



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: MARCH 24<sup>TH</sup>, 2011

*Date:* March 17, 2011  
*Case No.:* **2010.0492C**  
*Project Address:* **650 5<sup>th</sup> Street**  
*Current Zoning:* SSO (Service/Secondary Office) District  
65-X Height and Bulk District  
*Block/Lot:* 3785/002  
*Project Sponsor:* Allie Weaver for T Mobile  
833 Market Street, Ste 805  
San Francisco, CA 94103  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
diego.sanchez@sfgov.org  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is to install eight panel antennas and associated equipment cabinets as part of the wireless transmission network operated by T Mobile on a Location Preference 4 (Preferred Location – Industrial or Commercial Structure) site according to the Wireless Telecommunications Services (WTS) Siting Guidelines. The eight panel antennas will be located at two locations on the roof. One group of two antennas will be located on an equipment penthouse at the rear of the building. The second group of six antennas will be located on another equipment penthouse at the northwest corner of the building. The antennas will be mounted at heights of approximately 71 feet. The antennas measure 55.9 inches high, 3.15 inches deep and 13.3 inches wide.

### SITE DESCRIPTION AND PRESENT USE

The proposed site, 650 5<sup>th</sup> Street, is a five story office building covering the entire lot. The lot is at the southeast corner of 5<sup>th</sup> and Bluxome Streets within the South of Market neighborhood. There is no off-street parking provided at the site and the Bluxome Street frontage provides a loading dock at the west end of the lot for the office and commercial tenants of the building.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located toward at the southern end of the South of Market neighborhood, adjacent to the Mission Bay area, which is located to the south. The subject site is zoned Service/Secondary Office which is a zoning district designed to accommodate small-scale light industrial, home and business services, arts activities, small scale, professional office space and large floor plate “back office” space for sales and clerical work forces. The uses surrounding the subject property include single and multi-storied light industrial / warehouse uses, multifamily buildings, an athletic club and office / professional

service uses. Properties in the vicinity are zoned SLI (Service Light Industrial), MB-O (Mission Bay Office District) MB-RA (Mission Bay - Redevelopment Area) and P (Public Use District), in addition to the SSO (Service/Secondary Office) District.

## ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The categorical exemption and all pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, San Francisco.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 4, 2011	March 4, 2011	20 days
Posted Notice	20 days	March 4, 2011	March 4, 2011	20 days
Mailed Notice	20 days	March 4, 2011	March 4, 2011	20 days

## PUBLIC COMMENT

As of March 16, 2011, the Department has received 1 letter requesting further information about the project.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 818.73 and 303 to allow the installation of wireless facilities.

## BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- 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.
- The project will improve coverage for an area where there is currently poor cell phone coverage.

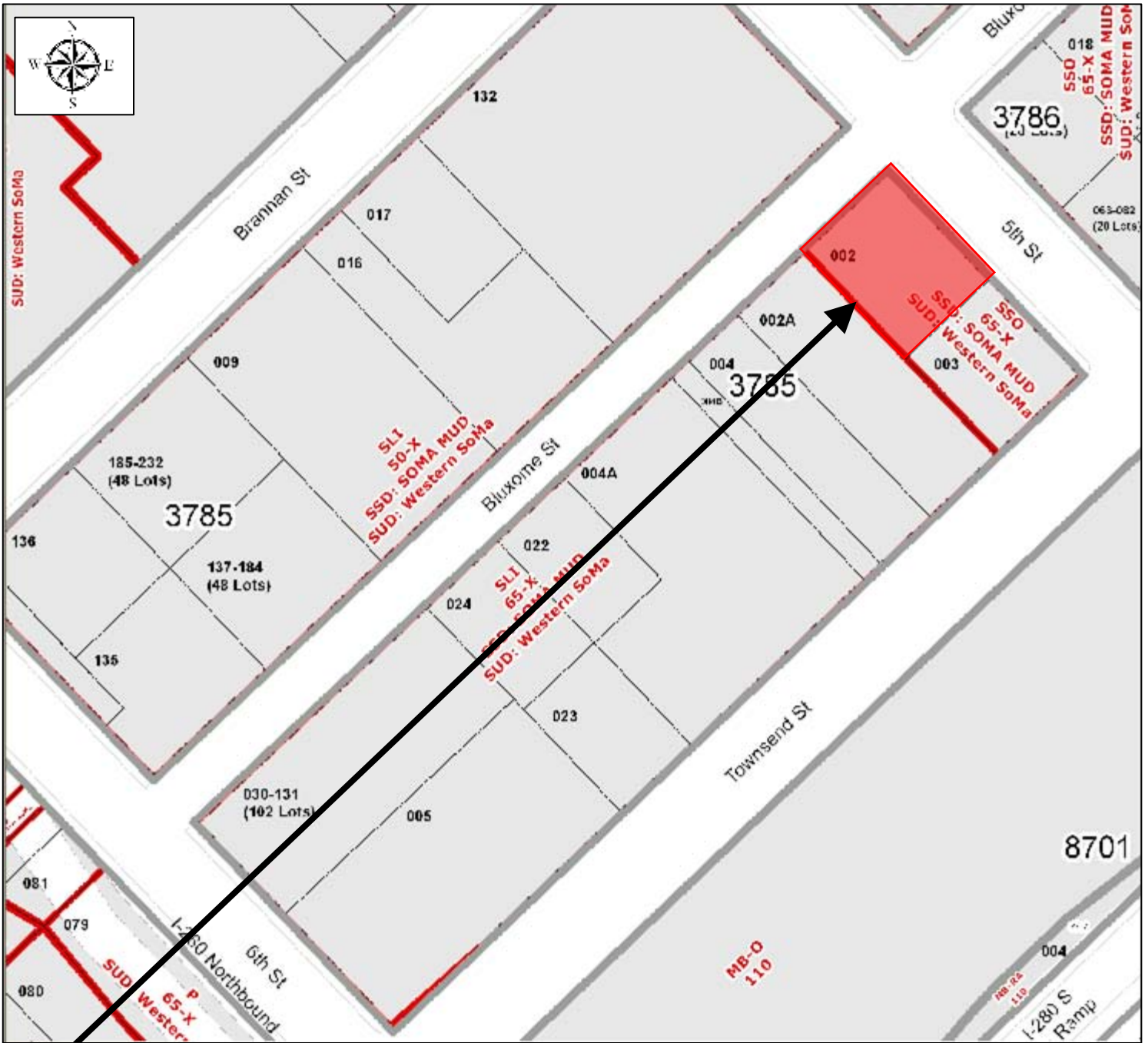
<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Proposed Project</u>                             |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Parcel Map          | <input checked="" type="checkbox"/> Photo Simulations         |
| <input checked="" type="checkbox"/> Sanborn Map         | <input checked="" type="checkbox"/> Coverage Maps             |
| <input checked="" type="checkbox"/> Aerial Photo        | <input checked="" type="checkbox"/> RF Report                 |
| <input checked="" type="checkbox"/> Context Photos      | <input checked="" type="checkbox"/> DPH Approval              |
| <input checked="" type="checkbox"/> Site Photos         |   |

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

DRS G:\DOCUMENTS\Conditional Use\650 5th Street\Commission Packet\650 5th Street Executive Summary.doc

# Parcel Map

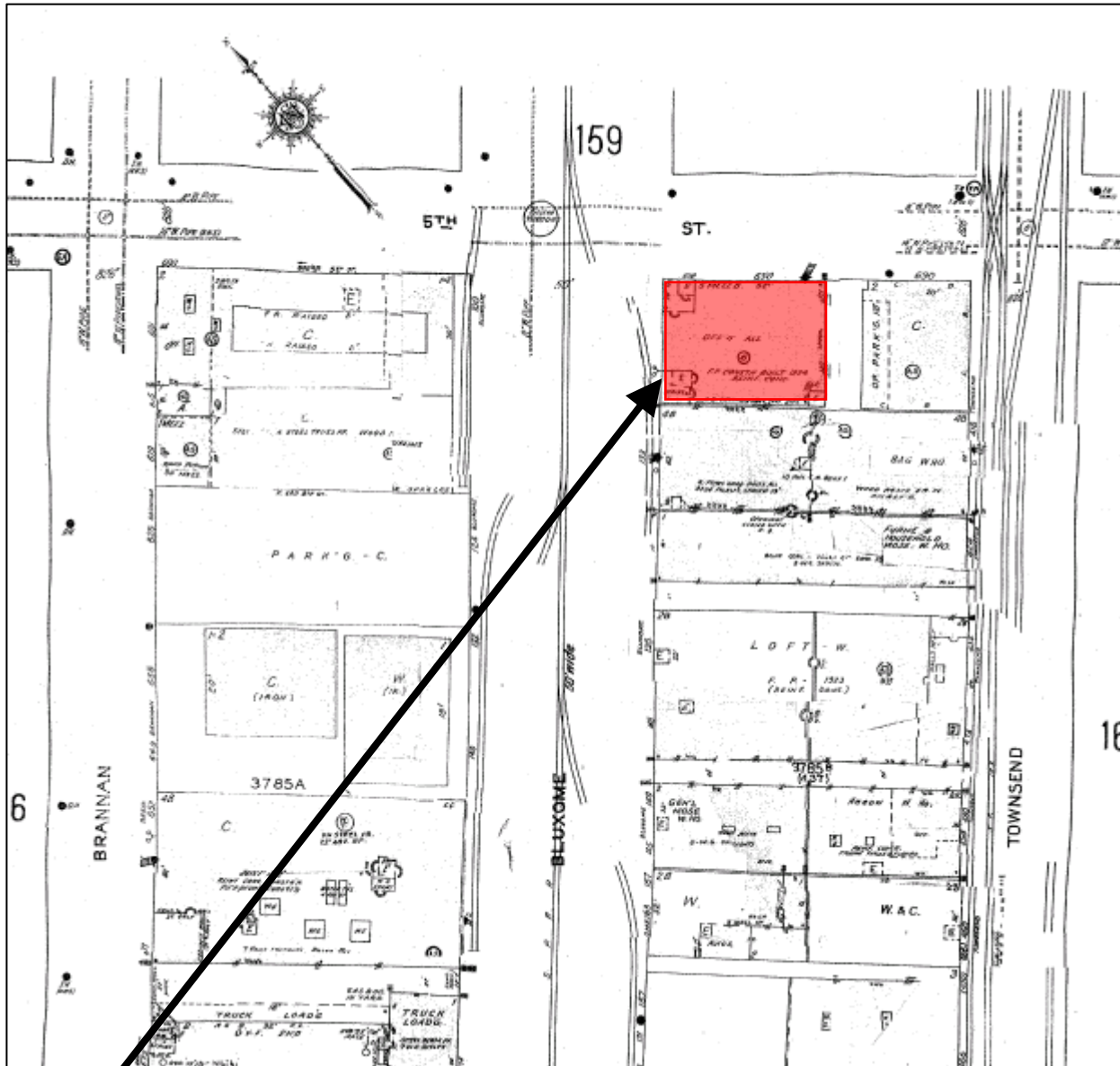


**SUBJECT PROPERTY**



Conditional Use authorization  
Case Number 2010.0492C  
Wireless Transmission Facility: T Mobile  
650 5<sup>th</sup> Street

