

APPEAL
BOARD OF SUPERVISORS
APPROVED
OCT 27 2025

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 350 Amber Drive , SAN FRANCISCO, CA 94131

SEPTEMBER 25, 2025

Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

OCTOBER 27, 2025

Appeal Filing Date

_____ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

_____ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

☒ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2024 - 004318CUA.

_____ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

APPEAL
TO THE BOARD OF SUPERVISORS
ON THE 10th FLOOR
COUNTY OF SAN FRANCISCO
1001 MARKET STREET, SUITE 200

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

- 1) Adoption of Shadow Findings pursuant to Planning Code Section 295 that net new shadow from the installation of a new 104-foot-tall monopole for a new AT&T Wireless Macro Wireless Telecommunications Services (WTS) Facility, consisting of twelve (12) new antennas, nine (9) remote radio units and ancillary equipment would not adversely affect the use of George Christopher Playground and Glen Canyon Park;
- 2) Conditional Use Authorization pursuant to Planning Code Sections 211.2 and 303, to permit the installation of a new 104 foot tall monopole for a new AT&T Wireless Macro Wireless Telecommunications Services (WTS) Facility, consisting of twelve (12) new antennas, nine (9) remote radio units and ancillary equipment, within a P (Public) Zoning District and OS Height and Bulk District

b) Set forth the reasons in support of your appeal:

- 1) Inadequate analysis and consideration of Project's potential adverse impacts, including on seismic activity and safety, landslide risks, fire hazards and safety, air quality and pollutant emissions, threats to human health, and impacts on Glen Canyon Park and existing natural resources;
- 2) Inconsistency with Objectives and Policies of the General Plan and City land use policies;
- 3) Inadequate findings required for Conditional Use Authorization and Shadow Findings; and
- 4) Project's ineligibility for CEQA Class 3 categorical exemption. See attached appeal justification letter.

Person to Whom

Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

DANIEL SCHERECK

Name

DANIEL SCHERECK

Name

DIAMOND HEIGHTS COMMUNITY
ASSOCIATION

PO Box 31529, SF CA 94131

Address

DIAMOND HEIGHTS COMMUNITY
ASSOCIATION

PO Box 31529 SF CA 94131

Address

831-277-9930

dhcasf@gmail.com

Telephone Number

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dhcasf@gmail.com

Telephone Number



Signature of Appellant or
Authorized Agent

Planning Commission Case
No. 2024-004318CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners or "Verified Tenants" of property affected by the proposed amendment or conditional use (that is, owners or "Verified Tenants" of the property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

"Verified Tenants" that sign below, hereby declare under penalty of perjury, under the laws of the State of California that the foregoing is true and correct, and that the tenant occupies the entire property or at least one separate unit on the property pursuant to a lease with a term exceeding 32 days.

Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1. 266 Amber Drive	7509033	GERALD PORTER	GERALD PORTER	[Signature]
2. 278 Amber Dr.	7509051	Emadue to Deborah Nosowsky	Deborah Nosowsky	[Signature]
3. 950 Duncan St #205	75171133	Alfred Randolph	Alfred Randolph	[Signature]
4. 950 Duncan St #101	75171133	Marcia Sanchez	MARCIA SANCHEZ	[Signature]
5. 940 Duncan #205	75171121	Mark Miles	Mark Miles	[Signature]
6. 940 Duncan #202	75171118	Jonathan Schiffer	Jonathan Schiffer	[Signature]
7. 940 Duncan #203	75171119	Molly Mollin	Molly S. Mollin	[Signature]
8. 940 Duncan #204	75171120	Irina Erementova	Irina Erementova	[Signature]
9. 940 Duncan #206	75171122	STEVEN BLUM	STEVEN BLUM	[Signature]
10. 940 Duncan #205	75171129	JORDAN CORDUE	JORDAN CORDUE	[Signature]
11. 275 Amber Dr	7513041	Giordani Rivas	Giordani Rivas	[Signature]
12. 975 Duncan	7513032	TIMOTHY WOLFRED	TIMOTHY WOLFRED	[Signature]
13. 969 Duncan	7513033	HOBART HARRIS	HOBART HARRIS	[Signature]
14. 971 Duncan	7513033	RITA MUKHTA	RITA MUKHTA	[Signature]
15. 973 Duncan	7513032	MARTIN PANZCO	MARTIN PANZCO	[Signature]
16. 272 Amber Dr	7509050	DAVID DAI	DAVID DAI	[Signature]
17. 272 Amber Dr	7509050	Diem Dam Truong	Diem Dam Truong	[Signature]
18. 293 Amber Dr	7513012	Power Li	Power Li	[Signature]
19. 963 Duncan	7513035	Catherine Dodd	Catherine Dodd	[Signature]
20. 970 DUNCAN #208F	75171172	KEANN TRIFFI	KEANN TRIFFI	[Signature]

(All information provided is subject to public disclosure; personal information will not be redacted.)

84. 261 Amber Dr #513-038 VLADIMIR KOSTIUKOV VLADIMIR KOSTIUKOV [Signature]
85. 261 Amber Dr 7513-038 Iuliia Kostjukova Iuliia Kostjukova [Signature]

Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
21. 989 Duncan St	7513/028	Julie Wasem	Julie Wasem	
22. 970 Duncan St Apt 305F	7517/127	Simon Rowe	Simon Rowe	
23. 5160 Diamond Hts Blvd. #201	7517/081	Diane Houser	Diane Houser	
24. 951 Duncan St	7513/035	Terri Woo	Terri Woo	
25. 959 Duncan St	7513/035	Terri Woo	Terri Woo	
26. 961 Duncan St	7513/035	LINDA ENBUSH	LINDA ENBUSH	
27. 970 Duncan St 301F	7517/173	Amalia Aboitiz	Amalia Aboitiz	
28. 950 Duncan St #208E	7517/148	Yinan Brassfield	YINAN BRASSFIELD	
29. 970 Duncan St #308F	7517/180	Morgan Babbs	Morgan Babbs	
30. 970 Duncan St #108	7517/164	Janet Sheffner	Janet Sheffner	
31. 319 Amber Dr.	7513/006	Dennis Sest	Dennis Sest	
32. 175 Red Rock Way #107K	7517/271	Nancy Hillan	Nancy Hillan	
33. 970 Duncan St #206	7517/170	Holley Newmark	Holley Newmark	
34. 951 Duncan St	7513/053	Herbert Lew	HERBERT LEW	
35. 949 Duncan St	7513/053	Po Yu Lew	Po Yu Lew	
36. 970 Duncan St 205F	7517/169	ROBERT	ROBERT	
37. 970 Duncan St 204F	7517/168	Christine Jendure	Christine Jendure	
38. 970 Duncan St 201F	7517/165	Terry Burchell	Terry Burchell	
39. 175 Red Rock Way #107K	7517/295	Rui Hong	Rui Hong	
40. 323 Amber Dr.	7513/005	Sylvia Horn	Sylvia Horn	
41. 970 Duncan Street #F203	7517-167	Greg Egertson	Greg Egertson	
42. 963 Duncan St	7513-035	Mary Foley	Mary Foley	
43. 5160 Diamond Hts Blvd #107K	7517-173	Kristie Korken	Kristie Korken	
44. 970 Duncan St	7517-166	Carolyn Bailey	Carolyn Bailey	
45. 55 Red Rock Way #302	7517-456	Charles Maden	Charles Maden	
46. 5160 Diamond Hts Blvd #304C	7517/092	Lisa Valentinsson	Lisa Valentinsson	
47. 955 Duncan St.	7513/055	Samy Lee	Samy Lee	
48. 963 Duncan St.	7513/055	Samantha Lee	Samantha Lee	
49. 55 Red Rock Way #303	7517/447	Margaret Essling	Margaret Essling	
50. 55 Red Rock Way #301	NOT IN PIM	JAY TANGUAY	JAY TANGUAY	
51. 55 RED ROCK WAY #211	7517-443	SHANNON LAMBRECHT	SHANNON LAMBRECHT	
52. 135 Turquoise Way	7509-005	David White	David White	

(All information provided is subject to public disclosure; personal information will not be redacted.)

83. 970 DUNCAN 7517- Terence Terence
307F 179 Groeper Groeper

Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
53. 135 Turquoise Way	7509-005	Celia Waggoner	Celia Waggoner	
54. 151 Turquoise Way	7509-056	Tina Will	Tina Will	
55. 995 DUNCAN ST	7513-027	DALGLISH CHEN	DALGLISH CHEN	
56. 55 Red Rock Way 0207	7517-439	Peter J. Lee	Peter J. Lee	
57. 970 DUNCAN ST. F306	7517-178	FRANCIS OLIVEIRA	FRANCIS OLIVEIRA	
58. 950 Duncan St	7517/149	LAKSHMI NARAYAN	LAKSHMI NARAYAN	
59. 5160 Diamond Heights #C102	7517-074	Daniel Scherere	Daniel Scherere	
60. 940 DUNCAN ST #D-107	7517/115	JOAN Gill	JOAN Gill	
61. 970 Duncan St F106	7517/162	Mary Scheib	Mary Scheib	
62. 970 Duncan St F101	7517/160 (180)	Rick Harper	Rick Harper	
63. 175 Red Rock III K	7517/275	Eric Lundgren	Eric Lundgren	
64. 303 Amber Dr.	7513/010	Eleanor Ng	Eleanor Ng	
65. 950 Duncan St	7517/155 307	Linda Leavitt	LINDA LEAVITT	

66. 977 DUNCAN 6600-029 JONATHAN WOYTEK JONATHAN WOYTEK

67. 977 DUNCAN 6600-029 PATRICIA WOYTEK PATRICIA WOYTEK

68. 970 Duncan - F207 Eleni Patelaki 7517-171 Eleni Patelaki

69. 989 Duncan 7513-028 BARBARA KLEMENTZ BARBARA KLEMENTZ
82. 5160 DH Blvd Elisabeth Collins Elisabeth Collins

70. 950 DUNCAN 7517-148 WILLIAM BRASSFIELD WILLIAM BRASSFIELD

71. 950 DUNCAN 7517-145 GARRETT HAYASHIDA GARRETT HAYASHIDA

72. 979 DUNCAN 7513-059 PABLO AND REBECCA PABLO SIGUENZA PABLO SIGUENZA

73. 979 DUNCAN 7513-058 Rebecca Signenra Rebecca Signenra

74. 5175 Diamond Heights Blvd #203 Jaime Cid Jaime Cid

75. 5175 Diamond Heights Blvd #203 Kirk Livingston Kirk Livingston

76. 5173 Diamond Heights Blvd #119 Rebeca Weil Rebeca Weil

77. 951 Duncan St. 7513-053 Selena Lew Selena Lew

78. 970 Duncan St Apt 305 F Kylie Rowe Kylie Rowe

79. 323 Amber 7513-005 WILLIAM LIM WILLIAM LIM

80. 940 DUNCAN ST D102 7517/098 SHANA SOULIS SHANA SOULIS

81. 970 DUNCAN ST F306 7517-178 FRANCES CUMMINGS FRANCES CUMMINGS

(All information provided is subject to public disclosure; personal information will not be redacted.)

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

Supervisor Printed Name	Signature	Date

(Attach copy of Planning Commission's Decision)

(All information provided is subject to public disclosure; personal information will not be redacted.)



Ph: (626) 314-3821
Em: info@mitsailsaw.com

Mitchell M. Tsai
Law Firm

139 S. Hudson Ave., Suite 200
Pasadena, California 91101

VIA E-MAIL AND IN PERSON

October 27, 2025

City and County of San Francisco
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

RECEIVED
CITY OF SAN FRANCISCO
SAN FRANCISCO
2025 OCT 27 7:40:24

**RE: Notice of Appeal and Reasons in Support of Granting the Appeal
of the September 25, 2025 Planning Commission Approvals of the
AT&T Monopole Facility Project at 350 Amber Dr., San Francisco,
its Conditional Use Authorization, and Shadow Findings (#02024-
004318CUA)**

Honorable County Board of Supervisors:

On behalf of Diamond Heights Community Association, a non-profit corporation and a number of undersigned residents (collectively “**Appellant**”), my Office is submitting these appeal justifications in support of the Appellant’s appeal of the San Francisco County’s (“**County**”) Planning Commission’s September 25, 2025 Approval of the Conditional Use Authorization (“**CUA**”) and associated Shadow Findings (“**Approvals**”) related to the AT&T Monopole Facility proposed at 350 Amber Dr., San Francisco, CA (“**Project**”). Appellant is also separately appealing the Planning Commission’s September 25, 2025 exemption of the Project from CEQA environmental review under the Class 3 categorical exemption for small structures.

The Appellant represents a group of concerned residents and property owners near the Project site, who have a strong interest in well-ordered land use planning and in addressing the environmental impacts of the Project and enforcing California and federal laws, as well as the local County/City regulations and the General Plan policies adopted for the protection of public health and safety, and the environment at large, including but not limited to the significant natural resources, such as the Glen Canyon Park adjacent to the Project, along with its sensitive biological resources.

In a nutshell, and among many other things, the Appellant and the community the Appellant represents are particularly concerned about the *safety* of the proposed

Project, in light of its *location*. First and foremost, the Project is proposed in the earthquake-induced *landslide zone* mapped by *both* the California Department of Conservation's California Earthquake Hazard Zone Map (Alquist-Priolo Map), as well as the local San Francisco Seismic Hazard Map, as detailed and shown further below. The Project site has a history of seismic failures. This translates into significant landslide and soil failure concerns about the 104-foot tall and 500 foot-base Project sliding down or causing a landslide near the residential areas, Glen Canyon Park and George Christopher Playground.

