

File No. 111183

Committee Item No. _____

Board Item No. 23

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date November 22, 2011

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Conditional Use Appeal – 2041 Larkin Street</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Joy Lamug

Date November 17, 2011

Completed by: _____

Date _____

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

Re: Appeal of 2041 Larkin Street: File No. 111183, Planning Case No.
2010.1083C - H
Judson True

to:

AnMarie Rodgers

11/09/2011 03:10 PM

Cc:

"Joy Lamug", "Aaron J Hollister", "Marlena Byrne"

Show Details

Confirmed.

On Nov 9, 2011, at 11:21 AM, "AnMarie Rodgers"
<AnMarie.Rodgers@sfgov.org> wrote:

Hi Judson & Joy,

I'm back today and catching up with email. Can you confirm, does this mean that we do NOT need to submit our materials for the Clerk by this coming Monday 11/14 now that the hearing has been moved from 11/22 to 12/6? I believe this means our new deadline for our response would be Monday 11/28. Pls confirm.

AnMarie Rodgers
Manager of Legislative Affairs

SF Planning Department
1650 Mission Street, #400
San Francisco CA, 94103
anmarie@sfgov.org
415.558.6395

Have a question about a proposed development? See our new SF
Property Info Map!
<http://propertymap.sfplanning.org>

Re: Appeal of 2041 Larkin Street: File No. 111183, Planning Case No. 2010.1083C - H

Judson True

to:

AnMarie Rodgers

11/09/2011 03:10 PM

Cc:

"Joy Lamug", "Aaron J Hollister", "Marlena Byrne"

Show Details

History: This message has been forwarded.
Confirmed.

On Nov 9, 2011, at 11:21 AM, "AnMarie Rodgers"
<AnMarie.Rodgers@sfgov.org> wrote:

Hi Judson & Joy,

I'm back today and catching up with email. Can you confirm, does this mean that we do NOT need to submit our materials for the Clerk by this coming Monday 11/14 now that the hearing has been moved from 11/22 to 12/6? I believe this means our new deadline for our response would be Monday 11/28. Pls confirm.

AnMarie Rodgers
Manager of Legislative Affairs

SF Planning Department
1650 Mission Street, #400
San Francisco CA, 94103
anmarie@sfgov.org
415.558.6395

Have a question about a proposed development? See our new SF
Property Info Map!
<http://propertymap.sfplanning.org>



RE: RHCA: File No. 111183, Planning Case No. 2010.1083C -
Accepting 12/6/11 Date
Kathleen Courtney

to:

Judson.True

11/08/2011 01:16 PM

Cc:

"Laura Albert", angela.calvillo, AnMarie.Rodgers, "Jamie Cherry
RHCA", "Joy Lamug", "Olga Milan-Howells", "Marta Silvia
Solotar"

Show Details

Judson, thank you again.

I was just informed that CHNA agreed to the 12/13/11 date. Therefore RHCA will accept the 12/6/11 date.

Our records show that Amy Million is the AT&T contact. Please advise if we should direct our acceptance letter/email to her.

Thank you. Kathleen

Kathleen Courtney
Chair, Housing & Zoning Committee
Russian Hill Community Association
kcourtney@rhcasf.com
(c) 510-928-8243

From: Judson.True@sfgov.org [mailto:Judson.True@sfgov.org]

Sent: Tuesday, November 08, 2011 12:45 PM

To: Kathleen Courtney

Cc: 'Laura Albert'; angela.calvillo@sfgov.org; AnMarie.Rodgers@sfgov.org; 'Jamie Cherry RHCA'; 'Joy Lamug'; 'Olga Milan-Howells'; 'Marta Silvia Solotar'

Subject: RE: RHCA: File No. 111183, Planning Case No. 2010.1083C - Help Avert Miscommunication

Apologies - 12/13

My understanding is that the CHNA appeal continuance to 12/13 had already been agreed to by all parties, so I was just going from there.

Judson

Judson True
Office of Supervisor David Chiu
City Hall, Room 264
San Francisco, CA 94102
415.554.7451 desk
415.554.7454 fax

From: "Kathleen Courtney" <kcourtney@rhcasf.com>
To: <Judson.True@sfgov.org>
Cc: "'Laura Albert'" <40.laura@gmail.com>, <angela.calvillo@sfgov.org>, <AnMarie.Rodgers@sfgov.org>, "'Jamie Cherry RHCA'" <jcherry@rhcasf.com>, "'Joy Lamug'" <joy.lamug@sfgov.org>, "'Olga Milan-Howells'" <olgahowells@gmail.com>, "'Marta Silvia Solotar'" <silvia_primera@yahoo.com>
Date: 11/08/2011 12:41 PM
Subject: RE: RHCA: File No. 111183, Planning Case No. 2010.1083C - Help Avert Miscommunication

12/3???

And why does AT&T get to set the dates if the associations have already agreed on the order? K

Kathleen Courtney
Chair, Housing & Zoning Committee
Russian Hill Community Association
kcourtney@rhcasf.com
(c) 510-928-8243

From: Judson.True@sfgov.org [<mailto:Judson.True@sfgov.org>]
Sent: Tuesday, November 08, 2011 12:34 PM
To: Kathleen Courtney
Cc: 'Laura Albert'; angela.calvillo@sfgov.org; AnMarie.Rodgers@sfgov.org; 'Jamie Cherry RHCA'; 'Joy Lamug'; 'Olga Milan-Howells'; 'Marta Silvia Solotar'
Subject: RE: RHCA: File No. 111183, Planning Case No. 2010.1083C - Help Avert Miscommunication

Just talked to AT&T and they have agreed to do St. Mary's/CHNA on 12/3 so RHCA would be 12/6.

Hope that makes sense for now.

Judson

Judson True
Office of Supervisor David Chiu
City Hall, Room 264
San Francisco, CA 94102
415.554.7451 desk
415.554.7454 fax

From: "Kathleen Courtney" <kcourtney@rhcasf.com>
To: <Judson.True@sfgov.org>
Cc: "'Laura Albert'" <40.laura@gmail.com>, <angela.calvillo@sfgov.org>, <AnMarie.Rodgers@sfgov.org>, "'Jamie Cherry RHCA'" <jcherry@rhcasf.com>, "'Joy Lamug'" <joy.lamug@sfgov.org>, "'Olga Milan-Howells'" <olgahowells@gmail.com>, "'Marta Silvia Solotar'" <silvia_primera@yahoo.com>

Date: 11/08/2011 12:33 PM

Subject: RE: RHCA: File No. 111183, Planning Case No. 2010.1083C - Help Avert Miscommunication

Thanks again Judson.

Having them on the same day is out of the question for our organizations. And I'm sure there is no problem with us following the same order as was our Planning Commission hearings.

So if CHNA/St. Mary's is on December 6th then RHCA will be on December 13th.

We'll confirm with you and AT&T this afternoon by email. Thanks for your assistance. Kathleen

Kathleen Courtney
Chair, Housing & Zoning Committee
Russian Hill Community Association
kcourtney@rhcasf.com
(c) 510-928-8243

From: Judson.True@sfgov.org [mailto:Judson.True@sfgov.org]

Sent: Tuesday, November 08, 2011 11:52 AM

To: Kathleen Courtney

Cc: 'Laura Albert'; angela.calvillo@sfgov.org; AnMarie.Rodgers@sfgov.org; 'Jamie Cherry RHCA'; 'Joy Lamug'; 'Olga Milan-Howells'; 'Marta Silvia Solotar'

Subject: RE: RHCA: File No. 111183, Planning Case No. 2010.1083C - Help Avert Miscommunication

Kathleen and All:

I'll check on the labels.

If you all and the other appellants agree, we have no preference on the order of the hearings (in fact it's fine if they're on the same day), though I think I saw an email already from AT&T agreeing to 12/6 for CHNA/St Mary's. I'll check.

