



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

June 24, 2010

Joyce Chu
MODUS Consulting, LLC
833 Market Street, Suite 805
San Francisco CA 94103

RE: 3555 Cesar Chavez
Block: 6575 Lot: 001
Case No: 96.633C/Motion 14278

Dear Ms. Chu:

This letter is in regard to the Planning Commission's decision regarding Case No. 96.633C, Motion 14278, permitting Sprint Spectrum to locate up to nine WTS antennas and associated equipment at the address referenced above. Your request is to verify that a building permit application may be submitted more than 13 years after the original project authorization on January 9, 1997 to complete the project. This parcel is located in an RH-2 (Residential, House, Two-Family) District with a 40-X height and bulk limitation.

Motion 14278 approved up to nine wireless telecommunications antennas and related equipment for Sprint Spectrum on the buildings of St. Luke's Hospital. Your letter has indicated that fewer than nine antennas were actually constructed on the subject property and that the WTS facility currently consists of six antennas.

On March 1, 2010, the Planning Department issued an updated memorandum regarding modifications to existing WTS sites, which indicates that a conditional use could be required when additional antennas are proposed for existing sites. As the original project was reviewed by the Planning Commission through Conditional Use authorization in 1997, I believe it is appropriate for the Planning Commission to review current Section 303 criteria, RF, coverage and design information that relate to the proposed antennas. In keeping with the Department's goal of ensuring adequate notice, I believe that a public notice consistent with current standards should be conducted. Therefore, it is my determination that a new Conditional Use authorization is required for antennas proposed, that the Planning Commission should review updated project information and design related to additional antennas at the subject property, and that adequate public notice should be conducted.

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

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If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

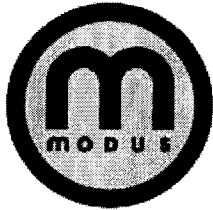
Sincerely,



Scott Sanchez
Acting Zoning Administrator

cc: Erika S. Jackson, Planner

ESJ: G:\DOCUMENTS\Projects\Letters of Determination\Cesar Chavez 3555\3555 Cesar Chavez WTS.doc



SE Julian
ID# 8810
\$549.50

LJ

09 February 2010

City of San Francisco, Planning Department
Lawrence Badiner, Zoning Administrator
1650 Mission St, Suite 400
San Francisco, CA 94103-2479

Re: Request for a Letter of Determination to Use Existing Entitlements of a Previously Approved Conditional Use Permit.

6575/001

Dear Mr. Badiner,

On behalf of Sprint USA, we respectfully request your consideration for a Letter of Determination with regard to **3555 Cesar Chavez (St. Luke's Hospital), Sprint Site # FS04XC013-A.**

In **January 1997**, a Conditional Use Permit, **Case No. 96.633C, Motion No. 14278**, for a Wireless Telecomm Facility was granted **9** antennas and an associated equipment platform, as shown on the attached plans.

At this time, the Wireless Facility consists of 6 antennas, and 3 equipment racks on the designated equipment platform, leaving room for 3 additional antennas to be installed to utilize all 9 antenna entitlements.

It will be proposed that **3 panel antennas** be installed on the existing mounting structures, and that an equipment cabinet also be installed on the existing Sprint-Nextel roof platform. This proposal has the effect of compliance with the existing Use Permit, per Case No. 96.633C, Motion No. 14278, which was approved in January 1997.

After your review, please advise as to the applicability for the existing UP to allow for completion of this proposed installation, within the parameter of the referenced permit.

We understand that if granted, a Building Permit must be obtained. We look forward to your determination.

All the Best,

Joyce Chu
Land Use Planner

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FEB 2 2010

CITY OF SAN FRANCISCO
PLANNING DEPARTMENT