

File No. 141068

Committee Item No. _____

Board Item No. 21

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date November 4, 2014

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
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OTHER (Use back side if additional space is needed)

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appeal Letter - 10/16/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Memo - 10/28/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Support Documents - 09/18/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Clerical Documents - Hearing Notice</u> |

Completed by: Joy Lamug

Date October 30, 2014

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

**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 431 Balboa Street

September 18, 2014
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

Oct 16, 2014
Appeal Filing Date

RECEIVED
BOARD OF SUPERVISORS
CITY OF SAN FRANCISCO
OCT 16 11 1:22
28

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. 2012-0059C

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

Statement of Appeal:

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

Approval with conditions to allow a WTS facility operated by AT&T on the roof of 431 Balboa Street

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

I object to the placement of nine antennas on a mixed use building in a residential neighborhood

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

John Umekubo
Name

John Umekubo
Name

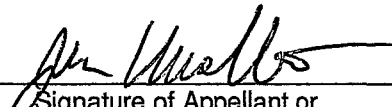
611 5th Ave
Address
San Francisco, CA 94118

611 5th Ave
Address
San Francisco, CA 94118

415-668-1684
Telephone Number

415-668-1684
Telephone Number

Email: umekubojohn@yahoo.com


Signature of Appellant or
Authorized Agent

-
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September 18, 2014

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**SAN FRANCISCO
PLANNING COMMISSION
Meeting Minutes
Commission Chambers, Room 400**

City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, September 18, 2014

12:00 p.m.

Regular Meeting

COMMISSIONERS PRESENT: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WU AT 12: 12 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Omar Masry, Aaron Starr, Elizabeth Watty, Jeff Speirs, Diego Sanchez, Kanishka Burns, Kansai Uchida, Wade Wietgreffe, Brittany Bendix, Sara Vellve, Michael Smith, Elliesh Tuffy, Glenn Cabrerros, and Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

+ indicates a speaker in support of an item;

- indicates a speaker in opposition to an item; and

= indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2014.0377C (J. SPEIRS: (415)
575-9106)

2861-2865 SAN BRUNO AVENUE - east side between Wayland Street and Woolsey Street, Lot 022 in Assessor's Block 5457 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 711.36 and 317, to allow the residential conversion of two dwelling units at the second floor to two office spaces (Business or Personal Service) within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District. The project includes a third and fourth floor vertical addition to add two new dwelling units. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Pending

(Proposed for Continuance to October 16, 2014)

SPEAKERS: None

ACTION: Continued to October 16, 2014

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

- 2a. 2012.0678E!KUVX (E. WATTY: (415)
558-6620)

4. AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
2013.1620D (K. BURNS: (415)
575-9112)

812 – 814 GREEN STREET - north side of Green Street, between Mason and Taylor Streets; Lot 010 in Assessor's Block 0119 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(e), of Building Permit Application No. 2013.11.06.1249, proposing to make interior modifications to merge two dwelling units into one unit, resulting in the elimination of one unit in an existing three unit building within a RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Take Discretionary Review and Disapprove
(Continued from Regular Meeting of August 14, 2014)

(WITHDRAWN)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2012.0059C (O. MASRY; (415)
575-9116)

431 BALBOA STREET - along the south side of Balboa Street, between 5th and 6th Avenues, Lot 047 in Assessor's Block 1639 - **Request for Conditional Use Authorization** under Planning Code Sections 711.83 and 303 to allow a macro wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility would feature nine (9) panel antennas screened by a combination of faux elements (vent pipes, rooftop mechanical screens, and a faux decorative parapet extension), on the roof of an existing three-story mixed-use building. Related electronic equipment would be located on the roof and in a ground floor room. The facility is proposed on a Location Preference 5 Site (Mixed-Use Building in a High-Density District) within a NC-2 (Neighborhood Commercial, Small-Scale) Zoning District, and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Ted Vriheas – Project presentation

- John Makibo – Views, light, RF emissions reports – not direct measurements
- Sho Lu Makibo – Aesthetics, notice
- (F) Speaker – Opposed, view
- Sue Chin Hung – Opposed, health
- Anne Chassey – No service need

- Daniel Wu – Radiation effects
- David Osgood – Opposition

ACTION: After being pulled off of Consent; Approved with Conditions

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

MOTION: 19237

6. 2014.1240T (A. STARR: (415) 558-6362)

AMENDMENTS TO THE PLANNING CODE'S DEFINITION OF RESIDENTIAL UNIT AND RESIDENTIAL CONVERSION REQUIREMENTS [BOARD FILE NO. 140775] - Ordinance amending the Planning Code to amend the definition of Residential Unit and clarify the requirements for a Residential Conversion of a Residential Hotel Unit regulated under Administrative Code, Chapter 41; making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: None

ACTION: After being pulled off of Consent; Adopted a Recommendation for Approval

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

NAYES: Antonini

RESOLUTION: 19238

C. COMMISSION MATTERS

7. Consideration of Adoption:
- Draft Minutes for September 4, 2014

SPEAKERS: None

ACTION: Adopted

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

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

8. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

Commissioner Antonini:

19-25 MASON STREET (AKA 2-16 TURK STREET) - northwest corner of Mason and Turk Streets; Lots 002, 005, 006 in Assessor's Block 0340 - **Request for Determination of Compliance** pursuant to Planning Code Section 309, with exceptions to the requirements for "Rear Yard" (Section 134), "Reduction of Ground-Level Wind Currents in C-3 Districts" (Section 148), and "Residential Accessory Parking" (Section 151.1(f)). The proposed project would remove an existing surface parking lot and construct a new, 12-story, 112,600 gsf, mixed-use building, with 109 dwelling units, 52 off-street parking spaces, and approximately 2,400 sf of ground-floor retail space. The project site is located within the C-3-G (Downtown General) Zoning District and 120-X Height and Bulk District.
(Continued from Regular Meeting of August 14, 2014)
(Proposed for Indefinite Continuance)

SPEAKERS: None

ACTION: Continued Indefinitely

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

2b. 2012.0678E!KUVX

(E.

WATTY: (415) 558-6620)

19-25 MASON STREET (AKA 2-16 TURK STREET) - northwest corner of Mason and Turk Streets; Lots 002, 005, 006 in Assessor's Block 0340 - **Request for Variances**, pursuant to Planning Code Section 140, for dwelling unit exposure for 19 of the 109 units. The proposed project would remove an existing surface parking lot and construct a new, 12-story, 112,600 gsf, mixed-use building, with 109 dwelling units, 52 off-street parking spaces, and approximately 2,400 sf of ground-floor retail space. The project site is located within the C-3-G (Downtown General) Zoning District and 120-X Height and Bulk District.
(Proposed for Indefinite Continuance)

SPEAKERS: None

ACTION: ZA Continued Indefinitely

3. 2013.1668T
558-6362)

(A. STARR: (415)

BONA FIDE EATING PLACE - Planning Commission **consideration of an Ordinance [BF 131064] amending the Planning Code** to expand the definition of "bona fide eating place" to include a definition based on food sales per occupant and modifying the definition of a Bar to include establishments with an ABC License Type 47 that are not Bona Fide Eating Places; and making environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications

(Continued from Regular Meeting of June 19, 2014)

(Proposed for Indefinite Continuance)

SPEAKERS: None

ACTION: Continued Indefinitely

A couple of things, last night I was able to go to see a preview of the renovated Masonic Auditorium. It had been before us and it was approved, as you know, and I think it was very well done and as we had mentioned during our discussions and as I voted, ultimately had been mostly to improve the facility, which I think in my opinion they did and made it a lot more functional. The other item I wanted to mention, I hope many of you have been able to watch Ken Burns' excellent series on PBS Channel 9, on the Roosevelt's, which is going to have its fifth night, tonight. I have seen three of the four nights and I think it's extremely well done, and from the histories I have read over the period, it seems to be very accurate and the nice thing about it is they don't hesitate to mention the warts, that is, the times when these individuals did things that might not have been the best or not made the best decisions. In any case, it is very important in the formation of the America we know today, the period of time characterized by both Presidents, Teddy Theodore Roosevelt and Franklin Roosevelt and of course Eleanor Roosevelt also is featured extensively in there. And the second episode ended with one of my favorite quotes by then President Theodore Roosevelt at the Sorbonne in 1905, the quote is known as, "It is not the critic that counts," but basically what Roosevelt was saying to his audience is, it's the one, the man in the arena, as he puts it, the one who is actually doing the deeds and risking his life and doing the best he can to do good is the one who really should get the credit not the person who just criticizes, and doesn't offer any constructive criticism or anything in replace of what is being proposed and the job that's being done by as he says, the man in the arena. I think it's one of my favorite quotes and it was a fitting ending to the second episode.

Commissioner Moore:

I'd like to ask the Director; if at all possible, the Commission received a letter from Perkins and Coie, who are now representing the Academy of Art, giving the Commission an update on the Academy. I believe that that update is a little thin relative to the detail many of us have spent on it over the years and I do think the public, just as well as, the Commission deserves a slightly more detailed update because we have asked more detailed questions. The second point is in yesterday's e-mail I received a wonderful copy of San Francisco Heritage with a draft on the Cultural History of the City. It takes, like snapshots of particular events and buildings and places. I understand the Historic Preservation Commission had a presentation by Heritage. I am wondering if we could have a similar presentation, because ultimately we at least should know -- while it does not influence what we do, it gives us a broader understanding of the larger issues which tie it all together. Would you consider that to be possible, Director Rahaim?

Director Rahaim:

Absolutely, we can work with the Chair to make that happen.

Commissioner Moore:

Thank you.

Commissioner Richards:

I guess parlaying off what Commissioner Moore said, I too was pleasantly surprised to receive these documents from San Francisco Heritage in the mail. I think, you know, we look at preservation through kind of a physical environment lens, the style of architecture, how old the building is, and maybe what happened there, but from a cultural point of view we have a little bit of catching up to do. I know the Gay and Lesbian Context Statement was adopted more than ten years ago. I know that there was an African American Context Statement that was adopted and I know it's in the works to have a Latino Context Statement that's coming, and I think, part of

what makes San Francisco the wonderful place it is, is the social and cultural heritage that we have, and case in point, if you go online and look at the Heritage booklet on sustaining our living history, some of the most recent kind of things that have been publicized around changes in the social and cultural heritage started with the Pied Piper Bar and I think Commissioner Antonini, you could probably speak to that. That kind of started the ball rolling, on well wait a minute, if we had the Pied Piper go away and the Golden Dust Lounge go away and the Tonga Room go away, what is San Francisco going to look like? We had The Eagle go away which is a leather bar South of Market, went away for two years, it's come back, that's great, Esta Noche in the Mission is gone, the Roxy Theater's lease is up for renewal, I know Sam Wo is gone, they were there 100 years, Marcus Books is gone, and now the The End Up, which has been around, if you ever read *Tales of the City*, probably 40 years now, it's a fixture in the nightlife scene in the South of Market, their building is up for sale. So, I really think that getting our arms around what we can do strategically to prevent displacement for these kinds of businesses is good. And, actually on the back of one of the pamphlets, they talk about strategies that they would like to implement, that's why I would like them to also come to the Commission. The second thing I wanted to mention is, I asked Director Rahaim and staff if they could produce, I guess a pro forma in the pipeline report for the housing coming online. We keep referring to the income levels of housing, above moderate, is 120% of AMI, moderate is 80-120%, and then low income, lower than 80. I've only been here two meetings, we've had some discussion around what kinds of BMR units they are going to be, folks in the Mission want 55% or less or even lower than that. We hear that there is a big gap in the moderate income units to the point of, that we only produced about a quarter of what we need. And low income on 61 percent and we're way above moderate, at about 200 percent. I asked Director Rahaim if he could actually take a look at and maybe eyeball, for the 4,000 units coming, beyond 2014 in Hunters Point, Treasure Island and Park Merced, to give us an idea of what the world would look with those projects online. Would it move any of these numbers significantly or are we still, basically operating with the same deficit foundation in the low and moderate? I look forward to receiving that. My last point is, I struggle with the last two meetings with definition of family housing. I came across something on Twitter two days ago that what was retweeted by San Francisco Business Times and it was the First Republic Luxury Home Index. It kind of opened my eyes to, wow, this is what we are kind of dealing with. The luxury home defined by First Republic, and I'm sure that there's other barometers out there, is a home that's valued at \$3 million, it has three or more bedrooms, and it has 3,000 or more square feet. You can fit a family in that, of course, you can fit a family in a size less than that, but I think for my purposes and my lens moving forward, I'm going to call that definition a luxury family house, anything less than that would be family housing. So, the 26th and Clement we had called into a definition of what a family housing really would be. The 115 Telegraph Hill certainly is a luxury family house. That's kind of the lens I'm going to start looking at. If you want to refer to it, it's the First Republic Luxury Home Index, it's online. Thank you.

Commissioner Johnson:

Thank you very much. My first point here, I was thinking about this since our first meeting and would really like to request starting with a presentation from SFMTA. I would like to see how, starting with at least, starting how they are going to phase in the transportation improvements particularly in the area encompassed by the Eastern Neighborhoods Plan and eventually what will encompass the new Central SOMA Plan. We talk a lot about, there is a lot of maps of what the future state will look like, future, future, but I would like to understand what the phasing is

going to look like and how that is going to come in over time, and how they are actually measuring when one phase is completed and when you need to move to the next phase in terms of density, in terms of intensification of various MUNI lines. I would like to have at least an informational presentation on that and potentially maybe in the future we can move to maybe a joint meeting or some other method of having a little bit more coordination between the Planning Department and SFMTA. My second one, is so minor, I almost hate myself for saying it. I noticed in our last few hearings when we had DR's, when it came time for comment that oftentimes individuals who technically are part of the project sponsor team, either they are co-owner of the property or they are related to the owner of the property or there is a very close relation would come up for comment and be confused as to why they couldn't speak because they should have been considered part of the project sponsor team. You are always going to have people who are unfamiliar with how the Planning Commission works, maybe they haven't come to a hearing before, so we are going to have to deal with that, but I think that one thing we could make a little bit easier is in our agendas we have standard language underneath the regular calendar that talks about the project sponsor team includes, colon, and then it lists off a few things. One of the first ones says the sponsor or their designee and I'd like to find a way to maybe add another clause that just clarifies who else would be considered part of the sponsor team, so if you have an ownership interest in the property or some sort of clarifying language I think that would be helpful. I wasn't going to say it the first couple of times, but then it happened a few more times and I want people to understand when they can make comment, what group they should be a part of, who they should be communicating with, so they are not confused when they get here. Thank you.

Commissioner Wu:

I think that's something we can work on with the Commission Secretary.

Jonas Ionin, Commission Secretary:

If there is nothing further we can move on but, just quickly to respond to Commissioner Johnson. The Historic Preservation Commission just yesterday adopted new rules and regulations for their procedures, and as a part of that Commissioner Johns is actually working with staff on a handout that would go along with how to make a public presentation and what to expect. Maybe we can adopt something similar for the Planning Commission that could be a part of applications that go out to applicants.

D. DEPARTMENT MATTERS

9. Director's Announcements

Director Rahaim:

Thank you. Good Afternoon, Commissioners, just two things. With respect to the Academy of Art, we will be happy to prepare a more detailed memo on the status. Just so you do know, we are on track for the release of the Draft EIR in November, which has been the kind of date that we've been working toward for quite a few months. Secondly, I wanted to just let you know that we are working with the Office of Economic and Workforce Development and the developer of the Flower Mart. There has been a lot in the media about this; there has been a lot discussion in the community about this. There is no architectural design that is yet proposed but, but we believe it's possible given the size of the site to fully maintain a Flower Mart on that site. The developer is willing to work with us on this. Further, the Mayor has directed the Office of Economic and Workforce Development to work with us and the developer to ensure that the Flower Mart is actually maintained on site, with any new development that is there. We are very

early on the process; they haven't even applied for their Preliminary Plan Assessment yet, but we will soon be working with them when they do make that application to ensure the Flower Mart does, in fact, stay on site. We anticipate that it's physically possible to do that. We will let you know as the applications come in, over the next twelve months or so on the status of that. That concludes my presentation. Happy to take any questions.

10. Review of Past Events at the Board of Supervisors, Board of Appeals and
Historic Preservation Commission

LAND USE COMMITTEE:

- **Short-Term Rentals.** Commissioners, you heard this item on August 7. At that time you recommended approval with 16 amendments be made to the legislation^{1[1]}. These

1[1]

1. Place short-term rental controls in the Planning Code so that the Planning Department is the agency responsible for enforcing on short-term rentals.
2. Modify the Ordinance so that the proposed city-run registry tracks the number of nights a unit has been rented.
3. Require any short-term rental platform or company doing business in San Francisco to provide information on the number of nights a property was rented. Information should be reported back to the city on a quarterly basis at a minimum.
4. Identify units that are on the proposed short-term registry in the Department's Property Information Map.
5. Amend the Ordinance so that a posting on a short-term rental site without first registering with the City constitutes a violation that can be assessed a penalty, even if the unit was not rented.
6. Require the registration number from the City-run registry to accompany all short-term rental postings.
7. Grant citation authority to the Planning Department if it is chosen to be the enforcement agency for short-term rentals, and provide for increased penalties for repeat violators.
8. Limit hosted rentals by nights rented, similar to the restrictions placed on non-hosted rentals, or by limiting the number of rooms that can be rented at any one time.
9. Limit single-family homes to the same restrictions as multi-unit buildings.
10. Require the property owner's consent in tenant occupied units and/or a 30-day notification by the Department to the owner prior to listing a unit on the short-term rental registry.
11. Prohibit SROs from being used as short-term rentals.
12. If the Planning Department is chosen as the enforcement agency, provide increased funding to the Planning Department for more enforcement staff to monitor short-term rentals.
13. Consider placing limits on allowing BMR (Below Market Rate) units to be used as short-term rentals.
14. Require the Planning Department to maintain a list of registered hosting platforms.
15. Prohibit units with outstanding Planning or Building Code violations from being listed on the short-term rental registry until those violations have been abated.
16. Conduct further investigation into the insurance requirements for short-term rental hosts.

requested changes were delivered to the Board. At the land use hearing, the Director emphasized the shared goal of created a legal avenue for this use and thanked the Supervisor for taking on this challenging issue. At the same time, the Director emphasized the need to focus on three key changes: 1) Ensure that the system is not abused by creating real limits on the number of days a unit can be rented. 2) Dedicated budget for enforcement staff. And 3) Limits for hosted units too. There was about 7 hours of public comment. A representative from one hosting platform, AirBNB, came to the hearing and addressed the Board.

As part of the Board discussions, there were Significant amendments were made to the V2 ordinance. Supervisor Chiu introduced 8 amendments which were incorporated into the ordinance. (person can only have 1 perm. residence, only 1 registrant per unit, suspend permission if there is an outstanding Code violation—until violation is cured, posting ads w/o registration is a violation, need a valid business registration, hosting platform shall maintain record of tax payment—not maintaining these records is a violation by the platform, hosting platform can respond to alleged violations at the administrative hearing). Supervisors Wiener (in consultation w/ Farrell) amended the ordinance to require that the Planning Department shall send mailed notice to the property owner when a resident applies for the registry. Supervisor Kim amended the ordinance to add the HOA (if any) related to the unit to the interested parties list who are eligible to sue. The Committee orally amended the Ordinance to limit the rentals to 265 every year and not just the year prior to getting on the registry.

Supervisor Kim stated that she wanted to create a 90-day limit for both hosted and non-hosted units. She was interested in the funding to support the program and wanted to hear about how DBI's codes would come into play. Supervisor Chiu offered to bring the DBI director to a LU hearing the next week, but Supervisor Kim felt more time would be needed to resolve the outstanding questions. She referenced the 16 modifications of this commission. Supervisor Cohen suggested a two-week continuance and the committee voted to reconsider the issue on September 29.

FULL BOARD OF SUPERVISORS: No Planning items

INTRODUCTIONS:

- **140982 Arcades in the Upper Market Street Neighborhood Commercial Transit District.** Ordinance amending the Planning Code to permit arcades in the Upper Market Street Neighborhood Commercial Transit District.

BOARD OF APPEALS:

Zoning Administrator Scott Sanchez:

The Board of Appeals did meet last night. One item that might be of interest to the Commission is 70 Crestline. This was before you as a Discretionary Review at the end of 2012. It was staff initiated. Staff had recommended denial of the application. The Commission approved it. It was for new construction of a 4-unit building in Twin Peaks. Subsequently to that, the neighbors who were opposed to the project appealed it to the Board of Appeals. The Board of Appeals denied the application. There was some question about whether or not there were some limitations associated with the subdivision that established this property back in 1962 and Public Works had issued a condition saying that you could not build on this area. They subsequently revoked that and asked the Planning Department and Building Department to look into it further. We

researched that and actually did find evidence through minutes from 1962 Planning Commission hearings which did indicate that this was to be maintained as open space. So, we conditioned the subdivision, as such, that was issued earlier this year and it was not appealed to the Board of Supervisors, as such conditions could be. So those conditions are in full effect. Last night was a rehearing request brought by the project sponsor. The Board's noting that these conditions are in place and that they had previously denied the permit, denied the rehearing request, so their denial of the application stands and the project could not move forward. I'm available for any questions.

HISTORIC PRESERVATION COMMISSION:

Preservation Coordinator Tim Frye:

Good afternoon, Commissioners, Tim Frye, here to share with you the results of yesterday's Historic Preservation Commission hearing. To begin though, I do want to mention that Commissioner President Hasz appointed two members to a Cultural Heritage Assets Subcommittee at yesterday's hearing. Commissioners Hyland and Matsuda will form that Committee. I'm sure if we asked the Commission they would be delighted to have a member of the Planning Commission as part of that Subcommittee. They intend on meeting over the next month and provide specific recommendations how the Department and the Commissions can implement some of the recommendations in the San Francisco Architectural Heritage White Paper on Cultural Heritage Assets, but we are happy to relay the information to the Commission, if this Commission does want to participate in that Subcommittee. The hearing started with a meeting of the Architectural Review Committee. They reviewed the design for the Van Ness BRT that's going to run in front of City Hall and in the portion located within the Civic Center Landmark District. As you are probably aware, the Historic Preservation Commission, as well as, the Civic Design Review Committee of the Arts Commission is reviewing the design for the public realm improvements and platforms proposed by MTA as part of Van Ness BRT. There are still several meetings, design review meetings that need to take place before either Committee or either Commission make a final recommendation and we'll keep you posted on those results. Ultimately though, the Commissioners, the Design Review Committee was supportive of the project. They did request some more information in particular around replacement trees, minimizing some of the details of the platforms. They had some questions about the canopy structures and the wind screens. We will be preparing a memo of the Architectural Review Committee's recommendations. If you are interested we can certainly forward you a copy as well. The Commission then moved on to approve several Certificates of Appropriateness. Several were located in Liberty Hill Landmark District, one in the Alamo Square Landmark District, and one in the Jackson Square Landmark District. All were approved as recommended by staff. Finally, Preservation staff gave an overview of all Planning Code incentives related to preservation. It was more of an informational presentation to set the stage for the review of Supervisor Cohen's legislation regarding PDR conversion to office in landmark properties. Ultimately, during the discussion of the proposed legislation, the HPC continued the item to its October 2nd hearing. In the interim they are interested in providing a letter to this Commission for your consideration, just so you know some of the thoughts going on in their heads about how they believe the legislation could be more effective. Some of the questions they still have and staff is working on some response right now is, they want to be as useful as possible to the Zoning Administrator, Department staff, and this Commission as the final deciders on whether or not this PDR space should be converted to office. They do have some questions about process. They do want to have a better idea of what's expected to them and they discussed how they could provide some criteria so they are able to discuss the merits of proposals for buildings and really

how these buildings could be rehabilitated provided that the PDR is converted to office. Like I said, we'll be providing this Commission a letter before your hearing on the item on October 2nd and they'll be having a discussion the day before to provide you some more robust recommendations on how they think they can be more effective in that process. Finally, just to let you know, at the beginning of the summer we presented an overview of the Draft Preservation Element as part of the General Plan. The HPC spent the entire summer reviewing the Draft Preservation Element. We had our open house at the Old Mint last week. We had a great turnout; there were about 50 participants, a lot of folks providing great recommendations on how to make that part of the General Plan an effective document. We had various organizations, neighborhood organizations, SPUR, the National Trust and the Presidio Trust attended. There were a variety of preservation and design firms that participated and we are still continuing to receive written comments. Once we have compiled those comments, we will certainly forward them to you, as well as, the HPC before we bring that to you for adoption, we believe in early 2015. That concludes my comments to you and I'm happy to entertain any questions. Thank you.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: Patricia Vaughey – Renovations to historic buildings
John Elberling – Everyday solutions and communicating
Dino Adelfio – Policy from N. European cities to America

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

11. 2014.1193T (D.)

SANCHEZ; (415) 575-9082)

ARCADES IN THE HAIGHT STREET NCD [BOARD FILE 140804] -

Ordinance amending the Planning Code to permit arcades in the Haight Street Neighborhood Commercial District and update references in the Planning Code to Arcade regulations in the Police Code, affirm the Planning Department's determination under the California Environmental Quality Act, and make Planning Code Section 302 findings and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.

Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications

SPEAKERS: + Conner Johnson, Aide to Supervisor Breed – Arcades
+ (M) Speaker – Assett to the neighborhood
+ Eric Wagensenner – Pinball

ACTION: Adopted a Recommendation for Approval as amended to include: "for the purposes of the Planning Code"

AYES: Wu, Fong, Hillis, Johnson, Moore, Richards
RESOLUTION: 19239

12. 2011.1388E (K.)

UCHIDA: (415) 575-9048)

110 THE EMBARCADERO/115 STEUART STREET - through-lot fronting the west side of The Embarcadero and east side of Steuart Street between Mission and Howard Streets, Lot 002 in Assessor's Block 3715 - **Appeal of Preliminary Mitigated Negative Declaration** for: 1) vertical addition of a third story, roof deck, and circulation penthouse to the existing two-story-over-basement, 19,374 square-foot vacant building - a net increase of 4,445 square feet, raising the building's height from 35 feet to 51 feet; 2) replacement of the Embarcadero façade; and 3) rehabilitation of the building for office and assembly use, to house functions for the Commonwealth Club of California.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration

(Continued from Regular Meeting of August 14, 2014)

SPEAKERS: - David Osgood – Appellant presentation
+ Anna Mok – Commowearth Club presentation
+ Marsha Maydem – Design proposal
+ Ilene Dick – Rebuttal to appeal
- Ralph Schunman – 1934 general strike
- Hiroshi Fukuda – Opposition
- Bradley Wiedmaier – Opposition
- Andre Dawkins – Bloody Thursday
+ Ron Miguel – Thorough environmental analysis
- Jim Worshell – Good context to the neighbors
- Roland Soletto – Correct staff mistakes in case report
+ Joe Goldman - Support

ACTION: Upheld PMND

AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
MOTION: 19240

13a. 2014.1295U (W.)

WIETGREFE: (415) 575-9050)

HEALTH AND BUILDING CODE AMENDMENT - Amending Health Code, Article 38 [Board File No. 140806] - **Ordinance amending the Health Code, Article 38** to require an enhanced ventilation system for sensitive use projects within the Air Pollutant Exposure Zone, and establishing document review fees; amending the Building Code to correspond to the Health Code changes, and making environmental findings, and findings under the California Health and Safety Code; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

Preliminary Recommendation: Adopt a Recommendation for Approval

- SPEAKERS: + Andrea Bruss, Aide to Supervisor Cohen – Introductions to the amendments
- ACTION: Adopted a Recommendation for Approval
- AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
- RESOLUTION: 19241
- 13b. 2014.1296U (W.)
- WIETGREFE: (415) 575-9050)
- ADMINISTRATIVE AND ENVIRONMENT CODE AMENDMENT - Amending Clean Construction Ordinance [Board File No. 140805] - **Ordinance amending the Administrative Code** to require a Construction Emissions Minimization Plan and monitoring for public projects within the Air Pollutant Exposure Zone, as mapped pursuant to Health Code, Article 38; amending the Administrative and Environment Codes to reflect these requirements; and making environmental findings.
- Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: Same as Item 13a.
- ACTION: Adopted a Recommendation for Approval
- AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
- RESOLUTION: 19242
14. (W.)
- WIETGREFE: (415) 575-9050)
- UCSF LONG RANGE DEVELOPMENT PLAN - **Informational presentation** - on the University of California, San Francisco (UCSF) 2014 Long Range Development Plan (2014 LRDP). UCSF's 2014 LRDP will guide physical development at its campus sites through the year 2035. UCSF previously provided the Planning Commission with an overview of plans under consideration for the 2014 LRDP on April 18, 2013. In May 2014, UCSF published the Draft 2014 LRDP for public review, available at www.ucsf.edu/LRDP. UCSF will provide an overview of the Draft 2014 LRDP as published, along with the anticipated schedule for finalization and adoption of the Plan.
- Preliminary Recommendation: None - Informational
- SPEAKERS: Lori Yamaguchi – Plan presentation
- ACTION: None - Informational
15. 2014.0487C (B.)
- BENDIX: (415) 575-9114)
- 1501 FOLSOM STREET - southwest corner of the intersection of Folsom and 11th Streets, Lot 058 in Assessor's Block 3521 - **Request for Conditional Use Authorization** under Planning Code Sections 145.2, 303, 823, 845.13 and 845.56 to expand the existing nighttime entertainment use (d.b.a. Calle-Once) and to establish an outdoor activity area within the WMUO (Western SoMa Mixed Use-Office) Zoning District, the Western SoMa Special Use District, and 55-X Height

and Bulk District. The proposed expansion will result in a third story up to approximately 1,480 square feet and a roof deck of approximately 1,180 square feet. The resulting nighttime entertainment use will be up to approximately 8,913 gross square-feet. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: + John Kevlin – Project presentation
+ Laticia Luna – Owner presentation
- Mike Talley – Leather community Febe’s
+ Marsha Garland – Sponsor presentation
+ Amanda – Neighborhood
+ Ku Hong Chung – Sushi Training
= Kathleen Courtney – Balance of retail vs. restaurants
= Dawn Trenuert – Polk Street retail corridor
+ Angelaz Longyear – Previous tenant
+ Jeremy Bladas - Support

ACTION: Approved with Conditions as amended to include:

1. Ground floor double doors;
2. A six month report back;
3. Work with the Leather Community to recognize the history of the site; and
Work with SF Heritage to recognize the history of the site.

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

ABSENT: Fong

MOTION: 19243

15a. 2014.0270C (K.)

BURNS: (415) 575-9112)

2206 POLK STREET - east side, between Vallejo Street and Green Street; Lot 014 in Assessor’s Block 0549 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 303 723.44 and 790.91 to establish a Restaurant (d.b.a. Kinjo) which will operate as a Bona Fide Eating Place in a vacant commercial space. The property is located within the Polk Street Neighborhood Commercial District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

(Continued from September 11, 2014 Hearing)

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None

ACTION: Approved with Conditions as amended to include:

1. Closing hours Sun-Thurs: 10:00 pm; and Fri-Sat: 11:00 pm

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

ABSENT: Fong

MOTION: 19244

16a. 2013.0419CV (S.)

VELLVE: (415) 558-6263

1830-1834 SUTTER STREET - north side between Buchanan and Webster Streets, Lot 071 in Assessor's Block 0676 - **Request for Conditional Use Authorization, pursuant to Planning Code Sections 209.3, 249.31 and 303** to allow the construction of a new building to accommodate the Nihonmachi Little Friends School. The new building will be constructed on a parking lot and play area immediately west of the existing school on the subject lot. The subject property is within a RM-3 (Residential, Mixed) Zoning District, the Japantown Special Use District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Adrienne Shazaki Wu – Sponsor presentation
+ Tad Sakino – Design presentation
+ Karen Kai – Project presentation
+ Joyce Oishi – Support
+ Paul Werner – Jchess
+ Alice Koahatsu – Neighborhood asset

ACTION: Approved with Conditions

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

ABSENT: Hillis

MOTION: 19245

16b. 2013.0419CV (S.)

VELLVE: (415) 558-6263

1830-1834 SUTTER STREET - north side between Buchanan and Webster Streets, Lot 071 in Assessor's Block 0676 - **Request for Variances** to allow the construction of a new building to accommodate the Nihonmachi Little Friends School. The new building will be constructed on a parking lot and play area immediately west of the existing school on the subject lot. Variances are required from Planning Code Section 134 as the proposed building projects into the required rear yard of the lot, and Planning Code Section 151 for off-street parking within a RM-3 (Residential, Mixed) Zoning District, the Japantown Special Use District and 40-X Height and Bulk District.

SPEAKERS: Same as Item 16a.

ACTION: ZA Closed the PH and indicated an intent to Grant
the Variance

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

17a. 2013.0831DV

(M. SMITH: (415) 558-6322)

1784 SANCHEZ STREET - west side between Randall and 30th Streets, Lot 014 in Assessor's Block 6653 - **Staff-Initiated request for Discretionary Review** of Building Permit Application No. 2014.03.14.0813, proposing to remove the existing one-story utility room at the rear of the building and construct a two-story, flat roofed addition at the rear of the building. The addition would extend the existing building depth by five feet and remove a small portion of the existing gabled roof at the rear. The project requires a rear yard variance pursuant to Section 134 of the Planning Code, which will also be considered at this hearing by the Zoning Administrator. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and Approve

SPEAKERS: - Isabella Escolada – Negative impacts
 - Anthony Grumback – Light, open space, privacy
 - Ilene Dick – Variance, rear yard
 + Anastasia Michaels – Sponsor presentation
 + James Mouschke – Variance
 + Brett Gladstone – Project description
 + Kristen – Family housing
 + Gregory Young – Support
 + Jennifer Mesitas – Support, family housing
 + Joan Weinburger - 1908 façade
 + Tom Peck – Support
 + Barry Milgram – Support
 + Jessica Lankler – Support
 + Andy Rogers – Response to questions

ACTION: Took DR and eliminated two feet from the proposed extension at the second level of the most recently submitted plans.

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

NAYES: Johnson

DRA No: 0379

- 17b. 2013.0831DV (M.)
 SMITH: (415) 558-6322
1784 SANCHEZ STREET - west side between Randall and 30th Streets, Lot 014 in Assessor's Block 6653 - **Request for a rear yard variance** pursuant to Section 134 of the Planning Code for Building Permit Application No. 2014.03.14.0813, proposing to remove the existing one-story utility room at the rear of the building and construct a two-story, flat roofed addition at the rear of the building. The addition would extend the existing building depth by five feet and remove a small portion of the existing gabled roof at the rear. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
 SPEAKERS: Same as Item 17a.
 ACTION: ZA Closed the PH and indicated an intent to Grant the Variance conditioning a five foot setback from the rear at the second level.
18. 2014.1009D (E.)
 TUFFY: (415) 575-9191
300 WAWONA STREET - west side, at the intersection with 14th Street; Lot 025 in Assessor's Block 2482 - **Request for Discretionary Review** of Building Permit Application No. 2014.06.21.0174 proposing interior rehabilitation, construction of a one-story vertical addition and a horizontal rear addition off the westernmost corner of an existing single-family dwelling. The subject property is located within a RH-1(D) [Residential House, One-Family (Detached)] District and 40-X Height and Bulk District. The proposal was subject to additional review by Preservation staff to meet design guidelines for historic resources under CEQA. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
 Staff Analysis: Abbreviated Discretionary Review
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve
 SPEAKERS: - Marilyn Amini – DR Requestor presentation
 + Kim Clash – Sponsor presentation
 ACTION: No DR, Approved as proposed
 AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
 DRA No: 0380
19. 2013.0433DDD (G.)
 CABREROS: (415) 558-6169
2853 BRODERICK STREET - west side between Filbert and Union Streets, Lot 002 in Assessor's Block 0947 - **Staff-Initiated and two publicly-filed requests for Discretionary Review** of Building Permit Application No. 2013.10.28.0336, proposing to clarify a height discrepancy approved under Building Permit Application No. 2011.03.25.2839, which permitted the existing three-story-over-basement, two-unit building to be lifted 3 feet to insert a two-car garage within the basement level. The current project also proposes additional work including a dwelling unit merger from 2 to 1 unit, a side horizontal addition at the south side

façade, and vertical additions and rear façade alterations to construct dormers and a deck at the roof/attic level within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve (Continued from Regular Meeting of August 7, 2014)

SPEAKERS: - Irving Zaretsky – DR Requestors presentation
- Don Moorehead – General, impacts to existing neighborhood
- Patricia Vaughey – Worst she’s ever seen
+ Ilene Dick – Sponsor presentation
+ Gregory Cook – Property measurements
+ Stephen Antonaros – Architect comments
+ Pam Whitehead – Sponsor remarks

ACTION: No DR, Approved as proposed
AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
DRA No: 0381

H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

ADJOURNMENT – 8:49 P.M.

