



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Motion No. 19237

HEARING DATE: SEPTEMBER 18, 2014

*Date:* September 11, 2014  
*Case No.:* 2012.0059C  
*Project Address:* 431 Balboa Street  
*Current Zoning:* NC-2 (Neighborhood Commercial, Small-Scale)  
40-X Height and Bulk District  
*Block/Lot:* 1639/047  
*Project Sponsor:* AT&T Mobility represented by  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303(c) AND 711.83 TO INSTALL A MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF NINE SCREENED PANEL ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED ON THE ROOFTOP AND WITHIN THE FIRST FLOOR ROOM OF AN EXISTING MIXED-USE BUILDING AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN AN NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL-SCALE) ZONING DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On January 18, 2012, AT&T Mobility (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for a Conditional Use Authorization on the property at 431 Balboa Street, Lot 047, in Assessor's Block 1639, (hereinafter "Project Site") to install a wireless telecommunications service facility (hereinafter "WTS") consisting of nine (9) screened panel antennas and equipment located on the roof and first floor of the Subject Building, as part of AT&T Mobility's telecommunications network, within an NC-2 (Neighborhood Commercial, Small-Scale) Zoning District, and a 40-X Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act). The Planning Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department

(hereinafter "Department"), as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco.

On September 18, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Application for a Conditional Use Authorization.

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 in Application No. 2012.0059C, 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. **Site Description and Present Use.** The Project Site is located on Assessor's Block 1639, Lot 047 along the south side of Balboa Street, between 5th and 6th Avenues. The Subject building was originally constructed as a one-story commercial building, and later modified in 1988, in order to add two floors of residential dwellings above. The Subject Building is approximately 33-feet tall, and features two residential dwellings, along with a ground floor commercial space (Sushi Bistro restaurant).
3. **Surrounding Properties and Neighborhood.** The Project Site lies within the Inner Richmond neighborhood, and is surrounded by a mix of single-story commercial buildings, mixed-use buildings (one or two residential floors above ground floor commercial space), two or three-story residential buildings to the north, and the adjacent residential neighborhood to the south.
4. **Project Description.** The proposal is to allow the development of an AT&T Mobility macro wireless telecommunication services ("WTS") facility. The macro WTS facility would consist of nine (9) screened rooftop-mounted panel antennas, and electronic equipment necessary to run the facility on the roof and within a first floor room.

The proposed antennas would either measure approximately 55" high, by 7" wide, by 12" thick, or 48" high, by 29" wide, by 10" thick, and would be located in three separate areas (sectors). Sector A would feature three (3) roof-mounted panel antennas located behind a faux extension of the parapet along the Subject Building's frontage along Balboa Street. The existing parapet, which rises approximately two (2) feet above the 33-foot tall

roof would be replaced and rise seven (7) above the roof. Sector B would be composed of three (3) panel antennas screened from view within elements intended to mimic 20-inch diameter vent pipes. The vent pipes would be mounted along the western edge of the building roof and set back approximately nine (9) feet from the primary frontage. The vent pipes would rise approximately seven (7) feet above the roof. Sector C would feature three panel antennas housed within a faux mechanical penthouse near the rear of the roof. The screening would mimic wood lattice screening and would measure 12' wide, by 12' deep, by 7' high.

The screening material used for the faux elements used for each Sector would be composed of a fiberglass like material known as fibre-reinforced plastic (FRP), which would be painted and textured to mimic vent pipes, parapets, and wood lattice screens typically found on building rooftops in the surrounding neighborhood. The FRP material allows for the screening of panel antennas, while still allowing radio waves to pass through.

Electronic equipment necessary to run the facility would be located in two locations. A portion of the equipment would be located on the roof, but at locations (height and setback from roof edges) that would not be visible from adjacent public rights-of-way. The relatively larger, equipment cabinets would be located within an approximately 35 square-foot area on the first floor, and would include battery back-up cabinets, to provide backup power in the event of a power outage or disaster.

Though not a part of the Proposed Project, in the event the macro WTS facility is approved and constructed, AT&T Mobility would remove an existing micro WTS facility, featuring two (2) small façade-mounted "chicklet" antennas (each approximately the size of a three-ring binder); which is located approximately 180 feet away from the Project Site at 500 Balboa Street.

