



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JULY 7, 2011

Date: June 30, 2011
Case No.: **2010.1042C**
Project Address: **660-670 4th Street**
Current Zoning: MUO (Mixed Use Office) District
85-X Height and Bulk District
Block/Lot: 3786/104-160
Project Sponsor: Amy Million for AT&T
855 Folsom Street, Suite 106
San Francisco, CA 94107
Staff Contact: Erika S. Jackson – (415) 558-6363
erika.jackson@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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415.558.6377

PROJECT DESCRIPTION

The proposal is to install a wireless telecommunications facility consisting of ten new panel antennas and six new equipment cabinets on the rooftop of an existing mixed use building that is approximately 70 feet tall. The proposal is part of a wireless transmission network operated by AT&T. Eight of the antennas measure 51.5" high by 7.1" deep by 11.9" wide and two of the antennas measure 52.2" high by 6.2" wide by 18.3" deep. The antennas would be mounted in three different locations: 1) three antennas on the northwest side of the building attached to an existing chimney structure and setback 10'-4" from the Bluxome Street façade, 2) four antennas along the northwest corner of the interior courtyard attached to an existing penthouse structure, and 3) three antennas along the southeast side of the building attached to an existing chimney structure and setback 10'-8.5" from the Townsend Street façade. Equipment cabinets would be located within a shed on the rooftop and setback 16'-0" from the 4th Street facade. 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 5 (Preferred Location – Mixed Use Buildings in High Density Districts).

SITE DESCRIPTION AND PRESENT USE

The site is occupied by a mixed use building that is approximately 70 feet tall and was constructed in 2000. The building has commercial uses on the ground floor and live/work units on the upper floors. The building is located on the corner of Bluxome, Townsend, and 4th Streets. The building is located in an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The lot is approximately 13,000 square feet and has street frontage on Bluxome, Townsend, and 4th Streets.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the South of Market Neighborhood. The subject site is zoned MUO, which is described in the Planning Code as designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. A pattern of mid-rise residential, industrial and office buildings exists in the neighborhood and on a block adjacent to the Caltrain Station, which is located at 4th and Townsend Streets. The overall density of dwelling units are high, and buildings are larger scaled. Immediately adjacent to the project site are mixed use buildings ranging from four to seven stories, the Caltrain Station, and some single-story eating establishments.

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	June 17, 2011	May 13, 2011	41 days
Posted Notice	20 days	June 17, 2011	June 17, 2011	20 days
Mailed Notice	20 days	June 17, 2011	May 10, 2011	44 days

PUBLIC COMMENT

As of June 29, 2011, the Department has received two emails in opposition to the proposed project and one phone call with questions regarding the proposal.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 227(h), 303, and 842.93 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 5, 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.

RECOMMENDATION: Approval with Conditions
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ATTACHMENTS

- | | |
|---|---|
| <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 | <input checked="" type="checkbox"/> Neighbor Letters |

Exhibits above marked with an "X" are included in this packet.

_____ Planner's Initials

ESJ:G:\DOCUMENTS\Projects\CU\WTS\4th Street 670\Exec Sum.doc



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

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Planning Commission Motion No. XXXXX

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 erika.jackson@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 227(h), 303, AND 842.93 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF TEN NEW PANEL ANTENNAS AND SIX NEW EQUIPMENT CABINETS ON THE ROOFTOP OF AN EXISTING MIXED USE BUILDING THAT IS APPROXIMATELY 70 FEET TALL WITHIN AN MUO (MIXED USE OFFICE) ZONING DISTRICT, AND A 85-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 18, 2010, AT&T (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 660-670 4th Street, Lots 104-160 in Assessor's Block 3786, (hereinafter "Project Site") to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing mixed use building as part of AT&T's wireless telecommunications network within an MUO (Mixed Use Office) Zoning District and a 85-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 July 7, 2011, the San Francisco 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. 2010.1042C, 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:

The above recitals are accurate and constitute findings of this Commission.

- 1. Site Description and Present Use.** The site is occupied by a mixed use building that is approximately 70 feet tall and was constructed in 2000. The building has commercial uses on the ground floor and live/work units on the upper floors. The building is located on the corner of Bluxome, Townsend, and 4th Streets. The building is located in an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The lot is approximately 13,000 square feet and has street frontage on Bluxome, Townsend, and 4th Streets.
- 2. Surrounding Properties and Neighborhood.** The Project Site is located within the South of Market Neighborhood. The subject site is zoned MUO, which is described in the Planning Code as designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. A pattern of mid-rise residential, industrial and office buildings exists in the neighborhood and on a block adjacent to the Caltrain Station, which is located at 4th and Townsend Streets. The overall density of dwelling units are high, and buildings are larger scaled. Immediately adjacent to the project site are mixed use buildings ranging from four to seven stories, the Caltrain Station, and some single-story eating establishments.
- 3. Project Description.** The proposal is to install a wireless telecommunications facility consisting of ten new panel antennas and six new equipment cabinets on the rooftop of an existing mixed use building that is approximately 70 feet tall. The proposal is part of a wireless transmission network operated by AT&T. Eight of the antennas measure 51.5" high by 7.1" deep by 11.9" wide and two of the antennas measure 52.2" high by 6.2" wide by 18.3" deep. The antennas would be mounted in three different locations: 1) three antennas on the northwest side of the building attached to an existing chimney structure and setback 10'-4" from the Bluxome Street façade, 2) four antennas along the northwest corner of the interior courtyard attached to an existing penthouse structure, and 3) three antennas along the southeast side of the building attached to an existing chimney structure and setback 10'-8.5" from the Townsend Street façade. Equipment cabinets would be located within a shed on the rooftop and setback 16'-0" from the 4th Street facade. 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 5 (Preferred Location – Mixed Use Buildings in High Density Districts).

4. **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.¹

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 July 7, 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 227(h), 303, and 842.93 to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing seven-story mixed use building as part of AT&T’s wireless telecommunications network within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District.

¹ PC Resolution 16539, passed March 13, 2003.

5. **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 5 (Preferred Location – Mixed Use Buildings in High Density Districts).
6. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1710 - 2180 Megahertz (MHZ) bands, which is 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.
7. **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. 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*.
8. **Department of Public Health Review and Approval.** There are currently no existing antennas operated by AT&T Wireless installed on the rooftop of the building at 660-670 4th Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by Sprint located within 100 feet of this site. AT&T Wireless proposes to install 10 new antennas. The antennas will be mounted at a height of 78 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0045 mW/sq. cm., which is 0.78% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 58 feet, which includes areas of the rooftop but does not reach any publicly accessible areas. Barricades must be installed in front of the antennas in order to prevent the public from having access to the public exclusion zones on the rooftop. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 19 feet of the front of the antennas while they are in operation.
9. **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.
10. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was at 7:00 P.M. on August 4, 2010 at the San Francisco Tennis Club, located at 645 5th Street. Twelve members of the public attended the meeting asking various questions about the Conditional Use permit application process, maintenance of the proposed equipment, the antenna directions, and the health effects of the facility. Based on the comments and questions provided, AT&T modified the antenna location and roof access to address concerns.
11. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in April 2011.