ADOPTED: October 2, 2014

-
4. AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards
2013.1620D (K. BURNS: (415)
575-9112)

812 – 814 GREEN STREET - north side of Green Street, between Mason and Taylor Streets; Lot 010 in Assessor's Block 0119 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(e), of Building Permit Application No. 2013.11.06.1249, proposing to make interior modifications to merge two dwelling units into one unit, resulting in the elimination of one unit in an existing three unit building within a RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Take Discretionary Review and Disapprove
(Continued from Regular Meeting of August 14, 2014)

(WITHDRAWN)

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2012.0059C (O. MASRY; (415)
575-9116)

431 BALBOA STREET - along the south side of Balboa Street, between 5th and 6th Avenues, Lot 047 in Assessor's Block 1639 - **Request for Conditional Use Authorization** under Planning Code Sections 711.83 and 303 to allow a macro wireless telecommunications services (WTS) facility operated by AT&T Mobility. The proposed macro WTS facility would feature nine (9) panel antennas screened by a combination of faux elements (vent pipes, rooftop mechanical screens, and a faux decorative parapet extension), on the roof of an existing three-story mixed-use building. Related electronic equipment would be located on the roof and in a ground floor room. The facility is proposed on a Location Preference 5 Site (Mixed-Use Building in a High-Density District) within a NC-2 (Neighborhood Commercial, Small-Scale) Zoning District, and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Ted Vriheas – Project presentation

- John Makibo – Views, light, RF emissions reports – not direct measurements
- Sho Lu Makibo – Aesthetics, notice
- (F) Speaker – Opposed, view
- Sue Chin Hung – Opposed, health
- Anne Chassey – No service need

- Daniel Wu – Radiation effects
- David Osgood – Opposition

ACTION: After being pulled off of Consent; Approved with Conditions

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

MOTION: 19237

6. 2014.1240T (A. STARR:
(415) 558-6362)

AMENDMENTS TO THE PLANNING CODE'S DEFINITION OF RESIDENTIAL UNIT AND RESIDENTIAL CONVERSION REQUIREMENTS

[BOARD FILE NO. 140775] - **Ordinance amending the Planning Code** to amend the definition of Residential Unit and clarify the requirements for a Residential Conversion of a Residential Hotel Unit regulated under Administrative Code, Chapter 41; making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: None

ACTION: After being pulled off of Consent; Adopted a Recommendation for Approval

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

NAYES: Antonini

RESOLUTION: 19238

C. COMMISSION MATTERS

7. Consideration of Adoption:

- Draft Minutes for September 4, 2014

SPEAKERS: None

ACTION: Adopted

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

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

8. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

Commissioner Antonini:

13 OCT 16 PM 1:22

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment of conditional use (that is, owners of 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.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	624 - 6 th Ave SF, CA 94118	1639/042	CHOWALEE BOONYARATANAKORNKIT	<i>Chowalee Boonyaratankornkit</i>
2.	624 - 6 th Ave SF, CA 94118	1639/042	ANUPONG BOONYARATANAKORNKIT	<i>Anupong Boonyaratankornkit</i>
3.	625 - 5 th Ave SF, CA 94118	1639/005	CHOWALEE BOONYARATANAKORNKIT	<i>Chowalee Boonyaratankornkit</i>
4.	625 - 5 th Ave SF, CA 94118	1639/005	ANUPONG BOONYARATANAKORNKIT	<i>Anupong Boonyaratankornkit</i>
5.	662 - 6 th Ave SF CA 94118	1639/032B	WAI LOK LOW	<i>Wai Lok Low</i>
6.	624 - 6th Ave SF, CA 94118	1639/054	JILL WYNN	Jill Wynn
7.	607 - 6 th Ave SF CA 94118	1638/002	TAEKO SHIOZAKI	<i>Taeko Shiozaki</i>
8.	625 - 6 th Ave SF CA 94118	1638/006	Michael E Murphy	<i>Michael E Murphy</i>
9.	648 - 6 th Ave SF 94118	1639/036	KEN HUNG NG	<i>Ken Hung Ng</i>
10.	625 - 6 th Ave SF CA 94118	1638/006	Mary C Murphy	<i>Mary C Murphy</i>
11.	624 - 6th Ave SF, CA 94118	1639/057-058	JILL WYNN	Jill Wynn
12.	638-640 6 th Ave SF 94118	1639/038	HENRY LAU, JR	<i>Henry Lau</i>
13.	638-640 6 th Ave SF 94118	1639/038	TINA LAU	<i>Tina Lau</i>
14.	619 6 th Ave SF 94118	1638/005	Justin Preston	<i>Justin Preston</i>
15.	619 6 th Ave SF 94118	1638/005	Alvin Preston	<i>Alvin Preston</i>
16.	614 6 th Ave SF 94118	1639/044	Carol Pragides	<i>Carol Pragides</i>
17.	614 6 th Ave SF 94118	1639/044	Ron Pragides	<i>Ron Pragides</i>
18.	644 6 th Ave, SF, CA 94118	1639/037	MELVYN LOUIE	<i>Melvyn L. Louie</i>
19.	629 5 th Ave. SF, CA 94118	1639/000c	Warren Chee Penny Chee	<i>Warren Chee</i>
20.	619 - 5 th Ave SF 94118	1639/004	CYNTHIA MAZ	<i>Cynthia Maz</i>
21.				
22.				

See Next page

See Next page

2014 T 16 PM 1:22

8

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

City Planning Commission
Case No. 2012-0059C

16 PM 1:23

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of 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.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	654-6 th ave	1639/034	John T. Freeman	John T. Freeman
2.	654-6 th ave	1639/034	Alanna M. Freeman	Alanna M. Freeman
3.	636 6 th ave	1639/057 ⁰⁵⁸	Fleur Forchena	Fleur Forchena
4.	636 6 th ave	1639/057 ⁰⁵⁸	Terence Shive	Terence Shive
5.	634 6TH AVE	1639/057 ⁰⁵⁸	GARRETT WYNN	Garrett Wynn
6.	634 6TH AVE	1639/057 ⁰⁵⁸	Jill C. Wynn	Jill C. Wynn
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>609 5th Ave</u>	<u>1639/050</u>	<u>YOSHIKO UMEKUBO</u>	<u>Yoshiko Umekubo</u>
2. <u>"</u>	<u>"</u>	<u>John Umekubo</u>	<u>John Umekubo</u>
3. <u>"</u>	<u>"</u>	<u>SHOKO UMEKUBO</u>	<u>Shoko Umekubo</u>
4. <u>6011-5TH AVE</u>	<u>"</u>	<u>John Umekubo</u>	<u>John Umekubo</u>
5. <u>"</u>	<u>"</u>	<u>YOSHIKO UMEKUBO</u>	<u>Yoshiko Umekubo</u>
6. <u>"</u>	<u>"</u>	<u>SHOKO UMEKUBO</u>	<u>Shoko Umekubo</u>
7. <u>609 + 6011 5TH AVE</u>	<u>"</u>	<u>THOMAS UMEKUBO</u>	<u>DECEASED</u>
8. <u>615-5th Ave</u>	<u>1639/003</u>	<u>WILLIAM LOUIE</u>	<u>William Louie</u>
9. <u>615-5th Ave</u>	<u>"</u>	<u>AMY LOUIE</u>	<u>Amy Louie</u>
10. <u>618-5th Ave</u>	<u>1640/046</u>	<u>Sheila O'Connor</u>	<u>Sheila O'Connor</u>
11. <u>508-5th Ave #A</u>	<u>X</u>	<u>Alvin Chan & Wei wen ou</u>	<u>Alvin Chan</u>
12. <u>508-5th Ave</u>	<u>X</u>	<u>Wei wen ou</u>	<u>WEI WEN OU</u>
13. <u>616-5th Ave</u>	<u>1645/047</u>	<u>Shi Zhongyi</u>	<u>Shi Zhongyi</u>
14. <u>631-5TH AVE</u>	<u>1639/007</u>	<u>MONA M. LIANG</u>	<u>Mona M. Liang</u>
15. <u>635-5th AVE</u>	<u>1639/008</u>	<u>CAN LI TAN</u>	<u>Can Li Tan</u>
16. <u>635-5th AVE</u>	<u>1639/008</u>	<u>JIANXIAN FU</u>	<u>Jianxian Fu</u>
17. <u>650-5th AVE</u>	<u>1640/038</u>	<u>Lingnan Zhang</u>	<u>Lingnan Zhang</u>
18. <u>650-5th AVE</u>	<u>1640/038</u>	<u>Shunywei Yu</u>	<u>Shunywei Yu</u>
19. <u>619-5th Ave</u>	<u>1639/004</u>	<u>CYNTHIA MAI</u>	<u>Cynthia Mai</u>
20. <u>633-5th Ave</u>	<u>1639/007</u>	<u>NORMAN WOOD</u>	<u>Norman Wood</u>
21. <u>327 Pal Bru</u>	<u>1640/051</u>	<u>Eva Chang</u>	<u>Eva Chang</u>
22. <u>325 Pal Bru</u>	<u>1640/051</u>	<u>Eva Chang</u>	<u>Eva Chang</u>

City Planning Commission
Case No. 2012-0059C

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>331 Ballboa</u>	<u>1640/051</u>	<u>Elva Cheung</u>	<u>Elva Cheung</u>
2.	<u>425 Ballboa</u>	<u>1639/048</u>	<u>Man Lee Lo</u>	<u>MAN LEE LO</u>
3.	<u>427 Ballboa</u>	<u>1639/048</u>	<u>Daniel Wu</u>	<u>DANIEL WU</u>
4.	<u>428 Ballboa</u>	<u>1639/048</u>	<u>Daniel Wu</u>	<u>DANIEL WU</u>
5.	<u>427 Ballboa</u>	<u>1639/048</u>	<u>Man Lee Lo</u>	<u>MAN LEE LO</u>
6.	421 Ballboa	_____	Man Na Hui	Man Na Hui
7.	423 Ballboa	_____	Man Na Hui	Man Na Hui
8.	<u>121 - 5th Ave</u>	<u>1639/004</u>	<u>VANESSA MAI</u>	<u>Vanessa Mai</u>
9.	<u>421 - Ballboa ST</u>	<u>1639/048</u>	<u>Orland Hui</u>	<u>Orland Hui</u>
10.	<u>423 Ballboa ST</u>	<u>1639/048</u>	<u>Orland Hui</u>	<u>Orland Hui</u>
11.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>605-607 FIFTH</u>	<u>BLOCK 1639</u>	<u>GLENN P. ABUNDO</u>	<u>Glenn P. Abundo</u>
2.	<u>AVE, SF</u>	<u>LOT 049</u>	<u>MARIA ERANON ABUNDO</u>	<u>Maria Eranon Abundo</u>
3.	_____	_____	_____	_____
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5.	_____	_____	_____	_____
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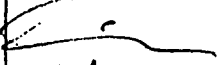
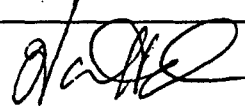


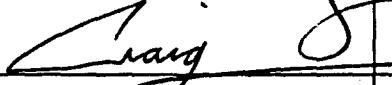
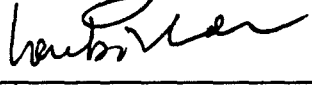
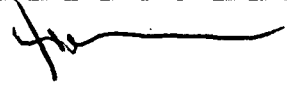
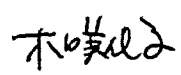
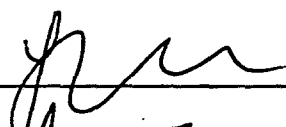

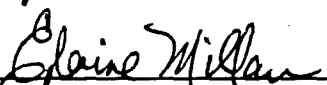
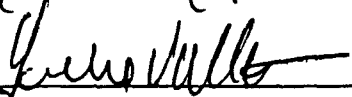
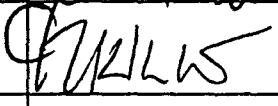

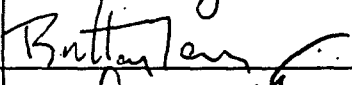
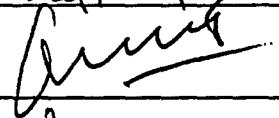
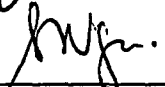
City Planning Commission
Case No. 2012-0059C

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1.	<u>508-5th AVE</u>		<u>SHOU YEE TANG</u>	<u>Shou Yee Tang</u>
2.	<u>339 Balboa St.</u>	³³⁶⁻³⁴⁰ <u>1547/027</u>	<u>Tatiana Chen</u>	<u>Tatiana Chen</u>
3.	<u>424 Balboa St.</u>	<u>1548/025</u>	<u>Su-Chen Hung</u>	<u>Su-Chen Hung</u>
4.	<u>626 9th Ave</u>	<u>1640/044</u>	<u>Anush Elangovan</u>	<u>Anush Elangovan</u>
5.				
6.				
7.	<u>610-5TH AVE</u>	<u>1640/048</u>	<u>ELAINE MILLAN</u>	} VERBAL OK ON VACATION SEE ATTACHED LINE 45 & 46
8.	<u>610-5TH AVE</u>	<u>1640/048</u>	<u>JULIO VALLADARES</u>	
9.				
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	Name	Signature	Address
35	Jocune Fourn		432 Balboa St.
36	Warren Chee		431 - 9th Ave 629-5th Ave SF, CA 94118
37	Penny Chee		431 9th Ave 629-5th Ave SF, CA 94118
38	MONA LEUNG		631-5th AV SF CA 94118
39	CRAIG CHEE		629 5th Ave SF, CA 94118
40	Hachin Lee		404 Balboa St. SF. CA 94118.
41	Keita Furukawa		560 Balboa St S.F. CA 94118.
42	Miyoko Kiguchi		560 Balboa St. SF. CA 94118
43	Yong Guo		677 2ND AVE SF, CA 94118
44	Jackie Fox		629 5th Ave 94118
45	ELAINE MILLAN		610-5th Ave, 94118
46	JULIO VALLADARES		610-5th Ave. 94118
47	YUKKI CHOW		608-5th Ave 94118
48	Wei Sing TAM		608-5th Ave 94118
49	Brian Tam		608-5th Ave 94118
50	ELIASEO VERGARA		605 5th Ave 94118
51	Shirley Vergara		605 5th ave SFO

9414

JOHN I. UMEKUBO, M.D.
1674 POST ST., STE. 3 PH. 415-931-5182
SAN FRANCISCO, CA 94115

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FOR _____ John Umekubo MP

Caldeira, Rick (BOS)

From: Board of Supervisors (BOS)
Sent: Thursday, October 30, 2014 12:43 PM
To: Caldeira, Rick (BOS)
Subject: FW: Nov. 4 hearing
Attachments: Letter to Board of Supes.docx; ATT00001.htm

From: Carol Pragides [<mailto:cpragides@yahoo.com>]
Sent: Thursday, October 30, 2014 7:17 AM
To: Board of Supervisors (BOS)
Cc: Ron Pragides
Subject: Nov. 4 hearing

Hello Rick,

Thank you for your prompt response. Please include the following letter in File No. 141068.

What does it mean to be put in the file? Will the Supervisors read it?

Sincerely,
Carol Pragides

October 29, 2014

Re: **File No. 141068**

Dear Board of Supervisors:

This letter is in regards to **Motion No. 19237** of the Planning Commission, which would allow cell phone towers to be built in my neighborhood (**Case No. 2012.0059C**).

I am writing this letter in hopes that you, the SF City Supervisors, will help me and my husband, longtime SF residents and registered voters. Please help us.

We live in the Inner Richmond area. We moved in to our house on 614 6th Avenue in June 2005 because it was a residential neighborhood close to Golden Gate Park. It seemed like a great place to raise our two small boys, who are now 13 and 11, and for the most part, we've been happy here.

What we are very unhappy about is the approval of a plan to erect cell phone towers (nine in total) on the roof of 431 Balboa, which is adjacent to our backyard. That building abuts our yard. So, yes, these towers would be practically in our backyard.

First of all, I'd like to point out the lack of due process in this matter. Just the other day, we received a Notice of Public Hearing at the Board of Supervisors. I am extremely disappointed that this proposal has gotten this far, that it was approved by the Planning Commission already. We were never notified of the Planning Commission hearing. In fact, I only heard about the proposal and approval from my neighbors, who started the appeal process with a letter, which my husband and I gratefully signed. I heard that there was a town hall meeting around two years ago about this proposal, but that it was so poorly publicized that only three residents attended. As with the Planning Commission hearing, we were never notified of that town hall meeting. This lack of notification is completely unacceptable. We the residents of this Balboa/6th Ave./5th Ave. area are the ones that are directly affected by this motion, and considering the controversial nature of cell phone towers, we should have been properly notified and given a better chance to respond. I understand that AT&T probably has a strong lobby, but this is not an issue anyone should try to sneak past residents.

Although some people say that health risks from cell phone towers are inconclusive, all research does state that the health risks are highest the closer you are in height to the tower. 431 Balboa is a three-story structure; it is not a tall building. Our house is a two-story structure. All our bedrooms, including our children's, are on the second floor. We can clearly see the roof of 431 Balboa from our bedroom window. We barbecue on our first-floor deck. Our kids play soccer and baseball (with a net) in the backyard. Because the towers will be so close to us, since the building on which they will be erected is short, it is accurate to say we are at high risk for whatever RF waves are emitted, however

inconclusive the effects may be. But let me ask you this: Would you want these towers in *your* backyard? Would you risk *your* family's health just because research results on the dangers of living close to cell towers are "inconclusive"? Why not put cell towers on tall buildings in commercial areas instead?

There are already some things that are undesirable about our neighborhood. We have three bus lines going through the Balboa/6th Ave. intersection. We have unsightly utility, telephone, and bus lines. We would like to preserve the residential character of our neighborhood, and the construction of these cell towers would most certainly have the opposite effect. We have some businesses -- a café, a handful of restaurants, etc. -- but it is still by and large a family-oriented area. For example, my neighbors on 610 6th Ave. watch their grandchildren everyday in their apartment. Because they do not own their property, they were not given the chance to speak for themselves or even sign the appeal petition that I got to sign. Many of my neighbors also don't speak English very well, which really puts them at an unfair disadvantage. Because of the language barrier, they can only suffer the consequences of others' decisions. The owners of 431 Balboa do not live there, or surely they never would have wanted the cell towers on their roof. Why do the people who live in this neighborhood have to suffer so that some property owners who live elsewhere can make a fast buck? And is it right that the owners of 431 Balboa make money while our property values decrease and health risks increase? These cell towers belong in commercial areas, atop tall buildings so that fewer people will be affected. Surely AT&T can find another more appropriate, more commercial location.

Please consider what I've said here about the lack of due process, the certainty of increased risk due to the fact that 431 Balboa is only a three-story building, the destruction of a family-oriented neighborhood's character, and the unfair negative impact on the value of our homes.

When this matter goes to you for a vote on November 4, at 3 pm, please reverse the decision to allow nine cell phone towers to be constructed on top of 431 Balboa in the Inner Richmond district. Please support SF residents. If you have any questions, please feel free to contact me at 415-876-6156 or cpragides@yahoo.com.

Sincerely,

Carol Pragides



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Conditional Use Authorization Appeal 431 Balboa Street

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: October 28, 2014
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: John Rahaim, Planning Director – (415) 558-6411
 Omar Masry, Case Planner – Planning Department (415) 575-9116
RE: BOS File No. 14-1068 [Conditional Use authorization No. 2012.0059C]
 Appeal of approval of Conditional Use authorization for 431 Balboa Street
HEARING DATE: November 4, 2014
ATTACHMENTS: Commission Packet (including project approval CPC Motion No. 19237)

PROJECT SPONSOR: Theadora Vriheas, on behalf of AT&T Mobility

APPELLANT: John Umekubo, Community Member

INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (the "Board") regarding the Planning Commission's September 18, 2014 approval of the application for Conditional Use authorization under Planning Code Sections 303 (Conditional Use authorization) and 711.83 (Public Use) to locate up to nine screened rooftop-mounted wireless telecommunication panel antennas, along with associated equipment on the roof and the first floor of the mixed-use building. The subject building is located on the south side of Balboa Street between 5th and 6th Avenues within an NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.

This response addresses the appeal to the Board filed on October 16, 2014 by John Umekubo. The appeal referenced the proposed project in Case No. 2012.0059C.

The issue before the Board is whether to uphold the Planning Commission's approval of a Conditional Use authorization to allow AT&T Mobility to establish a wireless telecommunication services ("WTS") facility at the site.

SITE DESCRIPTION & 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).

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.

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. Based on the zoning and land use, the WTS facility is proposed on a Location Preference 5 Site (Mixed-Use Buildings in High-Density Districts) according to the Commission's Wireless Telecommunications Siting Guidelines.

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.

The equipment necessary to run the facility would be installed in two locations. A portion of the equipment (e.g. radio relay units used to improve high speed data coverage) would be installed on the roof, but would not be visible from adjacent public rights-of-way due to the height and setback from roof edges. Large equipment cabinets would be located within an approximately 35 square-foot area on the first floor. These cabinets would contain telecommunications equipment and a battery back-up unit 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 are located approximately 180 feet away from the Project Site at 500 Balboa Street.

BACKGROUND

January 2012 – AT&T Mobility WTS Facility

On January 18, 2012, AT&T Mobility filed an application to request a Conditional Use authorization at the Project site.

March 2012 – Community outreach meeting

On March 1, 2012, AT&T Mobility held a community outreach meeting for the proposed project. Three (3) community members attended the meeting. They inquired about the potential health effects of radio-frequency emissions, safety standards, testing opportunities (for radio frequency exposure), site selection, the City's review process, and presence of other WTS facilities in the area. Planning Department staff worked with the carrier to further refine the design.

September 2014 – Initial CEQA Exemption Determination

On September 11, 2014, the Department determined the project would be exempt from CEQA as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act).

September 2014 - Planning Commission Hearing

On September 18, 2014, the Planning Commission conducted a hearing to consider a Conditional Use authorization for the proposed Project. At the Planning Commission hearing, seven (7) community members voiced opposition to the Project, citing similar concerns to those raised in this appeal to the Board and discussed further below. Following the public testimony, the Planning Commission voted unanimously (7-0) to approve the Project, as proposed.

CONDITIONAL USE AUTHORIZATION REQUIREMENTS:

The Planning Commission established guidelines for the installation of wireless telecommunications facilities in 1996 ("WTS Guidelines").¹ 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 WTS 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.² The WTS Guidelines were updated by the Commission in 2003, requiring community outreach, notification, and detailed information about the facilities to be installed.

Section 8.1 of the WTS 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, places of worship, institutional structures and other public structures;

¹ Wireless Telecommunications Services Facilities Siting Guidelines, August 15, 1996.

² BOS File No. 189-92-2, Resolution 635-96, dated July 12, 1996.

2. **Co-Location Site:** encourages installation of facilities on buildings that already have these installations;
3. **Industrial or Commercial Structures:** warehouses, factories, garages, service stations;
4. **Industrial or Commercial Structures:** supermarkets, retail stores, banks; and
5. **Mixed Use Buildings in High Density Districts:** housing above commercial or other non-residential space.

The March 13, 2003 Supplement to the WTS Guidelines further stipulate that the Planning Commission may not approve WTS applications for Preference 5 locations unless the Project Sponsor: (a) identifies any Preferred Location Sites (Preferences 1 through 4) that are located within the geographic service area; (b) shows by clear and convincing evidence that it made good faith efforts to secure use of these Preferred Location Sites (Preferences 1 through 4) for its proposed WTS facility; (c) explains why such efforts were unsuccessful; and (d) demonstrates that its proposed WTS facility 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 WTS facility, the project sponsor must submit a five-year facilities plan, which must be updated biannually, an emissions report that has been approved by the Department of Public Health, and details about the facilities to be installed.

In addition to the criteria outlined for the installation of a WTS facility, the Commission must also refer to the criteria outlined in Section 303 (Conditional Uses) of the Planning Code. Section 303 states that the following must be met in order for the Commission to grant approval of an application:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
 - e. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

If a proposed WTS facility meets the criteria outlined in the WTS Guidelines and the criteria outlined in Section 303 of the Code, then the Commission may approve the Conditional Use authorization.

As the Project site is considered a "Location Preference 5" (Preferred Location, Mixed-Use Building in a High-Density District) the Project Sponsor prepared an alternate site analysis, which was included with the Conditional Use Authorization packet provided to the Planning Commission. The alternative site analysis identified the lack of available sites, such as publicly-used buildings, co-location opportunities, or wholly commercial buildings, within the proposed service improvement objective area ("search ring"). The Commission's motion and Conditional Use Authorization packet also contains information outlining the Project Sponsor's need for the facility, based on maps, data, and conclusions about service coverage submitted by the Project Sponsor. This information was reviewed by a third party. Planning Department staff determined that the Project Sponsor had adequately demonstrated a need for the proposed WTS facility.

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

In the October 16, 2014 appeal, the appellant indicated the reason for the appeal as: "I object to the placement of nine antennas on a mixed-use building in a residential neighborhood." Appellant also included with his appeal a copy of petition signed by approximately 58 community members who opposed the Project that had been submitted to the Planning Commission during the hearing.

Department Response: The appellant has not provided sufficient information for the Department to provide a response to his appeal. However, from telephone calls and e-mails to the Planning Department, as well as verbal testimony and a petition provided to the Planning Commission, the Planning Department understands the appellant's concerns to consist of the following:

1. The potential health effects of radio-frequency ("RF") emissions, and the monitoring of RF emissions for long term compliance with RF exposure standards.
2. The aesthetic effects of the proposed facility.
3. The potential for alternative sites (e.g. Kaiser Hospital's French Campus along Geary Boulevard between 5th and 6th Avenues).
4. Whether the site is needed based on existing network coverage for AT&T Mobility.
5. The timing and method of neighborhood notification.

The following Department responses are provided to those items listed above:

1. Federal law prohibits the City denying an application to install a WTS facility based on the potential health effects of RF emissions provided the proposed WTS facility complies with public and occupational exposure standards as set forth by the Federal Communications Commission ("FCC"). In this instance, the Project Sponsor showed that the Proposed WTS facility complied with FCC guidelines, and the Department of Public Health confirmed this was the case.

The City maintains a robust system for monitoring of RF emissions from WTS facilities. All new WTS facilities, as well as existing WTS facility modifications (e.g. swaps of antennas to new technologies), and changes to support equipment that may change antenna power output, require the preparation of an RF emissions study by a licensed engineer. Such studies must also be approved by the Department of Public Health before a permit may be issued to construct or modify a facility. Furthermore, post-installation testing, and periodic safety monitoring tests are required on a two year basis.

There are over 900 WTS facilities for commercial wireless carriers (AT&T Mobility, T-Mobile, Sprint, and Verizon Wireless) in the City and County of San Francisco. To date, the City has not seen a pattern of non-compliance with standards set by the FCC, from wireless facilities, which are similar to the one proposed. The City has the ability to conduct its own RF emissions monitoring or arrange for RF emissions testing by carriers, at no charge to residents.

The RF emissions estimated for a proposed WTS facility are calculated by assuming a worst-case scenario of every antenna operating at maximum capacity, which is not a typical operating condition. Therefore, the actual RF emissions from operating WTS facilities tend to fall well below those estimated.

In the event that an operating WTS facility is found to be out of compliance with RF emissions standards, or if new nearby construction (e.g. building additions at adjacent properties) results in publicly accessible areas being within an area that exceeds RF exposure standards, the City can require the carrier to make changes to the facility (e.g. changes to antenna azimuth [direction], or using alternate antennas which feature more limited potential RF emissions), or shut down the facility. Furthermore, the approval conditions associated with each Conditional Use Authorization and the City's WTS Guidelines allow the City to revoke the authorization to operate the WTS facility in the event of non-compliance.

2. The proposed Project is designed so as to reduce the aesthetic effects of the WTS facility by providing a design that is compatible with the Subject Building and the surrounding neighborhood. The use of screening elements composed of fiber-reinforced plastic (akin to a fiberglass material which can be textured and painted to match many building materials) faux vent pipes, a replacement parapet, and a mechanical equipment enclosure screen are designed to mimic elements typically found on buildings of such a design. The placement of such screening structures does not appear to result in adverse effects to neighboring properties as they would not impair access to air and light for adjacent residential dwellings or views of surrounding buildings.

¹Macro WTS facilities are typically developed with between three (3) to sixteen (16) panel antennas and supporting equipment areas ranging in size from an office cubicle to a shipping container.

The placement of electronic equipment within the Subject Building would reduce the potential for adverse noise effects from cooling fans used to regulate the temperature of the electronic equipment that is necessary to operate the proposed WTS facility.

Furthermore, the deployment of macro¹ WTS facilities like the one proposed by the Project Sponsor tends to reduce the demand by wireless carriers to install other types of WTS facilities, including those known as Distributed Antenna Systems or "DAS" that are attached to utility poles and generally found within San Francisco's lower-lying (building height) residential and neighborhood commercial areas. Such facilities tend to present aesthetic and other concerns, are difficult to screen, are often placed in proximity to street-facing resident windows, and fall within the public right-of-way where the City has limited authority over siting, design, and modifications.

3. The City's WTS Guidelines, specifically the March 13, 2003 Supplement to the Guidelines, require an Alternate Site Analysis for those locations considered a Preference 5 (Mixed-Use Buildings in High-Density Districts) such as the Subject Building. The Project Sponsor submitted an Alternative Site Analysis that evaluated the potential for alternative sites considered a higher preference (e.g. publicly-used structures, co-locations with other macro WTS facilities, or wholly commercial or industrial structures) by the WTS Guidelines. In that analysis, the Project Sponsor provided sufficient information to demonstrate a lack of higher preference sites within its search ring.

The Kaiser Hospital French Campus location at 4131 Geary Boulevard (between 5th and 6th Avenues) is located outside the search ring and near (approximately 1,050 feet away) an existing AT&T Mobility macro WTS facility at 389 9th Avenue (fronting Geary Boulevard). The proposed macro WTS facility would serve a distinctly separate area not primarily served by the existing macro WTS facility.

Furthermore, it does not appear that there are similar Preference 5 locations (e.g. other mixed-use buildings within, or adjacent to, the carrier's search ring), or lower preference locations that offered the opportunity to establish a WTS facility that would have had less of an impact in terms of scale, massing, or view considerations, based on factors such as distances from resident windows.

4. Per direction by the Board of Supervisors in 2011, a third party reviewed the coverage maps and data provided by the Project Sponsor for the proposed WTS facility and conducted its own drive tests to gauge the wireless signal quality (which affects network coverage and/or capacity) in the vicinity of the proposed WTS facility. The third party reviewer had been approved by the Planning Department and the review was included as an exhibit to the Planning Commission's Conditional Use Authorization packet. The third party review determined that, based on drive tests and industry standards for determining indoor coverage, the proposed macro WTS facility is required to meet an indoor 4G/LTE (4th Generation, Long Term Evolution data standard)

coverage gap within the area.

5. The City's WTS Guidelines, specifically the March 13, 2003 Supplement to the Guidelines, require the Project Sponsor to mail an invitation to a community meeting to introduce the proposed Project, building owners, occupants and neighborhood groups within 500 feet of the proposed macro WTS facility. The Project Sponsor complied with this requirement.

Furthermore, a notice of public hearing was sent by the Planning Department to building owners, occupants, and neighborhood groups within 300 feet of the Project Site 20 days prior to the public hearing before the Planning Commission. Additionally a public hearing notification poster was placed at the Project Site and a newspaper advertisement was published approximately 22 days prior to the public hearing.

CONCLUSION:

In the Commission's authorization of the Conditional Use, the Project was found to be necessary, desirable, and compatible with the neighborhood as the Project Sponsor: (1) established the need for the proposed WTS facility; (2) demonstrated that the proposed WTS facility would enhance wireless coverage in the area; (3) showed that its proposed WTS facility was compatible with the existing building and surrounding neighborhood.

For the reasons stated above, the Planning Department recommends that the Board Supervisors uphold the Planning Commission's decision approving the Conditional Use authorization for 431 Balboa Street and deny the appeal.



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization 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
Talin Aghazarian, Ericsson, Inc.,
530 Bush Street, 5th Floor
San Francisco, CA
Staff Contact: Omar Masry – (415) 575-9116
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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. Based on the zoning and land use, the WTS facility is proposed on a Location Preference 5 Site (Mixed-Use Buildings in High-Density Districts) according to the WTS Facilities Siting Guidelines.

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.

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).

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.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The categorical exemption and all pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 29, 2014	August 27, 2014	22 days
Posted Notice	20 days	August 29, 2014	August 29, 2014	20 days
Mailed Notice	10 days	September 8, 2014	August 29, 2014	20 days

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.

In addition, the Project Sponsor held a community meeting at the Richmond Branch of the San Francisco Public Library, at 351 9th 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 RF

emissions, the site selection process utilized by the Project Sponsor, and the location of nearby existing WTS facilities.

ISSUES AND OTHER CONSIDERATIONS

- Health and safety aspects of all wireless Projects are reviewed under the Department of Public Health, San Francisco Fire Department, and the Department of Building Inspection. The RF emissions associated with this Project have been determined to comply with limits established by the Federal Communications Commission (FCC).
- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the Project Site, is on file with the Planning Department.
- All required public notifications were conducted in compliance with the Planning Code and adopted WTS policies.

REQUIRED COMMISSION ACTION

Pursuant to Sections 711.83 and 303 of the Planning Code, a Conditional Use Authorization is required for a macro WTS facility in an NC-2 (Neighborhood Commercial, Small-Scale) Zoning District.

BASIS FOR RECOMMENDATION

This Project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the Objectives and Policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182, 16539, and 18523 supplementing the 1996 WTS Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the Federal Communications Commission (FCC).
- According to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the Project Site is a Location Preference 5 (Mixed-Use Buildings in High-Density Districts) site. As required by the WTS Facilities Siting Guidelines, the Project Sponsor has submitted an Alternative Site Analysis demonstrating the lack of available locations considered a higher siting preference by the WTS Facilities Siting Guidelines.
- Based on propagation maps provided by AT&T Mobility, the Project would provide enhanced 700 - 2170 Megahertz 4G LTE (4th Generation, Long-Term-Evolution, voice and data) coverage in an area that currently experiences gaps in coverage and capacity.
- Based on the analysis provided by AT&T Mobility, the Project will provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by AT&T Mobility are accurate.
- The nine (9) roof-mounted antennas would be screened within a combination of faux elements (parapet extension, vent pipes and lattice screen for mechanical equipment). Related electronic

equipment would be located on the roof and a first floor room. The roof-mounted equipment would be placed at a height and setback from roof edge, so as to not be visible from adjacent public rights-of-way. The facility would continue to avoid intrusion into public vistas, avoid significant disruption of the architectural integrity of building and insure harmony with neighborhood character.

- The Project has been reviewed by staff and found to be categorically exempt from further environmental review, as a Class 3 exemption of the California Environmental Quality Act.

RECOMMENDATION:	Approval with Conditions
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- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Photo Simulations |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Coverage Maps |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> DPH Approval |
| <input checked="" type="checkbox"/> Context Photos | <input checked="" type="checkbox"/> Community Outreach Report |
| <input checked="" type="checkbox"/> Site Photos | <input checked="" type="checkbox"/> Independent Evaluation |

Exhibits above marked with an "X" are included in this packet _____om_____ Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

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 9th 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 consisted 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 re-commence 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, and 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.

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.

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.

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 obstruction 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.

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

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

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.

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

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

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.

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.

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.

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.

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

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

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.

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.