5. **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.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Under the *Guidelines*, and based on the presence of macro WTS facilities for Sprint and Clearwire, the WTS facility is proposed on a Location Preference 5 Site (Preferred Location, Mixed-Use Buildings in High-Density Districts) according to the WTS Facilities Siting Guidelines. Per the *Guidelines*, the Project Sponsor provided an Alternative Site Analysis describing the lack of available locations considered a higher preference.
7. **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 700 – 2,170 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.
8. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett & Edison, Inc., 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.

9. **Department of Public Health Review and Approval.** The proposed Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing radio-frequency (RF) levels at ground level were around 3% of the FCC public exposure limit.

AT&T Mobility proposes to install nine (9) panel antennas. The antennas will be mounted at a height of approximately 38 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.088 mW/sq. cm., which is 9.5% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 71 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 the area (32 feet) directly in front of the antenna while it is in operation.

10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by AT&T Mobility to demonstrate need for outdoor and indoor coverage and capacity have been determined by Hammett & Edison, and engineering consultant and independent third party to accurately represent the carrier's present and post-installation conclusions.
11. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
12. **Community Outreach.** Per the *Guidelines*, the Project Sponsor held a community meeting at the Richmond Branch of the San Francisco Public Library, at 351 9<sup>th</sup> Avenue, to discuss the Project at 7:00 p.m. on March 1, 2012. Three (3) community members attended the meeting. Questions involved the potential health effects of radio-frequency (RF) emissions, the site selection process utilized by the Project Sponsor, and the location of nearby existing WTS facilities.
13. **Five-year plan:** Per the Guidelines, the Project Sponsor submitted an updated five-year plan, as required, in April 2014.
14. **Public Comment.** As of September 11, 2014, the Department has received one inquiry, and two letters or phone calls from residents opposed to the proposed Project based on concerns over the potential health effects of radio-frequency (RF) emissions.
15. **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 711.83, a Conditional Use Authorization is required for the installation of wireless telecommunication services facility (Public Use).

16. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. 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.

- i. *Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the City to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

*The proposed Project at 431 Balboa Street 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 placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, to avoid disruption of the architectural design integrity of buildings, and to insure harmony with the existing neighborhood character and promote public safety. The Project has been reviewed and determined to not cause the removal or alteration of any significant architectural features of the subject building.*

- ii. *Necessary: In the case of wireless installations, there are two criteria that the Commission reviews: coverage and capacity.*

*Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier capacity). San Francisco's unique coverage issues are due to topography and building heights. The hills and buildings disrupt lines of site between WTS base stations. Thus, telecommunication carriers continue to install additional installations to make sure coverage is sufficient.*

*Capacity: While a carrier may have adequate coverage in a certain area, the capacity may not be sufficient. With the continuous innovations in wireless data technology and demand placed on existing infrastructure, individual telecommunications carriers must upgrade and in some instances expand their facilities network to provide proper data and voice capacity. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.*

*The proposed Project at 431 Balboa Street is necessary in order to achieve sufficient street and in-building 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:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity will not be affected, and prevent harm to other personal property.*

*The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards.*

- ii. 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;

*No increase in traffic volume is anticipated with the facilities operating unmanned, with a maintenance crew visiting the Site once a month or on an as-needed basis.*

- iii. 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.*

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*All of the antennas and roof-mounted equipment areas are screened, or so located so as to approximate a parapet extension and mechanical appurtenances normally found on similar building rooftops. Related electronic equipment would be placed in a first floor room, and on the roof at a height, and setback from roof edge, so as to not be visible from adjacent public rights-of-way. The proposed antennas and equipment will not affect landscaping, open space, 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 Neighborhood Commercial District.

*The Project is consistent with the purpose of this Neighborhood Commercial District in that the intended use is located on an existing building and would not alter the character of the building or surrounding area. Furthermore, the facility would not impact the primary use of the building, which is a restaurant and two (2) residential dwellings.*

17. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

**HOUSING ELEMENT**  
Objectives and Policies

**BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE**

**OBJECTIVE 12:**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

**Policy 12.3:**

Ensure new housing is sustainable supported by the City's public infrastructure systems.

*The Project will improve AT&T Mobility's coverage and capacity along Balboa Street and portions of the Inner Richmond neighborhood.*

**URBAN DESIGN ELEMENT**  
Objectives and Policies

**HUMAN NEEDS**

**OBJECTIVE 4:**

**IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.**

**Policy 4.14:**

Remove and obscure distracting and cluttering elements.