# Sanborn Map\*



**SUBJECT PROPERTY**

*\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Conditional Use authorization  
Case Number 2010.0492C  
Wireless Transmission Facility: T Mobile  
650 5<sup>th</sup> Street

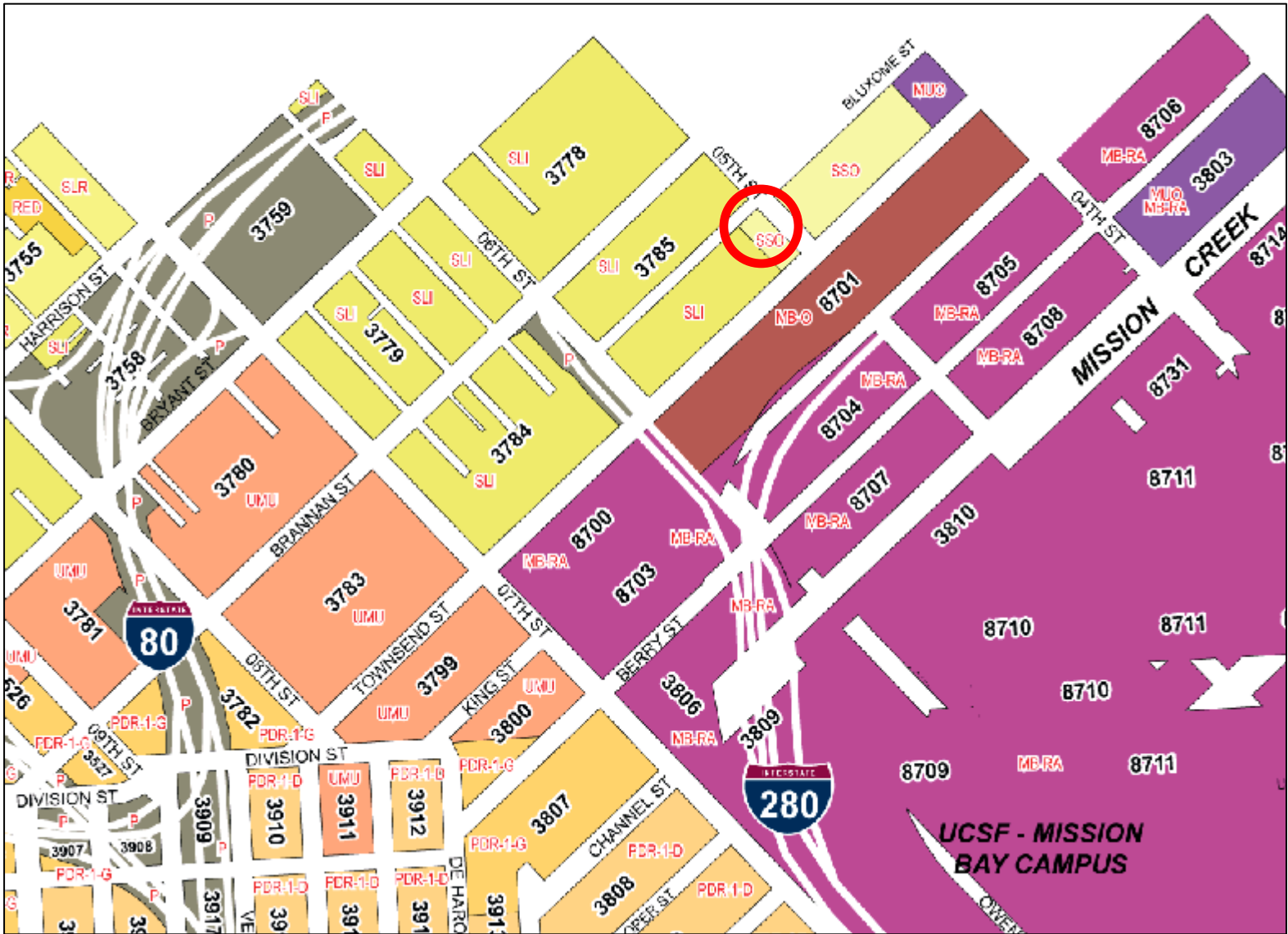
# Aerial Photo



SUBJECT PROPERTY



# Zoning Map



Conditional Use authorization  
Case Number 2010.0492C  
Wireless Transmission Facility: T Mobile  
650 5<sup>th</sup> Street

# Site Photo



Conditional Use authorization  
Case Number 2010.0492C  
Wireless Transmission Facility: T Mobile  
650 5<sup>th</sup> Street



Existing



Proposed



Proposed T-Mobile  
Antennas

view from 5th Street looking northwest at site

Existing



Proposed



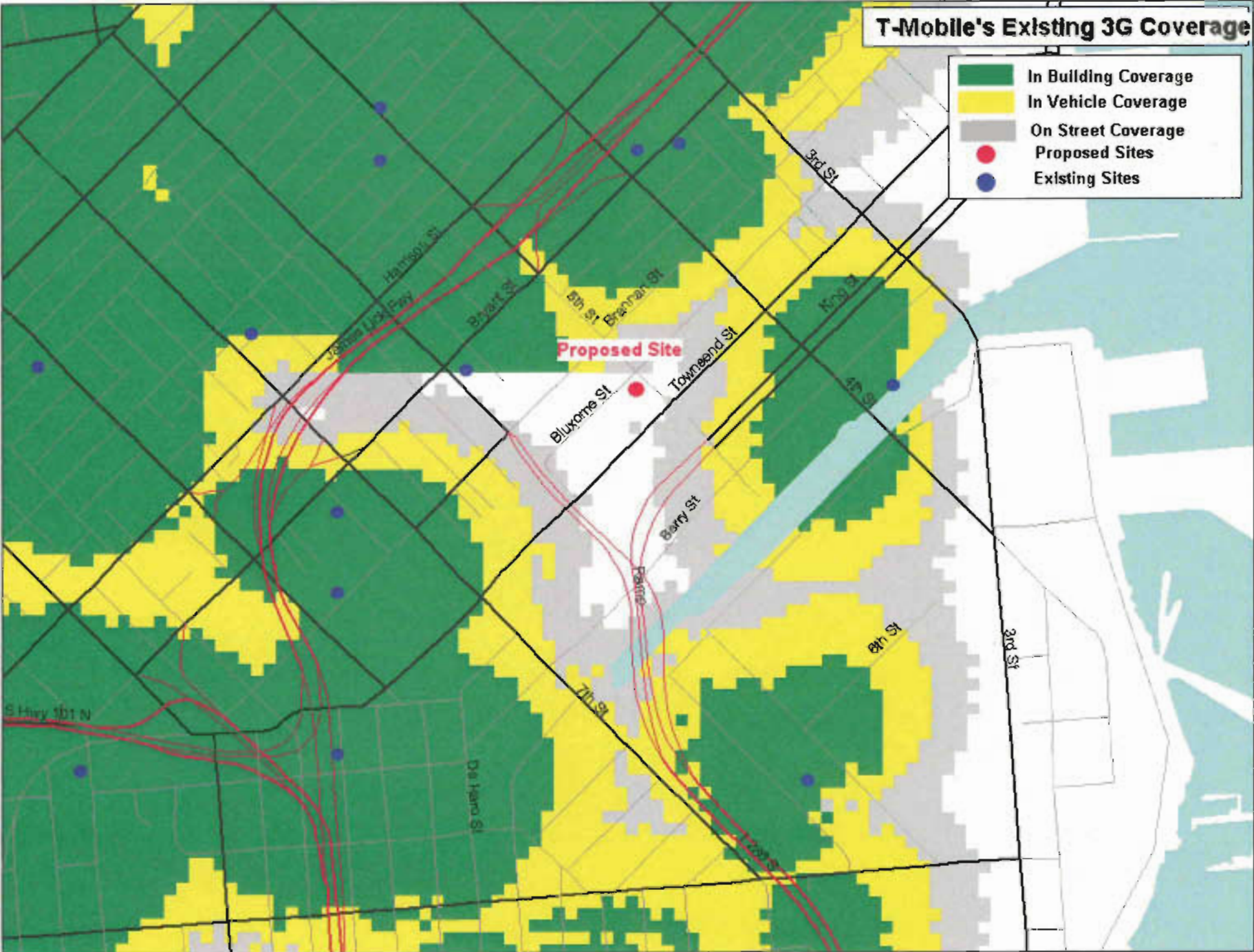
view from 5th Street looking southeast at site

AdvanceSim  
Photo Simulation Solutions  
Contact: 1-925-332-8502

T-Mobile SF43582 Amco Building  
650 5th Street, San Francisco, CA

# T-Mobile's Existing 3G Coverage

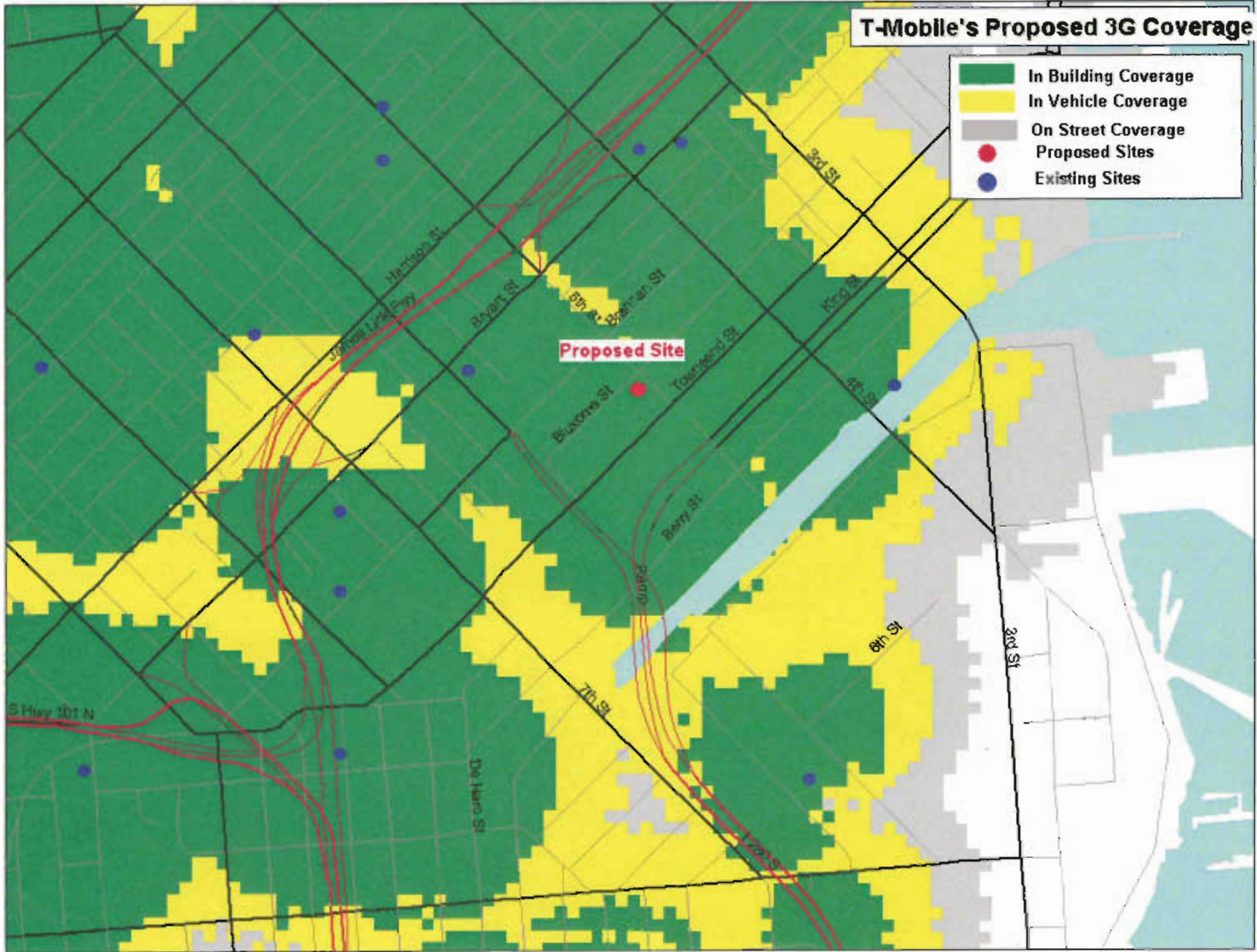
- In Building Coverage
- In Vehicle Coverage
- On Street Coverage
- Proposed Sites
- Existing Sites



