared to have **not reviewed** the material (the vote was 4:3). **There are highly relevant and important reasons why the approval of this massive antenna structure must be overturned.** An antenna of this size (10 stories) in a neighborhood zoned for four stories, belongs in a commercial or industrial area NOT in a residential neighborhood. This would be the only antenna over 100 feet tall in a residential neighborhood, the 2 existing antennas are in commercial areas. Other tall (but not reaching 100') antennas are near freeways, BART **stations**, or attached to tall buildings and NOT adjacent to parks.

This huge electric structure which will be 20' above the tree line, is not **"necessary,"** as there **are alternative locations and less intrusive antenna systems** and alternative ways to boost "FIRST NET" (for First Responders) – which was the reason 4 of the Planning Commissioners cited as their excuse to approve the structure. **For the record: Police and Fire do not require First Responders to use FIRST NET, the Commissioners were misled by AT&T.** AT&T wants this massive structure to increase their market share AND to likely add a second layer of large and unsightly antennas to other carriers on this structure – **they recently stated they would not rule out adding more antennas (making the structure heavier, more bulky and a greater risk for landslides and fire in our windy neighborhood).**

It is highly risky from a safety perspective, as it is a major fire risk in an Wildfire/Wildland Urban Interface Area and is an area identified on the SF Landslide-Seismic hazard map. It will change the character of the neighborhood known for its open skies, nature and views of the playground and canyon. The danger of fire and exposure to Radio Frequency Radiation is highly undesirable for the wildlife in the canyon, flora and birds and insects and according to the 1996 Telecommunications Act RFR standards are not considered under the definition of

“environment” the way humans are, in fact RFR affects avian life at a much lower frequency than humans not to mention antenna collisions to a massive tower built in the middle of a forest.

Undoubtedly this is *desirable* for AT&T to enhance their corporate coffers, but it is **NOT** desirable at the expense of residents in a neighborhood whose parks and nature bring us together. As well, it is known that the installation of these towers has an extremely negative impact on property values.

I beg of you, along with scores of concerned Diamond Heights property owners and tenants, to please rule again the construction of this monstrosity in one of the most beautiful planned communities in San Francisco.

Respectfully yours,
Mark Miles

940 Duncan Street, D205
San Francisco, CA 94131
415-350-3765

July 10,2026

SF Planning Commission
Attn: Lydia So and Members
49 S. Van Ness Avenue
San Francisco, CA 94103

To all members of the SF Planning Commission,

I am writing to express my tremendous concern over the proposed 10-story tower that AT&T wishes to erect in our residential neighborhood. As a Diamond Heights homeowner of 23 years, I can't even fathom how dramatically this behemoth will spoil the beauty of our environment. This area has always been a refuge from the intensity of the city and a place known for its exceptional views, so to place this towering giant near a children's playground, a preschool, dog park and our treasured Glen Canyon will have a devastating effect. There are obvious safety concerns, as a major quake is long overdue, and the fall radius of this tower will be 104 feet. Aside from seismic and safety concerns, this incredibly intrusive eye sore will affect property values, which are already stressed, and create a visual blight that will inflict harm on our community for years. Such a dramatically over scaled structure does not belong in a neighborhood in which houses are modestly sized in order to preserve the views. What makes Diamond Heights so exceptional will be greatly damaged by the construction of this obscenely tall commercial tower.

I'm sure that with all of its money and engineering prowess, AT&T can come up with a more thoughtful and creative solution that won't damage the desirability and safety of our neighborhood.

Please say no to AT&T and their clear disrespect for the environment and the quality of life for residents of Diamond Heights.

Sincerely,
Mark Miles

940 Duncan Street, D205
San Francisco, CA 94131
415-350-3765

From: [Chanda Williams](#)
To: [BOS Legislation, \(BOS\)](#); [Jamie Litchmann](#)
Subject: Comments on File No. C251098
Date: Monday, December 1, 2025 6:02:10 PM
Attachments: [SF.BoS.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please see attached pdf letter regarding opposition to AT&T's proposed monopole in my neighborhood.

Thank you for your attention.
Chanda Williams

chanda | chandawilliamsdesign.com

Chanda Williams
130 Amber Drive
San Francisco, CA 94131

San Francisco Board of Supervisors
49 South Van Ness Avenue
San Francisco, CA

November 30, 2025

To the Honorable Members of the San Francisco Board of Supervisors,

Is it not the job of our elected city officials to represent the safety and interests of its constituents, rather than help line the pockets of a billion-dollar company?

While it has been determined we could use better cell coverage in our area there are other, **SAFER** and less intrusive systems and locations that could achieve that goal rather than their proposed 10-story monopole.

It may cost AT&T more but certainly if the goal is better coverage for their users (as opposed to making the monstrosity even taller so they can rent coverage to all the other cell providers) they should be able to offer alternatives to this plan that would protect our lives, homes and home insurance policies.

Attached is the letter I sent earlier this year to The Planning Commission in opposition to the AT&T Monopole Cell Tower.

Thank you for your attention,


Chanda Williams
415 269 3087

Chanda Williams
130 Amber Drive
San Francisco, CA 94131

San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA

July 1, 2025

To the Honorable Members of the San Francisco Planning Commission,

I have been a home owner at 130 Amber Drive in Diamond Heights for almost 25 years.

Our neighborhood with its tightly-spaced, smaller homes and proximity to nature has created an intimate, friendly environment for young families as well as senior citizens.

These qualities make a new AT&T mon tower a dangerous proposition. Besides the unattractive tower, the accompanying 190-gallon fuel tank and generator is my biggest concern.

Having been in the vicinity at the time of both the 2017 Napa fires and the recent Palisades Fire in Los Angeles I have seen first hand how quickly a fire can move and the devastation caused.

Has anyone from AT&T has spent time in our neighborhood to understand how windy it is? Glen Canyon is full of dry, combustible material and a variety of wildlife.

Our single family homes are connected with almost no surrounding yard space. These homes as well as the condominium and apartment complexes including the new Habitat for Humanity units are wood construction and would combust very quickly.

Does AT&T have safety plans for these issues? Will they help out when our fire insurance increases?

I fear that another telecom tower is going to cause younger families to leave our neighborhood and others looking to buy here fearful enough to avoid our area.

The resulting loss in property values (which seniors may be relying on to help in their later years) and loss of homeowner's insurance is not commensurate with the added cell coverage a new tower may bring. The current coverage is more than adequate.

I urge you to vote NO on this proposition.

Thank you for your attention,



Chanda Williams
415 269 3087

From: [Meg Pirnie Kammerud](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: File No. C251098 – REJECT the CEQA Appeal: Conditional Authorization Use approval at 350 Amber Dr Project
Date: Monday, December 1, 2025 3:47:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors:

I am writing today as a neighbor in Glen Park who lives across the street from Glen Canyon and has a garden plot in the Craggs Court Community Garden.

I support the cell tower proposed for Diamond Heights. While it may not be pretty, our city needs reliable cell coverage for emergencies, and frankly, the proposed location makes sense. There just aren't other places to build that would provide that level of coverage. I oppose additional delays and appeals of the project. CEQA is yet again being abused by our city residents, and that should not stand.

Kind regards,
Meg Kammerud

From: [Ed Kamrin](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Request to Overturn Planning Commission Approval - 350 Amber Way Antenna Structure
Date: Monday, December 1, 2025 3:30:46 PM
Attachments: [Planning Commission letter - Edward Kamrin.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Request to Overturn Planning Commission Approval - 350 Amber Way Antenna Structure

Dear Supervisors,

I respectfully urge you to overturn the Planning Commission's 4-3 approval of the proposed antenna structure at 350 Amber Way, San Francisco. My attached comments remain relevant and outline why this approval should be reversed.

A 10-story antenna does not belong in a neighborhood zoned for four stories. This would be the only residential antenna exceeding 100 feet in height. Existing tall antennas are located in commercial areas, near freeways or BART stations, or on commercial buildings—not adjacent to residential parks.

The structure is not necessary. Alternative locations exist, as do less **intrusive** antenna systems and alternative methods to support FIRST NET. Notably, local Police and Fire Departments do not require first responders to use FIRST NET. AT&T has also declined to rule out adding additional carrier antennas, which would further increase the structure's bulk and risk.

The structure is not desirable for our community:

- The site sits within a Wildfire/Wildland Urban Interface Area and on SF's Landslide-Seismic hazard map, creating significant fire risk in a wind-prone area
- The 20-foot protrusion above the tree line would alter the neighborhood's character and its valued open skies and canyon views
- Wildlife faces both Radio Frequency Radiation exposure and collision risks from a tower of this scale in a forested area

I respectfully request that you reverse this approval and direct the applicant toward more appropriate locations that do not compromise residential safety and neighborhood character.

Sincerely,
Edward Kamrin

Edward Kamrin / 255 Red Rock Way H-301 / San Francisco, CA 94131 /
ekamrin@gmail.com

July 10, 2025

San Francisco Planning Commission

c/o Chair Lydia So and Members: Moore, Braun, Campbell, Imperial, McGarry and Williams
and the Commission Executive Director and Secretary

49 Van Ness Ave.

San Francisco, CA 94103

Dear Chair, Members, Executive Director and Secretary of the Planning Commission:

As an 18-year resident owner of a condominium in the Diamond Heights neighborhood, I am alarmed at the AT&T Wireless Telecommunications Service Facility-Macro Tower proposed in the vicinity of 350 Amber Drive.

First, I have grave safety concerns. Wireless antennas have been linked to fires in high winds. In our already windy neighborhood, this is a real concern, particularly given the nearby old, non-native trees. As treasurer of the homeowners association for nearby Diamond Heights Village (396 units and 15 buildings on 7 acres), I know that our HOA has already faced great challenges obtaining property insurance, which doubled in cost over one year. This is a challenge we also face as individual unit owners. Concerns about fire safety are one of the reasons for these challenges, and the tower would only worsen the situation.

Second, I question the necessity for this solution. Does the tower truly meet the “least intrusive means” standard required by federal telecommunications law? This is not a location that would naturally conceal the tower through topography, vegetation, or other buildings. It is also not a design that blends with the environment. I would also question whether alternative solutions like distributed antenna systems or small cells can address the coverage gap and ask for an alternative proposal. Technology is developing rapidly, and AT&T should be incentivized to create less intrusive solutions.

Third, the solution disproportionately affects the neighborhood. Diamond Heights is a rare example of a planned community in San Francisco. Unlike most areas in San Francisco, it is one where some middle-class residents can purchase a home, typically the largest investment they will make in their lives. It is a neighborhood that includes renters and homeowners, Section 8 housing and owner-occupied dwellings, apartment buildings and freestanding homes.

Fourth, what unites this community is its natural beauty. Diamond Heights is a neighborhood of low-lying buildings and streets that follow the natural contours of the

landscape. Nor is its enjoyment limited to residents; people from all over the city and beyond visit Glen Canyon, now part of the Crosstown Trail. The recently updated Christopher Playground is a favorite of many families, including the children from across San Francisco who attend the three nearby preschools.

A ten-story tower is unthinkable in this environment. It is antithetical to the aesthetics of the community. It is likely to reduce home values and, most importantly, the quality of life for not only our neighbors, but all those who access the area.

In our digital age, connectivity is crucial. However, this is not the answer. As you examine this proposal, please consider the people and natural environment affected by it. AT&T can and should develop better solutions than the one presented here. Diamond Heights is not expendable. It is a vibrant community that deserves to be showcased, not blighted.

As a long-time resident and San Francisco voter and taxpayer, I add my voice to the others shared here. I urge you to reject the proposed project.

Sincerely,

A handwritten signature in black ink that reads "Edward Kamrin". The script is fluid and cursive, with the first letter of each word being capitalized and prominent.

Edward Kamrin
255 Red Rock Way, Unit H-301
San Francisco, CA 94131

From: [Debby Nosowsky](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: File #C251098 - Do not approve siting of the 10 foot AT&T Tower
Date: Monday, December 1, 2025 2:53:50 PM
Attachments: [AT&T Tower.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Attached are my original comments on AT&T's request to place a 10 story tall wireless macro tower at the rear of the Police Academy at 350 Amber Drive. The tower would be the only antenna over 100 feet tall in a residential neighborhood, which also happens to be in a Wildfire/Wildland urban interface area and overlooks a nearby playground. In addition to my initial objects, I would add that this tower is not needed to boost FIRST NET; there are alternatives that are less intrusive than what AT&T is proposing, proposing I might add not to benefit first responders. In any event, neither police nor fire departments require first responders to use FIRST NET.

I urge you not to cave to corporate interests, but to maintain as your top priority, the health and safety of San Francisco residents.

July 17, 2025

John Dacey

San Francisco Planning Department

49 Van Ness Avenue

San Francisco, CA 94103

RE: No to the Proposed Macro Tower at 350 Amber Drive

As a resident directly affected by the proposed AT&T Wireless Macro Tower, I was horrified when first notified of the application. It is totally inappropriate for a residential neighborhood and in close proximity to a children's playground and park.

The first and most important reason to deny the applicant a permit to build is the safety hazard it presents. The potential health effects of long-term exposure to 5G's higher frequency and constant emissions are a serious concern as is the fact that RF radiation is classified as possibly carcinogenic. In addition, the proposed 10 story tower will house involves placement of electrical equipment and a 190 gallon diesel fuel tank and generator at the base of a grove of eucalyptus trees. In this extremely windy area, those trees would create a serious fire hazard should wind gusts topple one or more onto the tower.

The second reason is that the tower will obstruct views from my street as well as several others and the hideous nature of the tower will have a negative effect on neighboring property values.

Finally, you should be aware that Section 40002 of the so-called One Big Beautiful Bill recently signed by the President will allow telecoms to place an unlimited number of antennas on existing antenna structures. So, even if you think you know what you could be approving, you do not. It could be a good deal worse.

If AT&T wishes to improve cell phone service, it should look for a more appropriate site than a residential neighborhood, a site adjacent to a park and playground.

I urge you to turn down this application.

Sincerely,

Deborah J. Nosowsky

278 Amber Drive

From: aerate5376@mypacks.net
To: [BOS Legislation, \(BOS\)](#)
Subject: Re: SUPPORT-File No. 251094 - Appeal CEQA Class 3 Exemption and File No. C251098 Conditional Authorization
Use approval at 350 Amber Dr Project
Date: Monday, December 1, 2025 12:11:23 PM
Attachments: [Cell Tower Glen Canyon to Supervisors.pdf](#)
[Ian -Cell Tower Ltr to Supervisors.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the Board of Supervisors,

Please see the attached two letters regarding the proposed cell tower in Glen Canyon. Many thanks for your time and attention.

Sincerely,

Jay Wagner
Diamond Heights resident

Re: Proposed Monopole Cell Tower in Diamond Heights
Dear Supervisor Mandelman

Nov 25TH, 2025

Glen Canyon is one of the most beautiful, natural areas in San Francisco. It is stunningly unique with its creek, rock formations, carpets of wildflowers, trees, and coyote den. The canyon is filled with gorgeous birds including owls that nest there every year. This behemoth, 104-foot monopole monstrosity that is proposed just on the border of the canyon will be a hideous eyesore near this otherwise pristine wildlife area and will be visible from just about everywhere. There's no escaping the presence of this beast.

The canyon boasts many walking/ hiking trails. We, and many of our friends and neighbors, hike these trails and the Diamond Heights hills every single day. The canyon attracts visitors - both locals and world travelers. We all enjoy the peace and serenity this natural escape provides us.

Christopher Park is a wonderful green space that is also right next to the proposed tower site. It hosts many gatherings for both adults and children (including a nursery school), and provides a track for running and walking and a field for baseball, Tai Chi, and exercising...another neighborhood gem that would be negatively affected by this urban blight.

Besides all of the above, property values will surely plummet not only for those in very close proximity to the monopole, but to all of us in the neighborhood. Prices drop everywhere as the whole district is affected. More urban decay.

Then there are safety issues to consider: We are all concerned about the fire danger with a huge, extremely tall, electric monopole in very windy conditions next to the extensive dry brush and grass in the canyon and surrounding area. We also live in earthquake country so toppling is a concern as well – especially during heavy rains when surrounding trees routinely fall from over-saturated soil.

Glen Canyon is truly one of San Francisco's natural treasures. Please, please find somewhere else to erect this ugliness or at least please consider scaling down. For goodness' sake, not here in this sacred urban respite. Thank you.

Sincerely, Jay Wagner, Duncan St, San Francisco, CA

November 25th, 2025

Concerning: The proposed construction of AT&T's Macro Cell Tower in Diamond Heights.

Dear Supervisor Mandelman

In 1961 the area surrounding George Christopher Park was carefully and deliberately developed to enhance everyone's enjoyment of the many native plants and animals that inhabit Glen Canyon and its surrounding area. The residents and visitors to the area, free of traffic noise and pollution, have always been appreciative of the quiet, and careful to leave the natural life surrounding the park undisturbed.

The proposed Cell Tower will threaten an end to that peace and harmony between nature and human relations within the park area and its environs. Simply by its placement and construction, damage will be laid upon the wildlife due to its range of interference.

Beyond that, it is almost inevitable that a number of old trees will be felled to ensure the 'safety' of the tower from branches and falling trees.

However our (questionable) constant thrust for more technology is accommodated, I submit this site to be a most unsuitable location for such ambition. Please reconsider.

Ian J. James

491 Goldmine St
San Francisco, CA 94131

From: [Marcia Sanchez](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Vital Information Regarding Appeal Against AT&T's Monopole (File#C251098)
Date: Monday, December 1, 2025 10:08:23 AM
Attachments: [Memorandum In Opposition 2024004318CUA.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I am respectfully attaching a Memorandum In Opposition, a formal, written document, for your consideration regarding File #C251098. I am doing so in order to provide you with pertinent information before the appeal is formally heard by the entire Board of Supervisors on 12//09/25. It was submitted on behalf of 72 members of the community for the Planning Commission's Public Hearing on 9/25/25 in opposition to AT&T's application for a CUA to install a 104-foot monopole cell tower at 350 Amber Dr.

I ask that you please read the document because it appears as though four of the seven commissioners ignored it. Its contents are vital, and it demonstrates how AT&T's proposal violates the General Plan, citing guidelines, and Open Space priorities.

Thank you for your attention to this matter.

Sincerely,

Marcia Sanchez

950 Duncan Street

Unit 101E

San Francisco, CA 94131

415-655-9174

12/01/25

CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

-----X
In the Matter of the Application of:

AT&T

For Conditional Use Authorization

Case No.: 2024-004318

Premises: 350 Amber Drive
San Francisco, CA 94131

Block/Lot: 7521/005
-----X

MEMORANDUM IN OPPOSITION

Respectfully submitted,

Marcia Sanchez
950 Duncan St.
#101 E
San Francisco, CA 94131

Charlie Mader
135 Red Rock Way
#308 L
San Francisco, CA 94131

Fred Randolph
950 Duncan St.
#101 E
San Francisco, CA 94131

Deborah A. Lyle
970 Duncan Street
#303 F
San Francisco, CA 94131

David Lasker
5092 B Diamond Heights Blvd.
San Francisco, CA 94131

Jay Wagner
837 Duncan Street
San Francisco, CA 94131

Holly Newmark
970 Duncan St.
#206 F
San Francisco, CA 94131

Terence Groeper
970 Duncan Street
#307F
San Francisco, CA 94131

Lawrence Nelson
950 Duncan St.
#301 E
San Francisco, CA

Margaret Hoppe
1604 Diamond Street
San Francisco, CA 94131

Betsy Eddy
14 Farnum Street
San Francisco, CA 94131

Simon Rowe
970 Duncan Street
305F
San Francisco, CA 94131

Kylie Rowe
970 Duncan Street
305F
San Francisco, CA 94131

Mary Foley
963 Duncan Street
San Francisco, CA 94131

Catherine Dodd, PhD, RN
963 Duncan Ave.
San Francisco, CA 94131

Francis Cummings III
970 Duncan Street
306 F
San Francisco, CA 94131

Francis B. Oliveira
970 Duncan Street
306 F
San Francisco, CA 94131

Daniel Schereck
5610 Diamond Heights Blvd.
Apt C 12
San Francisco, CA 94131

Theresa Burchell
970 Duncan Street
#201
San Francisco, CA 94131

Jan Sheffner
970 Duncan Street
#108 F
San Francisco, CA 94131

Tim Wolfred
975 Duncan Street
San Francisco, CA 94131

Jamie Roberts
225 Amber Drive
San Francisco, CA 94131

Jacqueline Roberts
225 Amber Drive
San Francisco, CA 94131

Geoff August
190 Amber Drive
Suite 1400
San Francisco, CA 94131

Linda English
961 Duncan Street
San Francisco, CA 94131

David S. Dai
272 Amber Dr.
San Francisco, CA 94131

Ronald Bander
85 Ora Way
San Francisco, CA 94131

Edward Kamrin
255 Red Rock Way
301 H
San Francisco, CA 94131

Robert Ott
970 Duncan Street
#205 F
San Francisco, CA 94131

Arthur Bodner
816 1/2 Alvarado Street
San Francisco, CA 94114

Mark Miles
940 Duncan Street

#205 D
San Francisco, CA 94131

Karen Merigo
275 Grand View Avenue
San Francisco, CA 94114

Jessica Lew
949 Duncan Street
San Francisco, CA 94131

Herbert Lew
951 Duncan Street
San Francisco, CA 94131

Erica Po Lew
951 Duncan Street
San Francisco, CA 94131

Selena Lew
951 Duncan Street
San Francisco, CA 94131

Jackie Shan
949 Duncan Street
San Francisco, CA 94131

Terry Connor
814 Duncan Street
San Francisco, CA 94131

Jocelyn Cohen
Poetree Landscapes & Arboriculture
132 Winfield Street
San Francisco, CA 94110

Martin H Tannenbaum
215 Amber Drive
San Francisco, CA 94131

John Alexander Ingersoll
215 Amber Drive
San Francisco, CA 94131

Chanda Williams
130 Amber Drive

San Francisco, CA 94131

Garrett Hayashida
950 Duncan Street
#205 E
San Francisco, CA 94131

Janet Kessler
636 Douglass Street
San Francisco, CA 94111

Evelyn Rose
Founder, Glen Park Neighborhoods History
Project
31 Mizpah Street
San Francisco, CA 94131

Tony Toy
275 Grand Avenue
San Francisco, CA 94114

Ben Reece
184 Amber Drive
San Francisco, CA 94131

Tod Elkins
25 Craggs Court
San Francisco, CA 94131

Stephanie Pappas
5235 Diamond Heights Blvd.
#204
San Francisco, CA 94131

Rheanna Bates
255 Red Rock Way
San Francisco, CA 94131

Andreina Martin
60 Ora Way
San Francisco, CA 94131

Paula Lynch
136 Moffitt Street
San Francisco, CA 94131

Eleanor Ng
303 Amber Drive
San Francisco, CA 94131

Andrea Kemp
25 Jade Place
San Francisco, CA 94131

Elizabeth Mooney
731 Congo Street
San Francisco, CA 94131

Andrew Tully
731 Congo Street
San Francisco, CA 94131

Sally King
1245 Noe Street
San Francisco, CA 94114

Kelly Lang
4475 24th Street
San Francisco, CA 94114

Debbie Taylor
60 Ora Way
San Francisco, CA 94131

Jeff Loftin
950 Duncan Street
#104 E
San Francisco, CA 94131

Donna Sharee
459 Naples Street
San Francisco, CA 94112

Chrisanne Bradley
25 Crags Court
San Francisco, CA 94131

Ian J. James
491 Goldmine St.
San Francisco, CA 94131

Lisa Kellman
474 Day Street
San Francisco, CA 94131

Dino Lucas
474 Day Street
San Francisco, CA 94131

Coragene Savio
184 Gold Mine Drive
San Francisco, CA 94131

Beverley Chan Baptista
32 Vallejo Drive
Milbrae, CA 94030

Carolyn C. Helser
1001 Van Ness Avenue
#1201
San Francisco, CA 94109

John Wilk, PhD
14 Farnum Street
San Francisco, CA 94131

Diane Kefauver
1726 Great Highway
San Francisco, CA 94122-3923

Vladimir Kostiukov
261 Amber Drive
San Francisco, CA 94131

Sha Soul
940 Duncan Street
#102D
San Francisco, CA 94131

Table of Contents

Preliminary Statement.....	1
 POINT I	
Granting AT&T's Application for Its Proposed Wireless Telecommunication Facility Would Violate Applicable Laws and the Legislative Intent Upon Which They Were Enacted	2
A. <u>Local Municipalities Are Authorized by the TCA to Regulate Telecommunications Facilities</u>	2
B. <u>Applicable Local Law</u>	4
(i) <u>San Francisco Planning Code and General Plan</u>	4
(ii) <u>Wireless Telecommunications Services Facilities Siting Guidelines</u>	7
 POINT II	
The Proposed Tower Will Have a Severe Detrimental Impact on the Aesthetics and Character of the Area, As Well As Cause a Significant Decrease in Property Value.....	9
A. <u>AT&T's Irresponsible Placement of Its Proposed Wireless Facility Will Inflict Substantial Adverse Impacts Upon the Aesthetics and Character of the Area</u>	9
B. <u>Evidence of the Actual Adverse Aesthetic Impacts Which the Proposed Facility Would Inflict Upon the Nearby Homes</u>	11
C. <u>AT&T's Visual Assessment is Inherently Defective and Should Be Disregarded Entirely</u>	13
D. <u>The Proposed Installation Will Inflict Substantial and Wholly Unnecessary Losses in the Values of Adjacent and Nearby Residential Properties</u>	15
 POINT III	
§6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012 Would Allow AT&T to Increase the Height of the Proposed Facility Without Further Zoning Approval.....	18

POINT IV	AT&T Has Failed to Proffer Probative Evidence Sufficient to Establish a Need for the Proposed Wireless Facility at the Location Proposed, or That the Granting of Its Application Would Be Consistent With the Smart Planning Requirements of the City’s Planning Code.....	19
	A. <u>The Applicable Evidentiary Standard</u>	21
	B. <u>AT&T Failed to Submit Any Probative Evidence to Establish the Need For the Proposed Facility at the Height and Location Proposed</u>	23
	(i) <u>FCC and California Public Utilities Commission</u>	25
	(ii) <u>Hard Data and Lack Thereof</u>	27
	C. <u>AT&T’s Analysis Regarding Its Wireless Coverage Is Contradicted By Their Own Actual Coverage Data</u>	29
	D. <u>ExteNet Systems, Inc. v. Village of Flower Hill and Flower Hill Board of Trustees</u>	31
POINT V	AT&T’s Application Should Be Denied Due to Geological Concerns With the Proposed Site.....	32
POINT VI	To Comply With the TCA, AT&T’s Application Should Be Denied in a Written Decision Which Cites the Evidence Provided Herewith.....	34
	A. <u>The Written Decision Requirement</u>	34
	B. <u>The Substantial Evidence Requirement</u>	34
	C. <u>The Non-Risks of Litigation</u>	35
	Conclusion	36

Preliminary Statement

This memorandum is submitted in opposition to the application of AT&T for Conditional Use Authorization to erect a 104-foot (10+ stories) monopine cell tower at 350 Amber Drive, San Francisco. It is submitted on behalf of multiple homeowners whose homes are situated adjacent to or in close proximity to the site for the proposed cell tower.

This project will include 12 new antennas, 9 remote radio units, and the equipment required to run this behemoth. The tower would literally “tower” over nearby homes (at most four stories) and trees the tallest of which are 80-90 feet tall. The only “camouflage” will be paint. Nothing will hide this eyesore. It will loom over the nearby homes, sticking out “like a sore thumb,” and will forever change the unique character of the community. The proposed tower will *not* be compatible or harmonious with the community resulting in a severe negative aesthetic impact, together with a substantial decrease in property values.

As set forth below, AT&T’s application should be denied because:

- (a) AT&T has failed to establish that granting the application would be consistent with applicable provisions of the San Francisco General Plan, San Francisco Planning Code, San Francisco Public Works Code, and federal law including the Telecommunications Act.
- (b) granting the application would violate not only these applicable provisions, but the legislative intent upon which they are based;
- (c) the applicant has failed to establish that the proposed facility:
 - (i) is actually necessary for the provision of personal wireless services within the area, or
 - (ii) that it is necessary that the facility be built at the proposed site;
- (d) the irresponsible placement of the proposed facility would inflict upon the nearby homes and community the precise types of adverse impacts which the applicable provisions of the Planning Code and Public Works Code were enacted to prevent.

It is respectfully submitted that AT&T's application should be denied, and that the denial be written in compliance with the Telecommunications Act of 1996.

POINT I

Granting AT&T's Application for Its Proposed Wireless Telecommunication Facility Would Violate Applicable Laws and the Legislative Intent Upon Which They Were Enacted

As set forth below, AT&T's application should be denied because granting the application would violate the requirements of the City's Planning Code, the Telecommunications Facilities provisions and the City's General Plan.

A. Local Municipalities Are Authorized by the TCA to Regulate Telecommunications Facilities

The proliferation of wireless communications facilities has resulted in the need for municipalities to pass legislation to regulate their construction. Although many site developers and cellular service providers will argue that the Telecommunications Act of 1996 (TCA) prohibits local governments from regulating telecommunications facilities, this is simply untrue. The TCA, 47 U.S.C. §332(c)(7) specifically *preserves local zoning authority*. Subsection (A) provides for general authority as follows:

(7) Preservation of local zoning authority

(A) General authority

Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification

of personal wireless service facilities.

While subsection (B) forbids a municipality from “unreasonably discriminat[ing] among providers” and from completely “prohibiting the provision of personal wireless services” the fact remains that a municipality may restrict the placement, location, construction, and modification of wireless facilities in their community through zoning regulations. *See, T-Mobile South, LLC v. Roswell*, 135 S.Ct. 808 (2015); *GTE Mobilnet of California Ltd. P’ship v City of Berkley*, 2023 WL 2648197 (D. N.D. CA 2023); *Colfaxnet LLC v City of Colfax*, 2020 WL 6544494 (D. E.D. CA 2020).

“The TCA seeks to strike a balance between its goal of ‘encourage[ing] the rapid deployment of new telecommunications technologies’ without unduly encroaching on traditional local zoning authority.” *New Cingular Wireless PCS LLC d/b/a AT&T Mobility v. Zoning Board of Adjustment of the Borough of North Haledon*, 469 F.Supp.3d 262 (D. N.J. 2020) *citing, T Mobile Ne. LLC v. City of Wilmington, Del.*, 913 F.3d 311 (3d Cir. 2019). “To this end, it ‘expressly preserves the traditional authority enjoyed by state and local government to regulate land use’” *Id.*, *citing, APT Pittsburgh Ltd. P’ship v. Penn Twp. Butler Cty. of Pa.*, 196 F.3d 469 (3d Cir. 1999); *Extenet Systems, Inc. v. Township of North Bergen, New Jersey*, 2022 WL 1591398 (D.N.J. 2022).

Simply stated, the TCA provides that an application to erect a cell tower can – and should – be treated as a land use issue, to be decided by a municipality in its ordinary course of business, using the same considerations normally employed in a land use case.

Consistent with the intent of this federal law, informed local governments have enacted “Smart Planning Provisions,” which are local land use regulations designed to:

- (a) prevent an *unnecessary proliferation* of wireless facilities while
- (b) preventing, to the greatest extent possible, unnecessary adverse impacts upon residential homes and communities due to the irresponsible placement of wireless facilities.

As set forth below, AT&T's application should be denied because granting the application violates not only the *requirements* of the applicable City laws and regulations, but their *legislative intent*.

B. Applicable Local Law

Generally, the overarching principle of legislation is for the benefit and protection of the municipality's citizens. This protection includes preservation of the citizens' property rights and property value, as well as protection of the character of the community and quality of life.

(i) San Francisco Planning Code and General Plan

The City's Planning Code "is adopted to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare, and for the following more particularly specified purposes: (a) To guide, control and regulate future growth and development in accordance with the General Plan of the City and County of San Francisco. . . ." (§101).

