



SAN FRANCISCO PLANNING DEPARTMENT

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Planning Commission Motion No. 17549

Hearing Date: February 7, 2008
Case No.: 2007.0348 C
Project Address: 631 O'FARRELL STREET
Zoning: RC-4 (Residential-Commercial Combined, High Density)
 North of Market Residential Special Use District
 80-T Height and Bulk District
Block/Lot: 0322A/001-198
Project Sponsor: Sprint-Nextel
 12657 Alcosta Blvd., Suite 300
 San Ramon, CA 94583
Staff Contact: Amnon Ben-Pazi – (415) 575-9077
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ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZING THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS FACILITY FOR SPRINT-NEXTEL ON THE PROPERTY AT 631 O'FARRELL STREET ON ASSESSOR'S BLOCK 0322A, LOTS 001 THROUGH 198, LOCATED WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, COMBINED, HIGH-DENSITY) DISTRICT AND THE NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT NO. #2 AND AN 80-T HEIGHT AND BULK DISTRICT.

PREAMBLE

- On August 17, 2007, Mr. Richard Tang, representing Sprint-Nextel (Project Sponsor), applied for a Conditional Use, Application No. 2007.0348C on the property at 631 O'Farrell Street, Lots 001 through 198 in Assessor's Block 0322A (Project Site), to legalize the installation of a wireless telecommunications facility (Project), in general conformity with plans reviewed by the Planning Commission on February 7, 2008 and labeled Exhibit B, within the RC-4 (Residential-Commercial, Combined, High-Density) District and a 80-T Height and Bulk District.
- The Project was determined by the Planning Department (Department) to be categorically exempt from the environmental review process pursuant to Title 14 of the California Administrative Code. The Planning Commission (Commission) has reviewed and concurs with said determination.

3. On February 7, 2008, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a conditional use.
4. **MOVED**, that the Commission hereby authorizes the Conditional Use Authorization requested in Application No. 2007.0348C, subject to conditions contained in Exhibit A attached hereto and incorporated by reference, 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.** The subject lot is 18,390 square feet and is located on the south side of O'Farrell Street between Hyde and Leavenworth Streets, Assessor's Block 0322A, Lots 001 through 198. It is located within the RC-4 Residential-Commercial, Combined, High-Density District and the North of Market Residential Special Use District No. 2 and an 80-T Height and Bulk District. The Project Site contains an approximately 210 foot tall mixed-use structure ("The Hamilton Building") with ground floor retail and 184 condominium units. The RC-4 District allows installation of wireless telecommunications facilities as a conditional use pursuant to Section 209.6 (b) of the Planning Code when such facility is found to be in conformity with the provisions of the General Plan and provided that operating requirements necessitate placement at this location.
3. **Surrounding Neighborhood.** The RC-4 district provides for a mixture of high-density dwellings similar to those in RM-4 Districts with supporting commercial uses. The commercial uses are those permitted in C-2 Districts, located in or below the ground story in most instances, and excluding automobile-oriented establishments. The block face and surrounding neighborhood contains a variety of structures and uses, including residential, commercial and institutional uses. The lot adjacent and east of the project site contains a 7-story apartment house with 82 dwelling units, while the lot adjacent and west contains a 7-story apartment house with 97 dwelling units.
4. **Project Description.** Sprint-Nextel currently operates a telecommunications facility at the existing approximately 210 foot high mixed-use building. The Project is to replace this existing facility, consisting of nine antennas and related equipment. Nine panel antennas, currently mounted on short poles attached to the roof of a mechanical penthouse, which were installed without benefit of a permit or a Conditional Use Authorization, would be removed and new antennas would be flush mounted to the penthouse at the south, east and west elevations. The top of each antenna would not exceed the highest point of the approximately 217-foot penthouse roof. Other than the antennas and necessary cables, mounting hardware and screening assemblage, all equipment associated with this project is currently installed on lower floors in the interior of the building and is not proposed to be moved.