12. **Public Comment.** The Department has received X comments on the project.
13. **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.** Per Planning Code Sections 227(h), 303, and 842.93, a Conditional Use authorization is required for the installation of other uses such as wireless transmission facilities.
14. **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 660-670 4th Street will be generally 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 nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure 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 insure harmony with neighborhood character. The project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on the subject known historic resource.

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

Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier service). 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 660-670 4th Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. Recent drive tests in the subject area conducted by the AT&T 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 Morris Street, Berry Street, Ritch Street, and Bryant Street, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the South of Market area as well as to provide necessary facilities for emergency transmission and improved communication for the neighborhood, 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 are proposed to be installed on the existing rooftop and screened behind a screen wall painted to match existing rooftop chimneys. The proposal, located at 70 feet above grade, is small in size and is minimally visible at the pedestrian level. The project will not affect the existing landscaping.

- 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.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is not within an NC District. Therefore, this finding is not applicable.

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

HOUSING ELEMENT

Objectives and Policies

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

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

The Project will improve AT&T Wireless coverage in a residential, commercial and recreational area along primary transportation routes in San Francisco.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 4 - IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The Project adequately "stealths" the proposed antennas and related equipment by locating the antennas and equipment cabinets by placing the antennas behind screen walls attached to existing rooftop features. The antennas are minimally visible from the street.

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.

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 AT&T 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.

EAST SOMA (SOUTH OF MARKET) AREA PLAN

Objectives and Policies

OBJECTIVE 7.1:

ENSURE PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES

Policy 7.1.1:

Support the siting of new facilities to meet the needs of a growing community and to provide opportunities for residents of all age levels.

The site is an integral part of a new wireless communications network that will enhance the City's community services and facilities..

16. **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 housing in the vicinity.

- 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 proposed Project does not cause the removal or alteration of any significant architectural features.

- 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.

17. 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.
18. 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 Sections 227(h), 303, and 842.93 to install a wireless telecommunications facility consisting ten new panel antennas and six new equipment cabinets on the rooftop of the existing mixed use building within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines and is 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. 18335. 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 **July 7, 2011**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 7, 2011

Exhibit A

Conditions of Approval

AUTHORIZATION

This authorization is for a conditional use to allow a wireless telecommunications facility consisting of ten new panel antennas and six new equipment cabinets on the rooftop of the existing mixed use building within an MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

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 **July 7, 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.

Conditions of approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **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.

2. **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.

DESIGN – COMPLIANCE AT PLAN STAGE

3. **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 415-558-6613, www.sf-planning.org.

4. **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 415-558-6613, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

5. **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

6. **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

7. **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.

8. 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.

9. 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.

10. 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.

11. **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

12. **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

13. **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.

OPERATION

14. **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

15. **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

16. **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.

17. **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.

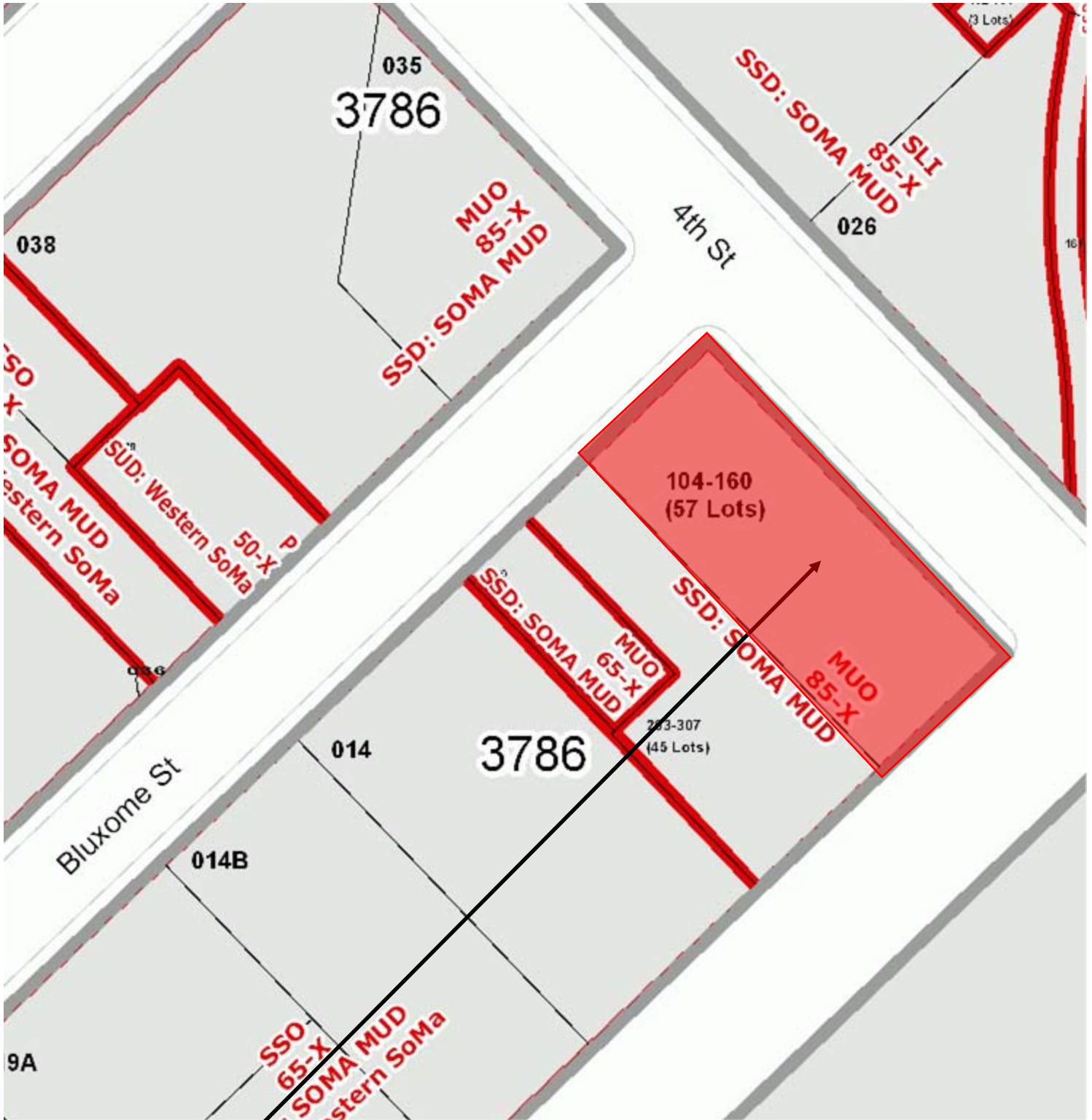
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is 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