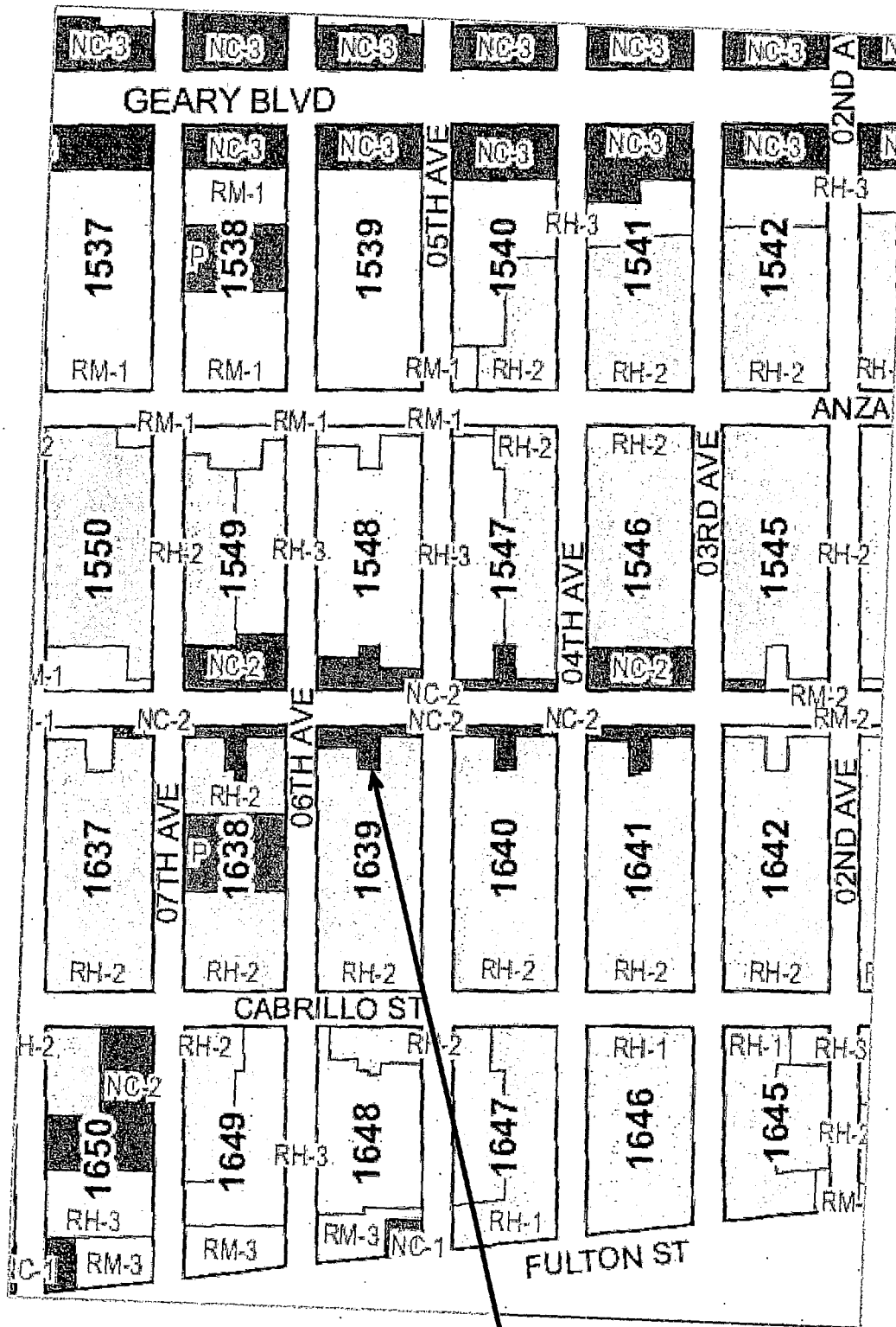
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is 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

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 telecommunication's 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>

Zoning Map



SUBJECT PROPERTY



Case Number 2012.0059C
 AT&T Mobility Macro WTS Facility
 431 Balboa Street

Aerial Photo

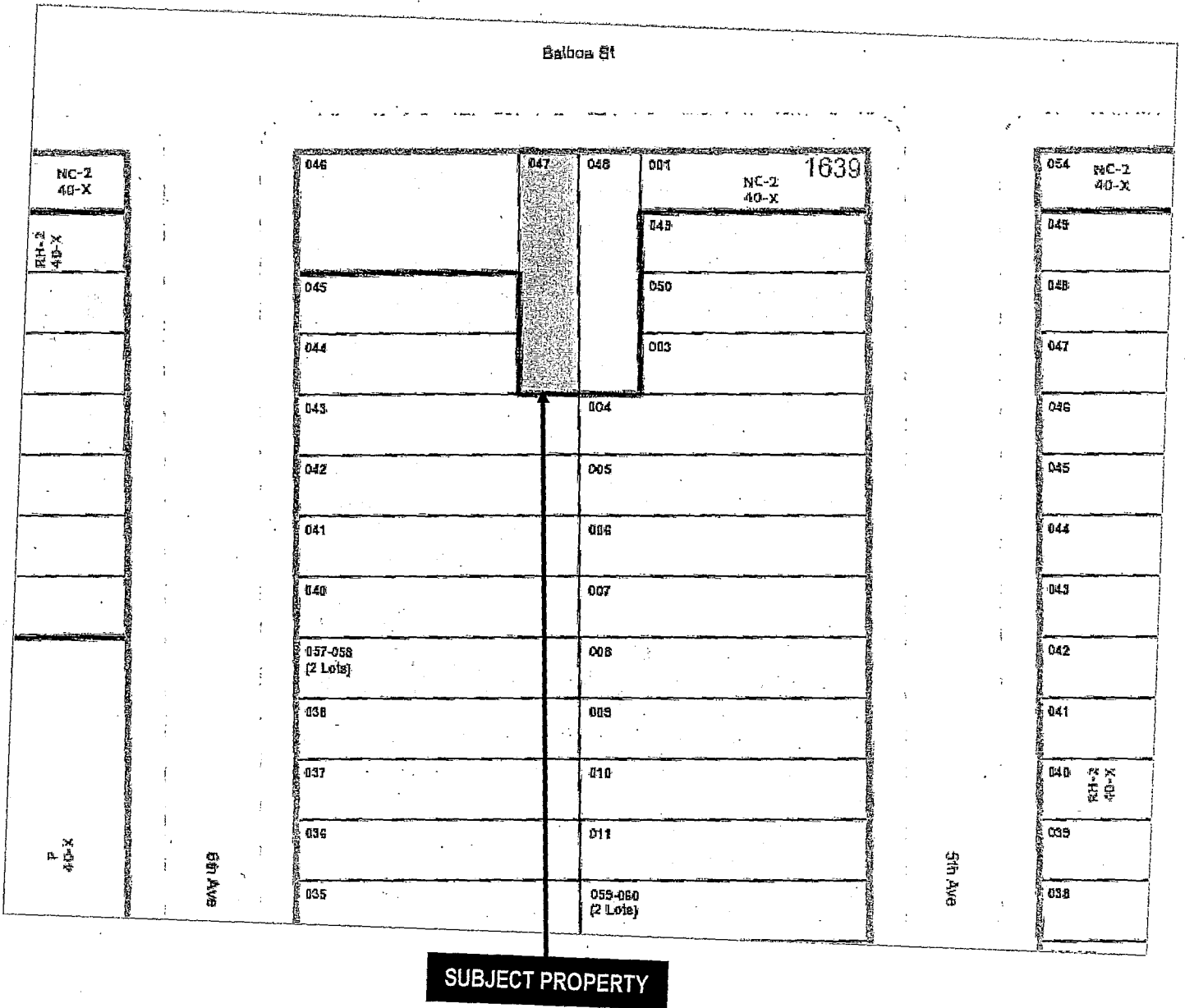


SUBJECT PROPERTY



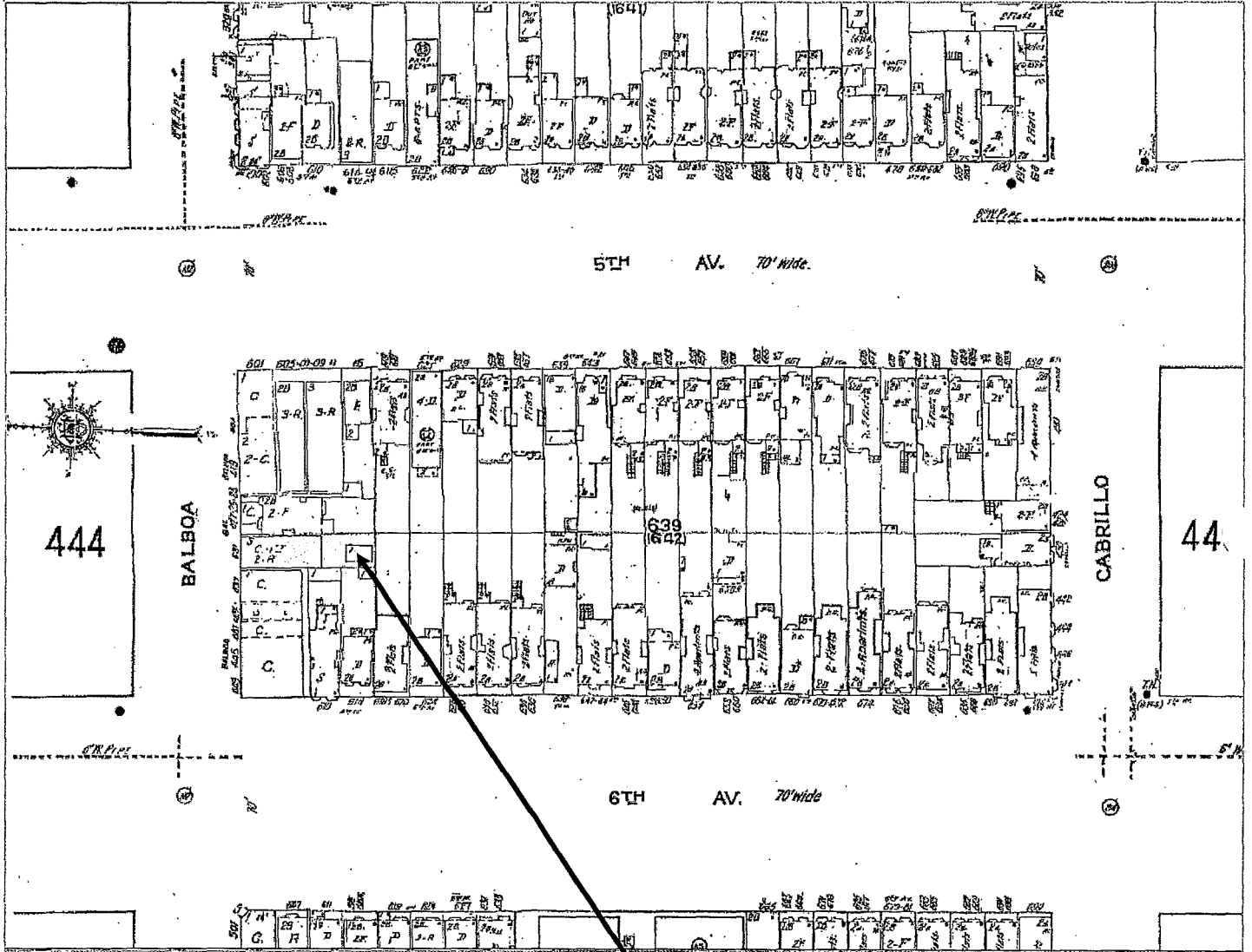
Case Number 2012.0059C
AT&T Mobility Macro WTS Facility
431 Balboa Street

Parcel Map



Case Number 2012.0059C
 AT&T Mobility Macro WTS Facility
 431 Balboa Street

Sanborn Map*



SUBJECT PROPERTY



**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Case Number 2012.0059C
AT&T Mobility Macro WTS Facility
431 Balboa Street

G. Contextual Photographs

The following are photographs of the surrounding buildings within 100-feet of the subject property showing the facades and heights of nearby buildings:



Subject Property at 431 Balboa Street



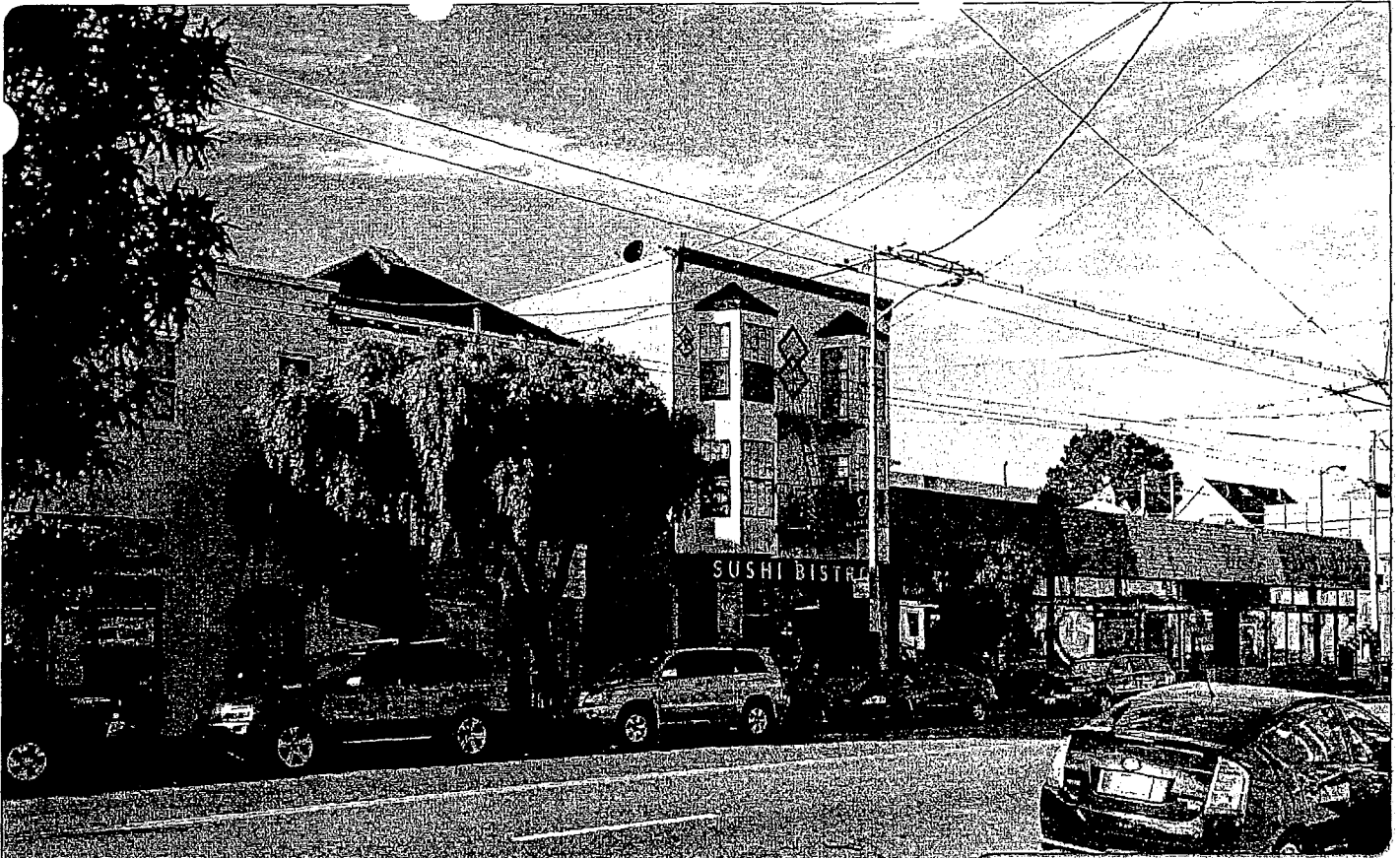
Subject property and buildings 100' to the East along Balboa Street



Subject property and buildings 100' to the West along Balboa Street



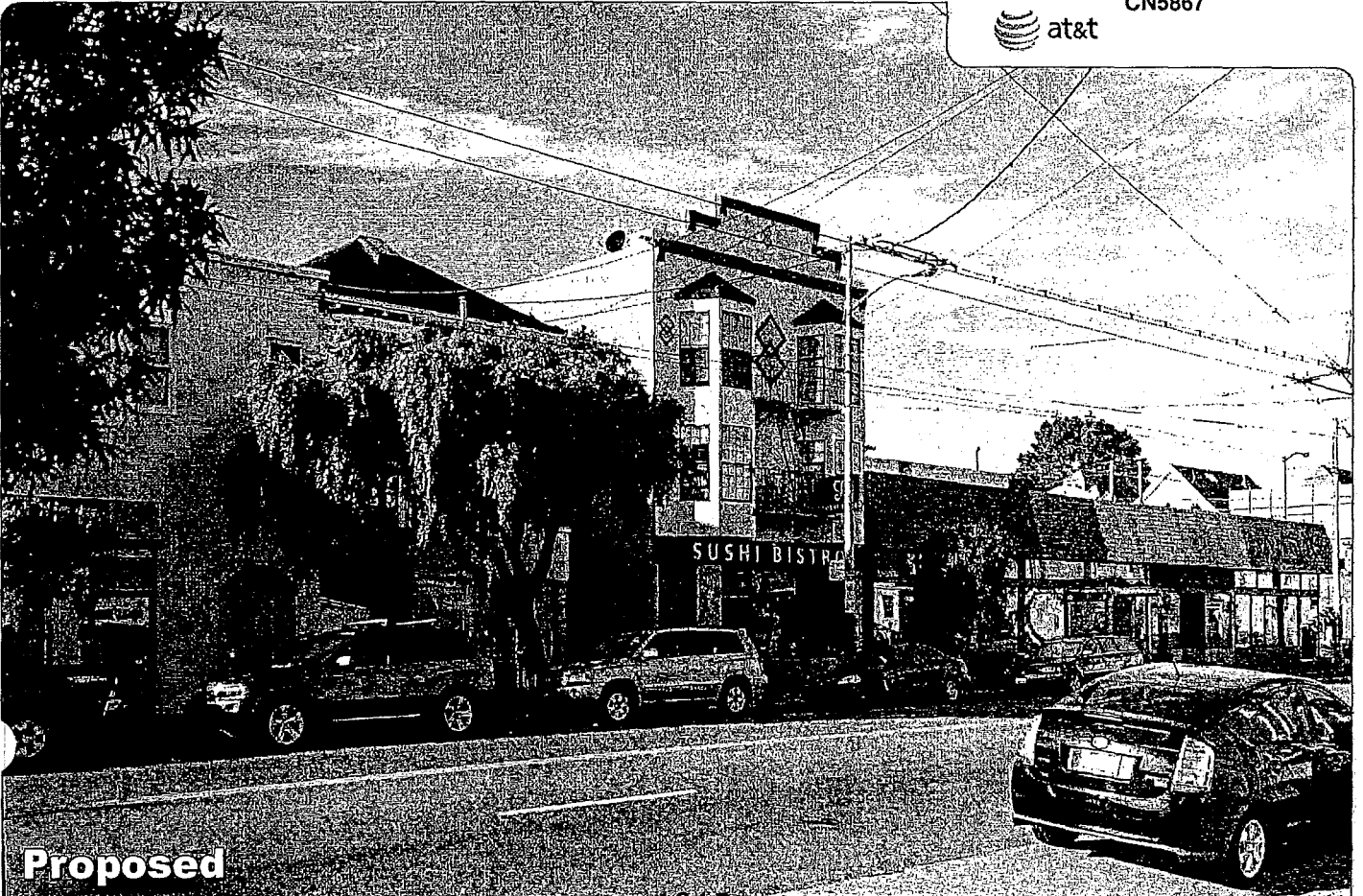
View of opposite blockface across Balboa Street



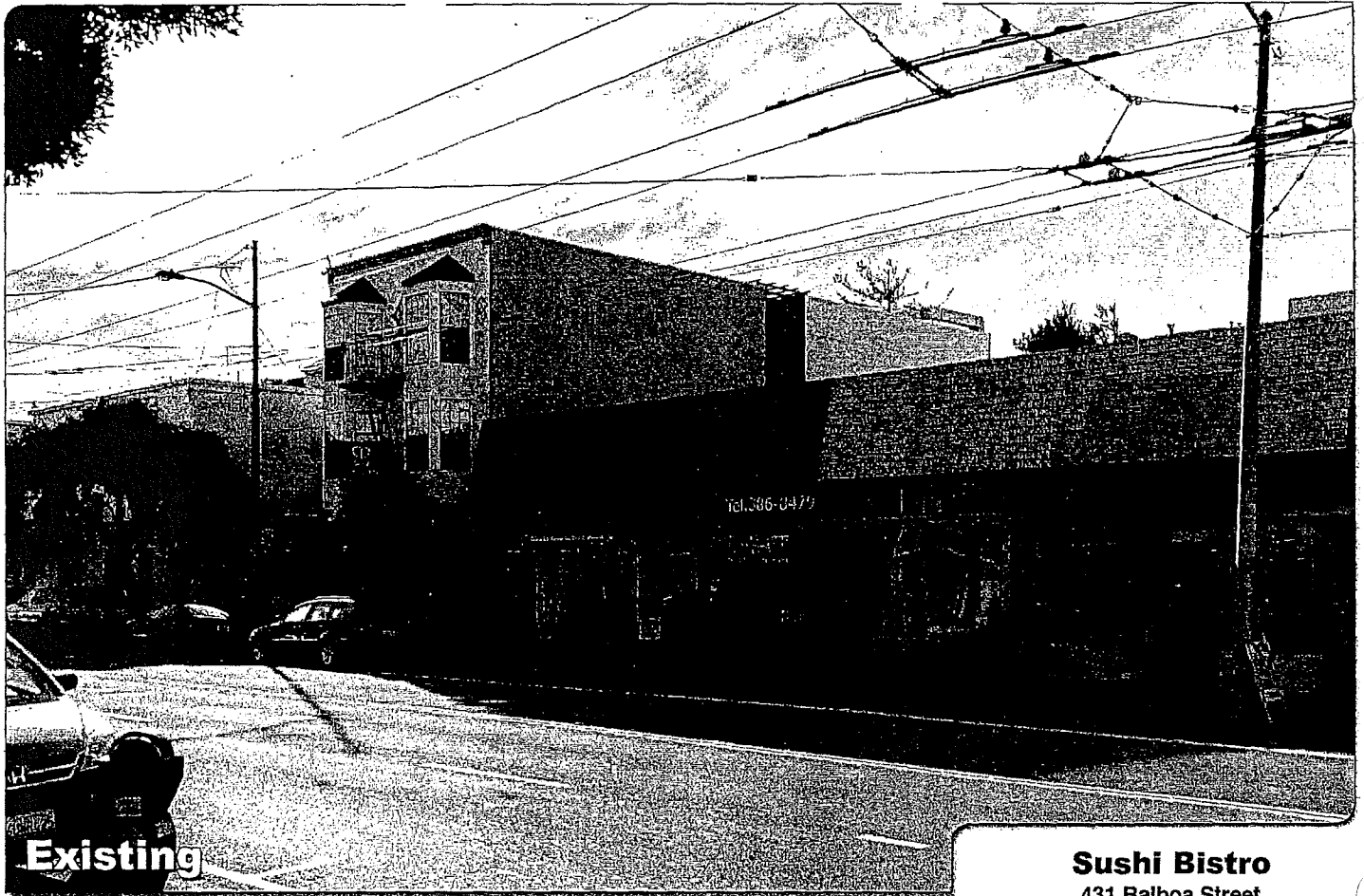
Existing

Photosimulation of the view looking southwest across Balboa St.

Sushi Bistro
431 Balboa Street
San Francisco, CA 94118
CN5867



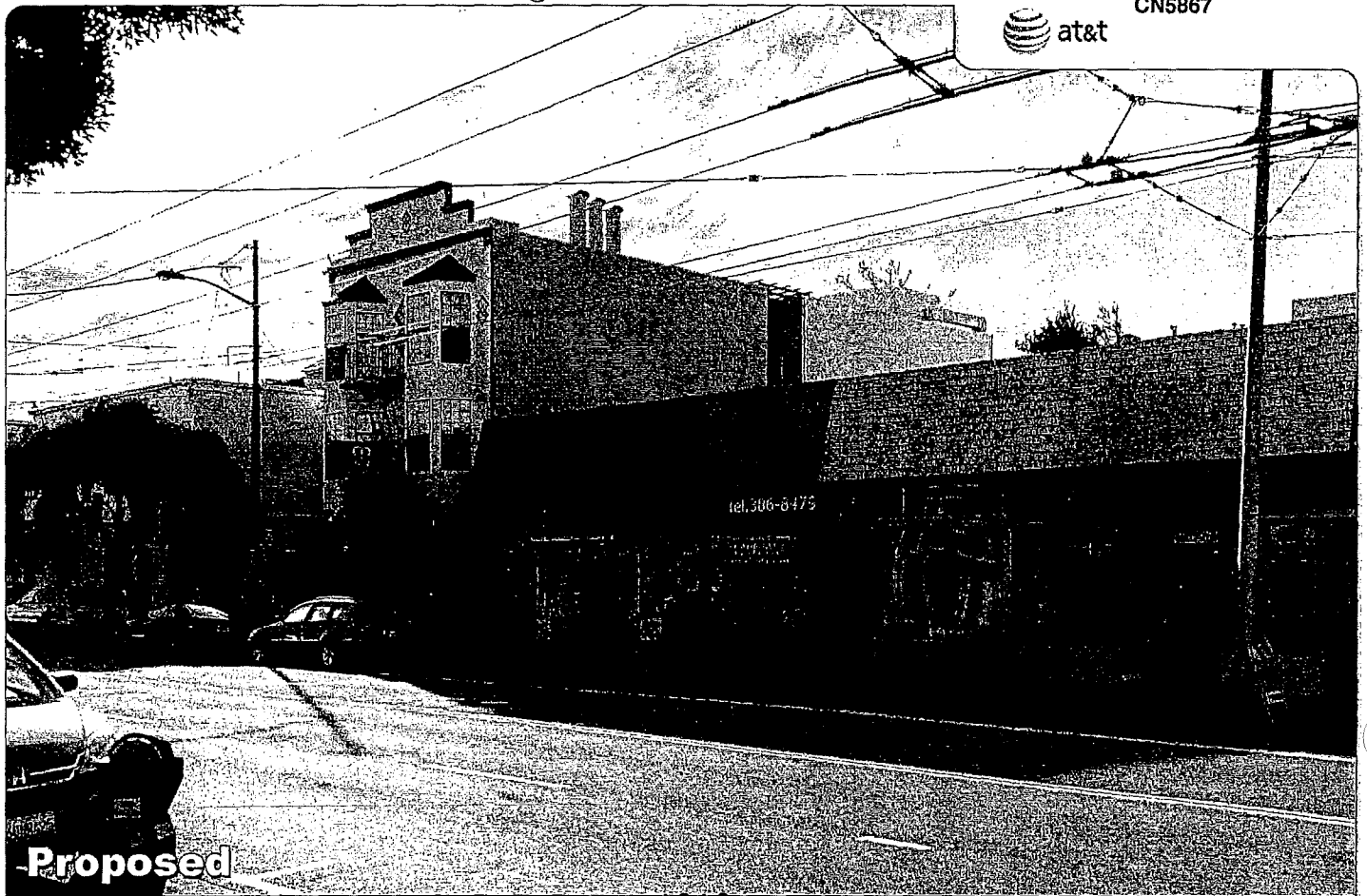
Proposed



Existing

Photosimulation of the view looking southeast across Balboa St.

Sushi Bistro
431 Balboa Street
San Francisco, CA 94118
CN5867



Proposed

**AT&T Mobility • Proposed Base Station (Site No. CN5867)
431 Balboa Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN5867) proposed to be located at 431 Balboa Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. William F. Hammett, P.E., during normal business hours on February 20, 2014, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated May 23, 2014.

Checklist

1. The location of all existing antennas and facilities at site. Existing RF levels.

There were observed no wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 3% of the most restrictive public exposure limit. The measurement equipment used was a Wandel & Goltermann Type EMR-300 Radiation Meter with Type 18 Isotropic Electric Field Probe (Serial No. C-0010). The meter and probe were under current calibration by the manufacturer.

2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from approved antennas.

No other WTS facilities are reported to be approved for this site but not installed.

**AT&T Mobility • Proposed Base Station (Site No. CN5867)
431 Balboa Street • San Francisco, California**

3. The number and types of WTS within 100 feet of proposed site and estimates of additive EMR emissions at proposed site.

There were no other WTS facilities observed within 100 feet of the site.

4. Location (and number) of Applicant's antennas and back-up facilities per building and location (and number) of other WTS at site.

AT&T proposes to install nine directional panel antennas – two groups of three Andrew Model SBNHH-1D65A antennas oriented toward 150°T and 240°T and one group of three CCI Model BSA-M65-17R010 dual-beam antennas oriented toward 330°T – above the roof of the three-story mixed-use building located at 431 Balboa Street. Two groups of antennas would be installed behind new view screens above the north end of the roof and the third group of antennas would be installed within a new view screen enclosure above the south end of the roof. The antennas would be mounted with up to 2° downtilt at an effective height of about 37½ feet above ground, 4½ feet above the roof.

5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to application.

The expected operating power of the AT&T transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating.

6. Total number of watts per installation and total number of watts for all installations at site.

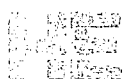
The maximum effective radiated power proposed by AT&T in any direction is 11,080 watts, representing simultaneous operation at 4,080 watts for WCS, 4,120 watts for PCS, 1,000 watts for cellular, and 1,880 watts for 700 MHz service.

7. Plot or roof plan showing method of attachment of antennas, directionality of antennas, and height above roof level. Discuss nearby inhabited buildings.

The drawings show the antennas to be installed as described in Item 4 above. There were noted buildings of similar height on all sides of the subject building.

8. Estimated ambient RF levels for proposed site and identify three-dimensional perimeter where exposure standards are exceeded.

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation is calculated to be 0.088 mW/cm², which is 9.5% of the applicable public exposure limit. Ambient RF levels at ground level near the site are therefore estimated to be below 13% of the limit. The maximum calculated level at the top-floor elevation of any nearby building is 42% of the public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 71 feet out from the antenna faces and to much lesser distances above,



**AT&T Mobility • Proposed Base Station (Site No. CN5867)
431 Balboa Street • San Francisco, California**

below, and to the sides; this includes areas of the roof of the building, but does not reach any publicly accessible areas.

9. Describe proposed signage at site.

It is recommended that barricades be erected, as shown in Figure 1 attached, and that the door to the view screen enclosure at the south end of the building be kept locked, to preclude public access within certain areas in front of the antennas. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training be provided to all authorized personnel who have access to the areas within the barricades, including employees and contractors of AT&T as well as roofers, HVAC workers, and building maintenance staff. No access within 32 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking "Prohibited Access Areas" with red paint stripes and "Worker Notification Areas" with yellow paint stripes on the roof of the building in front of the antennas, as shown in Figure 1, and posting explanatory signs* at the roof access ladder, on the barricades, on the screens in front of the antennas, and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2015. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.

* Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter; the San Francisco Department of Public Health recommends that all signs be written in English, Spanish, and Chinese.

**AT&T Mobility • Proposed Base Station (Site No. CN5867)
431 Balboa Street • San Francisco, California**

Conclusion

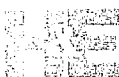
Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 431 Balboa Street in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Erecting barricades is recommended to establish compliance with public exposure limitations; training authorized personnel, marking roof areas, and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



Andrea L. Bright

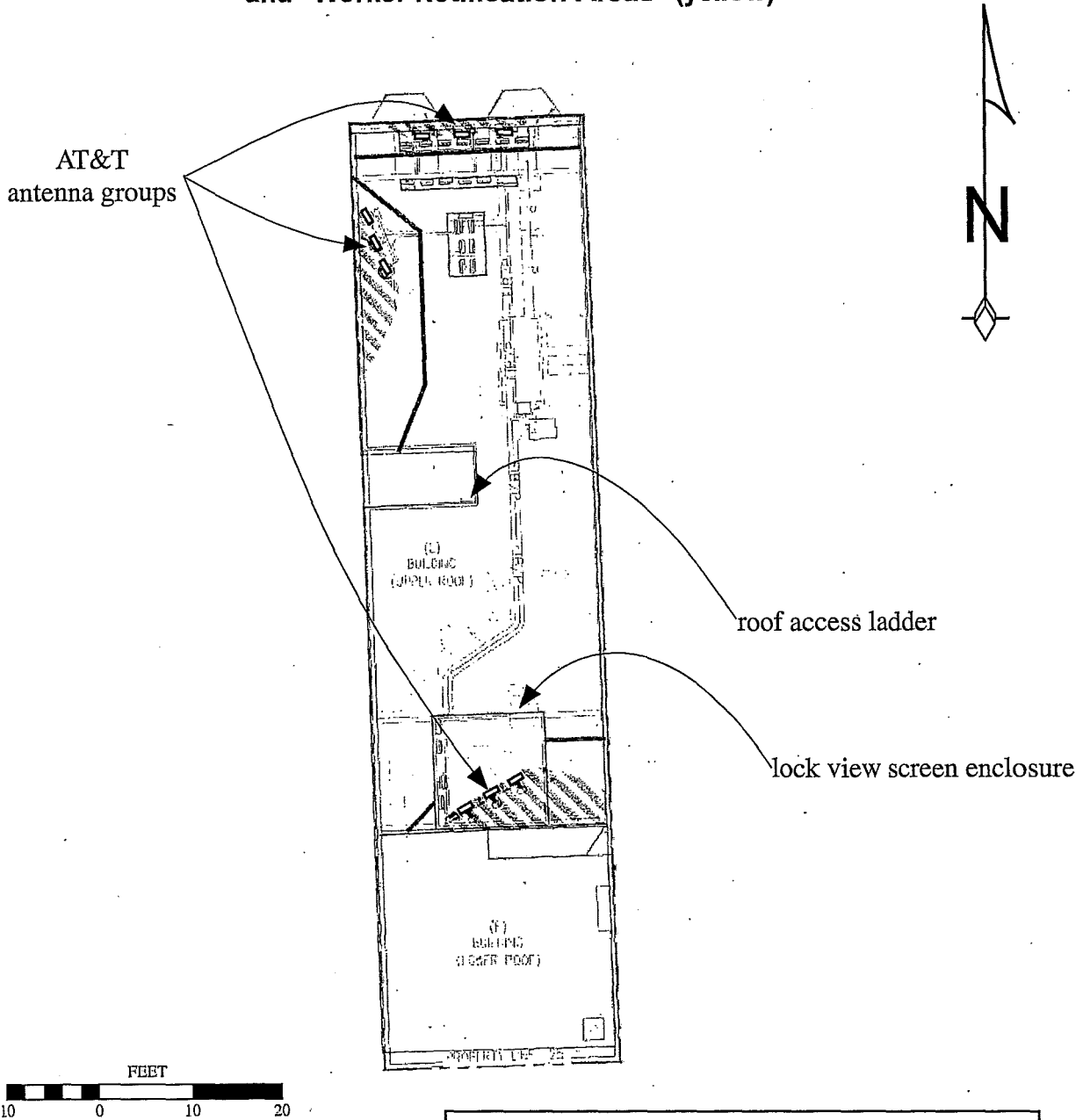
Andrea L. Bright, P.E.
707/996-5200

June 19, 2014



AT&T Mobility • Proposed Base Station (Site No. CN5867)
 431 Balboa Street • San Francisco, California

Suggested Minimum Locations for Barricades (green)
 and for Striping to Identify "Prohibited Access Areas" (red)
 and "Worker Notification Areas" (yellow)



Notes:
 Base drawing from Streamline Engineering and Design, Inc., dated May 23, 2014.
 Barricades should be erected and the view screen enclosure should be kept locked, to preclude access by the public to areas in front of the antennas.
 "Prohibited Access Areas" should be marked with red paint stripes, "Worker Notification Areas" should be marked with yellow paint stripes, and explanatory signs should be posted at the roof access ladder, on the barricades, on the screens in front of the antennas, and at the antennas, readily visible to authorized workers needing access. See text.



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Omar Masry
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 431 Balboa St
Site ID: 1567 **SiteNo.:** CN5867

The following information is required to be provided before approval of this project can be made. These information requirements are established in the San Francisco Planning Department Wireless Telecommunications Services Facility Siting Guidelines dated August 1996.

In order to facilitate quicker approval of this project, it is recommended that the project sponsor review this document before submitting the proposal to ensure that all requirements are included.

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 0
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)
 Yes No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)
 Yes No
- X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)
 Maximum Power Rating: 11080 watts.
- X 6. The total number of watts per installation and the total number of watts per sector for all installations or the building (roof or side) (WTS-FSG, Section 10.5.1).
 Maximum Effective Radiant: 11080 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- X 8. Report estimated cumulative radio frequency fields for the proposed site including ground level (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 mw/cm²)
 Maximum RF Exposure: 0.088 mW/cm² Maximum RF Exposure Percent: 9.5
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
 Public_Exclusion_Area Public Exclusion In Feet: 71
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 32

X 10. Statement on who produced this report and qualifications.

X **Approved.** Based on the information provided the following staff believes that the project proposal will comply with the current Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC standard CFR47 1.1310 **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

Comments:

There are currently no antennas operated by AT&T Wireless installed on the roof top of the building at 431 Balboa Street. Existing RF levels at ground level were around 3% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 9 new antennas. The antennas are mounted at a height of about 38 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless 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 includes portions of the rooftop areas. Barricades should be installed to prevent access to these areas. Warning signs must be posted at the antennas, barricades and roof access points in English, Spanish and Chinese. Workers should not have access to within 32 feet of the front of the antennas while they are in operation. Prohibited access areas should be clearly marked with signs and red striping on the rooftop and worker notification areas with yellow striping on the rooftop.

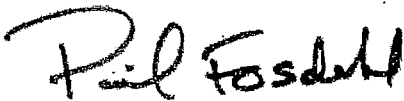
— **Not Approved,** additional information required.