# T-Mobile's Proposed 3G Coverage

- In Building Coverage
- In Vehicle Coverage
- On Street Coverage
- Proposed Sites
- Existing Sites

**Proposed Site**

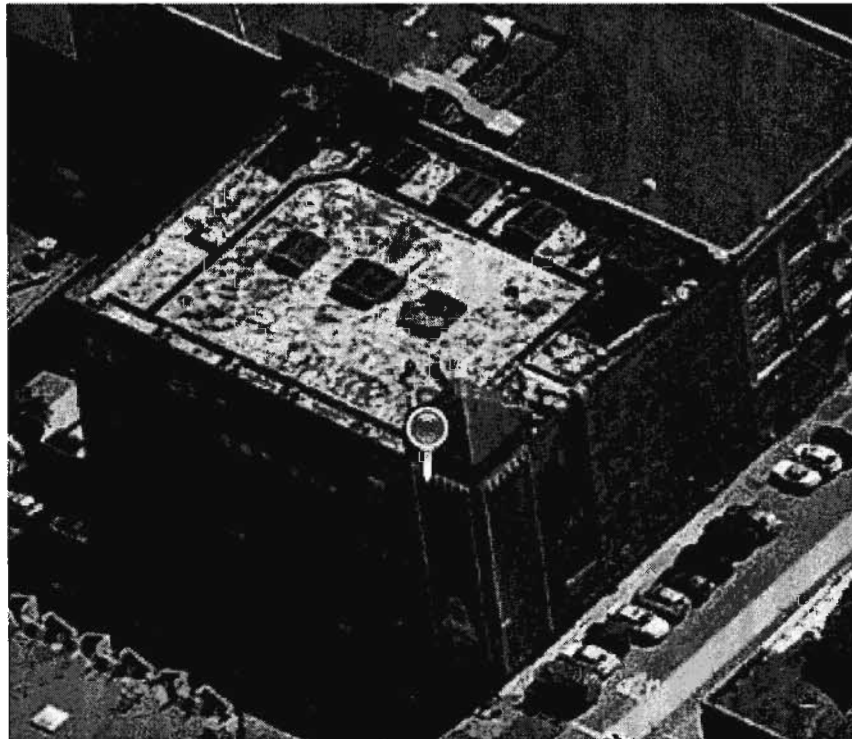


# MPE Site Compliance Report

Prepared for:  
**Sutro Consulting**  
on behalf of T-Mobile

Site Name: AMCO Building  
Site ID: SF43582  
650 5<sup>th</sup> Street  
San Francisco, CA 94107

November 8, 2010



Prepared By:  
Waterford Consultants, LLC

18331 Turnberry Drive  
Round Hill, VA 20141  
(703) 596-1022  
[www.waterfordconsultants.com](http://www.waterfordconsultants.com)

## **Must Read Information & Summary**

### **Purpose**

This report has been prepared to examine Radio Frequency (RF) safety on the roof top where T-Mobile proposes to operate a wireless facility. Other carriers / operators will be considered, if present. The procedures which need to be followed so that people may work safely on the building will be documented.

Section 1 discusses general safety and procedures for this site. Section 2 addresses the City of San Francisco Planning Department Wireless Telecommunications Services Facility Siting Guidelines Required Report Elements. Section 3 is a formal engineering certification.

### **Web sites for Additional Information**

Additional RF information is available by visiting [www.fcc.gov/oet/rfsafety](http://www.fcc.gov/oet/rfsafety). Specifically, a FAQ document is available at the FCC's web site above which is very helpful to gain overview and insight on the issue. Bulletin 56 is a more detailed discussion of RF safety and site compliance and provides a technical discussion of Bulletin 65.

OSHA has additional information available at:  
[www.osha.gov/SLTC/radiofrequencyradiation](http://www.osha.gov/SLTC/radiofrequencyradiation)

Information on the Narda RF Personal Monitors: [www.narda-sts.us](http://www.narda-sts.us)

**City of San Francisco Planning Department Wireless  
Telecommunications Services Facility Siting Guidelines  
Required Report Elements**

**The location of all existing antennas and facilities. Existing RF levels.**

There are no existing antennas or facilities at the site.

**The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas.**

No other approved but not installed antennas are known.

**The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site.**

No other WTS exist within 100 feet of the proposed site.

**Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property.**

T-Mobile proposes to mount six RFS APX16DWV panel antennas on the West equipment penthouse and two RFS APX16DWV panel antennas on the South equipment penthouse. The antennas are proposed to be mounted approximately 71 feet above ground level and 11 feet above the level of the roof. The antennas (two each) will be oriented at 80 degrees, 170 degrees, 260 degrees, and 350 degrees.

**Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application.**

The maximum power rating of the equipment to be installed is reported to be 300 Watts. The expected operating power of the equipment is reported to be 20 Watts.

**The total number of watts per installation and the total number of watts for all installations on the building (roof or side).**

The proposed installation is the only facility located at the site. The total number of watts installed is reported to be 300 watts.

**Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings.**

The antennas are proposed to be wall mounted on the sides of the West and South equipment penthouse. The antennas (two each) will be oriented at 80 degrees, 170 degrees, 260 degrees, and 350 degrees. The antennas are to be mounted 11 feet above the roof level.

**Report estimated ambient radio frequency fields for the proposed site (identify the three dimensional perimeter where the FCC standards are exceeded).**

At ground level, calculated RF fields for the proposed site are 1 mW/cm<sup>2</sup>, which is less than 1% of the General Public MPE. The three dimensional perimeter of power density equal to the FCC standard for uncontrolled exposure extends in space approximately 3' from the radiation center of the antenna, in free space.

**Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. Discuss signage for those who speak languages other than English.**

RF Notice signs should be installed at the access point to the penthouse. The signage should be placed such that the signs are readily visible from any angle of approach to the access point. The RF Warning signs should be in English, Spanish, and Chinese.

#### **Statement of Authorship.**

Mr. Richard P. Biby is a principal of Waterford Consultants, LLC which provides engineering services to clients in the Radio Communications and antenna siting industry, and that I am familiar with the Rules and Regulations and the policies of the Federal Communications Commission ("FCC") both in general and specifically as they apply to the treatment of the FCC's Rules for Radiofrequency Radiation Exposure and that I have been engaged in the analysis of Radiofrequency Radiation Exposure for more than 20 years.



## Professional Engineer's Certification

I certify that this report was prepared by me or under my direct supervision, and that I am a duly licensed Professional Engineer in the jurisdiction shown with my signature.

I am retained by Waterford Consultants, LLC which provides engineering services to clients in the Radio Communications and antenna siting industry, and that I am familiar with the Rules and Regulations and the policies of the Federal Communications Commission ("FCC") both in general and specifically as they apply to the treatment of the FCC's Rules for Radiofrequency Radiation Exposure and that I have been engaged in the analysis of Radiofrequency Radiation Exposure for more than 20 years.

I have examined the technical information supplied by the T-Mobile's representative regarding to the subject site. This report specifically addresses Non-Ionizing Radiation to humans, and is intended to be used to demonstrate compliance.

The subject site will include cellular like network infrastructure, which may operate a number of frequency bands, and with antennas and power levels indicated in the attachments.

That consideration of possible exposure of humans to radiofrequency radiation must utilize the rules and computational standards set by the FCC, the Federal Agency having jurisdiction over communications facilities. The FCC has published analytical techniques and guidelines: *Office of Engineering and Technology, Bulletin 65* ("OET65"), a copy of which is freely available to the public at [www.fcc.gov/oet/rfsafety](http://www.fcc.gov/oet/rfsafety), and that the analytical techniques used to produce this report follow OET65 guidelines.

The FCC rules define two tiers of permissible exposure: 1) "general population / uncontrolled environments," applies to those situations in which persons may not be aware of the presence of electromagnetic energy (the "General Population") and (2) "controlled environments", those situations in which persons are aware of their potential for exposure ("Occupational Personnel"), and have received appropriate safety training. Maximum Permissible Exposure ("MPE") is defined in OET 65 as being 100% of the applicable exposure limit.

The FCC requires licensees to assure that persons are not exposed to RF power densities in excess of their applicable MPE limits. These rules apply to both Occupational Personnel and General Population persons.

100% of the more restrictive General Population MPE equates to 20% of the less restrictive Occupation or Controlled environment MPE, and anyone may be granted safe access to those areas meeting the General Population MPE limits. For persons who have been properly trained and meet the definition of being Occupation Personnel, access to areas shown as 20% to 100% of the Occupational Personnel MPE limit of the controlled environment may be granted. Administrative controls should be put in place for any area

in excess of 100% Occupational Personnel MPE, and access may be granted only to persons properly trained and equipped with proper Personal Protective Equipment (PPE), such as a RF Personal Monitor. Administrative controls include necessary procedures, such as preventing access to an area by physically locking doors or other access mechanisms, requiring a check out procedure for personal protective equipment, access card access, log-in, presentation of appropriate RF awareness training certifications, etc.

Power density decreases significantly over a short distance from any antenna. Specifically with respect to directional antennas, the design, oriented in azimuth and elevation as documented, reasonably precludes potential for exposure with calculated significance at any location other than directly in front of the antenna.