Judson

Judson True
Office of Supervisor David Chiu
City Hall, Room 264
San Francisco, CA 94102
415.554.7451 desk
415.554.7454 fax

From: "Kathleen Courtney" <kcourtney@rhcasf.com>

To: <Judson.True@sfgov.org>

Cc: "Laura Albert" <40.laura@gmail.com>, <angela.calvillo@sfgov.org>, "Jamie Cherry RHCA" <jcherry@rhcasf.com>, "Joy Lamug"

<joy.lamug@sfgov.org>, "Olga Milan-Howells" <olgahowells@gmail.com>, "Marta Silvia Solotar" <silvia_primera@yahoo.com>, <AnMarie.Rodgers@sfgov.org>, <AnMarie.Rodgers@sfgov.org>

Date: 11/08/2011 11:44 AM

Subject: RE: RHCA: File No. 111183, Planning Case No. 2010.1083C - Help Avert Miscommunication

Many thanks for your quick response Judson.

It is an absolute sin to waste money like this, particularly when we know in advance that the date is changed.

Is there anything that can be done now? Or can the Clerk provide the RHCA with a set of labels of all who received the mailing with the Incorrect date so the RHCA can resend a postcard with the Correct date.

Also, my understanding is that the neighborhood associations have agreed to go in the order of the originally set up – November 15th to December 6th for CHNA/St Mary's and November 22nd to December 13th for RHCA. It makes no sense to have the order changed for the appeal dates.

Please advise if any of those copied on this email have any suggestions to avert the miscommunication of the appeal date.
Kathleen

Kathleen Courtney
Chair, Housing & Zoning Committee
Russian Hill Community Association
kcourtney@rhcasf.com
(c) 510-928-8243

From: Judson.True@sfgov.org [mailto:Judson.True@sfgov.org]

Sent: Tuesday, November 08, 2011 11:12 AM

To: Kathleen Courtney

Cc: Laura Albert ; angela.calvillo@sfgov.org; Jamie Cherry RHCA; Joy Lamug; Olga Milan-Howells; Marta Silvia Solotar; AnMarie.Rodgers@sfgov.org; AnMarie.Rodgers@sfgov.org

Subject: Re: RHCA: File No. 111183, Planning Case No. 2010.1083C - Help Avert Miscommunication

Hi Kathleen and All:

The Clerk is required (I think by the Planning Code) to schedule the hearing within 30 days, so the notice will go out for the 11/22 hearing, but it does look like we've got agreement with AT&T on a continuance to 12/6, so you should inform your members and other interested parties accordingly. I'd be happy to talk in the next day or so about anything our office can do to help get the word out.

I'll also talk to Planning and the Clerk about creative ways to try to address this issue in the future.

Best,
Judson

Judson True
Office of Supervisor David Chiu
City Hall, Room 264

San Francisco, CA 94102
415.554.7451 desk
415.554.7454 fax

From: "Kathleen Courtney" <kcourtney@rhcasf.com>
To: "Legislative Aide Judson True" <judson.true@sfgov.org>
Cc: <angela.calvillo@sfgov.org>, "Joy Lamug" <joy.lamug@sfgov.org>, "Laura Albert" <40.laura@gmail.com>, "Marta Silvia Solotar" <silvia_primera@yahoo.com>, "Olga Milan-Howells" <olgaowells@gmail.com>, "Jamie Cherry RHCA" <jcherry@rhcasf.com>
Date: 11/08/2011 09:56 AM
Subject: RHCA: File No. 111183, Planning Case No. 2010.1083C - Help Avert Miscommunication

Greetings Judson,

The Russian Hill Community Association would appreciate your assistance in averting a miscommunication to the community due to the Board of Supervisors' appeal procedures.

You have assisted the RHCA Project Team in having AT&T agree to a continuance of the appeal on 2041 Larkin to December 6 or December 13, depending upon the date of the appeal of the College Hill Neighborhood Association/St. Mary's Park Improvement Association.

In any event, both appeals have been continued to either December 6th or December 13th and AT&T has agreed.

HOWEVER, the procedures of the BOS call for the date of the RHCA appeal to be November 22nd and the procedures call for the Clerk of the Board to send notices out about the RHCA appeal on, I believe, Friday November 11th to owners and residents within 300' announcing a November 22nd hearing date.

Since the Board won't meet until Tuesday, November 15th to approve the change in the appeal from November, 22nd, the notices will be sent on November 11th with the incorrect appeal date. And, the Board's protocol does not provide for sending corrected notices.

If we know now that the date is changed, it appears inappropriate, unnecessary and wasteful to send out incorrect notices. What is the objective of having citizens appear on the wrong date? Or to put the neighborhood association in the position of funding its own mailing to correct the incorrect information?

This protocol problem also calls for the RHCA to submit its appeal documents on November 14th in order to comply with the November 22nd date. We will, of course, submit our appeal documents in accordance with the timetable for a December 6th or December 13th date.

Please advice what can be done to remedy this situation and prevent the mailing of notices with an incorrect appeal date.

Kathleen

Kathleen Courtney

Chair, Housing & Zoning Committee
Russian Hill Community Association
kcourtney@rhcasf.com
(c) 510-928-8243

Russian Hill Community Association

1134 Green St. San Francisco, CA 94109 415-776-2014 rhcasf.com

Monday, October 24, 2011

Ms. Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place
San Francisco, CA

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2011 OCT 24 AM 11:35

Re: Case No. 2010.1083C -
Appeal of Conditional Use for AT&T Wireless System at 2041 Larkin

Dear Ms. Calvillo:

The Russian Hill Community Association is appealing the Planning Commission's approval of AT&T's request for Conditional Use to install a wireless system on the second floor and in the steeple of the church at 2041 Larkin in accordance with Section 308.1 of the San Francisco Planning Code.

We submit the following materials for your consideration:

- 1) Completed Appeal form
- 2) Check in the amount of \$510.00 and the Fee Waiver form for the Russian Hill Community
- 3) Planning Commission Decision
- 4) Signatures of 86 property owners who subscribe to the Appeal and own property equal to or greater than 20% of the land mass (square footage) within 300 feet of the proposed project and excluding the mass of the enclosed.
- 5) Graphic depiction (shaded map) of the scope of the signatories

Please advise us if you have any questions

Sincerely,



Laura Albert
Co-Chair
2041 Larkin (Cell Tower) Project Team
2057 Larkin Street
SF, CA 94109
40.Laura@gmail.com
415 775 2572

Co-Chair
2041 Larkin (Cell Tower) Project Team

Cc: Supervisor David Chiu, President Board of Supervisors

**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 2041 Larkin St.

9/22/11

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

10/24/11

Appeal Filing Date

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

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

The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2010-1083C (2041)

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:

The entire decision

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

The project is not necessary nor desirable and not compatible with the neighborhood and community. See attached "September 14" letter.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

LAURA ALBERT (Co-chair 2041 project)
Name

LAURA ALBERT
Name

2057 Larkin St.

2057 LARKIN ST

SAN FRANCISCO, CA 94109

SF, CA 94109

Address

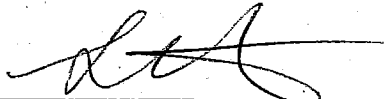
Address

(415) 775 2572

415 775 2572

Telephone Number

Telephone Number



Signature of Appellant or
Authorized Agent



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization HEARING DATE: SEPTEMBER 22, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: September 15, 2011
Case No.: 2010.1083C
Project Address: 2041 Larkin Street
Current Zoning: RH-3 (Residential, House, Three-Family) District
40-X Height and Bulk District
Block/Lot: 0192/041
Project Sponsor: Amy Million of KDI Planning for
AT&T Mobility
430 Bush Street, 5th Floor
San Francisco, CA 94108
Staff Contact: Aaron Hollister – (415) 575-9078
aaron.hollister@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal is to install a macro-cellular wireless telecommunications service ("WTS") facility operated by AT&T Mobility. The proposed WTS facility would consist of up to six antennas located inside an existing church steeple along with equipment located in an internal room of a building commonly known as the Church of the Fellowship of All Peoples. The WTS site is proposed on a Location Preference 1 Site (Preferred Location – Public Structure Site) according to the WTS Siting Guidelines.¹ Macro WTS installations such as the proposed installation require Conditional Use authorization in the RH-3 Zoning District.