19. **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>

Parcel Map



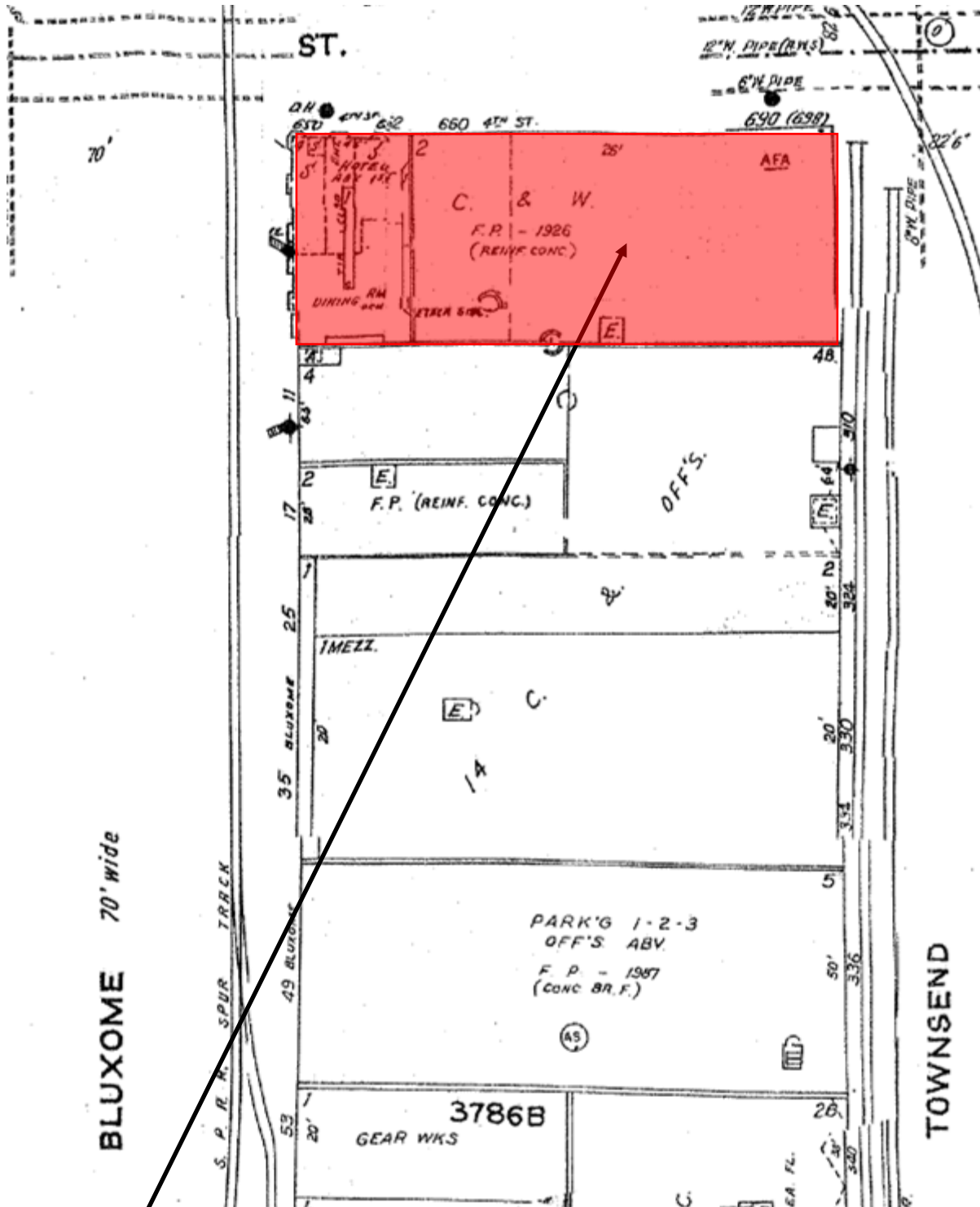
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.1042C
660-670 4th Street
3786/104-160