The site management company should put in place engineering and/or administrative controls to limit access to locations so that routine occupancy by the General Population is eliminated or substantially reduced and permitting access into those locations only by Occupational Personnel authorized to be there, such as communications industry professionals, and approved contractors and vendors of the site management company.

Administrative controls incorporated into any agreement with the building owner and/or appropriate management company will assure, in the infrequent instances of maintenance access to subject areas in front of the antenna elements, which only authorized Occupational Personnel following safe work practices will be employed.

If a facility maintenance procedure requires more than incidental or temporary access to areas in excess of the General Population limit, administrative controls will include the requirement that the carrier shall be notified of the procedure with reasonable time to reach a decision, informed by any engineering assessments required by T-Mobile, regarding their choice about de-energizing their equipment during the facility maintenance procedure.

As this report has been provided in the absence of a site visit, specific recommendation(s) as to the placement of any signage is infeasible. However, signage should be placed in stages, reflecting the theoretical power density levels in each area as presented in the attached plot(s). Levels are broken into three tiers; those at or below the MPE for General Population persons (associated with a blue colored "Notice" sign), areas greater than the General Population limits, but below the 100% occupation exposure limits (associated with the yellow "Caution" sign) and areas in excess of the 100% Occupation Personnel MPE exposure limits (associated with the Orange "Warning" sign).

That at this time, no other action by the carrier is necessary at the site to demonstrate compliance.

In summary, I certify that the technical analysis techniques prescribed by the FCC Rules and Regulations, specifically 47 CFR 1.1307 and Office of Engineering and

Technology's Bulletin 65 have been adhered to, and that the information and presentation of herein to be accurate.



*Richard P. Biby*

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November 8, 2010  
Richard P. Biby  
Registered Professional Engineer  
Commonwealth of Virginia Reg. No. 026132

Richard P. Biby

Digitally signed by Richard P. Biby  
DN: cn=Richard P. Biby, o=Waterford Consultants, LLC, ou,  
email=rpb@waterfordconsultants.com, c=US  
Date: 2010.11.08 11:41:37 -0500





City and County of San Francisco  
**DEPARTMENT OF PUBLIC HEALTH**  
**ENVIRONMENTAL HEALTH SECTION**

Gavin Newsom, Mayor  
 Mitchell H. Katz, MD, Director of Health  
 Rajiv Bhatia, MD, MPH, Director of EH

**Review of Cellular Antenna Site Proposals**

**Project Sponsor :** T-Mobile **Planner:** Jonas Ionin  
**RF Engineer Consultant:** Waterford Consultants **Phone Number:** (703) 596-1022  
**Project Address/Location:** 650 05TH St  
**Site ID:** 1374 **SiteNo.:** SF43582

The following information is required to be provided before approval of this project can be made. These information requirements are established in the San Francisco Planning Department Wireless Telecommunications Services Facility Siting Guidelines dated August 1996. In order to facilitate quicker approval of this project, it is recommended that the project sponsor review this document before submitting the proposal to ensure that all requirements are included.

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)  
 Existing Antennas    No Existing Antennas: 0
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)  
 Yes     No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)  
 Yes     No
- X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)  
 Maximum Power Rating: 300 watts.
- X 6. The total number of watts per installation and the total number of watts for all installations on the building (roof or side) (WTS-FSG, Section 10.5.1).  
 Maximum Effective Radiant: 300 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200  $\mu\text{w}/\text{cm}^2$ )  
 Maximum RF Exposure: 0.001  $\text{mW}/\text{cm}^2$     Maximum RF Exposure Percent: 1
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
  - Public\_Exclusion\_Area    Public Exclusion In Feet: 3
  - Occupational\_Exclusion\_Area    Occupational Exclusion In Feet: 2

X 10. Statement on who produced this report and qualifications.

X **Approved.** Based on the information provided the following staff believes that the project proposal will comply with the current Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC standard 1986-NCRP **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

*Comments:*

There are currently no antennas operated by T-Mobile installed on the roof top of the building at 650 05TH Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. T-Mobile proposes to install 8 new antennas. The antennas will be mounted at a height of 71 feet above the ground on the West and South rooftop penthouses. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.001 mW/sq cm., which is 1 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 3 feet and does not reach any publicly accessible areas. Warnings signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 2 feet of the front of the antennas while they are in operation.

       **Not Approved**, additional information required.

       **Not Approved**, does not comply with Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC Standard

       1 Hours spent reviewing

Charges to Project Sponsor (in addition to previous charges, to be received at time of receipt by S)

Signed: \_\_\_\_\_



Dated: 12/21/2010

Patrick Fosdahl  
Environmental Health Management Section  
San Francisco Dept. of Public Health  
1390 Market St., Suite 210,  
San Francisco, CA. 94102  
(415) 252-3904



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

1650 Mission St.  
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San Francisco,  
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## Planning Commission Motion No. XXXXX

HEARING DATE: MARCH 24, 2011

*Date:* March 17, 2011  
*Case No.:* 2010.0492C  
*Project Address:* 650 5<sup>th</sup> Street  
*Current Zoning:* SSO (Service/Secondary Office) District  
 65-X Height and Bulk District  
*Block/Lot:* 3785/002  
*Project Sponsor:* Allie Weaver for T Mobile  
 833 Market Street, Ste 805  
 San Francisco, CA 94103  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
 diego.sanchez@sfgov.org

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 818.73 AND 303 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF EIGHT PANEL ANTENNAS AND ASSOCIATED EQUIPMENT ON A FIVE STORY OFFICE BUILDING AS PART OF THE T MOBILE WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE SSO (SERVICE/SECONDARY OFFICE) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On June 24, 2010, T Mobile (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 650 5<sup>th</sup> Street, Lot 002 in Assessor's Block 3785, (hereinafter "project site") to install a wireless telecommunications facility consisting of eight panel antennas on an existing five story office building as part of the T Mobile wireless telecommunications network within the SSO (Service/Secondary Office) Zoning District and a 65-X Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On March 24<sup>th</sup>, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

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 in Application No. 2010.0492C, 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 proposed site, 650 5<sup>th</sup> Street, is a five story office building covering the entire lot. The lot is at the southeast corner of 5<sup>th</sup> and Bluxome Streets within the South of Market neighborhood. There is no off-street parking provided at the site and the Bluxome Street frontage provides a loading dock at the west end of the lot for the office and commercial tenants of the building.
3. **Surrounding Properties and Neighborhood.** The Project Site is located toward at the southern end of the South of Market neighborhood, adjacent to the Mission Bay area, which is located to the south. The subject site is zoned Service/Secondary Office which is a zoning district designed to accommodate small-scale light industrial, home and business services, arts activities, small scale, professional office space and large floor plate "back office" space for sales and clerical work forces. The uses surrounding the subject property include single and multi-storied light industrial / warehouse uses, multifamily buildings, an athletic club and office / professional service uses. Properties in the vicinity are zoned SLI (Service Light Industrial), MB-O (Mission Bay Office District) MB-RA (Mission Bay - Redevelopment Area) and P (Public Use District), in addition to the SSO (Service/Secondary Office) District.
4. **Project Description.** The proposal is to install eight panel antennas and associated equipment cabinets as part of the wireless transmission network operated by T Mobile on a Location Preference 4 (Preferred Location – Industrial or Commercial Structure) site according to the Wireless Telecommunications Services (WTS) Siting Guidelines. The eight panel antennas will be located at two locations on the roof. One group of two antennas will be located on an equipment penthouse at the rear of the building. The second group of six antennas will be located on another equipment penthouse at the northwest corner of the building. The antennas will be mounted at heights of approximately 71 feet. The antennas measure 55.9 inches high, 3.15 inches deep and 13.3 inches wide.



5. **Past History and Actions.** The Planning Commission established guidelines for the installation of wireless telecommunications facilities in 1996 (“Guidelines”). These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003, requiring community outreach, notification, and detailed information about the facilities to be installed.<sup>1</sup>

Section 8.1 of the Guidelines outlines Location Preferences for wireless facilities. There are five primary areas where the installation of wireless facilities should be located:

1. Publicly-used Structures: such facilities as fire stations, utility structures, community facilities, and other public structures;
2. Co-Location Site: encourages installation of facilities on buildings that already have wireless installations;
3. Industrial or Commercial Structures: buildings such as warehouses, factories, garages, service stations;
4. Industrial or Commercial Structures: buildings such as supermarkets, retail stores, banks; and
5. Mixed Use Buildings in High Density Districts: buildings such as housing above commercial or other non-residential space.

Before the Planning Commission can review an application to install a wireless facility, the project sponsor must submit a five-year facilities plan, which must be updated biannually, an emissions report and approval by the Department of Public Health, Section 106 Declaration of Intent, a submittal checklist and details about the facilities to be installed.

Under Section 704(B)(iv) of the 1996 Federal Telecommunications Act, local jurisdictions cannot deny wireless facilities based on Radio Frequency (RF) radiation emissions so long as such facilities comply with the FCC’s regulations concerning such emissions.

On March 24<sup>th</sup>, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Sections 818.73 and 303 to allow the installation of a wireless telecommunications facility consisting of eight panel antennas and related equipment on an existing five story office building as part of the T Mobile wireless telecommunications network.

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<sup>1</sup> PC Resolution 16539, passed March 13, 2003.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 4, an industrial or commercial structure.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1960 to 2155 Megahertz (MHZ) bands and receive calls in the 1710 to 1895 MHZ bands, which are regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The project sponsor retained Waterford Consultants, LLC, a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the *Guidelines*.
9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. There are no existing wireless telecommunications facilities at the site. Existing RF levels at ground level were around 1% of the FCC public exposure limit. T mobile proposes 8 new antennas. The antennas would be mounted approximately 71 feet above ground level on the west and south rooftop penthouses. The estimated ambient RF field from the T Mobile transmitters at ground level is calculated to be 0.001 mW/cm<sup>2</sup>, which is 1% of the public FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit is expected to extend 3 feet and does not reach any publically accessible areas. Warning signs must be placed at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 2 feet of the front of the antennas while they are in operation.
10. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
11. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was held on November 23<sup>rd</sup>, 2010 at the SF tennis Club (645 5<sup>th</sup> Street). No members of the public attended the meeting.
12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in October 2010.
13. **Public Comment.** As of March 16, 2011, the Department has received 1 letter requesting further information about the project.
14. **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 818.73 requires Conditional Use authorization for the installation of wireless transmission facilities.

*The project sponsor is seeking Conditional Use authorization to install a wireless transmission facility consisting of eight antennas and associated equipment cabinets.*

- B. **Height.** Height Map 8 indicates that the subject property is within a 65 foot Height District, limiting the height of structures to no more than 65 feet above grade, as measured in accordance with Planning Code Section 260.