In addition, the Code is intended to:

- (b) To protect the character and stability of residential, commercial and industrial areas within the City, and to promote the orderly and beneficial development of such areas;
 - (c) To provide adequate light, air, privacy and convenience of access to property, and to secure safety from fire and other dangers;
- (*Id.*)

Construction of a wireless telecommunications facility is further regulated by Section 303

(Conditional Uses) and Article 25 (Personal Wireless Service Facilities) of the Code.

Pursuant to §303 of Article 3, a conditional use may be permitted *only* if the facts presented are such to establish that:

- (1) The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.
- (2) Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity
- (3) Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan; and
- (4) Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District

A Conditional Use Permit should not be granted for AT&T's proposed project at 350 Amber Drive because the application fails to satisfy the necessary findings required under §303 of Article 3 of the Planning Code. First, the proposed telecommunications facility is neither necessary nor desirable at the proposed size and intensity, nor is it compatible with the character of the neighborhood. Installing a large, industrial-style wireless facility in this setting would represent a stark and intrusive departure from the existing neighborhood fabric. The project offers no compelling evidence that this specific location is the only viable option for the proposed tower, and its presence would be a visual and environmental imposition on the community.

Additionally, the proposed project does not fully comply with the Planning Code nor does it align with the General Plan. The General Plan places high value on preserving neighborhood character, visual aesthetics, and environmental quality—values that this project undermines. The industrial appearance and infrastructure required for the AT&T facility clash with the neighborhood's design guidelines and threaten the visual cohesion of the community. Moreover, the proposal does not sufficiently address alternatives or mitigation strategies that would reduce its impact.

The San Francisco General Plan is the foundation of the Planning Code and also emphasizes the quality and environmental balance echoed in the Planning Code. The General Plan begins with a Purpose and Process and Vision. A common thread throughout the Plan is an emphasis on quality of life. In fact, the first few sentences of the Purpose of the Plan state that “The San Francisco General Plan is the embodiment of the City's vision for the future, serving to guide evolution and growth over time. It provides a comprehensive set of goals, objectives and policies that influence how people live, work, and move about, as well as the quality and spirit of the City.”

The Vision begins “The General Plan’s goals, objectives and policies have been developed with extensive community engagement. These robust conversations and public hearings are designed to distill a shared vision for the City’s future. In this shared vision, San Francisco strives to be...

a safe, livable and environmentally sustainable city, where all are able to live healthy lives and access thriving natural systems, restorative parks, and a high-quality built environment. The climate crisis requires urgent local, regional, and global action.

The construction of a 104-foot cell tower at 350 Amber Drive is not compatible with the San Francisco General Plan, which emphasizes environmental balance, neighborhood character, and quality of life. Rather than contributing to a harmonious and livable urban fabric, the proposed tower would introduce visual blight, disrupt neighborhood aesthetics, and undermine the peaceful character that the General Plan seeks to protect. The project does not align with the goals of sustainability, health, or aesthetic quality, and would create long-term impacts on residents' enjoyment of their surroundings, including views, open space, and well-being. For these reasons, the proposed project fails to uphold the core values and intentions of the San Francisco General Plan.

(ii) Wireless Telecommunications Services Facilities Siting Guidelines

Furthermore, the Planning Department of the City and County of San Francisco proffered a Wireless Telecommunications Services Facilities Siting Guidelines. These guidelines were enacted to quell resident's concerns about health, safety and visual impacts. "The increase in the number of applications and the areas potentially affected by these uses, plus the legitimate concerns raised by the residents and the Department, compelled the Department to reexamine its informal procedures in light of applicable Planning Code provisions and to consequently require a Conditional Use Authorization for many of the applications."

The Facilities Siting Guidelines, were specifically developed to address a range of resident concerns including the visual and aesthetic impacts of wireless infrastructure. Among the primary concerns were the proliferation of antennae and backup equipment, particularly on buildings where such equipment is visible from the street or obstructs views from nearby residential units. Residents also expressed worry about visual clutter, especially in

neighborhoods with high demand for wireless services, where multiple carriers might each seek to install numerous antennas to boost capacity, leading to an overwhelming and unsightly accumulation of equipment.

The Guidelines also provide for following:

- “Insure that the type of WTS facility is compatible with the scale of the locale or, if it is out of scale, is (1) determined to be necessary at that location for the Applicant's operational needs; (2) meets the criteria of Section 303(c) of the Planning Code; and (3) incorporates all feasible measures to ameliorate visual intrusion or other adverse impacts. Whenever feasible, design out-of-scale facilities as public art rather than obtrusive utilities.” *Section 7, LU2*
- “Protect the urban design, scale, architectural character and visual continuity of the neighborhood by siting WTS facilities on buildings and in such a way that would minimize visual obtrusion and protect the vistas and beauty of San Francisco.”
Section 7, UDI
- “WTS facilities owned and operated by a private carrier on a public property which lies within a P-Public District are permitted only as a conditional use pursuant to Section 234.2(a) of the Planning Code.”
- “A privately-operated WTS installation on City-owned property would represent a change of use and would also require a finding of consistency with the General Plan”
- “Any change of use on a public property or a public right-of-way, whether zoned a P District or not, requires a finding of consistency with the City's General Plan by the

Planning Commission or, through administrative review, by the Director of Planning or Zoning Administrator (General Plan Referral process)”

The proposed 104-foot cell tower at 350 Amber Drive does not comply with the San Francisco General Plan nor does it meet the requirements for approval as a conditional use, and therefore should not be granted a permit. Due to the facility’s significant adverse visual impacts, incompatibility with the surrounding residential character, and failure to protect scenic views and neighborhood aesthetics, the project cannot reasonably be found to align with the goals and policies of the General Plan. Furthermore, under the General Plan Referral process, any change of use on public property—whether or not it lies within a P District—requires a consistency determination by the Planning Commission or Director of Planning. Based on the visual, environmental, and community impacts associated with this proposal, such a finding cannot be justified, and the conditional use permit should be denied.

POINT II

The Proposed Tower Will Have a Severe Detrimental
Impact on the Aesthetics and Character of the Area,
As Well As Cause a Significant Decrease in Property Value

A. AT&T’s Irresponsible Placement of Its Proposed
Wireless Facility Will Inflict Substantial Adverse
Impacts Upon the Aesthetics and Character of the Area

The proposed wireless facility will inflict dramatic and wholly unnecessary adverse impacts upon the area’s aesthetics and character. As noted above, the applicable provisions of the Codes not only recognize the importance of the visual “feel” of a neighborhood, they codify

its significance, requiring wireless facilities to be compatible with the community. In this instance, AT&T's proposed tower at 350 Amber Drive will have a clear negative impact on the surrounding area. Despite the weak attempt to camouflage the tower behind trees, it will be easily recognizable and readily visible all over the neighborhood, creating an extremely displeasing aesthetic.

Moreover, AT&T hasn't presented any relevant data demonstrating that the proposed facility is even necessary, let alone that the proposed location is the best possible location to remedy any purported significant gap in coverage AT&T claims exists.

Federal courts around the country, including the United States Court of Appeals for the Ninth Circuit, have held that significant or unnecessary adverse aesthetic impacts are proper legal grounds upon which a local government may deny a zoning application seeking approval for the construction of a wireless telecommunication facility. For example, the United States Court of Appeals for the Ninth Circuit determined that there is nothing to "prohibit local governments from taking into account aesthetic considerations in deciding whether to permit the development of wireless telecommunications facilities (WCFs) within their jurisdictions." *Sprint PCS Assets, L.L.C. v. City of Palos Verdes Ests.*, 583 F.3d 716 (9th Cir. 2009), *see also GTE Mobilnet of Calif. Ltd. P'ship v. City of Berkley*, *supra* ("Even under a substantial evidence review, zoning decisions based on aesthetic concerns can be valid," and "under the TCA, [a zoning board] is entitled to make an aesthetic judgment as long as the judgment is 'grounded in the specifics of the case,' and does not evince merely an aesthetic opposition to cell-phone towers in general." *citations omitted*); and *New Cingular Wireless PCS, LLC v. County of Marin*,

Calif., 2021 WL 5407509, (N.D. Calif. 2021).

“[T]he City may consider a number of factors including the height of the proposed tower, the proximity of the tower to residential structures, the nature of uses on adjacent and nearby properties, the surrounding topography, and the surrounding tree coverage and foliage. We, and other courts, have held that these are legitimate concerns for a locality.” *T-Mobile USA, Inc. v. City of Anacortes*, 572 F.3d 987, 994 (9th Cir. 2009). *See also, Sprint Telephony PCS, L.P. v. Cty. of San Diego*, 543 F.3d 571, 580 (9th Cir. 2008) (stating that the zoning board may consider “other valid public goals such as safety and aesthetics”); *T-Mobile Cent., LLC v. Unified Gov’t of Wyandotte County, Kan.*, 546 F.3d 1299, 1312 (10th Cir.2008) (noting that “aesthetics can be a valid ground for local zoning decisions”); and *Cellular Tel. Co. v. Town of Oyster Bay*, 166 F.3d 490, 494 (2d Cir.1999) (recognizing that “aesthetic concerns can be a valid basis for zoning decisions”).

Additionally, as is set forth below, AT&T has failed to provide a shred of probative evidence to establish that the wireless communications facility is not injurious to the neighborhood and is *actually necessary* to provide personal wireless coverage in the area.

B. Evidence of the Actual Adverse Aesthetic Impacts Which
the Proposed Facility Would Inflict Upon the Nearby Homes

As logic would dictate, the people who are best suited to assess the nature and extent of the adverse aesthetic impacts, which an irresponsibly placed wireless telecommunication facility would inflict upon homes in close proximity to the proposed facility, are the homeowners themselves.

Consistent with this logic, the United States Court of Appeals for the Second Circuit has

recognized that when a local government is considering a wireless facility application, it should accept, as direct evidence of the adverse aesthetic impacts that a proposed facility would inflict upon nearby homes, statements and letters from the actual homeowners, since they are in the best position to know and understand the actual extent of the impact they stand to suffer. *See, e.g., Omnipoint Communications Inc. v. The City of White Plains*, 430 F.3d 529 (2d Cir. 2005).

Annexed collectively hereto as **Exhibit "A"** are letters from homeowners whose homes are situated adjacent to, or in close proximity to the site upon which AT&T seeks to install its proposed wireless telecommunications facility.

Each of these letters contains specific, personal details from the homeowners regarding the adverse aesthetic impacts that the proposed facility would inflict upon their homes. They have provided detailed and compelling descriptions of the dramatic adverse impacts their properties would suffer if the proposed installation of a wireless telecommunication facility were permitted to proceed. They describe the reasons the homeowners came to San Francisco, including the beautiful scenery, the natural setting, the views from their windows and backyards, and the unique character of their community.

Many of these homeowners have also expressed their concerns about the decrease in property value their homes will suffer as a result of the proposed wireless facility. Having made a substantial investment in their homes, having labored to maintain and beautify their homes, they are concerned about the decrease in the value of their properties.

These letters convey all the ways the proposed tower will negatively affect the nearby residents, their views, their enjoyment of their homes and the loss of property values.

Significantly, as is set forth above, all of the adverse aesthetic impacts the proposed wireless facilities would inflict upon these homes are entirely unnecessary because AT&T has not demonstrated a significant gap which needs to be filled within the City.

The specific and detailed impacts described by the adjacent and nearby property owners constitute “*substantial evidence*” of the adverse aesthetic impacts they stand to suffer because they are not limited to “generalized concerns.” These letters contain specific, detailed descriptions of how the proposed facility would dominate the views from their bedroom windows, living rooms, kitchens, front yards and backyards. *See GTE Mobilnet, supra; Voice Stream PCS I, LLC v. City of Hillsboro, 301 F.Supp. 2d 1251 (D. Or. 2004).*

The severe adverse aesthetic impacts which would be caused by the proposed wireless facility’s irresponsible placement which are detailed in these letters, are the precise type of damaging impacts that the Planning Code and Wireless Facilities Siting Guidelines were specifically enacted to prevent. Accordingly, AT&T’s application should be denied.

C. AT&T’s Visual Assessment is Inherently
Defective and Should Be Disregarded Entirely

In a hollow effort to induce the City to believe that the installation of the proposed wireless facility would not inflict a severe adverse aesthetic impact upon the adjacent homes, AT&T has submitted what purports to be photo simulations of what the neighborhood would look like if the tower were to be built. However, these photo simulations are faulty and ultimately meaningless.

As is undoubtedly known to AT&T, the visual impact analysis presented is inherently defective because it does not serve the purpose for which it has been offered. The reason local

governments require photo simulations, or other visual impact studies, of a proposed wireless facility is to require applicants to provide the reviewing authority with a clear visual image of the *actual* aesthetic impacts that a proposed installation will inflict upon the nearby homes and community.

Not surprisingly, applicants often disingenuously seek to minimize the visual impact of these depictions by *deliberately omitting* from their photo simulations any images actually taken from the nearby homes that would sustain the most severe adverse aesthetic impacts.

In a widely cited case, *Omnipoint Communications Inc. v. The City of White Plains*, 430 F3d 529 (2nd Cir. 2005), the United States Court of Appeals for the Second Circuit explicitly ruled that where a proponent of a wireless facility presents visual impact depictions where they “omit” any images from the perspectives of the homes which are in closest proximity to the proposed installation, such presentations are inherently defective, and should be disregarded.

As was explicitly stated by the federal court: “the Board was free to discount Omnipoint’s study because it was conducted in a defective manner. . . *the observation points were limited to locations accessible to the public roads, and no observations were made from the residents’ backyards much less from their second story windows*” *Id.*

A simple review of the records shows that AT&T has failed to submit a meaningful visual impact analysis. AT&T has not included a single image taken from the vantage point of *any* of the nearby homes that will sustain the most severe adverse aesthetic impacts from the installation of the wireless facility which AT&T seeks to construct in such close proximity to those homes. This, of course, includes a complete absence of any photographic images taken

from any of the homes belonging to the homeowners whose adverse aesthetic impact letters are annexed hereto as **Exhibit “A.”**

Instead, the photo simulations only consist of photos taken from public roads, and from angles and perspectives designed to minimize the appearance of the adverse aesthetic impact. They in no way accurately depict the view the affected homeowners will see, each and every time they look out their bedroom, kitchen, or living room window, or sit in their backyard. This is the exact type of “presentation” which the federal court explicitly ruled to be defective in *Omnipoint*. As such, in accord with the federal court’s holding in *Omnipoint*, AT&T’s visual impact analysis should be recognized as inherently defective and disregarded in its entirety.

D. The Proposed Installation Will Inflict Substantial
and Wholly Unnecessary Losses in the Values
of Adjacent and Nearby Residential Properties

In addition to the adverse impacts upon the aesthetics and residential character of the neighborhood at issue, such an irresponsibly placed wireless facility would inflict upon nearby homes a severe adverse impact on the property values of those residences.

As established by the evidence submitted herein, if AT&T is permitted to install the proposed wireless facility in such close proximity to nearby homes, it would inflict upon those homes dramatic losses in property value, to the extent that the homeowners would suffer significant losses in the values of their residential properties.

It is a common misconception that a municipality, like San Francisco, may not consider property values when making its determination on wireless telecommunications facility applications. This is not true and is contrary to established precedent in the federal courts. *See*

Omnipoint, supra. In addition, it would directly contradict the purpose and intent of the City's Planning Code, including the Telecommunication Facilities provisions which surely contemplate preventing material detriment to property value.

Across the entire United States, both real estate appraisers¹ and real estate brokers have rendered professional opinions that simply support what common sense dictates. When wireless facilities are installed unnecessarily close to residential homes, such homes suffer material losses in value, typically ranging from 15% to 20%, but up to 30% in some cases.² In the worst cases, facilities built near existing homes have caused the homes to be rendered wholly unsaleable.³

¹ See e.g. a February 22, 2012 article discussing a NJ appraiser's analysis wherein he concluded that the installation of a Wireless Facility in close proximity to a home had reduced the value of the home by more than 10%, go to <http://bridgewater.patch.com/articles/appraiser-t-mobile-cell-tower-will-affect-property-values>

² In a series of three professional studies conducted between 1984 and 2004, one set of experts determined that the installation of a Wireless Facility in close proximity to a residential home reduced the value of the home by anywhere from 1% to 20%. These studies were as follows:

The Bond and Hue - *Proximate Impact Study* - The Bond and Hue study conducted in 2004 involved the analysis of 9,514 residential home sales in 10 suburbs. The study reflected that close proximity to a Wireless Facility reduced price by 15% on average.

The Bond and Wang - *Transaction Based Market Study*

The Bond and Wang study involved the analysis of 4,283 residential home sales in 4 suburbs between 1984 and 2002. The study reflected that close proximity to a Wireless Facility reduced the price between 20.7% and 21%.

The Bond and Beamish - *Opinion Survey Study*

The Bond and Beamish study involved surveying whether people who lived within 100' of a Wireless Facility would have to reduce the sales price of their home. 38% said they would reduce the price by more than 20%, 38% said they would reduce the price by only 1%-9%, and 24% said they would reduce their sale price by 10%-19%.

³ Under FHA regulations, no FHA (federally guaranteed) loan can be approved for the purchase of any home which is situated within the fall zone of a Wireless Facility. See HUD FHA HOC Reference Guide Chapter 1 - hazards and nuisances. As a result, there are cases across the country within which: (a) a homeowner purchased a home, (b) a Wireless Facility was thereafter built in close proximity to it, and (c) as a result of same, the homeowners could not sell their home, because any buyer who sought to buy it could not obtain an FHA guaranteed loan. See, e.g., October 2, 2012 Article ". . . Cell Tower is Real Estate Roadblock" at <http://www.wfaa.com/news/consumer/Ellis-County-Couple--Cell-tower-making-it-impossible-to-sell-home--172366931.html>.

Federal courts recognize that it is perfectly proper for a local zoning authority to consider as direct evidence of the reduction in property values that an irresponsibly placed wireless facility would inflict upon nearby homes, the professional opinions of licensed real estate brokers (as opposed to appraisers) who provide their professional opinions as to the adverse impact upon property values that would be caused by the installation of the proposed wireless facility. *See Omnipoint supra*. This is especially true when they possess years of real estate sales experience within the community and the specific geographic area at issue.

As evidence of the adverse impact that the proposed facility would have upon the property values of the homes that would be adjacent or in close proximity to it, annexed hereto as **Exhibit "B"** are letters setting forth the professional opinions of licensed real estate professionals, who are familiar with the specific real estate market at issue, and who submit their professional opinions regarding specific residences, that the installation of the proposed facility would cause property values of the affected homes to be reduced by up to 20% - 30% and would make those homes more difficult to sell, even at reduced purchase prices.

This devaluation of properties is one of the very things the local laws specifically seek to prevent. As noted above, a use permit may only be granted if all of the conditions listed in §303(c) are met, including not being materially injurious to properties or improvements in the vicinity. Given the significant reductions in property values that the proposed installation would inflict upon the nearby homes, AT&T's application should be denied.

POINT III

§ 6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012 Would Allow AT&T to Increase the Height of the Proposed Facility Without Further Zoning Approval

As severe as the adverse impacts upon the nearby homes and community would be if the 104-foot facility were constructed as proposed by AT&T, if such a facility were to be built, AT&T could unilaterally choose to increase the height of the facility by as much as twenty (20) feet. The City would be legally prohibited from stopping them from doing so due to the constraints of the Middle-Class Tax Relief and Job Creation Act of 2012.

§6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012 provides that notwithstanding Section 704 of the Telecommunications Act of 1996 or any other provision of law, a State or local government *may not deny, and shall approve*, any eligible request for a modification of an existing wireless facility or base station that does not substantially change the physical dimensions of such facility or base station. *See* 47 U.S.C. §1455(a).

Under the FCC's reading and interpretation of §6409(a) of the Act, local governments are prohibited from denying modifications to wireless facilities unless the modifications will "substantially change" the physical dimensions of the facility, pole, or tower.

The FCC defines "substantial change" to include any modification that would increase the height of the facility by more than ten (10%) percent or by more than "the height of one additional antenna with separation from the nearest existing antenna not to exceed 20 feet, *whichever is greater.*" (Emphasis added.) This height increase could not be challenged or prevented by the City.

Simply stated, under the FCC's regulation, if this facility were to be built, AT&T, at any time thereafter, could unilaterally increase the height of any such facility by as much as an additional twenty (20) feet, and there would be no way for the City to prevent such an occurrence, regardless of how many zoning regulations it would violate.

Considering the even more extreme adverse impacts which an increase in the height of the facility would inflict upon the homes and community nearby, AT&T's application should be denied, especially since, as set forth below, AT&T doesn't actually *need* the proposed facility.

POINT IV

AT&T Has Failed to Proffer Probative Evidence
Sufficient to Establish a Need for the Proposed Wireless
Facility at the Location Proposed, or That the Granting of Its
Application Would Be Consistent With the Smart Planning
Requirements of the City's Planning Code

The intent behind the provisions of the City's Planning Code, including the provisions regulating wireless telecommunications facilities, is to promote "smart planning" of wireless infrastructure within the City.

Smart planning involves the adoption and enforcement of zoning provisions that require wireless telecommunication facilities be strategically placed so that they minimize the number of facilities needed while saturating the City with complete wireless coverage (*i.e.*, they leave no gaps in wireless service) and avoiding any unnecessary adverse aesthetic or other impacts upon homes and communities situated in close proximity to such facilities.

To determine if a proposed wireless telecommunications facility would be consistent with smart planning requirements, sophisticated planning boards require wireless carriers

and/or site developers to provide direct evidentiary proof of:

- (a) the *precise locations, size, and extent of any geographic gaps in personal wireless services* that are being provided by a specifically identified wireless carrier, which provides personal wireless services within the respective jurisdiction, *and*
- (b) the *precise locations, size, and extent of any geographic areas* within which that identified wireless carrier suffers from a capacity deficiency in its coverage.

The reason that local zoning boards invariably require such information is that without it, the boards are incapable of knowing:

- (a) if, and to what extent a proposed facility will remedy any actual gaps or deficiencies which may exist, and
- (b) if the proposed placement is in such a poor location that it would all but require that more facilities be built because the proposed facility did not actually cover the gaps in service which actually existed, thereby causing an unnecessary redundancy in wireless facilities within the City.

In the present case, AT&T has wholly failed to provide any hard data to establish that the proposed placement of its facility would, in any way, be consistent with the smart planning provisions. Thus, it has failed to provide actual probative evidence to establish:

- (a) the *actual location of gaps* (or deficient capacity locations) in personal wireless services within the City, and
- (b) why or how their proposed facility would be the best and/or least intrusive means of remedying those gaps.

Moreover, as will be further discussed below, AT&T failed to present any hard data and has

failed to present any useful data at all.

A. The Applicable Evidentiary Standard

Within the context of zoning applications such as the current one filed by AT&T, an applicant is required to prove that there are *significant* gaps⁴ in its wireless service, that the location of the proposed facility will remedy those gaps, and that the facility is the least intrusive means of remedying that gap.

The Ninth Circuit has set forth the following requirements, which all applicants seeking to install wireless facilities must prove. The test articulated by the Ninth Circuit requires AT&T to demonstrate that:

- (1) the proposed facility is required in order to close a significant gap in service coverage;
- (2) that the proposed facility is the least intrusive means of remedying the significant gap in service coverage, and
- (3) a meaningful inquiry has been made as to why the proposed facility is the only feasible alternative.

See Am. Tower Corp. v. City of San Diego, 763 F.3d 1035 (9th Cir. 2014); *GTE Mobilnet, supra*; *T-Mobile USA, Inc. v. City of Anacortes, supra* 572 F.3d 987 (9th Cir. 2009).

“The TCA does not assure every wireless carrier a right to seamless coverage in every area it serves, and the relevant service gap must be truly ‘significant’ and ‘not merely individual ‘dead spots’ within a greater service area.” *Los Angeles SMSA Limited Partnership v. City of*

⁴ It should be noted that establishing a gap in wireless services is *not* enough to prove the need for a wireless facility; rather, the applicant must prove that “a significant gap” in wireless service coverage exists at the proposed location. *See, e.g., Omnipoint Holdings, Inc. v. City of Cranston*, 586 F.3d 38, 50 (1st Cir. 2009); *MetroPCS, Inc. v. City and County of San Francisco*, 400 F.3d 715, 731 (9th Cir.2005). Here, Vertical Bridge failed to proffer substantial evidence that a gap in wireless services exists—let alone that this purported gap is “significant” within the meaning of the TCA and established federal jurisprudence.

Los Angeles 2021 WL 4706999 (C.D. Calif. 2021) quoting *MetroPCS, Inc. v. City and County of San Francisco*, 400 F.3d 715 (9th Cir. 2005).

With respect to a “gap in service,” “where the holes in coverage are very limited in number or size... the lack of coverage likely will be *de minimis* so that denying applications to construct towers necessary to fill these holes will not amount to a prohibition of service.”

Sprint Spectrum L.P. v. Willoth, 176 F.3d 630 (2d Cir. 1999); *T-Mobile v Town of Islip*, *supra*.

Further, the *T-Mobile* Court, citing *Willoth*, held that “the fact that T-Mobile may have a need for the Proposed Facility does not ‘trump all other important considerations, including the preservation of the autonomy of states and municipalities.’”

More specifically, the United States Court of Appeals for the Ninth Circuit stated in *Am. Tower Corp. v. City of San Diego*, *supra*, “[w]hen determining whether a locality has effectively prevented a wireless services provider from closing a significant gap in service coverage, as would violate the federal Telecommunications Act (TCA), some inquiry is required regarding the feasibility of alternative facilities or site locations, and a least intrusive means standard is applied, which requires that the provider show that the manner in which it proposes to fill the significant gap in services is the least intrusive on the values that the denial sought to serve.” *Id.* See also *Anacortes*, *supra*. That is, is the proposed tower the least intrusive means in light of the municipality’s zoning regulations and the legislative intent behind them?

There doesn’t even appear to be any good faith effort by AT&T to place the facility in a location where the adverse aesthetic impact on the community is minimal.

Furthermore, there is no satisfactory explanation why the nearly dozen other towers in the

area are not feasible for colocation or not providing adequate coverage. *See Exhibit "C."*

Further, it appears that only existing AT&T sites were considered. Was collocation on another carrier's tower investigated? Were small cell facilities considered instead of the huge monopine? Were micro cells or cellular arrays mounted on buildings considered? What, exactly, is the extent of AT&T's analysis of alternative sites?

An applicant is required to perform their due diligence and conduct a good faith, meaningful investigation into alternative sites. *Up State Tower Co. v Town of Southport, NY* 412 F.Supp.3d 270 (W.D.N.Y. 2019). Interestingly, the *Omnipoint* Court found that where "other cell companies serve the area...the Board could infer that other towers erected by other companies are in the vicinity, and that Omnipoint had the burden of showing either that those towers lacked capacity for an Omnipoint facility or that (for some other reason) those towers were unavailable to bridge Omnipoint's coverage gap."

Moreover, a local government may reject an application for construction of a wireless service facility in an under-served area without thereby prohibiting wireless services if the service gap can be closed by less intrusive means. *Sprint Spectrum L.P. v. Willoth*, 176 F.3d 630 (2d Cir. 1999) *citing Town of Amherst v Omnipoint Communications*, 173 F.3d 9 (1st Cir 2 1999). And a denial is merited where the applicant has identified other potential sites, but stated in conclusory fashion that they were unfeasible and stated...that it was unable to build a less intrusive structure.... *Omnipoint, supra*.

B. AT&T Failed To Submit Any Probative
Evidence to Establish the Need For the Proposed
Facility at the Height and Location Proposed

AT&T failed to meet its burden of proving that: (1) a significant gap in service exists;

(2) its facility would remedy that gap; (3) the proposed tower is compatible with the surrounding community; (4) its proposed placement would minimize the aesthetic impact within the meaning of the applicable sections of the Code; and (5) a denial of its application would constitute a “prohibition of personal wireless services” within the meaning of 47 U.S.C.A. §332(7)(B)(i)(II).

Glaringly absent from AT&T’s application is any “*hard data*,” which could easily be submitted by the applicant, as *probative evidence* to establish that: (a) there is an actual gap in service which (b) necessitates the construction of a *new* facility, (c) and which requires it to be built at the specifically proposed location, and (d) on the specifically chosen site (as opposed to being built upon any alternative, less-intrusive locations).

AT&T has failed to prove that the proposed location is the best possible location to remedy a significant gap in personal wireless service because no significant gap in service even exists.

Without any meaningful data whatsoever, it is impossible for the City to comply with the smart planning requirements set forth in its own Code. Furthermore, without any data, the City cannot ascertain whether the proposed location is the least intrusive means of providing personal wireless service to the community because they have no idea where any possible significant gaps may or may not exist. It would be entirely irresponsible and illogical for the City to grant applications for the installation of wireless telecommunications facilities without even knowing where such facilities are actually needed.

(i) FCC and California Public Utilities Commission

Recently, both the FCC and the California Public Utilities Commission have recognized the ***absolute need*** for hard data rather than the commonly submitted propagation maps, which can easily be manipulated to exaggerate need and significant gaps.

As is discussed within the FCC’s July 17, 2020, proposed order, FCC-20-94, “[i]n this section, we propose requiring mobile providers to submit a statistically valid sample of on-the-ground data (*i.e.*, both mobile and stationary drive-test data) as an additional method to verify mobile providers’ coverage maps.”⁵ The FCC defines drive tests as “tests analyzing network coverage for mobile services in a given area, *i.e.*, measurements taken from vehicles traveling on roads in the area.”⁶ Further within the FCC’s proposed order, several commenting entities also agree that drive test data is the best way to ascertain the most reliable data. For example:

(i) “City of New York, California PUC, and Connected Nation have asserted that on-the-ground data, such as drive-test data, are critical to verifying services providers’ coverage data...;”⁷ (ii) California PUC asserted that ‘drive tests [are] the most effective measure of actual mobile broadband service speeds’;⁸ and (iii) “CTIA, which opposed the mandatory submission of on-the-ground data, nonetheless acknowledged that their data ‘may be a useful resource to help validate propagation data...’”⁹

California PUC has additionally stated that “the data and mapping outputs of propagation-based models will not result in accurate representation of actual wireless coverage”

⁵ See page 44 paragraph 104 of proposed order FCC-20-94.

⁶ See page 44 fn. 298 of proposed order FCC-20-94.

⁷ See page 45 fn. 306 of proposed order FCC-20-94.

⁸ *Id.*

⁹ *Id.*

and that based on its experience, “drive tests are required to capture fully accurate data for mobile wireless service areas.”¹⁰

Moreover, proposed order FCC-20-94, on page 45, paragraph 105, discusses provider data. Specifically, the FCC states:

“The Mobility Fund Phase II Investigation Staff Report, however, found that drive testing can play an important role in auditing, verifying, and investigating the accuracy of mobile broadband coverage maps submitted to the Commission. The Mobility Fund Phase II Investigation Staff Report recommended that the Commission require providers to “submit sufficient actual speed test data sampling that verifies the accuracy of the propagation model used to generate the coverage maps. Actual speed test data is critical to validating the models used to generate the maps.”

(Emphasis added)

Most importantly, on August 18, 2020, the FCC issued a final rule in which the FCC found that requiring providers to submit detailed data about their propagation models will help the FCC verify the accuracy of the models. Specifically, 47 CFR §1.7004(c)(2)(i)(D) requires “[a]ffirmation that the coverage model has been validated and calibrated at least one time using on-the-ground testing and/or other real-world measurements completed by the provider or its vendor.”

The mandate requiring more accurate coverage maps has been set forth by Congress. “As a result, the U.S. in March passed a new version of a bill designed to improve the accuracy of broadband coverage maps.”¹¹ “The Broadband Deployment Accuracy and Technological

¹⁰ <https://arstechnica.com/tech-policy/2020/08/att-t-mobile-fight-fcc-plan-to-test-whether-they-lie-about-cell-coverage/>

¹¹ <https://www.cnet.com/news/t-mobile-and-at-t-dont-want-to-drive-test-their-coverage-claims/>

Availability (DATA) Act requires the FCC to collect more detailed information on where coverage is provided and to ‘establish a process to verify the accuracy of such data, and more.’”¹²

However, despite Congress’s clear intent to “improve the quality of the data,”¹³ several wireless carriers, have opposed the drive test/real-world data requirement as too costly.