Sanborn Map*

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

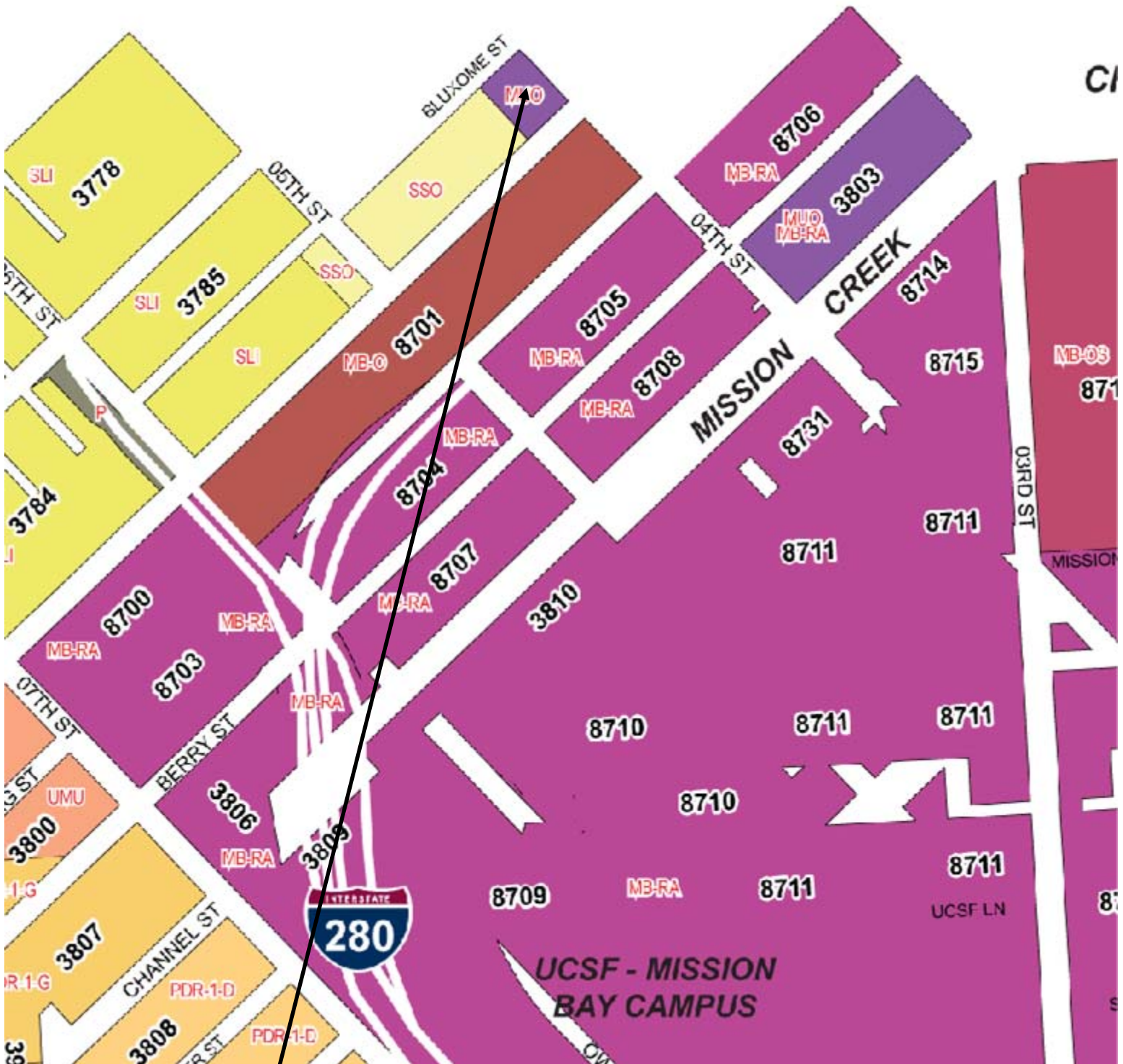


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.1042C
660-670 4th Street
3786/104-160

Zoning Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.1042C
660-670 4th Street
3786/104-160

Height & Bulk Map

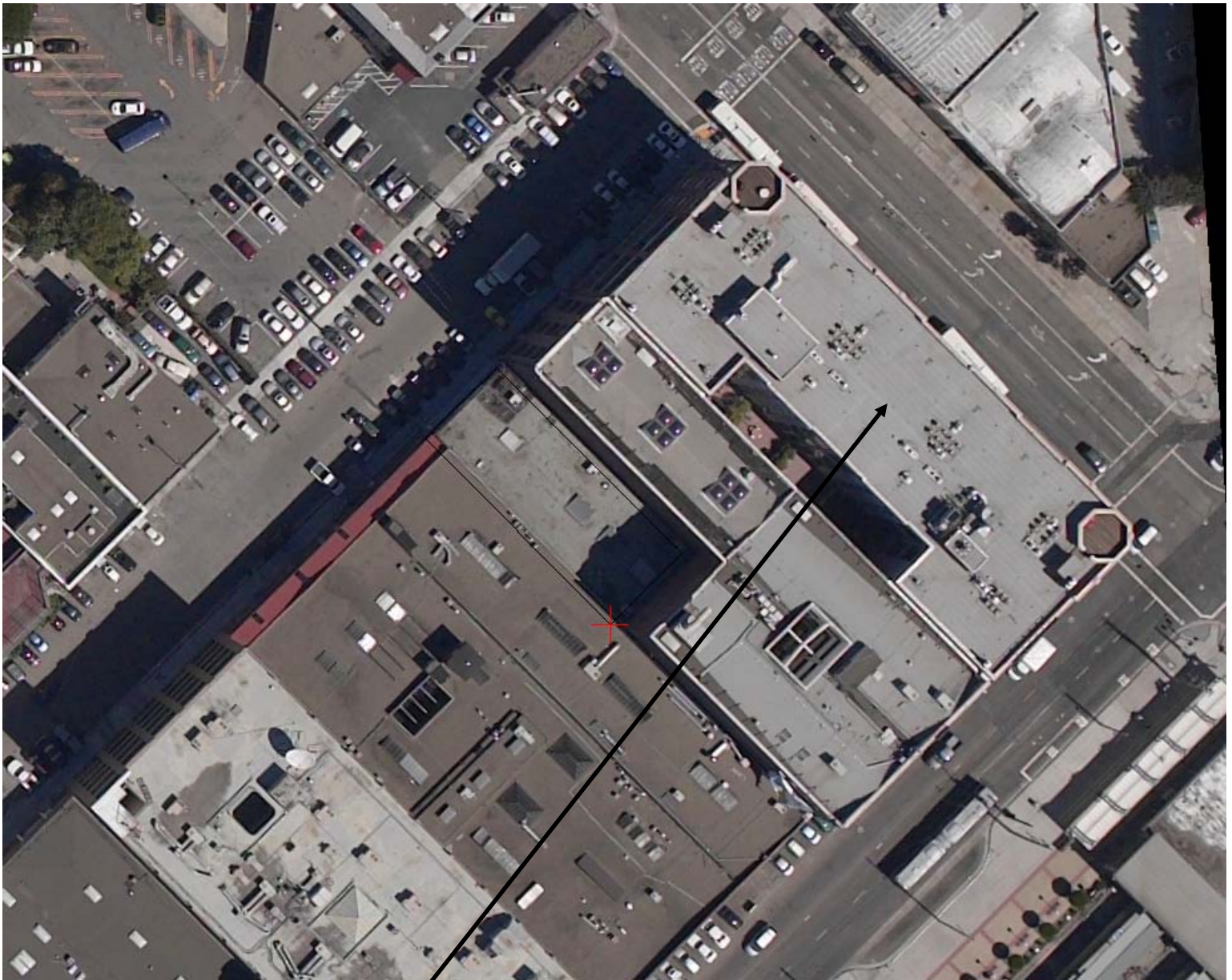


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.1042C
660-670 4th Street
3786/104-160