*While the project is in a 65 Foot Height District and the antennas are proposed to be mounted above that limit, Planning Code Section 260(b)2(I) exempts radio antennae for transmission, reception, or relay of radio, television or other electronic signals, where permitted as a principal or conditional use from the height limit in this instance.*

15. **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 new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

- i Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the city to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

*The proposed project at 650 5<sup>th</sup> Street will be desirable and compatible with the surrounding neighborhood because 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 vicinity. The approval of this authorization has been found, first and foremost, to ensure public safety, and ensure that the placement of antennas and related support and protection features 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 building and ensure harmony with neighborhood character.*

- ii Necessary: In the case of wireless installations, there are 2 criteria that the Commission reviews: coverage and capacity.*

*Coverage: It is necessary for San Francisco to have as much coverage as possible in terms of wireless facilities. Due to the topography and tall buildings in San Francisco, unique coverage issues arise because the hills and building break up coverage. Thus,*

*telecommunication carriers often install additional installations to make sure coverage is sufficient.*

*Capacity: While a carrier may have adequate coverage in a certain area, the capacity may not be sufficient. With the continuous innovations in wireless data technology and demand placed on existing infrastructure, individual telecommunications carriers must upgrade and in some instances expand their facilities network to be able to have proper data distribution. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.*

*The proposed project at 650 5<sup>th</sup> Street is necessary in order to achieve sufficient street and in-building mobile phone coverage within the South of Market neighborhood. Recent drive tests in the subject area conducted by the T Mobile Radio Frequency Engineering Team provide conclusive evidence that the subject property is the most viable location, based on factors including quality of coverage, population density, land use compatibility, zoning and aesthetics. The proposed coverage area will serve the vicinity bounded by Bryant Street to the north, Channel Street to the south, 7<sup>th</sup> Street to the west and 3<sup>rd</sup> Street to the east, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage along this portion of the South of Market neighborhood as well as to provide necessary facilities for emergency transmission and improved communication for the adjacent neighborhoods, community and the region.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- i Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The proposed project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity will not be affected, and prevent harm to other personal property.*

*The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards. The Department has received information that the proposed wireless system must be operated so as not to interfere with radio or television reception in order to comply with the provisions of its license under the FCC.*

*The Department is developing a database of all such wireless communications facilities operating or proposed for operation in the City and County of San Francisco. All applicants are now required to submit information on the location and nature of all existing and approved wireless transmission facilities operated by the Project Sponsor. The goal of this effort is to foster public information as to the location of these facilities.*

- 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 with the facilities operating unmanned, with a single maintenance crew visiting the site once a month or on an as-needed basis.*

- 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 erection of the antennas and transceiver 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 surface mounted onto two equipment penthouses and painted to match, thereby providing a screening technique that will minimize any possible detrimental effects to the surroundings.*

- 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.*

- 16. **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 Proposed Project will improve T Mobile Wireless coverage in an area with a variety of uses including commercial, recreational and light industrial uses.*

## 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:

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

##### Policy 2:

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

*The project would enhance the total city living and working environment by providing communication services for residents and workers within the City. Additionally, the project would comply with Federal, State and Local performance standards.*

#### OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

##### Policy 1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

##### Policy 3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

*The site is an integral part of a new wireless communications network that will enhance the City's diverse economic base.*

#### OBJECTIVE 4:

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

##### Policy 1:

Maintain and enhance a favorable business climate in the City.

##### Policy 2:

Promote and attract those economic activities with potential benefit to the City.

*The project would benefit the City by enhancing the business climate through improved communication services for residents and workers.*

## **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 wireless mobile telecommunications.*

## **COMMUNITY SAFETY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 3:**

ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.

#### **Policy 1:**

Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

#### **Policy 2:**

Develop and maintain viable, up-to-date in-house emergency operations plans, with necessary equipment, for operational capability of all emergency service agencies and departments.

#### **Policy 3:**

Maintain and expand agreements for emergency assistance from other jurisdictions to ensure adequate aid in time of need.

#### **Policy 4:**

Establish and maintain an adequate Emergency Operations Center.

#### **Policy 5:**

Maintain and expand the city's fire prevention and fire-fighting capability.

#### **Policy 6:**

Establish a system of emergency access routes for both emergency operations and evacuation.

*The project would enhance the ability of the City to protect both life and property from the effects of a fire or natural disaster by providing communication services.*

17. **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 neighborhood-serving retail use would be displaced and the wireless communications network will enhance personal communication services.*

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

*No residential uses would be displaced or altered in any way by the granting of this authorization.*

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

*The project would have no adverse impact on affordable housing.*

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

*Due to the nature of the project and minimal maintenance or repair, municipal transit service would not be impeded and neighborhood parking would not be overburdened.*

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 would cause no displacement of industrial and service sector activity.*

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

*Compliance with applicable structural safety and seismic safety requirements would be considered during the building permit application review process.*

G. That landmarks and historic buildings be preserved.



*The Historic Preservation Specialist for this area of San Francisco has reviewed the Proposed Project and concluded that the installation will not alter the integrity of the historic resource.*

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

*The Project will have no adverse impact on parks or open space, or their access to sunlight or vistas.*

18. 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.
19. The Commission hereby finds that approval of the Determination of Compliance authorization would promote the health, safety and welfare of the City.

**DECISION**

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 818.73 and 303 to install a wireless telecommunications facility consisting of eight panel antennas with related equipment on an existing five story office building with a Location Preference 4 (Preferred Location – Industrial or Commercial) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of the T Mobile wireless telecommunications network within the SSO (Service/Secondary Office) Zoning District and a 65-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

**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. XXXXX 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 foregoing Motion was adopted by the Planning Commission on **March 24<sup>th</sup>, 2011**.

---

Linda Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 24<sup>th</sup>, 2011

# Exhibit A

## Conditions of Approval

Whenever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

### AUTHORIZATION

This authorization is for a conditional use to allow a wireless telecommunications facility consisting of twelve panel antennas located at 650 5<sup>th</sup> Street, Lot 002 in Assessor's Block 3785 pursuant to Planning Code Section(s) 818.73 and 303 within the SSO (Service/Secondary Office) Zoning District and a 65-X Height and Bulk District; in general conformance with plans, dated August 5, 2009, and stamped "EXHIBIT B" included in the docket for Case No. 2010.0492C and subject to conditions of approval reviewed and approved by the Commission on **March 24, 2011** under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for 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 for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 24, 2011** under Motion No. XXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. 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 remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

## CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## PERFORMANCE

**Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

**Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

## DESIGN – COMPLIANCE AT PLAN STAGE

**Plan Drawings - WTS.** 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.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

**Screening - WTS.** To the extent necessary For information about compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:

- a. Modify the placement of the facilities;
- b. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
- c. 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;
- d. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
- e. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
- f. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual impacts;
- g. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
- h. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
- i. 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.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

## MONITORING - AFTER ENTITLEMENT

**Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for

the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

**Implementation and Monitoring Costs - WTS.**

- 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.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

**Implementation and Monitoring - WTS.** 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.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

**Project Implementation Report - WTS.** 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.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

**Notification prior to Project Implementation Report - WTS.** 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.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Installation - WTS.** 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.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Periodic Safety Monitoring - WTS.** 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.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

## OPERATION

**Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with

the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison 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.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Out of Service – WTS.** The Project Sponsor or Property Owner shall remove antennae and equipment that has been out of service or otherwise abandoned for a continuous period of six months.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Emissions Conditions – WTS.** 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.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

**Noise and Heat – WTS.** The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Control 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.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

**Transfer of Operation – WTS.** 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.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Compatibility with City Emergency Services – WTS.** The facility shall not be operated or 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.

*For information about compliance, contact the Department of Technology, 415-581-4000, <http://sfgov3.org/index.aspx?page=1421>*



**Case No. 2010.0497C**

600 Block 5<sup>th</sup> St (between Townsend and Bluxome streets), West Side – **looking at Site**



←Bluxome St  
(looking North-East)

↑5<sup>th</sup> St  
(looking South-East)

●650 5<sup>th</sup> (permit address)

↑Bluxome St  
(South-West)

→ 5<sup>th</sup> St  
(North-West)

600 Block 5<sup>th</sup> St (between Townsend and Bluxome streets), East Side – **looking from the Site**



←5<sup>th</sup> St  
(looking North-West)

↑Bluxome St  
(looking North-East)

→ 5<sup>th</sup> St  
(looking South-East)

100 Block Bluxome St (between 5th and 6th streets), North Side – **looking from the Site**



←Bluxome St  
looking South-West

view across from Site  
facing North-West

↑Bluxome St  
looking North-East



T-MOBILE WEST CORPORATION

a DELAWARE CORPORATION

1855 GATEWAY BLVD., 9TH FLOOR, CONCORD, CA 94520

# SF43582 AMCO BUILDING

650 5TH STREET  
SAN FRANCISCO, CA 94107



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CURRENT ISSUE DATE:

08/05/09

ISSUED FOR:

100% ZONING DRAWINGS

REV.: DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY:
A	07/29/08	90% ZONING DRAWING	SH
B	08/05/08	100% ZONING DRAWING	SH

PROJECT ARCHITECT/ENGINEER:

**MICHAEL WILK ARCHITECTURE**  
833 Market Street, #805  
San Francisco, CA 94103  
T: 415-839-9694  
F: 415-904-8388  
www.wilkarch.com

CONSULTANT:

DRAWN BY: CHK: APV:

SH MWA MW

LICENSER:

SHEET TITLE:

**TITLE SHEET**

SHEET NUMBER:

**T-1**



**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- CALIFORNIA CODE OF REGULATIONS
- 2007 CALIFORNIA BUILDING CODE
- 2007 CALIFORNIA MECHANICAL CODE
- 2007 CALIFORNIA PLUMBING CODE
- 2007 CALIFORNIA ELECTRIC CODE
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

**PROJECT DESCRIPTION**

THE PROJECT INVOLVES THE INSTALLATION OF:  
 -(8) PANEL ANTENNAS MOUNTED ON (E) PENTHOUSE.  
 -(4) BTS CABINETS MOUNTED ON (E) ROOF.  
 -ANTENNA COAXIAL TRANSMISSION LINES FROM BTS TO ANTENNAS.  
 -POWER AND TELEPHONE SERVICE TO BE PROVIDED FROM EXISTING SOURCES.