The proposed antennas would be located in six church steeple openings located at the north, south, and west elevations at approximate maximum heights of 52 feet and 59.25 feet respectively. Existing screens covering the steeple openings would be removed and replaced with radio frequency-transparent screens that would replicate the existing screens. All six antennas would measure approximately 51.5 inches high by 11.9 inches wide by 7.1 inches thick and would be screened from public view as would the equipment cabinets located in an internal room located at the second floor of the church.

¹ PC Resolution No. 14182, adopted August 15, 1996, establishing the *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines*.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Larkin Street between Vallejo Street and Broadway, Lot 003 in Assessor's Block 0572. This site is within the RH-3 Zoning District and a 40-X Height and Bulk District. The project site is entirely occupied by the subject church structure, which was constructed in 1907. The church structure has not been part of a historical survey, but is considered a potential historic resource as the church is greater than 45 years old in age.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Russian Hill neighborhood of San Francisco. The immediate area surrounding the project site is characterized by three to four-story residential buildings that contain apartments or two to three-unit flats. Commercial centers of the area include the Polk Street Neighborhood Commercial District, which is located one block to west of the project site, and the Hyde Street corridor, which is located one block to the east of the project site.

ENVIRONMENTAL REVIEW

The proposed project was determined to be categorically exempt from the environmental review process pursuant to Class 3 exemptions (Section 15303 of the California Environmental Quality Act) of Title 14 of the California Administrative Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 2, 2011	August 31, 2011	22 days
Posted Notice	20 days	September 2, 2011	September 2, 2011	20 days
Mailed Notice	10 days	September 12, 2011	August 29, 2011	24days

PUBLIC COMMENT

- The Russian Hill Community Association has voiced several concerns regarding the project including: radio frequency exposure; the stability of the church steeple; and the proliferation of WTS facilities in the project area. Additionally, the Russian Hill Community Association has submitted a petition with approximately 340 signatures in opposition of the project.

ISSUES AND OTHER CONSIDERATIONS

- The Department of Public Health ("DPH") has found that proposed radio frequency output of the site is within the Federal Communication Commission's standards for radio frequency ("RF") exposure. DPH's review of the RF exposure report has been included as an attachment.
- All structural and life/safety considerations regarding the soundness of the church steeple will be reviewed by the Department of Building Inspection during Building Permit review.

- Due to the steep topography and built environment of the Russian Hill neighborhood, unique coverage issues arise because the hills and buildings break-up coverage causing wireless carriers to install smaller and more frequent WTS sites than would be typically found in an area that features flatter topography and a more regular built environment.

REQUIRED COMMISSION ACTION

- Pursuant to Section 209.6(b) of the Planning Code, Conditional Use authorization is required to install a macro wireless telecommunications service facility in the RH-3 Zoning District.

BASIS FOR RECOMMENDATION

- 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.
- The project site is a Location Preference 1, the most preferential location for a WTS facility, according to the Wireless Telecommunications Services Siting Guidelines.
- Based on propagation maps provided by AT&T Mobility, the project will provide coverage in an area that currently experiences several gaps in coverage.
- The proposed WTS facilities would not be visible when viewed from adjacent rights-of-way and points further away so as to avoid intrusion into public vistas and insure harmony with neighborhood character.

RECOMMENDATION: Approval with Conditions

Attachments:

Block Book Map
Sanborn Map
Public Correspondence
Aerial Photographs
Photographs
Photo Simulations
Propagation Maps
WTS Siting Preference Information
RF Report
DPH Approval
Community Outreach Meeting Information
Reduced Plans

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Public Correspondence |
| <input checked="" type="checkbox"/> Site Photos | |

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

AJH G:\DOCUMENTS\Projects\CU2041 Larkin Street\2041 Larkin Street Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 18448

HEARING DATE: SEPTEMBER 22, 2011

Date: September 15, 2011
Case No.: 2010.1083C
Project Address: 2041 Larkin Street
Current Zoning: RH-3 (Residential, House, Three-Family) District
 40-X Height and Bulk District
Block/Lot: 0572/003
Project Sponsor: Amy Million of KDI Planning for
 AT&T Mobility
 430 Bush Street, 5th Floor
 San Francisco, CA 94108
Staff Contact: Aaron Hollister – (415) 575-9078
 aaron.hollister@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 209.6(b) TO INSTALL A WIRELESS TELECOMMUNICATIONS SERVICE FACILITY CONSISTING OF UP TO SIX PANEL ANTENNAS AND RELATED EQUIPMENT IN AN EXISTING CHURCH AS PART OF AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 8, 2010, AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 2041 Larkin Street, Lot 003 in Assessor's Block 0572, (hereinafter "project site") to install a wireless telecommunications service facility consisting of up to six panel antennas and related equipment in an existing church as part of AT&T's wireless telecommunications network within the RH-3 (Residential, House, Three-Family) District and the 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 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, San Francisco.

On September 22, 2011, 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. 2010.1083C, 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 is located on the west side of Larkin Street between Vallejo Street and Broadway, Lot 003 in Assessor's Block 0572. This site is within the RH-3 Zoning District and a 40-X Height and Bulk District. The project site is entirely occupied by the subject church structure, which was constructed in 1907.
3. **Surrounding Properties and Neighborhood.** The subject property is located in the Russian Hill neighborhood of San Francisco. The immediate area surrounding the project site is characterized by three to four-story residential buildings that contain apartments or two to three-unit flats. Commercial centers of the area include the Polk Street Neighborhood Commercial District, which is located one block to west of the project site, and the Hyde Street corridor, which is located one block to the east of the project site.
4. **Project Description.** The proposal is to install a macro-cellular wireless telecommunications service ("WTS") facility operated by AT&T Mobility. The proposed WTS facility would consist of up to six antennas located inside an existing church steeple along with equipment located in an internal room of a building commonly known as the Church of the Fellowship of All Peoples. The WTS site is proposed on a Location Preference 1 Site (Preferred Location - Public Structure Site) according to the WTS Siting Guidelines. The proposed antennas would be located in six church steeple openings located at the north, south, and west elevations at approximate maximum heights of 52 feet and 59.25 feet respectively. Existing screens covering the steeple openings would be removed and replaced with radio frequency-transparent screens that would replicate the existing screens. All six antennas would measure approximately 51.5 inches high by 11.9

inches wide by 7.1 inches thick and would be screened from public view as would the equipment cabinets located in an internal room located at the second floor of the church.

5. **Past History and Actions.** The Planning Commission established guidelines for the installation of wireless telecommunications facilities in 1996 ("Guidelines"). 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, requiring community outreach, notification, and detailed information about the facilities to be installed.¹

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.

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, 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.

On September 22, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use Authorization pursuant to Planning Code Section 209.6(b) to install a wireless telecommunications facility consisting of up to six panel antennas and related equipment in an existing church steeple as part of AT&T's wireless telecommunications network.

¹ PC Resolution 16539, passed March 13, 2003.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 1; as it is a preferred location for an industrial or commercial structure.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1710 - 2170 Megahertz (MHZ) bands, which is regulated by the Federal Communications Commission (FCC) and which 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 RF levels at ground level were around 1% of the FCC public exposure limit. There were no other antennas observed within 100 feet of this site. AT&T Mobility proposes to install six new antennas. The antennas will be mounted at a height of 50 and 57 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.02 mW/sq cm., which is 2.9% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 60 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 25 feet of the front of the antennas while in operation.
10. **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.
11. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was held at 7:00 p.m. on April 27, 2011 at the Helen Wills Park (Garden Room), located at 1965 Larkin Street.
12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in April 2011.
13. **Public Comment.** The Russian Hill Community Association has voiced several concerns regarding the project including: radio frequency exposure; the stability of the church steeple; and the proliferation of WTS facilities in the project area. Additionally, the

Russian Hill Community Association has submitted a petition with approximately 340 signatures in opposition of the project.

14. **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 209.6(b), a Conditional Use authorization is required for the installation of other uses such as wireless transmission facilities.

15. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply 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 2041 Larkin Street will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing uses of the property and will be of such size and nature to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure that 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, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character. The project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on 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 service). It is necessary for San Francisco to have as much coverage as possible in terms of wireless facilities. Due to the topography and tall buildings in San Francisco, unique coverage issues arise because the hills and building break up coverage. Thus, telecommunication carriers often 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 be able to have proper data distribution. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.

The proposed project at 2041 Larkin Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide conclusive evidence that the subject property is the most viable location, based on factors including quality of coverage, population density, land use compatibility, zoning and aesthetics. The proposed coverage area will serve the vicinity bounded by Vallejo Street, Pacific Avenue, Hyde Street, and Polk Street, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the project area, as well as to provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region.

- 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 proposed 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. The Department has received information that the proposed wireless system must be operated so as not to interfere with radio or television reception in order to comply with the provisions of its license under the FCC.

The Department is developing a database of all such wireless communications facilities operating or proposed for operation in the City and County of San Francisco. All applicants are now required to submit information on the location and nature of all existing and approved wireless transmission facilities operated by the Project Sponsor. The goal of this effort is to foster public information as to the location of these facilities.

- 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 single 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 erection 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;

The proposed antennas would be located in six church steeple openings located at the north, south, and west elevations at approximate maximum heights of 52 feet and 59.25 feet respectively. Existing screens covering the steeple openings would be removed and replaced with radio frequency-transparent screens that would replicate the existing screens. Due to the screening of the antennas and the internal location of the equipment cabinets, the proposed WTS facility would not be visible when viewed from adjacent rights-of-way and points further away so as to avoid intrusion into public vistas and insure harmony with neighborhood character. The project will not affect the existing landscaping.

- 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.

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

HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

OBJECTIVE 12 - BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

POLICY 12.2 – Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

POLICY 12.3 – Ensure new housing is sustainable supported by the City's public infrastructure systems.

The project will improve AT&T Mobility coverage in residential, commercial and recreational areas along primary transportation routes in San Francisco.

URBAN DESIGN

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 are proposed to be installed in an existing church steeple and the equipment cabinets would be located in an internal room. Existing screens covering the steeple openings would be removed and replaced with radio frequency-transparent screens that would replicate the existing screens. Due to the screening of the antennas and the internal location of the equipment cabinets, the proposed WTS facilities would not be visible when viewed from adjacent rights-of-way and points further away so as to avoid intrusion into public vistas and insure harmony with neighborhood character

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:

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

Policy 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 1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The site is an integral part of a new wireless communications network that will enhance the City's diverse economic base.

OBJECTIVE 4:

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 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 will ensure that residents and visitors have adequate public service in the form of AT&T Mobility mobile telecommunications.

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.

Policy 1:

Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

Policy 2:

Develop and maintain viable, up-to-date in-house emergency operations plans, with necessary equipment, for operational capability of all emergency service agencies and departments.

Policy 3:

Maintain and expand agreements for emergency assistance from other jurisdictions to ensure adequate aid in time of need.

Policy 4:

Establish and maintain an adequate Emergency Operations Center.

Policy 5:

Maintain and expand the city's fire prevention and fire-fighting capability.

Policy 6:

Establish a system of emergency access routes for both emergency operations and evacuation.

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.

17. **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.

No neighborhood-serving retail use would be displaced and the wireless communications network will enhance personal communication services.

- 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.

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

The project would have no adverse impact 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 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.

Pursuant to Preservation Bulletin No. 16, the subject building is considered a potential historic resource as the building is outside any City-adopted survey areas and is greater than 45 years in age. By locating all portions of the WTS facility in the interior of the church steeple and the inside of the building, the project would not significantly alter any character-defining features of the potential historic resource as the proposed WTS facility would not be visible from nearby public places and rights-of-way. The existing screens that would be removed and replaced with radio frequency-transparent screens would be replaced with exact replications of the existing screens.

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

The Project will have no adverse impact on parks or open space, or their access to sunlight or vistas.

18. 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.
19. The Commission hereby finds that approval of the Determination of Compliance 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 209.6(b) and 303 to install up to six panel antennas and associated equipment cabinets at the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 1 (Preferred Location - Public Structure Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the RH-3 Zoning District and a 40-X Height and Bulk District and subject to the conditions of approval attached hereto as Exhibit A.

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. 18448. 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.

I hereby certify that the foregoing Motion was adopted by the Planning Commission on September 22, 2011.

Linda Avery
Commission Secretary

AYES: Olague, Miguel, Antonini, Borden, Fong, Sugaya

NAYS:

ABSENT: Moore

ADOPTED: September 22, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 209.6(b) and 303 to install a wireless telecommunications service facility consisting of up to six panel antennas with related equipment, a Location Preference 1 (Preferred Location – Public Structure Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of AT&T's wireless telecommunications network within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

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 22, 2011 under Motion No.18448.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18448 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 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. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
 - i. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

For information about compliance, contact the Case Planner, Planning Department at 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 antennae and equipment that has been out of service or otherwise abandoned for a continuous period of six months.
For information about compliance, contact Code Enforcement, Planning Department at 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.

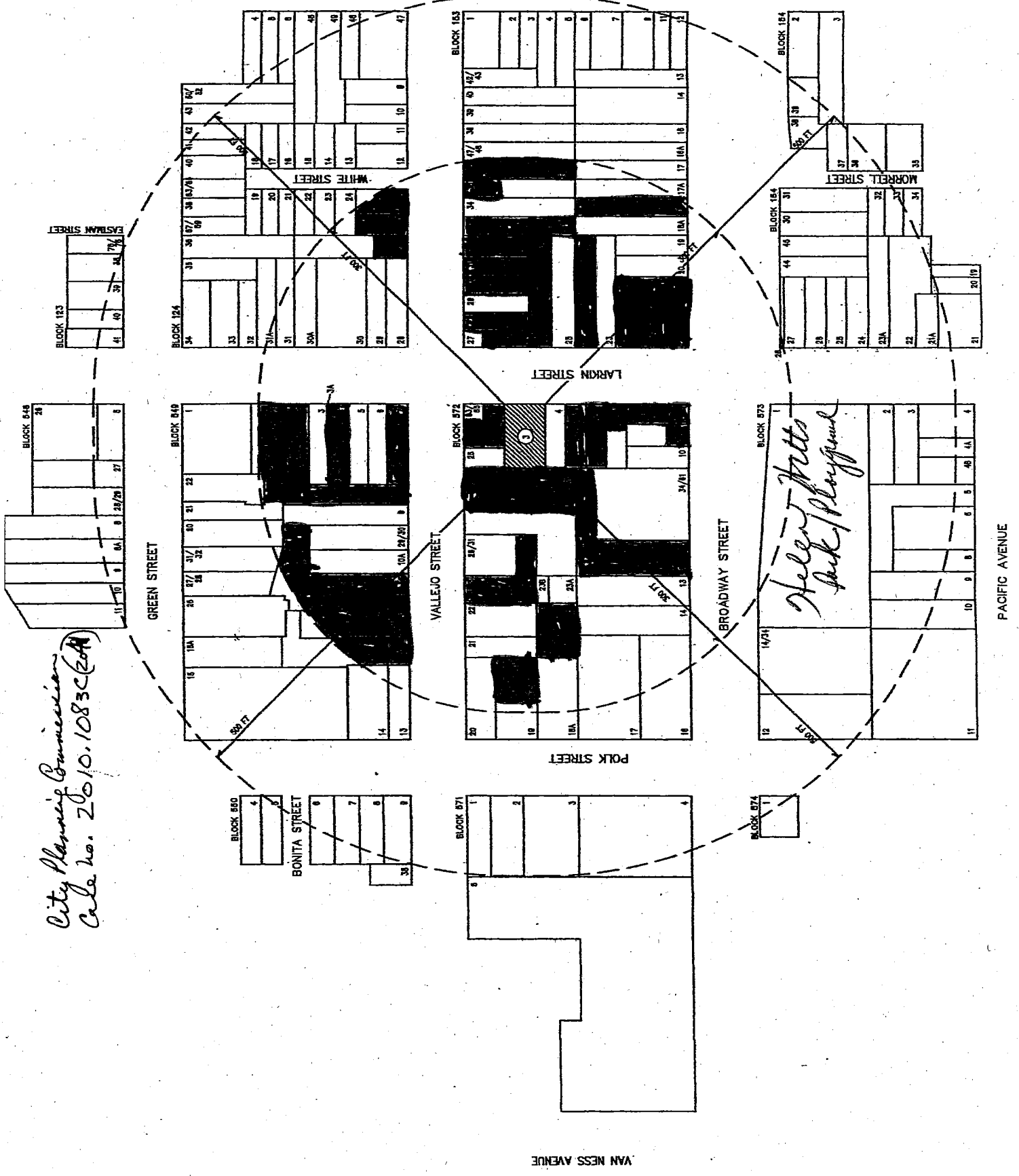
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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>