Aerial Photograph – Site View

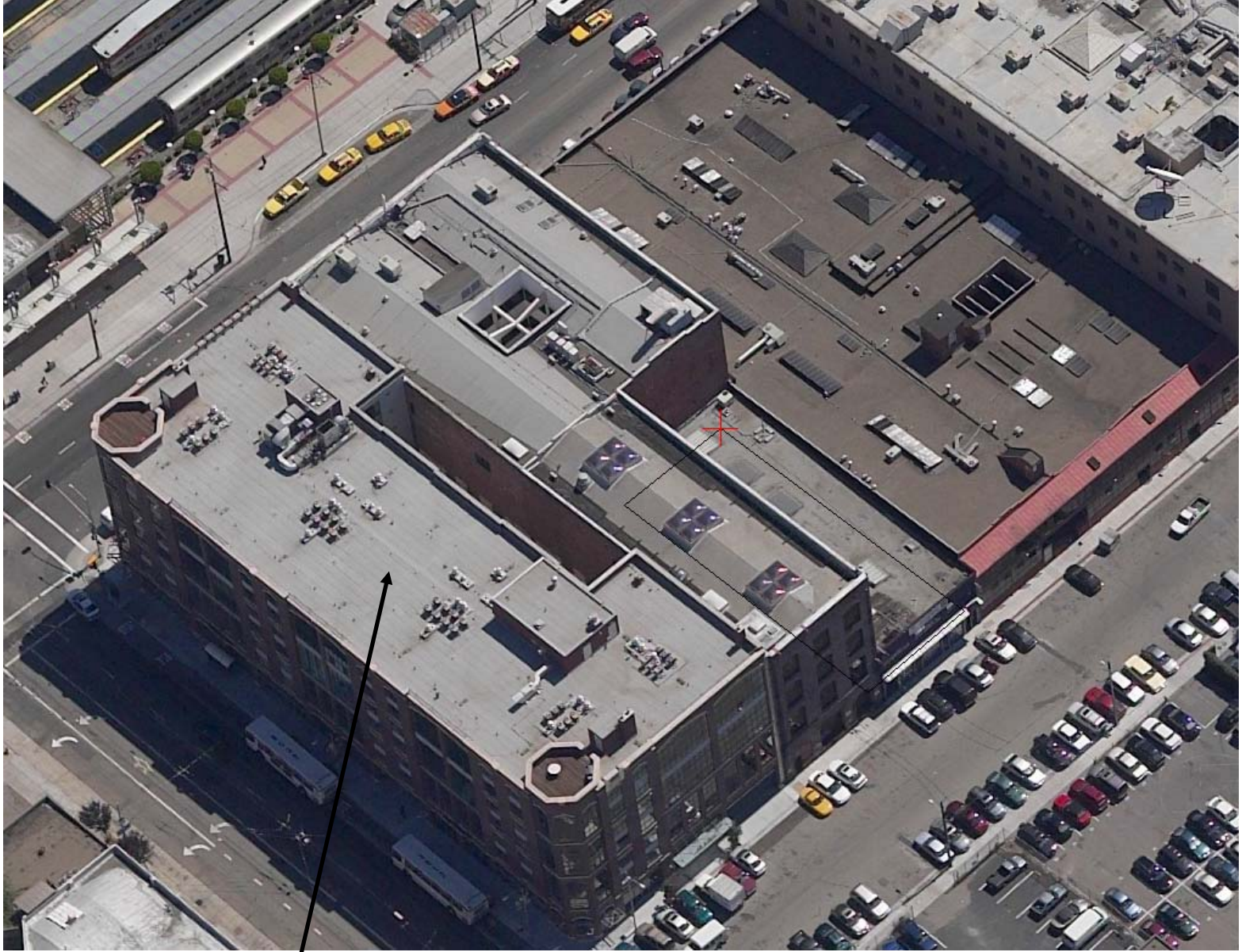


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.1042C
660-670 4th Street
3786/104-160

Aerial Photograph – Looking South

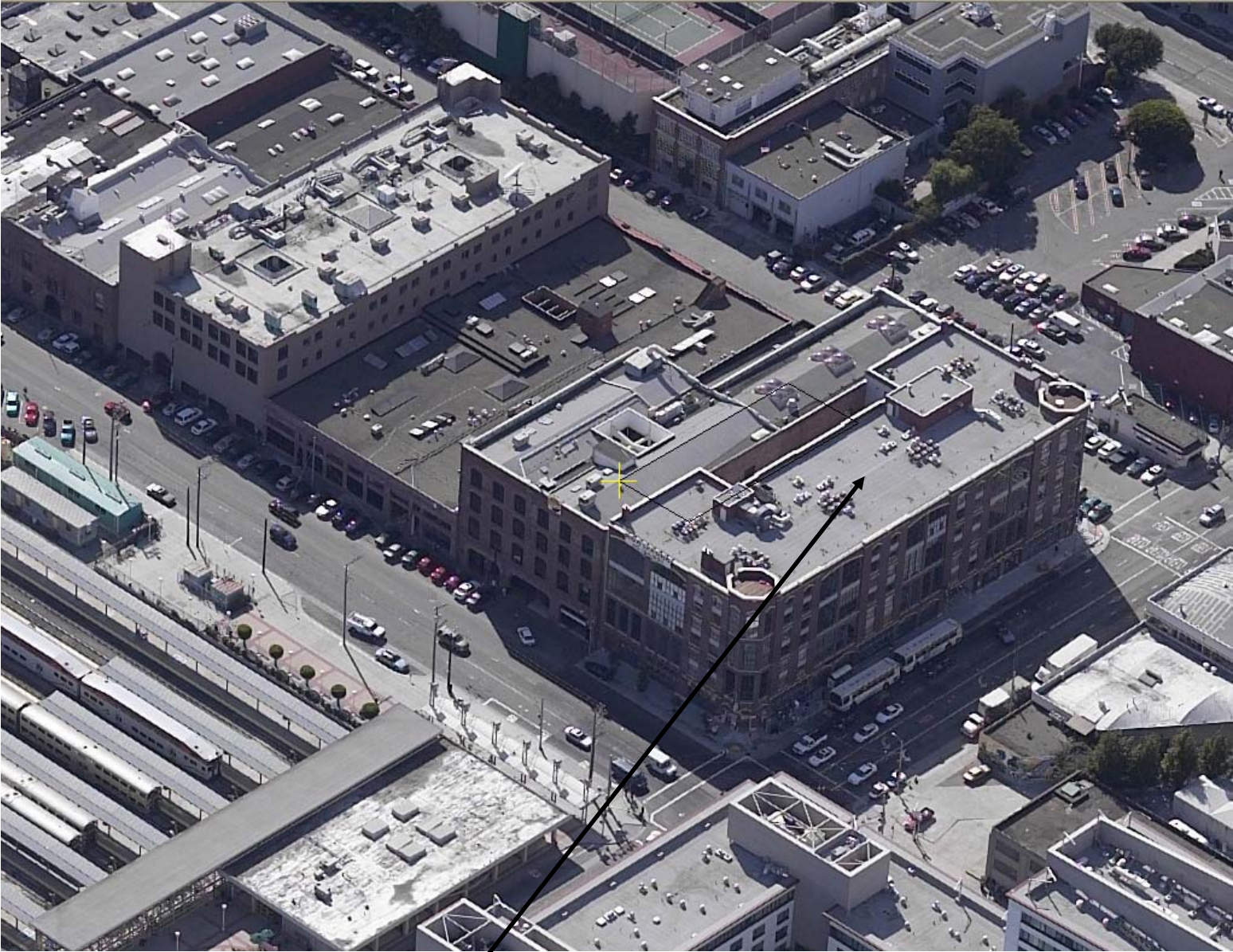


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.1042C
660-670 4th Street
3786/104-160