— **Not Approved,** does not comply with Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC Standard

1 Hours spent reviewing

Charges to Project Sponsor (in addition to previous charges, to be received at time of receipt by Sponsor)

Signed:



Dated: 6/26/2014

Patrick Fosdahl
Environmental Health Management Section
San Francisco Dept. of Public Health
1390 Market St., Suite 210,
San Francisco, CA. 94102
(415) 252-3904

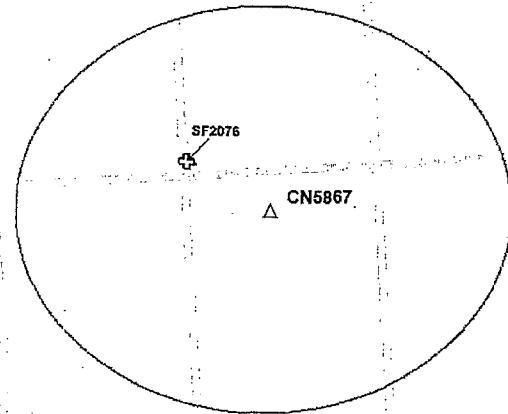
Service Improvement Objective (CN5867)

431 Balboa St






The green shaded area shows the general area for wireless service improvements addressed by this application.



8th Ave



In order to achieve the service goals as defined, at&t network engineers considered site locations in the area defined by the red circle

-  Existing Macro Sites
-  Existing Micro Sites
-  Proposed Macro Site
-  Improved Service Area
-  Site Search Area

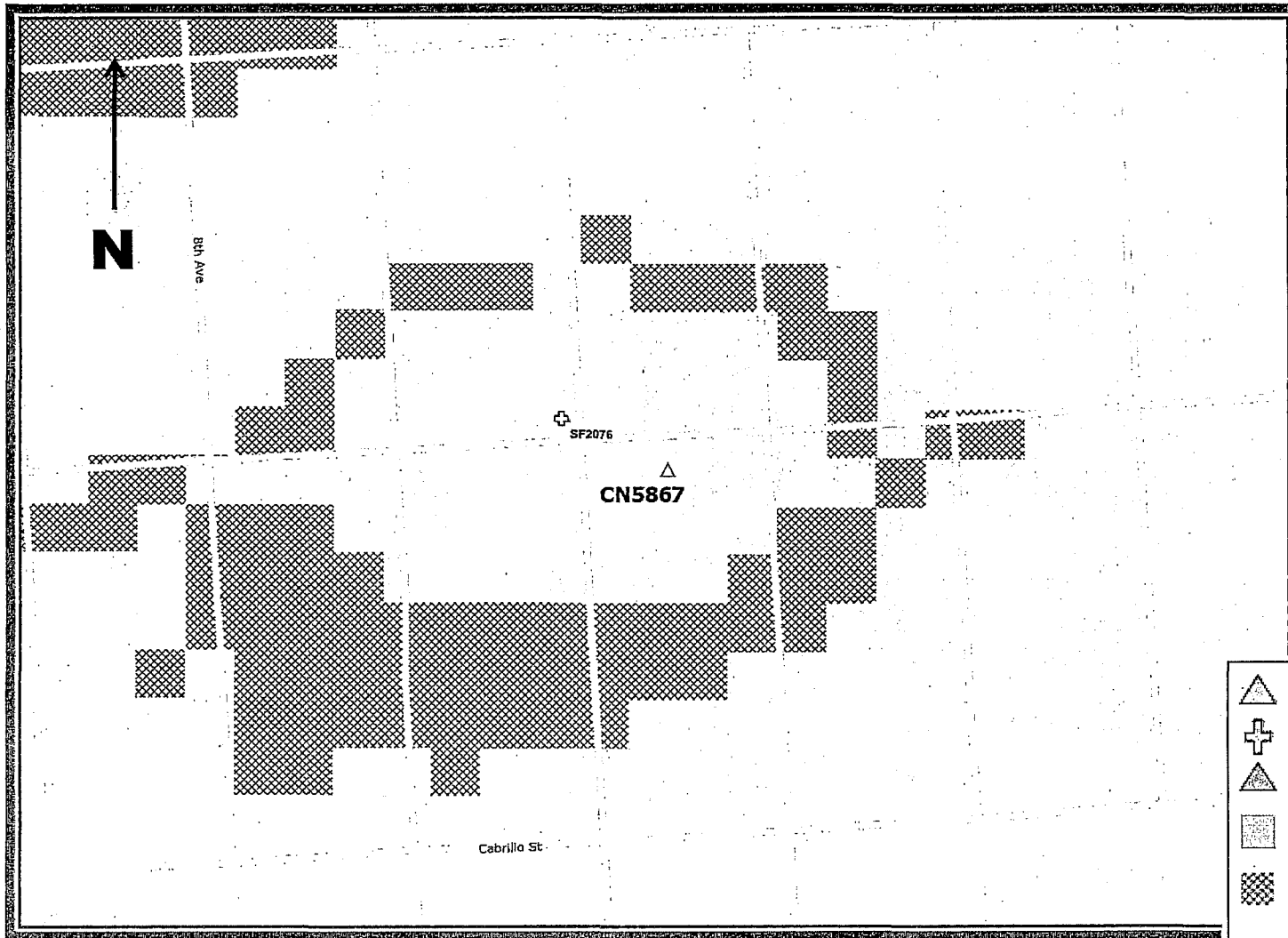
1824

July 22, 2014



Exhibit 2 - Proposed Site at 431 Balboa St (CN5867)

Service Area BEFORE site is constructed



- △ Existing Macro Sites
- ⊕ Existing Micro Sites
- △ Proposed Macro Site
- ▤ Acceptable Service Coverage during High Demand Periods
- ⊗ Service Coverage Gap during High Demand Periods
- ▨ Service Coverage Gap during All Demand Periods

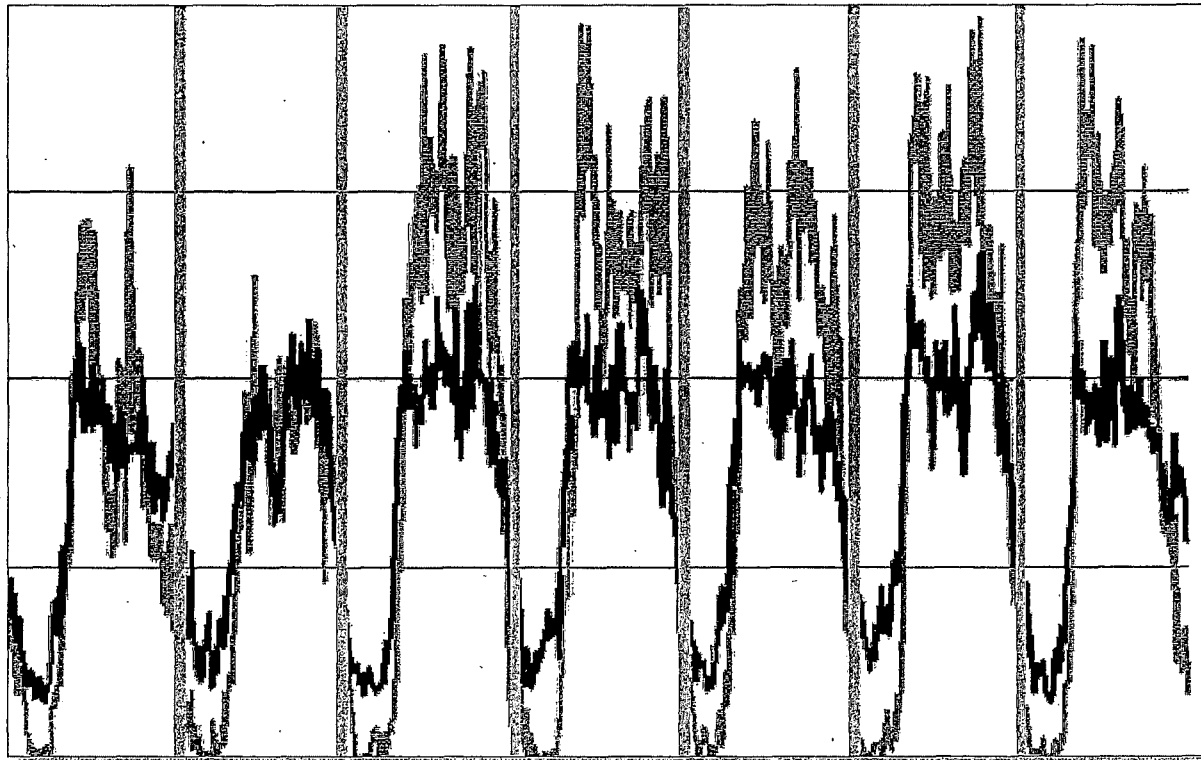
1825

July 22, 2014



Exhibit 3 - Current 7-Day Traffic Profile for the Location of CN5867

———— Data Traffic
———— Voice Traffic



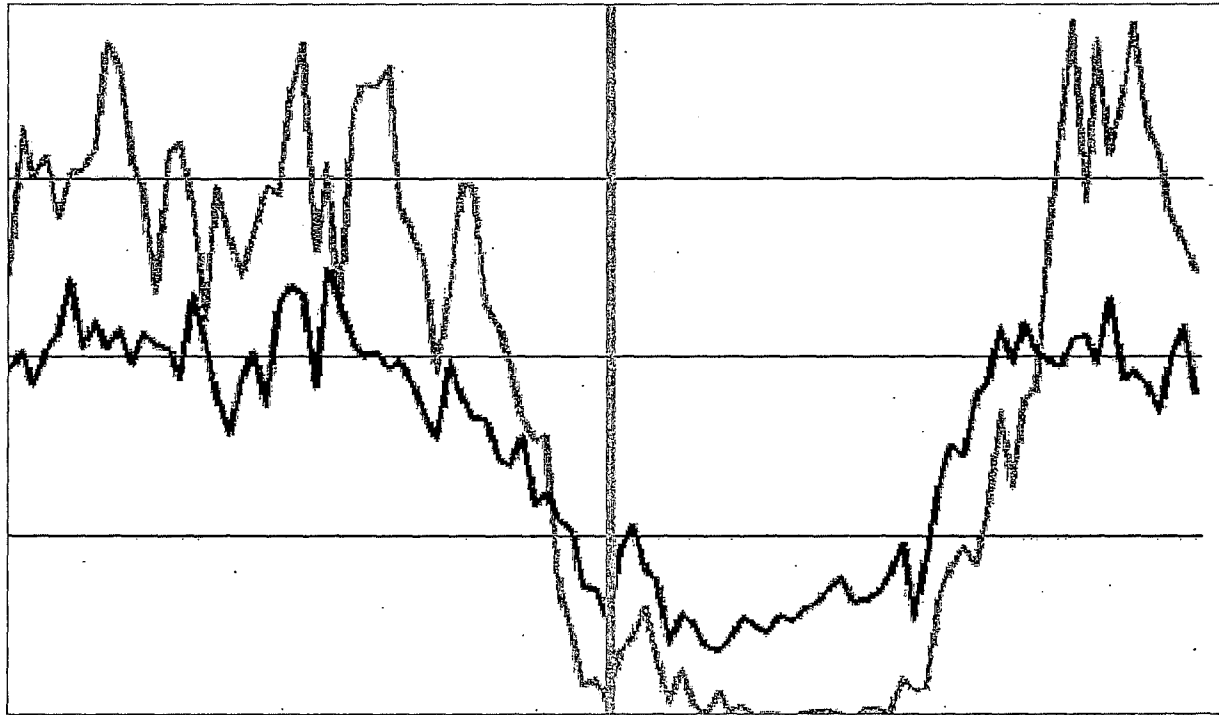
Saturday

Friday



Exhibit 3 - Current 24-Hour Traffic Profile for the Location of CN5867

———— Data Traffic
———— Voice Traffic



Noon

Midnight

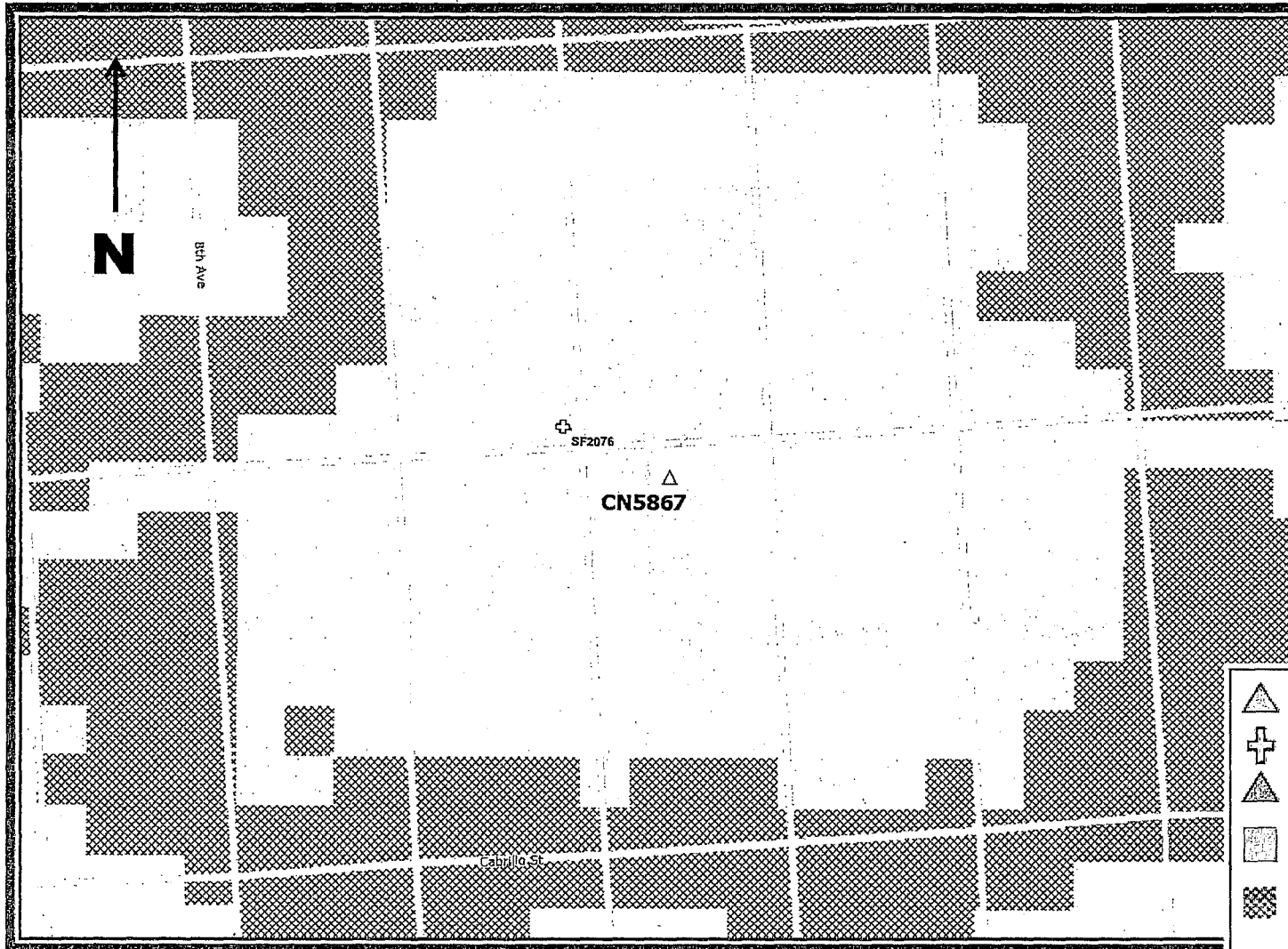
Noon

1827



Exhibit 4 - Proposed Site at 431 Balboa St (CN5867)

Service Area AFTER site is constructed



- △ Existing Macro Sites
- ⊕ Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- ⊗ Service Coverage Gap during High Demand Periods
- ⊗ Service Coverage Gap during All Demand Periods

July 22, 2014

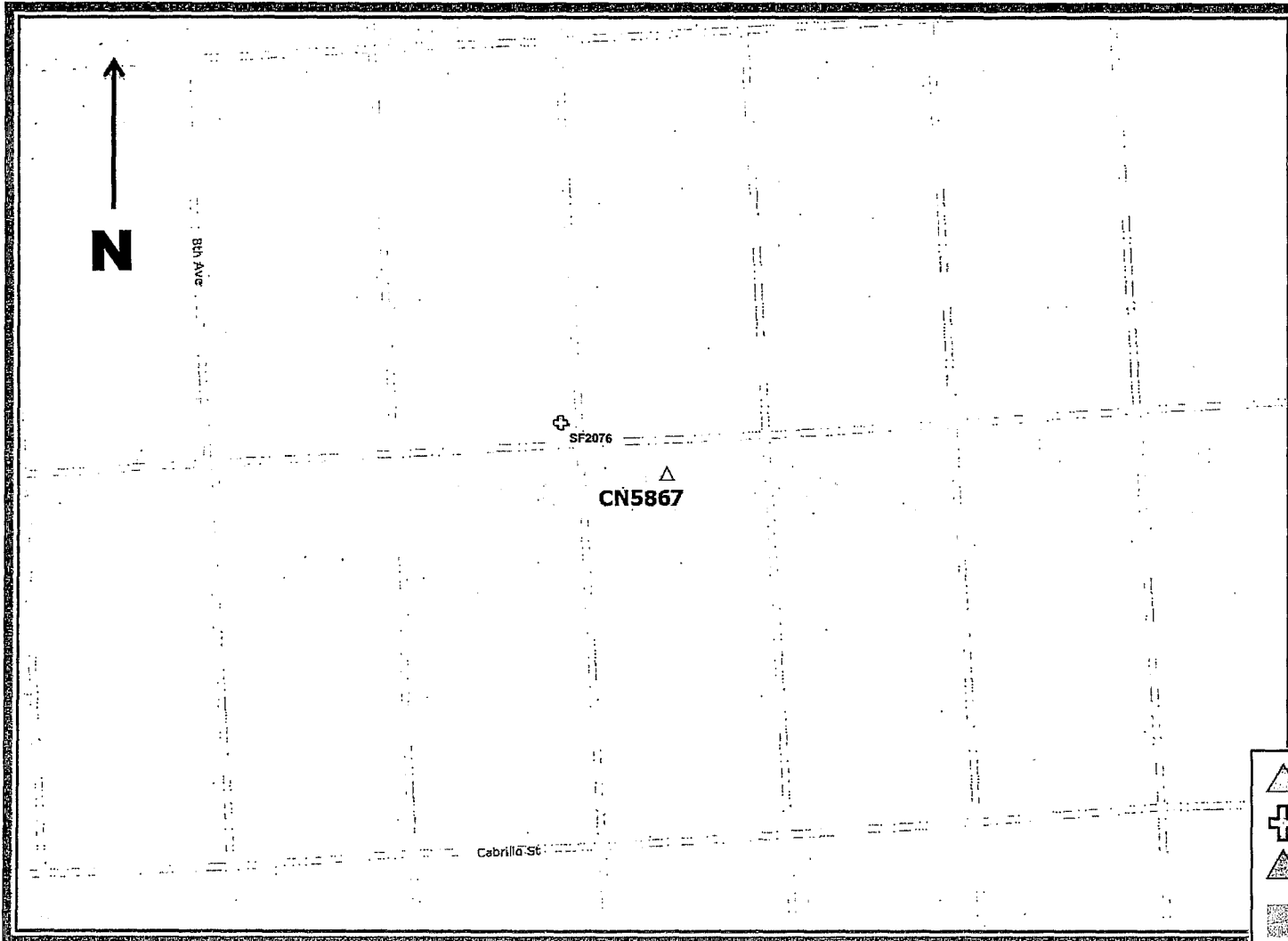


1828

Exhibit 5 - Proposed Site at 431 Balboa St (CN5867)

4G-LTE Service Area BEFORE site is constructed

1829



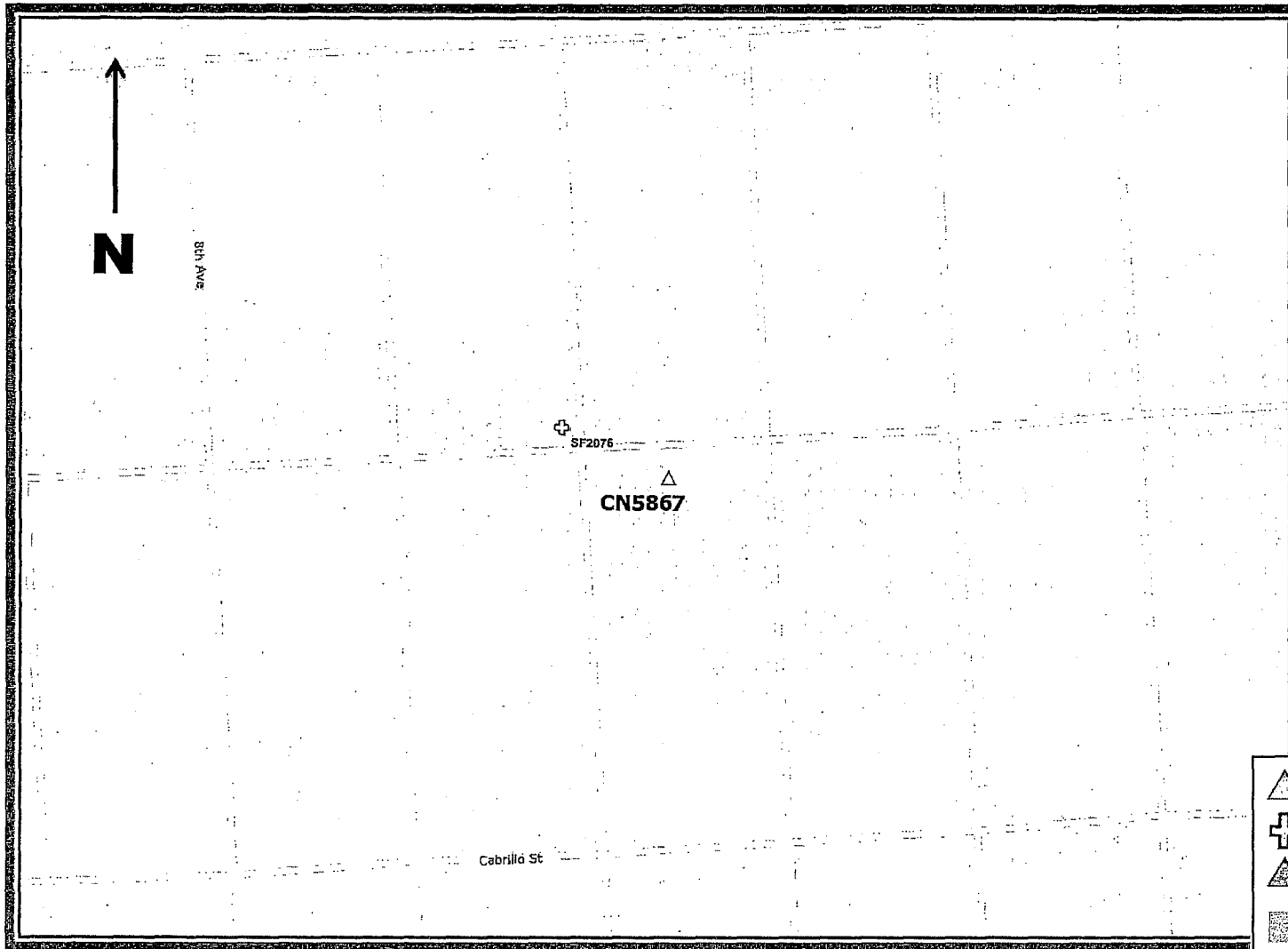
	Existing Macro Sites
	Existing Micro Sites
	Proposed Macro Site
	Acceptable 4G LTE Service for Current Usage





July 22, 2014



Exhibit 6 - Proposed Site at 431 Balboa St (CN5867)

4G LTE Service Area AFTER site is constructed



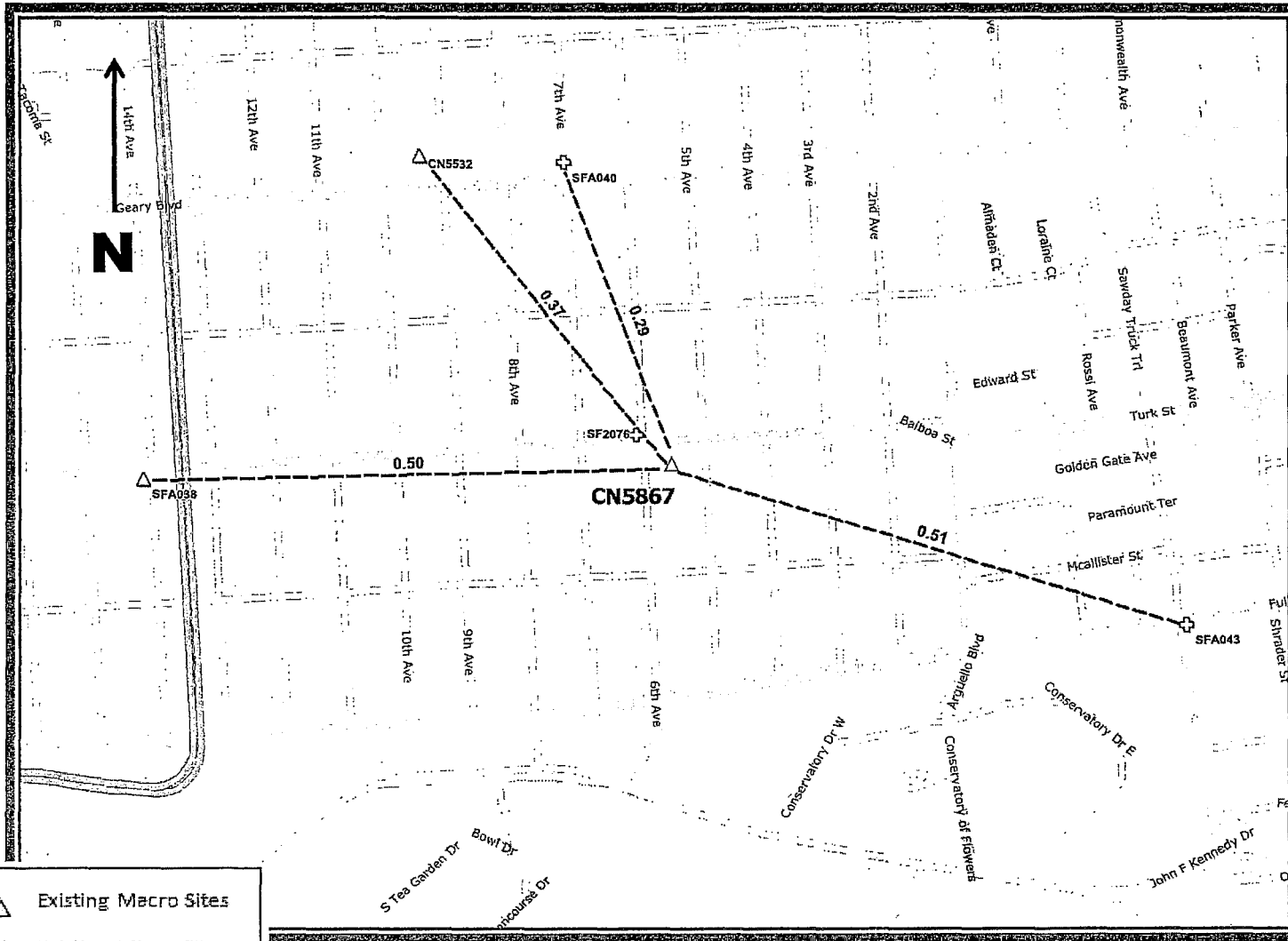
	Existing Macro Sites
	Existing Micro Sites
	Proposed Macro Site
	Acceptable 4G LTE Service for Current Usage

July 22, 2014



1830

Existing Surrounding Sites at 431 Balboa St CN5867



1831

July 22, 2014



AT&T Mobility Conditional Use Permit Application
431 Balboa Street, San Francisco

STATEMENT OF MICHAEL CANIGLIA

I manage AT&T's design with respect to the proposed wireless communications facility at 431 Balboa Street, San Francisco (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in the area roughly bordered by Anza, 3rd Avenue, Cabrillo Street and 8th Avenue.

The service coverage gap is caused by obsolete or inadequate (or, in the case of 4G LTE, non-existent) infrastructure along with increased use of wireless broadband services in the area. As explained further in Exhibit 1, AT&T's existing facilities cannot adequately serve its customers in the desired area of coverage, let alone address rapidly increasing data usage. Although there is reasonable 3G outdoor signal strength in the area, 3G coverage indoors may be weak and the quality of 3G service overall is unacceptable, particularly during high usage periods of the day. Moreover, 4G LTE service coverage has not yet been deployed in this area.

AT&T uses Signal-to-Noise information to identify the areas in its network where capacity restraints limit service. This information is developed from many sources including terrain and clutter databases, which simulate the environment, and propagation models that simulate signal propagation in the presence of terrain and clutter variation. Signal-to-Noise information measures the difference between the signal strength and the noise floor within a radio frequency channel, which, in turn, provides a measurement of service quality in an area. Although the signal level may be adequate by itself, the noise level fluctuates with usage due to the nature of the 3G technology and at certain levels of usage the noise level rises to a point where the signal-to-noise ratio is not adequate to maintain a satisfactory level of service. In other words, while the signal itself fluctuates as a function of distance of the user from the base station, the noise level fluctuates with the level of usage on the network on all mobiles and base stations in the vicinity. Signal-to-Noise information identifies where the radio frequency channel is usable; as noise increases during high usage periods, the range of the radio frequency channel declines causing the service coverage area for the cell to contract.

Exhibit 2 to this Statement is a map of existing service coverage (without the proposed installation at the Property) in the area at issue. It includes service coverage provided by existing AT&T sites. The green shaded areas depict areas within a Signal-to-Noise range that provide acceptable service coverage even during high demand periods. Thus, based upon current usage, customers are able to initiate and complete voice or data calls either outdoors or most indoor areas at any time of the day, independent of the number of users on the network. The yellow shaded cross-hatched areas depict areas within a Signal-to-Noise range that results in a service coverage gap during high demand periods. In this area, severe service interruptions occur during periods of high usage, but reliable and uninterrupted service may be available during low demand periods. The pink shading depicts areas within a Signal-to-Noise range in which a customer might have difficulty receiving a consistently acceptable level of service at any time, day or night, not just during high demand periods. The quality of service experienced by any individual customer can differ greatly depending on whether that customer is indoors, outdoors, stationary, or in transit. Any area in the pink or yellow cross-hatched category is considered inadequate service coverage and constitutes a service coverage gap.

Exhibit 3 to this Statement depicts the current actual voice and data traffic in the immediate area. As you can see from the exhibit, the traffic fluctuates at different times of the day. In actuality, the service coverage footprint is constantly changing; wireless engineers call it "cell breathing" and during high usage periods, as depicted in the chart, the service coverage gap increases substantially. The time periods in which the existing surrounding cell sites experience highest usage conditions (as depicted in the yellow shaded cross-hatched area in Exhibit 2) are significant. Based upon my review of the maps, the Signal-to-Noise information, and the actual voice and data traffic in this area, it is my opinion that the service coverage gap shown in Exhibit 2 is significant.

Exhibit 4 to this Statement is a map that predicts service coverage based on Signal-to-Noise information in the vicinity of the Property if antennas are placed as proposed in the application. As shown by this map, placement of the equipment at the Property closes the significant 3G service coverage gap.

In addition to these 3G wireless service gap issues, AT&T is in the process of deploying its 4G LTE service in San Francisco with the goal of providing the most advanced personal wireless experience available to residents of the City. 4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once

you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. This is particularly important in San Francisco because of the likely high penetration of the new 4G LTE iPad and other LTE devices.

Exhibit 5 is a map that depicts 4G LTE service in the area surrounding the Property, and it shows a significant 4G LTE service gap in the area. After the upgrades, Exhibit 6 shows that 4G LTE service is available both indoors and outdoors in the targeted service area. This is important in part because as existing customers migrate to 4G LTE, the LTE technology will provide the added benefit of reducing 3G data traffic, which currently contributes to the significant service coverage gap on the UMTS (3G) network during peak usage periods as shown in Exhibit 2.

In order to close the 4G LTE service coverage gap shown in Exhibit 5 and provide the benefits associated with 4G LTE personal wireless service, it is necessary to include 4G LTE-specific antennas to the proposed site. Exhibit 6 shows that the work subject to this application closes the gap.

I have a Master's degree in Business Administration, a Bachelor's degree in Electrical Engineering and an Associate's degree in Electronic Communication Technology. I have worked as an engineering expert in the Wireless Communications Industry for over 20 years.

Michael Caniglia



21 July 2014

EXHIBIT 1

Prepared by AT&T Mobility

AT&T's digital wireless technology converts voice or data signals into a stream of digits to allow a single radio channel to carry multiple simultaneous signal transmissions. This technology allows AT&T to offer services such as secured transmissions and enhanced voice, high-speed data, texting, video conferencing, paging and imaging capabilities, as well as voicemail, visual voicemail, call forwarding and call waiting that are unavailable in analog-based systems. With consumers' strong adoption of smartphones, customers now have access thousands of wireless broadband applications, which consumers utilize at a growing number.

AT&T customers are using these applications in a manner that has caused a **30,000% increase in mobile data usage on AT&T's network since 2007**. AT&T expects total mobile data volume to **grow 8x-10x over the next five years**. To put this estimate in perspective, all of AT&T Mobility's mobile traffic during 2010 would be equal to only six or seven weeks of mobile traffic volume in 2015. The FCC stated that U.S. mobile data traffic grew almost 300% in 2011, and driven by 4G LTE smartphones and tablets, traffic is projected to grow an additional 16-fold by 2016.

Mobile devices using AT&T's technology transmit a radio signal to antennas mounted on a tower, pole, building, or other structure. The antenna feeds the signal to electronic devices housed in a small equipment cabinet, or base station. The base station is connected by microwave, fiber optic cable, or ordinary copper telephone wire to the Radio Network Controller, subsequently routing the calls and data throughout the world.

The operation of AT&T's wireless network depends upon a network of wireless communications facilities. The range between wireless facilities varies based on a number of factors including topographical challenges, blockage from buildings, trees, and other obstructions as well as the limited capacity of existing facilities.

To provide effective, reliable, and uninterrupted service to AT&T customers in their cars, public transportation, home, and office, without interruption or lack of access, coverage must overlap in a grid pattern resembling a honeycomb.

In the event that AT&T is unable to construct or upgrade a wireless communications facility within a specific geographic area, so that each site's coverage reliably overlaps with at least one adjacent facility, AT&T will not be able to provide consistent service quality to its customers within that area. Some consumers will experience an abrupt loss of service. Others will be unable to obtain reliable service, particularly during periods of high usage.

Consumers may also experience service coverage gaps in situations where coverage overlaps and AT&T's outdoor signal strength is strong. Even in these areas AT&T can experience significant service coverage gaps, especially in its 3G network due to high "noise" level and for vehicular traffic or indoors where more and more users are finding cellular service a necessity. The following paragraphs provide a simplified explanation of why these service coverage gaps exist even though signal strength may appear strong.

AT&T operates a 3G network within San Francisco. 3G means that the mobile telecommunications network can achieve specific benchmark data rates. In AT&T's 3G network, every mobile transmitter shares the same frequency with other mobile transmitters; likewise, every base transmitter shares the same frequency with other base transmitters. Under

normal circumstances, this means mobile transmitters would interfere with each other and base transmitters would interfere with other base transmitters. CDMA (code division multiple access) technology used in AT&T's 3G network, however, gives individual receivers the ability to distinguish each transmitter from every other transmitter. Put differently, CDMA is analogous to people speaking the same language being able to communicate and understand each other, but other languages are perceived as noise and rejected. This ability to discriminate based upon different "codes" breaks down, and where it breaks down it create gaps in service coverage, even when the network has been perfectly optimized and signal strength may otherwise appear strong. This problem generally occurs in the following three general scenarios:

Scenario 1: There is a gap in coverage when several transmitters can be received at roughly equal signal levels. This might occur when the receiver is equidistant from multiple transmitters and no one transmitter predominates; this is much more likely to occur, based upon geometry, when the receiver is relatively far from all of the transmitters.

Scenario 2: There is a gap in coverage when many users are utilizing the same cell site transmitter. In this scenario each user generates interference to every other user on the shared channel. In order to minimize this self-generated interference, the users that are furthest from the site are prevented from using the channel. In essence, the coverage from this particular cell shrinks as usage increases.

Scenario 3: No signals can reach the receiver at sufficient strength to be decoded. This is the classical signal coverage scenario that plagues all forms of communication and is generally what is indicated when your phone shows zero bars.

Service problems caused by any of the scenarios above can and do occur for customers even in locations where the coverage maps on AT&T's "Coverage Viewer" website appear to indicate that coverage is available. As the legend to the Coverage Viewer maps indicates, these maps depict an *approximation* of coverage; *actual* coverage in an area may differ substantially from map graphics, and may be affected by such things as terrain, foliage, buildings and other construction, motion, customer equipment, and network traffic.

It is also important to note that the signal losses and service problems described above can and do occur for customers even at times when certain other customers in the same vicinity may be able to initiate and complete calls on AT&T's network (or other networks) on their wireless phones. These problems also can and do occur even when certain customers' wireless phones indicate "all bars" of signal strength on the handset.