Second, the Project is proposed atop of 2 million cubic yards of dirt and rock taken from both hills and the park and Police Academy sit on is "infill", as evidenced by the County's own records. This suggests soil instability, the disturbance or seismic failure of which may affect the nearby homes, playground, and park, as well as the groundwaters which will be reached in order to secure the 104-foot monopole and its base in place.

Similarly, per the Project's *plans* presented to the Planning Commission on September 25, 2025, the Project is a 104-foot tall *monopine* – i.e., a 104-foot tower camouflaged as a pine tree with artificial branches and leaves. While all other documents presented to the County suggest that the wireless facility will *not* be a *monopine* and is solely a monopole, AT&T's presented plans speak differently.¹ There is ample evidence that such artificial trees pollute the environment with their plastic branches and leaves which fall off to the ground, stay on the ground, and decay, thus causing soil and groundwater contamination harmful to the public and the surrounding biological resources.

Third, there is ample direct expert evidence that wireless facilities similar to what the Project proposes are a significant fire hazard and have caused fires in multiple areas in

¹ Based on several other misrepresentations made by AT&T and its representatives (including those mentioned in this letter, *infra*), the County should question AT&T's statements and ultimate intentions and should secure a clear, unambiguous, accurate, stable, and finite Project description, including as to the nature, type, and precise location of the proposed wireless facility. Without such an accurate and unambiguous Project description, the County's assessment of the Project's environmental impacts and overall benefits, as well as the County's findings of consistency of the Project with various local rules and regulations are unsupported and will not pass judicial muster.

California. And yet, far from *mitigating* the fire hazard caused by the Project itself, the County approved the *siting* of such a significant fire hazard just next to a *grove* of *90-foot tall eucalyptus trees*, known for their fire-prone features. Simply put – in the highly foreseeable and likely event of a spark, electrical failure, or fire on the Project's proposed 104-foot wireless tower, or its 500 sf base, or its 30kw DC generator with a 190-gallon diesel fuel tank – the 90-foot eucalyptus trees in the grove will quickly catch fire and take it to the nearby residences, the Glen Canyon Park, George Christopher Playground, the Noe Valley Nursery School in the Playground and the nearby church which also houses a preschool, which would be nearly impossible to contain.

Fourth, the Project is proposed near – and will necessarily impact – the Glen Canyon Park on the southwest, which is one of San Francisco's 31 significant natural resource areas ("SNR"), a sensitive critical resource mapped and recognized by the County of San Francisco. The Glen Canyon Park is known for its rare wildlife species, as well as the wildlife corridor, which the County plans to link to other wildlife corridors in the County.

Similarly, the Project is proposed near the St. Nicholas Antiochian Orthodox Church on the northwest, which was built in 1965 and is a potential or presumed historical resource. The Project is also bordered by another public parks George Christopher Playground Noe Valley Preschool, a childcare center) to the south and east.

As such, the Project poses a direct threat to the environment, including public health and safety, San Francisco critical natural resources, and historical resources, in light of the Project's siting on a landslide zone, with a history of seismic failures, as well as the Project's fire hazards, which may have significant irreversible consequences in light of the nearby eucalyptus grove and open space.

Fifth, because of the above-noted *omissions* and failures of the Planning Commission to address and mitigate the critical public concerns and comments on the Project, the adopted findings to support the conditional use authorization or the shadow findings cannot be supported, as a matter of law.

Sixth and for the same reasons, the Planning Commission's findings of General Plan consistency are unsupported. In addition, the General Plan consistency findings are deficient as they leave out the Project's inconsistencies with the open space preservation and public health and safety policies under the General Plan and its Open Space and Safety Elements. As related, because of the Project's manifest

inconsistencies with the General Plan, it violates the State Planning and Zoning Law which requires both vertical consistency with the General Plan and also internal consistency between elements of the General Plan. Moreover, the Project is inconsistent with local zoning and height restrictions.

Notably, when approving the Project, the Planning Commission swept the above-noted critical concerns of the community and life and safety hazards under the rug, thereby showing its disregard of the rule of law and its duties of a public agency to investigate and disclose in good faith all that it possibly can, under the California Environmental Quality Act, State Planning and Zoning Law, and local Planning Code and General Plan of the San Francisco County.

The Planning Commission's Approvals also manifest its disregard for the critical life and safety of the Project's nearby residents, including children and elderly, who may be trapped in case of landslides or wildfires caused by the Project's massive size and features.

On behalf of the Appellant, we urge the Board of Supervisors to grant the appeal, to deny the Project before *any* action may be taken on the Project at the proposed location of 350 Amber Drive. We further urge the Board of Supervisors to require a full and detailed geotechnical examination of the Project Site, which, in addition, addresses the facts of historic seismic failures on the Project site.

The Appellant expressly reserves the right to supplement this letter with additional evidence and materials at or prior to hearings on the Project, and at any later hearing and proceeding related to this Project. Gov. Code, § 65009, subd. (b); Pub. Res. Code, § 21177, subd. (a); see *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal.App.4th 1184, 1199-1203; see also *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal.App.4th 1109, 1121.

The Appellant further incorporates by reference all the comments and concerns raised to date on the Project or its environmental CEQA clearance. See *Citizens for Clean Energy v. City of Woodland* (2014) 225 Cal.App.4th 173, 191 (finding that any party who has objected to the project's environmental documentation may assert any issue timely raised by other parties).

Moreover, the Appellant requests that the County provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act, (Pub. Res. Code, § 21000 *et seq.*), and the California Planning and Zoning

Law (Gov. Code, §§ 65000–65010). California Public Resources Code Sections 21092.2, and 21167(f) and California Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body. We further request that such notices be provided to us *also* in their *electronic form*, as soon as those become available.

In sum, Appellant urges the Board of Supervisors to meaningfully consider the public safety concerns, the critical seismic, landslide, fire, and chemical hazards to public health and safety and particularly to the most vulnerable children in the adjacent playground and residences, as well as to the environmentally sensitive and critical mapped resource of the Glen Canyon park and the Project's impacts on the park and its biological resources, the Project's mass and scale, its siting near fire-prone forest of Eucalyptus trees; the Project's incompatibility with the County's General Plan goals, objectives and policies, zoning, and height restrictions and the lack of a meaningful CEQA review, and to grant the appeal and deny the Project outright as a hazard to the nearby community.

If the County has any questions, please feel free to contact my Office.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Tsai", followed by a large, stylized number "2". The signature is written over a horizontal line.

Mitchell M. Tsai

Attorney for Appellant



PLANNING COMMISSION MOTION NO. 21825

HEARING DATE: **SEPTEMBER 25, 2025**

RECEIVED
DEPT. OF PLANNING
SAN FRANCISCO
2025 JUL 27 11:03 AM

Record No.: 2024-004318CUA
Project Address: 350 Amber Drive
Zoning: P (Public) Zoning District
OS Height and Bulk District
Central Neighborhoods Large Residence Special Use District
Family and Senior Housing Opportunity Special Use District
Cultural District: N/A
Block/Lot: 7521/005
Project Sponsor: AT&T Wireless c/o Eric Lentz
5001 Executive Parkway
San Ramon, CA 94583
Property Owner: City and County of San Francisco
25 South Van Ness Ave Ste. 400
San Francisco, CA 94102
Staff Contact: John Dacey – (628) 652-7415
john.dacey@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 211.2 AND 303, TO INSTALL A NEW AT&T MACRO WIRELESS TELECOMMUNICATIONS FACILITY ON AN APPROXIMATELY 104-FOOT-TALL MONOPOLE, CONSISTING OF (12) NEW ANTENNAS; (9) NEW REMOTE RADIO UNITS AND ANCILLARY EQUIPMENT. THE SUBJECT PROPERTY IS LOCATED AT 350 AMBER DRIVE, LOTS 005 IN ASSESSOR'S BLOCK 7521, WITHIN THE P (PUBLIC) ZONING DISTRICT AND OS HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 15, 2024, Eric Lentz, on behalf of AT&T Wireless (hereinafter "Project Sponsor") filed Application No. 2024-004318CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to install a new AT&T Wireless Macro Wireless Telecommunication Services Facility (hereinafter "Project") at 350 Amber Drive, Block 7521 Lots 005 (hereinafter "Project Site").

On May 29, 2025, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On June 26, 2025, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2024-004318CUA and Shadow Analysis Application No. 2024-004318SHD and continued the hearing to July 24, 2025.

On July 24, 2025, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2024-004318CUA and Shadow Analysis Application No. 2024-004318SHD and continued the hearing to September 25, 2025.

On September 25, 2025, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2024-004318CUA and Shadow Analysis Application No. 2024-004318SHD.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2024-004318CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2024-004318CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project proposes to install a new AT&T Macro Wireless Telecommunication Facility on an approximately 104-foot-tall monopole located at the rear of the San Francisco Police Academy. The WTS facility will consist of twelve (12) new antennas, nine (9) new remote radio units, three (3) tower mounted DC-9 surge suppressors, one (1) GPS unit mounted on a proposed outdoor equipment cabinet, one (1) walk-up cabinet, and one (1) 30kw DC generator with a 190-gallon diesel fuel tank on a concrete pad. The ancillary equipment will be surrounded by an 8’ chain link fence.
- 3. Site Description and Present Use.** The Project is located on Lot 005 of Assessor’s Block 7521 (with a lot area of approximately 195,113 square feet), with frontage along Amber Drive to the northwest, Turquoise Way to the west and Duncan Street to the north. The property is owned by the City and under the jurisdiction of the Police Department. The Project Site contains three, one-to-two-story buildings, presently housing the San Francisco Police Academy.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the P (Public) Zoning District. The immediate context is mixed in character with residential, recreation, and institutional uses. The immediate neighborhood includes two-to-three-story residential development to the west and north,

a public park (Glen Canyon Park) to the southwest, St. Nicholas Orthodox Church to the northeast, and another public park (George Christopher Playground) to the south and east.

5. **Public Outreach and Comments.** The Project Sponsor held one community meeting regarding the Project on April 10, 2024. Seven community members attended the meeting in person and two community members attended remotely via zoom. Concerns were raised regarding potential impacts on public trails below the project site and 5G RF propagation. The Department has received 46 letters regarding the proposed project, with eight of those letters in support and 38 in opposition. The correspondence that expressed support for the project stated that existing wireless coverage in the neighborhood was poor and better service would improve emergency response times. The correspondence in opposition had concerns over the proximity of the facility to nearby parks and residential properties, the aesthetics of the structure, potential negative impacts on property values, potential fire risks, and possible health impacts from increased exposure to radio frequency radiation for residents in the area.
6. **Past History and Actions.** The Planning Commission adopted the *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* ("Guidelines") for the installation of wireless telecommunications facilities in 1996. These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003 and again in 2012, requiring community outreach, notification, and detailed information about the facilities to be installed.

Section 8.1 of the Guidelines outlines Location Preferences for wireless facilities. There are five primary areas where the installation of wireless facilities should be located:

1. Publicly-used Structures: such facilities as fire stations, utility structures, community facilities, and other public structures;
2. Co-Location Site: encourages installation of facilities on buildings that already have wireless installations;
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.

Section 8.1 of the WTS Siting Guidelines further stipulates that the Planning Commission will not approve WTS 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.

Before the Planning Commission can review an application to install a wireless facility, the Project Sponsor must submit a five-year facilities plan, which must be updated biannually, an emissions report and approval by the Department of Public Health, Section 106 Declaration of Intent, an independent evaluation verifying coverage and capacity, a submittal checklist and details about the facilities to be installed.

Under Section 704(B)(iv) of the 1996 Federal Telecommunications Act, local jurisdictions cannot deny wireless facilities based on Radio Frequency (RF) radiation emissions so long as such facilities comply with the FCC's regulations concerning such emissions.

7. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities.

Based on the zoning and land use, the proposed WTS facility is at a Location Preference 1 Site (Publicly-used Structures) according to the WTS Facilities Siting Guidelines, making it a desired location.

8. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network is designed to address coverage and capacity needs in the area. The network will operate in the 6GHz, C-Band, 700, 850, 1900, 2100 and 2300 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
9. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett & Edison, a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the Guidelines, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.
10. **Department of Public Health Review and Approval.** The Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Radio-Frequency (RF) levels from the proposed AT&T transmitters at any nearby publicly accessible building or area would 11% of the FCC public exposure limit.

There are no antennas existing operated by AT&T Wireless installed on the roof top of the building at 350 Amber Dr. Existing RF levels at ground level were around 1% of the FCC public exposure limit. No other antennas were observed within 100 feet of this site. AT&T Wireless proposes to install 12 new antennas. The antennas are mounted at a height of 103 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.057 mW/sq cm., which is 8 % of the FCC public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit extends 116 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 47 feet of the front of the antennas while they are in operation.

11. Coverage and Capacity Verification. The maps, data, and conclusion provided by AT&T to demonstrate the need for outdoor and indoor coverage and capacity have been determined by Hammet & Edison, an engineering consultant and independent third party, to accurately represent the carrier's present and post-installation conclusions.