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City Planning Commission
Case no. 2010.1083C(2A)



VAN NESS AVENUE

City Planning Commission
 Case No. 2010.10830 (2041)

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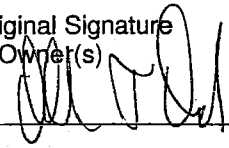
If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	<u>Printed Name</u> of Owner(s)	Original Signature of Owner(s)
1.	<u>1354 Valley St</u>	<u>0124 025</u>	<u>X James P Tom</u>	<u>X James P Tom</u>
2.	<u>1348 - 1354 Valley St</u>			
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City Planning Commission
Case No. 2010-1083C (2041)

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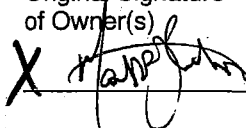
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	Street Address, property owned	Assessor's Block & Lot	<u>Printed Name of Owner(s)</u>	Original Signature of Owner(s)
1.	<u>1360 Vallejo St</u>	<u>0124 026</u>	<u>X Donald T. David</u>	<u>X </u>
2.	<u>1356-1360 Vallejo St</u>			
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City Planning Commission
Case No. 2010.1083C (2041)

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	Street Address, property owned	Assessor's Block & Lot	<u>Printed Name of Owner(s)</u>	Original Signature of Owner(s)
1.	<u>1362 Vallejo St # A</u>	<u>0124 053</u>	<u>*Mark Strahs</u>	<u>X </u>
2.	_____	_____	_____	_____
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City Planning Commission
Case No. 2010.1083C (2041)

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>1390 Broadway</u> <u>2. Apt # 1-72 Broadway</u>	<u>0153 021</u>	<u>X Betty Yuen</u>	<u>X Betty Yuen</u>
3. _____	_____	_____	_____
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City Planning Commission
Case No. 2010.1083C (2041)

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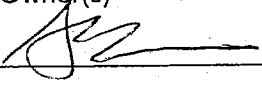
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	2008, 2010 Larkin St	0153 022A	X DOROTHY WONG	X [Signature]
2.	2010 LARKIN	0153 022A	LUM-WONG	X [Signature]
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City Planning Commission
Case No. 2010.1083C (2041)

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2028, 2028A, B, 2030</u>	<u>0153 024</u>	<u>X Stefanie Lim</u> <u>(Trustee)</u>	<u>X </u>
2. <u>Larkin # SF 94109</u>			<u>X</u>
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2030 Larkin St</u>	<u>0153 024</u>	<u>X MELOROSE LIM</u>	<u>X Melorose Lim</u>
2. <u>2028, 2028A & B Larkin</u>			
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2040 Larkin St</u>	<u>0153 026</u>	<u>x Sandra L. Sustow</u>	<u>x Sandra L. Sustow</u>
2. <u>2040-2044 Larkin St</u>	_____	_____	_____
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>1397-1399 Vallejo St.</u>	<u>0153, 027</u>	<u>Nancy J. Young</u>	<u>Nancy J. Young</u>
2. <u>2048 Larkin St.</u>	<u>0153, 027</u>	<u>Nancy J. Young</u>	<u>Nancy J. Young</u>
3. _____	_____	<u>Cora J. Young</u>	<u>Cora J. Young</u>
4. _____	_____	<u>Cora J. Young</u>	<u>Cora J. Young</u>
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City Planning Commission
 Case No. 2010.1083C(2041)

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>1393 Vallejo St</u>	<u>0153 028</u>	<u>X ANTHONY MELCHIN X</u>	<u>[Signature]</u>
2. <u>1395 Vallejo St</u>	<u>0153-028</u>	<u>X JEANNIE MELCHIN X</u>	<u>[Signature]</u>
3. <u>1398 Vallejo St</u>	<u>0153-028</u>		
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1. <u>1379 Valleys St</u>	<u>0153 030</u>	<u>X Tim Yu</u>	<u>X [Signature]</u>
2. <u>1379 Valleys #1-5</u>			<u>X [Signature]</u>
3. <u>1373 Valleys St</u>	<u>0153 031</u>	<u>X Tim Yu</u>	<u>X [Signature]</u>
4. <u>1373-1375, 1375A Valleys</u>			<u>X</u>
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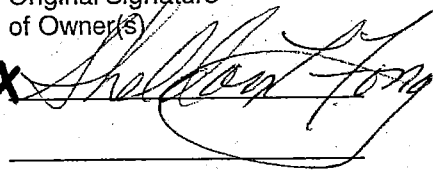
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>1367-1371 Valley St</u>	<u>0153 032</u>	<u>X GEORGE W W</u>	<u>X [Signature]</u>
2. <u>1367-1371 Valley</u>	<u>0153 032</u>	<u>[Signature]</u>	<u>X [Signature]</u>
3. <u>1367-1371 Valley</u>	<u>0153 032</u>	<u>HELEN LILL</u>	
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1. <u>1347 Vallejo St</u>	<u>0153 036</u>	<u>SHELDON T. FONG</u>	
2. <u>1347-1349, 1349A Vallejo St</u>			
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>2006 Larkin #1,2,3</u>	<u>0153 044</u>	<u>X HOLM LEE</u>	<u>X Holm Lee</u>
2.	<u>2006 Larkin #2</u>	<u>0153 045</u>	<u>X</u>	<u>X</u>
3.	<u>2006 Larkin #3</u>	<u>0153 046</u>		
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2145 Lorain St</u>	<u>0549 001A</u>	<u>X Albert Massucco X</u>	<u>A Massucco</u>
2. <u>Apt #1-#2 2145 Lorain St</u>			
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City Planning Commission
 Case No. 2010.1083C (2041)

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2133 Larkin #</u>	<u>0549 002</u>	<u>X COLIN WILSON X</u>	<u>Colin Wilson</u>
2. <u>2133, 2133A, 2135, 2135A</u>	<u>0549 002</u>	<u>MERCEDES WILSON</u>	<u>Mercedes Wilson</u>
3. <u>2137, 2137A Larkin #</u>			
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City Planning Commission
Case No. 2010.1083C(204)

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>2125 Larkin St</u>	<u>0549 004</u>	<u>X Shiu Ying Che Fung</u> <u>John Fung</u>	<u>X Shiu Ying Che Fung</u>
2.	<u>2123 - 2125 Larkin</u>	_____	_____	<u>X</u> <u>see attached sign.</u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	<u>1350 Broadway St.</u>	<u>0153-018</u>	<u>X Pia Hinckle</u>	<u>X [Signature]</u>
6.	<u>1356 Broadway St.</u>	<u>0153-018</u>	<u>Chris Michel</u>	<u>X [Signature]</u>
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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22.	_____	_____	_____	_____

City Planning Commission
Case No. 2010.1083 C (204)

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	2125 Larkin St	0549 004	X Shiu Ying Che Fung	X [Signature]
2.	2123-2125 Larkin	0549 004	X John Fung	X [Signature] 10/13/11
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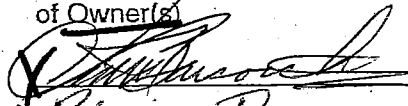
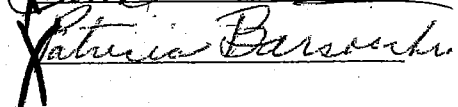
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>1400-1410 Valley St</u>	<u>0549 007</u>	<u>X Maria G. Vella</u>	<u>X Maria Vella</u>
2.	_____	_____	_____	_____
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City Planning Commission
 Case No. 2010.1083C (2041)