**DRIVING DIRECTIONS**

FROM T-MOBILE OFFICE: CONCORD, CA

- HEAD SOUTHEAST ON GATEWAY BLVD 230 FT
- TURN RIGHT TOWARD CLAYTON RD 112 FT
- TURN RIGHT AT CLAYTON RD 0.2 MI
- TAKE THE RAMP ONTO CA-242 S 1.3 MI
- MERGE ONTO I-680 S 3.2 MI
- TAKE THE EXIT ONTO CA-24 W TOWARD OAKLAND/LAFAYETTE 13.6 MI
- TAKE THE EXIT ONTO I-580 W 1.5 MI
- TAKE EXIT 19A ON THE LEFT TO MERGE ONTO I-80 W PARTIAL TOLL ROAD 7.2 MI
- TAKE THE 5TH ST EXIT ON THE LEFT TOWARD GOLDEN GATE BRIDGE/US-101 0.3 MI
- SHARP LEFT AT 5TH ST

**GENERAL CONTRACTOR NOTES**

DO NOT SCALE DRAWING:

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

**SHEET INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET, SITE INFORMATION AND VICINITY MAP
A-1	OVERALL SITE PLAN / ROOF PLAN
A-2	ENLARGED EQUIPMENT AREA PLAN, ANTENNA LAYOUT AND DETAILS
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS

**PROJECT TEAM**

**ARCHITECT / ENGINEER:**  
MICHAEL WILK ARCHITECTURE  
833 MARKET STREET, SUITE 805  
SAN FRANCISCO, CA 94103  
CONTACT: RENE SANCHEZ  
PHONE: (415) 839-9694  
FAX: (415) 904-8388  
EMAIL: RSANCHEZ@WILKARCH.COM

**APPLICANT/LESSEE:**  
T-MOBILE WEST CORPORATION  
a DELAWARE CORPORATION  
1855 GATEWAY BOULEVARD, SUITE 900  
CONCORD, CA 94520  
CONTACT: BRAD CHAPMAN  
PHONE: (925) 521-5612  
EMAIL: BRAD.CHAPMAN@T-MOBILE.COM

**SITE ACQUISITION:**  
SUTRO CONSULTING  
ERIK CORKERY  
833 MARKET STREET, SUITE #810  
SAN FRANCISCO, CA 94103  
(415) 902-4185

**ZONING MANAGER:**  
SUTRO CONSULTING  
DAYNA AGUIRRE  
833 MARKET STREET, SUITE #810  
SAN FRANCISCO, CA 94103  
(925) 784-7888

**RF ENGINEER:**  
T-MOBILE WEST CORPORATION  
a DELAWARE CORPORATION  
1855 GATEWAY BOULEVARD, SUITE 900  
CONCORD, CA 94520  
CONTACT: CHRISTOPHER AURELIO  
PHONE: (925) 521-5516  
EMAIL: CHRISTOPHER.AURELIO@T-MOBILE.COM

**CONSTRUCTION MANAGER:**  
SUTRO CONSULTING  
MATT RUNTE  
833 MARKET STREET, SUITE #810  
SAN FRANCISCO, CA 94103  
(925) 286-8781

**PROJECT INFORMATION**

SITE ADDRESS: 650 5TH STREET  
SAN FRANCISCO, CA 94107

APN: 3785-002

LAND OWNER: TOWNSEND ASSOCIATES  
580 2ND STREET, SUITE 260  
OAKLAND, CA 94607  
SARA MAY  
(510) 858-4000 EXT. 1

LATITUDE: 37° 46' 32.271"

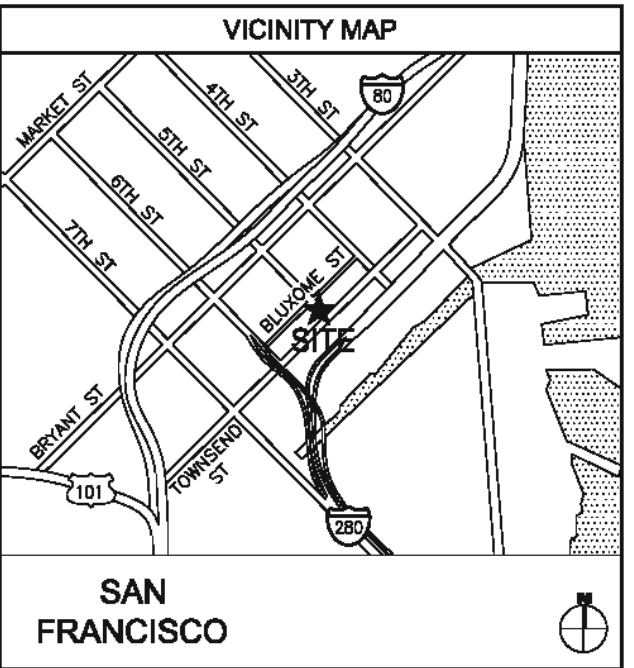
LONGITUDE: 122° 23' 53.499"

ZONING: SSO

JURISDICTION: CITY OF SAN FRANCISCO

TELEPHONE: AT&T

POWER: PG&E



**APPROVALS**

LANDLORD: \_\_\_\_\_

CONSTRUCTION MANAGER: \_\_\_\_\_

RF ENGINEER: \_\_\_\_\_

SITE ACQUISITION MANAGER: \_\_\_\_\_

ZONING MANAGER: \_\_\_\_\_

UTILITY COORDINATOR: \_\_\_\_\_

NETWORK OPERATIONS MANAGER: \_\_\_\_\_

PROGRAM REGIONAL MANAGER: \_\_\_\_\_



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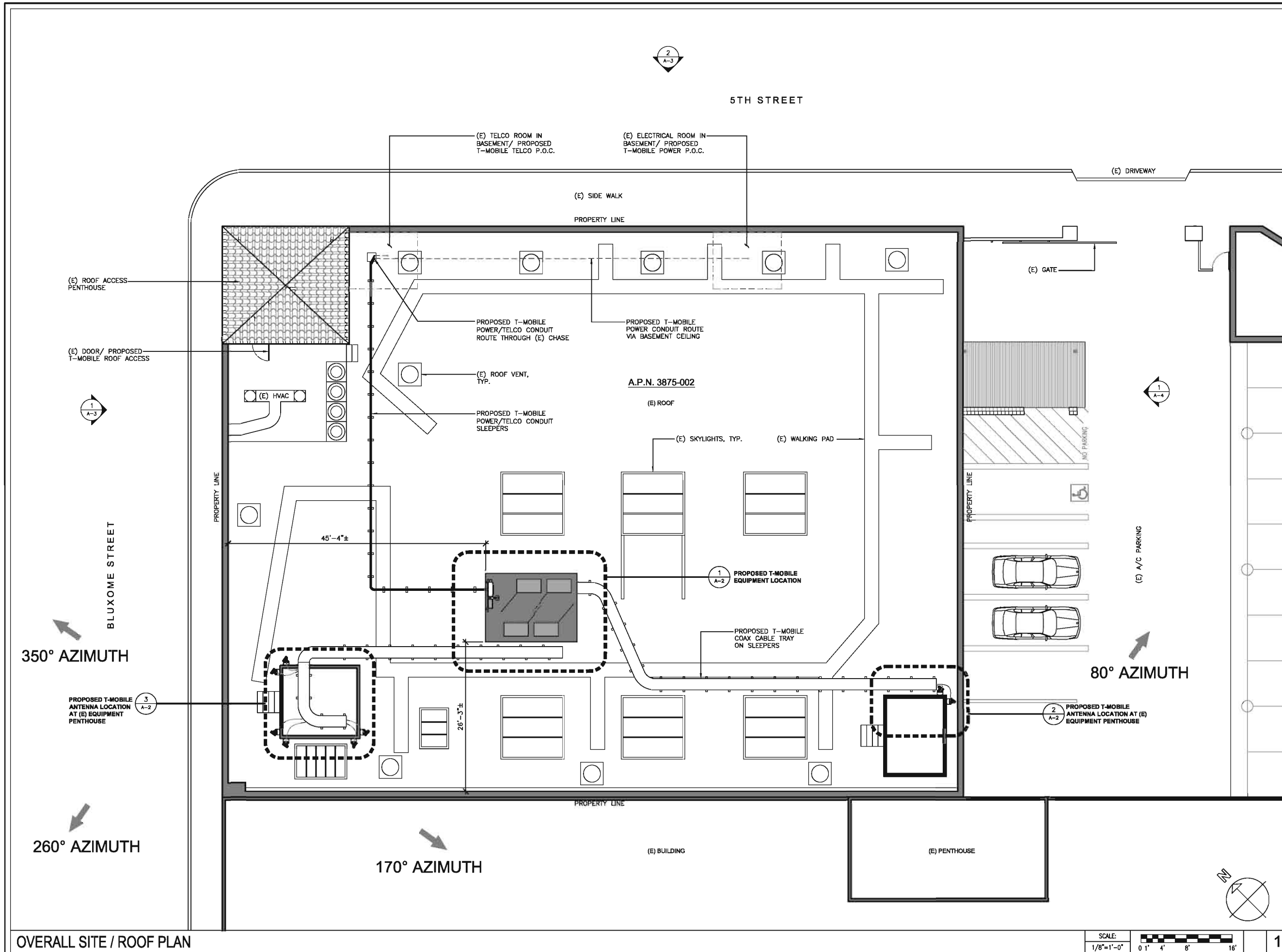
LICENSER:

SHEET TITLE:

**OVERALL SITE /  
 ROOF PLAN**

SHEET NUMBER:

**A-1**



OVERALL SITE / ROOF PLAN

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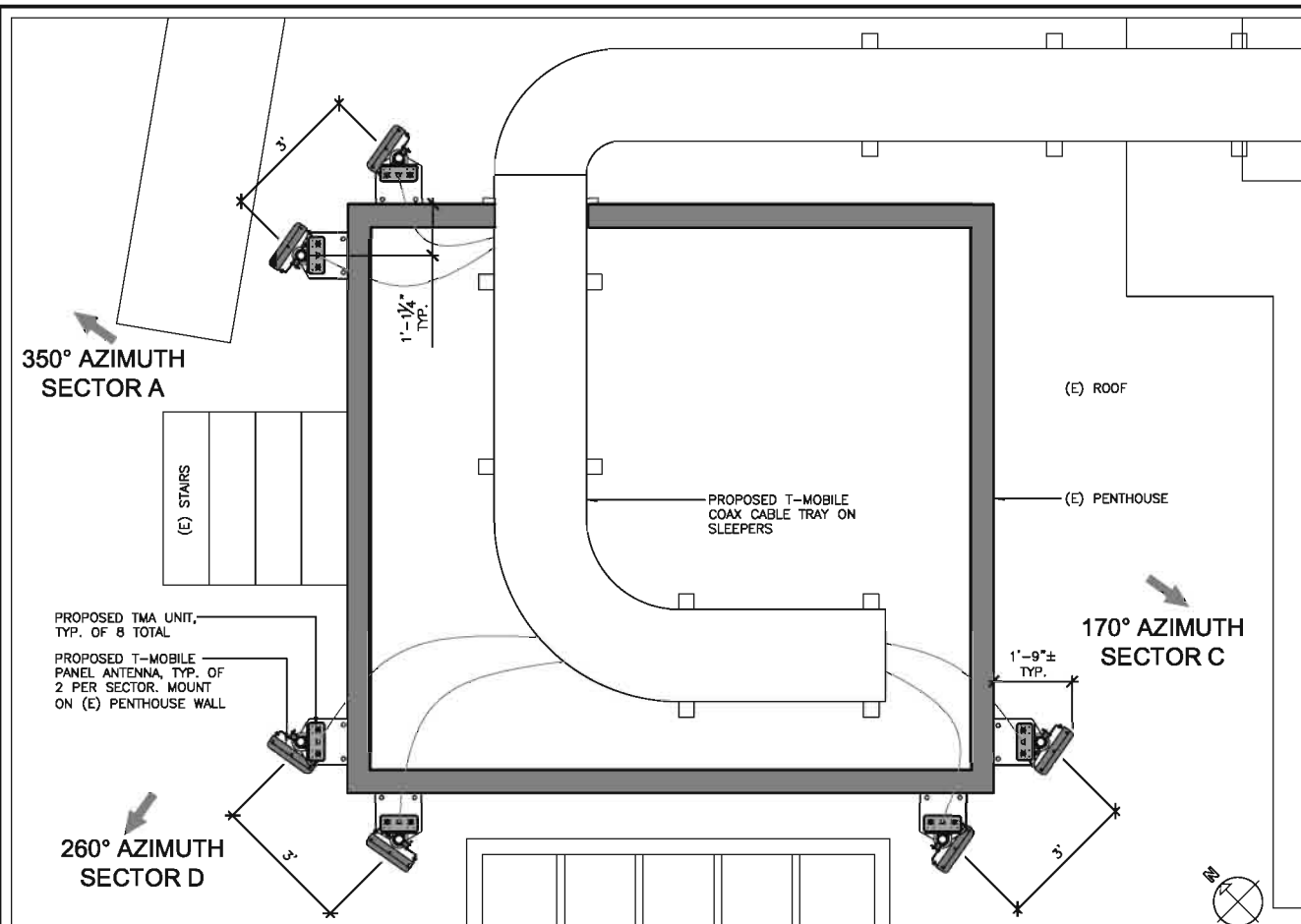
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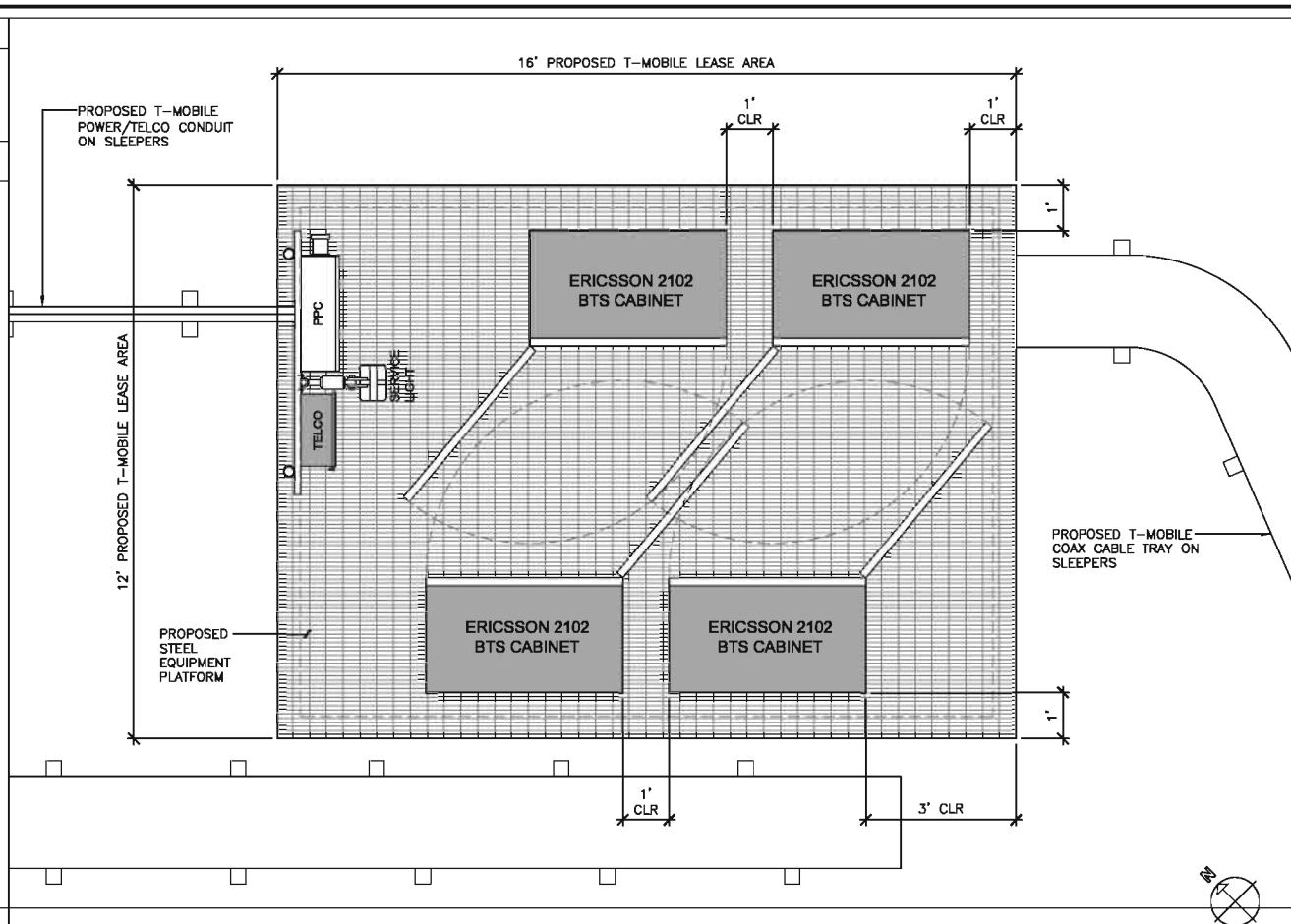
**ENLARGED  
EQUIPMENT AREA  
PLAN/ ANTENNA  
LAYOUT/ DETAILS**

SHEET NUMBER:

**A-2**



ENLARGED ANTENNA LAYOUT PLAN SCALE: 1/2"=1'-0" 3

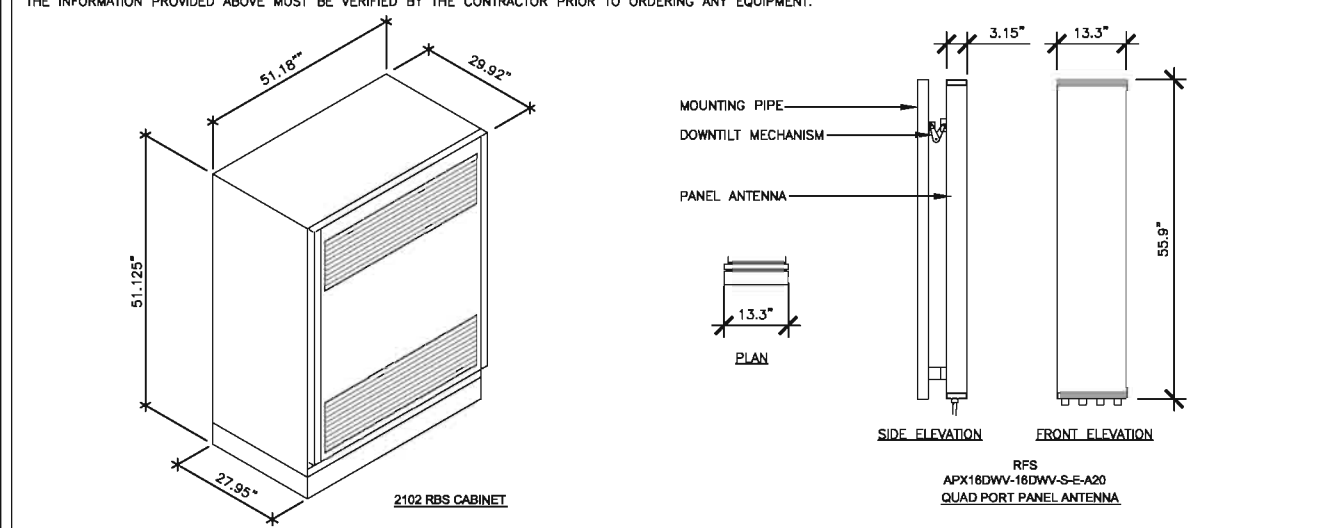


ENLARGED EQUIPMENT AREA PLAN SCALE: 1/2"=1'-0" 1

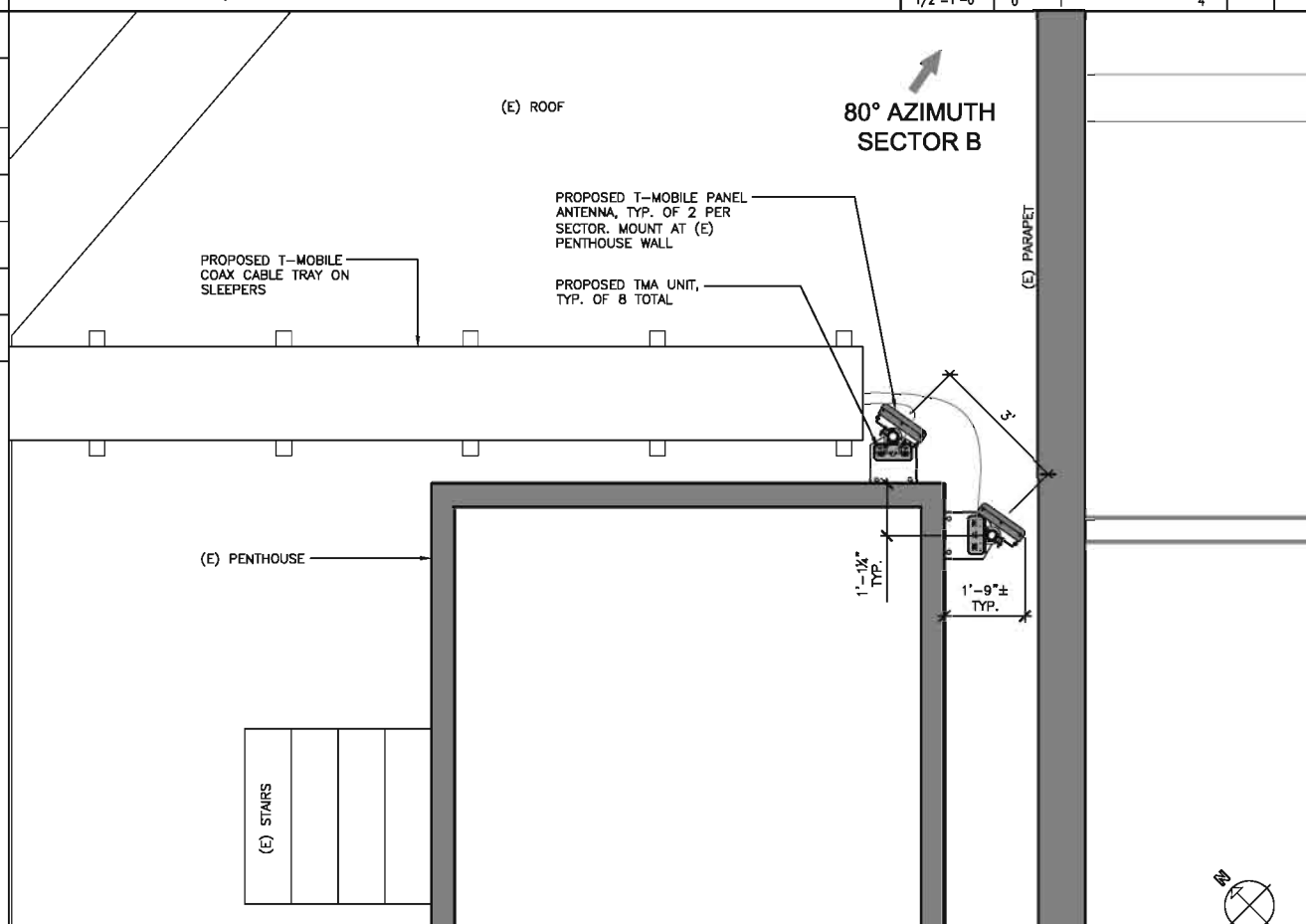
**ANTENNA CONFIGURATION CHART**

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	ELECTRICAL DOWNTILT	MECHANICAL DOWNTILT	ANTENNA RAD CENTER
A	350°	APX16DWV-16DWV-S-E-A20	65'±	7/8"Ø	T.B.D. BY RF ENGINEER	T.B.D. BY RF ENGINEER	71'-2"± A.G.L.
B	80°	APX16DWV-16DWV-S-E-A20	100'±	7/8"Ø	T.B.D. BY RF ENGINEER	T.B.D. BY RF ENGINEER	71'-2"± A.G.L.
C	170°	APX16DWV-16DWV-S-E-A20	75'±	7/8"Ø	T.B.D. BY RF ENGINEER	T.B.D. BY RF ENGINEER	71'-2"± A.G.L.
D	260°	APX16DWV-16DWV-S-E-A20	75'±	7/8"Ø	T.B.D. BY RF ENGINEER	T.B.D. BY RF ENGINEER	71'-2"± A.G.L.
GPS	NA	ERICSSON	10'±	1/2"Ø	NA	NA	

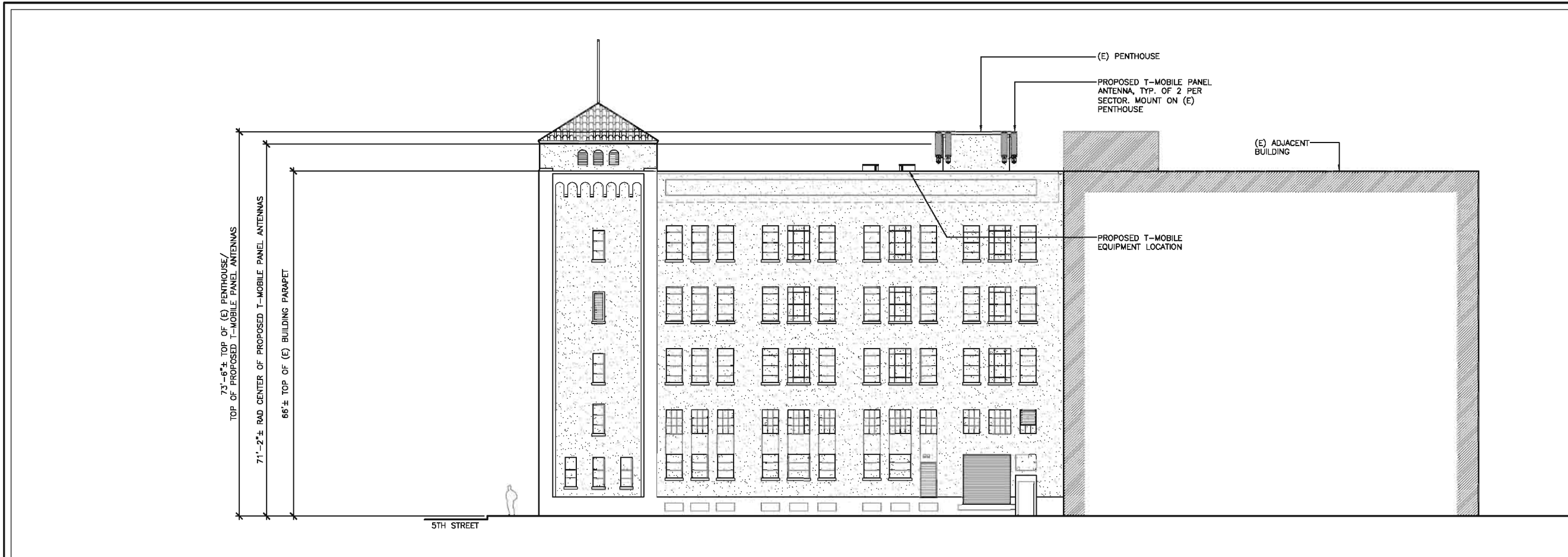
NOTE: THE INFORMATION PROVIDED ABOVE MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING ANY EQUIPMENT.



CABINET & ANTENNA DETAILS SCALE: N.T.S. 4

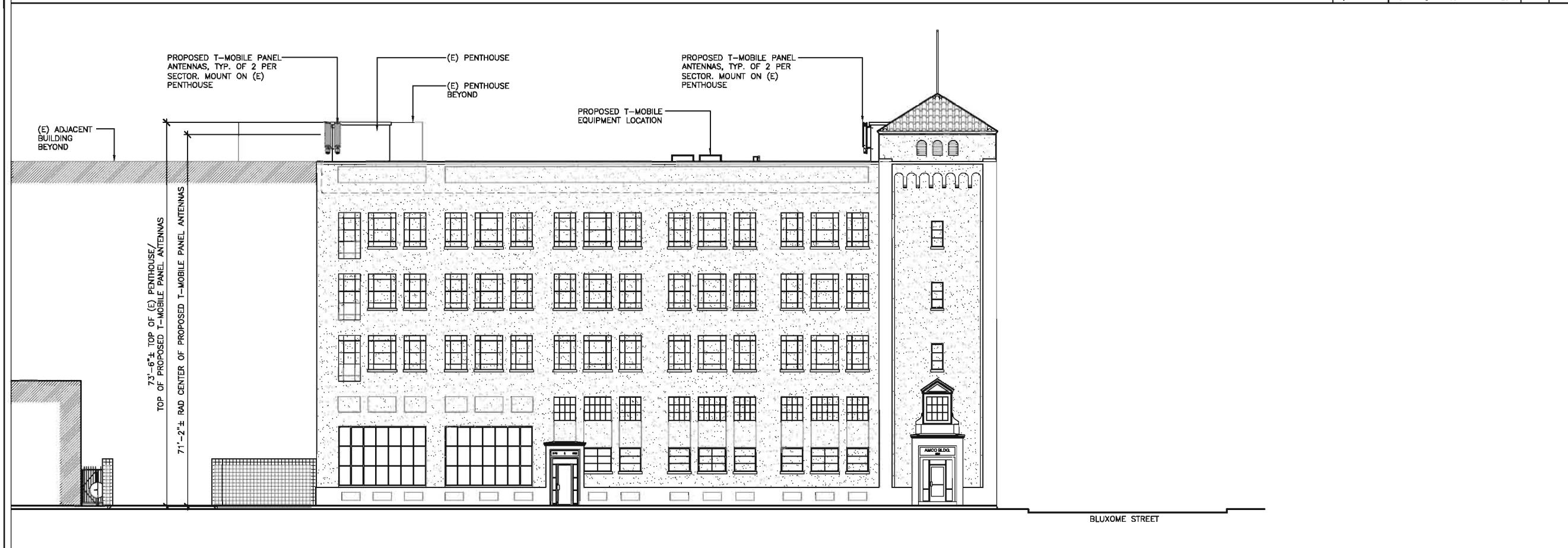


ENLARGED ANTENNA LAYOUT PLAN SCALE: 1/2"=1'-0" 2



WEST ELEVATION

SCALE: 3/32"=1'-0" 0 5' 10' 20' 1



NORTH ELEVATION

SCALE: 3/32"=1'-0" 0 5' 10' 20' 2

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CONSULTANT:

Blank area for consultant information.

DRAWN BY: CHK.: APV.:

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LICENSER:

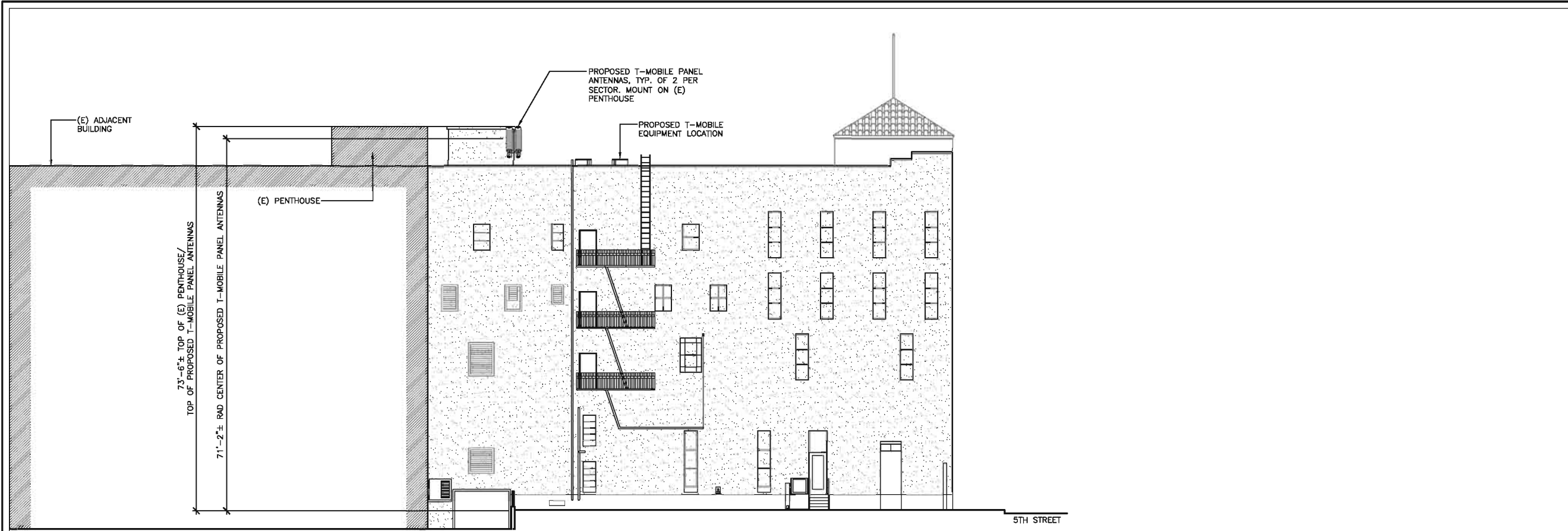
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SHEET TITLE:

**EXTERIOR ELEVATIONS**

SHEET NUMBER:

**A-3**



EAST ELEVATION

SCALE: 3/32"=1'-0" 0 5' 10' 20'

1

NOT USED

SCALE:

2

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CONSULTANT:

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 SH MWA MW

LICENSER:

SHEET TITLE:

**EXTERIOR ELEVATION**

SHEET NUMBER:

**A-4**