12. Maintenance Schedule. The facility would operate without on-site staff but with a maintenance crew visiting the property to service and monitor the facility.

13. Planning Code Compliance. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. Use. Per Planning Code Section 211.2, a Conditional Use Authorization is required for a WTS facility if used for commercial communication systems.

14. Conditional Use Findings. Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

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 nature of the vicinity. The proposed monopole will be painted brown and located adjacent to a grove of Eucalyptus trees to minimize visual impacts. 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.

The Project is necessary in order to achieve sufficient indoor and outdoor 4G LTE mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by 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.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

(1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposal would not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The proposed antennas will be mounted on the

proposed 104-foot tall monopole. The associated equipment cabinets will be located behind the police academy and not visible from the public street.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading for a telecommunications wireless facility. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

While some noise and dust may result from the installation of the antennas and transceiver equipment, noise or noxious emissions from continued use are not likely to be significantly greater than ambient conditions due to the operation of the wireless communication network.

- (4) 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.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- 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.

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 Planning Code does not require parking or loading for a wireless telecommunications facility. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

The Project is necessary in order to achieve sufficient indoor and outdoor 4G LTE mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by 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.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- 15. 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.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

The Project will enhance the total city living and working environment by providing communication services for residents and workers within the City. Additionally, the Project would comply with Federal, State and Local performance standards.

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.

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.

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3

ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER.

Policy 1.20

Increase communication capabilities in preparation for all phases of a disaster and ensure communication abilities extend to hard-to-reach areas and special populations.

Policy 2.4

Bolster the Department of Emergency Management's role as the City's provider of emergency planning and communication, and prioritize its actions to meet the needs of San Francisco.

Policy 2.15

Utilize advancing technology to enhance communication capabilities in preparation for all phases of a disaster, particularly in the high-contact period immediately following a disaster.

Policy 3.7

Develop a system to convey personalized information during and immediately after 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.

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.

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

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

- 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.

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

Due to the nature of the Project and minimal maintenance or repair, municipal transit service will not be significantly impeded and neighborhood parking will not be overburdened.

- 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.

- 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.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- 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 295 was 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.

- 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.
- 18.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2024-004318CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 6, 2024, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 25, 2025.



Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Braun, So
NAYS: Williams, Imperial, Moore
ABSENT: None
ADOPTED: September 25, 2025

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Wireless Telecommunication Facility(d.b.a. AT&T Wireless) located at 350 Amber Drive, Block 7521, and Lot 005 pursuant to Planning Code Section(s) 211.2 and 303 within the P (Public) District and a OS Height and Bulk District; in general conformance with plans, dated February 6, 2024, and stamped “EXHIBIT B” included in the docket for Record No. 2024-004318CUA and subject to conditions of approval reviewed and approved by the Commission on September 25, 2025 under Motion No. **21825**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **September 25, 2025** under Motion No. **21825**.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Design – Compliance at Plan Stage

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7415, www.sfplanning.org

7. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:

- A. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to ensure public safety, ensure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
- B. **For the Project Site,** regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
- C. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7415 www.sfplanning.org

8. **Screening - WTS.** To the extent necessary to ensure compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:
- A. Modify the placement of the facilities;
 - B. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
 - C. Install multi-lingual signage, including the RF radiation hazard warning symbol identified in ANSI C95.2 1982, to notify persons that the facility could cause exposure to RF emissions;
 - D. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.

- E. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
- F. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual effects;
- G. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
- H. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
- I. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7415, www.sfplanning.org

Monitoring - After Entitlement

- 9. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 10. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 11. Implementation Costs - WTS.** The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.

The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with implementation of the conditions of approval contained in this authorization, including costs incurred

by this Department, the Department of Public Health, the Department of Technology, Office of the City Attorney, or any other appropriate City Department or agency. The Planning Department shall collect such costs on behalf of the City.

The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 12. Implementation and Monitoring - WTS.** In the event that the Project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 13. Project Implementation Report - WTS.** The Project Sponsor shall prepare and submit to the Zoning Administrator a Project Implementation Report. The Project Implementation Report shall:

- A. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
- B. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
- C. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non-holiday weekday with the subject equipment measured while operating at maximum power.
- D. Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.
- E. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
- F. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org

- 14. Coverage and Capacity Verification.** Use is authorized as long as an independent evaluator, selected by the Planning Department, determines that the information and conclusions submitted by the wireless service provider in support of its request for conditional use are accurate. The wireless service provider shall fully cooperate with the evaluator and shall provide any and all data requested by the evaluator to allow the evaluator to verify that the maps, data, and conclusions about service coverage and capacity submitted are accurate. The wireless service provider shall bear all costs of said evaluation. The independent evaluator, upon request by the wireless service provider shall keep the submitted data confidential and shall sign a confidentiality agreement acceptable to the wireless service provider. The independent evaluator shall be a professional engineer licensed by the State of California.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7415, www.sfplanning.org

- 15. Notification prior to Project Implementation Report - WTS.** The Project Sponsor shall undertake to inform and perform appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antenna at the time of testing for the Project Implementation Report.

- A. At least twenty calendar days prior to conducting the testing required for preparation of the Project Implementation Report, the Project Sponsor shall mail notice to the Department, as well as to the resident of any legal dwelling unit within 25 feet of a transmitting antenna of the date on which testing will be conducted. The Applicant will submit a written affidavit attesting to this mail notice along with the mailing list.
- B. When requested in advance by a resident notified of testing pursuant to subsection (a), the Project Sponsor shall conduct testing of total power density of RF emissions within the residence of that resident on the date on which the testing is conducted for the Project Implementation Report.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 16. Installation - WTS.** Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 17. Periodic Safety Monitoring - WTS.** The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.

For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org

Operation

- 18. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 19. Out of Service – WTS.** The Project Sponsor or Property Owner shall remove antennae and equipment that has been out of service or otherwise abandoned for a continuous period of six months.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 20. Emissions Conditions – WTS.** It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.

For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org

- 21. Noise and Heat – WTS.** The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Control Ordinance. The WTS facility, including power source and any heating/cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.

For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org

- 22. Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 23. Compatibility with City Emergency Services – WTS.** The facility shall not be operated or caused to transmit on or adjacent to any radio frequencies licensed to the City for emergency telecommunication services such that the City's emergency telecommunications system experiences interference, unless prior approval for such has been granted in writing by the City.

For information about compliance, contact the Department of Technology, 415.581.4000, <http://sfgov3.org/index.aspx?page=1421>



AT&T SITE NUMBER: CCL05350
AT&T SITE NAME: SF POLICE ACADEMY

350 AMBER DRIVE
SAN FRANCISCO, CALIFORNIA 94131
JURISDICTION: CITY OF SAN FRANCISCO
APN: 7521005

SITE TYPE: OUTDOOR /
MONOPOLE

INITIATIVE/PROJECT: NSB
USID #: 330307
FA LOCATION CODE: 15906588
RFDS ID: RFDS-1702
RFDS VERSION: 1.00
RFDS DATE: 01/26/2024
PACE JOB #: MRSFR095386
PTN #: 3701A15N2L

PROJECT DESCRIPTION

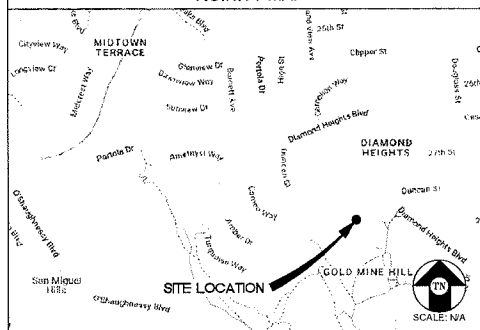
A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- INSTALLATION OF A 20'-0" X 27'-6" AT&T TELECOMMUNICATIONS FACILITY (≈\$50,00, FT.)
- INSTALLATION OF A FATE 100-0" MONOPILE
- INSTALLATION OF A FATE 78' CHAIN LINK FENCE
- INSTALLATION OF (2) AT&T WIDE AND (1) WIDE CHAIN LINK GATES
- INSTALLATION OF AT&T ANTENNA MOUNTING ASSEMBLIES AT A 100'-0" CENTERLINE
- INSTALLATION OF (12) AT&T PANEL ANTENNA MOUNTING ASSEMBLIES AT A 100'-0" CENTERLINE (64 PER SECTOR)
- INSTALLATION OF (36) AT&T REMOTE RADIO UNITS (RRUS) (3 PER SECTOR)
- INSTALLATION OF (3) AT&T TOWER MOUNTED DC/5 SURGE
- INSTALLATION OF (1) FIRSTNET BY AT&T GPS UNIT MOUNTED ON PROPOSED OUTDOOR EQUIPMENT CABINET
- INSTALLATION OF (2) AT&T 100' WIDG EQUIPMENT
- INSTALLATION OF A NEW AT&T 30KV D.C. TRANSFORMER WITH 190 GALLON DIESEL FUEL TANK ON A NEW 5'-0" X 9'-0" CONCRETE PAD
- NEW FIBER CONDUIT RUN TO FIBER CABINET
- INSTALLATION OF (1) AT&T GROUND (1) HOFFMAN BOX MOUNTED TO A NEW H-FRAME

PROJECT INFORMATION

SITE NAME:	SF POLICE ACADEMY	SITE ACQUISITION COMPANY:	MODUS LLC
SITE #:	CCLOS050		249 STOCKTON STREET SAN FRANCISCO, CALIFORNIA 94108
COUNTY:	SAN FRANCISCO COUNTY	LEASING CONTACT:	ATTN: LORRIE BILLALON (510) 823-8888
JURISDICTION:	CITY OF SAN FRANCISCO		LBILLALON@MODUSLLC.COM
APN:	7521005	ZONING CONTACT:	ATTN: CAROLINE STYIC (516) 861-3585
SITE ADDRESS:	352 AMBER DRIVE SAN FRANCISCO, CALIFORNIA 94112		CSTYIC@MODUSLLC.COM
CURRENT ZONING:	PUBLIC (P)	CONSTRUCTION CONTACT:	ATTN: KEITH CONNER (408) 506-5891
CONSTRUCTION TYPE:	V-B		KCONNER@BESCHTEL.COM
OCCUPANCY TYPE:	U. (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	P&E		
LATITUDE:	N 37° 44' 37.8" NAD 83 N 37° 43' 59.2" NAD 83		
LONGITUDE:	W 122° 30' 19.7" WAD 83 W 122° 44' 15.91" NAD 83		
GROUND ELEVATION:	1554.9 AMSL		
PROPERTY OWNER:	CITY & COUNTY OF SAN FRANCISCO 25 VAN NESS AVENUE, STE. 400 SAN FRANCISCO, CALIFORNIA 94132		
APPLICANT:	AT&T MOBILITY 501 EXECUTIVE PARKWAY SAN RAMON, CALIFORNIA 94583		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 5001 EXECUTIVE PARKWAY, SAN RAMON, CALIFORNIA 94583
TO: 350 AMBER DRIVE
SAN FRANCISCO, CALIFORNIA 94131

HEAD NORTH
TURN RIGHT TOWARD EXECUTIVE PKWY
TURN RIGHT ONTO EXECUTIVE PKWY
TURN LEFT ONTO CAMINO RAMON
USE THE RIGHT 2 LANES TO TAKE EXIT 10 TO CROW CANYON RD
USE THE RIGHT 3 LANES TO MERGE ONTO I-680 N VIA THE RAMP TO SACRAMENTO
MERGE ONTO I-680 N
USE THE RIGHT 3 LANES TO TAKE EXIT 46A FOR STATE ROUTE 24 TOWARD OAKLAND/AJAYETTE
CONTINUE ONTO CA-24 W
KEEP LEFT AT THE FORK TO STAY ON CA-24 W
USE THE RIGHT 3 LANES TO TAKE EXIT 39 TO MERGE ONTO I-680 W TOWARD SAN FRANCISCO
USE THE RIGHT 3 LANES TO TAKE EXIT 140A TO MERGE ONTO I-680 W TOWARD SAN FRANCISCO
USE THE RIGHT 3 LANES TO TAKE EXIT 431 TO MERGE ONTO I-680 S TOWARD DALY CITY
TAKE EXIT 52 FOR MONTEREY BLVD
TURN RIGHT ONTO MONTEREY BLVD
CONTINUE ONTO DIAMOND ST
TURN LEFT TO STAY ON DIAMOND ST
TURN RIGHT TO STAY ON DIAMOND ST
TURN RIGHT ONTO DIAMOND HEIGHTS BLVD
TURN LEFT ONTO DUNCAN ST
TURN LEFT
TURN LEFT
TURN LEFT
TURN RIGHT
DESTINATION WILL BE ON THE LEFT

ESTIMATED TIME: 1 HOUR 2 MINUTES ESTIMATED DISTANCE: 40.1 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 12, TITLE 24 C.C.R.
2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS;
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 8, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS
2022 CALIFORNIA PLUMBING CODE (CPC), PART 6, TITLE 24 C.C.R.
2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS
2022 CALIFORNIA ENERGY CODE (CEC), PART 8, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE (CFC), PART 3, TITLE 24 C.C.R.
2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCE STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI-A11.1-2019
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 118-203.5

SHEET INDEX

SHEET NO.	DESCRIPTION	REV
T-1	TITLE SHEET	0
T-2	SITE SIGNAGE	0
C-1	SITE SURVEY	0
A-1	OVERALL SITE PLAN	0
A-1.1	ENLARGED SITE PLAN	0
A-2	SITE DETAIL	0
A-2.1	SITE DETAIL WITH DIMENSIONS	0
A-3	ANTENNA LAYOUT AND EQUIPMENT SCHEDULE	0
A-4	NORTHEAST AND SOUTHEAST ELEVATIONS	0
A-5	SOUTHWEST AND NORTHWEST ELEVATIONS	0
D-1	EQUIPMENT DETAILS	0
D-2	EQUIPMENT DETAILS	0
E-1	UTILITY ROUTING, PANEL SCHEDULE, SINGLE LINE DIAGRAM AND NOTES	0

PROJECT INFORMATION

CCL05350
SF POLICE ACADEMY

350 AMBER DRIVE
SAN FRANCISCO, CALIFORNIA 94131

PREPARED FOR



5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR



SPECTRUM SERVICES, LLC
4850 WEST COQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

AT&T SITE NO: CCL05350

PROJECT NO.