The bars of signal strength that individual customers can see on their wireless phones are an imprecise and slow-to-update estimate of service quality. In other words, a customer's wireless phone can show "four bars" of signal strength, but that customer can still, at times, be unable to initiate voice calls, complete calls, or download data reliably and without service interruptions. Scenarios 1 and 2 above cause this result.

The reason that raw outdoor signal strength numbers can be an inadequate measurement of wireless service quality (and thus not be reflective of actual "gaps" in wireless service quality) is that these measurements do not reflect the degradation in the quality of the signal as determined by the Signal-to-Noise ratio in the area at various times of day (during periods of greater usage, like in scenario 2 above). While signal strength is an important factor, so is noise, and the more noise that is present in a given vicinity at a particular time of day, the more likely

the connections will be unreliable. Signal-to-Noise is a key quality parameter used to determine where service gaps are likely to appear.

To determine where new or upgraded telecommunications facilities need to be located for the provision of reliable service in any area, AT&T's radio frequency engineers rely on far more complete tools and data sources than just signal strength from individual phones. AT&T creates maps incorporating signal and noise information that, in turn, depict existing service coverage and service coverage gaps in a given area.

The service coverage gap is caused in part by a high demand for voice and data service being requested in the coverage area, similar to scenario 2 above, and the insufficient resources to handle the requests; this may be defined as a capacity constraint. The high demand for services causes increased "noise" on each frequency, much like having more individuals all talking at the same time in a room causes more "noise" that makes it harder to hear. In the case of the room full of people analogy, picture a void being created as people crowd closer and closer to each other in order to be able to hear. This natural contraction of crowds of people results in open spaces in the room; if these spaces are partitioned off, then people will have new defined spaces within which they can hold conversations.

During peak usage times, this capacity constraint can degrade the quality of both voice and data services provided to customers in this area, and can reduce services in the pink and yellow shaded cross-hatched areas as shown on the attached map in Exhibit 2.

The restriction of the site's service coverage area occurs during high usage periods because, during those times, many users are utilizing the same existing cell site transmitter. In this scenario each user generates interference to every other user on the shared channel. In order

to minimize this self-generated interference, the users that are furthest from the existing site are prevented from using the channel. In essence, the coverage from this particular site shrinks as usage increases. As set forth in Exhibit 2, this has caused a significant service coverage gap in AT&T's network.

To rectify this significant gap in its service coverage, AT&T needs to locate a wireless facility in the immediate vicinity of the Property. To continue the analogy above, AT&T must utilize the voids or "gaps" that occur in the crowded room to create new spaces and redistribute the people in the room so that more people can carry on intelligible conversations.

**AT&T MOBILITY
ALTERNATIVE SITE ANALYSIS
CN5867
(Upgrade to SF2076)**

APPLICATION #: 2012.0059C

**Site Address:
431 Balboa Street
San Francisco, CA 94118**

JANUARY 30, 2012

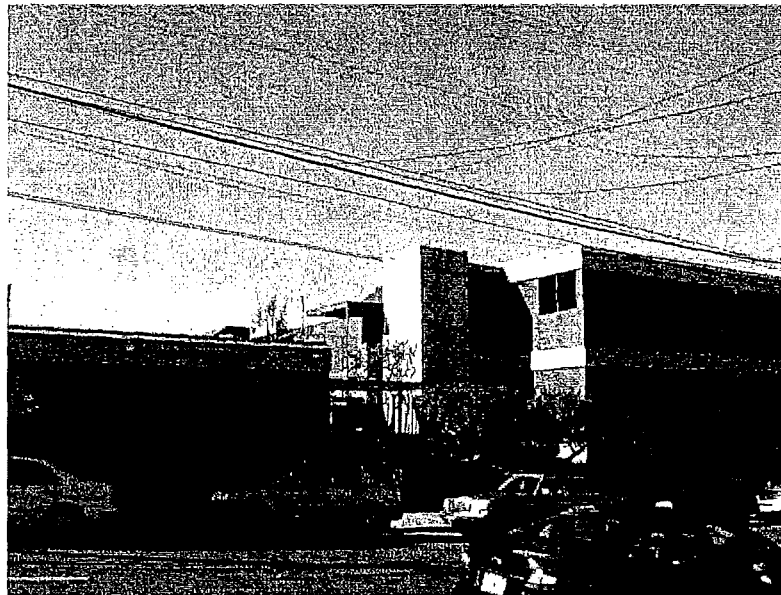
Locating a site and evaluation of alternative sites

AT&T real estate and construction experts work through Section 8.1 of the WTS Facilities Siting Guidelines, which state the "Preferred Locations Within A Particular Service Area." The team examines preferred locations (most desirable to least desirable under Section 8.1) until a location is found to close the significant service coverage gap.

Once a location is identified, the team confirms that the site is (1) serviceable (it has sufficient electrical power and telephone service as well as adequate space for equipment cabinets, antennas, construction, and maintenance) and (2) meets necessary structural and architectural requirements (the existing structure is not only sturdy enough to handle the equipment without excessive modification but also that the antennas may be mounted in such a way that they can meet the dual objective of not being obstructed while also being visually obscured or aesthetically unobtrusive).

The following represents the results of this investigation, and the team's analysis of each alternative location:

1. **Publicly-used structures:** We investigated the area and there was one (1) Preference 1 location identified.



651 6th Avenue- Alternative N-1638/009

This Public Elementary School is located approximately 1 block West and one block South of the Proposed Location on the West side of 6th Avenue in the P zoning district outside of the Radio Engineers search area, therefore a WTS facility at this location would be unable to fill the significant service coverage gap. Additionally, it is the policy of the San Francisco Unified School District to not lease space for the purposes of WTS facilities. As a result, it was determined that this was not a feasible candidate.

2. **Co-Location Site:** We investigated the area and there are no co-location sites existing in the target area. There is an existing AT&T microcell site located at 500 Balboa Street that will be upgraded as part of this project.



500 Balboa Street –Alternative M-1549/018

This property is a two story mixed use building with an existing AT&T microcell facility in the NC-2 zoning district. The building's architecture and two story height with the existing billboard does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. Upon construction of the proposed macro facility at 431 Balboa Street, and final integration within the existing and planned network, AT&T intends to decommission and remove the existing micro facility at 500 Balboa Street.

3. Industrial or Commercial Structures: We investigated the area and there were no Preference 3 locations identified.

4. Industrial or Commercial Structures: We investigated the area and there were four (4) Preference 4 locations identified.



439 Balboa Street-Alternative A-1639/046

This multi user commercial building is located on the same block, West of the Proposed Location on the

Southeast corner of 6th Avenue and Balboa Street in the NC-2 zoning district. The building's architecture and single story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact due to its low height. Additionally, as a one-story structure surrounded by taller buildings, a rooftop WTS facility at this location would be unable to provide an unimpeded signal path to the defined service area. The signal path to the East and South would be blocked by the abutting two- and three-story structures respectively. As a result, it was determined that this location was not a feasible candidate.



501 Balboa Street-Alternative F -1638/001

This single user commercial building is located approximately 1 block West of the Proposed Location on the Southwest corner of 6th Avenue and Balboa Street in the NC-2 zoning district. The building's architecture and single story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact due to its low height. Additionally, as a one-story structure surrounded by taller buildings, a rooftop WTS facility at this location would be unable to provide an unimpeded signal path to the defined service area. The signal path to the West and South would be blocked by the abutting two- story structures. As a result, it was determined that this location was not a feasible candidate.



436 Balboa Street-Alternative L-1548/027

This multi user commercial building is located across Balboa Street from the Proposed Location on the Northwest corner of 6th Avenue and Balboa Street in the NC-2 zoning district. The building's architecture and single story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact due to its low height. Additionally, as a one-story structure surrounded by taller buildings, a rooftop WTS facility at this location would be unable to provide an unimpeded signal path to the defined service area. The signal path to the North and West would be blocked by the abutting two-story structures. As a result, it was determined that this location was not a feasible candidate.

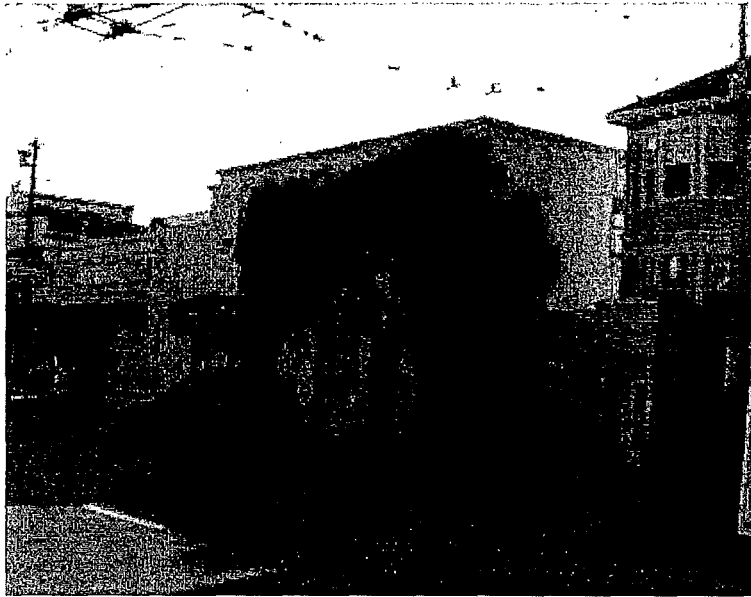


339 Balboa Street-Alternative D-1640/055

This multi user commercial building is located East from the Proposed Location between 4th and 5th Avenues on the South side of Balboa Street in the NC-2 zoning district. The building's architectural style

does not provide an opportunity to incorporate the proposed wireless communication facility without substantially altering the architectural character of the building. As a result, it was determined that this alternative was not a suitable candidate.

5. **Mixed Use Buildings in High Density Districts:** We investigated the area and there were eight (8) Preference 5 locations identified (in addition to the proposed site).



401-407 Balboa Street-Alternative B-1639/001

This multi mixed use building is located on the same block but, East from the Proposed Location near the Southwest corner of 5th Avenue and Balboa Street in the NC-2 zoning district. The building's architecture and low height and roofline does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact to the surrounding neighborhood. Therefore it was determined that this alternative was not a suitable candidate within the defined search area.



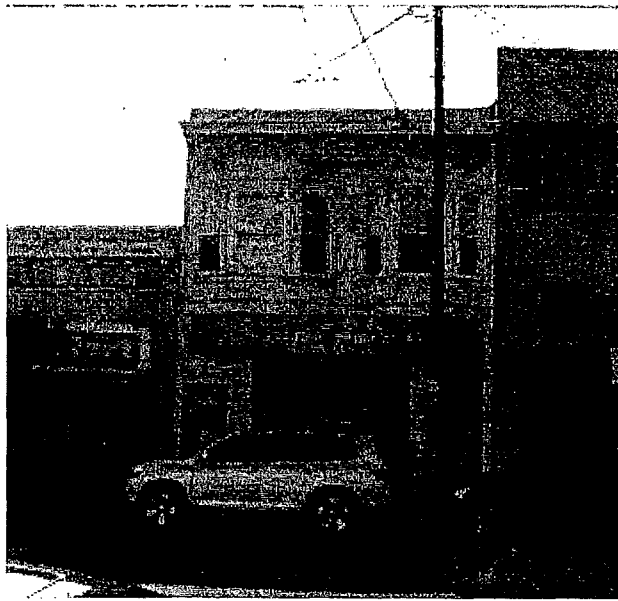
600 5th Avenue-Alternative C-1640/054

This multi user mixed use building is located East from the Proposed Location on the Southeast corner of 5th Avenue and Balboa Street in the NC-2 zoning district. The building's architecture and three story height does provide an opportunity to incorporate the proposed wireless communication facility, but concerns were raised about the locations of roof top antenna locations would have more visual impact that the proposed location due to its corner location and relative height compared to the adjacent buildings. Therefore it was determined that this alternative was not a suitable candidate within the defined search area.



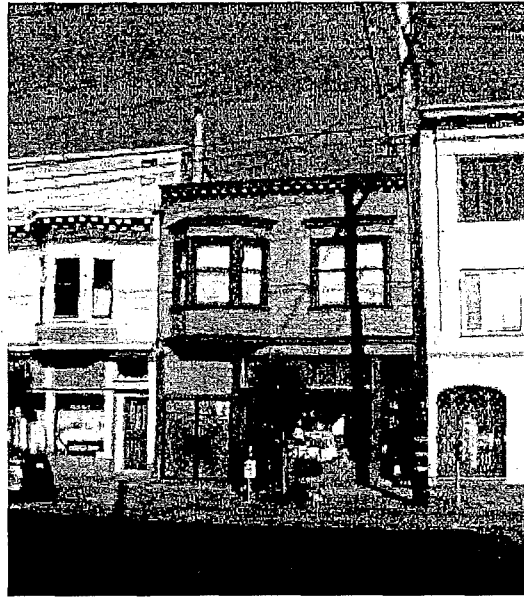
325 Balboa Street-Alternative E-1640/051

This mixed use building is located East from the Proposed Location between 4th and 5th Avenues on the South side of Balboa Street in the NC-2 zoning district. In 2011 a variance (2011.0209V) was granted for this property for the conversion of the existing two-story building (at the rear) to four new residential units, and to further expand the existing rear building. Due to the variance approval and impending construction project, it was not practically feasible for AT&T to design a rooftop WTS facility without knowing the design and scale of the proposed new construction. As a result, it was determined that this was not the most suitable candidate.



527 Balboa Street-Alternative G-1638/032

This mixed use building is located East from the Proposed Location between 6th and 7th Avenues on the South side of Balboa Street in the NC-2 zoning district. Due to the adjacent taller structure, the signal path to the East would be obstructed by the adjacent structure. As a result, it was determined that this was not the most suitable candidate.



330 Balboa Street-Alternative I-1547/026

This mixed use building is located East from the Proposed Location between 4th and 5th Avenues on the North side of Balboa Street in the NC-2 zoning district. As a mid-block structure located between two-taller buildings, a rooftop WTS facility at this location would be unable to provide an unimpeded signal path to the defined service area. As a result, it was determined that this was not a suitable candidate.



336-346 Balboa/596 5th Ave-Alternative J-1547/027

This mixed use building is located East from the Proposed Location on the Northeast corner of 5th Avenue and Balboa Street in the NC-2 zoning district. The building's architecture, overall two story height, and corner location does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. As a result, it was determined that this was not the most suitable candidate.



400-404 Balboa Street-Alternative K-1548/023

This mixed use building is located East from the Proposed Location on the Northwest corner of 5th Avenue and Balboa Street in the NC-2 zoning district. Due to the building's flat architectural style and lack of existing rooftop development, it would be difficult to integrate a rooftop WTS facility at this location without substantially altering the existing character of this building and surrounding neighborhood, As a result, it was determined that this was not the most suitable candidate.

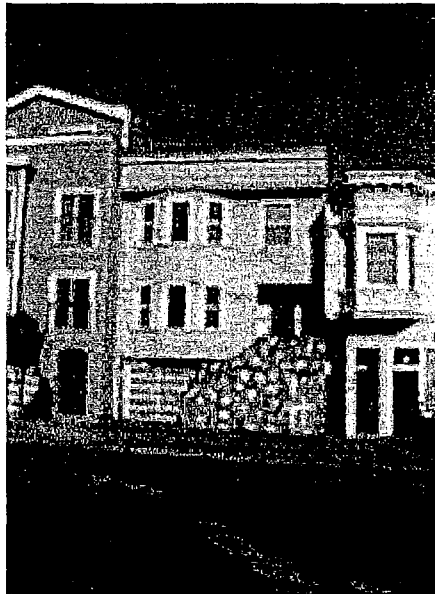
6. **Limited Preference Sites:** We investigated the area and there were no Preference 6 locations identified within the search area.

7. **Disfavored Sites:** We investigated the area and there forty four (44) residential locations identified within the search area..



508 Balboa Street-Alternative O-1549/019

This residential building is located East from the Proposed Location between 6th and 7th Avenues on the North side of Balboa Street in the NC-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



518 Balboa Street-Alternative P-1549/020

This residential building is located across Balboa Street from the Proposed Location between 6th and 7th Avenues on the North side of Balboa Street in the NC-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



520 Balboa Street-Alternative H-1549/071-073

This residential building is located East from the Proposed Location between 6th and 7th Avenues on the North side of Balboa Street in the NC-2 zoning district. The building's architecture and overall four story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



424 Balboa Street-Alternative Q-1548/025

This residential building is located across Balboa Street from the Proposed Location between 5th and 6th Avenues on the North side of Balboa Street in the NC-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless

communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



430-432 Balboa Street-Alternative R-1548/026

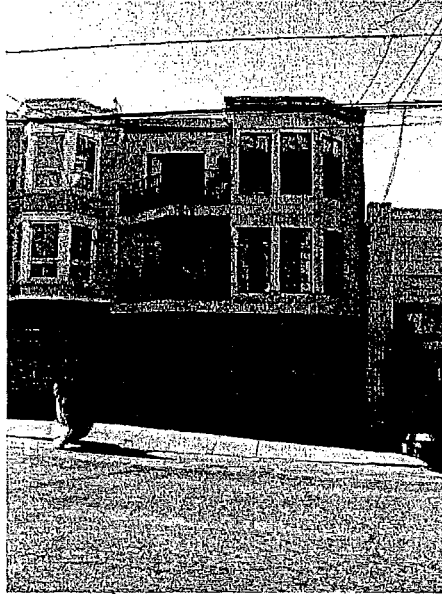
This residential building is located across Balboa Street from the Proposed Location between 5th and 6th Avenues on the North side of Balboa Street in the NC-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



427 Balboa Street-Alternative S-1639/048

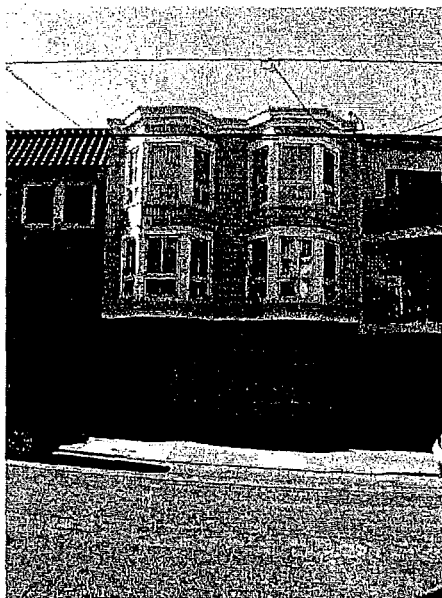
This residential building is located adjacent to and East from the Proposed Location between 5th and 6th

Avenues on the North side of Balboa Street in the NC-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



605-607 5th Ave. -Alternative T-1639/049

This residential building is located East from the Proposed Location on the West side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



609-611 5th Ave. -Alternative U-1639/050

This residential building is located East from the Proposed Location on the West side of 5th Avenue,

South of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



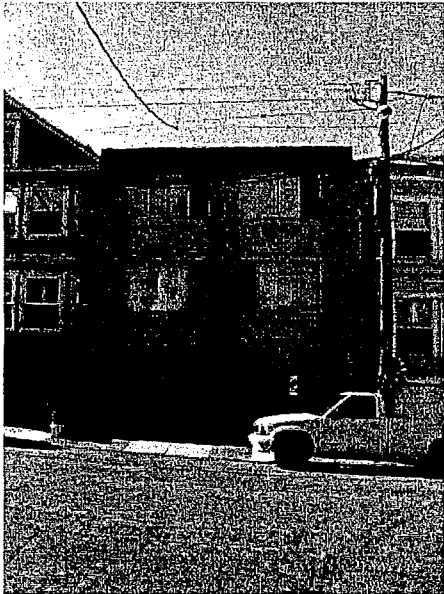
615 5th Ave. -Alternative V-1639/003

This residential building is located East from the Proposed Location on the West side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



619-621 5th Ave. - Alternative W-1639/004

This residential building is located East from the Proposed Location on the West side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



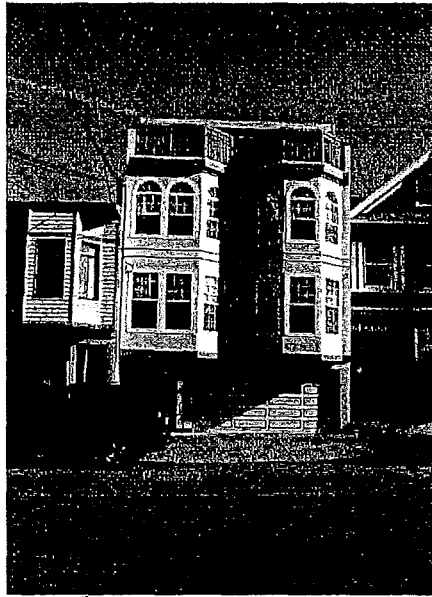
625th Ave. - Alternative X-1639/005

This residential building is located East from the Proposed Location on the West side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



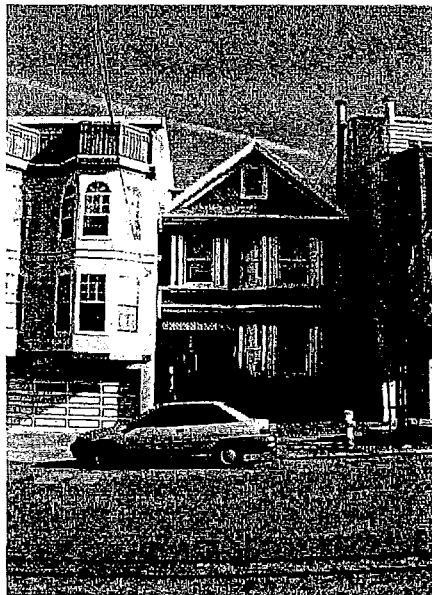
629 5th Ave. - Alternative Y-1639/006

This residential building is located East from the Proposed Location on the West side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall two story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



606 5th Ave. - Alternative Z-1640/049

This residential building is located East from the Proposed Location on the East side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall four story height could provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. But, as it is a Preference 7 location with the primary candidate as a Preference 5, it was determined that this was not a suitable candidate.



610 5th Ave. - Alternative AA-1640/048

This residential building is located East from the Proposed Location on the East side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall two story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



614-615 5th Ave. - Alternative BB-1640/047

This residential building is located East from the Proposed Location on the East side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall four story height could provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. But, as it is a Preference 7 location with the primary candidate as a Preference 5, it was determined that this was not a suitable candidate.



618 5th Ave. - Alternative CC-1640/046

This residential building is located East from the Proposed Location on the East side of 5th Avenue, South

of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



622 5th Ave. - Alternative DD-1640/045

This residential building is located East from the Proposed Location on the East side of 5th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall three story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



585-587 5th Ave. - Alternative EE-1548/022

This residential building is located East from the Proposed Location on the West side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does

not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



581-583 5th Ave. - Alternative FF-1548/021

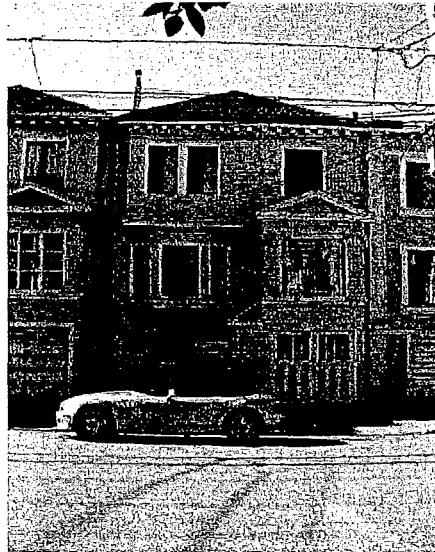
This residential building is located East from the Proposed Location on the West side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



579 5th Ave. - Alternative GG-1548/020

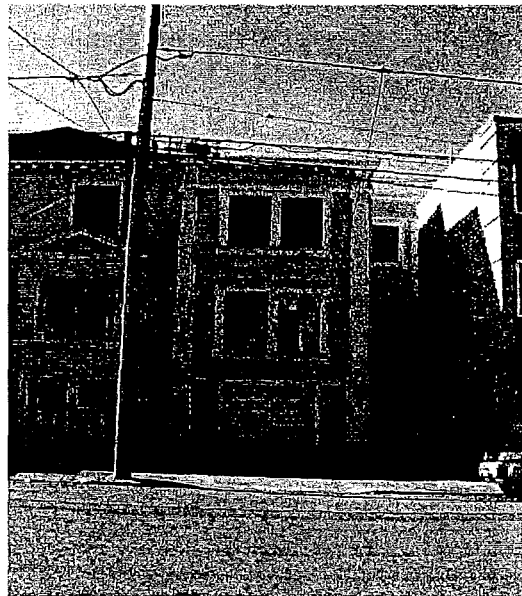
This residential building is located East from the Proposed Location on the West side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does

not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



575-577 5th Ave. - Alternative HH-1548/019

This residential building is located East from the Proposed Location on the West side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



573 5th Ave. - Alternative II-1548/018

This residential building is located East from the Proposed Location on the West side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does

not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



571 5th Ave. - Alternative JJ-1548/017

This residential building is located East from the Proposed Location on the West side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



590-592 5th Ave. - Alternative KK-1547/028

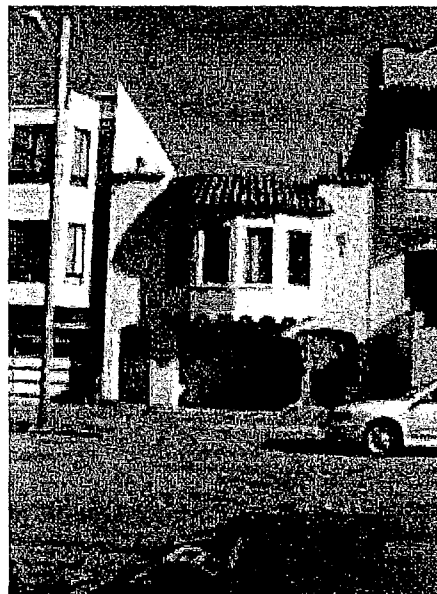
This residential building is located East from the Proposed Location on the East side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does

not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



586-588 5th Ave. - Alternative LL-1547/029

This residential building is located East from the Proposed Location on the East side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



584 5th Ave. - Alternative MM-1547/030

This residential building is located East from the Proposed Location on the East side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 story height does

not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



578-580 5th Ave. - Alternative NN-1547/031

This residential building is located East from the Proposed Location on the East side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



574 5th Ave. - Alternative OO-1547/032

This residential building is located East from the Proposed Location on the East side of 5th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



607 6th Ave. - Alternative QQ-1638/002

This residential building is located West from the Proposed Location on the West side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 2 1/2 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



611 6th Ave. - Alternative RR-1638/003

This residential building is located West from the Proposed Location on the West side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



615 6th Ave. - Alternative SS-1638/004

This residential building is located West from the Proposed Location on the West side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



619 6th Ave. - Alternative TT-1638/005

This residential building is located West from the Proposed Location on the West side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



610 6th Ave. - Alternative XX-1639/045

This residential building is located West from the Proposed Location on the East side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 2 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



614 6th Ave. - Alternative YY-1639/044

This residential building is located West from the Proposed Location on the East side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



618-620 6th Ave. - Alternative ZZ-1639/043

This residential building is located West from the Proposed Location on the East side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



624 6th Ave. - Alternative AAA-1639/042.

This residential building is located West from the Proposed Location on the East side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



626 6th Ave. - Alternative BBB-1639/041

This residential building is located West from the Proposed Location on the East side of 6th Avenue, South of Balboa Street in the RH-2 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



579 6th Ave. - Alternative EEE-1549/054-057

This residential building is located East from the Proposed Location on the West side of 6th Avenue, North of Balboa Street in the NC-2 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



575-577 6th Ave. - Alternative FFF-1549/016

This residential building is located East from the Proposed Location on the West side of 6th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



582-584 6th Ave. - Alternative KKK-1548/030

This residential building is located East from the Proposed Location on the East side of 6th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



576-578 6th Ave. - Alternative LLL-1548/031

This residential building is located East from the Proposed Location on the East side of 6th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



574 6th Ave. - Alternative MMM-1548/032

This residential building is located East from the Proposed Location on the East side of 6th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 2 ½ story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



570-572 6th Ave. - Alternative NNN-1548/033

This residential building is located East from the Proposed Location on the East side of 6th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.



566-568 6th Ave. - Alternative OOO-1548/034

This residential building is located East from the Proposed Location on the East side of 6th Avenue, North of Balboa Street in the RH-3 zoning district. The building's architecture and overall 3 story height does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, it is a Preference 7 location with the primary candidate as a Preference 5. As a result, it was determined that this was not a suitable candidate.

Alternative Site Locations Summary

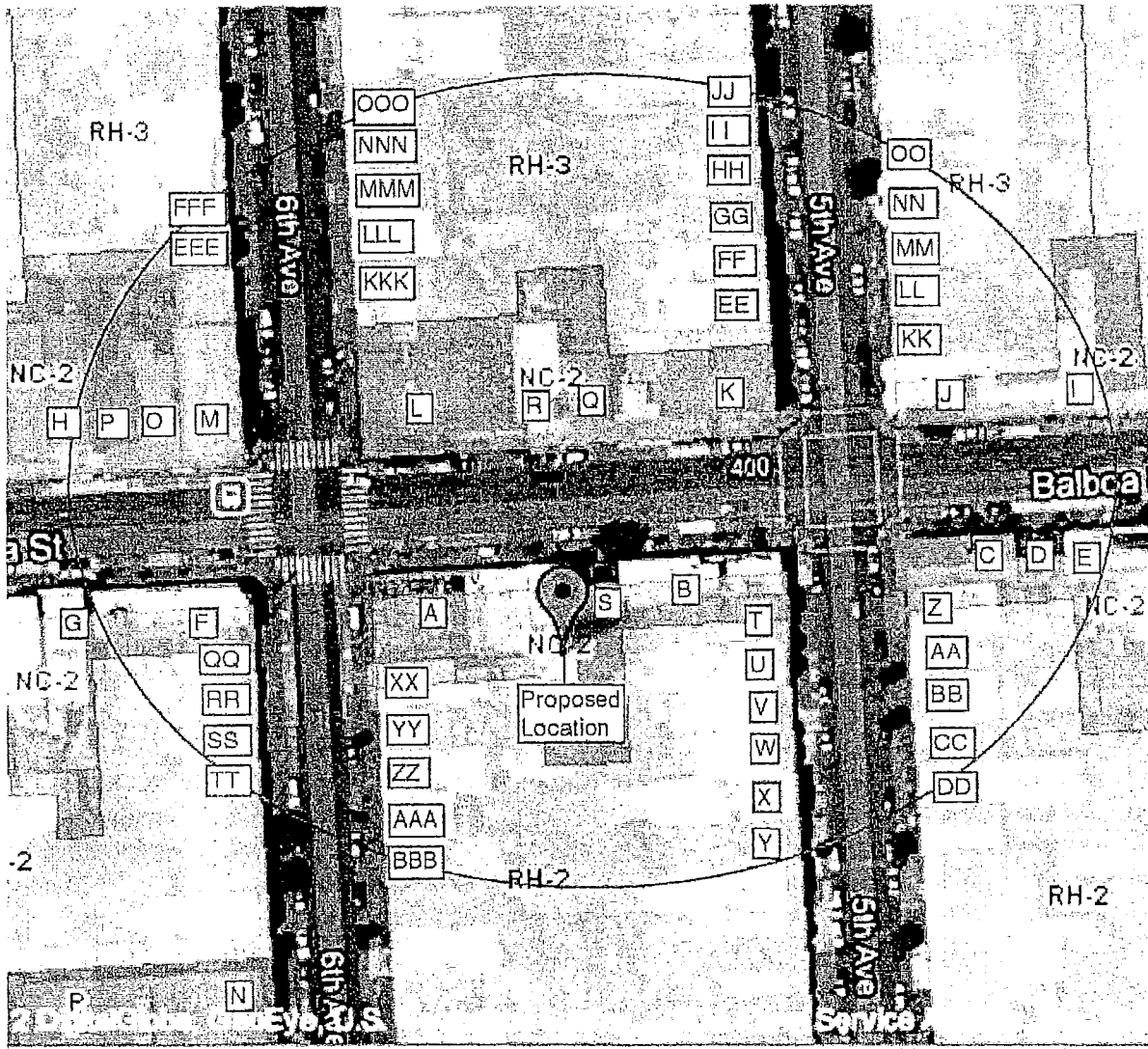
	Location	Block / Lot	Zoning District	Building Type	WTS Siting Preference
A	439-441 Balboa St.	1639/046	NC-2	Commercial	4
B	401-407 Balboa St.	1639/001	NC-2	Mixed Use	5
C	600 5 th Ave.	1640/054	NC-2	Mixed Use	5
D	339 Balboa St.	1640/055	NC-2	Commercial	4
E	325-327 Balboa St.	1640/051	NC-2	Mixed use	5
F	501-515 Balboa St.	1638/001	NC-2	Commercial	4
G	527 Balboa St.	1638/032	NC-2	Mixed Use	5
H	520 Balboa St.	1549/071-073	NC-2	Residential	7
I	330-332 Balboa St.	1547/026	NC-2	Mixed Use	5

J	336-340 Balboa St. + 596 5 th Ave.	1547/027	NC-2	Mixed Use	5
K	400-404 Balboa St.	1548/023	NC-2	Mixed Use	5
L	436-452 Balboa St	1548/027	NC-2	Commercial	4
M	500 Balboa + 591 6 th Ave.	1549/018	NC-2	Mixed Use	5
N	651 6 th Ave.	1638/009	P	Public School	1
O	508 Balboa St.	1549/019	NC-2	Residential	7
P	518 Balboa St.	1549/020	NC-2	Residential	7
Q	424 Balboa St.	1548/025	NC-2	Residential	7
R	430 Balboa St.	1639/026	NC-2	Residential	7
S	427 Balboa St.	1639/048	NC-2	Residential	7
T	605-607 5 th Ave.	1639/049	RH-2	Residential	7
U	609-611 5 th Ave.	1639/050	RH-2	Residential	7
V	615 5 th Ave.	1639/003	RH-2	Residential	7
W	619-621 5 th Ave.	1639/004	RH-2	Residential	7
X	625 5 th Ave.	1639/005	RH-2	Residential	7
Y	629 5 th Ave.	1639/006	RH-2	Residential	7
Z	606 5 th Ave.	1640/049	RH-2	Residential	7
AA	610 5 th Ave.	1640/048	RH-2	Residential	7
BB	614 5 th Ave.	1640/047	RH-2	Residential	7
CC	618 5 th Ave.	1640/046	RH-2	Residential	7
DD	622 5 th Ave.	1640/045	RH-2	Residential	7
EE	585-587 5 th Ave.	1548/022	RH-3	Residential	7
FF	581 5 th Ave.	1548/021	RH-3	Residential	7
GG	579 5 th Ave	1548/020	RH-3	Residential	7

HH	575-577 5 th Ave	1548/019	RH-3	Residential	7
II	573 5 th Ave	1548/018	RH-3	Residential	7
JJ	571 5 th Ave	1548/017	RH-3	Residential	7
KK	590-592 5th Ave	1547/028	RH-3	Residential	7
LL	586-588 5th Ave	1547/029	RH-3	Residential	7
MM	584 5th Ave	1547/030	RH-3	Residential	7
NN	578-580 5th Ave	1547/031	RH-3	Residential	7
OO	574 5th Ave	1547/032	RH-3	Residential	7
QQ	607 6 th Ave	1638/002	RH-2	Residential	7
RR	611 6th Ave	1638/003	RH-2	Residential	7
SS	615 6th Ave	1638/004	RH-2	Residential	7
TT	619 6th Ave	1638/005	RH-2	Residential	7
XX	610 6 th Ave	1639/045	RH-2	Residential	7
YY	614 6th Ave	1639/044	RH-2	Residential	7
ZZ	618-620 6th Ave	1639/043	RH-2	Residential	7
AAA	624 6th Ave	1639/042	RH-2	Residential	7
BBB	626 6th Ave	1639/041	RH-2	Residential	7
EEE	579 6th Ave	1549/054- 057	NC-2	Residential	7
FFF	575-577 6th Ave	1549/016	RH-3	Residential	7
KKK	582-584 6th Ave	1548/030	RH-3	Residential	7
LLL	576-578 6th Ave	1548/031	RH-3	Residential	7
MMM	574 6th Ave	1548/032	RH-3	Residential	7
NNN	570-572 6th Ave	1548/033	RH-3	Residential	7
OOO	566-568 6th Ave	1548/034	RH-3	Residential	7

Please see Attachment G, which is a map that identifies each of the alternative sites discussed above. The map contains the appropriate zoning for each location.

Attachment G





August 18, 2014

Omar Masry
San Francisco Department of Planning
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: Case No. 2012 0059C- Community Meeting for proposed AT&T Mobility facility at
431 Balboa

Dear Mr. Masry:

On March 2, 2012 AT&T mobility held a community meeting regarding the proposed wireless facility at 431 Balboa Street. The attached notification announced the community presentation was to be held at the Richmond Branch Library.

