



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

January 7, 2009

Paul B. Albritton,
Mackenzie & Albritton LLP
423 Washington Street, Sixth Floor
San Francisco CA 94111

**RE: 45 West Portal Avenue, Verizon Wireless Accessory Use Determination
Block: 2979A Lot: 026**

Dear Mr. Albritton,

This determination is in response to your request for a certain wireless telecommunication facility's qualification as accessory uses under the Planning Code.

After reviewing previous determinations, the Planning Code (Sections 204 and 703.2(b)(1)(C) for Accessory Uses, General and Accessory Uses in Neighborhood Commercial Districts, respectively) and the information submitted with your letter, I have determined that the proposed antenna installations would fall within the scope of accessory uses as authorized in previous letters of determinations for other wireless service providers.

This authorization shall be limited to the following:

1. A Verizon Wireless facility located at 45 West Portal Avenue in San Francisco;
2. The installation of up to three (3) panel antennas, with overall dimensions of no more than 24 inches high, 17 inches wide and 5 inches deep (mounted on the roof within one 20 inch diameter false vent and one 30 inch square false chimney, limited to extend up to five and one-half (5.5') feet above the existing roof-line and set back at least five and one-half (5.5') feet from the any edge of the building), these maximum dimensions are to be reduced whenever possible;
3. The installation of two Modular Cellular Cabinets with exterior dimensions of up to 3' x 3.5' x 7', one power supply cabinet with exterior dimensions of up to 2' x 3' x 7', one battery cabinet with exterior dimensions of up to 2.5' x 3' x 7' and one telecommunications interconnect cabinet with exterior dimensions of 1' x 2' x 4.8' all located within an existing structure or ground mounted and screened from view;
4. Individual emission calculations for each site shall be provided to the Department of Public Health for their review;

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5. The installation shall be painted to match the color of the existing building, concealed, screened and/or otherwise designed to blend with existing architectural features, limiting them from public view; and
6. Any proposed installation must comply with the design review of the Planning Department.
7. This determination letter shall be subject to neighborhood notification.

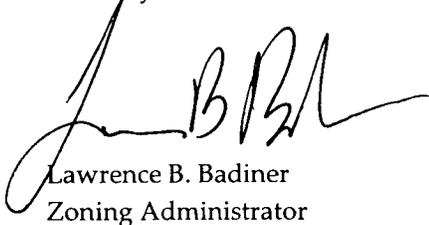
In order to facilitate the review of these "microcell" antennas by the Planning Department and other City agencies, each application shall be accompanied by the Wireless Telecommunications Services (W.T.S.) Facilities Siting Guidelines Application Checklist for Accessory Use Applications.

If for any reason the Zoning Administrator finds that this determination is no longer applicable or an individual site merits review and authorization from the Planning Commission, the Zoning Administrator may initiate the conditional use application process.

Questions concerning this letter of determination should be directed to **Jonas P. Ionin** at (415) 558-6309, or e-mail at jonas.ionin@sfgov.org.

If anyone believes 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,



Lawrence B. Badiner
Zoning Administrator

cc: Jonas P. Ionin, Planner

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