DRAWN BY: R. CRUZ

CHECKED BY: R. MARTINEZ

APPROVED BY: C. WENER

ISSUE STATUS

[illegible]

LICENSURE:

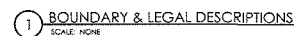
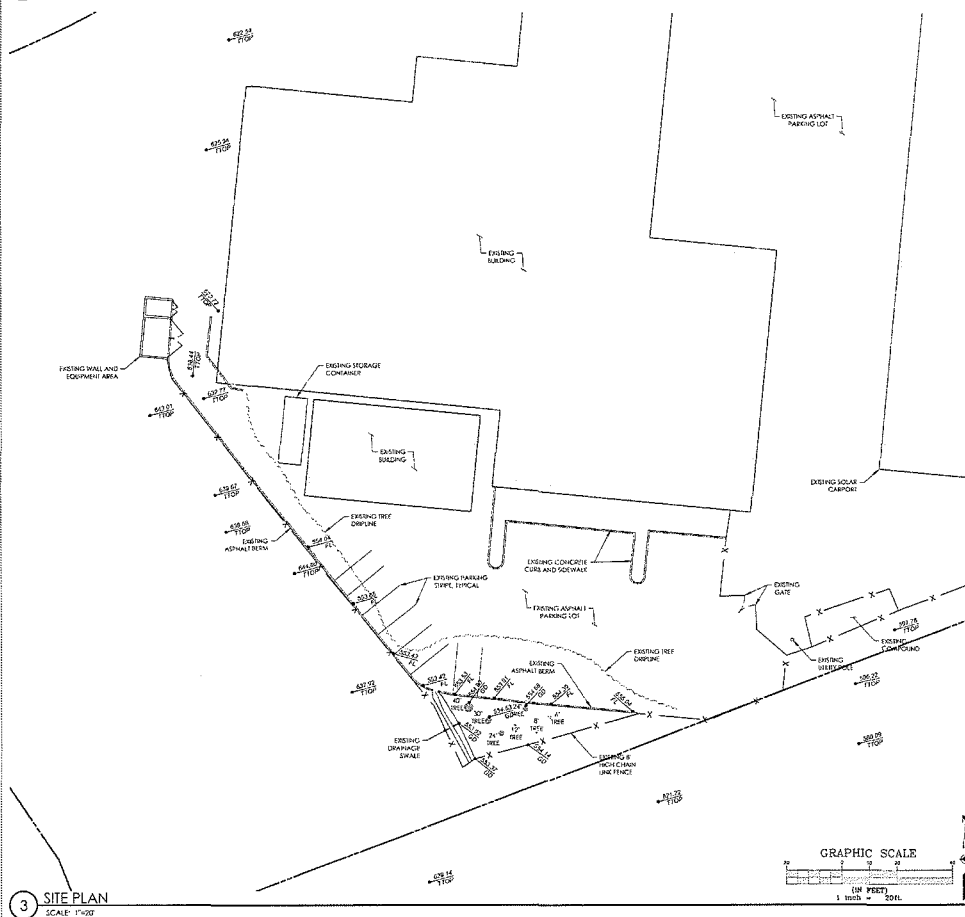
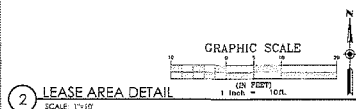
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ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



BASIS OF BEARINGS

THE MEASUREMENTS ARE BASED UPON CALIFORNIA COORDINATE SYSTEM, ZONE 3, NAD 83

BENCHMARK:

TRIMBLE R102 GPS SYSTEM WAS USED TO OBSERVE ON-SITE CONTROL. DATA PROCESSED THROUGH NATIONAL GEODETIC SURVEYS ONLINE POSITIONING USER SERVICE TO OBTAIN STATE PLANE COORDINATES AND LATITUDE AND LONGITUDE (NAD 83) ALONG WITH ELEVATION (NAVD 86).

NOTES:

1. DATE OF SURVEY: 12/14/2023
2. ACFE PAGE PARCELS: 3.00 ACRES
3. ACFE OFS PARCELS: 0000-000000
4. PROPOSED LEASE AREA: 0.00' x 0.00' = 0.00 SQUARE FEET
5. PROPERTY OWNER(S):
6. MAGNETIC DECLINATION: 12.00'
7. CONVERGENCE ANGLE: 0.00000'

FIRM CLASSIFICATION

THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 060990230A, EFFECTIVE DATE MARCH 23, 2001, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM.

ZONE NOT BEING CLASSIFIED AS AREA OF SPECIAL FLOOD HAZARD FOR SAID FLOOD MAP ABOVE

PROPOSED ANTENNA GEODETIC COORDINATES

THE CENTER OF THE PROPOSED ANTENNAS AS SHOWN HEREON IS LOCATED AT THE FOLLOWING

COORDINATES: NAD 83

LATITUDE: N 83°46'00.00"
LONGITUDE: W 83°56'30.00"

THE LATITUDE AND LONGITUDE SHOWN HEREON WERE DERIVED FROM DATA COLLECTED USING A TRIMBLE RT202 GPS DUAL-FREQUENCY RECEIVER AND PROCESSED THROUGH THE NATIONAL GEODESIC SURVEY ONLINE POSITIONAL USER SERVICE. ACCURACY FOR ENTHAATIC SURVEYING USING A TRIMBLE RT202 GPS RECEIVER IS HORIZONTALLY $\pm 10\text{mm} + 1\text{ppm RMS}$.

LEGEND

- | | |
|-----|------------------------|
| AC | = ASPHALTIC CONCRETE |
| FP | = EDGE OF PAVEMENT |
| FL | = FLOWLINE |
| FS | = FINISHED SURFACE |
| GD | = GROUND ELEVATION |
| TC | = TOP OF CURB |
| ACL | = ABOVE GRADE LEVEL |
| ASL | = ABOVE MEAN SEA LEVEL |
| TOP | = TREE TOP ELEVATION |



5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

PROJECT INFORMATION:

CCL05350

350 AMBER DR
SAN FRANCISCO, CA

CURRENT ISSUE DATE:

01/05/2024

ISSUED FOR:

90% SURVEY

REV.: _____ DATE: _____ DESCRIPTION: _____ BY: _____

COORDINATING ARCHITECT:

ODI OMNI DESIGN
INCORPORATED
480 - RICHMOND | LINDEN, PA. 15659

SEAL



CONSULTANT:

DRAWN BY: _____ CHK: _____ APV: _____

MWM	MWM	MWM
-----	-----	-----

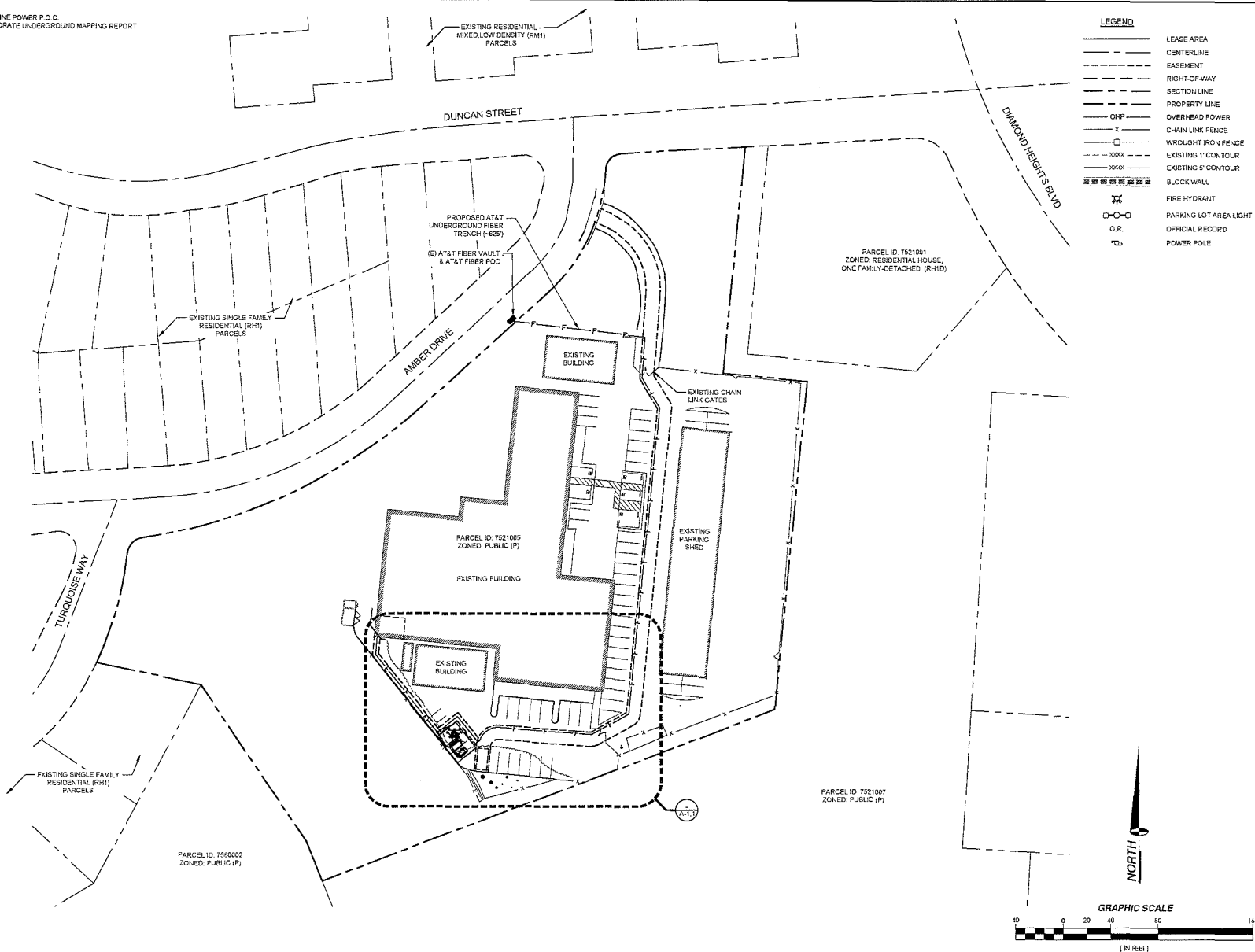
SHEET TITLE: _____

LEASE AREA DETAIL SITE & BOUNDARY PLAN

SHEET NUMBER: _____ REVISION: _____

C-1	
	1180 10XX

- NOTE:
1. PG&E TO DETERMINE POWER P.O.C.
2. NEED TO INCORPORATE UNDERGROUND MAPPING REPORT



OVERALL SITE PLAN

PROJECT INFORMATION:

CCL05350
SF POLICE ACADEMY

350 AMBER DRIVE
SAN FRANCISCO, CALIFORNIA 94131

PREPARED FOR



5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:



A Nextiva Company
SPECTRUM SERVICES, LLC
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

AT&T SITE NO: CCL05350

PROJECT NO:

DRAWN BY: R. CRUZ

CHECKED BY: R. MARTINEZ

APPROVED BY: C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/29/24	10% ZCHNG	R.C.
0	02/06/24	100% ZCHNG	R.C.