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	1424, 1426 Vallejo	0549 008	WINCE BARSOCCHINI	
2.	Vallejo St	0549 008	PATRICIA BARSOCCHINI	
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City Planning Commission
 Case No. 2010.1083C (2041)

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	1456 Vallejo St #101-208	0549 023	X ANTONIO CASTELLUCCI	X Antonio Castellucci
2.	1456 Vallejo St #101-208	0549 023	RITA CASTELLUCCI	X Rita Castellucci
3.	1462 Vallejo St #201-404	0549 024	X ANTONIO CASTELLUCCI	X Antonio Castellucci
4.	1462 Vallejo St #201-404	0549 024	RITA CASTELLUCCI	X Rita Castellucci
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City Planning Commission
Case No. 2010.1083C (2041)

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 1450 Valley St	0549 026	X JAMES M. CHIAO	X James M Chiao
2. Apt #101-402 Valley			
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City Planning Commission
Case No. 2010.1083C (2041)

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2055 Larkin</u>	<u>0572 002</u>	<input checked="" type="checkbox"/> <u>Mai Jean Lee Survivors Trust</u>	<input checked="" type="checkbox"/> <u>Mai Jean Lee</u>
2. <u>2055-2059, 2055B Larkin</u>	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
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City Planning Commission
Case No. 2010.1083c (2041)

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	2031 Larkin St	0572 005	Shannon Lapp	X [Signature]
2.	2033 Larkin St.	0572 005	John Larkin	X [Signature]
3.	"	0572 005	Jeanette L. Ramsey	[Signature]
4.	2035 Larkin St.	✓		
5.	"			
6.	1341 VALLEJO ST	0153 048	DAVID BEAL	[Signature]
7.	1335 Vallejo St	0153 038	Joseph Mzh	[Signature]
8.	1339 VALLEJO ST	0153 047	TANIA SODERMAN	[Signature]
9.	1363 VALLEJO	0153 033	DANIEL KENT	[Signature]
10.	1365 Vallejo	0153 033	Mark Nicco	[Signature]
11.	1329 Vallejo	0153 039	Michael Reed	[Signature]
12.	2152 Larkin	0124 033	Brad Hummel	[Signature]
13.	1355 VALLEJO ST	0153 035	WELLINGTON WONG	[Signature]
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City Planning Commission
Case No. 2010-1083c (2041)

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>2031 Larkin St</u>	<u>0572 005</u>	_____	X
2.	<u>2033 Larkin St.</u>	_____	_____	X
3.	<u>"</u>	_____	_____	_____
4.	<u>2035 Larkin St.</u>	<u>0572 005</u>	<u>WILLIAM A LAMKIN</u>	<u>William A Lamkin</u>
5.	<u>"</u>	<u>0572 005</u>	<u>MICHAEL K ACKRELL</u>	<u>Michael K Ackrell</u>
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
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City Planning Commission
Case No. 2010.1083C (2041)

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2029 Larkin St</u>	<u>0572 006</u>	<u>X GEORGE LEE</u>	<u>[Signature]</u>
2. <u>2029 ✓ ✓</u>	<u>0572 006</u>	<u>FRANKLIN LEE</u>	<u>X [Signature]</u>
3. <u>2025 ✓ ✓</u>	<u>0572 006</u>	<u>Lily LEE</u>	<u>X [Signature]</u>
4. <u>2025-2029 Larkin</u>			
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City Planning Commission
 Case No. 2010.1083C (2041)

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2019 Larkin St</u>	<u>0572 007</u>	<u>X GENEE KWONG X</u>	<u>[Signature]</u>
2. <u>2019-2023 Larkin</u>	<u>0572 007</u>	<u>ANNA K. KWONG</u>	<u>Anna K. Wong</u>
3. _____	_____	_____	_____
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City Planning Commission
 Case No. 2010.1083C (2041)

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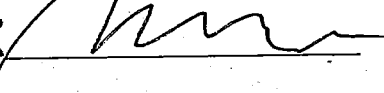
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>1400, 1402, 1404</u> }	<u>0572 008</u>	<u>X CLARENCE WIN</u>	<u>X [Signature]</u>
2. <u>Broadway St</u> }			
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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City Planning Commission
Case No. 2010.1083C (2041)

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 1410 Broadway apt #1-#7 Monday	0572 009 ✓	HELEN Y. H. HUI	
2. _____	_____	_____	_____
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City Planning Commission
 Case No. 2010.1083C(2041)

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	1450 Broadway #3	0572 012	X Dixie Mahy	X Dixie Mahy
2.	1450 Broadway #3	0572 012	Stan Mahy	Stan Mahy
3.	Apt #1-#8 1450 Broadway	0572 012		
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City Planning Commission
 Case No. 2010.1083C (2041)

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of <u>Owner(s)</u>	Original Signature of <u>Owner(s)</u>
1.	1475 Vallejo St	0572 018	Y Donna Kilian	Y Donna Kilian
2.	1475 Vallejo St #1	0572 021	X	X
3.	✓	0572 022	X	X
4.	✓	0572 023A	X	X
5.	✓	0572 023B	Y	X
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City Planning Commission
Case No. 2010.1083C (2041)

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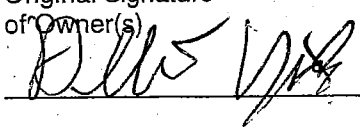
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>2150 Polk St</u>	<u>0572 019</u>	<u>X DOROTHY DURNERY X</u>	<u>Dorothy Durney</u>
2.	<u>2162 Polk St</u>	<u>0572 019</u>	<u>X</u>	<u>X</u>
3.	_____	_____	_____	_____
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5.	_____	_____	_____	_____
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City Planning Commission
 Case No. 2010.1083C (2041)

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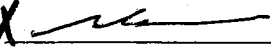
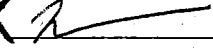
If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	1453 Valley St	0512 023	ALBERT YICK	
2.	1453-1459A Valley St			
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City Planning Commission
 Case No. 2010.1083C (2041)

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 1445 Vallejo St	0572 026	X Gregory R. Wilson	X 
2. 1445 Vallejo St.	0572-026	X Linda S. Patten	X 
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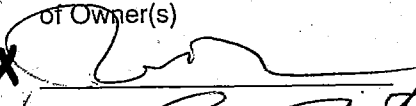
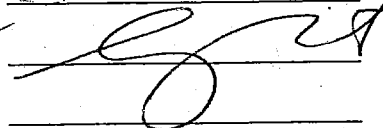
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>2063 Larkin St</u>	<u>0572 084</u>	<u>Jason Rickard</u> <u>x Nicole Burnato</u>	<u>[Signature]</u>
2.	<u>2063 Larkin</u>	<u>0512-084</u>	<u>✓</u>	<u>[Signature]</u>
3.	_____	_____	_____	_____
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22.	_____	_____	_____	_____

City Planning Commission
 Case No. 2010.1083C (2041)

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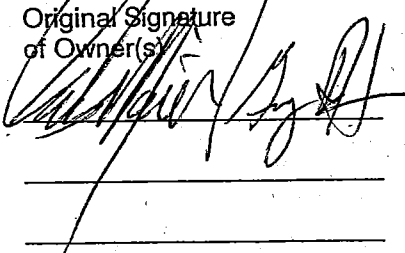
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	2065 Larkin St	0572 085	Russ Massmann	
2.	2065 Larkin	0572-085	Aylene Lambert	
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City Planning Commission
Case No. 2010.1083C (2041)

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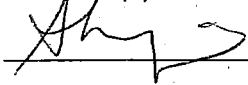
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>1940 Broadway #107</u>	<u>0572/040</u>	<u>Carlos Muratty / Gregory Hearn</u>	
2.	_____	_____	_____	_____
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21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

City Planning Commission
Case No. 2010.1083C (2041)

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>1440 Broadway #202</u>	<u>0572 042</u>	<u>Ality Karanpis</u>	
2.	_____	_____	_____	_____
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City Planning Commission
 Case No. 2010.10830 (2011)

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.