“The project – required by Congress under the Broadband DATA Act – is an effort to improve the FCC’s current broadband maps. Those maps, supplied by the operators themselves, have been widely criticized as inaccurate.”¹⁴

If the FCC requires further validation and more accurate coverage models, there is no reason this City should not do the same. For the foregoing reasons, dropped call records and drive test data are both relevant and necessary.

(ii) Hard Data and the Lack Thereof

Across the entire United States, applicants seeking approvals to install wireless facilities provide local governments with *hard data*, as both: (a) actual evidence that the facility they seek to build is necessary and (b) actual evidence that granting their application would be consistent with smart planning requirements.

The most accurate and least expensive evidence used to establish the location, size, and extent of both *significant gaps* in personal wireless services, and areas suffering from *capacity deficiencies*, are two specific forms of *hard data*, which consist of: (a) dropped call records and

¹² *Id.*

¹³ *Id.*

¹⁴ <https://www.lightreading.com/test-and-measurement/verizon-t-mobile-atandt-balk-at-drive-testing-their-networks/d/d-id/763329>

(b) actual drive test data. Both local governments and federal courts in California consider hard data in order to ascertain whether or not a significant gap in wireless coverage exists at that exact location.

It must be remembered that a propagation study is only a predictive model of signal strength and coverage. The programs that create the studies use thousands, perhaps millions of calculations and are dependent on the program used and the input parameters defined by the person running the program. Accordingly, the result is only as good as the data input into the program. Additionally, as here, propagation maps usually do not represent *all* frequencies available to the carrier. Lack of one frequency does not mean there is a lack of service in one or more other frequencies.

In fact, unlike “expert” reports, RF modeling, and propagation maps – all of which may be manipulated to reflect whatever the preparer wants them to show – *hard data* is straightforward and less likely to be subject to manipulation, unintentional error, or inaccuracy. Dropped call records are generated by a carrier’s computer systems. They are typically extremely accurate because they are generated by a computer that already possesses all of the data pertaining to dropped calls, including the number, date, time, and location of all dropped calls suffered by a wireless carrier at any geographic location and for any chronological period. With the ease of a few keystrokes, each carrier’s system can print out a precise record of all dropped calls for any period of time, at any geographic location. It is highly unlikely that someone could enter false data into a carrier’s computer system to materially alter that information.

In a similar vein, actual drive test data does not typically lend itself to the type of manipulation that is almost uniformly found in “computer modeling,” the creation of hypothetical propagation maps, or “expert interpretations” of actual data, all of which are so subjective and easily manipulated that they are essentially rendered worthless as a form of probative evidence. Actual raw drive test data consists of actual records of a carrier’s wireless signal’s actual recorded strengths at precise geographic locations.

As reflected in the records, AT&T has not provided any type of *hard data* as probative evidence, nor has it presented any form of data whatsoever, despite being in possession of such data. For example, AT&T could – and should – provide documentation regarding the number of residents who would benefit from the proposed tower, or information regarding the number and kinds of customer service complaints. “The substantial evidence analysis requires the Court to look for ‘such relevant evidence as a reasonable mind might accept as adequate to support a conclusion’ that a significant gap in service exists. *New Cingular Wireless PCS v. City of West Covina*, 2023 WL 4422835 (C.D. Calif. 2023) *quoting* Metro PCS, *supra*. Clearly, the actual number of people who would benefit from the proposed tower as well as information regarding actual service complaints and/or dropped calls, would be the best indicators of a significant gap in service.

C. AT&T’s Analysis Regarding Its Wireless Coverage
Is Contradicted By Their Own Actual Coverage Data

As is a matter of public record, AT&T maintains an internet website at <https://www.att.com>. In conjunction with its ownership and operation of that website, AT&T maintains a database that contains geographic data points that cumulatively form a geographic

inventory of their actual *current* coverage for wireless services.

As maintained and operated by AT&T, that database is linked to AT&T's website, and is the data source for an interactive function, which enables users to access AT&T's own data to ascertain both: (a) the existence of AT&T's wireless coverage at any specific geographic location, and (b) the level, or quality of such coverage.

AT&T's interactive website translates their *actual coverage data* to provide imagery whereby areas that are covered by AT&T service are depicted in various shades of blue, and areas where AT&T has a lack (or gap) in coverage, are depicted in white. The website further translates the data from AT&T's database to specify the actual *service level* at any specific geographic location.

A copy of AT&T's coverage map for the area around 350 Amber Drive, San Francisco, CA can be viewed on AT&T's website and is also attached as **Exhibit "D."** This Exhibit was obtained and printed on September 9, 2025, from AT&T's website.

On its website, the coverage map shows, based on AT&T's *own* data, that there is no significant coverage gap in AT&T's service at 350 Amber Drive, or anywhere around or in close proximity to it. The coverage map indicates solid levels of service.

This is in stark contrast to the claims made by AT&T in its submission, allegedly supported by their propagation maps. This obvious contrast between the claims made on AT&T's website in order to sell its services to the public and the claims made by AT&T in order to sell its proposed tower to this Board is striking. If nothing else, these differences demonstrate the ease with which data can be manipulated to suit a particular purpose.

In addition, annexed as **Exhibit "E"** is a map maintained by the FCC, accessible on

their website and based on data provided directly by AT&T. This Exhibit was obtained and printed on September 12, 2025, and shows that there are no coverage gaps at or near 350 Amber Drive, San Francisco, CA.

Both **Exhibits “D”** and **“E”** are based on AT&T's own data and as such, at the very least should be treated as statements against interest.

D. *ExteNet Systems, Inc. v. Village of Flower Hill and Flower Hill Board of Trustees*

On July 29, 2022, the Federal District Court for the Eastern District of New York issued an informative and instructive decision that reiterates the holding in another authoritative and widely cited case, *Willoth, supra*. Although not binding on Courts in the state of California, the case is nonetheless persuasive. The Judge noted that while “improved capacity and speed are desirable (and, no doubt, profitable) goals in the age of smartphones, ... they are not protected by the [TCA].” *ExteNet Systems, Inc. v. Village of Flower Hill*, No. 19-CV-5588-FB-VMS (E.D.N.Y. July 29, 2022). In the *Flower Hill* case, the Board found significant adverse aesthetic and property values impact and, most importantly, no gap in wireless coverage and, therefore, no need even to justify the significant adverse impacts. Quoting *Omnipoint, supra*, the Court found that the lack of “public necessity” can justify a denial under New York law. “In the context of wireless facilities, public necessity requires the provider ‘to demonstrate that there was a gap in cell service, and that building the proposed [facility] was more feasible than other options.’” *Id.* Further, the Judge held that “as with the effective prohibition issue, the lack of a gap in coverage is relevant here and can constitute *substantial evidence* justifying denial...And, since one reason

given by the Board for its decision was supported by substantial evidence, the Court need not evaluate its other reasons.” *Id.*, (*emphasis supplied*).

The applicant bears the burden of proof and must show that there is a significant gap in service – not just a lack of a *particular frequency* of service, *i.e.*, 5G service. A cell phone is able to “downshift” – that is, from 5G to 4G or from 4G to 3G, etc. – if necessary to maintain a call throughout coverage areas. Unless there is an actual gap, the call will continue uninterrupted. Therefore, there’s only a significant gap when there is ***no service at all***. *Id.*

Similarly, in this instance, in addition to the clear adverse impact on the neighboring properties, AT&T has failed to produce any evidence of a truly significant gap in wireless service. Showing a gap in a particular frequency is not sufficient. ***All*** frequencies must be absent for a significant gap to exist. AT&T has failed to meet this burden, and thus their application should be denied.

POINT V

AT&T’s Application Should Be Denied Due to Geological Concerns With the Proposed Site

The proposed construction of a cell tower at 350 Amber Drive raises serious concerns due to the unique geological vulnerabilities of the site. This location, previously under the jurisdiction of the San Francisco School District and later transferred to the San Francisco Police Department, has a well-documented history of seismic instability. A seismic report was commissioned during the transition of the property specifically to assess these risks, highlighting the area's complex terrain, including underlying ravines and the presence of landfill. (*See Exhibit “F”*) These features are known to amplify ground motion during seismic events,

significantly increasing the risk of structural failure. Building a cell tower—a tall, narrow structure with a high center of gravity—on such unstable ground introduces the very real danger of collapse in the event of an earthquake.

The seismic report created during the property's transfer emphasized the necessity of specially engineered foundations and reinforced structural elements for any future developments. This suggests that even relatively modest structures require significant precautions to ensure their safety and stability in this area. Constructing a cell tower, which involves considerable vertical load and wind resistance factors, would demand even more rigorous design and engineering standards to withstand the geological challenges posed by the site. Without detailed public review and new seismic analysis, allowing such a tower to be built could result in catastrophic consequences—not only to the structure itself, but to nearby homes, infrastructure, and residents in the event of seismic activity.

Furthermore, the geological instability of the area, particularly due to its composition of landfill and natural ravines, means that the ground may not respond uniformly to seismic forces. This non-uniformity can create unpredictable stress points and lead to differential settlement or shear failure at the base of a tower. Such conditions dramatically increase the likelihood of a collapse or major structural damage during even moderate earthquakes. Given the seismic history of the San Francisco region, these risks are not theoretical—they are statistically probable over the expected life of the tower. For these reasons, it would be irresponsible and potentially hazardous to move forward with construction on a site with such a precarious geological foundation.

POINT VI

To Comply With the TCA, AT&T's Application Should Be Denied in a Written Decision Which Cites the Evidence Provided Herewith

The Telecommunications Act of 1996 requires that any decision denying an application to install a wireless facility: (a) be made in writing, and (b) be made based upon substantial evidence, which is discussed in the written decision. *See* 47 U.S.C.A. §332(c)(7)(B)(iii).

A. The Written Decision Requirement

To satisfy the requirement that the decision be in writing, a board must issue a written denial which is separate from the written record of the proceeding, and which contains a sufficient explanation of the reasons for the denial to allow a reviewing court to evaluate the evidence in the record supporting those reasons. *See, e.g., MetroPCS v. City and County of San Francisco*, 400 F.3d 715 (2005).

B. The Substantial Evidence Requirement

To satisfy the requirement that the decision be based upon substantial evidence, the decision must be based upon such relevant evidence as a reasonable mind might accept as adequate to support a conclusion.

The most authoritative and widely quoted explanation of the TCA's "substantial evidence" requirement comes from *Cellular Tel. Co. v. Town of Oyster Bay*: "substantial evidence implies 'less than a preponderance, but more than a scintilla of evidence'." 166 F.3d 490 (2d Cir. 1999). *See also, GTE Mobilnet, supra*. Substantial evidence "means such relevant

evidence as a reasonable mind might accept as adequate to support a conclusion.” *Id.*, quoting *MetroPCS, Inc. v. City and Cty. of San Francisco*, 400 F.3d 715 (9th Cir. 2005). Thus, these interested homeowners have met their burden of proving that AT&T failed to offer sufficient evidence to warrant granting their application and it should be denied.

To ensure that the City’s decision to deny this application cannot be challenged under the Telecommunications Act of 1996, it is respectfully requested that the Board deny AT&T’s application in a written decision wherein the Board cites the substantial evidence upon which it based its determination.

C. The Non-Risks of Litigation

All too often, representatives of wireless carriers and/or site developers try to intimidate local zoning officials with either open or veiled threats of litigation. These threats of litigation under the TCA are, for the most part, entirely hollow.

This is because, even if they file a federal action against the City and win, the Telecommunications Act of 1996 does not entitle them to recover compensatory damages or attorneys’ fees, even if they get creative and try to characterize their cases as claims under 42 U.S.C. §1983.¹⁵

This means that if they were to sue the City and win, the City would not be liable to pay them anything in damages or attorneys’ fees under the TCA.

Typically, the only expense incurred by the local government is its own attorneys’ fees. Since federal law mandates that TCA cases proceed on an “expedited” basis, such cases typically

¹⁵ See *City of Rancho Palos Verdes v. Abrams*, 125 S.Ct 1453 (2005), *Network Towers LLC v. Town of Hagerstown*, 2002 WL 1364156 (2002), *Kay v. City of Rancho Palos Verdes*, 504 F.3d 803 (9th Cir 2007), *Nextel Partners Inc. v. Kingston Township*, 286 F.3d 687 (3rd Cir 2002).

last a comparatively short time. As a result of the brevity and relative simplicity of such cases, the attorneys' fees incurred by a local government are typically quite small, compared to virtually any other type of litigation.

Conclusion

AT&T has not proven that a need even exists in the area where they propose to install their cell tower. No significant gap has been demonstrated. Nor has AT&T proven that the proposed facility is the least intrusive means of remedying the purported significant gap in service coverage, and they have not shown that a meaningful, good faith inquiry was made as to whether the proposed facility is the least intrusive alternative.

These facts together with the clear adverse impacts – both aesthetic and financial – which will befall the nearby residents, and which will affect the character of the of the entire community can result in only one thoughtful, considered decision. It is respectfully submitted that the decision must be a denial of AT&T's application.

For the foregoing reasons, we respectfully request that AT&T's application be denied in its entirety.

Dated: San Francisco, CA
September 15, 2025

Respectfully Submitted,

Marcia Sanchez, et. al.

From: [FRED RANDOLPH](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: File No. C251098/AT&T Monopole at 350 Amber Drive
Date: Sunday, November 30, 2025 5:26:37 PM
Attachments: [Opposition Letter To Monopole.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

I am writing to you regarding File #C251098. I am respectfully urging you to grant the appeal to overturn the Planning Commissioners' vote on 9/25/25 to approve AT&T's installation of macro tower at 350 Amber Drive.

Along with 72 neighbors, we submitted a packet of opposition to the Planning Commissioners to voice our opposition. I am attaching the letter I wrote with my wife stating our strong objection to the installation of this monstrous monopole. What we, along with several members of the community, stated in our letters of opposition are still relevant and important reasons (seemingly ignored by 4 members of the Planning Commission) why the approval of this massive antenna structure must be overturned. This intrusive macro tower will not only loom over the nearby homes - sticking out like a sore thumb - but also endanger the residents and the unique wildlife of the area. It will forever change the unique character of our harmonious community and pose a serious safety threat and fire hazard. It is neither necessary nor desirable.

AT&T is not looking out for the city's or citizens' interests or concerns. They have shown no compelling reason why this mammoth monopole must be placed in this specific location nor that it is the only viable option. There are other more effective and less intrusive options, such as fiber optics, the latter of which is a safer and more secure alternative. In addition, the contract with the city will allow AT&T to add rings of antennas to the structure at will, forever eroding the landscape, environment, and character of the community.

In addition, wireless companies often cite the need for emergency communications as the rationale for installing new wireless towers. In fact, at the public hearing, AT&T asserted the need to boost FIRST NET for first responders as justification for building the macro tower at 350 Amber Drive. This reasoning convinced 4 out of the 7 Planning Commissioners to approve AT&T's CUA. Unfortunately, AT&T misled the Planning Commissioners because the police and fire departments do not require that first responders use FIRST NET.

There are also serious safety and fire hazard concerns associated with the placement of this tower. This huge monopole will be built on a site comprised of landfill, attendant with a history of sinking and seismic instability, in a very windy area. This will therefore increase the probability of collapse and fire, especially in a city known for earthquakes. The disaster will be unfathomable.

It appears as though AT&T is more interested in capturing a share of the multi-million dollar telecom industry than it is in enhancing and protecting the community. AT&T will profit while the community, unfortunately, will pay the price. Please grant the appeal.

Sincerely,
Fred Randolph
950 Duncan St. #E101
San Francisco, CA 94131
510-504-6457

Marcia Sanchez and Fred Randolph
950 Duncan St., Unit 101E
San Francisco, CA 94131

June 20, 2024

San Francisco Planning Department
49 S Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: Installation of a Monopole at 350 Amber Dr., San Francisco, CA 94131

Dear Planning Commissioners,

We are writing to state our opposition to the proposed installation of a 104-foot monopole at 350 Amber Dr., a location near residences, churches, a preschool, and playgrounds. Indeed, this monopole will be a mere 528 feet from where we reside.

Having such a behemoth of a monopole is quite distressing due to the negative aesthetic impact it will have on our home and the entire neighborhood, as well as the property value of our home. I, Marcia Sanchez, have lived in this pristine, quiet neighborhood since 2002 as a renter and as a homebuyer with my husband since 2008. My husband and I chose to buy in this neighborhood because of its greenery, aesthetic beauty, and serenity. We love that it is far from the hustle and bustle of most places in San Francisco, yet conveniently located near two major highways and other attractive neighborhoods.

The adverse impact this monopole will have is not to be underestimated. It will be visually and physically obtrusive and thus have a negative effect on the desirability and natural beauty of our neighborhood. It will further affect the landscape of the St. Nicholas Orthodox and Saint Aiden churches; the surrounding playgrounds; and residences.

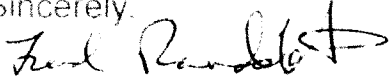

In addition, our home is our greatest financial asset. We are depending on the value of our condominium to help fund our retirement and have thus engaged in many upgrades to our home. In the various articles, I have read concerning the matter, studies have shown that cell antennas near homes cause a drop in property values. Any decrease would impair our ability to fund our retirement to the fullest.

Allowing AT&T to steal any value of our home by placing an unwanted monopole so near to our place of residence does a disservice to the community and to us. Our home values are our equity that we have labored so hard to build.

We therefore urge you to reject AT&T's proposal in its entirety and find a more appropriate site, far away from our charming neighborhood.

Thank you for your attention to this matter.

Sincerely,

 + 

Fred Randolph and Marcia Sanchez

From: [Mary Foley](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Appeal Conditional Authorization at 350 Amber Drive
Date: Sunday, November 30, 2025 4:04:08 PM
Attachments: [Mary FoleyJuly 14.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am attaching my previous letter to the Planning Commission on this topic. My comments are still relevant and include reasons why approval of this massive antenna structure must be overturned. The Planning Commission was misinformed by AT&T that this antenna was NECESSARY to support FIRST NET. It is not required by San Francisco police or fire. A structure of this size is not necessary.

If San Francisco decides to use FIRST NET, there are signal boosters available that would be sufficient.

This proposed structure is also not DESIRABLE from an aesthetic and safety perspective. It will obscure views and be a major fire risk in our windy neighborhood.

Please support the appeal of the CUA.

Respectfully:
Mary Foley, RN
963 Duncan Street
San Francisco, CA 94131

Sent from Mary's iPad

July 14, 2025

To: SF Planning Commissioners
49 South VanNess AV SF CA 95103

Chair So, Vice-Chair Moore, & Commissioners Braun, Williams, Campbell, Imperial, McGarry:
Cc: Commission Exec Director, Commission Secretary, John Darcey Planner, Department of Rec

From: Mary Foley PhD RN 963 Duncan Street

RE: *OPPOSE: ATT proposal telecommunication facility at 350 Amber in Diamond Heights Neighborhood less than 500 feet from homes along Duncan*

Commissioners San Francisco is a very special place to live, and you are charged with protecting that with careful planning. Diamond Heights the first Redevelopment Agency *planned* neighborhood. It took over 20 years to plan and develop. The design

Imagine, waking up, not checking your email, but and looking out your living room window to watch the blanket of fog lining Glen Canyon with the trees poking through before the sun drinks it up for only short sunny periods revealing tall majestic old trees right across the street and farther away across the canyon. Or imagine late in the afternoon on a windy day – and there are many such days in Diamond Heights, imagine the Eucalyptus trees swaying like exotic dancers from side to side in the wind (many of the trees have been cut down in Christopher Playground and Glen Canyon for safety in the past 5 years some over 100 years old)

That's what the architects of the many homes on Duncan, Amber and Turquoise streets and the condominiums above Glen Canyon possibly imagined as they planned the front of the duplexes on Duncan to be packed together like plain boxes with the backs full of windows onto Glen Canyon just behind (west) of the Police Academy. Residents on Turquoise, which curves with the shape of the hill, can almost reach across the street and scoop off the morning fog and can hear the old trees creek in the wind (which gusts up to 50MPH). Neighbors in the condos above Duncan cherish the view out over and across Glen Canyon and some Christopher playground and the tennis courts.

This is the only “wild canyon” view in our City, where the coyotes yelp and the microclimates vary from dry grass on rocky soil to a lush creek bed and many trees in the bottom of the canyon where a day care school takes children outdoors directly into nature. The day care cooperative in Christopher Park at the top of the Canyon next to the Police Academy was just renovated and children and families can enjoy age appropriate play areas as well walk and sit along the ball field – which is bordered on one side by the trees described in this proposal and which would be instead dominated up close by a 104foot high gigantic electrical structure towering 20feet above the trees. This 10-story electrical structure and cannot possibly **“be designed to be compatible with the surrounding nature of the vicinity. The proposed monopole will be painted brown and be located adjacent to a grove of Eucalyptus trees to minimize visual impacts”** as described in the “EXECUTIVE SUMMARY Conditional Use AUTHORIZATION & SHADOW FINDINGS.” *It's not just a brown pole; it's a structure with lots of apparatus on it cannot hide behind 3 (not a grove) of Eucalyptus trees. BTW the Eucalyptus trees in the area are an important part of SF History – look up the “gum show girls” who started*

*San Francisco's botanical preservation when families came to this neighborhood in the 1920s to camp among nature. Nature is still important 100 years later. The application and the CEQA review does not address how these trees will be protected and preserved. **It also does not address hazardous materials on the site.***

My partner and I are both nurses and have lived on Duncan Street since 1998. I worked at St Francis and then UCSF (now at the VA) and she worked at SFGH, then for the Mayor and then ran the Health Service System. We fell in love with our home **because of the view from our living room, our dining room and our deck overlooking the edge of Glen Canyon** (behind the Police Academy) **and across the canyon**. Our work was/is stressful and peaceful vistas and surroundings are very important to us. We've lived here have walked our dogs in the neighborhood overlooking the canyon, around Christopher Park everyday and down and up the canyon. *There will be few vistas from where this proposed 104' structure will not dominate the sky above our natural environment. Kids playing on the playground need to be in nature – not on a field with a 10 story electrical tower hanging over it. The irony that we encourage families to get their children outside in nature and OFF screens may be literally overshadowed by a wireless monstrosity supposedly needed for screens should not be lost.*

Again, the EXECUTIVE SUMMARY states: "The overall location, setback from public streets, height and design of the proposed facility, **including visible screening elements is situated so as to avoid intrusion into public vistas, and to ensure harmony with the existing neighborhood character and promote public safety.** *It is set back from the street level at the top of an open space park,– but the surrounding homes with precious vistas are above the street level. **This IS AN INTRUSION INTO PUBLIC and Private VISTAS.** It does NOT harmonize with the existing neighborhood character and finally: it creates a safety hazard because the trees are very very close to the proposed "structure" and as mentioned they sway significantly when it's windy, and it's windy much of the time in the "heights" (as mentioned earlier, Rec & Park has been cutting down trees for safety reasons, these trees are unlikely to last the length of what I assume (because I couldn't find it in the proposal) is a 30 year lease. Further many many fires have occurred in an around wireless facilities some caused by wind (Malibu), some caused by trees (northern CA 2023) to name only a couple of CA fires! Eucalyptus is a torch because of its high oil content. Adding an electrical structure, an ignition grid, not to mention a 190 gallon diesel fuel tank and a generator to this area **is a fire waiting to happen and is just plain dangerous and certainly does not "promote public safety."***

The statement that: "the AT&T Mobility Radio Frequency Engineering Team provide that the Project Site is a preferable location, based on factors including quality of coverage and aesthetics" is unfounded!. *The proposed structure and surrounding cabinets and tanks are NOT aesthetically acceptable to the neighborhood.* Further ATT asserts: "the proposal would not be detrimental to the health, **safety**, convenience, or general welfare of persons residing or working in the vicinity". *Again, health and safety: health, diesel emissions create particulate matter associated with cancer and other pulmonary maladies, the Police Academy trainees use the building that is just feet away from the "the fuel tank and the 10 story structure" for exercise training and quiet study. The day care center in Christopher park will be effected by the diesel emissions.*

"Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures..... The proposed antennas will be mounted on the proposed 104-foot

tall monopole." *Monopole is a misleading description of the structure holding the monopole up. "The associated equipment cabinets will be located behind the police academy and not visible from the public street." This is wrong: People will see the associated equipment cabinets and fences and the 190 gallon diesel fuel tank and generator. Walkers, joggers, hikers, picnickers, families trying to enjoy nature will see these structures. Having a fuel tank creates a greater fire danger and diesel fuel creates known health dangers. Towers often emit high pitched noise which is disorienting for wild life, and the generators are noisy. If ATT states that the generator is a back up, where is the electricity coming from, who is paying for it and how will it affect our unreliable power grid?*

The Exec Summary states regarding "Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; The facility **will not affect** landscaping, **open space**, required parking, lighting or signage at the Project Site or surrounding area.

*Open space is not just the ground it's the sky, the vistas. It **will affect the open space above the tree line and at the edge of the playground and park No one wants to sit in the playground and watch kids play under under a giant electronic structure. It ruins the aesthetic character of the playground and the canyon park.***

Conforming with the General Plan

D. "That the use as proposed would provide development that is in conformity with the purpose of the applicable Zoning District. "The Project at 350 Amber Drive is **generally desirable and compatible with the surrounding neighborhood** because the Project **will not conflict with the existing uses of the property** and will be designed to be **compatible with the surrounding neighborhood**. The overall location, setback from public streets, **height and design of the proposed facility, are situated so as to avoid intrusion into public vistas**, and to ensure harmony with the existing neighborhood character and promote public safety."

This is absolutely not factual: the height (104 feet) and design is 20 feet above the tree line which impedes public vistas and interrupts the harmony of the existing neighborhood character.

"There is an existing coverage gap in the AT&T Mobility wireless telecommunications network caused by inadequate infrastructure in the area. A new facility is necessary to close the service coverage gap in the network area bordered by the intersection of Amber Drive and Turquoise Way, O'Shaughnessy Blvd to the south and west, and Diamond Heights Blvd to the east. This gap area includes numerous homes, businesses in the Diamond Heights Shopping Center, well-traveled roads, Glen Canyon Park, St. Nicholas Antiochian Orthodox Church and other points of interest in the vicinity"

*The fact is that **the coverage gap is caused by the hills and trees in surrounding the area and is not a consistent gap, the Diamond Hts Shopping Center declined to cite telecommunications facilities on their property.***

Find another location to address where there is a coverage gap. We've had ATT as long as we've had internet. We use our devices in the park. We do not have a coverage gap. On April 10 at the meeting the ATT representative (who by the way never answered many of our questions and still hasn't) said ATT had only 5,000 customers in the area. This TOWER is for ATT customers only and is a detriment to our property values, our fire safety, our

property insurance premiums (which according to the Chronicle on June 20 have increased 42% in the last six years.

More on the compliance with the "General Plan"

- **General Plan compliance**

"The Project is, on balance, consistent with the following Objectives and Policies of the General Plan: RECREATION AND **OPEN SPACE ELEMENT** Objectives and Policies

OBJECTIVE 1 ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

Policy 1.10 **Ensure that open space is safe and secure for the City's entire population.**

"The Project will improve AT&T's coverage and capacity within George Christopher Playground and Glen Canyon Park, and in the Diamond Heights neighborhood."

ATT coverage has nothing to do with open space - this will damage the natural surroundings of Christopher playground and Glen Canyon Park. Open space includes the sky and the skyline. We should not look up or out at a 10 story antenna structure or have electrical cabinet structures next to the playground with "caution signs warning of radiation beyond FCC approved levels".

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 Site will be an integral part of a new wireless communications network that will enhance the City's diverse economic base".

This is wrong, the area is not commercial, it's housing and a park.

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 Project will benefit the City by enhancing the business climate through improved communication services for residents and workers."**

The project has nothing to do with business climate. It will create hardship in the increased cost to homeowners' property insurance and decrease property value!

Objective 3: **ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER** " The Project will 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.

It will NOT 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. These antennas are ONLY for the 5,000 ATT customers (unless ATT rents additional to other carriers). Wireless is undependable in emergencies when all the "bandwidth" is crowded. WIRED to the premises is the only way to ensure access to the internet in emergencies. In addition, the size and location of this electric structure is more likely to cause an emergency: fire in strong winds and Glen Canyon's terrain and dry grass vegetation.

16. Planning Code Section 101.1(b) establishes **eight priority-planning policies and requires review of permits for consistency with said policies**. “On balance, the project complies with said policies in that: A. That **existing neighborhood-serving retail uses be preserved and enhanced and future opportunities** for resident employment in and ownership of such businesses be enhanced. The wireless communications network will enhance personal communication services for businesses and customers in the surrounding area.” *The surrounding retail businesses are stores, post office, cafes - this has nothing to do with enhancing business and customers.*

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

This is untrue. The cultural character of this neighborhood is the recreating and enjoying nature in Christopher Playground and Glen Canyon Park. These “cultural characteristics” will be profoundly altered by placing a 10 story antenna complex at the edge of these two parks.”

*“No **residential uses will be displaced or altered** in any way by the granting of this Authorization.”*

*Again untrue: **looking out onto a park or canyon from one’s residence IS A RESIDENTIAL USE and it will be replaced by an ugly giant structure 20 feet above the tree line.***

C. That the City's supply of affordable housing be preserved and enhanced, “The Project will have no adverse effect on housing in the vicinity”. *On the contrary, the project will increase property insurance premiums and will decrease property values resulting in unaffordable rents.*

E. 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 will not cause any displacement of industrial and service sector activity.” *TRUE BECAUSE this is not an industrial service area it’s a residential area with a playground and a park.*

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake. “The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property’s ability to withstand an earthquake”. *Does the building code have seismic safety requirements for 104 foot towers loaded with heavy electrical equipment alongside a 109-gallon diesel fuel tank and generator?*

H. That our **parks and open space and their access to sunlight and vistas be protected from development**. “Although the Project does cast additional shadow on two adjacent public parks(George Christopher Playground and Glen Canyon Park), both parks are still afforded access to sunlight, and any additional shadows should not dramatically affect the use and enjoyment of either park. A study of the shadow impacts as required per Planning Code Section 295was completed. The Recreation and Park Commission reviewed the shadow analysis and issued a resolution recommending to the Planning Commission that the Project will not have significant adverse impact on the use of either park”.

Kids don’t just need sunlight, they need nature. It will have significant adverse impact on the vistas from above and within the playground and Glen Canyon Park. The natural vistas provide solace and peace and will be scarred by an ugly giant mechanical

spaceship like structure on top of the trees and bulky equipment along the border of the playground and park.

17. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, **“as designed, the Project would contribute to the character and stability of the neighborhood** and would constitute a beneficial development.”

This is NOT true it will detract from the aesthetics, character and stability of the neighborhood. It is NOT a beneficial development

18. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City. ***It will endanger the health, safety, of the residents as previously described and decrease the tax base as property values decrease.***

Commission’s Guidelines on where facilities should be located:

In the Executive Summary it states that "The Commission's guidelines on where facilities should be located include:

3. Industrial or Commercial Structures: buildings such as warehouses, factories, garages, service stations.

4. Industrial or Commercial Structures: buildings such as supermarkets, retail stores, banks; and

5. Mixed-Use Buildings in High Density Districts: buildings such as housing above commercial or other non-residential space.

The proposed location meets none of these priority guidelines for location.

A 10story antenna behind a building used for educating our police force (aka an adult school), on the edge of a playground, at the top of one of the two wild open spaces (where there is acute fire danger) in San Francisco used by hikers, and dog walkers, and home to diverse wildlife,does not comply with the Commission's guidelines.

The "guidelines also state that applications for Preference 5 or below Location Sites unless the application describes (a) what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) what good faith efforts and measures were taken to secure these more Preferred Locations, (c) explains why such efforts were unsuccessful; and (d) demonstrates that the location for the site is essential to meet demands in the geographic service area and the Applicant’s citywide networks.