LICENSURE:

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SHEET TITLE:

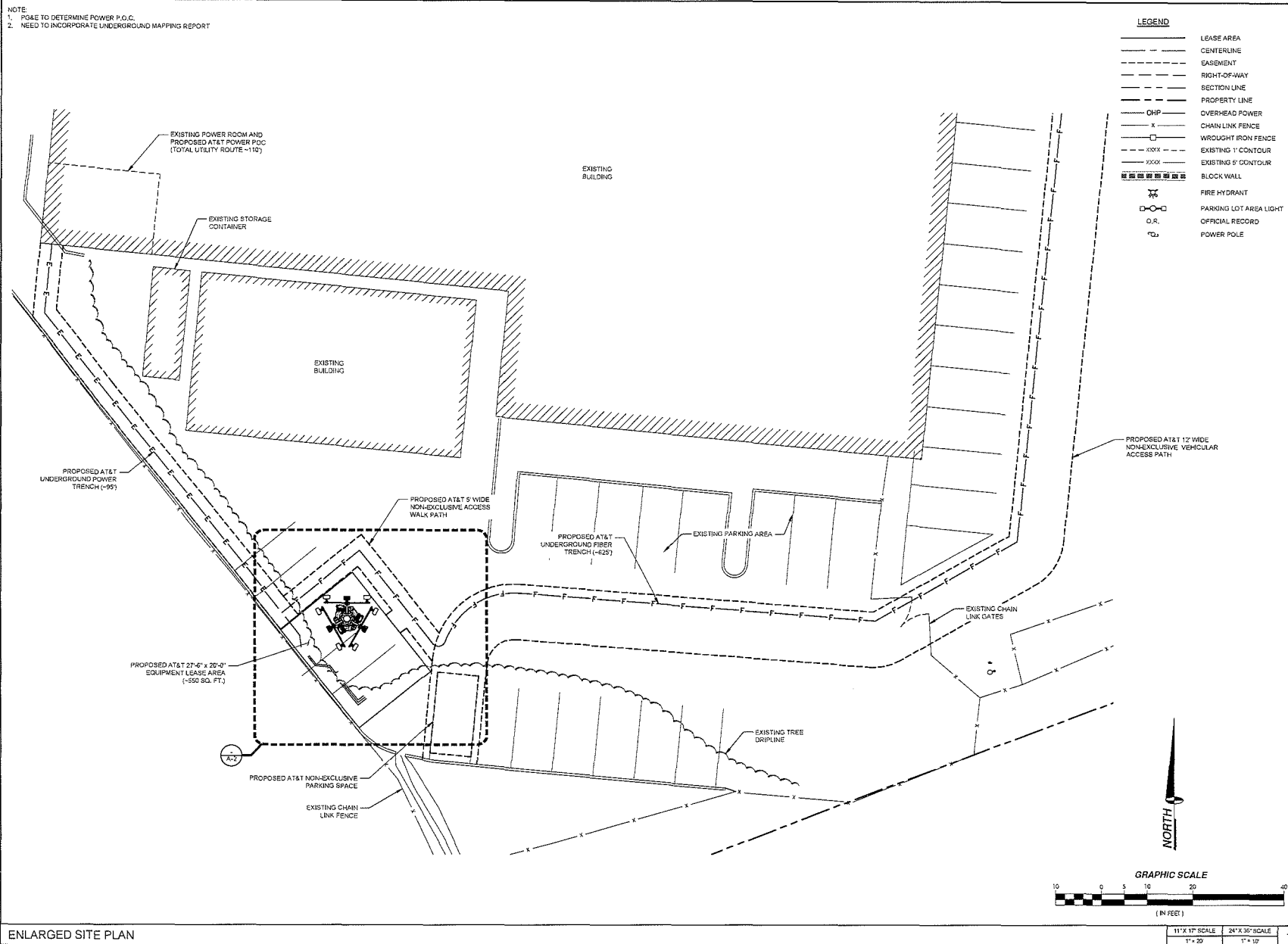
OVERALL SITE
PLAN

SHEET NUMBER

A-1

11" X 17" SCALE 24" X 36" SCALE
1" = 80' 1" = 40'

NOTE:
1. PG&E TO DETERMINE POWER P.O.C.
2. NEED TO INCORPORATE UNDERGROUND MAPPING REPORT



PROJECT INFORMATION:

CCL05350
SF POLICE ACADEMY

350 AMBER DRIVE
SAN FRANCISCO, CALIFORNIA 94131

PREPARED FOR

 at&t

5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:
SPECTRUM
A Nextedge Company
SPECTRUM SERVICES, LLC
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

AT&T SITE NO:	CCL05350
PROJECT NO:	
DRAWN BY:	R. CRUZ
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APPROVED BY:	C. WENER

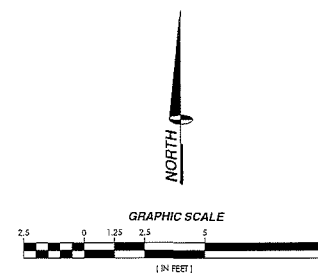
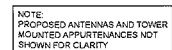
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SHEET TITLE:
ENLARGED SITE
PLAN

SHEET NUMBER
A-1.1



SHEET NUMBER
A-21

PREPARED FOR

 at&t

5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:
SPECTRUM
A Nextedge Company
SPECTRUM SERVICES, LLC
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

AT&T SITE NO:	CCL05350
PROJECT NO:	
DRAWN BY:	R. CRUZ
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

[illegible]

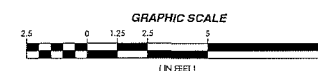
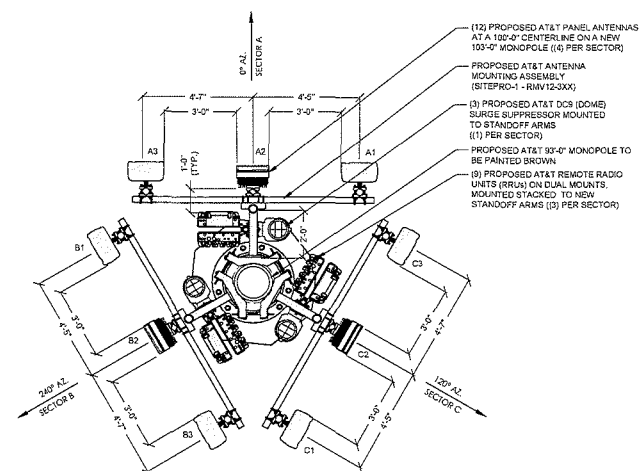
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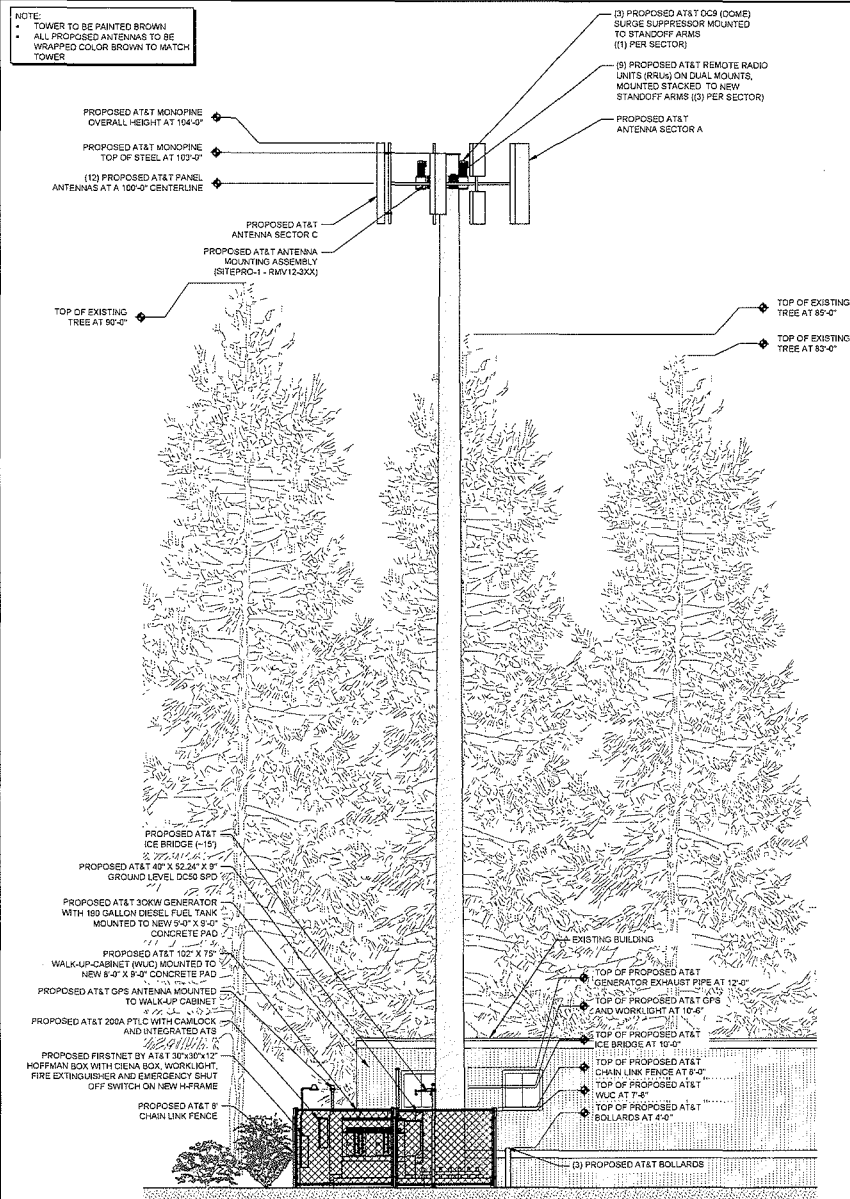
SHEET TITLE:
ANTENNA LAYOUTS AND
ANTENNA & EQUIPMENT
SCHEDULE

SHEET NUMBER
A-3

ANTENNA AND EQUIPMENT SCHEDULE								
	POSITION	ANTENNA AZIMUTH	ANTENNA MAKE	ANTENNA MODEL	FRUs	EQUIPMENT CENTERLINE	CABLE TYPE	CABLE LENGTH
ALPHA SECTOR	1	0°	QUINTEL	QD668-2	(1) RADIO 4495 B5/B12A	109'-0"	(18) FIBER JUMPERS	135'
	2 (TOP)		ERICSSON	AIR4419 B77G (TOP)	INTEGRATED WITHIN AIR6419			
	2 (BOTTOM)		ERICSSON	AIR6419 B77D (BOTTOM)	INTEGRATED WITHIN AIR6449			
	3		QUINTEL	QD6612-2	(1) RADIO 4478 B14 (1) RADIO 4890 S25/B66			
BETA SECTOR	1	240°	QUINTEL	QD668-2	(1) RADIO 4490 B5/B12A	100'-0"	(16) FIBER JUMPERS	135'
	2 (TOP)		ERICSSON	AIR6418 B77G (TOP)	INTEGRATED WITHIN AIR6419			
	2 (BOTTOM)		ERICSSON	AIR6419 B77D (BOTTOM)	INTEGRATED WITHIN AIR6449			
	3		QUINTEL	QD6612-2	(1) RADIO 4478 B14 (1) RADIO 4890 S25/B66			
GAMMA SECTOR	1	120°	QUINTEL	QD668-2	(1) RADIO 4490 B5/B12A	100'-0"	(18) FIBER JUMPERS	135'
	2 (TOP)		ERICSSON	AIR6418 B77G (TOP)	INTEGRATED WITHIN AIR6419			
	2 (BOTTOM)		ERICSSON	AIR6419 B77D (BOTTOM)	INTEGRATED WITHIN AIR6449			
	3		QUINTEL	QD6612-2	(1) RADIO 4478 B14 (1) RADIO 4890 S25/B66			
RFDS ID		RFDS-1702		NOTE: 1. ANTENNA POSITION ARE LEFT TO RIGHT FROM FRONT OF ANTENNA				
RFDS DATE		01/26/2024						
RFDS VERSION		1.00						



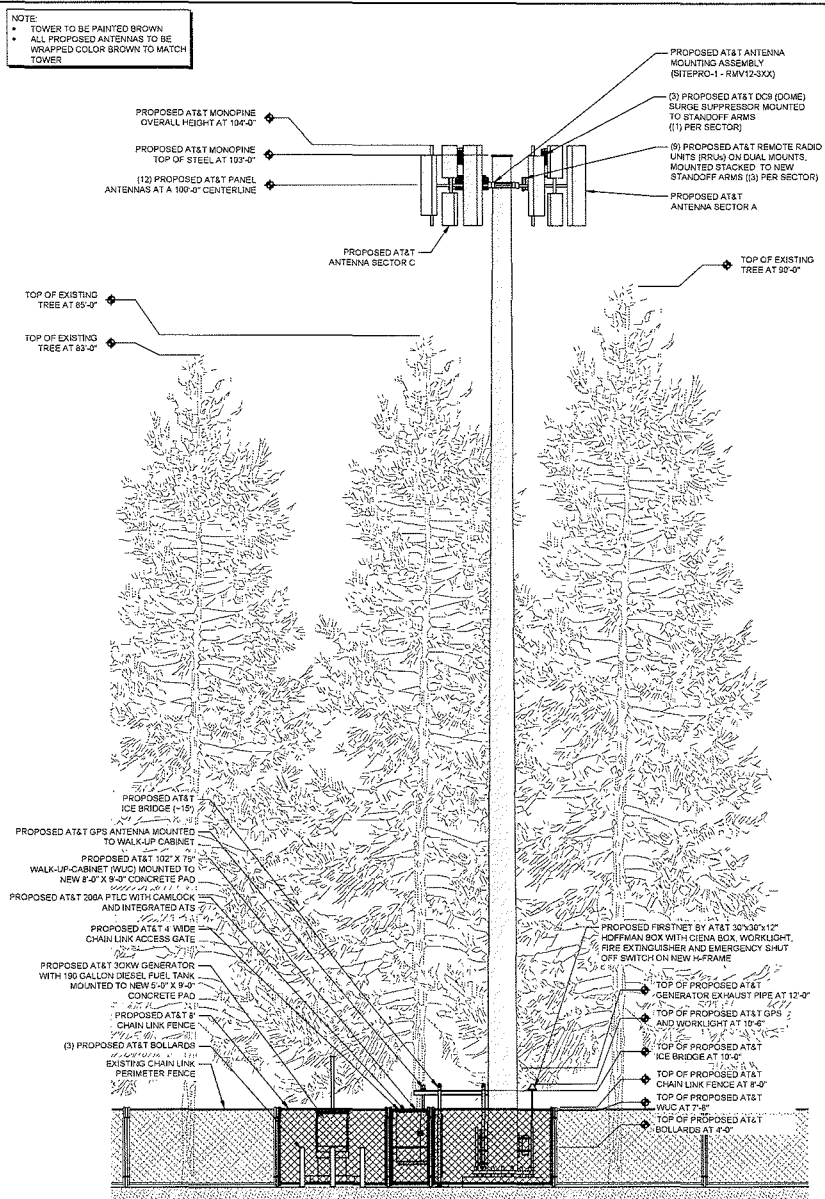
NOTE:
 * TOWER TO BE PAINTED BROWN
 * ALL PROPOSED ANTENNAS TO BE WRAPPED COLOR BROWN TO MATCH TOWER