5. **Public Comment.** The Department has received one phone call from a nearby resident. The person was opposed to the project based on perceived potential negative health effects of the facility. The Department is not aware of any additional opposition to the Project. The Project Sponsor held a community outreach meeting on January 10, 2008 at the Ballroom at 631 O'Farrell Street. Multilingual notices announcing the meeting were sent to all property owners and tenants within 500 feet of the Project Site. Six people attended the meeting, all in support of the project.
6. **5-year plan:** Sprint-Nextel submitted its latest 5-year plan, as required, in October 2007.
7. **Coverage Objective:** The Project Sponsor has demonstrated that the existing Sprint-Nextel mobile phone network, without the facility to be replaced by the project, does not provide adequate coverage in a 20 to 25-square-block area roughly bounded by Larkin Street on the west, Pine Street on the north, Jones Street on the east, and Golden Gate Avenue on the south. This area includes the south slope of Nob Hill and the Tenderloin. The proposed facility will improve service for Sprint-Nextel in these neighborhoods.
8. **Location Preference:** The Commission held a duly advertised public hearing on August 15, 1996 to consider adoption of guidelines for the siting of wireless telecommunications facilities in the City. The Commission, by Resolution No. 14182, adopted the proposed Wireless Telecommunications Services Facilities Siting Guidelines (Guidelines) on August 15, 1996. The Guidelines identify different types of buildings for the siting of wireless telecommunications facilities, with Location Preference 1 being the most desirable location and Location Preference 7 being the least desirable location. Under the Guidelines, the Project is a Preferred Location Site (Location Preference 5), as it is a mixed-use building within an RC-4 District.
9. **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. The Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines. Once the installation is constructed and operational, a second report documenting the actual RF emissions will be prepared and evaluated for compliance.
10. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Public facilities and Utilities.** Section 209.6(b) requires Conditional Use Authorization for a utility installation in an RC-4 District, provided that the operating requirements necessitate placement at this location.

The Project Sponsor has demonstrated that the existing Sprint-Nextel mobile phone network, without a facility at the project location, does not provide adequate coverage in a 20 to 25-square-block area roughly bounded by Larkin Street on the west, Pine Street on the north, Jones Street on the east, and Golden Gate Avenue on the south.

- B. **Height Exemptions.** Section 260(b)(2)(I) exempts towers and antennas for the transmission of radio, television, or other electronic signals from the height limits established by the Planning Code, subject to the limitations set forth in Sections 227(h) and 227(i). Under Section 227(h), a commercial wireless transmission facility is principally permitted up to a height not exceeding 25 feet above the roof of the subject building or 25 feet above the height limit of the subject property, whichever is less. Under Section 227(i), a commercial wireless transmission facility requires conditional use authorization if any portion of the facility exceeds a height of 25 feet above the roof of the subject building or 25 feet above the height limit of the subject property, whichever is less.

The height limit for the Project Site is 80 feet, while the top of the subject building is approximately 210 feet above grade. The proposed antennas would be flush mounted to the existing mechanical penthouse upon the roof and would not rise above the roof of that structure. Thus, the installation of the antennas would not involve the construction of any structural element upon the roof of the structure, or increase the overall height of the building.

11. **Conditional Use Findings:** 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 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 community.

The Project is necessary for and compatible with the neighborhood. It is increasingly common for residents and businesses to rely on mobile telephones as their sole form of telephone service, making adequate coverage necessary. The proposed facility will also enhance the ability to communicate in the event of an earthquake or other natural disaster when traditional landline telephones may be rendered inoperable. The Project has been designed to be visually unobtrusive and compatible with existing development in the neighborhood.

- B. 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;

The height and bulk of the existing building will remain the same. The project has been designed so as not to alter the appearance or character of the subject building or vicinity.

- 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;

The Project will not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. Scheduled maintenance visits by technicians will occur only as needed, as the facility would be an unoccupied passive site. Off-street parking and loading are not required.

- 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 construction phase of the project; once the facility is built, impacts with regards to the above will be insignificant.

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

The proposed facility has been designed to minimize its visual impact. The tops of the antennas will not rise higher than the roof of the existing rooftop mechanical penthouse. The antennas would be flush mounted to the penthouse and screened. Thus, the project would have no significant visual impact from the surrounding public right of ways.

- C. That such use or feature as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

- 12. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

The Project will improve mobile phone service for Sprint-Nextel customers who live or work in the area.

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM DISASTERS THROUGH EFFECTIVE EMERGENCY RESPONSE. PROVIDE PUBLIC EDUCATION 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.

In the event that traditional land line telephones are rendered inoperable during a natural disaster, a call from a mobile telephone for emergency assistance can mean the difference between life and death. The Project will enhance the existing Sprint-Nextel mobile phone network, on which many residents and visitors rely.