The answer to these stipulations did not appear in the application

Who is liable should a fire be caused by this facility?

Has ATT presented a master plan as required regarding new networks in the City? Has the Planning Commission approved such a plan including all carriers?

The materials p. T2 describe diesel fuel and include signage on the chain link fence that states “caution RF (non-ionizing radiation) fields may exceed FCC general population limits” and “entering an area where RF fields may exceed FCC general population limits.”

This facility is literally in the Police Academy parking area and next to a building that is in use. How large is the area where RF emissions might exceed the FCC limits?

Has and will the City measure RF in the vicinity before and will the city measure regularly unannounced after if the project is approved.

Is the Health Department or ATT responsible for ensuring the cell towers and "small" cells are compliant with FCC's outdated (1996 and much has changed since then) limits? Will safety checks be made unannounced at different times of the day at least once a year and be publicly reported?

Will there be an emergency number staffed 24/7 posted?

If there is a fire, and or people or children are sickened or injured by any part of this project, who will bear the health costs?

Does ATT have insurance to cover liabilities from health damages and/or property damages?

It's my understanding that ATT Mobile Insurance states that coverage is excluded for pollutants which are defined as "any solid, liquid, gaseous or thermal irritant or contaminant including smoke, vapor, soot, fumes, acid, alkalis, chemicals, artificially produced electric fields, magnetic field, electromagnetic field, sound waves, microwaves and all artificially produced ionizing or non-ionizing radiation and waste. Does the Planning Commission intend for the City to assume these liability risks?

Telecom facilities are highly complex structures, and highly dangerous. I respectfully request that members of the planning commission carefully analyze both the risks to the community and the degradation of the neighborhood main attraction: the parks by placing a giant structure (the height of a 10 story building holding bulky equipment) at the edge of our precious parks NEAR homes and blocking the vistas for the public and for homes. The California Supreme court has ruled that . ***the City has inherent local police power to determine the appropriate uses of land within its jurisdiction. That power includes the authority to establish aesthetic conditions for land use. This proposed telecom facility aka "monopole" will deter from the aesthetic enjoyment of our neighborhood.***

Thank you for considering the concerns of this long time resident!

From: [Robert Oren](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Jary Porter](#)
Subject: File No.C251098-Appeal of Conditional Authorization Use approval for 104' AT&T Monopole @ 350 Amber Drive in Diamond Heights
Date: Sunday, November 30, 2025 2:01:35 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors,

Please find my comments which were made to the Planning Commission before the Sept 25 meeting and unacknowledged by four of the Commissioners at the Sept 25 hearing (the vote was 4:3). They are still relevant and important reasons why the approval of this massive antenna structure must be overturned. An antenna of this size (10 stories) in a neighborhood zoned for four stories, belongs in a commercial or industrial area NOT in a residential neighborhood. This would be the only antenna over 100 feet tall in a residential neighborhood, the 2 existing antennas are in commercial areas. Other tall (but not reaching 100') antennas are near freeways, BART stations, or attached to tall buildings and NOT adjacent to parks.

This huge electric structure which will be 20' above the tree line, is not **"necessary"** there **are alternative locations and less intrusive antenna systems** and alternative ways to boost "FIRST NET" (for First Responders) – which was the reason 4 of the Planning Commissioners cited as their excuse to approve the structure. For the record: Police and Fire do not require First Responders to use FIRST NET, the Commissioners were misled by AT&T. AT&T wants this massive structure to increase their market share AND to likely add antennas and a second layer of ugly antennas to other carriers on this structure – they recently stated they would not rule out adding more antennas (making the structure heavier, more bulky and greater risk for landslides and fire in our windy neighborhood).

It is not **"desirable"** from a safety perspective, it is a major fire risk in an Wildfire/Wildland Urban Interface Area and is an area identified on the SF Landslide-Seismic hazard map. It will change the character of the neighborhood known for its open skies, nature and views of the playground and canyon. The danger of fire and exposure to Radio Frequency Radiation is not desirable for the wildlife in the canyon, flora and birds and insects and according to the 1996 Telecommunications Act RFR standards are not considered under the definition of "environment" the way humans are, in fact RFR affects avian life at a much lower frequency than humans not to mention antenna collisions to a massive tower built in the middle of a forest.

Undoubtedly this is *desirable* for AT&T to build their corporate coffers, but it is **NOT** desirable at the expense of residents in a neighborhood whose parks and nature bring us together.

We will be in attendance at the Tuesday, December 9th, 3:00PM public hearing before the Board of Supervisors, voicing our objections to this proposed corporate monstrosity in our beautiful neighborhood.

Sincerely,
Robert Oren
Gerald Porter
266 Amber Drive
San Francisco CA 94131

Sent from my iPhone

From: [Marcia Sanchez](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: File #C251098/AT&T Monopole at 350 Amber Drive
Date: Sunday, November 30, 2025 1:26:21 PM
Attachments: [OppositionLetterToMonopoleAsPDF.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

Attached is the letter I submitted, along with my husband, in opposition to AT&T's installation of a 104-foot monopole at 350 Amber Drive. It was included in an opposition packet submitted to the Planning Commissioners on 9/17/25 (for the 9/25/25 public hearing) by 72 neighbors, 2 former office holders, and real estate agents. Please consider these points when File # C251098 comes before you. I respectfully request that you diligently read and consider the facts made by concerned citizens in opposition to AT&T's construction of this massive monopole. AT&T's project should not be granted a CUA because their application fails to satisfy the necessary findings required by the Planning Code. The proposed use and characteristic at the size and intensity stated by AT&T **is not necessary or desirable for - nor compatible with - the neighborhood and community**. In fact, installing such a large, industrial tower would represent an immutable and **intrusive departure** from the existing neighborhood cohesion.

Furthermore, there is no compelling argument that this specific location is the only viable option for the proposed macro tower. Indeed, there **are alternative locations and less intrusive systems**, as well as **alternative ways to boost "FIRST NET"** (for First Responders), the reason stated by four of the Planning Commissioners as their excuse to approve the structure. To wit: Police and Fire do not require First Responders to use FIRST NET. Thus, AT&T misled the Planning Commissioners. What is likelier is that AT&T wants this behemoth to increase their market share. Moreover, there is nothing in the CUA stopping AT&T from adding layers upon layers of antennas nor increasing the height by as much as 20 feet. This 10-story monopole really belongs in a commercial or industrial area, NOT in a residential neighborhood. In addition, not only will the proposed macro tower be a visual imposition on the community, it would be **detrimental to the health, safety, and general welfare of the people and the unique flora and fauna in the vicinity**. It would negatively affect the environmental balance, quality of life, and character of the neighborhood; i.e., a neighborhood known for its open skies, nature, and stunning views of the playground and canyon.

Finally, AT&T's proposed siting of the macro tower is a **serious safety and fire hazard concern**. The location, a former school and now the Police Academy, has a well-documented history of seismic instability. A seismic report, completed upon transference of the land from the school to the Police Academy, underscored the risks, including the fact that the area is comprised of landfill and not the bedrock stated by AT&T. I cannot emphasize enough the danger of building a massive tower with its tall, slender structure and high center of gravity on such unstable and sinking ground, concomitantly situated in a very windy area. All of this produces a very real

danger of collapse and fire in the event of an earthquake, the latter of which San Francisco is unfortunately quite familiar. Disaster would immediately strike! While this monstrous structure may be profitable for AT&T's pocket book, it will come at the cost of our close-knit community.

Sincerely,

Marcia Sanchez

950 Duncan Street

Unit 101E

San Francisco, CA 94131

Marcia Sanchez and Fred Randolph
950 Duncan St., Unit 101E
San Francisco, CA 94131

June 20, 2024

San Francisco Planning Department
49 S Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: Installation of a Monopole at 350 Amber Dr., San Francisco, CA 94131

Dear Planning Commissioners,

We are writing to state our opposition to the proposed installation of a 104-foot monopole at 350 Amber Dr., a location near residences, churches, a preschool, and playgrounds. Indeed, this monopole will be a mere 528 feet from where we reside.

Having such a behemoth of a monopole is quite distressing due to the negative aesthetic impact it will have on our home and the entire neighborhood, as well as the property value of our home. I, Marcia Sanchez, have lived in this pristine, quiet neighborhood since 2002 as a renter and as a homebuyer with my husband since 2008. My husband and I chose to buy in this neighborhood because of its greenery, aesthetic beauty, and serenity. We love that it is far from the hustle and bustle of most places in San Francisco, yet conveniently located near two major highways and other attractive neighborhoods.

The adverse impact this monopole will have is not to be underestimated. It will be visually and physically obtrusive and thus have a negative effect on the desirability and natural beauty of our neighborhood. It will further affect the landscape of the St. Nicholas Orthodox and Saint Aiden churches; the surrounding playgrounds; and residences.

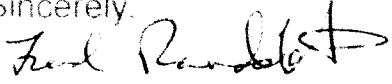

In addition, our home is our greatest financial asset. We are depending on the value of our condominium to help fund our retirement and have thus engaged in many upgrades to our home. In the various articles, I have read concerning the matter, studies have shown that cell antennas near homes cause a drop in property values. Any decrease would impair our ability to fund our retirement to the fullest.

Allowing AT&T to steal any value of our home by placing an unwanted monopole so near to our place of residence does a disservice to the community and to us. Our home values are our equity that we have labored so hard to build.

We therefore urge you to reject AT&T's proposal in its entirety and find a more appropriate site, far away from our charming neighborhood.

Thank you for your attention to this matter.

Sincerely,

 + 

Fred Randolph and Marcia Sanchez

From: [TC](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Opposition to AT&T Diamond heights monopole. Sent now from MY email address. Same letter but with correct return email. Take 2
Date: Saturday, November 29, 2025 11:11:10 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I live in Diamond Heights with my spouse, Betty Peskin, who has written you about her objections to the proposed monopole. Given time constraints and a deadline let me say that I share all of her concerns plus another I'll outline below:

I am in Christopher Park (doing tai chi weekly), walking in that park several times a week, and the same goes for Glen Park Canyon. I'm a frequent user. I wanted us to move up here from Noe Valley three decades ago primarily because of access to green space and the **spectacular** Glen Canyon Park.

Recently I completed the crosstown trail through Glen Park Canyon to inaugurate my 79th year. IMHO it was the highlight of the trail. I'm keenly interested in wildlife, especially birdlife. I sit in the Canyon to draw frequently as this is not a pastime but a passion. I've been a working artist for decades, so watching/drawing the birdlife in both parks has been a constant highlight of life in Diamond Heights.

I recognize there may not (yet) be hard science to support that owls and other birds do not "like" these poles that emit signals. I'm not a bird, so I can only imagine.

But as a very frequent hiker and user of these trails I can guarantee you that this pole **will** destroy the view as we hikers walk up the trail and while in Christopher Park. It's going to be, put bluntly, plain ugly!

So on behalf of the birds (and maybe even the 4-legged critters in the park), who cannot attend this Dec 9th meeting I'm lending my voice to let you know I think the birds/animals/wildlife should not have to deal with this proposed tower, planned as it is.

Scale it back. Vote with the critters. They don't talk back.

Yours Sincerely,

Terry Connor
814 Duncan St
94131

Sent from mobile

From: [BP](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Re: SUPPORT-File No. 251094 - Appeal CEQA Class 3 Exemption and File No. C251098 Conditional Authorization Use approval at 350 Amber Dr Project
Date: Saturday, November 29, 2025 11:04:12 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors,

I live in Diamond Heights with my spouse, Betty Peskin, who has written you about her objections to the proposed monopole. Given time constraints and a deadline let me say that I share all of her concerns plus another I'll outline below:

I am in Christopher Park (doing tai chi weekly), walking in that park several times a week, and the same goes for Glen Park Canyon. I'm a frequent user. I wanted us to move up here from Noe Valley three decades ago primarily because of access to green space and the **spectacular** Glen Canyon Park.

Recently I completed the crosstown trail through Glen Park Canyon to inaugurate my 79th year. IMHO it was the highlight of the trail. I'm keenly interested in wildlife, especially birdlife. I sit in the Canyon to draw frequently as this is not a pastime but a passion. I've been a working artist for decades, so watching/drawing the birdlife in both parks has been a constant highlight of life in Diamond Heights.

I recognize there may not (yet) be hard science to support that owls and other birds do not "like" these poles that emit signals. I'm not a bird, so I can only imagine.

But as a very frequent hiker and user of these trails I can guarantee you that this pole **will** destroy the view as we hikers walk up the trail and while in Christopher Park. It's going to be put bluntly, plain ugly!

So on behalf of the birds (and maybe even the 4-legged critters in the park), who cannot attend this Dec 9th meeting I'm lending my voice to let you know I think the birds/animals/wildlife should not have to deal with this proposed tower, planned as it is.

Scale it back. Vote with the critters. They don't talk back.

Yours Sincerely,

Terry Connor
814 Duncan St
94131

Sent from mobile

From: [Betsy Pankin](#)
To: [Betsy Pankin](#)
Subject: Re: SUPPORT File No. 202004 - Appeal CDQA Class 3 Exemption and File No. C201008 Conditional Authorization Use approval at 700 Arden Dr Project
Date: Saturday, November 20, 2020 10:52:20 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the Board of Supervisors:

I am a resident in district 8 and am on the Board of the Diamond Heights Community Association (DHCA). I'm writing you in my dual capacity as so many of my neighbors feel strongly about this but were not able to get letters out in a timely manner due to our appeal being accepted on short notice, just a few days ago, and their travel plans and/or Thanksgiving plans that made it challenging for them to meet the deadline required to have our letters distributed in your packets.

The proposed monopole is *enormous*—way too large at a location that is built on landfill, and next to a recreational park where plenty of kids are around daily, and at the edge of one of the most beautiful parks in S.F. It does NOT belong here as planned!

I'm against it because of legitimate environmental concerns: It's going to be built on landfill. It's a potential fire hazard, and the health and safety concerns are numerous and have been outlined in the presentation our neighbors have made known to our Supervisor, and at the Planning Commission hearing of Sept 25th.

At that hearing we lost by one vote. It was a nail biter. You could see that the commissioners were having a tough time deciding how to vote on this.

We believe AT&T can accomplish their goals to improve coverage by scaling this project way back, and/or finding alternative locations that will achieve their goals without the risks that this construction of a monopole will pose at a height of 20 feet above the tree-line, at the edge of both Christopher Park and Glen Park Canyon.

If built as ATT proposes, this behemoth of a tower would be the largest free-standing one in any residential area in the City.

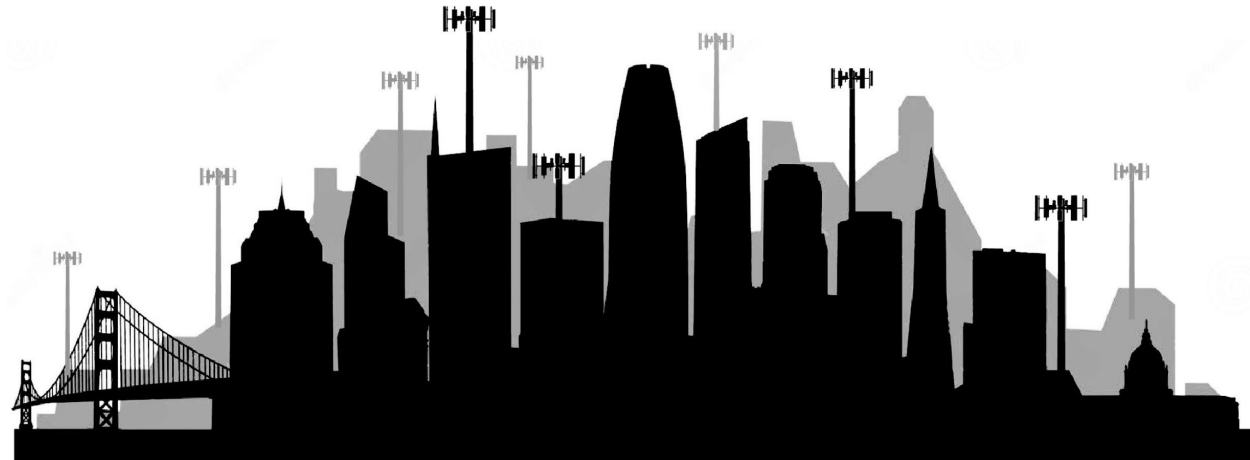
We're not against this technology and know that signals can be improved without putting this monopole up as is.

This is a huge cash-cow for AT&T, who will undoubtedly sublease the pole to other carriers with no permits needed once it's constructed, so that the monopole **will be even more of an eyesore** than we see in their renderings.

Further we believe this project does not meet the criteria of "necessary," as we have checked with the S.F. Police and Firefighters and have learned that First Net is not the method of communication they use to communicate or rely upon.

Allowing this "exemption" sets a precedent for all S.F. neighborhoods. We must keep in mind that the beauty of our Fair City is unique, and it's what makes us a world-class City. There should be no rush to approve this project as is.

There are NO free-standing towers of this height or bulk in residential neighborhoods or next to parks in the City. Do we want to be branded like this in the future?



chadwilliamsdesign.com

Massive structures like this do not belong in landslide and fire zones, adjacent to parks, playgrounds, and homes.

Safety must be the priority of the Board of Supervisors and with the technology that's coming at us so fast we barely have time to catch our breath and seriously consider the long-term consequences of what's at stake

Sincerely,

Betsy Pankin
814 Duncan St
94131

Sent from mobile

From: [Terence Groeper](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: AT&T Monopole at 350 Amber Dr -- My continued opposition to this unnecessary and undesirable AT&T boondoggle!
Date: Saturday, November 29, 2025 9:08:52 PM
Attachments: [2025.06.21 T.Groeper Monopole Oposition Letter 2a.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors,

Please find my attached comments which were made to the Planning Commission before the Sept 25 meeting and unacknowledged by four of the Commissioners at the Sept 25 hearing (the vote was 4:3). They are still relevant and important reasons why the approval of this massive antenna structure must be overturned. An antenna of this size (10 stories) in a neighborhood zoned for four stories, belongs in a commercial or industrial area NOT in a residential neighborhood. This would be the only antenna over 100 feet tall in a residential neighborhood, the 2 existing antennas are in commercial areas. Other tall (but not reaching 100') antennas are near freeways, BART stations, or attached to tall buildings and NOT adjacent to parks.

This huge electric structure which will be 20' above the tree line, is not "necessary" there are alternative locations and less intrusive antenna systems and alternative ways to boost "FIRST NET" (for First Responders) – which was the reason 4 of the Planning Commissioners cited as their excuse to approve the structure. For the record: Police and Fire do not require First Responders to use FIRST NET, the Commissioners were misled by AT&T. AT&T wants this massive structure to increase their market share AND to likely add antennas and a second layer of ugly antennas to other carriers on this structure – they recently stated they would not rule out adding more antennas (making the structure heavier, more bulky and greater risk for landslides and fire in our windy neighborhood).

It is not "desirable" from a safety perspective, it is a major fire risk in an Wildfire/Wildland Urban Interface Area and is an area identified on the SF Landslide-Seismic hazard map. It will change the character of the neighborhood known for its open skies, nature and views of the playground and canyon. The danger of fire and exposure to Radio Frequency Radiation is not desirable for the wildlife in the canyon, flora and birds and insects and according to the 1996 Telecommunications Act RFR standards are not considered under the definition of "environment" the way humans are, in fact RFR affects avian life at a much lower frequency than humans not to mention antenna collisions to a massive tower built in the middle of a forest.

Undoubtedly this is desirable for AT&T to build their corporate coffers, but it is NOT desirable at the expense of residents in a neighborhood whose parks and nature bring us together.

Sincerely,

Terence Groeper, 970 Duncan Street, 307F, San Francisco, CA 94131

The clear calm voice for honesty, openness, good governance and fiscal responsibility.

"Good judgment comes from experience and experience comes from bad judgment." -- Fred Brooks

The information contained in this e-mail, and in any accompanying documents, unless explicitly stated otherwise, represents only the views, opinions and beliefs of the individual sender, not any other entity or person. The information contained in this e-mail, and in any accompanying documents, may constitute confidential and/or legally privileged information. The information is intended only for use by the designated recipient. If you are not the intended recipient (or responsible for the delivery of the message to the intended recipient), you are hereby notified that any dissemination, distribution, copying, or other use of, or taking of any action in reliance on this e-mail is strictly prohibited. If you have received this e-mail communication in error, please notify the sender immediately and delete the message from your system.

=====

Terence Groeper
970 Duncan Street
#307 F
San Francisco, CA 94131

June 21, 2025

San Francisco Planning Department
49 S Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: Proposed 104-foot Monopole at 350 Amber Drive, San Francisco, CA 94131

Dear Commission Members,

Please be informed that I am expressing my opposition to the installation of an unsightly, 104-foot monopole in the Diamond Heights neighborhood, specifically in the Glen Canyon area of the San Francisco Police Academy at 350 Amber Drive.

This monstrosity, with nine antennas, will distract from the beautiful views in one of the most attractive neighborhoods in San Francisco, a neighborhood that is very welcoming to families, friends, neighbors, and tourists alike. In fact, it is one of the last open spaces in San Francisco. Our pristine neighborhood includes the spectacular Glen Canyon, with its abundant wildlife and hiking trails, the Christopher Playground, the Dog Park, and the Red Robin Community Garden. The proposed monopole would be seen from just about any spot in the neighborhood. It would thus negatively alter the prized visual landscape and vastly bring down the property value of our biggest financial asset, our places of residence. This is unacceptable.

Finally, a grassy canyon and tall trees surround the site of the proposed monopole. Combined with the high winds and the probability of an earthquake in the area, disaster would strike if the pole toppled or the antennas came loose, sparking a wildfire in the tinder dry canyon and trees.

For all of the aforementioned reasons, I urge you to reject the construction of the monopole in our lovely neighborhood. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Terence Groeper". The signature is fluid and cursive, with a long horizontal stroke at the end.

Terence Groeper.

From: [Rheanna Bates](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: File No. C251098 – Appeal: Conditional Authorization Use approval at 350 Amber Dr Project
Date: Saturday, November 29, 2025 7:41:22 PM
Attachments: [SF Planning Commission.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors,

Attached are the comments that I made to the Planning Commission before the Sept 25 meeting. My concerns are still relevant and important reasons why the approval of this massive antenna structure must be overturned. An antenna of this size (10 stories) in a neighborhood zoned for four stories belongs in a commercial or industrial area NOT in a residential neighborhood. This would be the only antenna over 100 feet tall in a residential neighborhood; in fact, the 2 existing antennas of this size in San Francisco are in commercial areas. Other tall (but not reaching 100') antennas are near freeways, BART stations, or attached to tall buildings and NOT adjacent to parks.

This huge electric structure, which will be 20' above the tree line, is not **“necessary”** there **are alternative locations and less intrusive antenna systems** and alternative ways to boost “FIRST NET” (for First Responders) – which was the reason 4 of the Planning Commissioners cited as their excuse to approve the structure. For the record, Police and Fire do not require First Responders to use FIRST NET, so the Commissioners were misled by AT&T. AT&T wants this massive structure to increase their market share AND to likely add antennas and a second layer of ugly antennas to other carriers on this structure. They recently stated they would not rule out adding more antennas to this structure, making the structure heavier, more bulky and at greater risk of causing landslides and fires in our windy neighborhood.

This 100-foot-plus tower is not **“desirable”** from a safety perspective since it would cause a major fire risk in an Wildfire/Wildland Urban Interface Area and would be located in an area identified on the SF Landslide-Seismic hazard map. It will change the character of the neighborhood, known for its open skies, nature, and views of the playground and canyon. The danger of fire and exposure to Radio Frequency Radiation is not desirable for the wildlife in the canyon, flora and birds and insects. According to the 1996 Telecommunications Act, RFR affects avian life at a much lower frequency than humans, not to mention would cause deaths through antenna collisions with a massive tower built in the middle of a forest.

Undoubtedly, building this 100-foot monopole is *desirable* for AT&T to build their corporate coffers, but it is **NOT** desirable at the expense of residents in a neighborhood whose parks and nature bring us together.

Best,

Rheanna Bates
255 Red Rock Way, San Francisco

SF Planning Commission

% Chair Lydia So and Members: Moore, Braun, Campbell, Imperial, McGarry, and Williams
And Commission Executive Director and Secretary

49 S. Van Ness Ave.

San Francisco, CA 94103

July 14, 2025

Dear SF Planning Commission,

I am writing to oppose AT&T's plan to build a Macro Tower in Diamond Heights on the grounds of both neighborhood safety and aesthetics. My first concern is neighborhood safety, as the plan calls for installing a diesel fuel tank and generator in a grove of highly flammable eucalyptus trees. Also, these trees often lose branches in high wind gusts, which happens nearly every week in this very windy neighborhood, and would create a constant high fire risk for the Diamond Heights neighborhood as branches would regularly hit this Macro Tower. Since wireless antennas have been linked to fires in high-wind situations in California, it is very irresponsible to propose installing this wireless antenna with a generator in an area that already has a high fire risk. There is no upside to increasing the fire risk for residents in this neighborhood, especially since we will see no monetary benefit from this Macro Tower that will help us afford our ever-increasing home insurance premiums and will receive no compensation if/when AT&T's proposed Macro Tower causes a fire.

Diamond Heights is a scenic area of San Francisco that many of us live in for its beautiful views of Mt. Washington, Mt. Sutro, Glen Park, and the city, and this proposed Macro Tower will destroy the views from Duncan, Amber, and Turquoise Streets and decreased our property values. As I live in Diamond Heights and my view faces Duncan St., I am one of many who has no wish to look out of my window to see this Macro Tower blight my view everyday. Research published by the national association of realtors documented that property values decrease when Macro Towers are located near homes or neighborhood parks or block vistas, so my property value would be affected. What compensation is AT&T proposing for blocking our views and decreasing our property value? None. Again, AT&T's Macro Tower would blight the views of most of us living in the Diamond Heights neighborhood and anyone who enjoys Christopher Park or Glen Canyon Park. There is no benefit to residents and instead, significant downside to our neighborhood's safety and charm.

Please vote no on AT&T's plan to put the Diamond Heights neighborhood's safety at risk and ruin our neighborhood's beautiful views and aesthetics. A corporation's self-interest should not be prioritized over hundreds of San Franciscans' safety and quality of life.

Best,

Rheanna Bates

255 Red Rock Way

San Francisco

A handwritten signature in black ink, consisting of a stylized 'N' followed by a long, sweeping horizontal line that curves upwards at the end.

From: [Betsy Eddy](#)
To: [BOS Legislation, \(BOS\); lisa.somera@sfgov.org](#)
Subject: Fwd: Letter to overturn Planning approval of cell phone at 350 Amber Drive
Date: Wednesday, November 26, 2025 12:22:45 PM
Attachments: [Appeal Request to Mandelman 11-26-25 .docx](#)
[Susan Foster 10-23-25.pdf](#)
[Susan Foster letter on fire risk to SF Planning 7-14-25.pdf](#)
[Evelyn Rose Response ATT Monotower DiamondHeights ERose 12July2025.pdf](#)
[Geotechnical Investigation for SFUSD 1999.pdf](#)
[landslide map Blue dot location of ATT proposed MACRO Tower SF Seismic Hazard Map \(1\).docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi BOS Legislative Staff,

I had trouble emailing my letter to Board President Mandelman for the 350 Amber CEQA. Please see the forwarded message that I sent at 11:46. I hope this info still meets the due time.

2 more attachments are below.

Thank you,

Betsy Eddy
415-867-5774

----- Forwarded message -----

From: **Betsy Eddy** <betsy.eddy@gmail.com>
Date: Wed, Nov 26, 2025 at 11:46 AM
Subject: Letter to overturn Planning approval of cell phone at 350 Amber Drive
To: Rafael Mandelman <rafael.mandelman@sfgov.org>, Mandelman Staff
<mandelmanstaff@sfgov.org>, <BoSlegislation@sfgov.org>

Hi Supervisor Mandelman and Board of Supervisors Legislation Staff

Please find attached a letter listing reasons that Planning Commission approval of a 10-Story monopole on Police Academy must be overturned for safety issues.

More attachments will be forwarded

Respectfully,

Betsy Eddy
Former Diamond Heights Community Association President

Betsy Eddy
14 Farnum Street
San Francisco, CA 94131

Board President Rafael Mandelman
Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

November 26, 2025

RE: Request to Overturn SF Planning Approval of CEQA and CUA **2024-004318SHD 350**
Amber Drive

Dear Board President Mandelman,

As President of the Board of Supervisors, it is vital that you vote to overturn Planning's approval of CEQA and CUA at the Planning hearing on September 25, 2025. You know well our concerns that AT&T proposes to build the 10-story monopole on unstable land next to a seismic landslide zone in an earthquake. The cell phone tower would detract from the natural beauty and views from our hilltop Diamond Heights. See photo of a similar monopole.

Though you are concerned that AT&T would sue the City if their permit is denied, two attorneys have told us that if AT&T would sue, that AT&T would not be awarded damages and the only repercussion would be that AT&T would receive the permit. The City would probably have to pay attorneys' fees.

The SF Planning Commission voted 4-3 to approve the AT&T macro tower on 9-25-25. Approval by 4 Commissioners centered on AT&T staff saying, that FirstNet - an AT&T product, was needed for first responders in emergencies. A letter from Sheriff Miyamoto was texted to President Linda So supporting the approval because of the need for FirstNet just as the Commissioners were in discussion before voting. At our Diamond Heights Community Association (DHCA) meeting on 10-15-25, Fire Chief Crispen and SFPD Capt. Gerald Newbeck stated that FirstNet was not mandated by the SFFD and SFPD though some firefighters and police officers had it on their phones. They also said that 911 calls from anywhere in Diamond Heights from any cell phone company would reach 911 Dispatch.

You understand the fire dangers that residents in Diamond Heights watch for everyday in our fire prone, windy neighborhood. In 2018 you convened a Town Hall on *Fire Danger in our*

Neighborhood Parks. Following a fire in June 2021 caused by fireworks that spread to a backyard in Diamond Heights, not far from the Police Academy, Lt. Jonathan Baxter, SFFD Information Officer, is quoted in an ABC News video saying, "The whole neighborhood could have burned down. That is the reality!"

Another important issue is that the FCC is currently requesting comments on legislation that basically states that any telecom company can place cell phone antennas most anywhere they want. I do not think San Francisco would want 10-story cell phone antennas all over residential areas. The proposed macro tower would be within 300' of residences, 20' of two parks, two-day care centers and the Diamond Heights Shopping Center.

Just last week, I learned that the SF General Plan calls for the Police Academy to move to another location. Would the property be resellable with a 10-story cell phone tower on it? If the property is left vacant, who would monitor for fires ignited in the telecom equipment and for vandalism? The monopole, though within 20 feet of George Christopher Playground and Glen Canyon Park, would be blocked off from public view by the Police Academy buildings and trees surrounding the back parking lot. Vacant property around the monopole would be a safety hazard and fire risk.

Public Safety and Environmental Risks

- There is slippage danger due to 60-90' of fill under the proposed site. 2 million cubic yards of dirt and rock were leveled off from the tops of Gold Mine Hill and Red Rock Hill to make a flat area for the Diamond Heights Shopping Center, George Christopher Playground, and the Police Academy. See Geotechnical Study 1999, page 5 and Evelyn Rose letter dated 7-12-25. AT&T has not explained the underpinning of a 104' monopole that could weigh up 10 tons.
- The Diamond Heights Elementary school was closed in 1976 due to soil slippage and potential collapse in an earthquake.
- The location is directly adjacent to a landslide hazard in an earthquake. See SF Seismic Hazards Zones Map - <https://data.sfgov.org/-/San-Francisco-Seismic-Hazard-Zones/7ahv-68ap>. A view of the landslide hazard is attached.
- In Fall 2024, SF Rec and Park replaced a collapsing retaining wall on a trail directly below the planned site at the cost of \$200,000. We think ground water seepage contributed to the damage to the wall.
- According to the attached Geotechnical Study, "The degree of water saturation in the fill was 60 per cent in 1960-61 but has now grown to over 90 per cent...The increased moisture changes the density of the fill causing it to consolidate because of the extra weight of the water." (page 5)
- According to an arborist, deep digging to install the monopole will likely kill roots of nearby trees further destabilizing the ground under the site.