Evan Reiff conducted the meeting on behalf of AT&T Mobility as the project sponsor along with Boe Hayward, AT&T Public External Affairs, Bill Hammett, a professional licensed engineer with Hammett and Edison and Marilyn Luong. There were three members of the community who attended the meeting. The project details were presented to the community members along with where the project is currently at with the city planning process. Several community members had specific questions in regards to the EMF emissions, site selection and other existing sites in the area. All questions were satisfactorily answered by Evan, Boe, Bill and Marilyn. One community member who required the use of our Chinese interpreter lives in the building where the current site is housed. Although she was pleased that the current site would be decommissioned she still had significant concerns with the proposed site being across the street from her residence. Her concerns were all EMF related. She was given Boe's contact information to arrange for an EMF reading at her home.

If you have any questions, please contact me.

Sincerely,

Talin Aghazarian



2 (2).

Ericsson, Inc.
6140 Stoneridge Mall Road, Suite 365
Pleasanton, CA 94588, US
Mobile (510) 206-1674

Where: Richmond Branch Library

351 9th Ave, San Francisco, CA 94118

Site Information

Address: 431 Balboa St.

1639/047

NC-2

Applicant

AT&T Mobility

Contact Information

AT&T Mobility Hotline

(415) 646-0972

screened on the roof. The associated equipment would be located on a lower roof deck of the building, not visible to the public. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at the Richmond Branch Library on Thursday, March 1 at 7:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the AT&T Mobility Hotline at (415) 646-0972 and an AT&T Mobility specialist will return your call. Please contact Sarah Vellve, staff planner with the San Francisco Planning Department at (415)558-6263 if you have any questions regarding the planning process.

NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 no later than 5:00pm on Monday, February 27, 2012 and we will make every effort to provide you with an interpreter.

NOTIFICACIÓN DE REUNIÓN DE ALCANCE COMUNITARIO SOBRE UNA INSTALACIÓN DE COMUNICACIONES INALÁMBRICAS PROPUESTA PARA SU VECINDARIO

Para: Grupos del vecindario, vecinos y propietarios dentro de un radio de 500' de 431 Balboa Street

Información de la reunión

Fecha: Jueves, 1 de marzo de 2012

Hora: 7:00 p.m.

Dónde: Richmond Branch Library

351 9th Ave, San Francisco, CA 94118

Información del lugar

Dirección: 431 Balboa St.

1639/047

NC-2

Solicitante

AT&T Mobility

Información de contacto

Línea directa de AT&T Mobility

(415) 646-0972

AT&T Mobility propone instalar una instalación de comunicaciones inalámbricas en 431 Balboa Street necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta de AT&T Mobility es una instalación sin personal que consiste en la instalación de nueve (9) antenas panel. Las antenas serán montadas y tapadas con pantallas en el techo. El equipo asociado estará ubicado en una terraza sobre un techo más bajo del edificio y no estará visible al público. Habrá planos y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a la reunión informativa de la comunidad que se realizará en at Richmond Branch Library el jueves, 1 de marzo de 2012 a las 7:00 p.m. para tener más información sobre el proyecto.

Si tiene preguntas relacionadas con la propuesta y no puede asistir a la reunión, por favor, llame a la Línea Directa de AT&T Mobility, (415) 646-0972, y un especialista de AT&T Mobility le devolverá el llamado. Por favor, contacte a Sarah Vellve, planificadora de personal, en el Departamento de Planificación de la Ciudad de San Francisco al (415) 558-6263 si tiene alguna pregunta relacionada con el proceso de planificación.

NOTA: Si necesita que un intérprete esté presente en la reunión, por favor, contacte a nuestra oficina al (415) 646-0972 hasta el lunes 27 de febrero de 2012 antes de las 5:00 p.m., y haremos todos lo posible para proporcionarle un intérprete.

關於計畫在您所在街區安裝一座無線通信設施的社區資訊通報會通知

致: Balboa 街 431 號周圍五百英尺內的居民組織、居民和業主

會議資訊

日期: 2012年3月1日(星期四)

時間: 下午 7:00

地點: Richmond 圖書館

加利福尼亞州三藩市

9號大街351號

(郵遞區號94118)

設施地點資訊

地址: Balboa 街 431 號

1639/047

AT&T Mobility 公司計畫在 Balboa 街 431 號 安裝兩座無線通訊設施, 分別位於 Golden Gate Avenue 2497 號的 Gleason 圖書館以及 Turk Boulevard 2350 號的教育學院樓, 作為 AT&T Mobility 公司在三藩市無線網路的一部分。計畫中的站點為無人操作設施, 需要在每幢大樓上各安裝九(9) 根平板天線。這些天線將被安裝在屋頂, 並被遮罩起來而不會被公眾所視。我們在會上將提供計畫書和類比圖片供您參考。我們誠邀您參加定於 2012 年 3 月 1 日(星期四) 下午 7:00 在 Richmond 圖書館召開的社區資訊通報會, 以便您瞭解有關本專案的更多資訊。

如果您對該計畫有任何疑問, 但是無法出席這次會議, 請撥打 AT&T



at&t

431 Balboa Street, Community Meeting
March 1, 2012

Name	Address	Phone/Email
Sky Stender	5th Ave SF 94118 94118	
David LANSKY	680 GTH AVE 94118	
Mam Jen	5936TH 94118	

September 10, 2014

San Francisco Planning Commission
1650 Mission St #400
San Francisco, CA 94103

Dear Commissioners,

I write to express my opposition to the proposed siting of ATT cellular antennae at 431 Balboa St. (Case #2012.0059C). This site is located approximately 200 m or less from Frank McCoppin Elementary School. We should not be gambling with the health of the approximately two- to three-thousand young children who will attend this school over the next two decades. Forcing them to spend a substantial proportion of their childhood, from the critical and vulnerable ages of 5-11, in such close proximity to multiple cell antennae, would be a very unwise decision for you to take. Needless to say, the neighborhood residents should not be subjected to this potential hazard, either.

In all of the member nations of the European Union, and in many others in Asia and Latin America, the precautionary principle is enforced by law and statute, with the purpose of safeguarding the public against the potential harm caused by drugs or environmental agents whose effects are not yet fully understood. A considerable body of peer-reviewed epidemiological research shows that prolonged exposure to electromagnetic radiation from cellphone towers may be harmful to human health. If San Francisco is to maintain its reputation as an enlightened, world-class city that respects the right of its citizens to lead healthy lives, and fully protects them from the depredations of careless or greedy corporate actors, then decisions such as the one before you must not be taken lightly.

I urge you to reject this application for eight cellular antennae at 431 Balboa St.

Sincerely,

Stephen J. Roddy
619 7th Ave
San Francisco, CA 94118
sidingwen@yahoo.com



HAMMETT & EDISON, INC.
 CONSULTING ENGINEERS
 BROADCAST & WIRELESS

WILLIAM F. HAMMETT, P.E.
 STANLEY SALEK, P.E.
 ROBERT P. SMITH, JR.
 RAJAT MATHUR, P.E.
 ANDREA L. BRIGHT, P.E.
 KENT A. SWISHER
 NEIL J. OLIJ
 BRIAN F. PALMER

ROBERT L. HAMMETT, P.E.
 1920-2002
 EDWARD EDISON, P.E.
 1920-2009

DANE E. ERICKSEN, P.E.
 CONSULTANT

BY E-MAIL TV8342@ATT.COM

August 12, 2014

Theadora K. Vriheas, Esq.
 AT&T Mobility
 430 Bush Street
 San Francisco, California 94108-3735

Dear Tedi:

As requested, we have conducted the review required by the City of San Francisco of the coverage maps that AT&T Mobility will submit as part of its application package for its base station proposed to be located at 431 Balboa Street (Site No. CN5867). This is to fulfill the submittal requirements for Planning Department review.

Executive Summary

We concur with the maps, data, and conclusions provided by AT&T. The maps provided to show the before and after conditions accurately represent the carrier's present and post-installation indoor coverage.

AT&T proposes to install nine directional panel antennas – two groups of three Andrew Model SBNHH-1D65A antennas oriented toward 150°T and 240°T and one group of three CCI Model BSA-M65-17R010 dual-beam antennas oriented toward 330°T – above the roof of the three-story mixed-use building located at 431 Balboa Street. Two groups of antennas would be installed behind new view screens above the north end of the roof and the third group of antennas would be installed within a new view screen enclosure above the south end of the roof. The antennas would be mounted with up to 2° downtilt at an effective height of about 37½ feet above ground, 4½ feet above the roof. The maximum effective radiated power proposed by AT&T in any direction is 11,080 watts, representing simultaneous operation at 4,080 watts for WCS, 4,120 watts for PCS, 1,000 watts for cellular, and 1,880 watts for 700 MHz service.

AT&T provided for review two pairs of coverage maps, dated July 22, 2014, attached for reference. The maps show AT&T's cellular UMTS (850 MHz) and 4G LTE (700 MHz) indoor coverage in the area before and after the site is operational. Both the before and after UMTS maps show three levels of coverage, which AT&T colors and defines as follows:

- Green Acceptable service coverage during high demand periods
- Hashed Yellow Service coverage gap during high demand periods
- Pink Service coverage gap during all demand periods

The 4G LTE maps do not differentiate between demand periods; rather they indicate, with the color blue, locations where 4G service is and would be acceptable.

Theadora K. Vriheas, Esq., page 2
August 12, 2014

We undertook a two-step process in our review. As a first step, we obtained information from AT&T on the software and the service thresholds that were used to generate its coverage maps. This carrier uses commercially available software to develop its coverage maps. The outdoor service thresholds that AT&T uses to estimate indoor service are in line with industry standards, similar to the thresholds used by other wireless service providers.

As a second step, we conducted our own drive test to measure the actual AT&T UMTS and LTE 4G signal strength in the vicinity of the proposed site. Our fieldwork was conducted on August 11, 2014, between 6:20 AM and 7:10 AM and on August 12, 2014, between 4:00 PM and 5:00 PM. The field measurements were conducted using an Ascom TEMS Pocket network diagnostic tool with built-in GPS along a measurement route selected to cover all the streets within the map area that AT&T had indicated would receive improved service.

Based on the measurement data, we conclude that the AT&T UMTS and 4G LTE coverage maps showing the service area without the proposed installation represent areas of deficiency in the carrier's present indoor coverage. The maps submitted to show the after coverage with the proposed base station in operation were reportedly prepared on the same basis as the maps of the existing conditions and so are expected to accurately illustrate the improvements in coverage.

We appreciate the opportunity to be of service. Please let us know if any questions arise on this matter.

Sincerely yours,



William F. Hammett, P.E.

scn

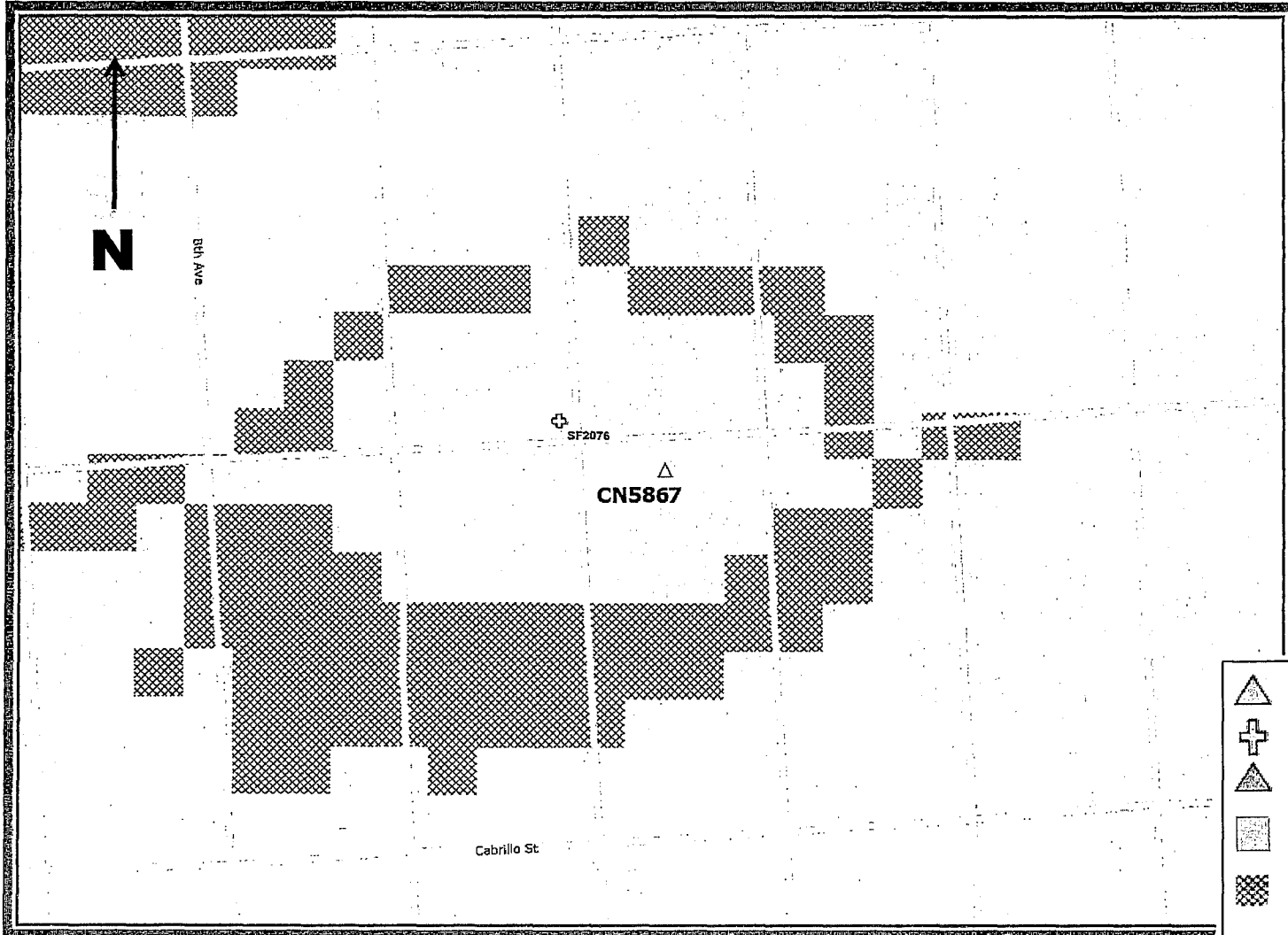
Enclosures

cc: Mr. Michael J. Caniglia (w/encls) – BY E-MAIL MC0763@ATT.COM
Mr. Tom Johnson (w/encls) – BY E-MAIL TOM.X.JOHNSON@ERICSSON.COM
Ms. Talin Aghazarian (w/encls) – BY E-MAIL TALIN.AGHAZARIAN@ERICSSON.COM

Exhibit 2 - Proposed Site at 431 Balboa St (CN5867)

Service Area BEFORE site is constructed

1885



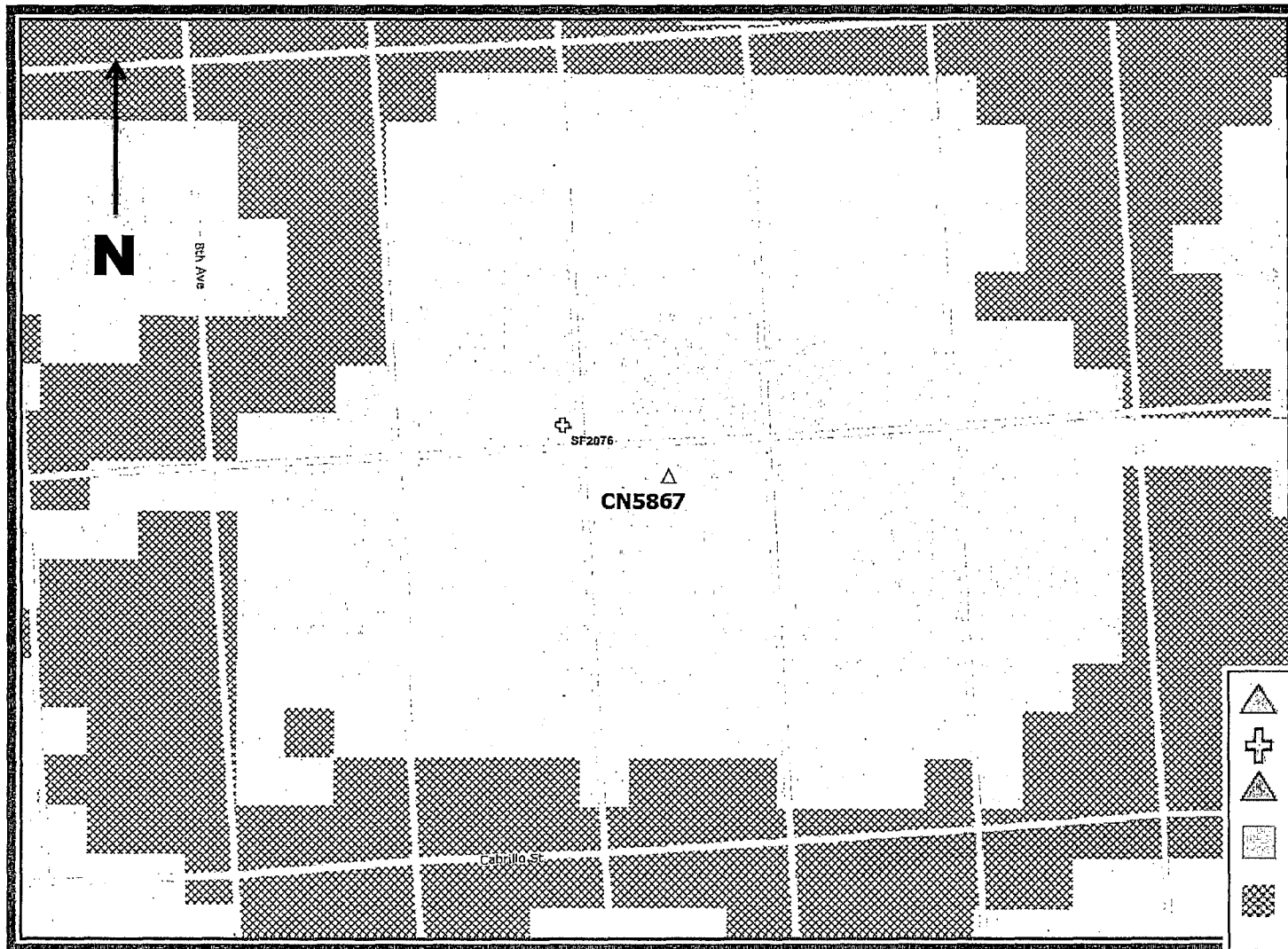
- △ Existing Macro Sites
- ⊕ Existing Micro Sites
- △ Proposed Macro Site
- ▨ Acceptable Service Coverage during High Demand Periods
- ⊠ Service Coverage Gap during High Demand Periods
- ⋯ Service Coverage Gap during All Demand Periods

July 22, 2014



Exhibit 4 - Proposed Site at 431 Balboa St (CN5867)

Service Area AFTER site is constructed



1886

- Existing Macro Sites
- Existing Micro Sites
- Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

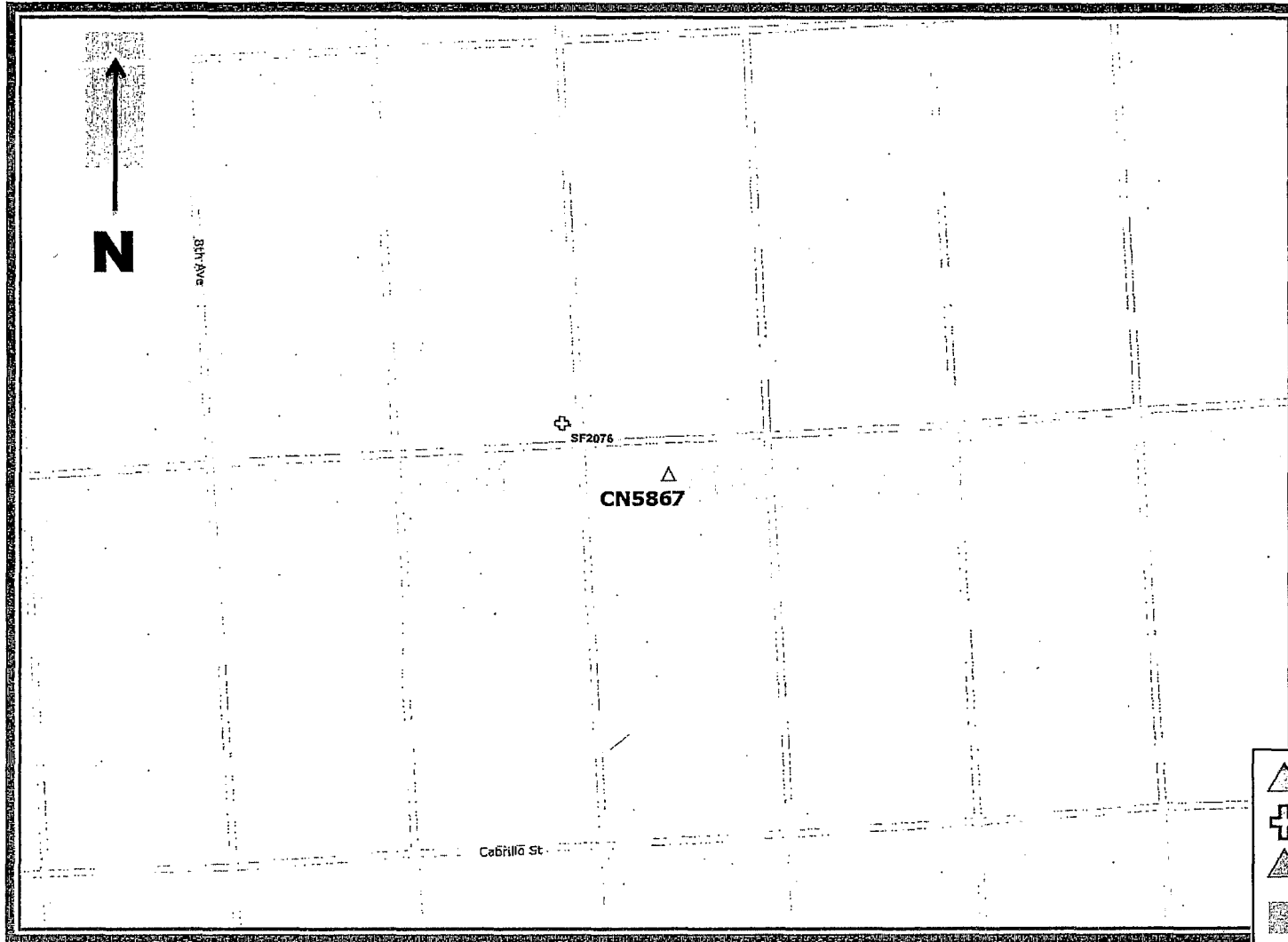
July 22, 2014







Exhibit 5 - Proposed Site at 431 Balboa St (CN5867)

4G LTE Service Area BEFORE site is constructed

1887



-  Existing Macro Sites
-  Existing Micro Sites
-  Proposed Macro Site
-  Acceptable 4G LTE Service for Current Usage

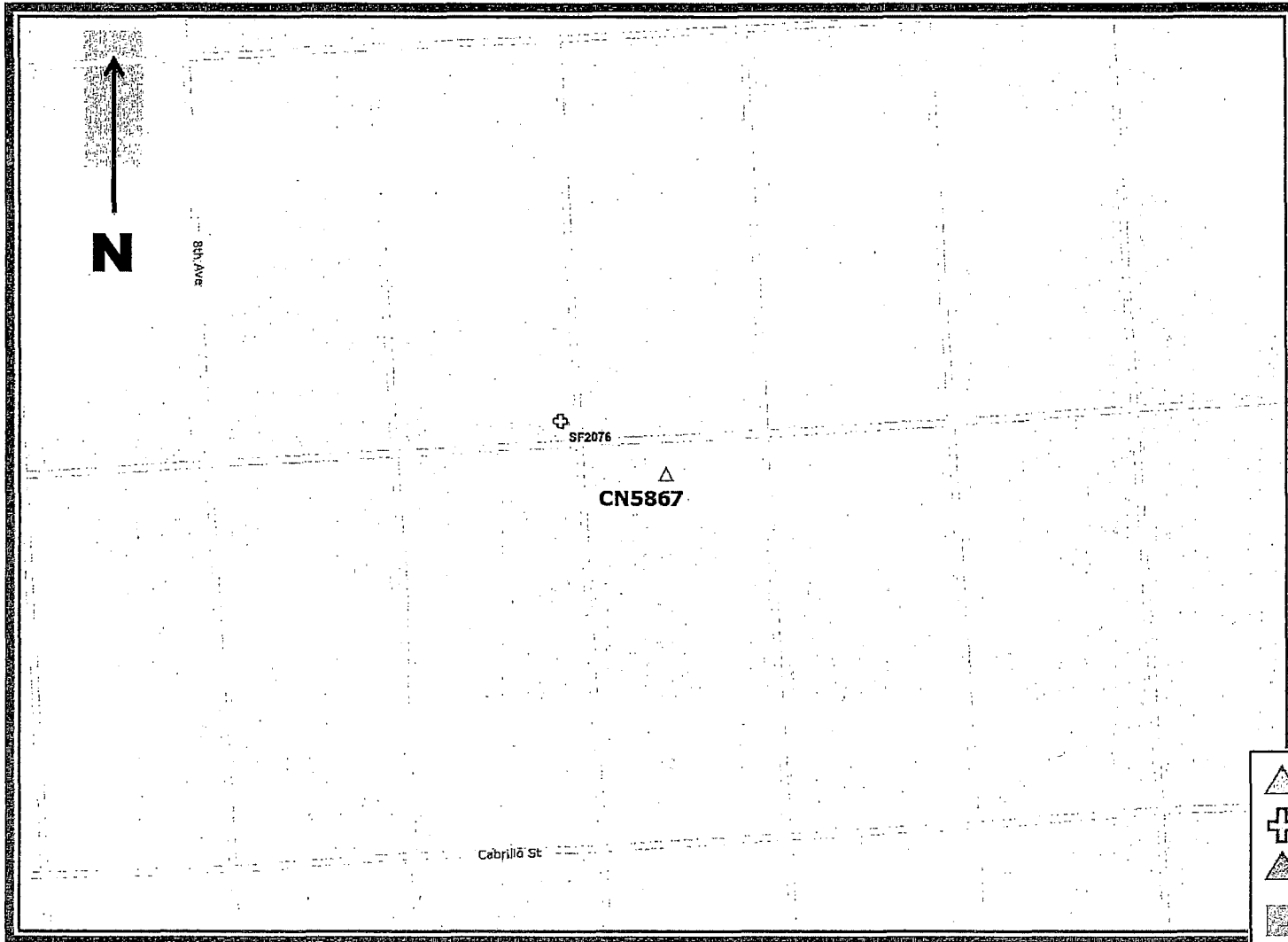
July 22, 2014



Exhibit 6 - Proposed Site at 431 Balboa St (CN5867)

4G LTE Service Area AFTER site is constructed

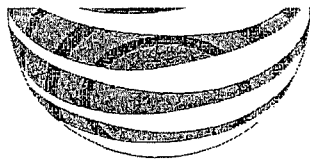
1888



- △ Existing Macro Sites
- + Existing Micro Sites
- △ Proposed Macro Site
- Acceptable 4G LTE Service for Current Usage

July 22, 2014



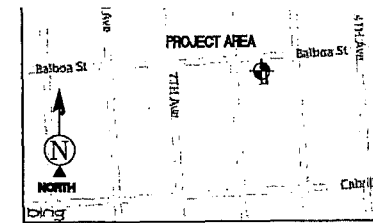
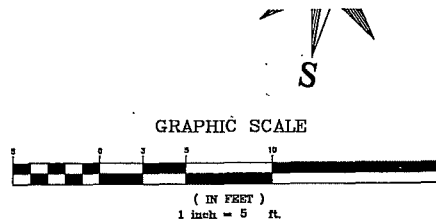


AL&L

SUSHI BISTRO
 431 BALBOA ST
 SAN FRANCISCO, CA 94118
 CN5867

DESCRIPTION	VICINITY MAP	CODE COMPLIANCE																																								
(1) 4'-0"X8'-9" (35 SQ FT) LEASE AREA & (P) 248 SQ FT (2) 23" EQUIPMENT RACKS, (9) (P) AT&T DESIGN, TEXTURE, PAINT & TRIM (N) FRP SCREENS TO MATCH		<p>ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED NOT CONFORMING TO THESE CODES:</p> <p>2013 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R. 2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. (2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2013 CALIFORNIA AMENDMENTS) 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2011 NATIONAL ELECTRICAL CODE AND 2013 CALIFORNIA AMENDMENTS) 2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2012 UNIFORM MECHANICAL CODE AND 2013 CALIFORNIA AMENDMENTS) 2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2012 UNIFORM PLUMBING CODE AND 2013 CALIFORNIA AMENDMENTS) 2010 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R. 2013 CITY OF SAN FRANCISCO FIRE CODE (2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS) 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R. 2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. ANSI/EIA-TIA-222-G</p> <p>ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS</p> <p>DISABLED ACCESS REQUIREMENTS</p> <p>THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS / T R ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.4</p>																																								
<p>FORMATION</p> <p>SITE #: CN5867</p> <p>JURISDICTION: CITY OF SAN FRANCISCO</p> <p>POWER: PG&E</p> <p>TELEPHONE: AT&T</p> <p>SCALE</p>	<p>DRIVING DIRECTIONS</p> <p>FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108 TO: 431 BALBOA ST, SAN FRANCISCO, CA 94118</p> <ol style="list-style-type: none"> 1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN 2. TAKE THE 1ST LEFT ONTO KEARNY ST 3. TAKE THE 1ST LEFT ONTO PINE ST 4. TURN LEFT ONTO GOUGH ST 5. TURN RIGHT ONTO GEARY BLVD 6. TURN LEFT ONTO 4TH AVE 7. TAKE THE 2ND RIGHT ONTO BALBOA ST <p>END AT: 431 BALBOA ST, SAN FRANCISCO, CA 94118</p> <p>ESTIMATED TIME: 11 MINUTES ESTIMATED DISTANCE: 4 MILES</p> <p>197 FT 344 FT 1.2 MI 0.2 MI 2.1 MI 0.3 MI 486 FT</p>	<p>SHEET INDEX</p> <table border="1"> <thead> <tr> <th>SHEET</th> <th>DESCRIPTION</th> <th>REV</th> <th>APP</th> </tr> </thead> <tbody> <tr> <td>T-1</td> <td>TITLE SHEET</td> <td>-</td> <td>RF</td> </tr> <tr> <td>LS-1</td> <td>TOPOGRAPHIC SURVEY</td> <td>-</td> <td></td> </tr> <tr> <td>A-1</td> <td>SITE PLAN</td> <td>-</td> <td>LEASING</td> </tr> <tr> <td>A-2</td> <td>ENLARGED SITE PLAN</td> <td>-</td> <td></td> </tr> <tr> <td>A-3</td> <td>EQUIPMENT PLAN & DETAILS</td> <td>-</td> <td>ZONING</td> </tr> <tr> <td>A-4</td> <td>ANTENNA PLAN & DETAILS</td> <td>-</td> <td></td> </tr> <tr> <td>A-5</td> <td>ANTENNA PLAN</td> <td>-</td> <td>CONSTRUC</td> </tr> <tr> <td>A-6</td> <td>ELEVATIONS</td> <td>-</td> <td></td> </tr> <tr> <td>A-7</td> <td>ELEVATIONS</td> <td>-</td> <td>AT&T</td> </tr> </tbody> </table>	SHEET	DESCRIPTION	REV	APP	T-1	TITLE SHEET	-	RF	LS-1	TOPOGRAPHIC SURVEY	-		A-1	SITE PLAN	-	LEASING	A-2	ENLARGED SITE PLAN	-		A-3	EQUIPMENT PLAN & DETAILS	-	ZONING	A-4	ANTENNA PLAN & DETAILS	-		A-5	ANTENNA PLAN	-	CONSTRUC	A-6	ELEVATIONS	-		A-7	ELEVATIONS	-	AT&T
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BALBOA STREET



ENLARGED SITE PLAN

PROPERTY INFORMATION

OWNER: EVERGOLD, LLC
 ADDRESS: 2173 17TH AVENUE
SAN FRANCISCO, CA 94116
 SITE: SUSHI BISTRO
431 BALBOA STREET
SAN FRANCISCO, CA 94118
 ASSESSOR'S PARCEL NUMBER: APN: 1639-04
 EXISTING GROUND ELEVATION: GROUND / 19.00
6 NW C / 0'

LESSOR'S LEGAL DESCRIPTION

THE LAND IS SITUATED IN THE COUNTY OF SAN STATE OF CALIFORNIA.
 NO EASEMENTS DESCRIBED ON SAID DOCUMENT C WITH THE PROPOSED PROJECT AREA.

TITLE REPORT

NO TITLE REPORT WAS PROVIDED AT THE TIME OF

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHO HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTANT STATE CONTROL STATION 'LUTZ' ELEVATION=450.0' (1)

SURVEY DATE

10/10/11

SURVEYOR'S NOTES

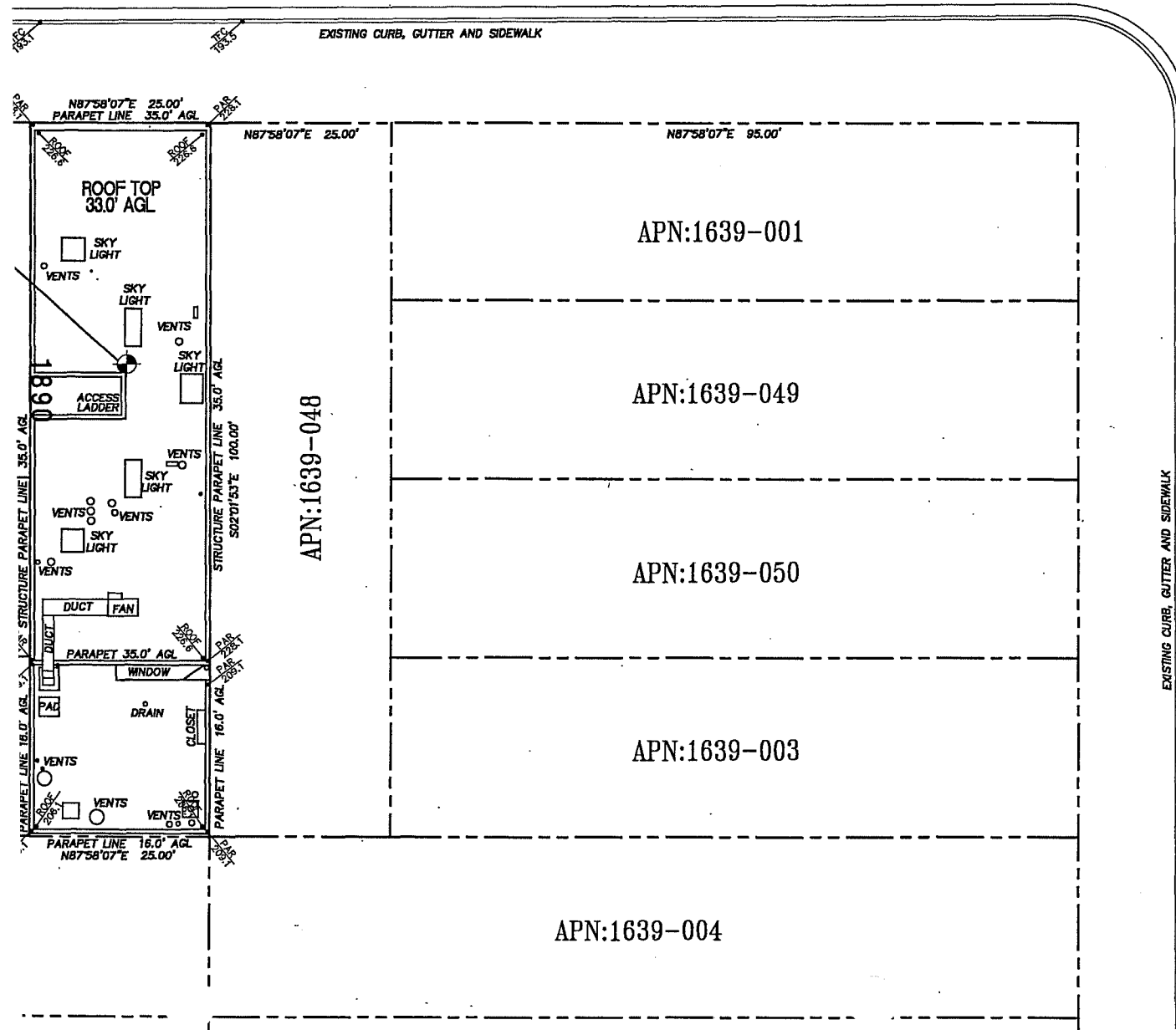
ALL EASEMENTS CONTAINED IN SAID TITLE REPORT THE IMMEDIATE AREA SURROUNDING THE LEASE IS PLOTTED. SURVEYOR HAS NOT PERFORMED A SEAL RECORDS TO DETERMINE ANY DEFECT IN TITLE IS THE BOUNDARY SHOWN HEREON IS PLOTTED FROM INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY OF THE PROPERTY.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES CONSTRUCTION, REMOVAL, RELOCATION AND/OR THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

P.O.B.	POINT OF BEGINNING	✕	WATE
TFC	TOP FACE CURB	✕	FIRE
R/W	RIGHT OF WAY	+	GUY
AP	ASPHALT	+	FOUN
D/W	ACCESS DRIVEWAY	+	POWE
TOP	TOP OF SLOPE	+	LIGHT
SW	SIDEWALK	+	ELEC
PAR	PARAPET	+	AIR C
PENT	PENTHOUSE	+	TEL
①	LOT NUMBER		



(E) SITE ACCESS DRAIN @ GROUND

SEE ENLARGED SITE PLAN

(3) (P) AT&T SECTOR A ANTENNAS BEHIND A (P) FRP PARAPET EXTENSION, DESIGN W/ TRIM, PAINT, & TEXTURE TO MATCH (E) BUILDING, 68 SQ FT ANTENNA LEASE AREA

(E) SIDEWALK

(3) (P) AT&T SECTOR B ANTENNAS LOCATED ON UPPER ROOF INSIDE (3) (P) #20" FRP VENTS, DESIGN, PAINT, & TEXTURE TO MATCH (E) BUILDING, 36 SQ FT ANTENNA LEASE AREA

(E) ELECTRICAL CLOSET LOCATED @ GROUND LEVEL & (P) POWER P.O.C.