Aerial Photograph – Looking West

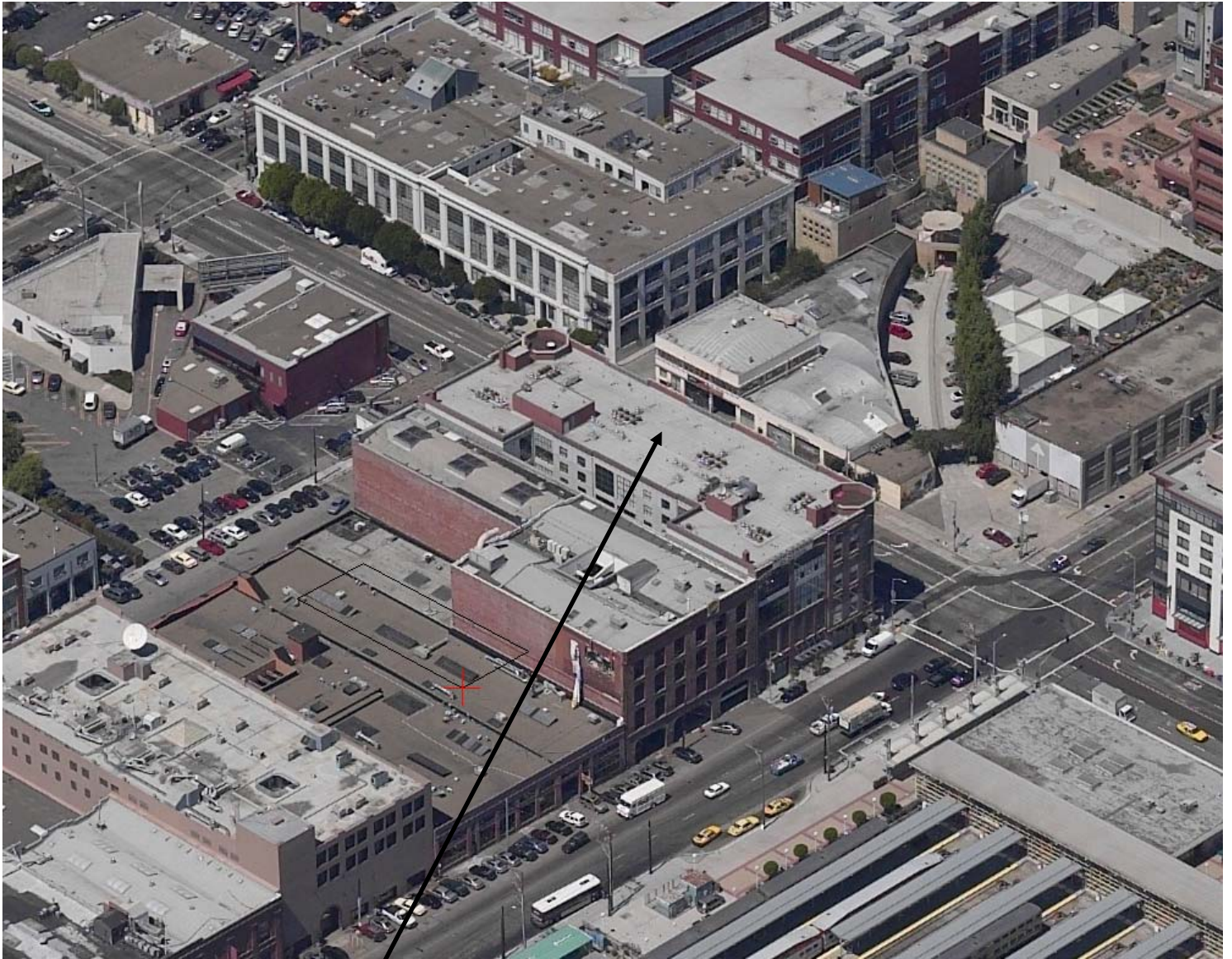


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.1042C
660-670 4th Street
3786/104-160

Aerial Photograph – Looking North



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.1042C
660-670 4th Street
3786/104-160

Aerial Photograph – Looking East



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.1042C
660-670 4th Street
3786/104-160