Fire Risk

- 190-gallon diesel fuel tank for backup generation could be damaged in an earthquake or fire. Required testing would contaminate the air and soil with dangerous toxins.

- Site is in a high wind area among many older trees including nearby eucalyptus trees that could spread sparks quickly as in the Oakland Hills fire in 1991 that trapped and killed 25 people. Combustible eucalyptus trees spread the fire and increased the intensity of the fire heat.
- If a fire starts in the equipment, PG&E would have to turn off the electricity and appear on site to confirm that the grid was off. Then the tower would have to deactivate for up to an hour before firefighters could start fighting the fire in the telecom equipment. See Susan Foster letter 10-23-25.
- A fire could quickly spread to the Canyon, to the many homes adjacent and to the George Christopher Playground. Evacuation on a weekday when up to 4 preschools are present would be challenging, chaotic, and disastrous.
- 4 large fires in southern CA, started in telecom facilities. One of the fires, the Woolsey Fire, killed 3 people and caused \$6B in property damage. See Susan Foster letter 7-14-25.

Approving a massive structure 20 feet above the tree line (which will allow AT&T to load even more antennas) in a small residential neighborhood that is unique for its views, closeness to nature, and open space, sends a message that SF appointed and elected officials are more concerned about prioritizing corporate interests over long-time residents and homeowners safety and well-being.

Please help us stop the 10-story cell phone tower by voting to overturn the Planning Commissioners' approval in order to protect our neighborhood safety.

Grateful for your service to Diamond Heights and San Francisco.

Betsy Eddy

Former DHCA President

Coordinator for Resilient Diamond Heights

Coordinator for the Diamond Heights Blvd. Median Project

SUSAN FOSTER
PO BOX 1444
LYONS, CO 80540

October 23, 2025

Dear President Rafael Mandelman and Honorable Supervisors:

Re: Conditional Use Permit and CEQA exemption appeals for ATT Macro Tower at 350 Amber Drive SF CA 94131

1) I, Susan Foster, am an Honorary Firefighter with the San Diego Fire Department. I have worked with firefighters in California and across the country for more than two decades. I worked with Tony Simmons, PE, a professional electrical engineer licensed in the states of Nevada and California, as well as attorney W. Scott McCollough. The three of us were hired to create a Fire Safety Protocol for telecommunications equipment in Malibu, California following two telecom equipment-initiated fires causing damages of over \$6 billion between the 2007 Malibu Canyon Fire and the 2018 Woolsey Fire.

2) I confirm that a wireless facility may cause electrical fires which are very difficult to extinguish using conventional means. Firefighters do not typically fight fires on energized electrical equipment with water because of the severe risk of electrocution. The grid must be cut first, a process that can take up to one hour. Firefighters can only stand by and protect the perimeter until a utility representative appears on scene to confirm the power has been cut.

2) I confirm that the 104' wireless facility proposed at 350 Amber Drive next to a grove of 90-foot eucalyptus trees, Glen Canyon Park, a children's playground, and other residential places, presents a significant fire hazard that would be extraordinarily challenging, if not impossible, to extinguish, and which may endanger life, safety, and destroy properties nearby.

3) I authored the November 17, 2022, LA County White Paper and co-authored the Malibu White Paper, February 16, 2022, with Tony Simmons, PE. I stand by and concur with opinions regarding the fire hazards caused by wireless facilities that are detailed in these papers.

4) I believe that the same fire risks and hazards described in the Malibu and LA County White Papers authored by myself and subject matter expert Tony Simmons, PE are equally applicable and reasonably foreseeable, if not even more probable, at the 350 Amber Dr. location in San Francisco, CA in light of its sensitive surroundings and the adjacent grove of eucalyptus trees.



SUSAN FOSTER
Honorary Firefighter SDFD

Susan Foster

PO Box 1444
Lyons, CO 80540
susan.foster04@gmail.com
(858) 756-3532

July 14, 2025

To: San Francisco Planning Commissioners
49 South Van Ness Avenue, San Francisco, CA 95103

Chair So, Vice-Chair Moore, & Commissioners Braun, Williams, Campbell, Imperial, McGarry:
Cc: Commission Exec. Director, Commission Secretary, John Darcey Planner, Department of
Recreation

RE: OPPOSE: ATT *proposed telecommunication facility at 350 Amber Drive in Diamond Heights
Neighborhood*

I am a Fire and Utility Consultant, an Honorary Firefighter with the San Diego Fire Department, and I have worked with attorneys on telecommunications ordinances including fire prevention from 2001 to the present. Most recently, the unanimously passed Malibu Resolution 21-17 for macro towers on private property included our Fire Safety Protocol for all macro towers coming into Malibu. The City Council applied this to small cells, as well. I was the co-author with electrical engineer Tony Simmons, PE of the Fire Safety Protocol. We require all applicants submit eight electrical engineering design plans signed and sealed by a telecommunications electrical engineer guaranteeing their safety. This is the only city in the country that has this requirement.

Why was our team brought in? This is the city that has burned twice at the hands of telecom. In 2007 the Malibu Canyon Fire was caused by multiple carriers, including AT&T, overloading Southern California Edison utility poles. Three poles snapped in the Santa Ana winds and ignited the grass below. In 2018, the Woolsey Fire was started, in whole or in part, by electrical equipment belonging to a small telecommunications company that was incorporated into Southern California Edison.

In May 2018 a telecommunications inspector noticed some of the telecommunications equipment was broken and had lost its ground. The telecommunications inspector failed to mark this repair as urgent. In November 2018 this equipment, still in dangerous disrepair, was a significant part of the 2-part ignition source that caused the Woolsey Fire. Combined those fires caused over \$6 billion in damages. Some burn scars from homes that were destroyed remain to this day.

I'm sure you are aware that the Palisades Fire destroyed one-third of Malibu in January. Even though the Palisades Fire was not telecommunications-related, its destruction on the heels of two devastating fires heightens the vulnerability faced by the whole of California.

Macro towers do pose a fire risk. These fires can be due to deficient structural engineering or electrical engineering. Many of these fires are covered up by the telecommunications industry. I have worked with the firefighters of California for over two decades. I am aware that firefighting equipment worth millions of dollars is sometimes gifted to stations that do not submit fire incident reports on macro tower fires. No government agency is keeping track of these fires and some within the telecommunications industry do their best to cover them up.

When the carrier reads my letter, they will know exactly what I am referring to.

You have heard for years now that cell towers cannot be denied placement based on health concerns. However, what you may be unaware of based on self-serving advice from industry-leaning attorneys/consultants, is that safety is yours to regulate. Safety also means taking great care to ensure electrical and structural engineering rigor with respect to cell towers.

Safety is taking care to have appropriate setbacks from property and densely populated buildings like schools, neighborhoods, daycare centers and highly flammable parks. People need time to escape from a cell tower fire. Every cell tower is an electrical device, and every electrical device is going to fail. One of the likely consequences of electrical failure is fire. When a cell tower catches on fire, it cannot be extinguished through conventional means. Anyone putting water on a fire before the grid has been cut may be electrocuted. Cutting the grid can take between 30 and 60 minutes.

AT&T carries the FirstNET signal, FirstNET is for emergency services communication. All cell towers carrying emergency services communication must adhere to APCO ANSI 2.106.1-2019. This requirement consists of 15-pages of structural engineering requirements for site hardening for any structure that is going to convey emergency services communication. That is required by the federal government.

It is my understanding that the proposed AT&T site for this macro tower is on landfill. From a structural engineering point of view this does not make sense. In fact, it is a dangerous location.

It is also my understanding that the proposed site is adjacent to a park with abundant, flammable grass and it is surrounded by eucalyptus trees. From a fire perspective, I cannot think of a worse location. Eucalyptus trees are highly flammable and when they burn, they literally explode. Under Santa Ana or El Diablo conditions those embers may be carried for 2 - 3 miles. With low humidity and abundant dry fuel, a wind event would enable embers to ignite new fires miles ahead of the main fire front.

I would also point out that in the immediate and nearby neighborhoods which includes a children's playground, a veterinary hospital, a daycare/nursery, the police academy, a drugstore and countless homes, many would have an extremely difficult time exiting the neighborhood(s) if this macro tower catches on fire. Multiple neighbors with the close by, some within 500 feet.

Additionally, an electrical fire can take the temperature inside a macro tower to 4000° in less than a second. Temperatures of an arc flash inside the tower can reach as much as 35,000 °F. This is three times the estimated temperature of the sun's surface.

I will give you an example of what can happen to a macro tower when there is an electrical fire inside the cell tower. In March 2021, a Chula Vista, California fire was caused by an AT&T cell tower that was partially concealed in a light fixture around a track at Otay Ranch High School. The tower burst into flames at 7:30 PM on a Tuesday evening. The Fire Incident Report was obtained through a CPRA request. The area of origin was within the equipment; the heat source was "electrical arcing." When the fire department arrived, the 100-ft pole appeared to have an internal fire that traveled up the pole to the cell phone equipment and stadium lighting at the top of the pole. Firefighters maintained a safe distance until they could verify all power supply to the pole had been secured. As they were waiting for the representative from SDG&E to arrive to confirm the power had been cut, the heat of the fire due to arcing caused the steel pole to become molten plasma. It collapsed onto the bleachers near the football field, burning the track, and destroying the bleachers.

Because the grid must be cut before a cell tower fire can be extinguished through conventional means, a fire from this proposed cell tower fire could literally consume the adjacent neighborhood and the above-named vulnerable populations before people have a chance to evacuate. Safety must be your primary concern.

The FCC has repeatedly stated that safety belongs to the municipalities to regulate. *In the Matter of Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies; Acceleration of Broadband Deployment: Expanding the Reach and Reducing the Cost of Broadband Deployment by Improving Policies Regarding Public Rights of Way and Wireless Facilities Siting; 2012 Biennial Review of Telecommunications Regulations*, 29 FCC Rcd 12865, 12945, ¶188 (2014)

After scrutinizing engineering designs on applications coming into the cities where we have worked, our team engineer determined approximately 80% of the engineering designs for macro towers and small cells were deficient.

Our team working in Malibu – W. Scott McCollough, former Texas Assistant Attorney General for Telecommunications & Utilities, engineer Tony Simmons, P.E., and I, after extensive research, linked four major fires to telecommunications equipment within the last 15 years in Southern California alone, costing well over \$6 billion in damages. In brief these fires are:

- Guejito Fire (2007) in San Diego which merged into the explosive Witch Creek Fire.
- Malibu Canyon Fire (2007).
- Woolsey Fire in Malibu & LA County (2018) which burned for one month, took the lives of three people trying to escape.
- Silverado Fire in Irvine (2020).

It is particularly germane to note that in the Malibu Canyon Fire, AT&T was directly involved in the initiation of this 2007 fire. The California Public Utilities Commission (CPUC) accused all parties the CPUC found to be negligent in the initiation of the Malibu Canyon Fire to have impeded the fire investigation.

These parties included: Southern California Edison (SCE), AT&T, Verizon, Sprint (now T-Mobile) and NextG, now owned by Crown Castle. Because AT&T, Verizon and Sprint admitted to their participation in the initiation of the fire without having to litigate, the CPUC and the Safety and Enforcement Division (SED) were more critical of and punitive with SCE and NextG.¹

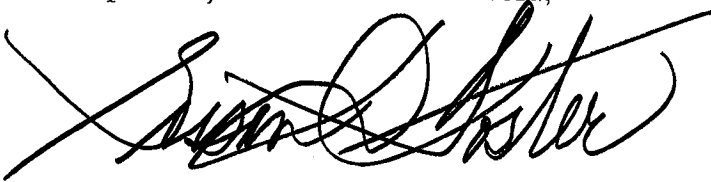
It should be of great significance to the San Francisco Planning Commission that the CPUC accused all parties – including AT&T – in the Malibu Canyon Fire of failing to cooperate fully in the fire investigation. If the parties are negligent in the first place, and fail to cooperate in or purposely impede the fire investigation, how can they be trusted with respect to fire safety going forward?

We are supposed to learn from mistakes whether it be structural overloading which falls under the umbrella of civil engineering, or an electrical design flaw which falls under electrical engineering. If mistakes are corrected, there is a greater level of trust for that party going forward. When the California Public Utilities Commission accuses all parties including AT&T of impeding the investigation, from a fire safety vantage point, trust is lost.

Please find two attachments. One is an aerial view of the proposed tower location, and another is titled "Monopole location". Both assisted me in making the best fire safety assessment with routes of egress in mind, and the nearby population in mind, as well. One of the most difficult evacuations involves young children. Please keep this vulnerable population at the top of your safety priority list as you make your critical decision.

Cell towers do cause fires, and I cannot emphasize enough how dangerous it is in this location surrounded by eucalyptus trees with a foliage filled canyon on one side and a cluster of densely populated areas on the other. Fires do occur when towers collapse for structural insecurity, and a cell tower of this height with the required ancillary equipment may present significant structural challenges in the future because they would be built on landfill. I do not know if the site could pass the required APCO ANSI 2.106.1-2019 protocol. The carrier may not have told you about this protocol, but the federal government requires it.

Respectfully submitted for the record,

A handwritten signature in black ink, appearing to read "Susan Foster", with a large, sweeping flourish extending from the end of the name.

SUSAN FOSTER
Honorary Firefighter SDFD
Fire & Utility Consultant

Attachments (2)

¹ DECISION CONDITIONALLY APPROVING THE SOUTHERN CALIFORNIA EDISON COMPANY SETTLEMENT AGREEMENT REGARDING THE MALIBU CANYON FIRE, BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA, Decision 13-09-028 September 19, 2013.



July 12, 2025

To: The San Francisco Planning Commission, commissions.secretary@sfgov.org

Cc: John Dacey, San Francisco Planning Department, john.dacey@sfgov.org
Rafael Mandelman, President, San Francisco Board of Supervisors, mandelmanstaff@sfgov.org

Re: 350 Amber Drive, San Francisco, CA (7521/005)
Record Number: 2024-004318CUASHD
For the Planning Commission Conditional Use Authorization Hearing, July 24, 2025

Dear Honorable Commissioners,

The site in Diamond Heights selected for AT&T's 10-story-tall macro wireless tower is on unstable ground – *literally*. The entire project should be **red tagged** now, before construction begins because it does not appear that AT&T has performed the necessary due diligence.

At a minimum, a 10-story tower in an intentionally designed low-profile neighborhood with zoning that does not exceed 4 stories is antithetical to the Modernist architectural integrity of the Diamond Heights community. And for AT&T to have held only one community meeting – 15 months ago – is hardly sufficient. Additional community meetings should have been held to ensure that the entire community was made aware of the project in a timely fashion and could make their voices heard.

Moreover, has the San Francisco Fire Department reviewed placement of a nearly 200-gallon tank of diesel fuel within a grove of highly flammable eucalyptus trees? If not, they should.

In addition, AT&T makes no statement about the noise pollution that could be created on a nearly continuous basis, given the frequency of high winds that will be blowing around the large, multiple components attached to the tower. Diamond Heights, like most of San Francisco, is *very windy*, with frequent gusts often averaging about 35+ mph. In fact, according to a recent report in the San Francisco Chronicle, the months of May and June have grown “*measurably windier across the Bay Area*” over the past decade.² With climate change already underway, these numbers will likely continue to increase in intensity and frequency. Winds blowing around the macro wireless tower could certainly negatively impact the natural soundscape of Diamond Heights.

However, my primary concern is the short- and long-term safety of this ill-conceived placement. **AT&T is proposing to build their 10-story-tall tower on landfill that is known for slippage.**

The map on page 1 of the AT&T document identified as the *Plans for 350 Amber Drive* incorrectly marks the flat area of landfill supporting Christopher Park as Gold Mine Hill.³ While Gold Mine Hill is solid bedrock, it does not begin until beyond the southern border of Christopher Park, on the opposite side of the park from the Police Academy. The proposed macro wireless tower is on *landfill*, not Gold Mine Hill.

The San Francisco Police Academy at 350 Amber Drive is currently located in buildings originally constructed for Diamond Heights Elementary School. **On June 16, 1976, the San Francisco Examiner reported,**⁴

*“Schools Supt. Robert Alioto said today he will ask the school board to **close nine year old Diamond Heights Elementary School immediately because it is sinking and sliding down the hill.** Soil engineers say the landfill under the school is subsiding by 1-1/2 inches per year and is moving*



horizontally at a rate of 3 inches per year. George Hervert, a geotechnical engineer, speculated that groundwater from the surrounding hills, may be responsible for the slide. The San Francisco Redevelopment Agency originally graded and filled the site in 1964.” [Also see Attachment A]

In fact, 2 million cubic yards of dirt and rock had been removed from the tops of Gold Mine Hill to the south and Red Rock Hill to the north to regrade the saddle between the hills and to infill decommissioned rock quarries (as shown [in this aerial view, taken August 15, 1960](#), San Francisco Public Library). Filling in the saddle that dipped between Gold Mine and Red Rock Hills created the large flat area for the development of a “*Neighborhood Center*,” including the shopping center and Diamond Heights Elementary School.^{5,6}

Cracks started developing in the new school building, completed in 1966, within three years of its construction when it was first noted “*to be sinking*.”⁷ As many as 500 students needed to be urgently redistributed to other schools across the city because the building “*might not be safe in an earthquake*.”^{8,9}

Engineers explained that the sinking and sliding of the landfill was due to increased water moisture in the soil.¹⁰ “*The degree of water saturation in the fill was 60 per cent in 1960-61, but has now grown to over 90 per cent...The increased moisture changes the density of the fill causing it to consolidate because of the extra weight of the water. And that, in turn, causes whatever is built on it to sink and slide.*”¹⁰

The release of underground water via aquifers, especially during heavy winter rains, has continued to plague the infill and adjacent hillside and retaining wall descending into Glen Canyon well into the 21st century ([as shown here](#)), with trail repair and rerouting required as recently as the past 10 years (see [Community Workshop 3, Priority Map](#), San Francisco Recreation and Parks, September 2013).

It was determined in 1976 that the two-story (south) wing of the school was no longer safe for occupancy and could no longer be used.^{10,11} However, the one-story wing had stopped sinking and it was decided it could be used safely. In 1985, the San Francisco Board of Supervisors agreed to purchase the vacated elementary school and convert the single-story wing into the Police Academy.^{9,12}

AT&T states that it plans to construct the macro wireless tower immediately south and adjacent to the two-story south building of the former Diamond Heights Elementary School. In the plans provided, and despite showing the foundation in their drawings, **AT&T is completely silent on how the 104-foot-tall tower will be anchored into the ground**, how the foundation will be constructed, and how deep into the ground it will go. There is also **no mention of a report describing the geology of the area.**

According to Timothy Riddiough, Professor of Real Estate and Urban Land Economics, University of Wisconsin, Madison, a monopole “...*structure is permanently attached to a foundation that is embedded deep into the ground. The weight of a typical monopole foundation is over a quarter-million pounds.*”¹⁴ In an additional note, Riddiough states, “*A typical monopole foundation pad measures 26 by 26 by 2.5 feet, or 1,650 cubic feet, not counting the columnar portion of the foundation that is integrated into the pad. Concrete weighs approximately 150 pounds per cubic foot.*”¹⁴ Note that Riddiough only discusses the weight for a foundation pad and does not include the thousands of additional pounds attributable to the pole and antenna, surge suppressor, radio units, mounts, and other attachments.

Why has ground installation not been discussed by AT&T? Excavation of deep holes for the concrete foundation and underground power trench will only serve to further destabilize the surrounding landfill. This places the stability of the school structures and adjacent retaining wall into Glen Canyon at risk.



Once constructed, as winds blow and the macro wireless tower vibrates, the landfill may unsettle further over time, destabilizing not only the tower but also the 190-gallon tank of diesel fuel. These effects will be exacerbated by continuous water release from underground aquifers, especially during the rainy season, as well as earthquakes. Should the diesel tank tip over because of instability, it will pollute the eastern wall of Glen Canyon, a designated Significant Natural Resource Area, or it may result in a fire that will endanger local structures.

According to Riddiough, “Once in place, towers are difficult and expensive to remove.”¹⁴ Therefore, **the only mitigation for the safety hazards highlighted above is to not construct the tower in the first place.**

The AT&T plan for Diamond Heights should be rejected, based on the arguments above. **If built, the tower and diesel tank could also “sink and slide,”** just like the school buildings to its immediate north.¹¹ It seems the more logical and safer alternative with 360° unrestricted coverage would be to construct the monotower on the adjacent hills immediately to the north, ie, Twin Peaks, where radio and mobile facilities are already located, constructed on abundant, easily accessible bedrock.

Thank you in advance for your consideration.

Sincerely,

Evelyn Rose, PharmD
Founder, Glen Park Neighborhoods History Project (www.GlenParkHistory.org)
31 Mizpah Street
San Francisco, CA 94131
Email: GlenParkHistory@gmail.com

Enc. (Attachment A)

Sources

1. 350 Amber Drive, RECORD NO. 2024-004318CUA, [EXECUTIVE SUMMARY, Conditional Use AUTHORIZATION & SHADOW FINDINGS](#), pg 5, Section 14A.
2. San Francisco Chronicle. [Recent Bay Area winds aren't just strong, they're record-breaking, June 28, 2025.](#)
3. AT&T. [Plans for 350 Amber Drive](#). January 26, 2024.
4. San Francisco Examiner, June 16, 1976, pg 6.
5. San Francisco Planning Department. Diamond Heights Historic Context Statement (Draft), 2016, pg 43 and 68.
6. Simonson H, [Modern Diamond Heights](#), 2017, pg 29.
7. San Francisco Chronicle, January 9, 1969, pg 2.
8. San Francisco Chronicle, June 19, 1976, pg 6.
9. San Francisco Chronicle, August 24, 1977, pg 4.
10. San Francisco Chronicle, June 17, 1976, pg 5.
11. San Francisco Examiner, July 25, 1977, p32.
12. San Francisco Chronicle, June 6, 1985, pg 3.
13. Riddiough T. [Wireless Real Estate: Business Model, Real Estate Attributes, and Competitive Market Structure](#), December 2021, pg 9, 19, 52.



Glen Park Neighborhoods History Project

Glen Park Glen Canyon Park Sumpside
Fairmount Heights Diamond Heights
San Francisco, California

Attachment A.

CITY/STATE

Page 4 - S.F. Examiner - Thurs., June 17, 1976

City strike finale: 'Clerical errors' and more pay

By Russ Cox
City Affairs Writer

The final, somewhat anticlimactic episode of the 36-day craft worker strike was staged this morning in the chambers of the San Francisco Board of Supervisors.

The strike ended last May 7 with an agreement that a fact-finding committee composed of the mayor, five supervisors and five labor leaders would settle all remaining disputes.

That committee reported in today, after 36 hours of deliberations over a six week period, with something short of unanimity.

Instead of a single report from the joint fact-finding committee,

there came a handful.

Two of the reports—one from Mayor Moscone and one from the supervisors' contingent on the panel—seemed likely to produce some modest restoration of the \$3.3 million a year in pay cuts which supervisors last March voted out to 1,700 craft workers.

The only justification they could find for any additional pay for the workers was to declare "clerical errors" made in certain job categories.

By correcting these errors they proposed to give slightly more pay than granted in the City's annual wage ordinance to some craft workers.

To do anything but make corrections of "clerical errors" in the already adopted wage ordinance would require declaration of an emergency by the mayor and the board of supervisors.

Separate reports were filed by representatives of the plumbers, machinists and laborers unions to the fact-finding committee.

Labor leaders generally denounced the mayor and the supervisors for failing to hammer out a joint report.

"Once again, we have been denied the right to a fair hearing," said Joseph O'Sullivan, head of the San Francisco Building Trades Council.

Stanley Smith, head of the Carpenters Union, called the submission of separate fact-finding reports "a flagrant violation" of the agreement which settled the strike.

Plumbers Union leader Joseph Mazzola declared that the pay cuts voted out to some craft unions constituted "a super crime in this day and age."

"A lot of you got in a awful lot to be guilty of," he angrily told the supervisors.

The "clerical error" wage adjustments recommended by Mayor Moscone and the supervisors on the committee would increase the cost of the wage package by something between a quarter and a half million dollars.

construction — operating engineers, plasterers, electricians, plumbers — and for painters, who are often required to work on exterior scaffolds.

He also suggested an increase in the wage level of maintenance machinists and more money for electrical transit mechanics to bring their pay into line with automotive mechanics.

Moscone offered seven recommendations for future dealings with craft unions, noting "both sides have a lot to learn in how to properly manage the integration of craft unions into the charter wage section governing other city workers."

Supervisors should closely consult with organized labor in preparing a November charter amendment that is supposed to sharply define the term "prevailing wage" and reduce the area left for future wage discussions, he said.

The mayor also urged the board to repeal its so-called gag rule ordinance which, during — as negotiations, prohibits the mayor, the board or members of their staffs from discussing wage issues individually with labor leaders.

He asked the Civil Service Commission to draw up more realistic requirements for craft workers and to restate the so-called bench marks in regard to wages of power line operators, roofers, tile and shade and drapery workers.

He also recommended something that his arch opponent, Supervisor John Barbagelata, has recommended in the past — namely that the City phase out some of the craft jobs where it employs only one to a dozen persons and put that work out to private contract.

The supervisors' contingent submitted a report that parallels in many instances Moscone's findings of clerical errors that would provide some additional money for the

craft workers.

But the supervisors concluded that "no facts of sufficient substance were present" during the 36 hours of fact-finding meetings over the last six weeks "that would warrant a recommendation...to revise the salary ordinance."

The supervisors did not calculate the cost of the changes they recommended, but their list of clerical error corrections to be made included:

- An extra \$4 a day for truck drivers when they handle raw sewage or dangerous chemicals.
- An extra 75 cents an hour for plumbers when they work underground.
- An extra 20 cents an hour for laborers when working underground.
- An extra \$2.50 a day for hotel carriers working in live sewage.
- An extra 75 cents an hour for sheet metal workers working from a boat's chair.

Muni subway car shorts out in shock test

A circuit breaker in one of three newly-designed rail cars for the San Francisco Municipal Railway malfunctioned during shock tests, causing a trolley vein to melt. It was reported yesterday.

The incident occurred during testing at a federal facility in Pueblo, Colo.

The cars are the first of 100 ordered by the Muni for eventual runs in the Market Street subway.

The sad and strange slide of Diamond Heights school

By Nancy Dowley
Education Writer

School Supt. Robert Alito will ask the school board next week to close Diamond Heights Elementary School because it is both sinking and sliding down the hill on which it is built.

Alito said soil engineers estimate the landfill under the school is subsiding at the rate of one-and-a-half inches a year and is moving horizontally at the rate of three inches a year.

He recommended the closing because of the "unstable soil condition and the hazard to the safety of the building and its occupants."

Since the school was built nine years ago, it has settled a total of nine inches.

"The school is both sinking and sinking," Alito said.

"There is no other alternative but to close the school."

Located at 350 Amber Drive, at the foot of Twin Peaks, the school has 40 fourth, fifth and sixth graders. It has also enrolled about 225 students for summer school classes.

Alito said the students will have to go elsewhere, but he does not yet know where.

The 17-classroom school was built on a five-acre section of Red Rock Hill as part of the 32-acre Diamond Heights redevelopment project.

The site was originally graded and filled by the redevelopment agency in 1961, and was purchased by the school district in 1964. Construction, at a cost of \$800,000, was completed in July 1967.

Six months later, the central portion of the school settled about five-and-a-half inches.

Associate Supt. Milton Redman said teachers should immediately have trouble opening and



CUSTODIAN JOHN CASE CHECKS CRACKS IN WALL. Structure is moving sideways and down at some time.

opening doors and windows, and some beams had to be repaired.

In 1970, the district spent \$13,000 for "cosmetic" repairs when engineers thought the soil subsidence had stopped.

Three years later, however, a two-story classroom wing began to settle, and by last year the school had sunk eight inches.

George Hervert, a soil engineer, thinks an increase in the landfill's moisture content, controlled by the amount of ground water in the surrounding hills, is responsible for the problem.

The moisture content has increased from 60 per cent in 1960 to 90 per cent last year.

Hervert said the main problem is probably at George Christopher Playground, below the school, where the landfill is deepest. When the soil there subsides, it causes the soil beneath the school to sink.

Alito said he will recommend

an immediate investigation so the district can sue the responsible parties. He declined to place the blame any where just yet.

The school, which has cracks in its walls and on the playground, is now worth about \$1 million, Alito said. The closing, temporary, but said he was unsure whether the school could be shared up or would have to be torn down.

Nearby McAttee High School has not had any sinking or sliding, although a redevelopment agency spokesman said there have been some complaints of settlement and slide conditions elsewhere in the Diamond Heights project besides the elementary school.

He called the soil conditions "a mystery" and said the landfill and construction was done after "advice exploration."

The PTA announced a community meeting to discuss the problem at 7 p.m. tomorrow in the McAttee cafeteria.

Boy, 9, rescuer down

A 9-year-old boy and a woman who tried to rescue him drowned yesterday in Shadow Cliffs Park in Pleasanton. The incident followed another drowning at the park Tuesday.

A spokesman for the East Bay Regional Parks District public safety department identified the dead boy as Lemar Chen Jr.

He was pulled from the water and died at Valley Memorial Hospital. Carolyn Geyer, 26, of Oakland, drowned while trying to save the boy after he fell into the water while fishing.

The drownings occurred in the Arroyo area of the park.

On Tuesday, a 16-year-old boy drowned while swimming in a restricted area.

A GREAT GIFT FOR FATHER'S DAY—LASTS A LIFETIME

"GREAT FAMILY ENTERTAINMENT" PACHINKO

A Japanese pinball machine excellent for game rooms, camps, vacation homes, offices and relieving tension. Pachinko balls, \$1.99 per 100 with Pachinko purchase.

CHECK & COMPARE AS OUR PACHINKOS ARE DIFFERENT... THEY WORK!