*The proposed antennas and rooftop equipment, where visible from adjacent public rights-of-way, would be located in such a manner as to approximate a parapet extension and mechanical appurtenances associated with a similar building rooftop. The height, setback from roof edge, and use of stealthing, would ensure the facility does not appear cluttered or distracting.*

**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.

**Policy 1.2:**

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

*The Project would 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 would be an integral part of a new wireless communications network that would 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 would benefit the City by enhancing the business climate through improved communication services for residents and workers.*

**VISITOR TRADE**

**OBJECTIVE 8:**

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

**Policy 8.3:**

Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

*The Project would ensure that residents and visitors have adequate public service in the form of AT&T Mobility telecommunications.*

**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 would 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.*

18. **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 does comply 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 would 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 would be displaced or altered in any way by the granting of this Authorization. The facility consists of roof-mounted equipment and equipment within a non-residential area within the Subject Building. The roof-mounted equipment would be screened or minimally visible, and would therefore not adversely affect the neighborhood character.*

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

*The Project would 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 would not be significantly impeded and neighborhood parking would 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 would cause no 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.

*Compliance with applicable structural safety and seismic safety requirements would be considered during the building permit application review process.*

- G. That landmarks and historic buildings be preserved.

*The Project Site is considered a Potential Historic Resource, which was redeveloped in 1988. The majority of the facility, which is visible from the public right-of-way, consists of nine (9) panel antennas, which would be screened from view by elements intended to mimic faux vent pipes, a mechanical equipment screen, and parapet extension, typically found on buildings within the City. The faux elements would be of a massing, height, and setback from roof edge so as to not appear out of scale with the Subject Building. No elements exhibiting craftsmanship or detailing are present at areas where the facility is proposed. Furthermore the proposed facility would not detract from views of other buildings considered potential historic resources in the surrounding area.*

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

*The Project would have no adverse effect on parks or open space, or their access to sunlight or public vistas.*

19. 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.
20. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

**DECISION**

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use Authorization under Planning Code Sections 711.83 and 303 to install up to nine (9) screened panel antennas and associated equipment cabinets on the roof and first floor of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 (Preferred Location, Mixed-Use Buildings in High-Density Districts) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an NC-2 (Neighborhood Commercial, Small-Scale) District, and a 40-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated July 15, 2014, and stamped "Exhibit B."

**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 No. 19237. 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 recommence the 90-day approval period.

**Motion No. 19237**  
**Hearing Date: September 18, 2014**

**CASE NO. 2012.0059C**  
**431 Balboa Street**

I hereby certify that the foregoing Motion was adopted by the Planning Commission on  
**September 18, 2014.**

Jonas P. Ionin  
Commission Secretary

AYES: Commissioners Antonini, Fong, Hillis, Johnson, Moore, Richards, Wu

NAYS:

ABSENT:

ADOPTED: September 18, 2014

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a Conditional Use Authorization under Planning Code Sections 711.83 and 303 to install up to nine (9) screened panel antennas and associated equipment cabinets on the roof and first floor of the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 (Preferred Location, Mixed-Use Buildings in High-Density Districts) according to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, within an NC-2 (Neighborhood Commercial, Small-Scale) District, and a 40-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated July 15, 2014, and stamped "Exhibit B."

### **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 18, 2014** under Motion No. 19237.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19237 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use Authorization and any subsequent amendments or modifications.

### **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 and Expiration.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use Authorization is only an approval of the proposed project and conveys no independent right to construct the Project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

### DESIGN – COMPLIANCE AT PLAN STAGE

3. **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 insure public safety, insure 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 415-575-9078, [www.sf-planning.org](http://www.sf-planning.org).*



4. **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. Antennas 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 415-575-9078, [www.sf-planning.org](http://www.sf-planning.org).*

#### MONITORING - AFTER ENTITLEMENT

5. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

6. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

7. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

8. **Implementation Costs - WTS.**

- a. 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.
- b. 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.
- c. 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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

9. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

10. **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.
  - i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
  - ii. 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](http://www.sfdph.org).*

11. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

12. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

13. **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](http://www.sfdph.org).*

**OPERATION**

14. **Community Liaison.** Prior to issuance of a building permit application 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 written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator 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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

15. **Out of Service – WTS.** The Project Sponsor or Property Owner shall remove antennas 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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

16. **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](http://www.sfdph.org).*

17. **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](http://www.sfdph.org).*

18. **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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

19. **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>*