Existing



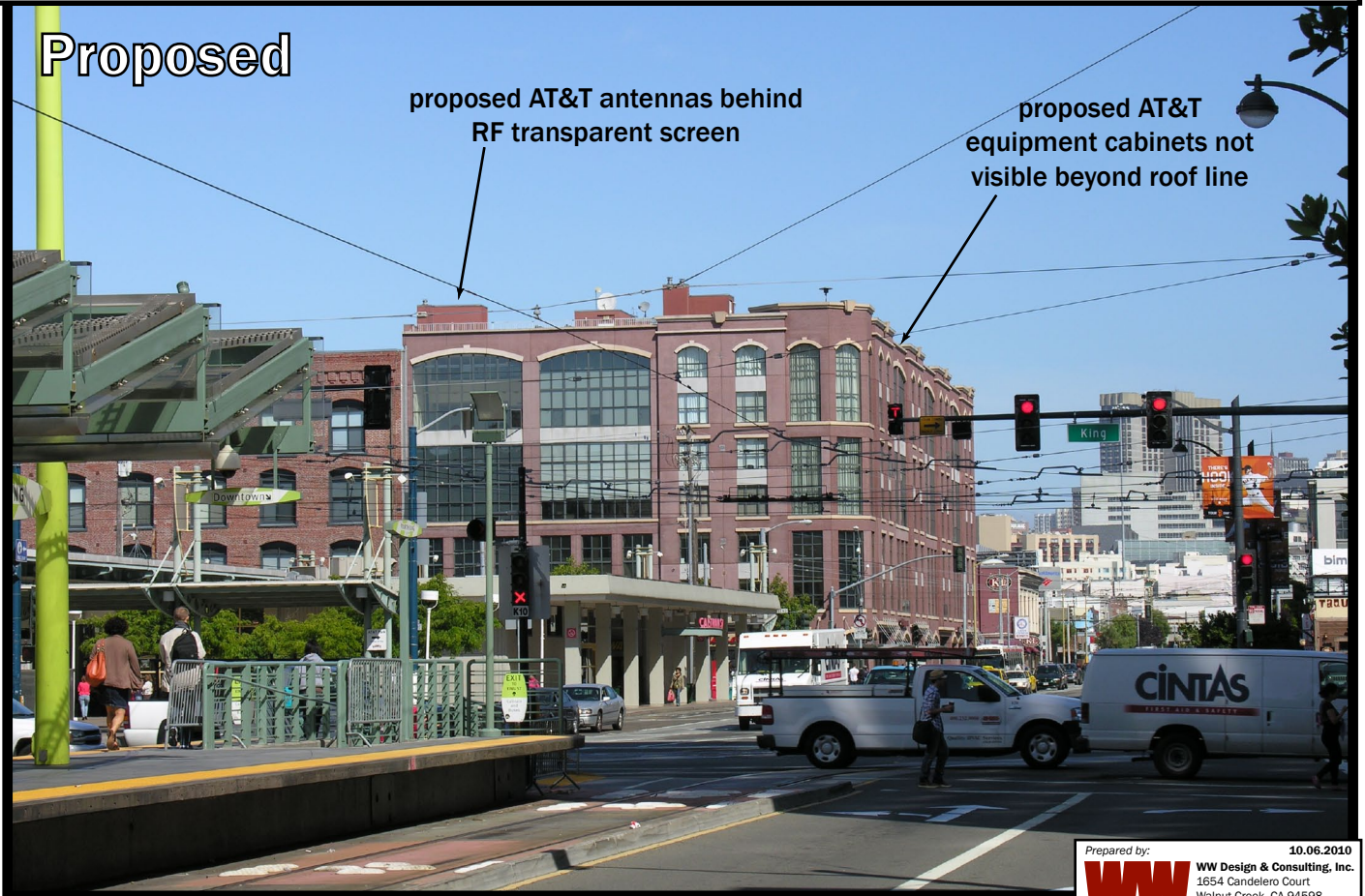
at&t

CN5524

4th Street Walgreens

670 4th Street
San Francisco, CA 94107

Proposed



proposed AT&T antennas behind
RF transparent screen

proposed AT&T
equipment cabinets not
visible beyond roof line

Photosimulation of the proposed telecommunication facility as seen looking northwest along 4th Street