BUY DIRECT & SAVE **23.95** & up

SEE OUR NISHIJIN PACHINKO LIFETIME GUARANTEE

KAMADO POT

Up to 80% of 5, the restaurant used 6, 8 different sizes 7, 8 different sizes 8, 8 different sizes 9, 8 different sizes 10, 8 different sizes 11, 8 different sizes 12, 8 different sizes 13, 8 different sizes 14, 8 different sizes 15, 8 different sizes 16, 8 different sizes 17, 8 different sizes 18, 8 different sizes 19, 8 different sizes 20, 8 different sizes 21, 8 different sizes 22, 8 different sizes 23, 8 different sizes 24, 8 different sizes 25, 8 different sizes 26, 8 different sizes 27, 8 different sizes 28, 8 different sizes 29, 8 different sizes 30, 8 different sizes 31, 8 different sizes 32, 8 different sizes 33, 8 different sizes 34, 8 different sizes 35, 8 different sizes 36, 8 different sizes 37, 8 different sizes 38, 8 different sizes 39, 8 different sizes 40, 8 different sizes 41, 8 different sizes 42, 8 different sizes 43, 8 different sizes 44, 8 different sizes 45, 8 different sizes 46, 8 different sizes 47, 8 different sizes 48, 8 different sizes 49, 8 different sizes 50, 8 different sizes 51, 8 different sizes 52, 8 different sizes 53, 8 different sizes 54, 8 different sizes 55, 8 different sizes 56, 8 different sizes 57, 8 different sizes 58, 8 different sizes 59, 8 different sizes 60, 8 different sizes 61, 8 different sizes 62, 8 different sizes 63, 8 different sizes 64, 8 different sizes 65, 8 different sizes 66, 8 different sizes 67, 8 different sizes 68, 8 different sizes 69, 8 different sizes 70, 8 different sizes 71, 8 different sizes 72, 8 different sizes 73, 8 different sizes 74, 8 different sizes 75, 8 different sizes 76, 8 different sizes 77, 8 different sizes 78, 8 different sizes 79, 8 different sizes 80, 8 different sizes 81, 8 different sizes 82, 8 different sizes 83, 8 different sizes 84, 8 different sizes 85, 8 different sizes 86, 8 different sizes 87, 8 different sizes 88, 8 different sizes 89, 8 different sizes 90, 8 different sizes 91, 8 different sizes 92, 8 different sizes 93, 8 different sizes 94, 8 different sizes 95, 8 different sizes 96, 8 different sizes 97, 8 different sizes 98, 8 different sizes 99, 8 different sizes 100, 8 different sizes 101, 8 different sizes 102, 8 different sizes 103, 8 different sizes 104, 8 different sizes 105, 8 different sizes 106, 8 different sizes 107, 8 different sizes 108, 8 different sizes 109, 8 different sizes 110, 8 different sizes 111, 8 different sizes 112, 8 different sizes 113, 8 different sizes 114, 8 different sizes 115, 8 different sizes 116, 8 different sizes 117, 8 different sizes 118, 8 different sizes 119, 8 different sizes 120, 8 different sizes 121, 8 different sizes 122, 8 different sizes 123, 8 different sizes 124, 8 different sizes 125, 8 different sizes 126, 8 different sizes 127, 8 different sizes 128, 8 different sizes 129, 8 different sizes 130, 8 different sizes 131, 8 different sizes 132, 8 different sizes 133, 8 different sizes 134, 8 different sizes 135, 8 different sizes 136, 8 different sizes 137, 8 different sizes 138, 8 different sizes 139, 8 different sizes 140, 8 different sizes 141, 8 different sizes 142, 8 different sizes 143, 8 different sizes 144, 8 different sizes 145, 8 different sizes 146, 8 different sizes 147, 8 different sizes 148, 8 different sizes 149, 8 different sizes 150, 8 different sizes 151, 8 different sizes 152, 8 different sizes 153, 8 different sizes 154, 8 different sizes 155, 8 different sizes 156, 8 different sizes 157, 8 different sizes 158, 8 different sizes 159, 8 different sizes 160, 8 different sizes 161, 8 different sizes 162, 8 different sizes 163, 8 different sizes 164, 8 different sizes 165, 8 different sizes 166, 8 different sizes 167, 8 different sizes 168, 8 different sizes 169, 8 different sizes 170, 8 different sizes 171, 8 different sizes 172, 8 different sizes 173, 8 different sizes 174, 8 different sizes 175, 8 different sizes 176, 8 different sizes 177, 8 different sizes 178, 8 different sizes 179, 8 different sizes 180, 8 different sizes 181, 8 different sizes 182, 8 different sizes 183, 8 different sizes 184, 8 different sizes 185, 8 different sizes 186, 8 different sizes 187, 8 different sizes 188, 8 different sizes 189, 8 different sizes 190, 8 different sizes 191, 8 different sizes 192, 8 different sizes 193, 8 different sizes 194, 8 different sizes 195, 8 different sizes 196, 8 different sizes 197, 8 different sizes 198, 8 different sizes 199, 8 different sizes 200, 8 different sizes 201, 8 different sizes 202, 8 different sizes 203, 8 different sizes 204, 8 different sizes 205, 8 different sizes 206, 8 different sizes 207, 8 different sizes 208, 8 different sizes 209, 8 different sizes 210, 8 different sizes 211, 8 different sizes 212, 8 different sizes 213, 8 different sizes 214, 8 different sizes 215, 8 different sizes 216, 8 different sizes 217, 8 different sizes 218, 8 different sizes 219, 8 different sizes 220, 8 different sizes 221, 8 different sizes 222, 8 different sizes 223, 8 different sizes 224, 8 different sizes 225, 8 different sizes 226, 8 different sizes 227, 8 different sizes 228, 8 different sizes 229, 8 different sizes 230, 8 different sizes 231, 8 different sizes 232, 8 different sizes 233, 8 different sizes 234, 8 different sizes 235, 8 different sizes 236, 8 different sizes 237, 8 different sizes 238, 8 different sizes 239, 8 different sizes 240, 8 different sizes 241, 8 different sizes 242, 8 different sizes 243, 8 different sizes 244, 8 different sizes 245, 8 different sizes 246, 8 different sizes 247, 8 different sizes 248, 8 different sizes 249, 8 different sizes 250, 8 different sizes 251, 8 different sizes 252, 8 different sizes 253, 8 different sizes 254, 8 different sizes 255, 8 different sizes 256, 8 different sizes 257, 8 different sizes 258, 8 different sizes 259, 8 different sizes 260, 8 different sizes 261, 8 different sizes 262, 8 different sizes 263, 8 different sizes 264, 8 different sizes 265, 8 different sizes 266, 8 different sizes 267, 8 different sizes 268, 8 different sizes 269, 8 different sizes 270, 8 different sizes 271, 8 different sizes 272, 8 different sizes 273, 8 different sizes 274, 8 different sizes 275, 8 different sizes 276, 8 different sizes 277, 8 different sizes 278, 8 different sizes 279, 8 different sizes 280, 8 different sizes 281, 8 different sizes 282, 8 different sizes 283, 8 different sizes 284, 8 different sizes 285, 8 different sizes 286, 8 different sizes 287, 8 different sizes 288, 8 different sizes 289, 8 different sizes 290, 8 different sizes 291, 8 different sizes 292, 8 different sizes 293, 8 different sizes 294, 8 different sizes 295, 8 different sizes 296, 8 different sizes 297, 8 different sizes 298, 8 different sizes 299, 8 different sizes 300, 8 different sizes 301, 8 different sizes 302, 8 different sizes 303, 8 different sizes 304, 8 different sizes 305, 8 different sizes 306, 8 different sizes 307, 8 different sizes 308, 8 different sizes 309, 8 different sizes 310, 8 different sizes 311, 8 different sizes 312, 8 different sizes 313, 8 different sizes 314, 8 different sizes 315, 8 different sizes 316, 8 different sizes 317, 8 different sizes 318, 8 different sizes 319, 8 different sizes 320, 8 different sizes 321, 8 different sizes 322, 8 different sizes 323, 8 different sizes 324, 8 different sizes 325, 8 different sizes 326, 8 different sizes 327, 8 different sizes 328, 8 different sizes 329, 8 different sizes 330, 8 different sizes 331, 8 different sizes 332, 8 different sizes 333, 8 different sizes 334, 8 different sizes 335, 8 different sizes 336, 8 different sizes 337, 8 different sizes 338, 8 different sizes 339, 8 different sizes 340, 8 different sizes 341, 8 different sizes 342, 8 different sizes 343, 8 different sizes 344, 8 different sizes 345, 8 different sizes 346, 8 different sizes 347, 8 different sizes 348, 8 different sizes 349, 8 different sizes 350, 8 different sizes 351, 8 different sizes 352, 8 different sizes 353, 8 different sizes 354, 8 different sizes 355, 8 different sizes 356, 8 different sizes 357, 8 different sizes 358, 8 different sizes 359, 8 different sizes 360, 8 different sizes 361, 8 different sizes 362, 8 different sizes 363, 8 different sizes 364, 8 different sizes 365, 8 different sizes 366, 8 different sizes 367, 8 different sizes 368, 8 different sizes 369, 8 different sizes 370, 8 different sizes 371, 8 different sizes 372, 8 different sizes 373, 8 different sizes 374, 8 different sizes 375, 8 different sizes 376, 8 different sizes 377, 8 different sizes 378, 8 different sizes 379, 8 different sizes 380, 8 different sizes 381, 8 different sizes 382, 8 different sizes 383, 8 different sizes 384, 8 different sizes 385, 8 different sizes 386, 8 different sizes 387, 8 different sizes 388, 8 different sizes 389, 8 different sizes 390, 8 different sizes 391, 8 different sizes 392, 8 different sizes 393, 8 different sizes 394, 8 different sizes 395, 8 different sizes 396, 8 different sizes 397, 8 different sizes 398, 8 different sizes 399, 8 different sizes 400, 8 different sizes 401, 8 different sizes 402, 8 different sizes 403, 8 different sizes 404, 8 different sizes 405, 8 different sizes 406, 8 different sizes 407, 8 different sizes 408, 8 different sizes 409, 8 different sizes 410, 8 different sizes 411, 8 different sizes 412, 8 different sizes 413, 8 different sizes 414, 8 different sizes 415, 8 different sizes 416, 8 different sizes 417, 8 different sizes 418, 8 different sizes 419, 8 different sizes 420, 8 different sizes 421, 8 different sizes 422, 8 different sizes 423, 8 different sizes 424, 8 different sizes 425, 8 different sizes 426, 8 different sizes 427, 8 different sizes 428, 8 different sizes 429, 8 different sizes 430, 8 different sizes 431, 8 different sizes 432, 8 different sizes 433, 8 different sizes 434, 8 different sizes 435, 8 different sizes 436, 8 different sizes 437, 8 different sizes 438, 8 different sizes 439, 8 different sizes 440, 8 different sizes 441, 8 different sizes 442, 8 different sizes 443, 8 different sizes 444, 8 different sizes 445, 8 different sizes 446, 8 different sizes 447, 8 different sizes 448, 8 different sizes 449, 8 different sizes 450, 8 different sizes 451, 8 different sizes 452, 8 different sizes 453, 8 different sizes 454, 8 different sizes 455, 8 different sizes 456, 8 different sizes 457, 8 different sizes 458, 8 different sizes 459, 8 different sizes 460, 8 different sizes 461, 8 different sizes 462, 8 different sizes 463, 8 different sizes 464, 8 different sizes 465, 8 different sizes 466, 8 different sizes 467, 8 different sizes 468, 8 different sizes 469, 8 different sizes 470, 8 different sizes 471, 8 different sizes 472, 8 different sizes 473, 8 different sizes 474, 8 different sizes 475, 8 different sizes 476, 8 different sizes 477, 8 different sizes 478, 8 different sizes 479, 8 different sizes 480, 8 different sizes 481, 8 different sizes 482, 8 different sizes 483, 8 different sizes 484, 8 different sizes 485, 8 different sizes 486, 8 different sizes 487, 8 different sizes 488, 8 different sizes 489, 8 different sizes 490, 8 different sizes 491, 8 different sizes 492, 8 different sizes 493, 8 different sizes 494, 8 different sizes 495, 8 different sizes 496, 8 different sizes 497, 8 different sizes 498, 8 different sizes 499, 8 different sizes 500, 8 different sizes 501, 8 different sizes 502, 8 different sizes 503, 8 different sizes 504, 8 different sizes 505, 8 different sizes 506, 8 different sizes 507, 8 different sizes 508, 8 different sizes 509, 8 different sizes 510, 8 different sizes 511, 8 different sizes 512, 8 different sizes 513, 8 different sizes 514, 8 different sizes 515, 8 different sizes 516, 8 different sizes 517, 8 different sizes 518, 8 different sizes 519, 8 different sizes 520, 8 different sizes 521, 8 different sizes 522, 8 different sizes 523, 8 different sizes 524, 8 different sizes 525, 8 different sizes 526, 8 different sizes 527, 8 different sizes 528, 8 different sizes 529, 8 different sizes 530, 8 different sizes 531, 8 different sizes 532, 8 different sizes 533, 8 different sizes 534, 8 different sizes 535, 8 different sizes 536, 8 different sizes 537, 8 different sizes 538, 8 different sizes 539, 8 different sizes 540, 8 different sizes 541, 8 different sizes 542, 8 different sizes 543, 8 different sizes 544, 8 different sizes 545, 8 different sizes 546, 8 different sizes 547, 8 different sizes 548, 8 different sizes 549, 8 different sizes 550, 8 different sizes 551, 8 different sizes 552, 8 different sizes 553, 8 different sizes 554, 8 different sizes 555, 8 different sizes 556, 8 different sizes 557, 8 different sizes 558, 8 different sizes 559, 8 different sizes 560, 8 different sizes 561, 8 different sizes 562, 8 different sizes 563, 8 different sizes 564, 8 different sizes 565, 8 different sizes 566, 8 different sizes 567, 8 different sizes 568, 8 different sizes 569, 8 different sizes 570, 8 different sizes 571, 8 different sizes 572, 8 different sizes 573, 8 different sizes 574, 8 different sizes 575, 8 different sizes 576, 8 different sizes 577, 8 different sizes 578, 8 different sizes 579, 8 different sizes 580, 8 different sizes 581, 8 different sizes 582, 8 different sizes 583, 8 different sizes 584, 8 different sizes 585, 8 different sizes 586, 8 different sizes 587, 8 different sizes 588, 8 different sizes 589, 8 different sizes 590, 8 different sizes 591, 8 different sizes 592, 8 different sizes 593, 8 different sizes 594, 8 different sizes 595, 8 different sizes 596, 8 different sizes 597, 8 different sizes 598, 8 different sizes 599, 8 different sizes 600, 8 different sizes 601, 8 different sizes 602, 8 different sizes 603, 8 different sizes 604, 8 different sizes 605, 8 different sizes 606, 8 different sizes 607, 8 different sizes 608, 8 different sizes 609, 8 different sizes 610, 8 different sizes 611, 8 different sizes 612, 8 different sizes 613, 8 different sizes 614, 8 different sizes 615, 8 different sizes 616, 8 different sizes 617, 8 different sizes 618, 8 different sizes 619, 8 different sizes 620, 8 different sizes 621, 8 different sizes 622, 8 different sizes 623, 8 different sizes 624, 8 different sizes 625, 8 different sizes 626, 8 different sizes 627, 8 different sizes 628, 8 different sizes 629, 8 different sizes 630, 8 different sizes 631, 8 different sizes 632, 8 different sizes 633, 8 different sizes 634, 8 different sizes 635, 8 different sizes 636, 8 different sizes 637, 8 different sizes 638, 8 different sizes 639, 8 different sizes 640, 8 different sizes 641, 8 different sizes 642, 8 different sizes 643, 8 different sizes 644, 8 different sizes 645, 8 different sizes 646, 8 different sizes 647, 8 different sizes 648, 8 different sizes 649, 8 different sizes 650, 8 different sizes 651, 8 different sizes 652, 8 different sizes 653, 8 different sizes 654, 8 different sizes 655, 8 different sizes 656, 8 different sizes 657, 8 different sizes 658, 8 different sizes 659, 8 different sizes 660, 8 different sizes 661, 8 different sizes 662, 8 different sizes 663, 8 different sizes 664, 8 different sizes 665, 8 different sizes 666, 8 different sizes 667, 8 different sizes 668, 8 different sizes 669, 8 different sizes 670, 8 different sizes 671, 8 different sizes 672, 8 different sizes 673, 8 different sizes 674, 8 different sizes 675, 8 different sizes 676, 8 different sizes 677, 8 different sizes 678, 8 different sizes 679, 8 different sizes 680, 8 different sizes 681, 8 different sizes 682, 8 different sizes 683, 8 different sizes 684, 8 different sizes 685, 8 different sizes 686, 8 different sizes 687, 8 different sizes 688, 8 different sizes 689, 8 different sizes 690, 8 different sizes 691, 8 different sizes 692, 8 different sizes 693, 8 different sizes 694, 8 different sizes 695, 8 different sizes 696, 8 different sizes 697, 8 different sizes 698, 8 different sizes 699, 8 different sizes 700, 8 different sizes 701, 8 different sizes 702, 8 different sizes 703, 8 different sizes 704, 8 different sizes 705, 8 different sizes 706, 8 different sizes 707, 8 different sizes 708, 8 different sizes 709, 8 different sizes 710, 8 different sizes 711, 8 different sizes 712, 8 different sizes 713, 8 different sizes 714, 8 different sizes 715, 8 different sizes 716, 8 different sizes 717, 8 different sizes 718, 8 different sizes 719, 8 different sizes 720, 8 different sizes 721, 8 different sizes 722, 8 different sizes 723, 8 different sizes 724, 8 different sizes 725, 8 different sizes 726, 8 different sizes 727, 8 different sizes 728, 8 different sizes 729, 8 different sizes 730, 8 different sizes 731, 8 different sizes 732, 8 different sizes 733, 8 different sizes 734, 8 different sizes 735, 8 different sizes 736, 8 different sizes 737, 8 different sizes 738, 8 different sizes 739, 8 different sizes 740, 8 different sizes 741, 8 different sizes 742, 8 different sizes 743, 8 different sizes 744, 8 different sizes 745, 8 different sizes 746, 8 different sizes 747, 8 different sizes 748, 8 different sizes 749, 8 different sizes 750, 8 different sizes 751, 8 different sizes 752, 8 different sizes 753, 8 different sizes 754, 8 different sizes 755, 8 different sizes 756, 8 different sizes 757, 8 different sizes 758, 8 different sizes 759, 8 different sizes 760, 8 different sizes 761, 8 different sizes 762, 8 different sizes 763, 8 different sizes 764, 8 different sizes 765, 8 different sizes 766, 8 different sizes 767, 8 different sizes 768, 8 different sizes 769, 8 different sizes 770, 8 different sizes 771, 8 different sizes 772, 8 different sizes 773, 8 different sizes 774, 8 different sizes 775, 8 different sizes 776, 8 different sizes 777, 8 different sizes 778, 8 different sizes 779, 8 different sizes 780, 8 different sizes 781, 8 different sizes 782, 8 different sizes 783, 8 different sizes 784, 8 different sizes 785, 8 different sizes 786, 8 different sizes 787, 8 different sizes 788, 8 different sizes 789, 8 different sizes 790, 8 different sizes 791, 8 different sizes 792, 8 different sizes 793, 8 different sizes 794, 8 different sizes 795, 8 different sizes 796, 8 different sizes 797, 8 different sizes 798, 8 different sizes 799, 8 different sizes 800, 8 different sizes 801, 8 different sizes 802, 8 different sizes 803, 8 different sizes 804, 8 different sizes 805, 8 different sizes 806, 8 different sizes 807, 8 different sizes 808, 8 different sizes 809, 8 different sizes 810, 8 different sizes 811, 8 different sizes 812, 8 different sizes 813, 8 different sizes 814, 8 different sizes 815, 8 different sizes 816, 8 different sizes 817, 8 different sizes 818, 8 different sizes 819, 8 different sizes 820, 8 different sizes 821, 8 different sizes 822, 8 different sizes 823, 8 different sizes 824, 8 different sizes 825, 8 different sizes 826, 8 different sizes 827, 8 different sizes 828, 8 different sizes 829, 8 different sizes 830, 8 different sizes 831, 8 different sizes 832, 8 different sizes 833, 8 different sizes 834, 8 different sizes 835, 8 different sizes 836, 8 different sizes 837, 8 different sizes 838, 8 different sizes 839, 8 different sizes 840, 8 different sizes 841, 8 different sizes 842, 8 different sizes 843, 8 different sizes 844, 8 different sizes 845, 8 different sizes 846, 8 different sizes 847, 8 different sizes 848, 8 different sizes 849, 8 different sizes 850, 8 different sizes 851, 8 different sizes 852, 8 different sizes 853, 8 different sizes 854, 8 different sizes

DRAFT

January 18, 1999

Our Job No. 1393-029

DRAFT

San Francisco Unified School District
Facilities Planning and Construction
1511 Newcomb Avenue
San Francisco, California 94124

Attention: Ms. Elizabeth Lee

Ladies and Gentlemen:

Report
Geotechnical Investigation
Proposed Remodeling and Seismic Upgrade
San Francisco Police Academy
350 Amber Drive
San Francisco, California

This report presents the results of our geotechnical investigation for the proposed remodeling and seismic upgrade of the San Francisco Police Academy located at 350 Amber Drive in San Francisco, California. The subject campus previously housed the Diamond Heights Elementary School.

The campus was built upon a bench on the north side of a filled ravine. The fill material was excavated from nearby hills.

Our report¹ dated May 26, 1998 presents the results of the literature research of the development of the Diamond Heights Elementary School. The initial geotechnical report² for the site was prepared by Woodward-Clyde-Sherard and Associates dated January 29, 1965. Woodward-Clyde & Associates prepared a second report³ dated March 21, 1969 addressing the distressed conditions of the walls and floor slab of the Diamond Heights Elementary School building.

¹"Geotechnical Engineering Services, Proposed Remodeling and Seismic Upgrade, San Francisco Police Academy, 350 Amber Drive, San Francisco, California," dated May 26, 1998 (Our Job No. 1393-029).

²"Soil Investigation For the Proposed Diamond Heights Elementary School, Project 905, Amber Drive and Duncan Street, San Francisco, California," prepared by Woodward-Clyde-Sherard and Associates, Consulting Soil & Foundation Engineers, dated January 29, 1965.

³"Diamond Heights Elementary School, Amber Drive and Duncan Street, San Francisco, California," prepared by Woodward-Clyde & Associates, Consulting Soil Engineers and Geologists, dated March 21, 1969.

Page 1

DRAFT

January 18, 1999

Recently, additional geotechnical investigation reports for the site were obtained from a San Francisco Unified School District warehouse. Woodward-Clyde Consultants prepared a third report⁴ dated June 7, 1976 addressing settlement in the south wing of Diamond Heights Elementary School. Harding-Lawson Associates prepared a report⁵ dated July 15, 1977 addressing the movements at Diamond Heights Elementary School.

PROPOSED CONSTRUCTION

Present plans call for the remodeling and seismic upgrade of the existing buildings at the Academy. This is in preparation for possibly converting the Academy back to an elementary school or maintaining the campus as an administration facility. We understand that shear walls, among others, will be required as part of the retrofit. Details of the loading information are not available at this time. It is also possible that the existing building will be demolished and replaced with appropriate school buildings.

PURPOSE AND SCOPE OF SERVICES

The purpose of our investigation was to explore the subsurface soil conditions in the project area, provide recommendations for foundation support of the proposed shear walls, and provide documentation for the preparation of the Geo-Hazard Statement as required by the Office of Regulation Services of the Division of the State Architect for the subject campus. The investigation was performed substantially in accordance with our proposal dated July 15, 1998.

The scope of our services included a field exploration program of drilling three borings, along with laboratory testing and engineering analyses.

SUMMARY OF SUPPLEMENTARY LITERATURE REVIEW

The Woodward-Clyde Consultants report dated June 7, 1976, indicates that structural repairs were performed on the northerly part of the school building in 1970, and no further distress was observed. San Francisco Unified School District records indicate the masonry wall on the east side of the main entrance was repaired in February of 1970. Distress and deformation of the southerly two-story wing of the building was observed in 1974, and surveys of settlement markers were taken.

Horizontal deformation of the fill of 1 inch in 4 months was recorded below Christopher Park, which is about 25 feet below the school playground level. 8 inches of vertical deformation was recorded at the south end of the building. It was estimated that the settlement would occur at a rate of 1-1/2 inches per year based on the settlement measurements. The average degree of saturation of the fill had increased from 63% in 1964 to 94% in 1975.

⁴"Diamond Heights Elementary School, Amber Drive and Duncan Street, San Francisco, California," prepared by Woodward-Clyde Consultants, Consulting Engineers, Geologists, and Environmental Scientists, dated June 7, 1976.

⁵"Geotechnical Investigation Relative to Movements of the Diamond Heights Elementary School," prepared by Harding-Lawson Associates, Engineers, Geologists, and Geophysicists, dated July 15, 1977.

DRAFT

January 18, 1999

It was concluded by Woodward-Clyde Consultants that the entire mass of fill placed to develop Christopher Park and the school property was moving along the original ravine slopes. It was recommended to temporarily discontinue occupancy of the building and continue monitoring the movements and deformation, or continue to occupy the building during monitoring.

Harding Lawson Associates performed an independent geotechnical investigation of the movements of the school building with the results presented in a report dated July 15, 1977.

Harding-Lawson Associates developed seven theories of possible causes for the movement. It was also noted that there was a lapse of 6 years between the period of settlement in 1967, which occurred in the northern portion of the building, and the settlement in 1973, which occurred in the southern portion of the building.

A review of precipitation data indicates a correlation of higher than normal rainfall in 1967 prior to the building settlement and in 1973 prior to settlement in the south wing. It was also noted that the rate of ground water movement was greatest in the area of previous maximum subsidence near the main entranceway.

Field density tests were performed to determine the degree of relative compaction of the existing fill. Compaction ranged from 86 percent to 98 percent, averaging to 92 percent relative compaction.

It was concluded that the cause of the settlement is primarily from the increase in the moisture content of the fill since it was placed, resulting in compression of the fill. Settlement beneath the northern portion of the building was due to groundwater migration. Settlement of the southern portion of the building is due mainly to surface water infiltration, possibly from the construction and irrigation of Christopher Park, which was completed in 1971. The natural soils below the fill were determined to be overconsolidated.

Slight additional settlement of the northern portion of the building was predicted. Continued settlement of the south end of the two-story wing was predicted at a rate of about 1-1/2 to 2 inches per year. A total of 11 inches of settlement of the two-story wing was measured at the time of the report in 1977.

It was concluded that, "The site is stable against a large-scale landslide and continue to be used safely for a school," however, the two-story wing was considered to be potentially unsafe during an earthquake and should not be reoccupied.

Four courses of action were suggested: 1) Continue to monitor movement of the building and repair the two-story wing. 2) Demolish and remove the two-story wing or portions of it, and possibly build a new building in its location. 3) Continue monitoring of movement in the northern portion of the building. 4) Continue the monitoring program through several wet seasons to establish effects of future rainfall on the site.

On March 13, 1979, Harding-Lawson Associates issued a final report addressing the settlement monitoring at the site. There was slight lateral movement of the fill, but there were no indications to suggest a potential landslide. Settlement was still occurring within the two-story wing.

DRAFT

January 18, 1999

FIELD EXPLORATION AND LABORATORY TESTING

The subsurface conditions were explored by drilling a total of three borings at the locations shown on the Plot Plan, Plate 1. The borings were drilled with a truck-mounted rotary-wash drill rig to depths ranging from about 26-1/2 feet to 31-1/2 feet below the existing ground surface.

The field exploration was performed under the technical direction of one of our engineers who examined and visually classified the soils encountered, maintained a continuous log of boring, and obtained both relatively undisturbed and disturbed samples for laboratory examination and testing. Graphical presentation of the soils encountered is presented on the Log of Boring, Plates 2A through 2C. An explanation of the nomenclature and symbols used on the log of boring is shown on Plate 3, Soil Classification Chart & Key To Test Data. The log of boring shows subsurface conditions on the date and at the location indicated, and it is not warranted that it is representative of the subsurface conditions at other times or locations.

Laboratory tests were performed on selected soil samples to correlate the soil properties and to evaluate the engineering characteristics. Moisture content and dry density tests were performed on selected relatively undisturbed soil samples, and moisture content tests were performed on Standard Penetration Test (SPT) samples. The results of the laboratory testing are presented on the log of boring at the appropriate sample locations. Compaction test was performed on a representative sample of the fill material.

SITE CONDITIONS**SURFACE CONDITIONS**

The San Francisco Police Academy occupies the same building formerly housing the Diamond Heights Elementary School. The playground area east of the building is currently being used as a parking lot. Based on visual observation, it appears that a portion of the southern end of the two-story wing of the original building has been removed. The two-story wing of the building currently appears substantially shorter on the southern end than in the aerial photographs and drawings dating back to 1977; however, records of the speculated demolition were not available.

Visible lateral movement of the building and the paved area was not observed at the site. The floor slabs in the hallways were noted to be sloping. Significant cracks were observed along the east wall of the northern portion of the building.

SUBSURFACE CONDITIONS

Fill was encountered to the depths explored in the three borings drilled for this investigation. Medium stiff to stiff gravelly clay with rock fragments was encountered in Borings 1 & 2 to a depth of 18 feet and 20 feet, respectively, below the existing ground surface. In Boring 1, the gravelly clay was underlain by stiff sandy clay to the depth explored. In Boring 2, the gravelly clay was underlain by loose to medium dense clayey gravel to the depth explored. Stiff sandy clay was encountered in Boring 3 to a depth of 8 feet below the existing ground surface. The stiff sandy clay was underlain by medium dense, wet, clayey gravel with rock fragments to a depth of 20 feet. The clayey gravel was

DRAFT

January 18, 1999

underlain by medium dense clayey gravel and sand to a depth of 26 feet. Medium dense clayey gravel was encountered below the clayey gravel and sand to the depth explored in Boring 3.

SEISMIC CONSIDERATIONS

The site is located in the seismically active San Francisco Bay Area and is subject to the effects of large magnitude earthquakes. The significant earthquakes that have occurred in the Bay Area are generally associated with crustal movement along well-defined active fault zones. The major faults include the San Andreas and Hayward which are located approximately 5 miles southwest and 13-1/2 miles northeast of the site, respectively.

DISCUSSION AND RECOMMENDATIONS

GENERAL

Based on the boring information for this investigation and available information from previous investigations performed at the site, it appears that the site is underlain by fill of clayey sand, gravel, and rock fragments. The fill appears to be on the order of 35 to 45 feet thick under the northern portion of the building and 60 to 90 feet thick under the southern portion of the building.

In the three borings drilled for this investigation the fill appears to be in a saturated condition with an average degree of saturation on the order of 84 percent to 94 percent. Based on the maximum dry density of 129 pounds per cubic foot, as determined by ASTM D-1557 test procedure, of a representative sample of the fill material it appears that the existing fill was compacted to a density ranging from 86 percent to 98 percent of the maximum dry density. Examination of the samples of the fill material, however, indicates that some of the material appears to be wet and soft. Sampling resistance during drilling of these three borings was lower than those recorded in 1969. Although the fill was substantially compacted, it has been the opinion that settlement should be anticipated from compression of the fill upon saturation.

We understand that the following two distinctly different development schemes are being considered for the site.

- 1) Seismically retrofit the existing building.
- 2) Construct new buildings on the site.

SETTLEMENT

Settlement monitoring was performed on the building during the periods of building settlement in the 1960s and the 1970s. Available records indicate that the last "continuous" settlement monitoring reading was taken in December 1984. For the current investigation a survey of the level of the existing floors and the columns was made by Martin M. Ron Associates in 1998 prior to the discovery of the survey readings performed in the 1980's. Correlation of the survey points for the 1998 elevation readings with readings taken between 1968 and 1984 proved difficult due to the different survey points and the speculated demolition of part of the southern portion of the building. A plot of average floor elevations of the building for 1968, 1969, and 1998, shown on Plate 4, San Francisco Police Academy Average Floor Elevations, indicates that the building has settled between 1968 and 1998.

Settlement of the northern portion of the building occurred in 1967, whereas settlement of the southern portion of the building did not occur until 6 years later in 1973, and was unexpected. The cause of the settlements was attributed to compression of the fill due to saturation. The saturation of the fill in 1967 and 1973 was correlated by Harding-Lawson Associates to higher than normal rainfall in those years. Higher than normal rainfall occurred in the winter of 1997; however, survey readings were not taken between December 1984 and August 1998. Given the large duration of time between the two survey readings, it cannot be concluded that the settlement which occurred between 1984 and 1998 correlates with the higher than normal rainfall in 1997.

It should be noted that the center portion of the building did not experience a large amount of settlement as the northern and southern portions of the building. If saturation of the fill under the center portion of the building should occur, settlement similar to those in the northern and southern portions of the building should be expected. We estimate that the amount of settlement could be on the order of one foot in the center of the building, similar to the occurrences for both the northern and southern portions of the building.

Time-settlement plots of the subject building since 1968, with added readings recently surveyed in 1998, indicate that the building has settled on the order of 1.7 inches between 1984 and 1998. Time-settlement plots are presented in Plates 5A through 5E, San Francisco Police Academy Floor Elevations - Arithmetic Scale, and Plates 6A through 6E, San Francisco Police Academy Floor Elevations - Semi-logarithmic Scale. We anticipate that the rate of settlement would be diminishing. It is difficult to predict, with any reasonable accuracy, the amount of the anticipated settlements and the period over which the settlements will occur, given that the period of settlement in 1973 was unforeseen and that the speculated causes of the previous settlements have not been conclusive. Additional settlement of 2 to 3 inches over the next 15 years may occur at a rate of 1/8 inch per year, assuming that saturation of the fill under the center portion of the building does not occur.