(P) POWER CONDUITS ROUTED ACROSS CEILING TO (P) AT&T EQUIPMENT ROOM

BLOCK 1639 LOT 047

(P) AT&T 4'-0"X8'-9" (35 SQ FT) LEASE AREA LOCATED @ GROUND LEVEL

(P) 12" CABLE TRAY W/ GRIP STRUT W/ (P) INNERDUCT FOR FIBER & DC POWER, APPROX 70' LONG

(P) FC12 SPLICE BOX

(P) DOGHOUSE

(E) ROOF ACCESS LADDER

(P) GPS ANTENNA

(E) BUILDING

(E) BUILDING (UPPER ROOF)

(E) BUILDING

(E) BUILDING

1891

(E) BUILDING

(3) (P) AT&T SECTOR C ANTENNAS & ANTENNA EQUIPMENT LOCATED ON UPPER ROOF INSIDE A (P) FRP LATTICE SCREEN, PAINT TO MATCH (E) BUILDING, 144 SQ FT ANTENNA LEASE AREA

(E) BUILDING

PROPERTY LINE 100'

PROPERTY LINE 100'

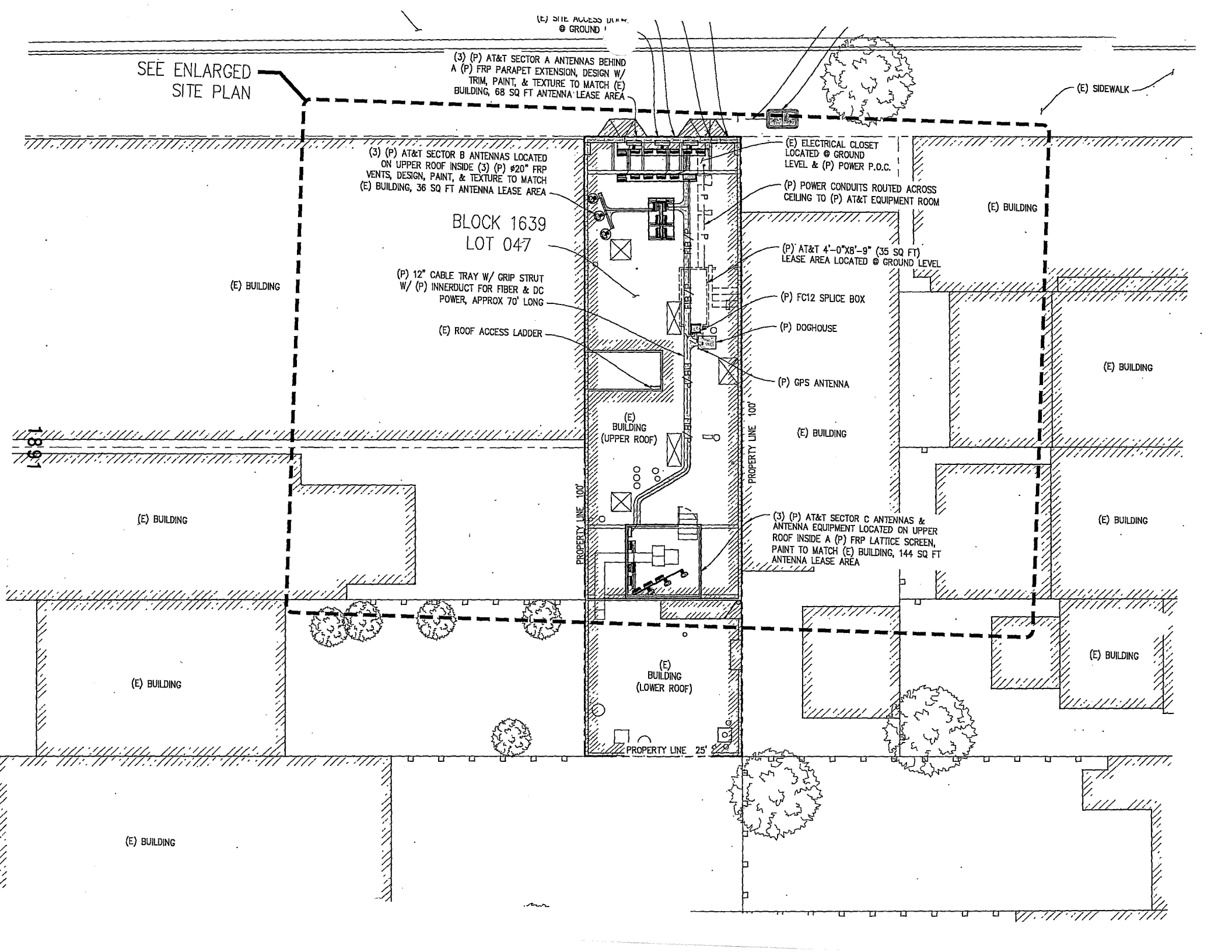
(E) BUILDING (LOWER ROOF)

(E) BUILDING

(E) BUILDING

PROPERTY LINE 25'

(E) BUILDING



ON UPPER ROOF INSIDE (3) (P) #20" FRP VENTS, DESIGN, PAINT, & TEXTURE TO MATCH (E) BUILDING, 36 SQ FT ANTENNA LEASE AREA

(3) (P) AT&T SECTOR A ANTENNAS BEHIND A (P) FRP PARAPET EXTENSION, DESIGN W/ TRIM, PAINT, & TEXTURE TO MATCH (E) BUILDING, 68 SQ FT ANTENNA LEASE AREA

(P) POWER CONDUITS ROUTED ACROSS CEILING TO (P) AT&T EQUIPMENT ROOM

SEE ANTENNA PLAN SECTOR A & B

SEE EQUIPMENT PLAN

(P) 12" CABLE TRAY W/ GRIP STRUT W/ (P) INNERDUCT FOR FIBER & DC POWER, APPROX 70' LONG

BLOCK 1639
LOT 047
UPPER ROOF OF
(E) BUILDING

(P) AT&T 4'-0"X8'-9" (35 SQ FT) LEASE AREA LOCATED @ GROUND LEVEL

(P) FC12 SPLICE BOX

(P) DOGHOUSE

(P) GPS ANTENNA

REMOVE & REPLACE (E) WINDOW W/ (P) 3' ACCESS DOOR

(E) ROOF ACCESS LADDER

OPEN AREA TO LOWER ROOF

SEE ANTENNA PLAN SECTOR C

1892

(E) BUILDING
(UPPER ROOF)

(E) BUILDING

(E) SKYLIGHT

(E) EXHAUST UNIT

(P) ACCESS DOOR

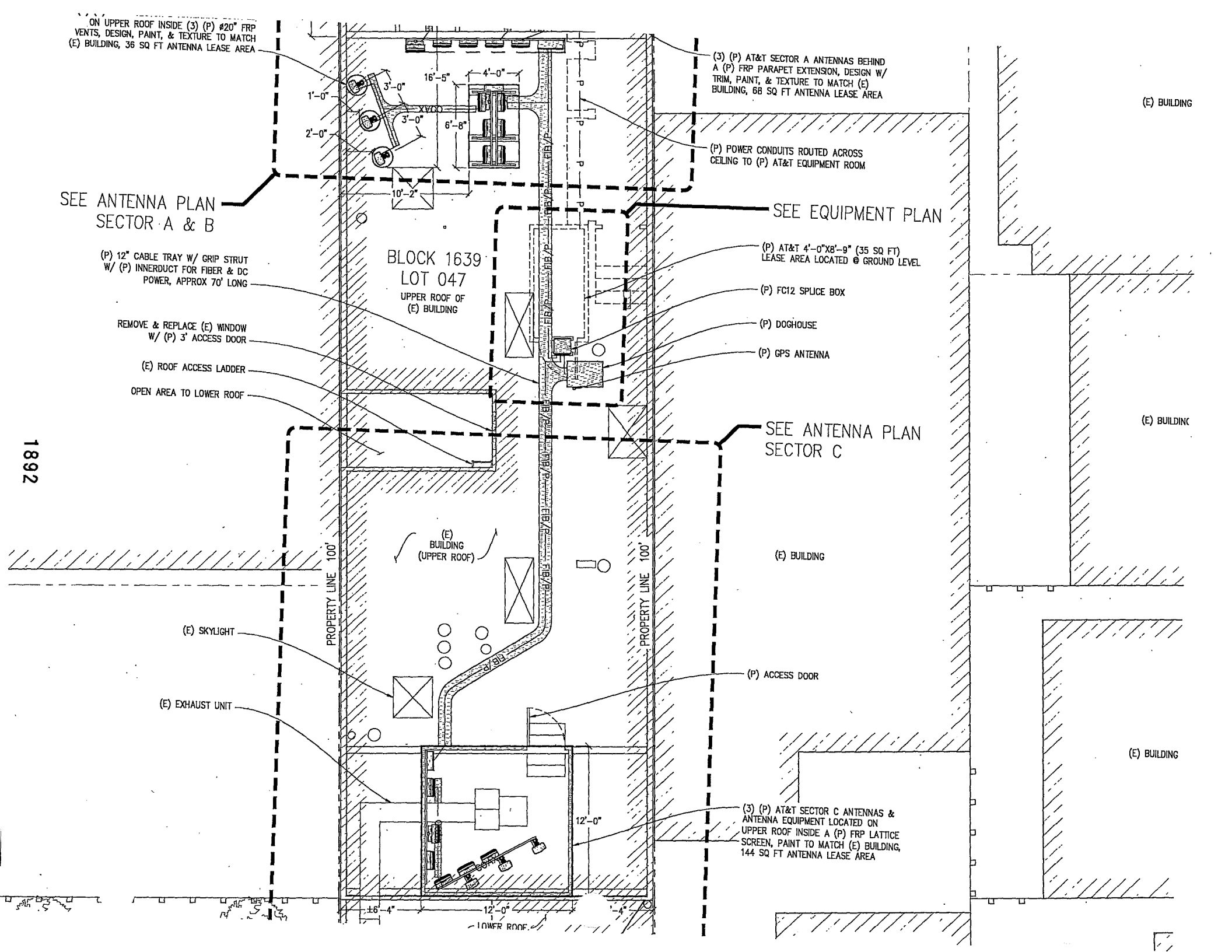
PROPERTY LINE 100'

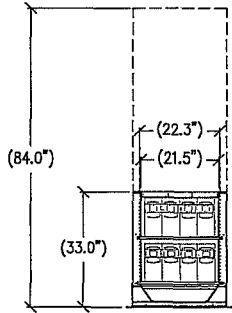
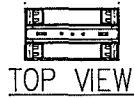
PROPERTY LINE 100'

(E) BUILDING

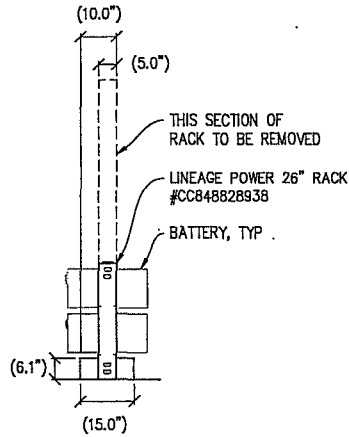
(3) (P) AT&T SECTOR C ANTENNAS & ANTENNA EQUIPMENT LOCATED ON UPPER ROOF INSIDE A (P) FRP LATTICE SCREEN, PAINT TO MATCH (E) BUILDING, 144 SQ FT ANTENNA LEASE AREA

±6'-4" 12'-0" 4'-0" LOWER ROOF





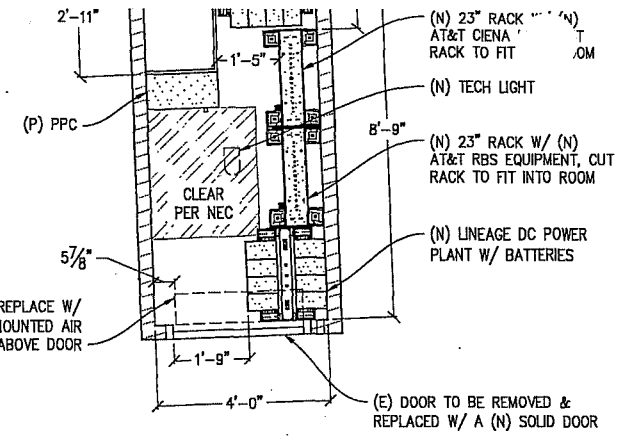
FRONT VIEW



SIDE VIEW

② 26" BATTERY RACK DETAIL

1/2"=1'-0" MAX WEIGHT: 2550 LBS

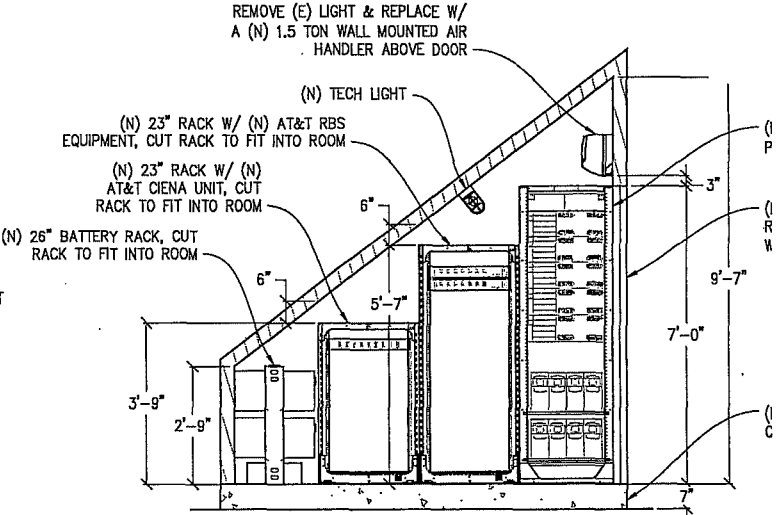
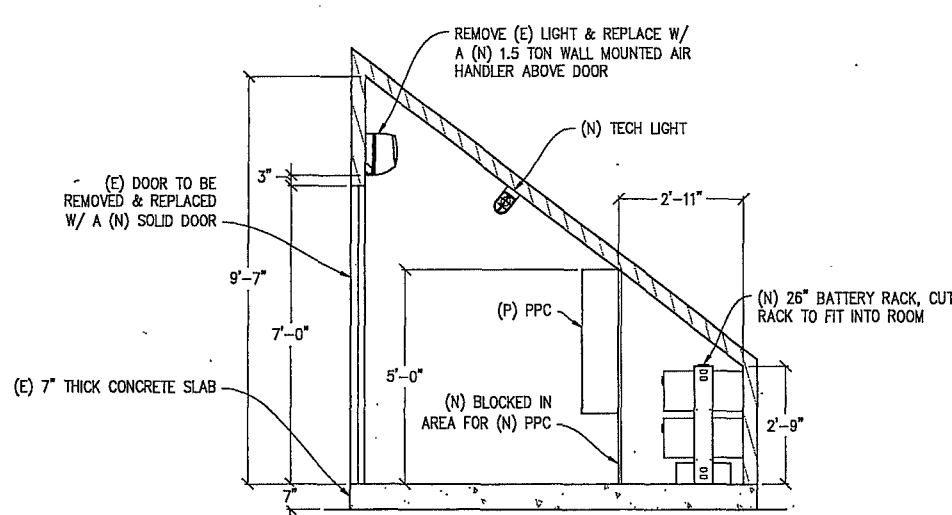


EQUIPMENT PLAN

1/2"=1'-0"



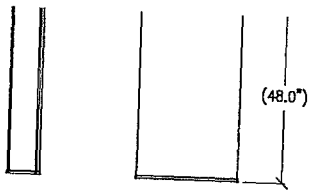
- NOTE:
1. (E) ALARM PANEL TO BE RELOCATED
 2. REMOVE (E) LIGHT, (E) UNUSED DRINK DISPENSER, & ALL (E) SHELVING
 3. ABOVE LISTED ITEMS HAVE BEEN OMITTED FROM DRAWING FOR CLARITY



1893

4 PLACES

FRONT VIEW

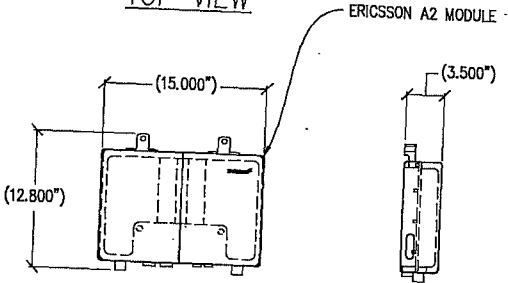


LEFT VIEW FRONT VIEW

2 ANTENNA DETAIL
1/2"=1'-0" MAX WEIGHT: 70 LBS



TOP VIEW

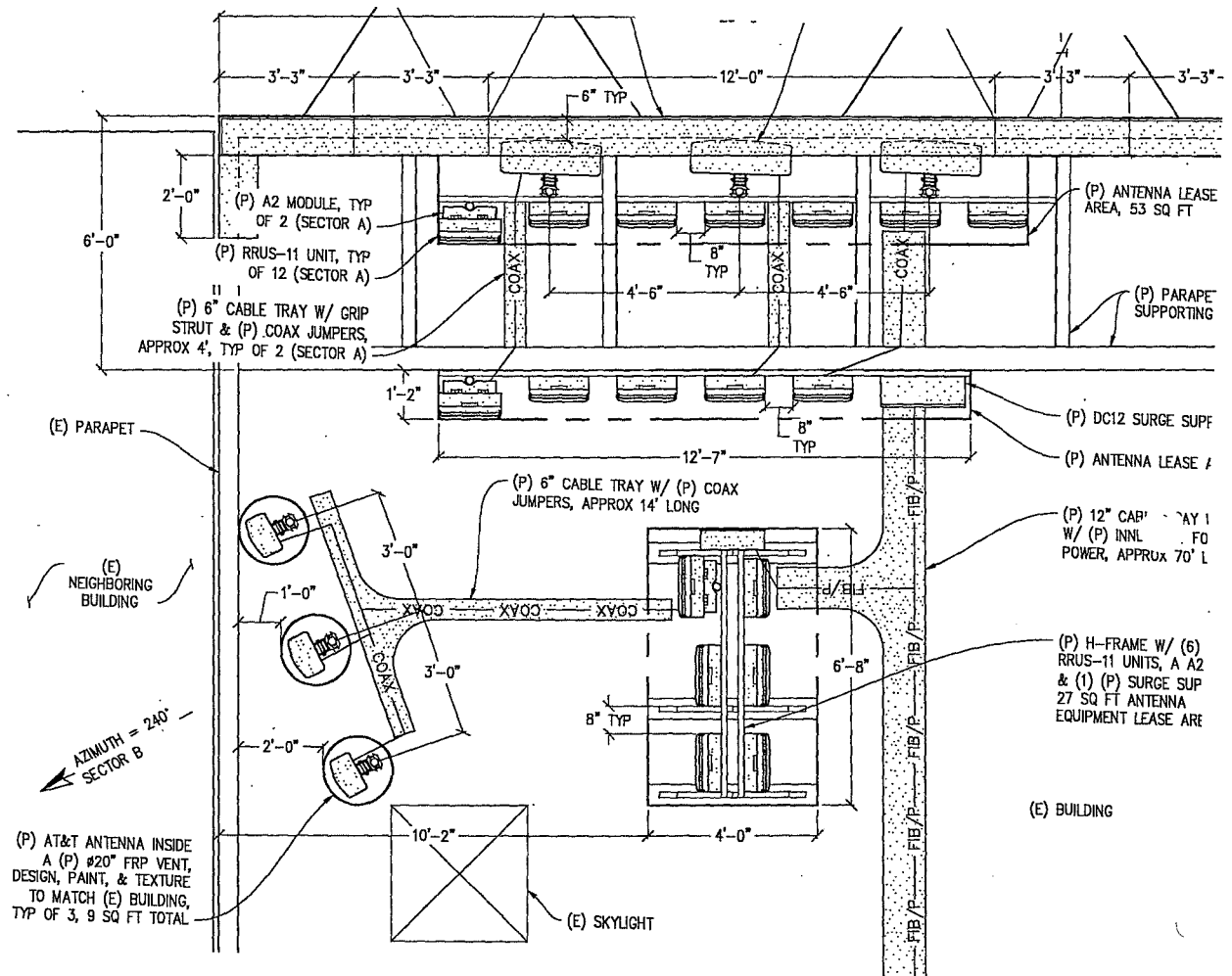


FRONT VIEW

SIDE VIEW

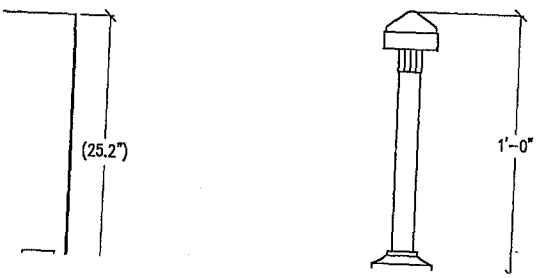
4 A2 MODULE DETAIL
1/2"=1'-0" MAX WEIGHT: 22 LBS

1894

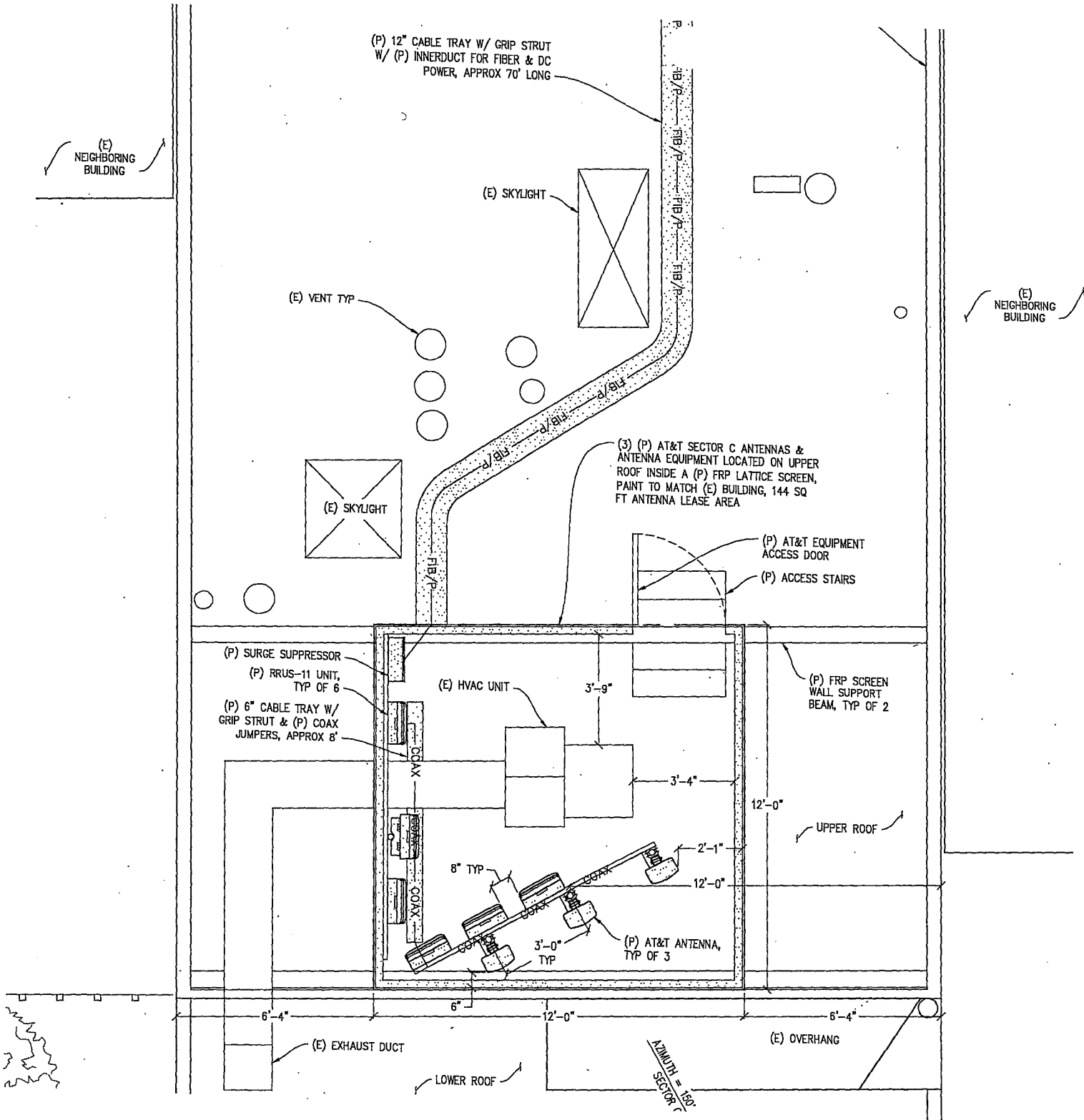


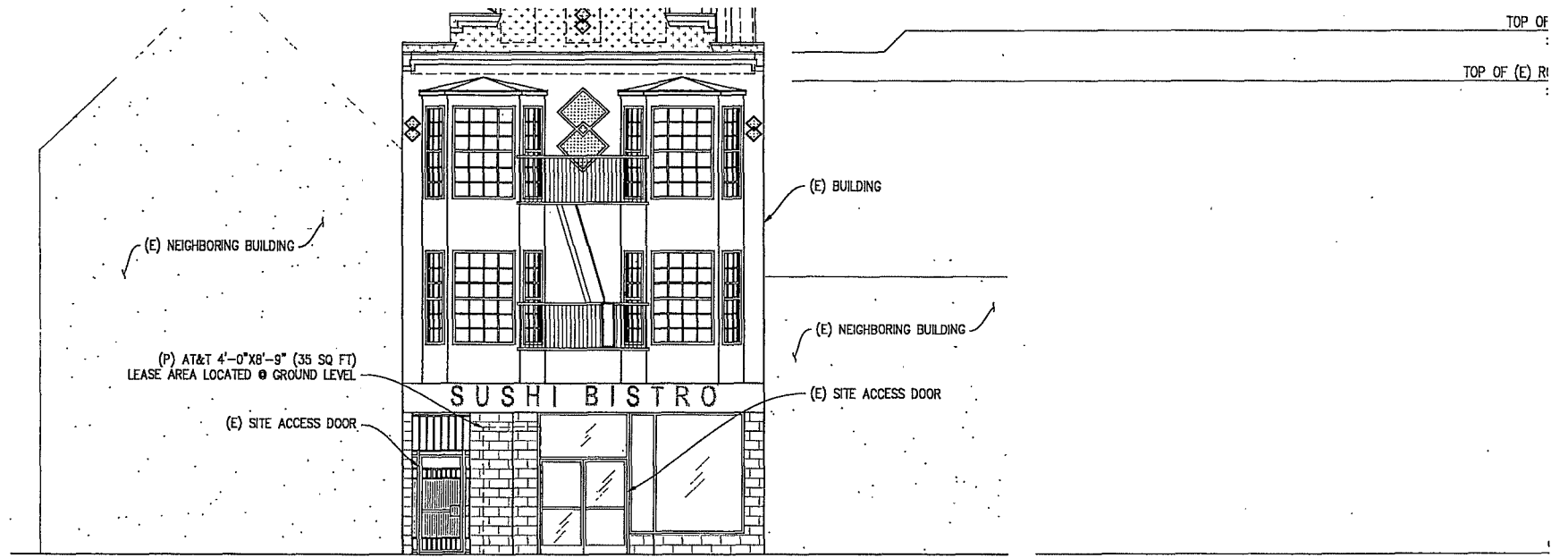
ANTENNA PLAN SECTOR A & B
1/2"=1'-0"

1-48-60-0-25E



1895





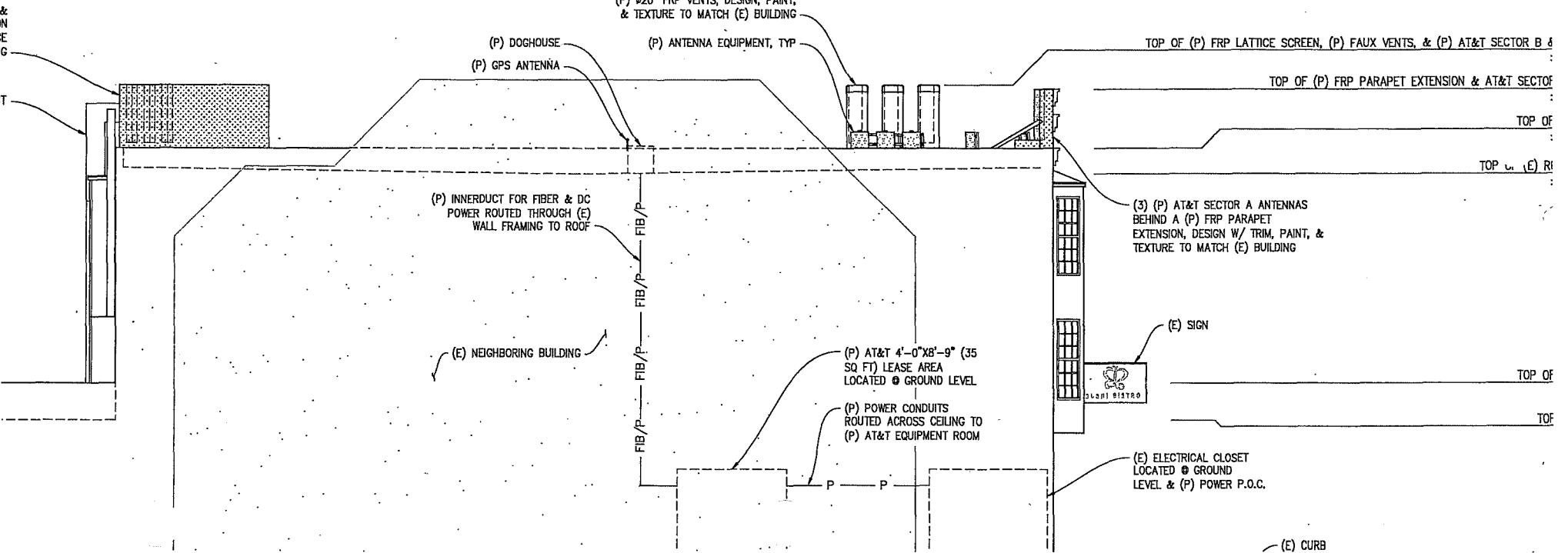
NORTH ELEVATION

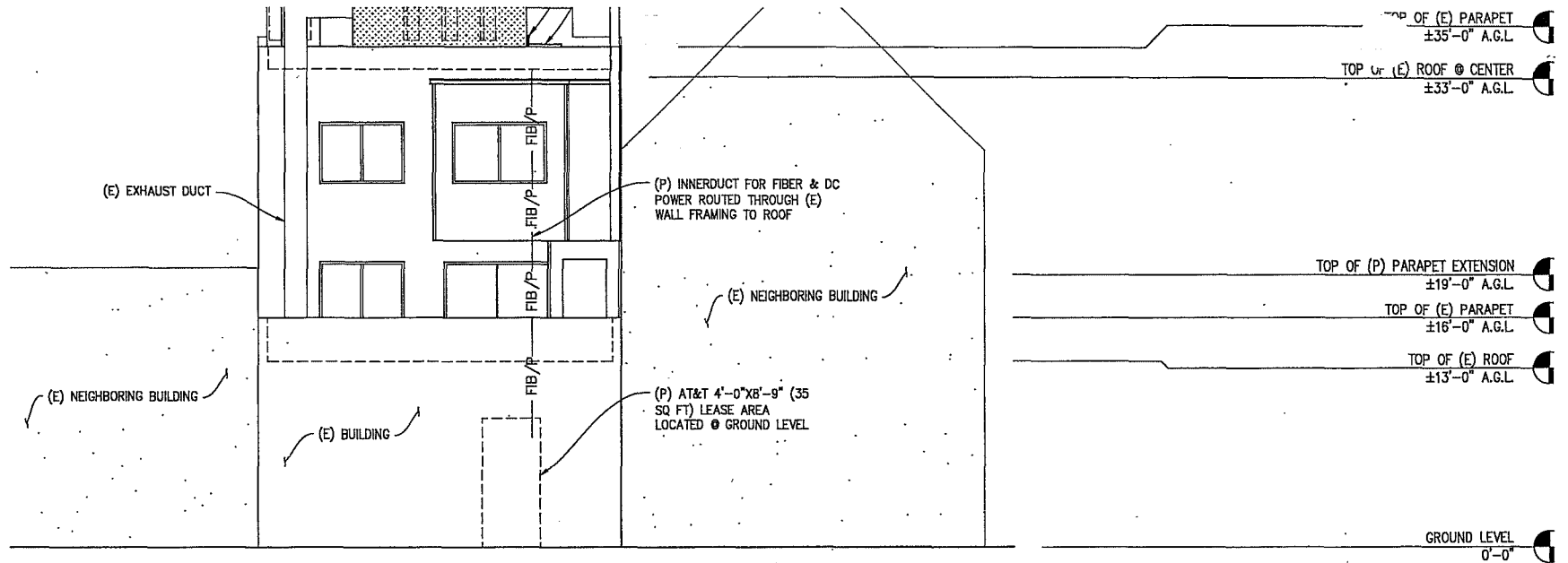
$\frac{3}{16}'' = 1'-0''$

VIEW FROM BALBOA ST

1896

(3) (P) AT&T SECTOR B ANTENNAS
LOCATED ON UPPER ROOF INSIDE (3)
(P) #20" FRP VENTS, DESIGN, PAINT,
& TEXTURE TO MATCH (E) BUILDING





SOUTH ELEVATION

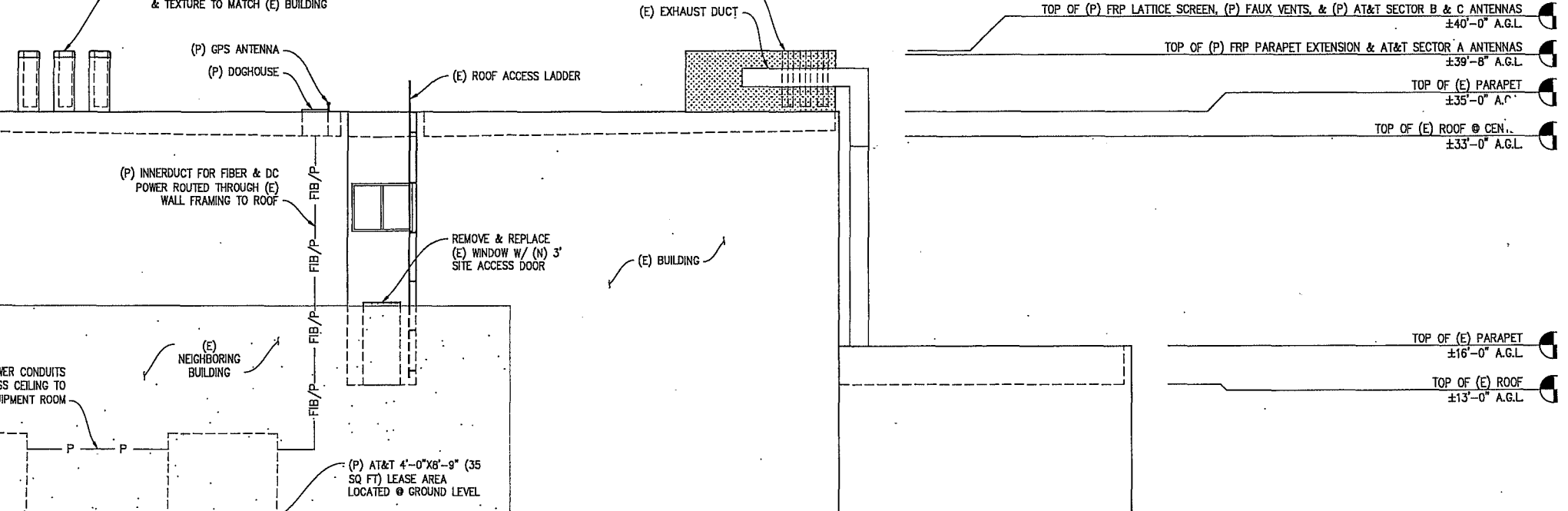
$\frac{3}{16}''=1'-0''$

VIEW FROM CABRILLO ST

1897

(3) (P) AT&T SECTOR C ANTENNAS & ANTENNA EQUIPMENT LOCATED ON UPPER ROOF INSIDE A (P) FRP LATTICE SCREEN, PAINT TO MATCH (E) BUILDING

(3) (P) AT&T SECTOR B ANTENNAS LOCATED ON UPPER ROOF INSIDE (3) (P) #20" FRP VENTS, DESIGN, PAINT, & TEXTURE TO MATCH (E) BUILDING





SAN FRANCISCO PLANNING DEPARTMENT

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
Talin Aghazarian, Ericsson, Inc.,
530 Bush Street, 5th Floor
San Francisco, CA
Staff Contact: Omar Masry – (415) 575-9116
Omar.Masry@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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, an 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 9th 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 consisted 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.

