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Executive Summary
Conditional Use Authorization
HEARING DATE: SEPTEMBER 8, 2011
CONSENT CALENDAR

Date:	September 1, 2011
Case No.:	**2010.1084C**
Project Address:	**730 Polk Street**
Current Zoning:	NC-3 (Moderate-Scale Neighborhood Commercial) District 130-E Height and Bulk District
Block/Lot:	0740/018
Project Sponsor:	Evan Shepherd Reiff 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 remove an existing microcellular AT&T Mobility wireless telecommunications service ("WTS") installation and replace it with a macro WTS facility. The macro WTS facility would consist of a maximum of nine panel antennas located on a rooftop penthouse structure along with equipment located in an internal storage room of the subject building as part of AT&T Mobility's telecommunications network. The antennas are proposed on a Location Preference 4 Site (Preferred Location – Wholly Industrial or Commercial Structure) according to the WTS Siting Guidelines.[1] Macro WTS installations such as the proposed installation require Conditional Use authorization in all Neighborhood Commercial Zoning Districts.

The proposed antennas would measure approximately 51.5 inches high by 11.9 inches wide by 7.1 inches thick. All nine antennas would be mounted at a maximum height of approximately 70.75 feet above grade on the north, east and west facades of the penthouse. A new radio frequency-friendly screen wall would be installed on the north, east and west facades of the penthouse to screen the antennas from public view. The new screen wall would be painted to match the existing penthouse.

[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 southeast corner of the intersection of Polk and Ellis Streets, Assessor's Block 0740, Lot 018. This site is within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 130-E Height and Bulk District. The project site contains a four-story commercial building, which was built in 1922 and covers the entire site. The subject building is entirely commercial and contains the offices of a non-profit organization.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Polk Street corridor, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from one to five stories in height, with some taller structures scattered throughout the area. Upper floors of buildings are generally occupied by offices or high-density residential units. Larger scale retail uses, tourist hotels, and residential uses are situated along the Van Ness Corridor to the west, while the Civic Center is located approximately two blocks south 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	August 17, 2011	August 19, 2011	22 days
Posted Notice	20 days	August 19, 2011	August 18, 2011	21 days
Mailed Notice	20 days	August 29, 2011	August 18, 2011	21 days

PUBLIC COMMENT

- The Department has received no contact from members of the public since the filing of the application.

REQUIRED COMMISSION ACTION

- Pursuant to Section 712.83 of the Planning Code, Conditional Use authorization is required to install a macro wireless telecommunications service facility in the NC-3 Use 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 4, a preferred location, according to the Wireless Telecommunications Services (WTS) 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 antennas will be minimally visible when viewed from adjacent rights-of-way and points further away so as to avoid intrusion into public vistas, avoid disruption of the architectural integrity of building and insure harmony with neighborhood character.

RECOMMENDATION:	**Approval with Conditions**

Attachments:
Block Book Map
Sanborn Map
Aerial Photographs
Photographs
Photo Simulations
Reduced Plans

- ☒ Executive Summary
- ☒ Draft Motion
- ☐ Environmental Determination
- ☒ Zoning District Map
- ☐ Height & Bulk Map
- ☒ Parcel Map
- ☒ Sanborn Map
- ☒ Aerial Photo
- ☒ Context Photos
- ☒ Site Photos

- ☒ Project sponsor submittal

Drawings: Existing Conditions

- ☒ Check for legibility

Drawings: Proposed Project

- ☒ Check for legibility

- ☒ Health Dept. review of RF levels
- ☒ RF Report
- ☒ Community Meeting Notice
- ☐ Public Correspondence

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

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