SCHEME 1: SEISMIC RETROFIT

For seismic retrofit, we recommend that the proposed shear walls or other structural elements be supported on a shallow foundation of spread footings bearing on the compacted fill, in a similar manner as the existing foundation footings. We recommend that possible significant settlement of the center portion of the building should be taken into consideration.

Foundation Support

For the proposed shear walls and other structural elements, we recommend a shallow foundation of spread footings bearing on the compacted fill using an allowable bearing pressure of 2,000 pounds per square foot for dead plus live loads. The allowable bearing pressures may be increased by one-third for total design loads, including wind or seismic. The footings should be founded at least 18 inches below the lowest adjacent grade. Continuous footings should be at least 24 inches wide. The weight of the foundation concrete below grade may be neglected in computing bearing pressures.

In consideration of the potential of significant ground shaking, the structures should be designed with seismic forces in mind. To resist seismic effects, we suggest that the footings be tied together with grade beams or a diaphragm slab.

DRAFT

January 18, 1999

Resistance to lateral loads can be developed in friction between the foundation and the supporting subgrade using a frictional resistance of 0.3. Additional resistance may be developed by passive pressure of 250 pounds per cubic foot for the portion of the footings and grade beams embedded in the soil. Unless the surface is paved, the upper foot of soil should be neglected in computing the passive resistance.

We estimate that the settlement due to structural loads from the structural elements founded on a shallow foundation of isolated and continuous footings, designed and constructed as discussed above, will be relatively small, probably less than one inch.

Settlement Monitoring

We recommend that a program of monitoring and evaluation of building performance be adopted. As part of this, we recommend that elevation readings be taken at representative locations on the foundations and floor slab at regular time intervals. This record would be reviewed by our office and your structural engineer.

SCHEME 2: NEW CONSTRUCTION

For construction of new facilities at the site, we recommend that the proposed buildings be supported on a shallow foundation bearing on the existing fill and/or compacted fill.

The large amount of settlement which occurred in the southern portion of the building in 1976 was unpredicted and unexpected. Although we do not anticipate that total and differential settlements of such magnitude would occur, it is prudent to plan for such unexpected settlements.

Foundation Support

The foundation should be laid out in a grid-like pattern which ties all of the foundation elements together in two directions in order to resist deflection resulting from settlements and seismic effects. For spread footings bearing on the existing fill or on compacted fill after appropriate site preparation, we recommend that the footings be designed using an allowable bearing pressure of 2,000 pounds per square foot for dead plus live loads. The allowable bearing pressures may be increased by one-third for total design load, including wind or seismic. The footings should be founded at least 18 inches below the lowest adjacent grade. Continuous footings should be at least 15 inches wide, and isolated spread footings should be at least 24 inches wide. The weight of the foundation concrete below grade may be neglected in computing the bearing pressures.

In order to resist the effect of differential settlement, the wall footings and grade beams should be designed as stiff strong beams capable of resisting both positive and negative moments. We suggest that they be designed to span at least 20 feet carrying the full structural load (dead plus real live loads above the foundation level). Continuity of beam strength should be maintained at locations such as steps in footings, offsets of footings, etc.

Resistance to lateral loads can be developed in friction between the footing and the compacted fill using a coefficient of friction of 0.3. Additional resistance may be developed by a passive pressure of 250 pounds per cubic foot for the portion of the footings and grade beams below grade. Unless

January 18, 1999

the surface is paved, the upper foot of embedment should be neglected in computing the passive resistance.

We estimate that the settlement of the structure, due to structural loads, founded on a shallow foundation of isolated and contiguous footings, designed and constructed as discussed above, will be relatively small, probably less than one inch.

As an alternative to spread footings and grade beams, the structures may be supported on a mat foundation bearing on the fill after appropriate site preparation. The bottom of the mat foundation should be founded at least 12 inches below the lowest adjacent grade. The foundation should be reinforced to resist bending equally in either an upward or downward direction. This is intended to provide strength to redistribute loads and also to minimize differential settlements caused by variations in the underlying soil. Sufficient reinforcement should be provided in the mat to distribute the superimposed structural loads assuming a span of 20 feet at any location and cantilever of 10 feet (but not more than one-quarter the dimension of the building).

Settlement Monitoring

In view of the possibility of significant total and differential settlements, we recommend that a program of monitoring and evaluation of building performance be adopted. As part of this, we recommend that elevation readings be taken at representative locations on the foundations and floor slab at the time of pouring, at completion of construction, and at appropriate times thereafter. This record would be reviewed by our office and your structural engineer. Knowledge of the details of settlement behavior will be valuable in case remedial measures become necessary or if differential settlements are suspected of contributing to building distress. Periodic releveled of the buildings should be anticipated and may be required to provide proper performance of the buildings. It is our opinion that a stiff foundation with monitoring of settlement, and possible releveled, would provide satisfactory foundation support.

SITE PREPARATION

The intent of this work is to provide well-compacted soil to support the building foundation.

We recommend the following minimum procedures be undertaken for site preparation in the construction area and extending at least 5 feet beyond the perimeter of the building area. The lateral extent of the site preparation will be restricted along the property lines and existing buildings and facilities. The work should be carried out under the observation and testing of our geotechnical engineering staff.

1. Remove all existing pavements, concrete walkways, curb and gutter and other deleterious debris and dispose off site. Remove all below grade construction, obstructions or debris and dispose off site.
2. After performing the required cutting operation and prior to any filling, proofroll the exposed surface with at least six passes of a heavy vibrating compactor, such as Dynapac CA-15, Rascal 303-A, Ingersoll-Rand SP-46 or equal.

January 18, 1999

In areas showing extensive weaving or pumping and where loose or soft soils are found at the bottom of the exposed surface, excavate to greater depth and replace with compacted materials as required.

3. After proofrolling, scarify the exposed surface to a depth of at least 8 inches and condition to near optimum moisture content and compact to at least 90 percent of the maximum dry density as determined by ASTM D-1557 test procedure.
4. Place the backfill and fill to meet design grade in layers not exceeding 8 inches thick (loose condition), condition to approximately optimum moisture content and compact to at least 90 percent of the maximum dry density as determined by the ASTM D-1557 test procedure.

Structure backfill and backfill for utility trenches should be placed in the manner described in item 4.

All excavations should be dewatered prior to placement of backfill or fill. It is recommended that jetting of fill and backfill for compaction not be permitted.

REPORT LIMITATIONS

Our services have been performed with the usual thoroughness and competence of the engineering profession. No other warranty or representation, either expressed or implied, is included or intended.

The conclusions and recommendations presented in this report are professional opinions based on project criteria and data described in this report, and are intended only for the purpose, site location and project indicated. If there is a significant change in the project, or if different soils are encountered from those indicated, Trans Pacific Geotechnical Consultants, Inc. should be notified for evaluation and supplemental recommendations as necessary or appropriate.

Trans Pacific Geotechnical Consultants, Inc. cannot be responsible for interpretations made by others with regard to foundation support or other recommendations presented in this report.

DRAFT

January 18, 1999

CLOSURE

It is suggested that our office be consulted during design to answer any questions and provide clarification regarding our report. We request an opportunity to review appropriate portions of the final plans and specifications. Adequate engineering observation and testing should be provided during construction to provide reasonable assurance that pertinent provisions of the plans and specifications are properly carried out.

If you have any questions regarding this report, please contact us. The following plates are attached and complete this report.

Plate 1	Plot Plan
Plate 2A through 2C	Log of Boring
Plate 3	Soil Classification Chart & Key to Test Data
Plate 4	San Francisco Police Academy Average Floor Elevations
Plate 5A through 5E	San Francisco Police Academy Floor Elevations Arithmetic Scale
Plate 6A through 6E	San Francisco Police Academy Floor Elevations Semi-logarithmic Scale

Yours very truly,
Trans Pacific Geotechnical Consultants, Inc.

DRAFT

Eddy T. Lau, P.E.
Reg. Civil Engineer 019897
Reg. Geotechnical Engineer 506
Expiration 9/30/2001

DRAFT

Marlene Wong
Project Engineer

(Six copies submitted)

cc: Baker & Vilar Architects (2)
461 Second Street, Suite C127
San Francisco, California 94107
Attention: Mr. Jose Vilar

SOHA Engineers (2)
550 Kearny Street, Suite 200
San Francisco, California 94108
Attention: Mr. John Earle

WPX:1393029.RE2

DEPTH IN FEET	LAB DATA		SAMPLING	
	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SAMPLER TYPE	SAMPLING RESISTANCE
0				
17	17	111	MC	
5	16	116	MC	22
10	16	116	MC	22
15	15	117	MC	34
20	16	115	MC	27
25			MC	26
30	25	104	MC	14
35				

BORING 1

DATE DRILLED: 9/8/98

ELEVATION: feet

DRAFT

SAMPLES	SYMBOLS	DESCRIPTION
		4in. Asphaltic Concrete over 8 in. Aggregate Base
	GC	Yellowish brown gravelly CLAY, (medium stiff to stiff)
		(grading dark brown with rock fragments, stiff to very stiff)
	GC	Reddish brown clayey GRAVEL, (stiff)
	GC	Green and dark gray gravelly CLAY, (medium stiff to stiff)
	SC	Yellowish brown sandy CLAY, (stiff)
		(grading clayey and with rock fragments, medium stiff)

NOTES:

1. Boring terminated at a depth of 31.5 feet.
2. Sampling resistance is measured in blows per foot required to drive the sampler 12 inches with a 140 lb. hammer falling 30 inches after sampler has been seated 6 inches.
3. Boring log indicates interpreted subsurface conditions only at the location and the time the boring was drilled.
4. For an explanation of terms used see the Soil Classification Chart and Key to Test Data, Plate 3.

LOG OF BORING

Trans Pacific Geotechnical Consultants, Inc.

BORING 2

DATE DRILLED: 9/8/98

ELEVATION: feet

DRAFT

DEPTH IN FEET	LAB DATA		SAMPLING	
	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SAMPLER TYPE	SAMPLING RESISTANCE
0				
17	17	115	MC	30
5	8	119	MC	27
10	17	119	MC	36
15	11	131	MC	31
20			MC	41
25	8	127	MC	26
30				
35				

SAMPLES	SYMBOLS	DESCRIPTION
		2in. Asphaltic Concrete over 6in. Aggregate Base
	GC	Brown gravelly CLAY with abundant rock fragments, dry, (stiff)
	GC	Yellowish brown gravelly CLAY with rock fragments, wet, (medium stiff to stiff)
	GC	Grayish brown clayey GRAVEL, (loose to medium dense)

NOTES:

1. Boring terminated at a depth of 26.5 feet.
2. Sampling resistance is measured in blows per foot required to drive the sampler 12 inches with a 140 lb. hammer falling 30 inches after sampler has been seated 6 inches.
3. Boring log indicates interpreted subsurface conditions only at the location and the time the boring was drilled.
4. For an explanation of terms used see the Soil Classification Chart and Key to Test Data, Plate 3.

LOG OF BORING

Trans Pacific Geotechnical Consultants, Inc.

DEPTH IN FEET	LAB DATA		SAMPLING	
	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	SAMPLER TYPE	SAMPLING RESISTANCE
0				
13	13	115	MC	13
5	18	109	MC	17
10	12	123	MC	43
15	8	133	MC	34
20	4	115	MC	35
25			MC	20
30	8	129	MC	52
35				

BORING 3

DATE DRILLED: 9/8/98

ELEVATION: feet

DRAFT

SAMPLES

SYMBOLS DESCRIPTION

		2in. Asphaltic Concrete over 6in. Aggregate Base
SC		Brown sandy CLAY, moist, (stiff)
GC		Reddish brown clayey GRAVEL with abundant rock fragments, wet, (medium dense) (grading more clayey)
GC-SC		Brown clayey GRAVEL and SAND, wet, (medium dense) (grading loose and less gravelly)
GC		Grayish brown clayey gravel, medium dense)

NOTES:

1. Boring terminated at a depth of 31.5 feet.
2. Sampling resistance is measured in blows per foot required to drive the sampler 12 inches with a 140 lb. hammer falling 30 inches after sampler has been seated 6 inches.
3. Boring log indicates interpreted subsurface conditions only at the location and the time the boring was drilled.
4. For an explanation of terms used see the Soil Classification Chart and Key to Test Data, Plate 3.

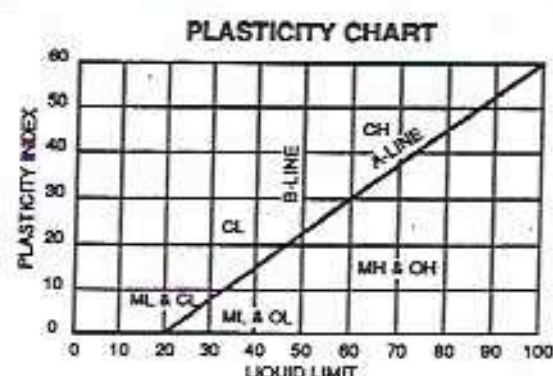
LOG OF BORING

Trans Pacific Geotechnical Consultants, Inc.

PLATE 2C

UNIFIED SOIL CLASSIFICATION SYSTEM

SYMBOL	LETTER	DESCRIPTION	MAJOR DIVISIONS		
	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	CLEAN GRAVELS (LITTLE OR NO FINES)	GRAVELS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	COARSE-GRAINED SOILS MORE THAN 50% OF MATERIAL IS RETAINED ON NO. 200 SIEVE FOR VISUAL CLASSIFICATION, THE 1/4" SIZE MAY BE USED AS EQUIVALENT TO THE NO. 4 SIEVE SIZE
	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES			
	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		
	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES			
	SW	WELL-GRADED SAND, GRAVELLY SANDS, LITTLE OR NO FINES	CLEAN SANDS (LITTLE OR NO FINES)	SANDS 50% OR MORE OF COARSE FRACTION PASSES NO. 4 SIEVE	
	SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES			
	SM	SILTY SANDS, SAND-SILT MIXTURES	SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		
	SC	CLAYEY SANDS, SAND-CLAY MIXTURES			
	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY	SILTS & CLAYS (LIQUID LIMIT LESS THAN 50)		FINE-GRAINED SOILS 50% OR MORE OF MATERIAL PASSES THE NO. 200 SIEVE THE NO. 200 U.S. STANDARD SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE
	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS			
	OL	ORGANIC SILTS AND ORGANIC SILT-CLAYS OF LOW PLASTICITY			
	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	SILTS & CLAYS (LIQUID LIMIT 50 OR MORE)		
	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS			
	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS			
	PT	PEAT AND OTHER HIGHLY ORGANIC SOILS	HIGHLY ORGANIC SOILS		



TYPES OF SOIL SAMPLERS

- MC - MODIFIED CALIFORNIA SAMPLER
- NX - ROCK CORING
- P - PISTON SAMPLER
- PT - PITCHER BARREL SAMPLER
- S - SHELBY SAMPLER
- SPT - STANDARD PENETRATION TEST SAMPLER
- U - UNDERWATER SAMPLER

KEY TO SAMPLES

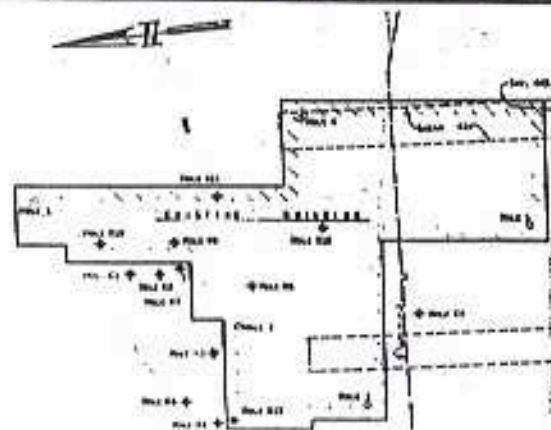
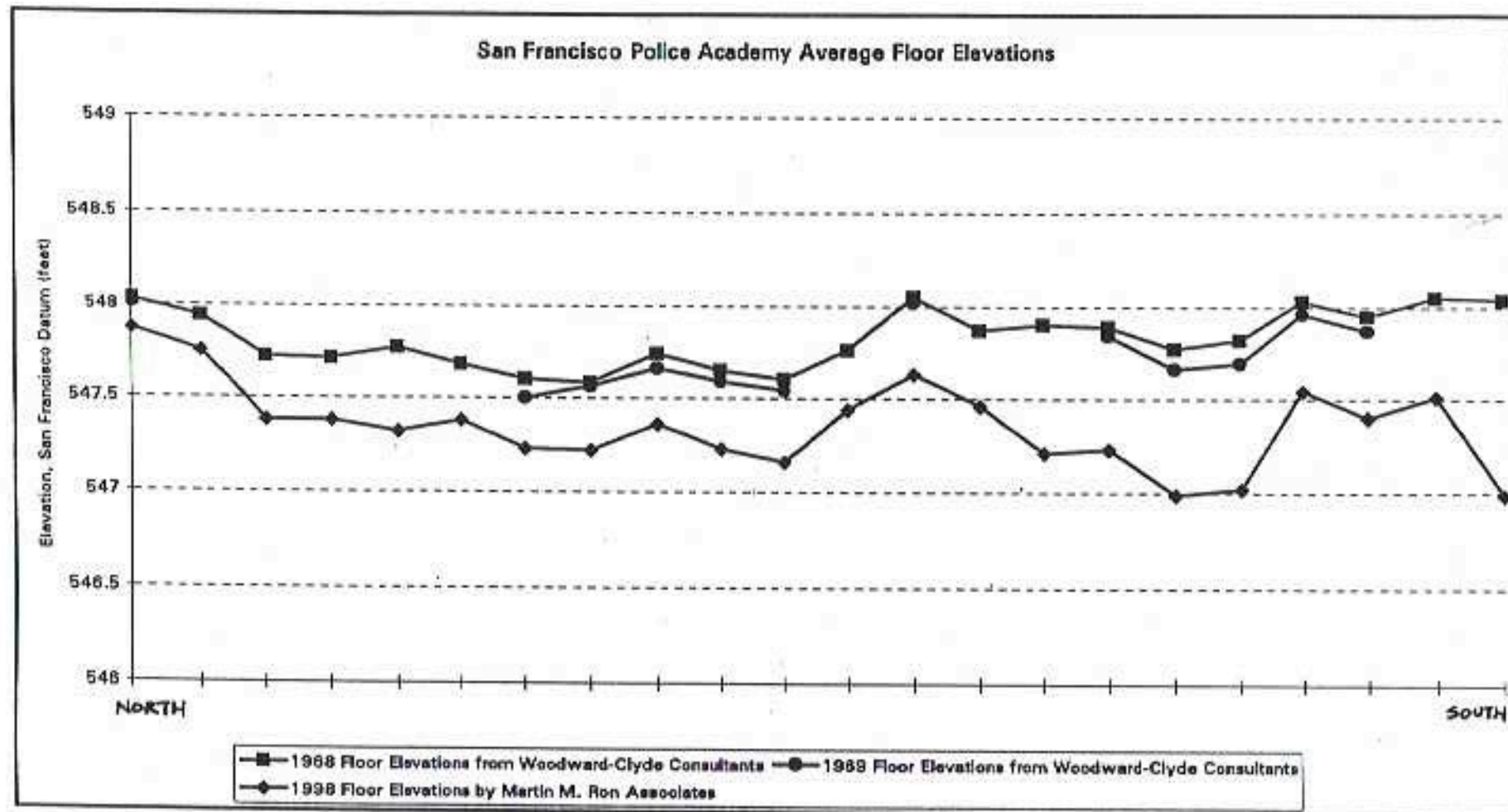
- INDICATES DEPTH OF UNDISTURBED SAMPLE
- INDICATES DEPTH OF DISTURBED SAMPLE
- INDICATES DEPTH OF SAMPLING ATTEMPT WITH NO RECOVERY
- INDICATES DEPTH OF STANDARD PENETRATION TEST
- INDICATES DEPTH OF UNDISTURBED "S" (SHELBY) TYPE SAMPLE

KEY TO TEST DATA

- GS - GRAIN-SIZE DISTRIBUTION
- DSCU - DIRECT SHEAR TEST, CONSOLIDATED - UNDRAINED
- DSUU - DIRECT SHEAR TEST, UNCONSOLIDATED - UNDRAINED
- TXUU - TRIAXIAL COMPRESSION TEST, UNCONSOLIDATED - UNDRAINED

SOIL CLASSIFICATION CHART AND KEY TO TEST DATA

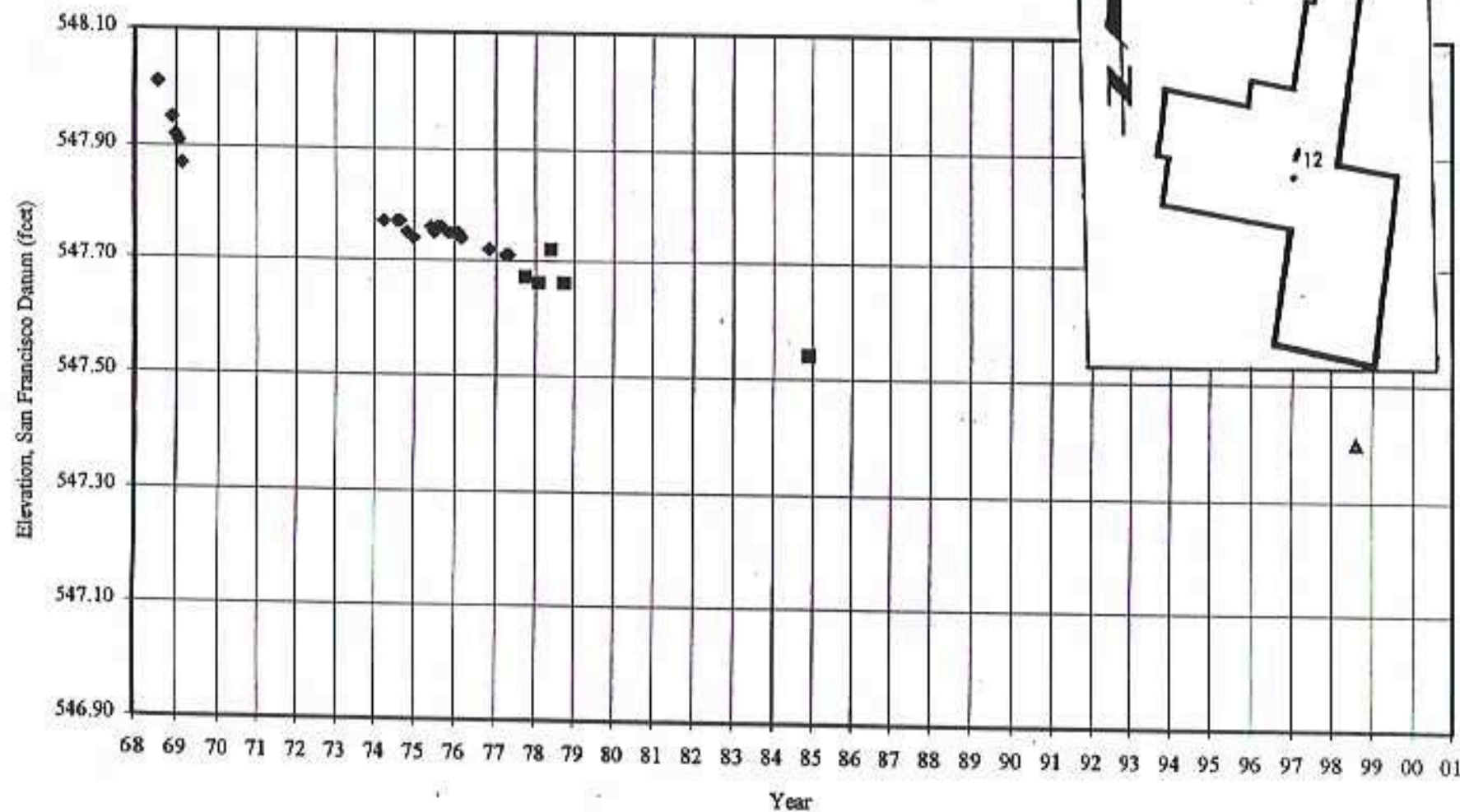
Trans Pacific Geotechnical Consultants, Inc.



TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

DRAFT

San Francisco Police Academy Floor Elevations Point No.12



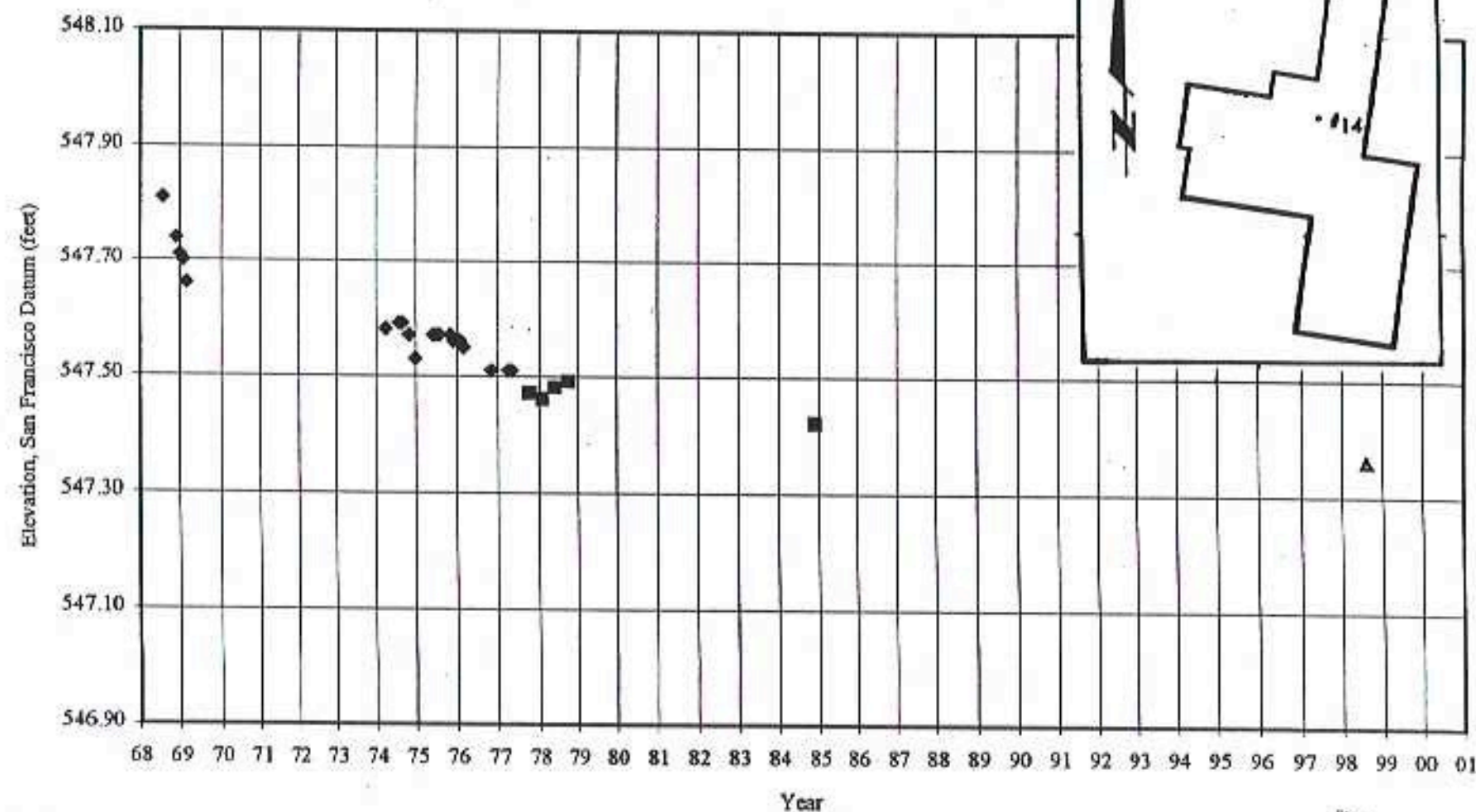
◆ Readings by SFUSD ■ Readings by KCA Engineers ▲ Readings by Martin M. Ron Associates*

*Reading is in vicinity of Point No. 12

Trans Pacific Geotechnical Consultants, Inc.

PLATE 5A

San Francisco Police Academy Floor Elevations Point No. 14



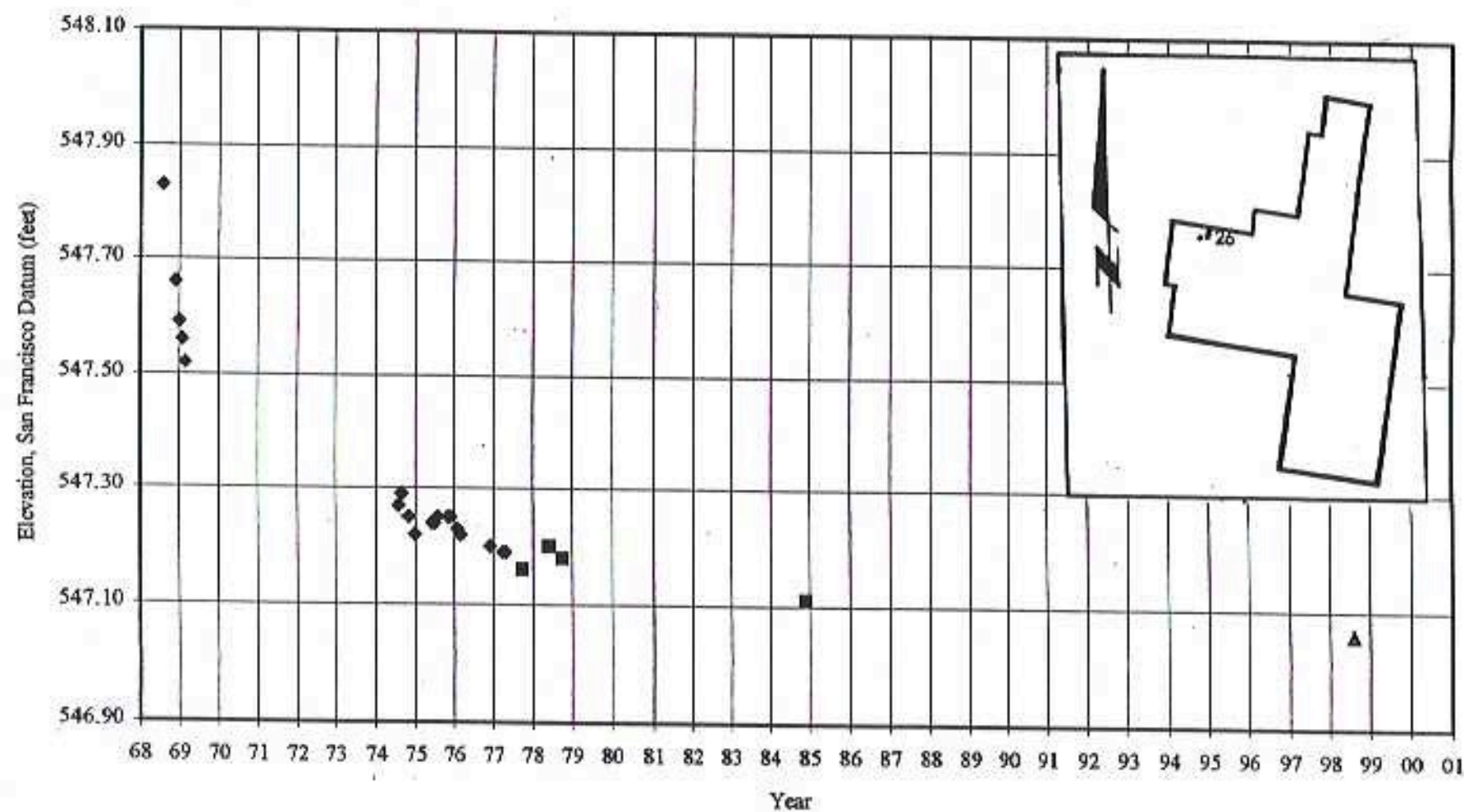
◆ Readings by SFUSD ■ Readings by KCA Engineers ▲ Readings by Martin M. Ron Associates*

*Reading is in vicinity of Point No. 14

Trans Pacific Geotechnical Consultants, Inc.

