



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |
| <input type="checkbox"/> Market & Octavia Fee(s) (Sec. 326) | |

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Planning Commission Motion No. 18028

HEARING DATE: FEBRUARY 4, 2010

Date: February 4, 2010
Case No.: **2008.1332C**
Project Address: **6221 Geary Boulevard**
Zoning: NC-3 (Residential, Mixed, Moderate Density) District
40-X Height and Bulk District
Block/Lot: 1518/033
Project Sponsor: Verizon Wireless
2785 Mitchell Drive
Walnut Creek, CA 94598
Staff Contact: Jonas P. Ionin – (415) 558-6309
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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 712.83 OF THE PLANNING CODE TO ALLOW THE INSTALLATION OF UP TO NINE PANEL ANTENNAS CONCEALED IN RF TRANSPARENT MATERIAL AND ASSOCIATED EQUIPMENT CABINETS ON THE ROOF OF A FOUR-STORY WHOLLY COMMERCIAL BUILDING WITHIN AN NC-3 (NEIGHBORHOOD COMMERCIAL, MEDIUM SCALE) DISTRICT, THE GEARY BOULEVARD FAST FOOD RESTRICTED SUD, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 2, 2008, Jillian Faria, on behalf of Complete Wireless Consulting (hereinafter "Applicant"), agent for Verizon Wireless (hereinafter "Project Sponsor") made application (hereinafter "Application"), for Conditional Use Authorization on the property at **6221 Geary Boulevard, Lot 033 in Assessor's Block 1518**, (hereinafter "Project Site") to mount a total of nine (9) panel antennas and related equipment on the roof of a four-story wholly commercial building, as part of Verizon Wireless' telecommunications network in general conformity with plans dated October 13, 2009 and labeled "Exhibit B" (hereinafter "Project") within an NC-3 (Neighborhood Commercial, Medium-Scale) District, the Geary Boulevard Fast Food Restricted SUD, and a 40-X Height and Bulk District.

The San Francisco Planning Department (hereinafter "Department") determined the application to be categorically exempt from the environmental review process (CEQA) pursuant to exemption Classes 1, 3 and 11 of Title 14 of the California Administrative Code.

On February 4, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2008.1332C.

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 requested in Application No. 2008.1332C, 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 subject property is located on the south side of Geary Boulevard between 26th and 27th Avenues, Assessor's Block 1518, Lot 033. The property is within an NC-3 (Neighborhood Commercial, Medium-Scale) District, the Geary Boulevard Fast Food Restricted SUD, and a 40-X Height and Bulk District. Currently, 6221 Geary Boulevard consists of a four-story wholly commercial building, built in 1969, owned and operated by Family Services Agency, and hosts an existing wireless telecommunication facility for AT&T Mobility installed in 1992 with a building permit application.
3. **Surrounding Properties and Neighborhood.** The subject property is at the western end of the Neighborhood Commercial District (NC-3) on Geary Boulevard in the Outer Richmond. It is directly across the street from the Holy Virgin Russian Orthodox Cathedral, one block south of the Outer Clement Street NCD, two blocks east of Presidio Middle School, and three blocks east of George Washington High School. It is also located one block west of 25th Avenue, a major arterial into and out of Golden Gate Park and the Presidio.

The area is mixed. Commercial buildings without housing are typically one and two-stories, while mixed-use and/or wholly residential buildings are typically three to four-stories tall. The surrounding zoning is primarily NC-3, RM-1 and RH-2.

4. **Project Description.** The proposal is to install a Verizon Wireless macro facility with up to nine (9) panel antennas concealed within RF transparent material and their related equipment cabinets on the roof of the four-story wholly residential buildings adjacent to one another,

within an NC-3 (Neighborhood Commercial, Medium-Scale) District, the Geary Boulevard Fast Food Restricted SUD, and a 40-X Height and Bulk District.

Three of the panel antennas would be façade mounted and concealed within RF transparent material as extensions of existing vertical elements, while the remaining six antennas would be concealed within faux vents at the rear of the building and not visible from Geary Boulevard extending approximately nine feet above the roofline and set back approximately three feet from the nearest building edge.

Pursuant to the 1996 Wireless Telecommunications Services (WTS) Facilities Siting Guidelines and the 2003 Supplement to those Guidelines, the proposed installation is a Preference 4 Preferred Site, in that it is a wholly commercial building within an NC-3 zoned district.

5. **Public Comment.** The Department has not received any correspondence(s) regarding the proposed installation.
6. **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.** Planning Code Section 712.83 identifies wireless telecommunication facilities (Public Use) as conditional uses in NC-3 zoned districts.