RESIDENCE ELEMENT

Objectives and Policies

OBJECTIVE 12:

PROVIDE A QUALITY LIVING ENVIRONMENT.

Policy 1:

Assure housing is provided with adequate public improvements, services and amenities.

With recent advances in technology, many residents have abandoned traditional landline telephones in favor of wireless telecommunications options. The Project will improve service for those residents who rely solely on their mobile phones.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

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

Policy 14:

Remove and obscure distracting and cluttering elements.

The proposed facility has been designed to minimize its visual impact. The panel antennas would be attached to the existing rooftop mechanical penthouse with the tops of the antennas not exceeding the roof of the penthouse. The antennas will be screened and set back from street frontages.

13. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project will not displace any neighborhood-serving retail uses. It will strengthen the overall business environment of the neighborhood by improving service for businesses and consumers who use the Sprint-Nextel mobile phone network.

- 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 will not affect existing housing or neighborhood character. The visual impact of the proposed facility is designed to be minimal.

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

The Project will not have any impacts on the City's supply of affordable housing.

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

The Project will not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. Scheduled maintenance visits by technicians will occur only once a month.

- 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.

There is no commercial office development associated with the Project. No industrial or service sector uses will be displaced.

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

The Project will contribute to the City's preparedness against injury and loss of life in the event of an earthquake or other natural disaster by enhancing communications options.

- G. That landmarks and historic buildings be preserved.

The existing building, originally named the Hamilton Hotel Apartments, was built in 1930 in the Art Deco style. It is eligible for individual listing on the National Register and is a contributor to the National Register-eligible San Francisco Hotel and Apartment District. The project includes the addition of nine antennas at the roof of the building, screened and set back from the building's facade. Since the façade of the building will not be altered, the Project will not have an adverse impact on the historic fabric of the building.

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

The Project will not impact any parks or open spaces or their access to sunlight, since it does not increase the height or bulk of the existing building.

14. 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.
15. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

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. 2007.0348C** 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. 17549. 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 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 7, 2008.

Linda Avery
Commission Secretary

AYES: Alexander, Antonini Sue Lee, William Lee, Moore, Sugaya

NAYS: Olague

ABSENT: None

ADOPTED: February 7, 2008

Exhibit A
Conditions of Approval

1. This authorization is granted to construct a wireless telecommunications facility as part of the mobile phone network operated by Sprint-Nextel on the property at 631 O'Farrell Street, Assessor's Block 0322A, lots 001 through 198, in general conformity with the plans identified as EXHIBIT B, and reviewed by the Commission on February 7, 2008.
2. The authorization granted herein shall be valid for a period of three years (36) months from the date of the adoption of Motion No 17549 and shall become null and void after that time if the building, health, and other required permits have not been obtained.
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 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.
 - e. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 3 and 10.
 - f. 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 antennae 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 Project Sponsor 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:
 - (1) Antennas and backup equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual impacts;

- (2) Rooftop installations shall be setback such that backup facilities are not viewed from the street;
 - (3) Antennas attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
 - (4) Although co-location of various companies' facilities may be desirable, a maximum number of antennas and backup facilities on the Project Site shall be established, on a case-by-case basis, such that "antenna farms" or similar visual intrusions for the site and area are not created.
9. Removal upon abandonment. The Project Sponsor or property owner shall remove any antennas or 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 RF/ EMF 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 wireless telecommunications facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Ordinance. The wireless telecommunications facility, including power source and any heating/cooling facility, shall not be operated so as to cause the generation of heat that adversely affects any building occupants.
13. Implementation and Monitoring Costs.
- a. The Project Sponsor, on an equitable basis with other wireless telecommunications providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of wireless telecommunications facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.
 - b. 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.

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 Project Sponsor to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.

15. 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 complaints to the Commission for consideration at the next regularly scheduled public meeting.
16. 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.
17. Transfer of Operation. Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific wireless telecommunications 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.
18. 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.

19. Maintenance Vehicles. The property owner shall make available any parking required for maintenance vehicles servicing the cellular facility approved herein. Vehicles required on site for the service or maintenance of the facility shall not be parked in a way so as to block ingress/egress for any nearby property, or in any handicapped or otherwise prohibited space.
20. Notice of Recordation. The Project Sponsor shall assure the execution and recordation of the specified conditions as a Notice of Special Restrictions at the City and County of San Francisco's Office of the Recorder.