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>1440 Broadway #405</u>	<u>0512 059</u>	<u>madeleine G. LAWTON Limited Partnership</u>	<u>Diana Jewell Miller General Partner</u>
2. _____	_____	_____	_____
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City Planning Commission
Case No. 2010.1083c (204)

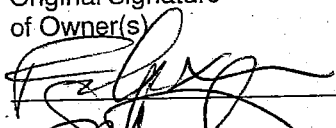
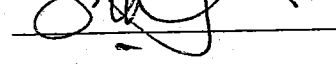
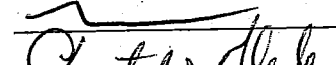
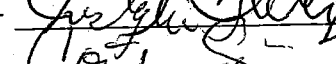
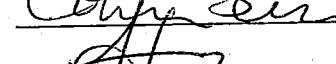


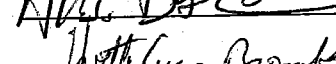
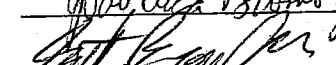
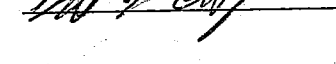
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	1425 Vallejo St #107	0572 068	Richard E Forney X Linda Forney	X Richard E. Forney
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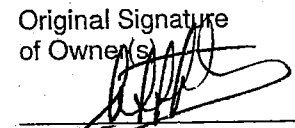
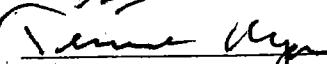
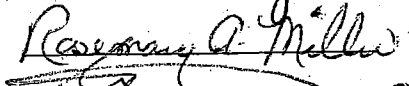

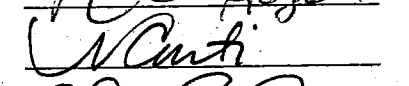
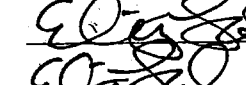
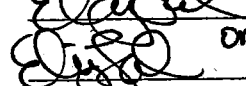

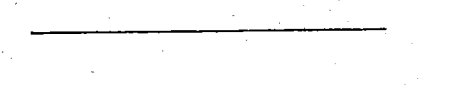
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	1425 Vallejo St #202	0572-070	Felix Litman	
2.	1425 Vallejo St #202	0572-070	Sunok Son	
3.	1425 Vallejo St #105	0572-066	THOMAS CHINN	
4.	1425 Vallejo St #105	0572-066	CHRISTOPHER HERBERG	
5.	1425 VALLEJO ST #104	0572-065	CORINNA SENOUR	
6.	1425 VALLEJO ST #203	0572-071	JUAN HIGUEROS	
7.	1425 VALLEJO ST #203	0572-071	Hilary DeLorenzo	
8.	1425 Vallejo St #106	0572-067	Allison BARNEY	
9.	1425 Vallejo St #303	0572-078	Yvette Coca Bronberger	
10.	1425 Vallejo St #303	0572-078	Seth Bronberger	
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City Planning Commission
Case No. 2010.1083C (2041)

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>1425 VALLEJO #103</u>	<u>0572-064</u>	<u>MARTA S. SOLOTAR</u> <u>TRUSTEE RYDAR TRUST</u>	
2. <u>1425 VALLEJO #103</u>	<u>0572-064</u>	<u>TERRENCE RYAN</u> <u>TRUSTEE RYDAR TRUST</u>	
3. <u>1425 VALLEJO #207</u>	<u>0572-075</u>	<u>ROSEMARY A. MILLER</u>	
4. <u>1425 VALLEJO #305</u>	<u>0572-080</u>	<u>WAZL DIAB</u>	
5. <u>1425 Vallejo #304</u>	<u>0572-079</u>	<u>Rose C. Heisel</u>	
6. <u>1425 Vallejo #307</u>	<u>0572-082</u>	<u>NICOLE M. CONTI</u>	
7. <u>1425 Vallejo #205</u>	<u>0572-073</u>	<u>Elizabeth Lalanne</u>	
8. <u>1425 Vallejo #205</u>	<u>0572-073</u>	<u>Diana C. Dohrmann</u>	 on behalf of
9. <u>1425 Vallejo #205</u>	<u>0572-073</u>	<u>Alison Dohrmann Revell</u>	 of
10. _____	_____	_____	_____
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SAN FRANCISCO
PLANNING
DEPARTMENT

APPLICATION PACKET FOR Board of Supervisors Appeal Fee Waiver

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
84103-8425

T: 415.558.8378
F: 415.558.8409

Planning Department, Section 350 and 352(n) of the San Francisco Planning Code establish criteria and make determinations regarding applications for the authorization of a Board of Supervisors Appeal Fee Waiver. The first page consists of instructions which should be read carefully before the application packet is completed.

Planning Department steps are available to be viewed in the preparation of an application, call 415.558.8378 for more information.

WHAT IS AN APPLICATION FOR A BOARD OF SUPERVISORS APPEAL FEE WAIVER?

Section 350 of the San Francisco Planning Code establishes an exemption from paying the full fees when the Requestor's income is not enough to pay for the fee without affecting their abilities to pay for the necessities of life, provided that the person seeking the exemption demonstrates to the Planning Director or his/her designee that they are substantially affected by the proposed project.

Section 352(n) of the San Francisco Planning Code establishes a waiver from the Board of Supervisor Appeal fees if the appeal is filed by a neighborhood organization that has been in existence for 24 months prior to the filing date of the request, is on the Planning Department's neighborhood organization notification list and can demonstrate to the Planning Director or his/her designee that the organization is substantially affected by the proposed project.

WHEN IS AN APPLICATION FOR A BOARD OF SUPERVISORS APPEAL FEE WAIVER APPROPRIATE?

An Application to Request a Board of Supervisors Appeal Fee Waiver is appropriate when the Board of Supervisors appeal fee affects the requestor's ability to pay for the necessities of life, in the case of an individual, or when a neighborhood organization in existence 24 months prior to the filing date of the request and on the Planning Department's notification list can demonstrate that the organization is substantially affected by the proposed project.

HOW DOES THE PROCESS WORK?

An individual seeking an exemption should not file this application, but must contact Ms. Yvonne Ko at the San Francisco Planning Department at (415) 558-6386.

A neighborhood organization seeking a Board of Supervisors Appeal Fee Waiver must complete the attached application, along with necessary supporting materials, and submit it to the Planning Information Center (PIC) at 1660 Mission Street.

WHO MAY APPLY FOR A BOARD OF SUPERVISORS APPEAL FEE WAIVER?

Any individual or neighborhood group who will file for a Board of Supervisors Appeal and who believes that they qualify for a waiver of the fee may file this application. An individual seeking an exemption should not file this application, but must contact Ms. Yvonne Ko at the San Francisco Planning Department at (415) 558-6386.

Russian Hill Community Association

1134 Green St. San Francisco, CA 94109 415-776-2014 rhcasf.com

Monday, October 24, 2011
Ms. Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place
San Francisco, CA

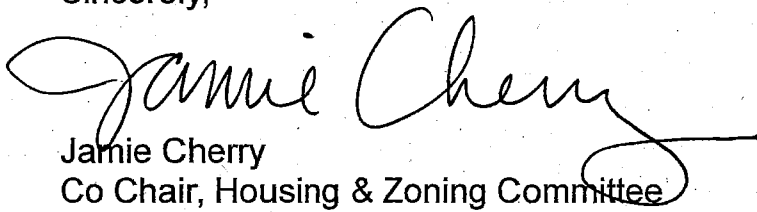
Re: Case No. 2010.1083C -

Appeal of Conditional Use for AT&T Wireless System at 2041 Larkin

Dear Ms. Calvillo:

Laura Albert, co-chair of the 2041 Larkin Cell Tower Project Team,
is authorized to file this appeal on behalf of the Russian Hill Community
Association.