SOUTHEAST ELEVATION

1" X 17" SCALE
 1" = 12'

NOTE:
 * TOWER TO BE PAINTED BROWN
 * ALL PROPOSED ANTENNAS TO BE WRAPPED COLOR BROWN TO MATCH TOWER



NORTHEAST ELEVATION

1" X 17" SCALE
 1" = 12'

PROJECT INFORMATION:
CCL05350
SF POLICE ACADEMY
 350 AMBER DRIVE
 SAN FRANCISCO, CALIFORNIA 94131

PREPARED FOR
at&t
 5001 EXECUTIVE PARKWAY
 SAN RAMON, CALIFORNIA 94583

VENDOR:
SPECTRUM
 A NetScout Company
 SPECTRUM SERVICES, LLC
 4840 WEST QUENDO ROAD
 LAS VEGAS, NEVADA 89118
 PHONE: (702) 357-7705
 FAX: (702) 367-8733

AT&T SITE NO: CCL05350
 PROJECT NO: _____
 DRAWN BY: R. CRUZ
 CHECKED BY: R. MARTINEZ
 APPROVED BY: C. WENER

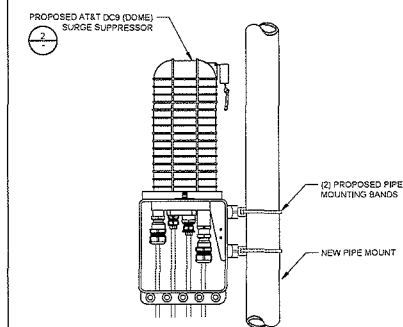
ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	01/30/24	90% LOADING	R.C.
0	02/06/24	100% LOADING	R.C.

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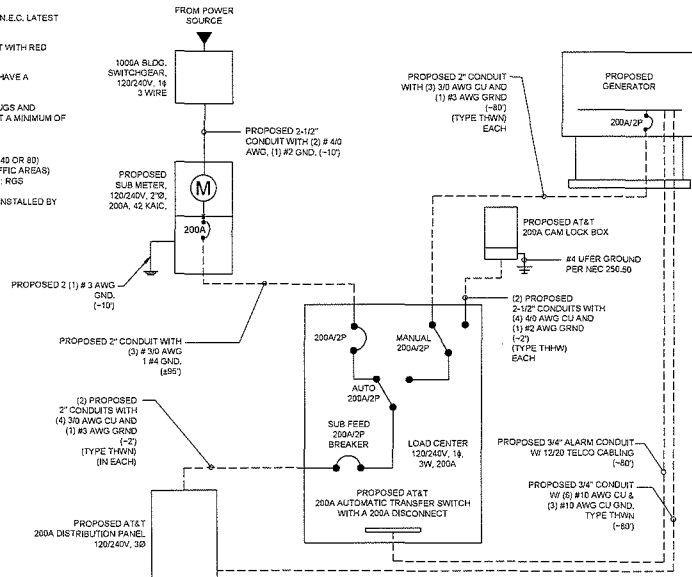
SHEET TITLE:
NORTHEAST AND SOUTHEAST ELEVATIONS

SHEET NUMBER
A-4

SHEET NUMBER
D-1

[illegible]

- NOTES:**
1. ALL WORK TO CONFORM TO N.E.C. LATEST STATE ADOPTED EDITION.
 2. LABEL SERVICE DISCONNECT WITH RED TAG
 3. ALL GFCI RECEPTACLES TO HAVE A DEDICATED GROUND WIRE.
 4. EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75°C
 5. CONDUIT REQUIREMENTS
- UNDERGROUND PVC (SCH 40 OR 80)
- INDOOR: EMT (RGS IN TRAFFIC AREAS)
- OUTDOOR (ABOVE GRADE): RGS
 6. LIGHTING IS DESIGNED AND INSTALLED BY SHELTER MANUFACTURER



SINGLE LINE DIAGRAM

SCALE: 4

ELECTRICAL CERTIFICATES

1. UTILITY POINTS OF SERVICE AND WORKMATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.
2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORKMATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASUREMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACK FILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED SHORT CIRCUIT CALCULATIONS AND THE AIC RATINGS INDICATED FOR EACH DEVICE IS ADEQUATE TO PROTECT THE EQUIPMENT AND THE ELECTRICAL SYSTEM.

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED VOLTAGE DROP CALCULATIONS AND ALL BRANCH CIRCUITS AND FEEDERS COMPLY WITH NEC (LISTED ON T1) ARTICLE 210.11(A)(1) PPN NO. 4.

ELECTRICAL NOTES

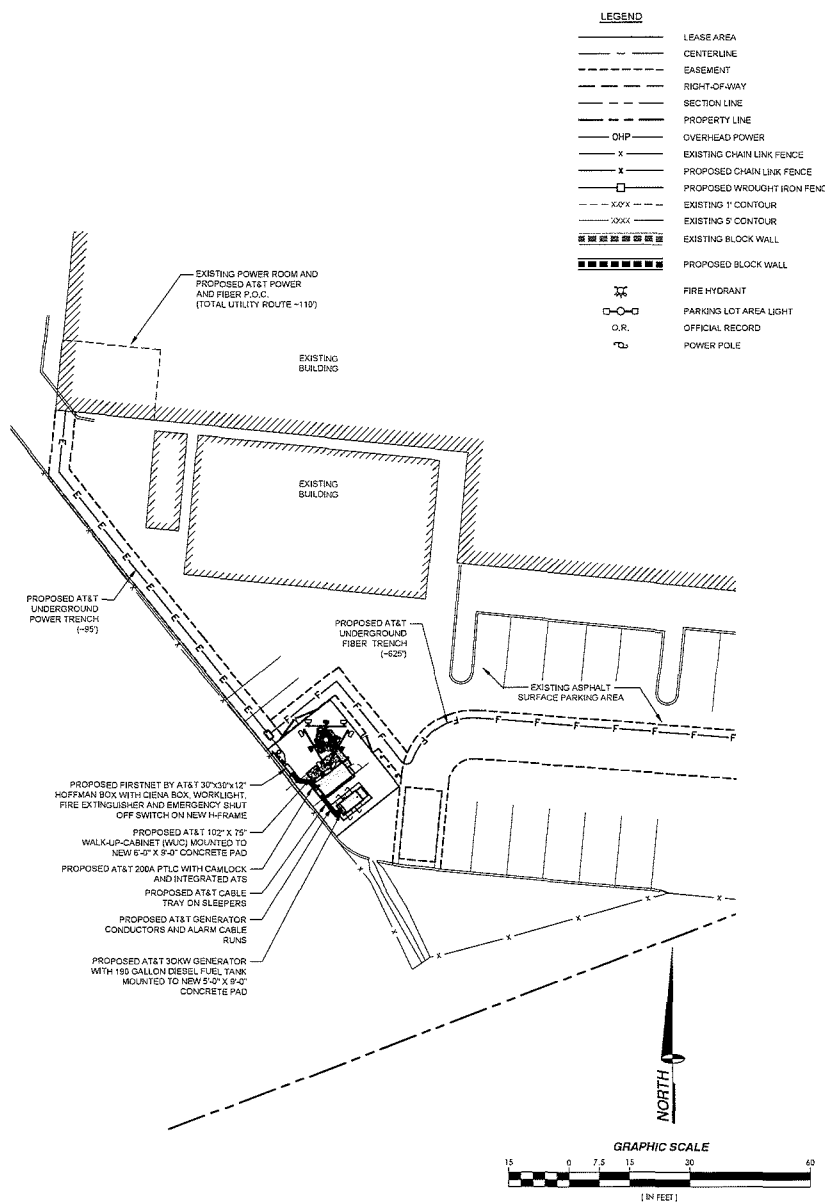
SCALE: 3

PANEL NAME: X				BUS: 225		P VOLTAGE: 120/240, 1Ø, 3W		MOUNTING: PEDESTAL	
LOCATION: R.O.W.				MAIN C.B.: 200		AIC RATING: 42,000		TYPE: MAIN/SUB	
CIRCUIT TYPE:				N = NON-CONTINUOUS		C = CONTINUOUS			
CKT #	TY	TRP	POL	DESCRIPTION	ØA	ØB	DESCRIPTION	TRP	POL
1	N	30		SPARE	-	-	560	360	20
3	N		2						1
5	N	25		HVAC	1,400	-	480		20
7	N		2				2,150		1
9	N	20	1	GFCI	180	1,400	2,150		30
11	N	30		RECTIFIER # 1 & 2	2,150	2,150	2,150		2
13	N		2				2,150		2
15	N	30		RECTIFIER # 3 & 4	2,150	2,150	2,150		30
17	N		2				2,150		2
19	N	30		RECTIFIER # 5 & 6	2,150	2,150	-		N
21	N		2				-		N
23	N	30		RECTIFIER # 7 & 8	2,150	2,150	-		N
25	N		2				-		N
27	N	30		RECTIFIER # 9 & 10	2,150	2,150	-		N
29	N		2				-		N
NOTES:				PHASE TOTALS ØA = 19,820		ØB = 18,960		TOTAL CONNECTED VA: 36,780.00	
								PANEL DEMAND KVA: 38.73	
								PANEL DEMAND AMPS: 161.58	
								REQUESTED DEMAND AMPS: 165.17	

PANEL SCHEDULE

SCALE: 2

UTILITY ROUTING



PROJECT INFORMATION

CCL05350
SF POLICE ACADEMY

350 AMBER DRIVE
SAN FRANCISCO, CALIFORNIA 94131

PREPARED FOR

at&t

5501 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

Spectrum
A Healy Group Company
SPECTRUM SERVICES, LLC
4850 WEST COQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7765
FAX: (702) 367-8733

AT&T SITE NO: CCL05350

PROJECT NO:

DRAWN BY: R. CRUZ

CHECKED BY: R. MARTINEZ

APPROVED BY: C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/20/24	90% ICHING	R.C.
0	02/06/24	100% ICHING	R.C.

LICENSURE:

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SHEET TITLE:
UTILITY ROUTING, PANEL SCHEDULE, 1-LINE DIAGRAM & NOTES

SHEET NUMBER
E-1



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BOARD OF SUPERVISORS
OFFICE OF THE CLERK
2025 OCT 17 10:24

BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS

APPLICATION

Appellant's Information

Name: **DANIEL SCHERECK**
Address: **DIAMOND HEIGHTS COMMUNITY ASSOCIATION**
PO BOX 31529, SF CA 94131
Email Address: **dhcasf@gmail.com**
Telephone: **831-277-9930**
• Personal: **5160 DIAMOND HEIGHTS BLVD # C102 SF CA 94131**
Neighborhood Group Organization Information

Name of Organization: **DIAMOND HEIGHTS COMMUNITY ASSOCIATION**
Address: **PO Box 31529, SF CA 94131**
Email Address: **dhcasf@gmail.com**
Telephone: **831-277-9930**

Property Information

Project Address: **350 AMBER DRIVE**
Project Application (PRJ) Record No: **2024 004318CUA** Building Permit No:
Date of Decision (if any): **SEPTEMBER 25, 2025**

Required Criteria for Granting Waiver

All must be satisfied; please attach supporting materials.

REQUIRED CRITERIA	YES	NO
The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.	✓	
The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.	✓	
The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.	✓	
The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.	✓	

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Submission Checklist:

- ☐ APPELLANT AUTHORIZATION ☐ CURRENT ORGANIZATION REGISTRATION ☐ MINIMUM ORGANIZATION AGE
☐ PROJECT IMPACT ON ORGANIZATION
☐ WAIVER APPROVED ☐ WAIVER DENIED

DIAMOND HEIGHTS COMMUNITY ASSOCIATION



PO Box 31529
San Francisco, CA 94131
831-277-9930
dhcasf@gmail.com

President
Daniel Schereck

Vice President
Dennise Gearty

Board of Directors
Betsy Eddy
Pooja Sabharwal
Cliff Detz
Betty Peskin
Lee Ann Prifti
Bob Pullum

October 26, 2025

Impact Statement

This project will impact members of the Diamond Heights Community Association and other residents based on concerns around safety and aesthetics.

See appeal case address 350 Amber Drive and Case Number 2024-004318CUA.