As a Verizon Wireless macro wireless telecommunications facility, the Project must be authorized for conditional use by the Planning Commission, subject to the 1996 Wireless Telecommunications Services (WTS) Facilities Siting Guidelines and the 2002 supplement to those guidelines.

- B. **Height and Bulk.** In the 40-X Height and Bulk District, the Planning Code restricts new building heights up to 40-feet and certain exemptions to structures such as penthouses and mechanical appurtenances that may extend above that height limit by ten feet.

The existing building is approximately 48 feet in height and is a noncomplying structure, in that it exceeds the current height limit. The existing penthouse structure is approximately 59 feet in height measured from the top of the curb. The proposed installation and existing rooftop elements would be within 20 percent of the horizontal area limit for permitted exceptions.

- C. **WTS Guidelines.** In NC-3 zoned Districts the proposal is a Preference 4, Preferred Location Site.

Although there is an existing macro installation for another service provider (AT&T Mobility) it does not qualify the site as a co-location site (increasing its preference to a Preference 2), pursuant to Resolution No. 16539, the 2003 Supplement to the WTS Guidelines, as the existing site was installed prior to the 1996 WTS Guidelines adoption.

7. **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. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

Verizon Wireless coverage in this geographic area is primarily "fair," but ranges from "poor" to "good." The proposed new facility will improve Verizon's coverage to "good" according to their existing and proposed coverage maps.

The proposed project would be generally desirable and compatible with the surrounding neighborhood in that 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 mixed-use and nature of the vicinity. The approval of this authorization has been found, to enhance public safety, and insures that the placement of antennas and related equipment 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 buildings and insure harmony with neighborhood character.

- B. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

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

An evaluation of potential health effects from RF radiation, conducted by the Department of Public Health, has concluded that the proposed wireless transmission facility and cumulative effects of the existing facility are in compliance with the FCC-adopted health and safety standards.

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

No increase in traffic volume is anticipated. The facility is an unmanned operation, with a single maintenance crew visiting the site once a month.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

While some noise and dust may result from the installation of the antennas and 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 will be concealed within RF transparent material to screen them from view. Three of the panel antennas would be façade mounted and concealed within RF transparent material as extensions of existing vertical elements, while the remaining six antennas would be concealed within faux vents at the rear of the building and not visible from Geary Boulevard.

- 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.

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

HOUSING ELEMENT

HOUSING DENSITY, DENSITY, DESIGN & QUALITY OF LIFE

OBJECTIVE 11 - IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

POLICY 11.2 - Ensure housing is provided with adequate public improvements, services, and amenities.

The Project will improve Verizon Wireless coverage in a residential, commercial and recreational area 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 Project adequately "stealths" the proposed antennas from view as common rooftop elements in built environments and the related equipment cabinets are housed in the ground floor garage, not visible from the street.

COMMERCE AND INDUSTRY

GENERAL/CITYWIDE

OBJECTIVE 1 - MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

POLICY 1.1 - Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

POLICY 1.2 - Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

The Project will improve Verizon Wireless telecommunications coverage in the targeted geographic area benefiting surrounding commercial establishments without undesirable consequences. The Department of Public Health has confirmed that the proposed installation is within FCC standards.

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 Verizon Wireless mobile telecommunications.

COMMUNITY SAFETY

EMERGENCY PREPAREDNESS & RESPONSE

OBJECTIVE 3 - ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM DISASTERS THROUGH EFFECTIVE EMERGENCY RESPONSE. PROVIDE PUBLIC EDUCATION AND TRAINING ABOUT EARTHQUAKES AND OTHER NATURAL DISASTERS AND HOW INDIVIDUALS, BUSINESSES AND COMMUNITIES CAN REDUCE THE IMPACTS OF DISASTERS.

POLICY 3.1 - Promote greater public awareness of disaster risks, personal and business risk reduction, and personal and neighborhood emergency response.

Wireless telecommunications service is proven to provide critical service in the event of natural disasters or other life threatening emergency situations to residents, visitors, and emergency responders.

9. **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 retail uses exist on the property, however, numerous neighborhood-serving retail uses will be enhanced with improved Verizon Wireless coverage provided by this site.

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

The Project does not remove any existing housing. The Project's uses, size, scale, and design are consistent with the surrounding neighborhood.

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

Affordable housing is not affected by this Project.

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

Public transportation service will not be affected by this Project nor will it have any significant impact on neighboring streets or neighborhood parking.