PLATE 5B

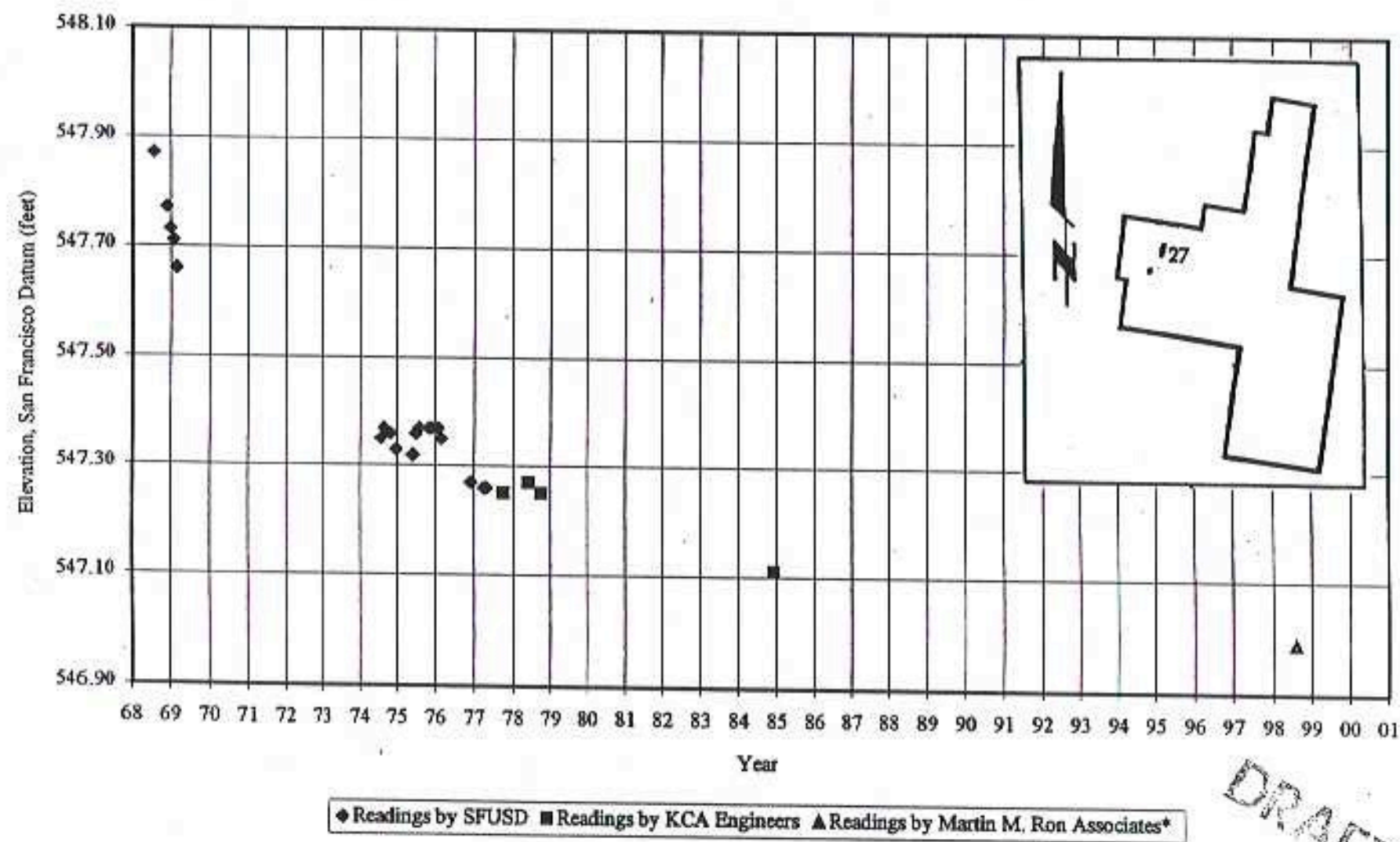
San Francisco Police Academy Floor Elevations Point No.26



◆ Readings by SFUSD ■ Readings by KCA Engineers ▲ Readings by Martin M. Ron Associates*

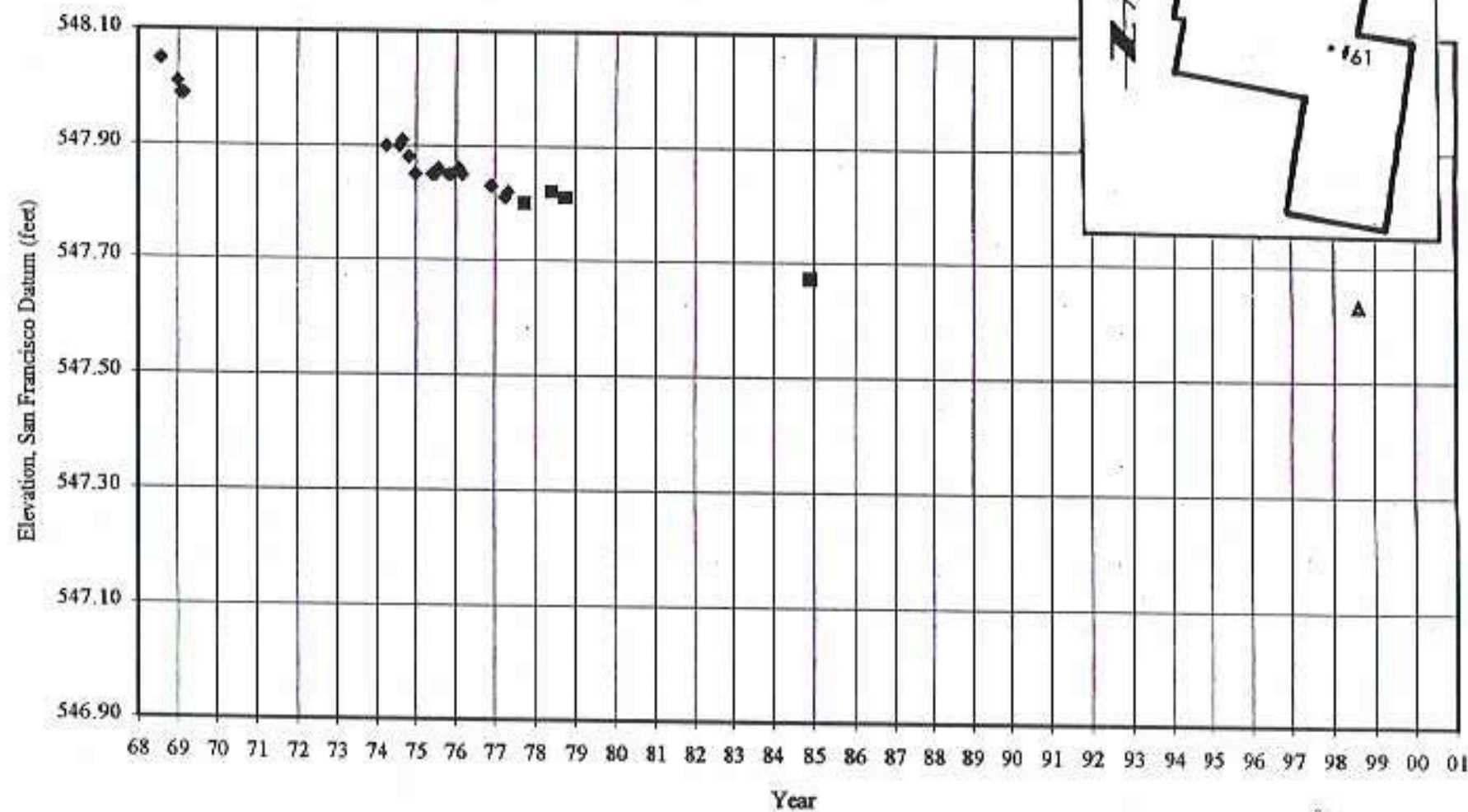
*Reading is in vicinity of Point No. 26

San Francisco Police Academy Floor Elevations Point No.27



*Reading is in vicinity of Point No. 27

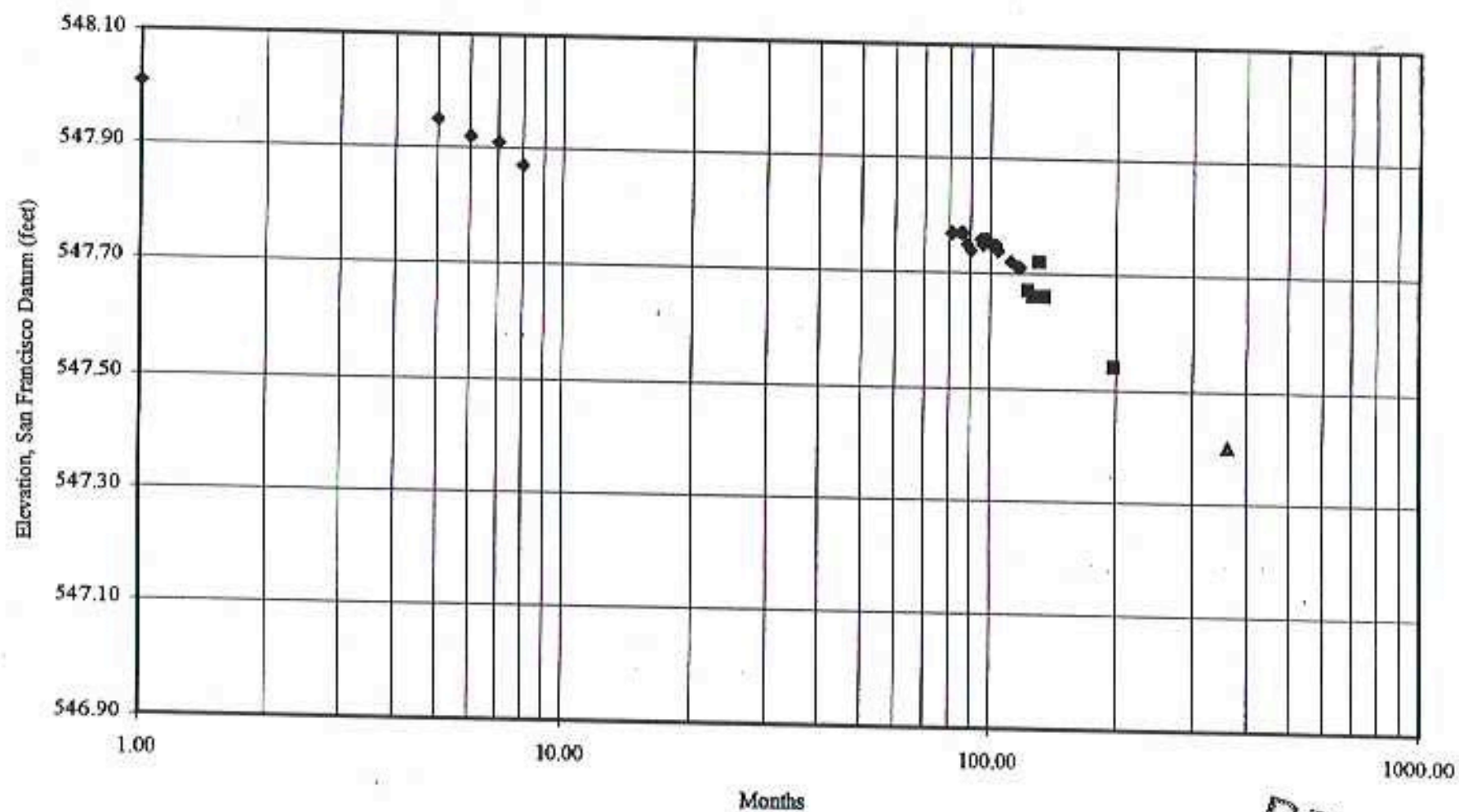
San Francisco Police Academy Floor Elevations Point No. 61



◆ Readings by SFUSD ■ Readings by KCA Engineers ▲ Readings by Martin M. Ron Associates*

*Reading is in vicinity of Point No. 61

San Francisco Police Academy Floor Elevations Point No.12

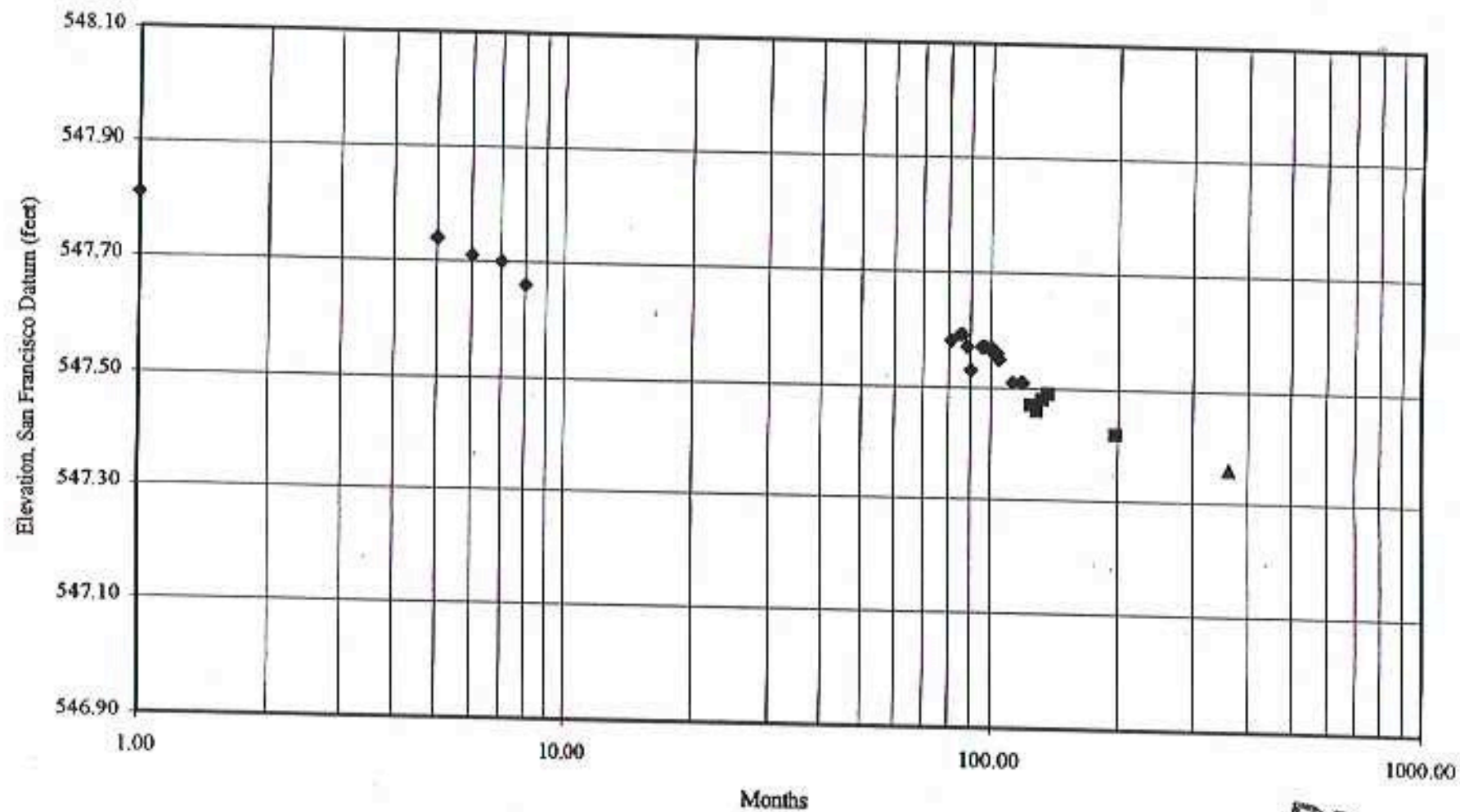


◆ Readings by SFUSD ■ Readings by KCA Engineers ▲ Readings by Martin M. Ron Associates*

DRAFT

*Reading is in vicinity of Point No. 12

San Francisco Police Academy Floor Elevations
Point No.14

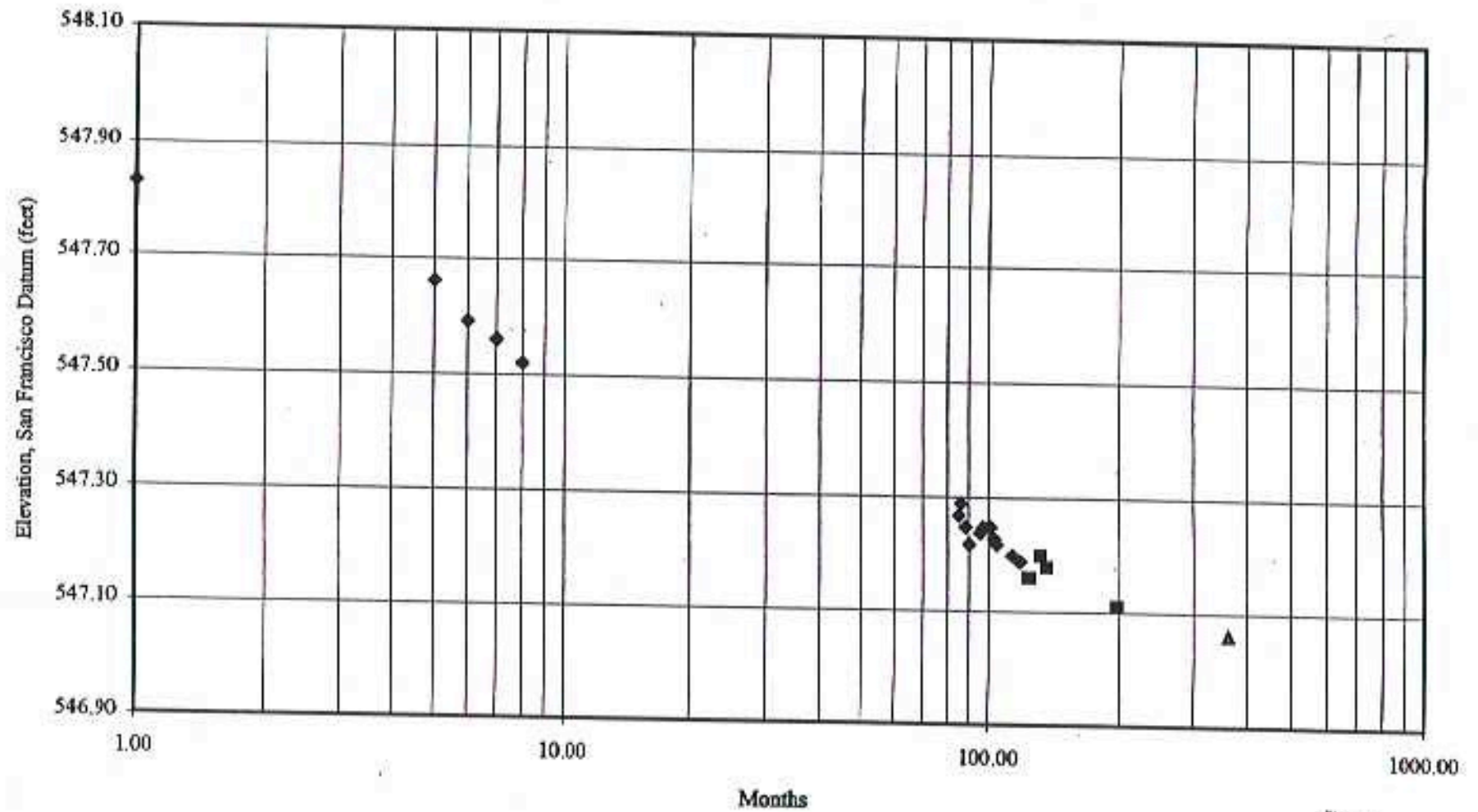


◆ Readings by SFUSD ■ Readings by KCA Engineers ▲ Readings by Martin M. Ron Associates*

DRAFT

*Reading is in vicinity of Point No. 14

San Francisco Police Academy Floor Elevations
Point No.26

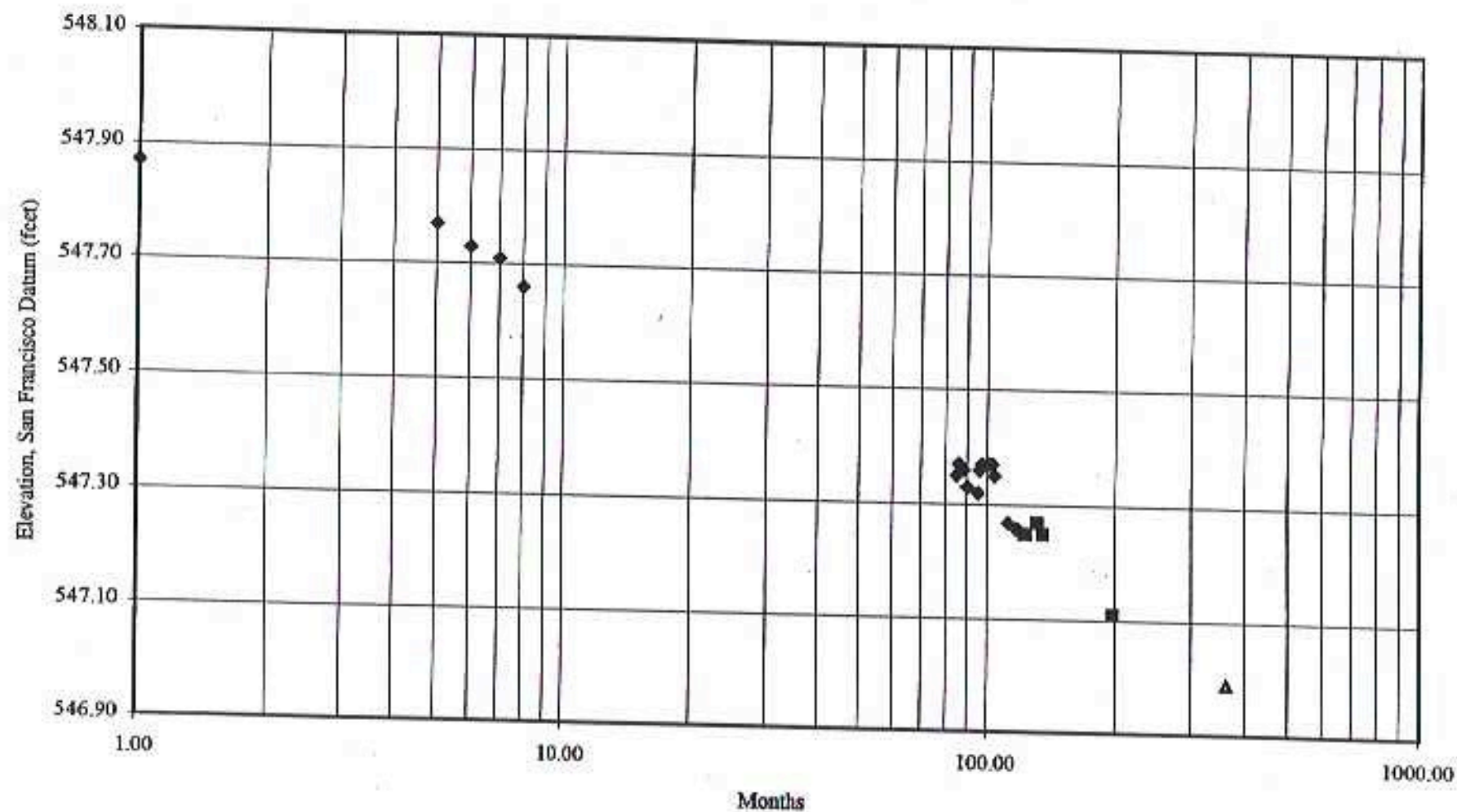


◆ Readings by SFUSD ■ Readings by KCA Engineers ▲ Readings by Martin M. Ron Associates*

*Reading is in vicinity of Point No. 26

DRAFT

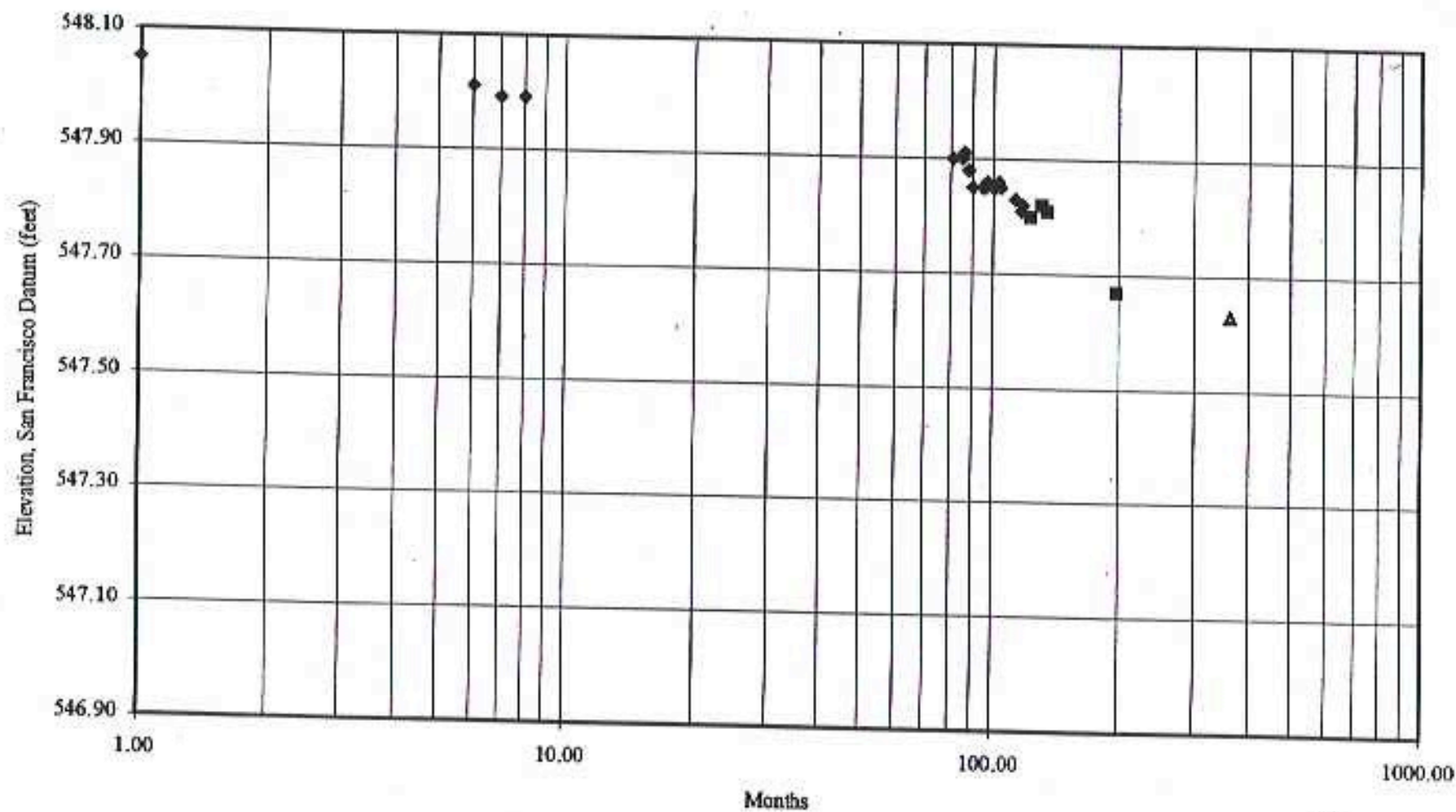
San Francisco Police Academy Floor Elevations Point No.27



◆ Readings by SFUSD ■ Readings by KCA Engineers ▲ Readings by Martin M. Ron Associates*

*Reading is in vicinity of Point No. 27

San Francisco Police Academy Floor Elevations Point No.61



◆ Readings by SFUSD ■ Readings by KCA Engineers ▲ Readings by Martin M. Ron Associates*

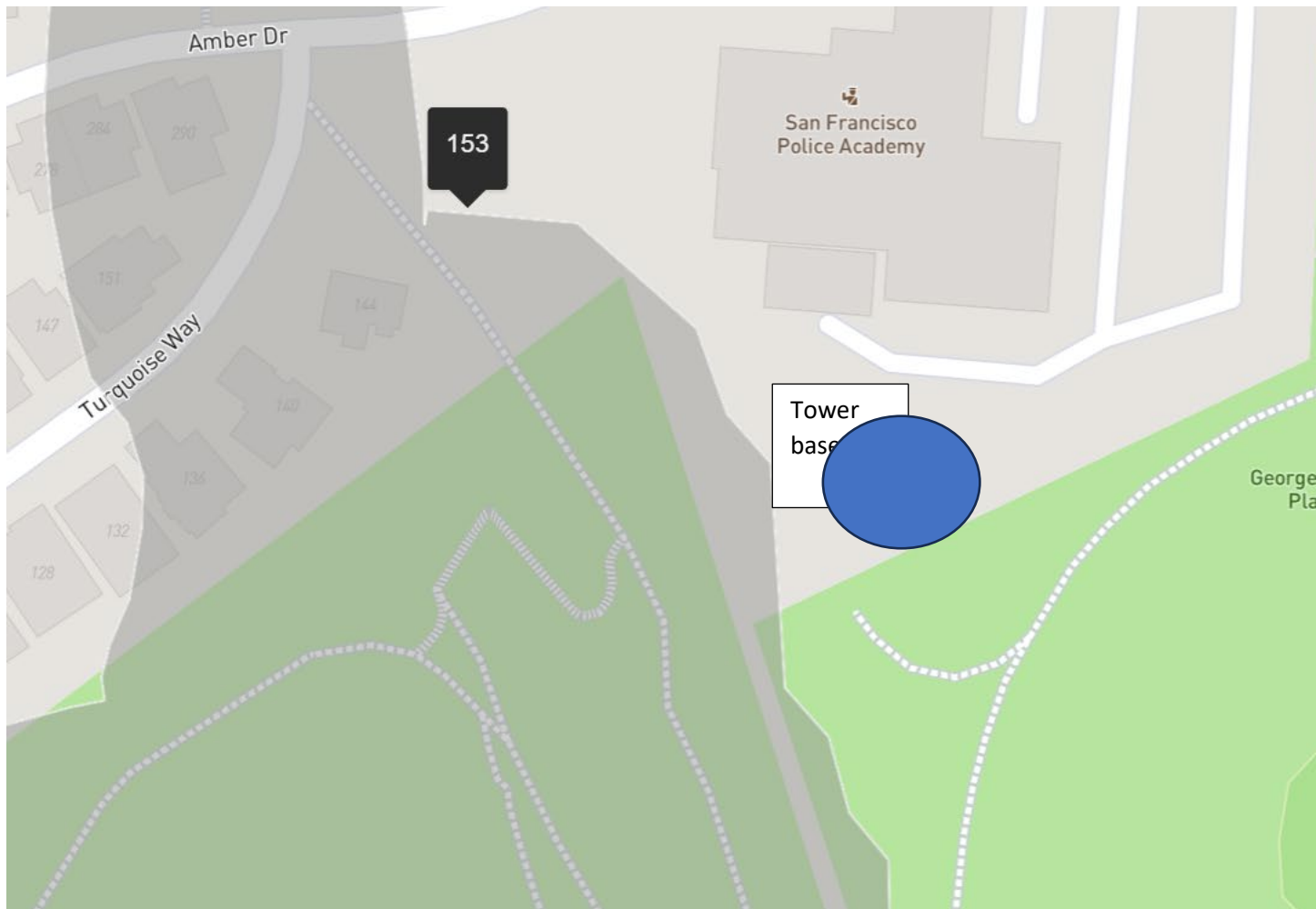
*Reading is in vicinity of Point No. 61

Trans Pacific Geotechnical Consultants, Inc.

PLATE 6E

DRAFT





Blue dot location of ATT proposed MACRO Tower SF Seismic Hazard Map. Gray area = seismic landslide area Green area on left = Glen Canyon Park
<https://data.sfgov.org/-/San-Francisco-Seismic-Hazard-Zones/7ahv-68ap>