Sincerely yours,

Daniel Schereck

**Diamond Heights Community Association
Board of Directors Minutes, February 12, 2025, 7:00pm Updated 2-15-25**

Minutes

Present: Betty, Betsy, Cliff, Daniel, Dennise, Lee Ann, Pooja

Absent: Bob

- **Call to Order on Zoom**
- **Agenda Review**
- **Treasurer's Report:** The DHCA SF Credit Union account has \$936.90 in it and in saving \$99.50.
- **Minutes:** Any changes for January 8, 2025, minutes? Betsy corrected a few items. Updated minutes will be emailed to everyone.

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- **Congratulation to Dennise Gearty, our new Board Member!** Betsy congratulated Dennise and said Dennise would be an asset to the Board and to the community.
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- **Community wide DHCA meeting:** Dennise has contacted Mayor Lurie's office. A staff member emailed that the request was received, and a date will be worked on.
- **DHCA Boundaries Map:** No new map yet.
- **Facebook Community page for the DHCA:** No update.
- **New Logo Discussion:** Dennise will follow up with Bob on the preferred designs.

- **Slide Presentation of Lighting and Plaque request for Gateway Sculpture Update:** No update.
- **Next Board Meeting:** Wednesday March 12 at 7 pm on Zoom?

Adjournment

Other: Items to follow up when something new occurs:

- Dip at Elk/Diamond Heights Blvd. at Sussex: Betsy
- DH Photo History Project: Bob is exploring avenues for funding.
- George Christopher Park Renaming: No action. Will monitor the issue.
- Delphine on Diamond Planning Dept. Hearing for New Units

Respectively submitted

Betsy Eddy

BUSINESS REGISTRATION CERTIFICATERENEW BY DATE
05-31-2024EXPIRATION DATE
06-30-2024

FY 2023-24

BUSINESS ACCOUNT NUMBER

1069637

TRADE NAME (DBA)

DIAMOND HEIGHTS COMMUNITY ASSO

BUSINESS

DIAMOND HEIGHTS COMMUNITY ASSO


LOCATION ID

1145068-05-171

BUSINESS LOCATION

14 FAMUM ST

THIRD PARTY TAX COLLECTOR

☐ PARKING TAX☐ TRANSIENT OCCUPANCY TAXDIAMOND HEIGHTS COMMUNITY ASS
PO BOX 31529
SAN FRANCISCO CA 94131CITY AND COUNTY OF SAN FRANCISCO
OFFICE OF THE TREASURER & TAX COLLECTOR
José Cisneros
Treasurer
David Augustine
Tax Collector

POST CLEARLY VISIBLE AT THIS BUSINESS LOCATION

Read reverse side. To update addresses or to close a business, go to <https://sftreasurer.org/business-account-update>.**BUSINESS REGISTRATION CERTIFICATE**RENEW BY DATE
05-31-2025EXPIRATION DATE
06-30-2025

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03-02-2026EXPIRATION DATE
03-31-2026

FY 2025-26

BUSINESS ACCOUNT NUMBER

1069637

TRADE NAME (DBA)

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BUSINESS

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PO BOX 31529
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CITY AND COUNTY OF SAN FRANCISCO
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FY 2022-23

POSTUALLY VISIBLE AT THIS BUSINESS LOCATION

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DIAMOND HEIGHTS COMMUNITY ASSOCIATION

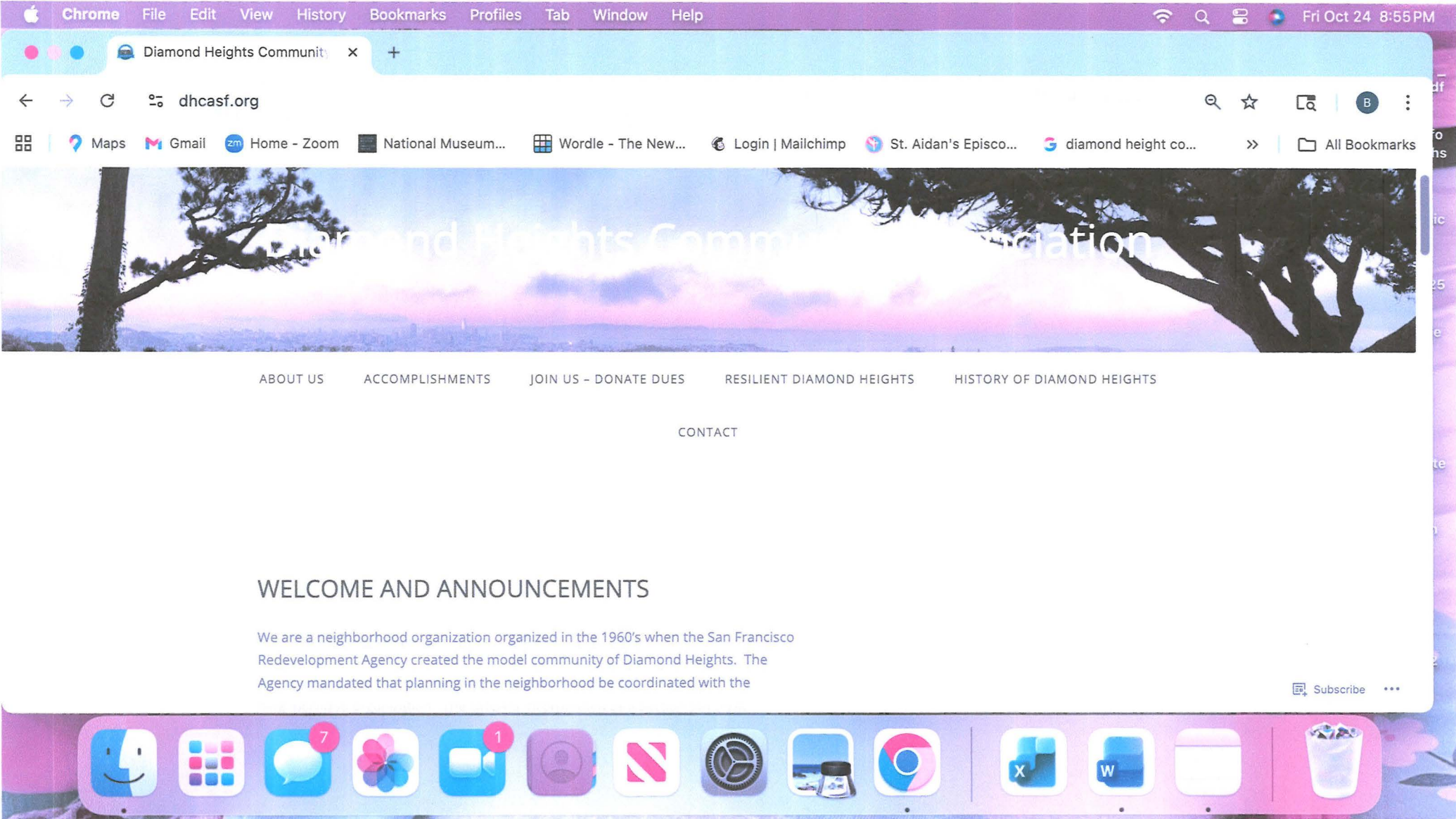
Diamond Heights Community Association (DHCA) Verification 10-24-25

Neighborhood organization that has been in existence for 24 months prior to the filing date of the request

Please see attachments for each of the following:

- Section of SF Planning Neighborhood Groups showing the DHCA listing
- The DHCA website, www.dhcasf.org, shows:
 - Announcements to our email list of 730 neighborhood stakeholders from present day to back to before Jeff Sheehy was a San Francisco Supervisor from January 2017 to July 2018. We will add dates to announcements in the future
 - Accomplishments tab on Welcome page shows DHCA accomplishments from 2015 through 2023. See screenshot of welcome page
- DHCA Board Minutes – Sept. 13, 2025
- Receipt from CA Secretary of State showing filing renewal as a nonprofit corporation dated 7-1-23
- Confirmation of FTB 199N e-Postcard filing dated 7-3-23
- DHCA file for a portion of 2023 emails from former president, Betsy Eddy

ORGANIZATION	NAME	ADDRESS	CITY	STATE	ZIP	EMAIL	NOTIFICATION PREFERENCES	NEIGHBORHOOD OF INTEREST
PHYSICAL NOTICES								
Martin Luther Tower	Francesca Panullo	1001 Franklin Street, Apt. 10K	San Francisco	CA	94109	lamder@aol.com	Physical	Downtown/Civic Center
Sherwin Williams		1415 Ocean Ave	San Francisco	CA	94112	sw8644@sherwin.com	Physical	Bayview, Bernal Heights, Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Inner Sunset, Lakeshore, Noe Valley, Ocean View, Outer Mission, Outer Sunset, Parkside, Potrero Hill, South Bayshore, Twin Peaks, Visitation Valley, West of Twin Peaks
West of Twin Peaks Central Council	Matt Chamberlain	P.O. Box 27112	San Francisco	CA	94127	info@WestOfTwinPeaks.org President@WestOfTwinPeaks.org	Physical	Diamond Heights, Lakeshore, Parkside, Twin Peaks, West of Twin Peaks
BOTH PHYSICAL & ELECTRONIC NOTICES								
Board of Supervisors	Rafael Mandelman	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	Rafael.Mandelman@sfgov.org; Kyle.Smeallie@sfgov.org; Tom.Temprano@sfgov.org; jacob.bintliff@sfgov.org; mandelmanstaff@sfgov.org	Both	Castro/Upper Market, Diamond Heights, Glen Park, Noe Valley, Twin Peaks
ELECTRONIC NOTICES								
Diamond Heights Community Association	Daniel Schereck	P.O. Box 31529	San Francisco	CA	94131	dhcasf@gmail.com	Electronic	Diamond Heights, Glen Park, Noe Valley
Diamond Heights Homeowners Association (DHHA)	Carey Rutigliano	108 Everson Street	San Francisco	CA	94131	careyruttig@yahoo.com	Electronic	Diamond Heights, Glen Park
San Francisco Land Use Coalition (SFLUC)	Gary Weiss	78 Mars Street	San Francisco	CA	94114	garysfx@gmail.com	Electronic	Castro/Upper Market, Diamond Heights, Glen Park, Haight Ashbury, Mission, Noe Valley, South of Market, Twin Peaks, Upper Market, Western Addition
Sherwood Forest Homeowners Association	Tom Hoshiyama / Hilarie Connolly	111 Robinhood Drive	San Francisco	CA	94127	ConnollyHilarie@gmail.com	Electronic	Diamond Heights, Twin Peaks, West of Twin Peaks
Twin Peaks Eastside Neighborhood Alliance (TPENA)	Nancy O'Brien	74 Crestline Drive, #9	San Francisco	CA	94131	nancyob6@comcast.net	Electronic	Diamond Heights, Twin Peaks



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Secretary of State

Business Programs Division

1500 11th Street, Sacramento, CA 95814

Elizabeth Eddy
14 FARNUM STREET
SANFRANCISCO, CA 94131

Receipt Date: 07/01/2023

Receipt No.: 4601044

Receipt Detail

Description	Document/Payment No.	Amount
Nonprofit Corp - Statement of Information	BA20231051995	-\$20.00
Payment - Web Credit Card	43*****8723 / Auth. No. 04295D	\$20.00

Total Amount Charged: **-\$20.00**

Total Payment Received: **\$20.00**



Confirmation

[Privacy Policy](#)

Print this page for your records. The Confirmation Number below is proof that you successfully filed your 199N e-Postcard.

We received your 199N e-Postcard on 7/3/2023 9:02:44 AM.

Confirmation Number: 081389818412

Entity ID:

0813898

Entity Name:

DIAMOND HEIGHTS COMMUNITY ASSOCIATION

Account Period Information

Account Period Beginning:

1/1/2022

Account Period Ending:

12/31/2022

This is not your entity's first year in business.

Your entity has not terminated or gone out of business.

Your entity has not changed the account period.

Gross Receipts: \$200

This is not an amended return.

An IRS Form 1023/1024 is not pending.