- 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 does not propose commercial office development..

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

No landmark or historic buildings occupy the Project site.

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

There will be no significant impact on parks or open space and their access to sunlight nor there any significant impact on parks or open space vistas.

10. 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.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use**

Application No. 2008.1332C subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 18028. 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 Planning Commission ADOPTED the foregoing Motion on February 4, 2010.

Linda Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Lee, Olague, Sugaya

NAYS: None

ABSENT: Commissioners Miguel, Moore

ADOPTED: February 4, 2010

Exhibit A

Conditions of Approval

General Conditions

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 303 and 712.83 to allow Verizon Wireless to install a macro facility with up to nine (9) panel antennas concealed within RF transparent material and screened from view on the roof of a wholly commercial building, where an AT&T macro facility and related equipment already exist, within an NC-3 (Neighborhood Commercial, Medium-Scale) District, the Geary Boulevard Fast Food Restricted SUD, and a 40-X Height and Bulk District, in general conformance with plans filed with the Application dated October 13, 2009, stamped "EXHIBIT B" and modified by the following conditions, included in the docket for **Case No. 2008.1332C**, reviewed and approved by the Commission on February 4, 2010.
2. Modifications to EXHIBIT B. The installation shall include the same architectural treatment to the vertical façade elements that will not host antennas as those that will and the rear antenna radomes (faux vent stacks) shall be set back at least three feet from any edge of the subject building. Service lights may be mounted to the existing penthouse structure or to the proposed equipment cabinets themselves, but shall not be permitted on stand alone extensions.
3. Plan Drawings. 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.
4. Project Implementation Report. 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.
5. Notification prior to Project Implementation Report. 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.
6. Community Liaison. Within 10 days of the effective date of this authorization, the Project Sponsor shall appoint a community liaison officer to resolve issues of concern to neighbors and residents relating to the construction and operation of the facilities. Upon appointment, the Project Sponsor shall report in writing the name, address and telephone number of this officer to the Zoning Administrator. The Community Liaison Officer 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.
7. Installation. 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.
8. Screening.

- a) 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:
 1. Modify the placement of the facilities;
 2. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
 3. 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; or
 4. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
 - b) To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
 - c) Antennas and back-up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual impacts;
 - d) Rooftop installations shall be setback such that back-up facilities are not viewed from the street;
 - e) Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
 - f) 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.
9. Out of Service. The Project Sponsor or Property Owner shall remove antennae and equipment that has been out of service for a continuous period of six months or otherwise abandoned.
10. Periodic Safety Monitoring. 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.
11. Emissions Conditions. 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.

12. Noise and Heat. The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise 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.
13. Implementation and Monitoring Costs.
 - 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 the monitoring of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Electricity and Telecommunications, Office of the City Attorney, or any other appropriate City Department or agency pursuant to Planning Code Section 351(f)(2). 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.
14. All Conditions Basis for Revocation. The Project Sponsor or its successors shall comply fully with all conditions specified in this authorization. Failure to comply with any condition shall constitute grounds for revocation under the provisions of Planning Code sections 174, 176 and 803(d). The Zoning Administrator shall schedule a public hearing before the Planning Commission to receive testimony and other evidence to demonstrate a finding of a violation of a condition of the authorization of the use of the facility and, finding that violation, the Commission shall revoke the Conditional Use authorization. Such revocation by the Planning Commission is appealable to the Board of Supervisors.
15. 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.
16. Complaints and Proceedings. Should any party complain to the Project Sponsor about the installation or operation of the facilities, which complaints are not resolved by the Project Sponsor, the Project Sponsor (or its appointed agent) shall advise the Zoning Administrator of the complaint and the failure to satisfactorily resolve such complaint. If the Zoning

Administrator thereafter finds a violation of any provision of the City Planning Code and/or any condition of approval herein, the Zoning Administrator shall attempt to resolve such violation on an expedited basis with the Project Sponsor. If such efforts fail, the Zoning Administrator shall refer such complains to the Commission for consideration at the next regularly scheduled public meeting.

17. Severability. 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 of the remaining provisions, clauses, sentences, or sections of these conditions. It is hereby declared to be the intent of the Commission that these conditions of approval would have been adopted had such invalid sentence, clause, or section or part thereof not been included herein.
18. Transfer of Operation. 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.
19. Compatibility with City Emergency Services. The facility shall not be operated, nor 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.
20. Notice of Recordation. Prior to the issuance of any building permit for the construction of 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, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied, and record said writing if requested.
21. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Planning Code Section 176.
22. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
23. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.