Sincerely,



Jamie Cherry
Co Chair, Housing & Zoning Committee
Russian Hill Community Association
jcherry@rhcasf.com
(415) 346-5524

APPLICATION FOR Board of Supervisors Appeal Fee Waiver

1. Applicant and Project Information

APPLICANT NAME: <i>Laura Albert</i>		
APPLICANT ADDRESS: <i>2057 Larkin St. San Francisco, CA 94109</i>		TELEPHONE: <i>(415) 775-2572</i>
		EMAIL: <i>40.laura@gmail.com</i>
NEIGHBORHOOD ORGANIZATION NAME: <i>Russian Hill Community Association</i>		
NEIGHBORHOOD ORGANIZATION ADDRESS: <i>1134 Green St. San Francisco, CA 94109</i>		TELEPHONE: <i>(415) 776-2014</i>
		EMAIL: <i>kcourtney@rhcast.com</i>
PROJECT ADDRESS: <i>2041 Larkin St.</i>		
PLANNING CASE NO.: <i>2010.1083C</i>	BUILDING PERMIT APPLICATION NO.: <i>N/A</i>	DATE OF DECISION (IF ANY): <i>9/22/11</i>

2. Required Criteria for Granting Waiver

(All must be satisfied; please attach supporting materials)

- The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.
- The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.
- The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.
- The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Submission Checklist:

- APPELLANT AUTHORIZATION
- CURRENT ORGANIZATION REGISTRATION
- MINIMUM ORGANIZATION AGE
- PROJECT IMPACT ON ORGANIZATION

- WAIVER APPROVED WAIVER DENIED



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

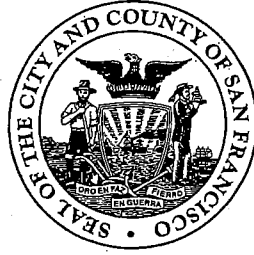
TEL: 415.558.6378
FAX: 415.558.6409
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1650 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: 415.558.6377

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

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. 544-5227

November 1, 2011

Laura Albert, Co-Chair
2041 Larkin Cell Tower Project Team
2057 Larkin Street
San Francisco, CA 94109

**File No. 111183, Planning Case No. 2010.1083C
2041 Larkin Street Conditional Use Appeal**

Dear Ms. Albert:

This is in reference to the appeal you submitted from the decision of the Planning Commission by Motion No. 18448, on property located at:

2041 Larkin Street, Assessor's Block No. 0572, Lot No. 003.

The Director of Public Works has informed the Board of Supervisors in a letter dated October 31, 2011, (copy attached), that the signatures represented with your appeal of October 24, 2011, 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.

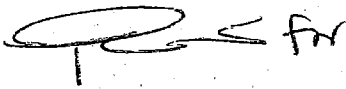
A hearing date has been scheduled on **Tuesday, November 22, 2011, at 4:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, Legislative Chamber, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Please provide 18 copies to the Clerk's Office by:

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

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

Sincerely,



Angela Calvillo
Clerk of the Board

c:

Mohammed Nuru, Interim Director of Public Works
Jerry Sanguinetti, Manager, Department of Public Works-Bureau of Street Use and Mapping
Fuad Sweiss, City Engineer, Department of Public Works
Scott Sanchez, Zoning Administrator, Planning Department
AnMarie Rodgers, Planning Department
Tina Tam, Planning Department
Nannie Turrell, Planning Department
Aaron Hollister, Planning Department
Linda Avery, Planning Department
Cheryl Adams, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Marlena Byrne, Deputy City Attorney
Property Owner, The Church for the Fellowship of All Peoples, 2041 Larkin Street, San Francisco, CA 94109, Attn: Shashi Dalal
Applicant, AT&T Mobility, 430 Bush Street, 5th Floor, San Francisco, CA 94108
Project Contact, Amy Million, KDI, 855 Folsom Street, Suite 106, San Francisco, CA 94107



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2011 OCT 31 PM 1:31

BY

RBC

Department of Public Works
Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

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

October 31, 2011

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

RE: 2041 Larkin St.
Lot 003 of Assessor's Block 0572
Appealing Planning Commissions Approval of
Conditional Use Application No. 2010.1083C

Dear Ms. Calvillo:

This letter is in response to your October 25, 2011 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 31.68% 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. Javier Rivera of my staff at 554-5864.

Sincerely

Bruce R. Storrs
City & County Surveyor

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. 544-5227

October 25, 2011

Mohammed Nuru
Interim Director of Public Works
City Hall, Room 348
San Francisco, CA 94102

Planning Case No. 2010.1083C
2041 Larkin Street Conditional Use Appeal

Dear Interim Director Nuru:

The Office of the Clerk of the Board is in receipt of an appeal filed by Laura Albert, on behalf of the Russian Hill Community Association on October 24, 2011, from the decision of the Planning Commission by its Motion No. 18448 dated September 22, 2011, relating to the approval, subject to certain conditions, of a Conditional Use Authorization (Case No. 2010.1083C), under Planning Code Section 209.6(b) to install a wireless telecommunications facility consisting of up to six panel antennas and related equipment in an existing church as part of AT&T's wireless telecommunications network within the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District, on property located at:

2041 Larkin Street, Assessor's Block No. 0572, Lot No. 003.

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., October 31, 2011, 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 22, 2011, at 4:00 p.m.

Sincerely,

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

Angela Calvillo
Clerk of the Board

c:

Jerry Sanguinetti, Manager, Department of Public Works-Bureau of Street Use and Mapping, w/copy of appeal
Fuad Sweiss, City Engineer, Department of Public Works, w/copy of appeal
Scott Sanchez, Zoning Administrator, Planning Department, w/copy of appeal
AnMarie Rodgers, Planning Department, w/copy of appeal
Tina Tam, Planning Department, w/copy of appeal
Nannie Turrell, Planning Department, w/copy of appeal
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Linda Avery, Planning Department, w/copy of appeal
Cheryl Adams, Deputy City Attorney, w/copy of appeal
Kate Stacy, Deputy City Attorney, w/copy of appeal
Marlena Byrne, Deputy City Attorney, w/copy of appeal
Appellant, Laura Albert, 2057 Larkin Street, San Francisco, CA 94109
Property Owner, The Church for the Fellowship of All Peoples, 2041 Larkin Street, San Francisco, CA 94109, w/copy of appeal
Applicant, AT&T Mobility, 430 Bush Street, 5th Floor, San Francisco, CA 94108, w/copy of appeal
Project Contact, Amy Million, KDI, 855 Folsom Street, Suite 106, San Francisco, CA 94107, w/copy of appeal

RECEIVED
11 OCT 25 PM 4:57
DEPT. PUBLIC WORKS
DIRECTOR'S OFFICE
RS

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 22, 2011

Time: 4:00 p.m.

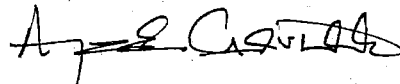
Location: Legislative Chamber, Room 250 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: File No. 111183. Hearing of persons interested in or objecting to the decision of the Planning Commission's September 22, 2011, Conditional Use Authorization identified as Planning Case No. 2010.1083C, by its Motion No. 18448, under Planning Code Section 209.6(b) to install a wireless telecommunications service facility consisting of up to six panel antennas and related equipment in an existing church as part of AT&T's wireless telecommunications network within the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District, on property located at 2041 Larkin Street, Assessor's Block No. 0572, Lot No. 003. (District 3) (Appellant: Laura Albert, on behalf of the Russian Hill Community Association)

Pursuant to Government Code Section 65009, notice is hereby given, if you challenge, in court, the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, 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 a part of the official public records 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, Room 244, City Hall, 1 Dr. Carlton B. Goodlett

Place, 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 Thursday, November 17, 2011.

A handwritten signature in black ink, appearing to read "Angela Calvillo". The signature is stylized with a large initial "A" and a long horizontal stroke.

Angela Calvillo
Clerk of the Board

DATED/POSTED/MAILED: November 10, 2011