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.

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.

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 obstruction 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.

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

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

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.

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

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

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.

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

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

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.

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

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

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.

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.

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

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>

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, November 4, 2014

Time: 3:00 p.m.

Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102

Subject: File No. 141068. Hearing of persons interested in or objecting to the Planning Commission's decision of September 18, 2014, Motion No. 19237, relating to approval of a Conditional Use Authorization (Case No. 2012.0059C), to allow a macro wireless telecommunications services (WTS) facility operated by AT&T Mobility, located at 431 Balboa Street, Assessor's Block No. 1639, Lot No. 047. (District 1) (Appellant: John Umekubo) (Filed October 16, 2014).

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official record in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information will be available for public review on Friday, October 31, 2014.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo, Clerk of the Board

DATED: October 24, 2014
MAILED/POSTED: October 24, 2014

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 163947WU	431 BALBOA ST	ERICSSON	14	0818
0001	002	.....	.....	.....	..	..
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	ERICSSON INC	90 BARBARA RD	ORINDA	CA	94563
0001	005	.....	.....	.....	..	..
1547	026	E & O AZAR	330 BALBOA ST	SAN FRANCISCO	CA	94118-3936
1547	026	OCCUPANT	332 BALBOA ST	SAN FRANCISCO	CA	94118-3936
1547	027	JUDY WONG	2911 SEA VIEW PKWY	ALAMEDA	CA	94502-7450
1547	027	OCCUPANT	596 5TH AV	SAN FRANCISCO	CA	94118-3929
1547	027	OCCUPANT	598 5TH AV	SAN FRANCISCO	CA	94118-3929
1547	027	OCCUPANT	336 BALBOA ST	SAN FRANCISCO	CA	94118-3929
1547	027	OCCUPANT	338 BALBOA ST	SAN FRANCISCO	CA	94118-3929
1547	027	OCCUPANT	340 BALBOA ST	SAN FRANCISCO	CA	94118-3929
1547	027	OCCUPANT	342 BALBOA ST	SAN FRANCISCO	CA	94118-3929
1547	028	WILSON ROSS	590 5TH AV	SAN FRANCISCO	CA	94118-3929
1547	028	OCCUPANT	592 5TH AV	SAN FRANCISCO	CA	94118-3929
1547	029	KENT KOCKOS	309 CHAPIN LN	BURLINGAME	CA	94010-5103
1547	029	OCCUPANT	586 5TH AV	SAN FRANCISCO	CA	94118-3929
1547	029	OCCUPANT	586A 5TH AV	SAN FRANCISCO	CA	94118-3929
1547	029	OCCUPANT	588 5TH AV	SAN FRANCISCO	CA	94118-3929
1547	029	OCCUPANT	588A 5TH AV	SAN FRANCISCO	CA	94118-3929
1547	030	O & C TOUYE TRS	301 36TH AV	SAN FRANCISCO	CA	94121
1547	030	OCCUPANT	584 5TH AV	SAN FRANCISCO	CA	94118-3929
1547	031	CHAN TRS	580 5TH AV #3	SAN FRANCISCO	CA	94118-3929
1547	031	OCCUPANT	580 5TH AV #1	SAN FRANCISCO	CA	94118
1547	031	OCCUPANT	580 5TH AV #2	SAN FRANCISCO	CA	94118
1547	032	574 5TH AVENUE LLC	62 MARTHA RD	ORINDA	CA	94563-3564
1547	032	OCCUPANT	574 5TH AV #1	SAN FRANCISCO	CA	94118-3948
1547	032	OCCUPANT	574 5TH AV #2	SAN FRANCISCO	CA	94118-3948
1547	032	OCCUPANT	574 5TH AV #3	SAN FRANCISCO	CA	94118-3948
1547	032	OCCUPANT	574 5TH AV #4	SAN FRANCISCO	CA	94118-3948
1547	032	OCCUPANT	574 5TH AV #5	SAN FRANCISCO	CA	94118-3948
1548	016	JUK TOW CHENG CHAN TRS	563 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	016	OCCUPANT	565 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	017	LAI & CHOMAN	680 33RD AV	SAN FRANCISCO	CA	94121-2718
1548	017	OCCUPANT	567 5TH AV #1	SAN FRANCISCO	CA	94118-3991
1548	017	OCCUPANT	567 5TH AV #2	SAN FRANCISCO	CA	94118-3991
1548	017	OCCUPANT	567 5TH AV #3	SAN FRANCISCO	CA	94118-3991
1548	017	OCCUPANT	567 5TH AV #4	SAN FRANCISCO	CA	94118-3991
1548	017	OCCUPANT	567 5TH AV #5	SAN FRANCISCO	CA	94118-3991
1548	017	OCCUPANT	567 5TH AV #6	SAN FRANCISCO	CA	94118-3991
1548	018	TONY FONG TRS	573 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	019	TONY FONG TRS	573 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	019	OCCUPANT	575 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	019	OCCUPANT	577 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	019	OCCUPANT	577A 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	020	P & E ZHEN ETAL	579 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	020	OCCUPANT	579A 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	020	OCCUPANT	579B 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	021	WILLIAM FONG	609 CORNWALLIS LN	FOSTER CITY	CA	94404-3737
1548	021	OCCUPANT	581 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	021	OCCUPANT	583 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	021	OCCUPANT	583A 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	022	MEI YI CHEN	587 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	022	OCCUPANT	585 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	022	OCCUPANT	587A 5TH AV	SAN FRANCISCO	CA	94118-3928
1548	023	HUEI CHEN CHI ETAL	PO BOX 590597	SAN FRANCISCO	CA	94159-0597
1548	023	OCCUPANT	400 BALBOA ST	SAN FRANCISCO	CA	94118-3938
1548	023	OCCUPANT	402 BALBOA ST	SAN FRANCISCO	CA	94118-3938
1548	023	OCCUPANT	404 BALBOA ST	SAN FRANCISCO	CA	94118-3938
1548	023	OCCUPANT	408 BALBOA ST	SAN FRANCISCO	CA	94118-3938
1548	023	OCCUPANT	591 5TH AV	SAN FRANCISCO	CA	94118-3938
1548	025	HUNG CHEN	2106 UNION ST #3RD	SAN FRANCISCO	CA	94123-4004
1548	025	OCCUPANT	424 BALBOA ST	SAN FRANCISCO	CA	94118-3938
1548	025	OCCUPANT	428 BALBOA ST	SAN FRANCISCO	CA	94118-3938

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BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
1548	026	QI BIN CHEN	246 20TH AV	SAN FRANCISCO	CA	94121-2203
1548	026	OCCUPANT	430 BALBOA ST	SAN FRANCISCO	CA	94118-3938
1548	026	OCCUPANT	432 BALBOA ST	SAN FRANCISCO	CA	94118-3938
1548	027	JAN YING BENEVOLENT ASSN	669 CLAY ST	SAN FRANCISCO	CA	94111-2501
1548	027	OCCUPANT	436 BALBOA ST	SAN FRANCISCO	CA	94118-3938
1548	027	OCCUPANT	448 BALBOA ST	SAN FRANCISCO	CA	94118-3938
1548	027	OCCUPANT	450 BALBOA ST	SAN FRANCISCO	CA	94118-3938
1548	027	OCCUPANT	452 BALBOA ST	SAN FRANCISCO	CA	94118-3938
1548	027	OCCUPANT	586 6TH AV	SAN FRANCISCO	CA	94118-3938
1548	030	WELLINGTON JANG	584 6TH AV	SAN FRANCISCO	CA	94118-3817
1548	030	OCCUPANT	582 6TH AV	SAN FRANCISCO	CA	94118-3817
1548	031	SALLY CHEN ETAL	576 6TH AV	SAN FRANCISCO	CA	94118-3817
1548	031	OCCUPANT	578 6TH AV	SAN FRANCISCO	CA	94118-3817
1548	031	OCCUPANT	580 6TH AV	SAN FRANCISCO	CA	94118-3817
1548	032	TRUONG TRS	574 6TH AV	SAN FRANCISCO	CA	94118-3817
1548	032	OCCUPANT	574B 6TH AV	SAN FRANCISCO	CA	94118-3817
1548	033	WOO TRS	8 BADEN ST	SAN FRANCISCO	CA	94131-3216
1548	033	OCCUPANT	570 6TH AV	SAN FRANCISCO	CA	94118-3817
1548	033	OCCUPANT	570A 6TH AV	SAN FRANCISCO	CA	94118-3817
1548	033	OCCUPANT	572 6TH AV	SAN FRANCISCO	CA	94118-3817
1548	034	ELMINA LORENZEN TRS	311 MILLER AV #H	MILL VALLEY	CA	94941-2897
1548	034	OCCUPANT	566 6TH AV	SAN FRANCISCO	CA	94118-3817
1548	034	OCCUPANT	568 6TH AV	SAN FRANCISCO	CA	94118-3817
1548	035	SHIRLEY NG TRS	PO BOX 2285	CUPERTINO	CA	95015-2285
1548	035	OCCUPANT	562 6TH AV #1	SAN FRANCISCO	CA	94118-3887
1548	035	OCCUPANT	562 6TH AV #2	SAN FRANCISCO	CA	94118-3887
1548	035	OCCUPANT	562 6TH AV #3	SAN FRANCISCO	CA	94118-3887
1548	035	OCCUPANT	562 6TH AV #4	SAN FRANCISCO	CA	94118-3887
1548	035	OCCUPANT	562 6TH AV #5	SAN FRANCISCO	CA	94118-3887
1548	035	OCCUPANT	562 6TH AV #6	SAN FRANCISCO	CA	94118-3887
1548	035	OCCUPANT	562 6TH AV #7	SAN FRANCISCO	CA	94118-3887
1548	035	OCCUPANT	562 6TH AV #8	SAN FRANCISCO	CA	94118-3887
1548	035	OCCUPANT	562 6TH AV #9	SAN FRANCISCO	CA	94118-3887
1548	035	OCCUPANT	562 6TH AV #10	SAN FRANCISCO	CA	94118-3887
1549	015	GEE QUEN WONG	571 6TH AV	SAN FRANCISCO	CA	94118-3816
1549	015	OCCUPANT	571A 6TH AV	SAN FRANCISCO	CA	94118-3816
1549	015	OCCUPANT	573 6TH AV	SAN FRANCISCO	CA	94118-3816
1549	016	LEE & YU TRS	1720 EUCALYPTUS DR	SAN FRANCISCO	CA	94132-1205
1549	016	OCCUPANT	575 6TH AV	SAN FRANCISCO	CA	94118-3816
1549	016	OCCUPANT	577 6TH AV	SAN FRANCISCO	CA	94118-3816
1549	016	OCCUPANT	577A 6TH AV	SAN FRANCISCO	CA	94118-3816
1549	018	HIRSCH TRS	115 SAN ANSELMO AV	SAN FRANCISCO	CA	94127-1513
1549	018	OCCUPANT	500 BALBOA ST	SAN FRANCISCO	CA	94118-3823
1549	018	OCCUPANT	583 6TH AV	SAN FRANCISCO	CA	94118-3823
1549	018	OCCUPANT	593 BALBOA ST	SAN FRANCISCO	CA	94118-3823
1549	018	OCCUPANT	595 BALBOA ST	SAN FRANCISCO	CA	94118-3823
1549	019	HIRSCH TRS	115 SAN ANSELMO AV	SAN FRANCISCO	CA	94127-1513
1549	019	OCCUPANT	510 BALBOA ST	SAN FRANCISCO	CA	94118
1549	020	MARGARET BENDAHAN TRS	PO BOX 591671	SAN FRANCISCO	CA	94159-1671
1549	020	OCCUPANT	518 BALBOA ST	SAN FRANCISCO	CA	94118-3823
1549	020	OCCUPANT	518A BALBOA ST	SAN FRANCISCO	CA	94118-3823
1549	022	LAM TRS	526 BALBOA ST	SAN FRANCISCO	CA	94118-3823
1549	022	OCCUPANT	528 BALBOA ST	SAN FRANCISCO	CA	94118-3823
1549	022	OCCUPANT	530 BALBOA ST	SAN FRANCISCO	CA	94118-3823
1549	054	NUANSRI BOOTWIENGPUN	579 6TH AV #101	SAN FRANCISCO	CA	94118-3875
1549	055	LAO HIENG LUY ETAL	579 6TH AV #102	SAN FRANCISCO	CA	94118-3875
1549	056	DAVID CHIEN	579 6TH AV #201	SAN FRANCISCO	CA	94118-3875
1549	057	WAYNE LEONARD TRS	579 6TH AV #202	SAN FRANCISCO	CA	94118-3875
1549	071	MARGY LING KAM & SANG TAK	2533 LOMBARD ST	SAN FRANCISCO	CA	94123-2503
1549	071	OCCUPANT	520 BALBOA ST	SAN FRANCISCO	CA	94118-3823
1549	072	MARGY LING KAM & SANG TAK	2533 LOMBARD ST	SAN FRANCISCO	CA	94123-2503
1549	072	OCCUPANT	522 BALBOA ST	SAN FRANCISCO	CA	94118-3823
1549	073	MARGY LING KAM & SANG TAK	2533 LOMBARD ST	SAN FRANCISCO	CA	94123-2503
1549	073	OCCUPANT	522 BALBOA ST #A	SAN FRANCISCO	CA	94118-3823
1638	001	BETTY LAI TRS	747 26TH AV	SAN FRANCISCO	CA	94121-3613

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BLOCK LOT	OWNER	OADDR	CITY	STATE	ZIP
1638 001	OCCUPANT	501 BALBOA ST	SAN FRANCISCO	CA	94118-3822
1638 001	OCCUPANT	515 BALBOA ST	SAN FRANCISCO	CA	94118-3822
1638 002	TAEKO SHIOZAKI TRS	607 6TH AV	SAN FRANCISCO	CA	94118-3804
1638 003	F & A TANG TRS	611 6TH AV	SAN FRANCISCO	CA	94118-3804
1638 003	OCCUPANT	611B 6TH AV	SAN FRANCISCO	CA	94118-3804
1638 004	KWOK FAI & FUNG HOI CHAN TRS	615 6TH AV	SAN FRANCISCO	CA	94118-3804
1638 005	JUSTIN PRESTON	619 6TH AV	SAN FRANCISCO	CA	94118-3804
1638 006	MURPHY TRS	625 6TH AV	SAN FRANCISCO	CA	94118-3804
1638 007	ELIZABETH KAPLAN	627 6TH AV	SAN FRANCISCO	CA	94118-3804
1638 008	JUNG LIU TRS	1767 35TH AV	SAN FRANCISCO	CA	94122-4111
1638 008	OCCUPANT	631 6TH AV	SAN FRANCISCO	CA	94118-3804
1638 008	OCCUPANT	633 6TH AV	SAN FRANCISCO	CA	94118-3804
1638 008	OCCUPANT	633A 6TH AV	SAN FRANCISCO	CA	94118-3804
1638 009	SF UNIFIED SCHOOL DISTRICT	135 VAN NESS AV	SAN FRANCISCO	CA	94102
1638 009	OCCUPANT	651 6TH AV	SAN FRANCISCO	CA	94118
1638 024	STEPHEN MCDONAGH TRS	130 FOREST KNOLLS DR	SAN FRANCISCO	CA	94131-1120
1638 024	OCCUPANT	630 7TH AV #1	SAN FRANCISCO	CA	94118-3877
1638 024	OCCUPANT	630 7TH AV #2	SAN FRANCISCO	CA	94118-3877
1638 024	OCCUPANT	630 7TH AV #3	SAN FRANCISCO	CA	94118-3877
1638 024	OCCUPANT	630 7TH AV #4	SAN FRANCISCO	CA	94118-3877
1638 024	OCCUPANT	630 7TH AV #5	SAN FRANCISCO	CA	94118-3877
1638 024	OCCUPANT	630 7TH AV #6	SAN FRANCISCO	CA	94118-3877
1638 024	OCCUPANT	630 7TH AV #7	SAN FRANCISCO	CA	94118-3877
1638 024	OCCUPANT	630 7TH AV #8	SAN FRANCISCO	CA	94118-3877
1638 025	CONSTANCE WOO	622 7TH AV	SAN FRANCISCO	CA	94118-3807
1638 025	OCCUPANT	622A 7TH AV	SAN FRANCISCO	CA	94118-3807
1638 025	OCCUPANT	624 7TH AV	SAN FRANCISCO	CA	94118-3807
1638 026	LEUNG & CHIANG	618 7TH AV	SAN FRANCISCO	CA	94118-3807
1638 026	OCCUPANT	620 7TH AV	SAN FRANCISCO	CA	94118-3807
1638 031	SO LEE TRS	783 11TH AV	SAN FRANCISCO	CA	94118-3614
1638 031	OCCUPANT	531 BALBOA ST	SAN FRANCISCO	CA	94118-3822
1638 031	OCCUPANT	533 BALBOA ST	SAN FRANCISCO	CA	94118-3822
1638 031	OCCUPANT	533A BALBOA ST	SAN FRANCISCO	CA	94118-3822
1638 031	OCCUPANT	533B BALBOA ST	SAN FRANCISCO	CA	94118-3822
1638 032	521 BALBOA LLC	2167 14TH AV	SAN FRANCISCO	CA	94116-1840
1638 032	OCCUPANT	521 BALBOA ST	SAN FRANCISCO	CA	94118-3822
1638 032	OCCUPANT	527 BALBOA ST	SAN FRANCISCO	CA	94118-3822
1639 001	SHING YUEN CHAN TRS	867 LOMBARD ST	SAN FRANCISCO	CA	94133-2215
1639 001	OCCUPANT	401 BALBOA ST	SAN FRANCISCO	CA	94118-3937
1639 001	OCCUPANT	405 BALBOA ST	SAN FRANCISCO	CA	94118-3937
1639 001	OCCUPANT	417 BALBOA ST	SAN FRANCISCO	CA	94118-3937
1639 001	OCCUPANT	419 BALBOA ST	SAN FRANCISCO	CA	94118-3937
1639 003	W & A LOUIE	554 39TH AV	SAN FRANCISCO	CA	94121-2620
1639 003	OCCUPANT	615 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 004	CHIN TRS	619 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 004	OCCUPANT	621 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 005	SOPIDA CHEUNKARNDDEE	619 PORTSMOUTH LN	FOSTER CITY	CA	94404-3627
1639 005	OCCUPANT	625 5TH AV #1	SAN FRANCISCO	CA	94118-3957
1639 005	OCCUPANT	625 5TH AV #2	SAN FRANCISCO	CA	94118-3957
1639 005	OCCUPANT	625 5TH AV #3	SAN FRANCISCO	CA	94118-3957
1639 005	OCCUPANT	625 5TH AV #4	SAN FRANCISCO	CA	94118-3957
1639 006	W & P CHEE TRS	629 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 007	MONA MUEY LIANG	631 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 007	OCCUPANT	631A 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 007	OCCUPANT	633 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 008	ALBERT TOM	2359 ENGLISH CT	WALNUT CREEK	CA	94598-3430
1639 008	OCCUPANT	635 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 008	OCCUPANT	637 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 009	A & J FOX	639 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 010	ELLEN KYNOCH	643 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 011	HUANG FAN	27 SAN JACINTO WAY	SAN FRANCISCO	CA	94127-2053
1639 011	OCCUPANT	647 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 011	OCCUPANT	649 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 013	Y & L JANG	655 5TH AV	SAN FRANCISCO	CA	94118-3914
1639 013	OCCUPANT	657 5TH AV	SAN FRANCISCO	CA	94118-3914

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BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
1639	014	MAU SEN WUN FU NG TRS	661 5TH AV	SAN FRANCISCO	CA	94118-3914
1639	014	OCCUPANT	659 5TH AV	SAN FRANCISCO	CA	94118-3914
1639	016	DING LIANG LEE ETAL	667 5TH AV	SAN FRANCISCO	CA	94118-3914
1639	032A	PAUL LEE TRS	668 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	032A	OCCUPANT	668A 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	032B	WAI LOW TRS	662 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	032B	OCCUPANT	664 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	033	DONG A	658 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	033	OCCUPANT	658A 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	033	OCCUPANT	660 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	034	A & J FREEMAN TRS	639 11TH AV	SAN FRANCISCO	CA	94118-3612
1639	034	OCCUPANT	654 6TH AV #1	SAN FRANCISCO	CA	94118-3854
1639	034	OCCUPANT	654 6TH AV #2	SAN FRANCISCO	CA	94118-3854
1639	034	OCCUPANT	654 6TH AV #3	SAN FRANCISCO	CA	94118-3854
1639	034	OCCUPANT	654 6TH AV #4	SAN FRANCISCO	CA	94118-3854
1639	035	LUNG SOU SIU ETAL	650 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	035	OCCUPANT	652 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	036	SAMUEL KIN-POON NG TRS	648 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	036	OCCUPANT	646 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	036	OCCUPANT	646A 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	037	MELVYN LOUIE	642 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	037	OCCUPANT	644 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	038	H & T LAU	640 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	038	OCCUPANT	638 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	040	CHAN TOM TRS	PO BOX 4332	WALNUT CREEK	CA	94596-0332
1639	040	OCCUPANT	630 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	040	OCCUPANT	632 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	041	JENNIFER KWOK TRS	3735 GEARY BL	SAN FRANCISCO	CA	94118-3208
1639	041	OCCUPANT	626 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	041	OCCUPANT	628 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	042	A & C BOONYARATA	624 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	043	ALLEN WU ETAL	620 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	043	OCCUPANT	618 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	044	PRAGIDES TRS	614 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	045	WAI FONG TANG TRS	612 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	045	OCCUPANT	610 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	045	OCCUPANT	610A 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	046	J & S LAU	785 COLUMBUS AV	SAN FRANCISCO	CA	94133-2732
1639	046	OCCUPANT	443 BALBOA ST	SAN FRANCISCO	CA	94118
1639	046	OCCUPANT	445 BALBOA ST	SAN FRANCISCO	CA	94118
1639	047	EVERGOLD LLC	2173 17TH AV	SAN FRANCISCO	CA	94116-1855
1639	047	OCCUPANT	431 BALBOA ST	SAN FRANCISCO	CA	94118-3937
1639	047	OCCUPANT	433 BALBOA ST	SAN FRANCISCO	CA	94118-3937
1639	047	OCCUPANT	433A BALBOA ST	SAN FRANCISCO	CA	94118-3937
1639	047	OCCUPANT	435 BALBOA ST	SAN FRANCISCO	CA	94118-3937
1639	047	OCCUPANT	435B BALBOA ST	SAN FRANCISCO	CA	94118-3937
1639	048	DANIEL WU TRS	427 BALBOA ST	SAN FRANCISCO	CA	94118-3937
1639	048	OCCUPANT	421 BALBOA ST	SAN FRANCISCO	CA	94118-3937
1639	048	OCCUPANT	423 BALBOA ST	SAN FRANCISCO	CA	94118-3937
1639	048	OCCUPANT	425 BALBOA ST	SAN FRANCISCO	CA	94118-3937
1639	049	ABUNDO & ELEANO	605 5TH AV	SAN FRANCISCO	CA	94118-3914
1639	049	OCCUPANT	605A 5TH AV	SAN FRANCISCO	CA	94118-3914
1639	049	OCCUPANT	607 5TH AV	SAN FRANCISCO	CA	94118-3914
1639	050	T & Y UMEKUBO	609 5TH AV	SAN FRANCISCO	CA	94118-3914
1639	050	OCCUPANT	611 5TH AV	SAN FRANCISCO	CA	94118-3914
1639	053	CONLON & YANG TRS	663 5TH AV	SAN FRANCISCO	CA	94118-3914
1639	054	DAVID FEIN	665 5TH AV	SAN FRANCISCO	CA	94118-3914
1639	057	SHIRE & FLEU	636 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	058	G & J WYNNNE	634 6TH AV	SAN FRANCISCO	CA	94118-3805
1639	059	OPPENHEIMER & PAK	653 5TH AV	SAN FRANCISCO	CA	94118-3914
1639	059	OCCUPANT	651 5TH AV	SAN FRANCISCO	CA	94118-3914
1639	060	OPPENHEIMER & PAK	653 5TH AV	SAN FRANCISCO	CA	94118-3914
1640	038	SHUNG-WAI YU	650 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	038	OCCUPANT	652 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	039	D & K SACCHI	646 5TH AV	SAN FRANCISCO	CA	94118-3915

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
1640	040	DAVID DWORMAN TRS	642 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	041	H & A YU TRS	2 LOIS LN	LAFAYETTE	CA	94549-3057
1640	041	OCCUPANT	638 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	041	OCCUPANT	640 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	042	G & I SOKOLOFF TRS	636 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	042	OCCUPANT	634 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	042	OCCUPANT	634A 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	042	OCCUPANT	634B 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	043	WU & GUO	630 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	043	OCCUPANT	632 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	043	OCCUPANT	632A 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	044	ANUSANKAR ELANGOVAN	701 VILLA ST	MOUNTAIN VIEW	CA	94041-1326
1640	044	OCCUPANT	626 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	044	OCCUPANT	626A 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	045	KIM FONG TZE TRS	1596 CHURCH ST	SAN FRANCISCO	CA	94131-2048
1640	045	OCCUPANT	622 5TH AV #1	SAN FRANCISCO	CA	94118-3986
1640	045	OCCUPANT	622 5TH AV #2	SAN FRANCISCO	CA	94118-3986
1640	045	OCCUPANT	622 5TH AV #3	SAN FRANCISCO	CA	94118-3986
1640	045	OCCUPANT	622 5TH AV #4	SAN FRANCISCO	CA	94118-3986
1640	045	OCCUPANT	622 5TH AV #5	SAN FRANCISCO	CA	94118-3986
1640	045	OCCUPANT	622 5TH AV #6	SAN FRANCISCO	CA	94118-3986
1640	046	D & S O'CONNOR	618 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	046	OCCUPANT	618A 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	047	HARBIN MANCHURIAN CUISINE INC	758 PACHECO ST	SAN FRANCISCO	CA	94116-1349
1640	047	OCCUPANT	614 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	047	OCCUPANT	616 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	048	ELAINE MILLAN TRS	610 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	049	CHOW TAM TRS	608 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	049	OCCUPANT	606 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	051	HARBIN MANCHURIAN CUISINE INC	758 PACHECO ST	SAN FRANCISCO	CA	94116-1349
1640	051	OCCUPANT	325 BALBOA ST	SAN FRANCISCO	CA	94118-3935
1640	051	OCCUPANT	327 BALBOA ST	SAN FRANCISCO	CA	94118-3935
1640	051	OCCUPANT	331 BALBOA ST	SAN FRANCISCO	CA	94118-3935
1640	054	MARTIN INOUE	651 LAKE ST	SAN FRANCISCO	CA	94118-1218
1640	054	OCCUPANT	600 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	054	OCCUPANT	602 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	054	OCCUPANT	347 BALBOA ST	SAN FRANCISCO	CA	94118-3915
1640	054	OCCUPANT	351 BALBOA ST	SAN FRANCISCO	CA	94118-3915
1640	055	VENTURES LLC	623 BISCAYNE DR	SAN RAFAEL	CA	94901-8324
1640	055	OCCUPANT	339 BALBOA ST	SAN FRANCISCO	CA	94118-3935
1640	055	OCCUPANT	341 BALBOA ST	SAN FRANCISCO	CA	94118-3935
1640	058	B & P LIMBRICK TRS	654 5TH AV	SAN FRANCISCO	CA	94118-3915
1640	059	W & L BOND	656 5TH AV	SAN FRANCISCO	CA	94118-3915
9999	999

BOARD of SUPERVISORS



City Hall
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San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

PROOF OF MAILING

Legislative File No. 141068

Description of Items:

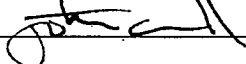
I, John Carroll, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage ~~fully prepaid as follows:~~ to be affixed by ReproMail.

Date: 10-24-11

Time: 9: a.m.

USPS Location: Clerk's Office Outgoing USPS Pick-up

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

Carroll, John (BOS)

From: BOS Legislation (BOS)
Sent: Friday, October 24, 2014 10:03 AM
To: SF Docs (LIB)
Cc: BOS Legislation (BOS)
Subject: Please Post the Attached Hearing Notices
Attachments: Hearing Notice.pdf; Hearing Notice.pdf; Hearing Notice.pdf

Categories: 141046, 141064, 141068

Please kindly post the three attached notices.

141046
141064
141068

Thank you!

John Carroll
Legislative Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445 - Direct | (415)554-5184 - General | (415)554-5163 - Fax
john.carroll@sfgov.org | board.of.supervisors@sfgov.org

Please complete a Board of Supervisors Customer Service Satisfaction form by clicking [here](#).

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

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TDD/TTY No. 544-5227

October 21, 2014

John Umekubo
611-5th Avenue
San Francisco, CA 94118

Subject: Conditional Use Appeal - 431 Balboa Street

Dear Mr. Umekubo:

This is in reference to the appeal you submitted of the decision of the Planning Commission by Motion No. 19237 (Case No. 2012.0059C), for a property located at:

431 Balboa Street, Assessor's Block No. 1639, Lot No. 047.

The Director of Public Works has informed the Board of Supervisors in a letter dated October 20, 2014, (copy attached), that the signatures represented with your appeal of October 16, 2014, have been checked pursuant to the Planning Code and represent owners of more than 20 percent of the property involved and would be sufficient for appeal.

Pursuant to Planning Code, Section 308.1, a hearing date has been scheduled on **Tuesday, November 4, 2014, at 3:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102.

Please provide to the Clerk's Office by:

- 11 days prior to the hearing:** names and addresses of interested parties to be notified of the hearing in spreadsheet format; and
- 8 days prior to the hearing:** any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests one electronic file (sent to bos.legislation@sfgov.org) and one hard copy of the documentation for distribution.

NOTE: If electronic versions of the documentation are not available, please submit 18 hard copies of the materials to the Clerk's Office for distribution. If you are unable to make the deadlines prescribed above, it is your responsibility to ensure that all parties receive copies of the materials.



If you have any questions, please feel free to contact Legislative Deputy, Rick Caldeira at (415) 554-7711, or Legislative Clerks, Joy Lamug at (415) 554-7712, or John Carroll at (415) 554-4445.

Sincerely,

Angela Calvillo
Clerk of the Board

c:

AT&T Mobility, c/o Talin Aghazarian, Ericsson, Inc.
Jon Givner, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Marlena Byrne, Deputy City Attorney
Scott Sanchez, Zoning Administrator, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Tina Tam, Planning Department
Omar Masry, Planning Department
Jonas Ionin, Planning Commission
Mohammed Nuru, Director of Public Works
Fuad Sweiss, City Engineer, Public Works
Jerry Sanguinetti, Manager, Public Works-Bureau of Street Use and Mapping
Bruce Storrs, Public Works
Steven Bergin, Public Works



Edwin M. Lee, Mayor
Mohammed Nuru, Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827
Fax: (415) 554-5324
www.sfdpw.org
Subdivision.Mapping@sfdpw.org

Department of Public Works
Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

October 20, 2014

Ms. Angela Calvillo
Clerk of the Board
1 Dr. Carlton B. Goodlet Place
City Hall – Room 244
San Francisco, CA 94102

RE: 431 Balboa St.
Lot 047 of Assessor's Block 1639
Appealing Planning Commissions Approval of
Conditional Use Application No. 2012.0059C

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
OCT 21 PM 4:20
AK

Dear Ms. Calvillo:

This letter is in response to your October 16, 2014 request for our Department to check the sufficiency of the signatures with respect to the above referenced appeal.

Please be advised that per our calculations the appellants' signatures represent 27.02% of the area within the 300 foot radius of the property of interest; which is more than the minimum required 20% of the area involved and is therefore sufficient for appeal.

If you have any questions concerning this matter; please contact Mr. Steven Bergin of my staff at 554-5886.

Sincerely

Bruce R. Storrs
for
Bruce R. Storrs
City & County Surveyor

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
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Fax No. 554-5163
TDD/TTY No. 544-5227

October 16, 2014

Mohammed Nuru
Director, Public Works
1 Dr. Carlton B. Goodlett Place, Room 348
San Francisco, CA 94102

Planning Case No. 2012.0059C
431 Balboa Street Conditional Use Authorization Appeal

Dear Director Nuru:

The Office of the Clerk of the Board is in receipt of an appeal filed by John Umekubo, of the decision of the Planning Commission by its Motion No. 19237 dated September 18, 2014, relating to the approval of a Conditional Use Authorization (Case No. 2012.0059C) pursuant to Planning Code, Sections 711.83 and 303, to allow a macro wireless telecommunications services (WTS) facility operated by AT&T Mobility located at:

431 Balboa Street, Assessor's Block No. 1639, Lot No. 047

By copy of this letter, the City Engineer's Office is requested to determine the sufficiency of the signatures in regard to the percentage of the area represented by the appellant. Please submit a report not later than 5:00 p.m., on Monday, October 20, 2014, to give us time to prepare and mail out the hearing notices, as the Board of Supervisors has tentatively scheduled the appeal to be heard on November 4, 2014, at 3:00 p.m.

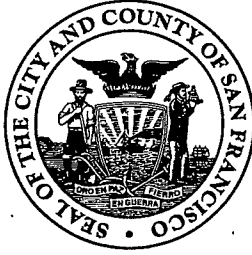
Sincerely,

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board

c:
Fuad Sweiss, City Engineer, Public Works
Jerry Sanguinetti, Public Works-Bureau of Street Use and Mapping
Bruce Storrs, Public Works
Javier Rivera, Public Works
Steve Bergin, Public Works
Jon Givner, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Marlena Byrne, Deputy City Attorney
Sarah Jones, Planning Department
Scott Sanchez, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Omar Masry, Planning Department

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San Francisco 94102-4689
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October 23, 2014

FILE NO. 141046⁶⁸

Received from the Board of Supervisors-Clerk's Office a check in the amount of Five Hundred Forty Seven Dollars (\$547), representing filing fee paid by John Umekubo (Appellant) for Appeal of Conditional Use for 431 Balboa Street.

Planning Department
By:

Josephine Chen
Print Name


 10/23/14
Signature and Date

9414

JOHN I. UMEKUBO, M.D.
1674 POST ST., STE. 3 PH. 415-931-5182
SAN FRANCISCO, CA 94115

DATE 10/16/14 16-49-1220

PAY TO THE ORDER OF San Francisco Planning Department \$ 547.00

Five Hundred and forty-seven and 00/100 DOLLARS  Security Features Incurial. Details on Back.

UnionBank
Payable at any Union Bank branch including
400 California Street, San Francisco, CA 94104
(800) 238-4486 unionbank.com

FOR _____ John Umello MP

1932

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

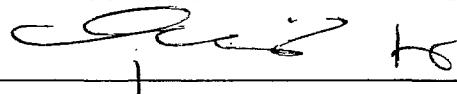
Clerk of the Board

Subject:

Public Hearing - Appeal of Conditional Use Authorization - 431 Balboa Street

The text is listed below or attached:

Hearing of persons interested in or objecting to the Planning Commission's decision of September 18, 2014, Motion No. 19237, relating to approval of a Conditional Use Authorization (Case No. 2012.0059C), to allow a macro wireless telecommunications services (WTS) facility operated by AT&T Mobility, located at 431 Balboa Street, Assessor's Block No. 1639, Lot No. 047. (District 1) (Appellant: John Umekubo) (Filed October 16, 2014).

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