Entity Information

FEIN:



DHCA 2023				
Name	Date Modified	Size	Kind	
042023 Letter to SFPUC re rate increase.pdf	Apr 21, 2023 at 9:16 AM	398 KB	PDF Document	
Christopher Park name change	Apr 5, 2023 at 10:52 AM	--	Folder	
CP bench in front of tennis court.jpg	Aug 4, 2023 at 2:16 PM	5 MB	JPEG image	
DH Database 9-16-22.xls	Feb 27, 2023 at 9:54 PM	62 KB	Micros...ok (.xls)	
DH volunteer needs.docx	Dec 4, 2024 at 10:32 AM	14 KB	Micros...(.docx)	
DHCA Meeting docs 4-17-23	Today at 8:14 PM	--	Folder	
DHCA Accomplishments 2023	Feb 20, 2024 at 4:03 PM	25 KB	Micros...(.docx)	
DHCA Accomplishment...r 2022 2_9_23 (1).docx	Feb 13, 2023 at 4:30 PM	16 KB	Micros...(.docx)	
DHCA Accomplishment...r 2022 revised 9-14-23	Sep 14, 2023 at 4:53 PM	16 KB	Micros...(.docx)	
DHCA Accomplishment...revised CD 9-14-23 (1)	Oct 2, 2023 at 5:46 PM	16 KB	Micros...(.docx)	
DHCA Accomplishments for 2022.docx	Jan 11, 2023 at 3:42 PM	54 KB	Micros...(.docx)	
DHCA Agenda 1-10-24	Jan 6, 2024 at 11:27 AM	24 KB	Micros...(.docx)	
DHCA Agenda 1-12-23.docx	Jan 10, 2023 at 2:07 PM	31 KB	Micros...(.docx)	
DHCA Agenda 2-9-23 Final.docx	Feb 10, 2023 at 5:15 PM	31 KB	Micros...(.docx)	
DHCA Agenda 3-9-23.docx	Mar 7, 2023 at 9:07 AM	32 KB	Micros...(.docx)	
DHCA Agenda 4-12-23	May 3, 2023 at 4:21 PM	26 KB	Micros...(.docx)	
DHCA Agenda 5-10-23 revised BE	May 10, 2023 at 5:41 PM	25 KB	Micros...(.docx)	
DHCA Agenda 6-14-23	Jun 12, 2023 at 1:01 PM	24 KB	Micros...(.docx)	
DHCA Agenda 6-14-23 revised	Jun 12, 2023 at 1:01 PM	853 bytes	Text Clipping	
DHCA Agenda 8-9-23	Aug 6, 2023 at 9:00 AM	25 KB	Micros...(.docx)	
DHCA Agenda 9-13-23	Sep 12, 2023 at 12:04 PM	25 KB	Micros...(.docx)	
DHCA Agenda 11-15-23	Nov 28, 2023 at 6:04 PM	25 KB	Micros...(.docx)	
DHCA Agenda June 14 Board meeting	May 16, 2023 at 10:59 AM	12 KB	Micros...(.docx)	
DHCA announcements 2.docx	Jan 23, 2023 at 6:22 PM	150 KB	Micros...(.docx)	
DHCA announcements.docx	Feb 13, 2023 at 4:53 PM	22 KB	Micros...(.docx)	

Document1

View Acrobat

Styles Styles Pane



Elizabeth Eddy
dhcasf@gmail.com

2023

DIAMOND HEIGHTS COMMUNITY ASSOCIATION (813898)

Nonprofit Corporation - CA - Public Benefit

Daniel
Extras

Initial Filing Date	04/28/1977
Status	Active
Standing - SOS	Good
Standing - FTB	Good
Standing - Agent	Good
Standing - VCFCF	Good
Formed In	CALIFORNIA
Entity Type	Nonprofit Corporation - CA - Public Benefit
Principal Address	14 FARNUM STREET SAN FRANCISCO, CA 94131
Mailing Address	PO BOX 31529 SAN FRANCISCO, CA 94131
Statement of Info Due Date	04/30/2027
Agent	Individual BETSY D EDDY 14 FARNUM STREET SAN FRANCISCO, CA 94131



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lsx



Elizabeth Eddy
dhcasf@gmail.com

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<i>Statement of Info Due Date</i>	04/30/2027
<i>Agent</i>	Individual BETSY D EDDY 14 FARNUM STREET SAN FRANCISCO, CA 94131



Christopher Park Name Under Scrutiny

CONTINUED FROM PAGE 1

association. In it, he concluded that Christopher's inauguration as mayor in 1956 had brought about a crackdown on venues that catered to gay and lesbian patrons.

"I think it is a shame to have a park, particularly any park in the city and particularly in District 8, that is named after George Christopher," said Maley.

He plans to file an official name-change request this spring, likely in April. "I am just writing up my draft to formally file with rec and park," he said in late February. "I have been going through old newspapers of the *San Francisco Chronicle* during [the late mayor's] terms to find more documentation. It is a little tedious, as I have to go down to the library and go through it."

San Francisco officials dedicated the public playground to Christopher on April 7, 1971, seven years after he had left office. Then-mayor Joseph L. Alioto presided over the ceremony, and Christopher was in attendance.

Fifty years later, the 6.8-acre park, accessed from Diamond Heights Boulevard, underwent a \$5.2 million renovation. It includes picnic areas, a baseball diamond, tennis courts, a public bathroom, and a clubhouse, part of which is home to the Noe Valley Cooperative Nursery School.

Christopher, a Greek immigrant, had owned a successful dairy business and would graze his cows by the parkland. He won election as a city supervisor in 1945 and easily won a second term. After losing his 1951 mayoral bid, he ran again four years later and won. As mayor, Christopher lured the New York Giants to town and oversaw the construction of Candlestick Park for the team.

When Christopher took the helm, gay bars were clustered in North Beach and attracting customers among the local Beats and personnel stationed at military bases in Fort Mason and the Presidio. In her 2003 book *Wide-Open Town: A History of Queer San Francisco to 1965*, Nan Alamilla Boyd wrote that Christopher's "war on vice" began with his sacking of the city's police chief and installing first Frank Ahern in the job and then Tom Cahill after Ahern died. Under Christopher's leadership, noted Boyd, San Francisco "became an increasingly hostile environment for queers."

ABC Enabled Police

The city's crackdown was aided by the state's Alcoholic Beverage Control Board (ABC), which lawmakers in the legislature had created in order to get around a California Supreme Court ruling in 1951 affirming the right of gay people to gather in public. The decision came in *Stoumen vs. Reilly*, brought by Sol Stoumen, the straight owner of the Black Cat in North Beach, a bar that catered to gays and lesbians.

Upset over the suspension of his liquor license, Stoumen sued a statewide tax board to have the permit reinstated. His legal victory brought a brief period of relief for operators of gay and lesbian bars, until the ABC ushered in a new era of raids on such establishments. The ABC made it illegal for people of the same sex to dance, hold hands, or kiss in bars and worked in tandem with the San Francisco Police Department to arrest patrons of



One of the entrances to Christopher Playground is near St. Nicholas Antiochian Orthodox Church, on Diamond Heights Boulevard near Duncan Street.

Photo by Sally Smith



Besides picnic areas, tennis courts, a clubhouse, and a baseball diamond, the 6.8-acre park has a newly renovated children's play area.

Photo by Corrie M. Anders

such "illegal acts."

The ABC and the election in 1955 of Christopher as mayor, the last Republican to lead San Francisco, "transformed the organization of policing in San Francisco, responding indirectly to civic concerns about liquor-related crime and homosexuality," wrote Maley in his historical article. "Mayor Christopher's reorganization of the SFPD, in line with the ABC, 'declared war on homosexual bars in San Francisco,' reviving wartime anti-homosexual campaigns."

Christopher would go on to lose bids in the 1960s for lieutenant governor and U.S. senator. He also failed in his quest to be his party's gubernatorial candidate. Instead, GOP voters chose Ronald Reagan, who went on to win the 1966 race, launching his political career and eventual election as president.

Christopher died Sept. 14, 2000, at the age of 92. The *San Francisco Chronicle's* news obituary made no mention of his campaign against gay bars, and instead quoted another former Greek mayor of the city, Art Agnos, saying Christopher had "told the police, who were harassing gay people, to leave them alone. He was not a liberal in any sense of the word, but he was very strong on civil rights. He was one of my early role models."

Mandelman to Look Into It

In mid-February, Maley spoke to District 8 Supervisor Rafael Mandelman about his proposal to strip Christopher's name from the playground.

Mandelman, now one of three gay men serving on the Board of Supervisors, has stressed the need for a well-researched, community process around the name of the park.

The supervisor remains mindful of the complaints voiced in 2021 that public input had been lacking when the city's school district convened an advisory group tasked with selecting school sites to rename. The school board

ended up tabling the effort due to the outcry.

"I am not familiar with George Christopher's time as mayor. What are his alleged sins?" asked Mandelman. "I look forward to learning more about George Christopher's history. We will see where this goes."

Neighbors Will Have Their Say

Meanwhile, neighborhood leaders in Diamond Heights are just hearing about Maley's push to change the name.

"I agree with Supervisor Mandelman that there needs to be a community process in the decision-making about the removing of George Christopher's name and the renaming if needed," said Betsy Eddy, president of the Diamond Heights Community Association. "A real concern of mine is that city departments continue to do things without involving neighborhoods in the processes or even in notifications of planned changes."

Eddy said she had "no idea" what her group's board members would think about changing the playground's name. But she was sure they would look into the issue.

"We would definitely want to be part of the discussions with Friends of Christopher Park," Eddy said.

Brynna McNulty, the coordinator since 2016 for the community group created to support the park site, told the *Voice* she was open to hearing Maley's reasons for proposing the name change. Renaming the playground in honor of Diamond Heights UPS driver Mike Lefti after he was murdered in 2017 during a shooting at the company's facility on Potrero Hill had been floated, said McNulty, but it was never formally requested.

"You want the local community to

have a say and be involved if there is going to be any change to the name," said McNulty, whose two children attended the nursery school at the park.

Rules for Renaming

Tamara Barak Aparton, a spokesperson for rec and park, said the final decision on park site names was up to the seven members of the city's recreation and park commission. It adopted a policy in 1981 laying out the process for naming park sites.

According to it, existing place names are considered "to have historic significance." It will only consider changing the name of an existing facility, "particularly one whose name has city or national significance," if there are "extraordinary circumstances" for doing so and a new facility can't be "so designated."


It further states that existing park names will be modified "only with the greatest reluctance and only to commemorate a person or persons who have made major, overriding contributions to the park, and whose distinctions are as yet unrecognized."

The policy also says a park is not to be named after a person until two years after their death, "except in an extraordinary case of overwhelming city-wide civic importance."

Maley said he didn't yet have a person in mind to rename the park site in honor of, though he suggested perhaps a lesbian owner of one of the North Beach gay bars would be an appropriate honoree.

"It may be premature to think about a subsequent name," he said.

Note: The above story was adapted from a piece Matthew S. Bajko wrote Feb. 1 for the Bay Area Reporter, titled, "Name change eyed for SF park due to late mayor's support of gay bar raids."



CITY AND COUNTY OF SAN FRANCISCO

Community Outreach Public Notice

San Francisco Board of Supervisors Board or Commission Vacancies:

Participate on a Board or Commission!
The Assessment Appeals Board (AAB)
 The AAB resolves legal and value assessment issues between the Assessor's office and property owners. Board vacancies are as follows: Board 1 - one; Board 2 - four; and Board 3 - five. Hearings are quasi-judicial, conducted in a manner similar to a court setting, with evidence and testimony presented by the parties. The Board then evaluates the evidence and testimony and renders its decision.
 To be eligible for seat appointment, you must have a minimum of five years professional experience in California as either a: (1) public accountant; (2) real estate broker; (3) attorney; or (4) property appraiser accredited by a nationally recognized organization, or certified by either the Office of Real Estate Appraiser or the State Board of Equalization.

For a full list of current or upcoming Boards, Commissions and Task Forces, please visit
<https://sfboa.org/vacancy-boards-commissions-task-forces>.

Department Announcements
Notice of Public Hearing and Availability for Public Review and Comment
Draft 2023-2024 Action Plan

The Mayor's Office of Housing and Community Development (MOHCD), Office of Economic and Workforce Development (OEWD) and Department of Homelessness and Supportive Housing (HSH) invite you to join us for a public hearing. We would like your input on the Draft 2023-2024 Action Plan, which includes funding recommendations for fiscal year 2023-2024. This public hearing is part of the annual process to receive community input on funding recommendations and in accordance with the City's Citizen Participation Plan for federal funding.

Date and Time of Public Hearing:
Thursday, March 23, 2023, at 5:00 p.m.

You may attend this public hearing online or in-person. Four (4) hybrid meetings, one in English, one in Filipino, one in Cantonese, and one in Spanish, will be held simultaneously. To attend virtually, please register below for the meeting that meets your needs.

Virtual (Zoom) Registration Links
English meeting: https://us02web.zoom.us/join/zoom/register/WN_gz_vokwT0WYtGPIQFpBw
Filipino meeting: <https://us02web.zoom.us/join/zoom/register/7Y4dO-pqTMOEibHic63V-Sc9ZLx1KH1YeJ0m>
Cantonese meeting: https://us02web.zoom.us/join/zoom/register/WN_vANmIdCCQSuYRABLnqmKw
Spanish meeting: https://us02web.zoom.us/join/zoom/register/WN_Fmoq8yblUT0SV8kklWmCzCQ

PLEASE NOTE: After registering, you will receive a confirmation email from Zoom containing information about joining the online meeting.


To attend in-person, the meetings will take place at the MOHCD office located at 1 South Van Ness Avenue, 5th Floor in San Francisco. Please register for in-person attendance by 5:00 p.m. on Monday, March 20, 2023, by emailing Gloria Woo at gloria.woo@sfgov.org.

The Draft 2023-2024 Action Plan will be available for public review and comment from March 13, 2023 to April 11, 2023. The draft document will be available electronically on the MOHCD website at <https://sfmohcd.org>, OEWD website at <https://oewd.org>, and HSH website at <http://hsh.sfgov.org> on the dates listed above.

Members of the public who wish to provide feedback on the draft document, including funding recommendations, may do so at the March 23rd public hearing or by submitting written comments to gloria.woo@sfgov.org. The deadline for receiving written comments on the draft Action Plan and preliminary funding recommendations is 5:00 p.m. on April 11, 2023.

For more information, please visit <https://sfmohcd.org>. If you have questions, please email Gloria Woo at gloria.woo@sfgov.org.

The City and County of San Francisco encourages public outreach. Articles are translated into several languages to provide better public access. The newspaper makes every effort to translate the articles of general interest correctly. No liability is assumed by the City and County of San Francisco or the newspapers for errors and omissions.



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For Appeal Fee to DHCA

Elizabeth S. S. S.



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