Existing



at&t

CN5524

4th Street Walgreens

670 4th Street
San Francisco, CA 94107

Proposed

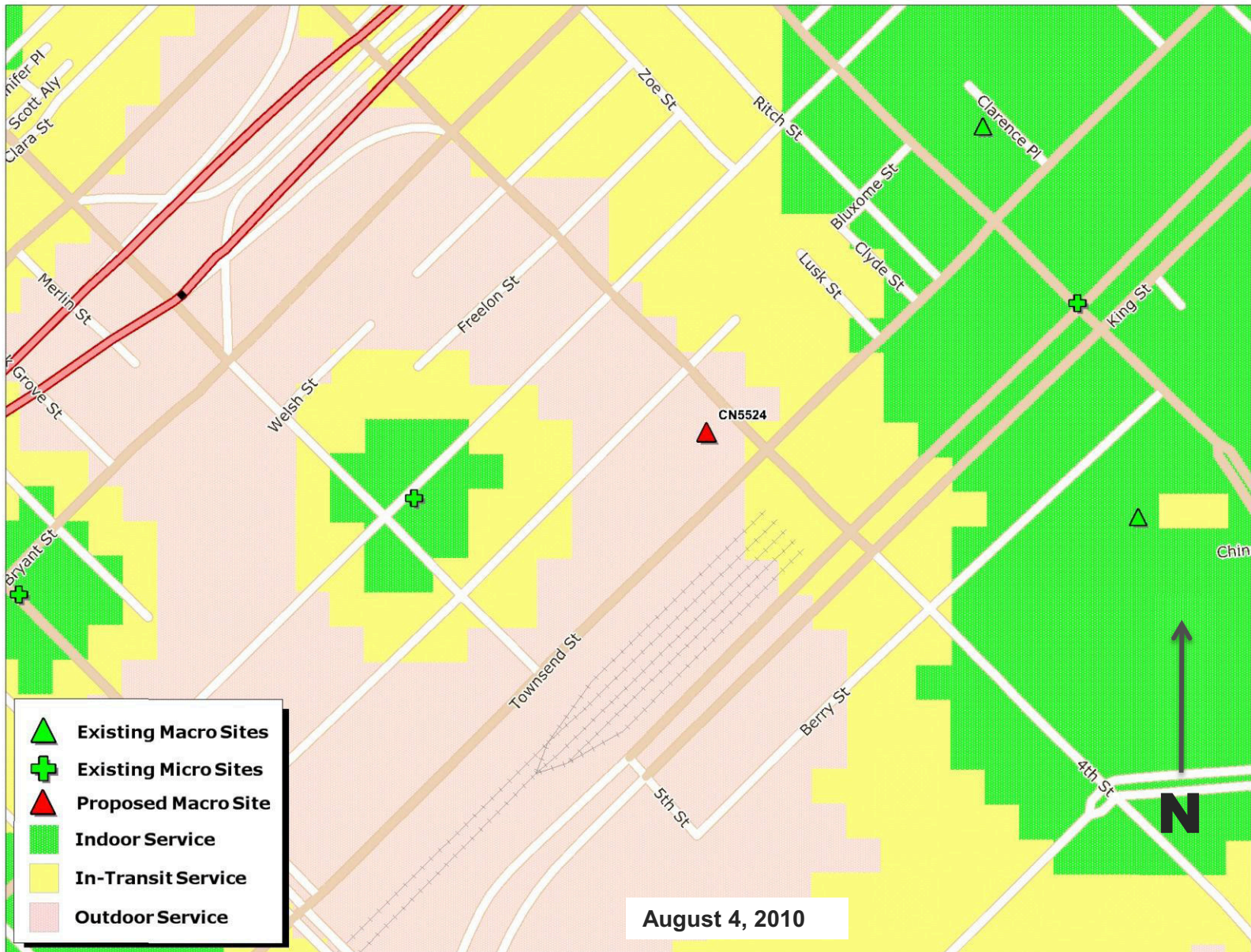


proposed AT&T
equipment cabinets not
visible beyond roof line

proposed AT&T antennas behind
RF transparent screen

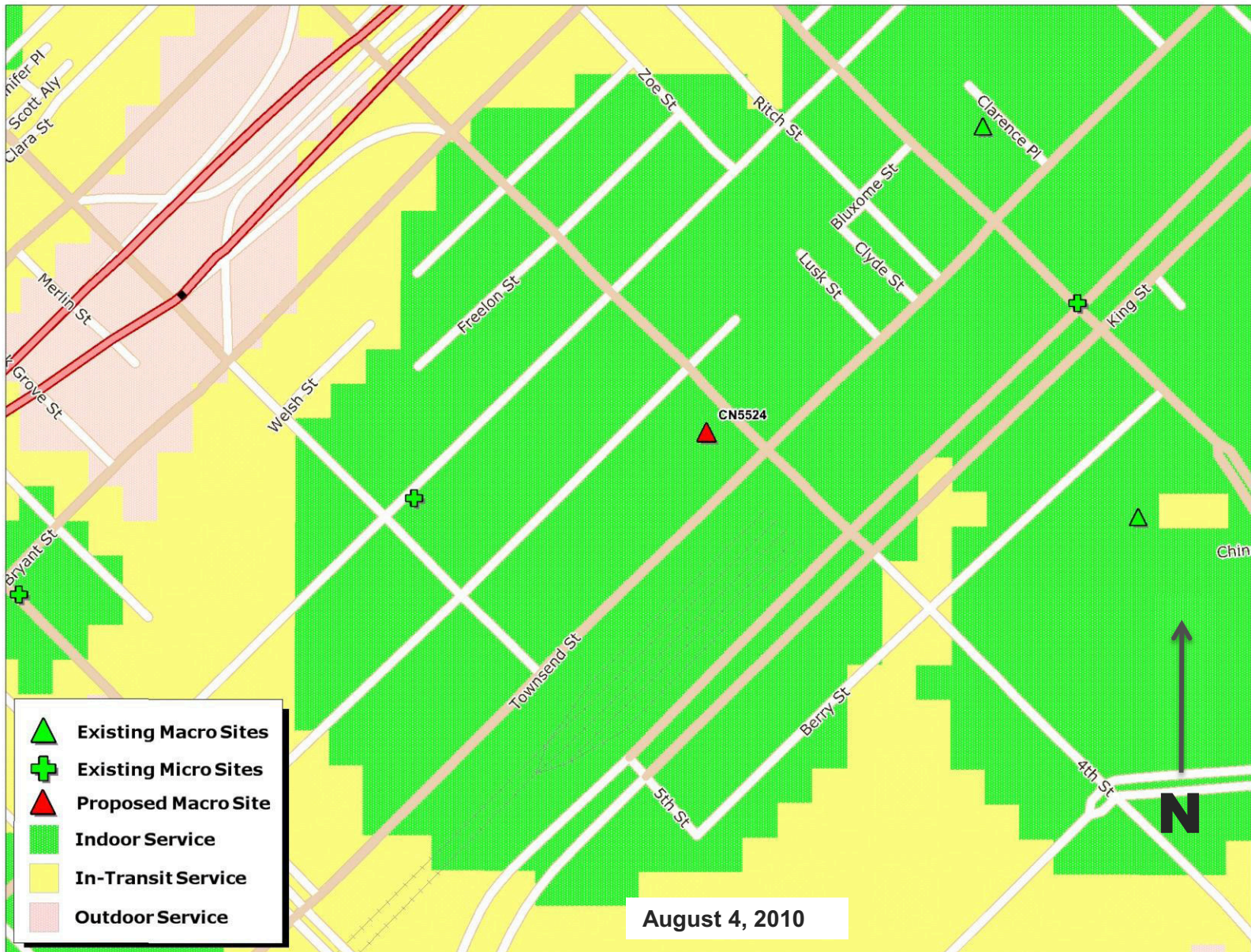
Proposed Site at 600 4th St (CN5524)

Service Area BEFORE site is constructed



Proposed Site at 600 4th St (CN5524)

Service Area AFTER site is constructed



**AT&T Mobility • Proposed Base Station (Site No. CN5524)
One Bluxome Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN5524) proposed to be located at One Bluxome Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of WTS facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

<u>Wireless Service</u>	<u>Frequency Band</u>	<u>Occupational Limit</u>	<u>Public Limit</u>
Microwave (Point-to-Point)	5–23,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. Robert H. Taylor, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on June 29, 2010, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated September 14, 2010.

Checklist

1. The location of all existing antennas and facilities at site. Existing RF levels.

There were observed no wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

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

No other WTS facilities or other communications facilities are reported to be approved for this site but not yet installed.



**AT&T Mobility • Proposed Base Station (Site No. CN5524)
One Bluxome Street • San Francisco, California**

3. The number and types of WTS within 100 feet of proposed site and estimates of additive EMR emissions at proposed site.

There were observed antennas for use by Sprint Nextel mounted on short poles, above the roof of the adjoining building to the southwest. The additive effect of the Sprint Nextel operation at ground level is reflected in the measurement of existing conditions reported in Item 1 above.

4. Location (and number) of Applicant's antennas and back-up facilities per building and location (and number) of other WTS at site.

AT&T proposes to install ten Andrew directional panel antennas – two Model TBXLHB-6565A-R2M and eight Model DBXNH-6565A-R2M – above the roof of the tall residential building located at One Bluxome Street. The antennas would be mounted with up to 10° downtilt at an effective height of at least 77½ feet above ground, 7½ feet above the roof, and would be oriented in two groups of three (each with one Model TBXLHB and two Model DBXNH) toward 100°T and 330°T, within new view screen enclosures to be constructed next to existing chimneys on the roof, and in a group of four toward 220°T (Model DBXNH) behind a view screen to be installed on the side of the mechanical equipment penthouse above the roof.

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

The expected operating power of the AT&T transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating.

6. Total number of watts per installation and total number of watts for all installations at site.

The maximum effective radiated power proposed by AT&T in any direction is 7,490 watts, representing simultaneous operation at 3,700 watts for PCS, 1,190 watts for cellular, 1,820 watts for AWS, and 780 watts for 700 MHz.

7. Plot or roof plan showing method of attachment of antennas, directionality of antennas, and height above roof level. Discuss nearby inhabited buildings.

The drawings show the proposed antennas to be installed as described in Item 4 above. There were observed taller buildings in the area, at least 150 feet away. The adjacent building is about 6 feet lower.

8. Estimated ambient RF levels for proposed site and identify three-dimensional perimeter where exposure standards are exceeded.

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation by itself is calculated to be 0.0045 mW/cm², which is 0.78% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to remain less than 1% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to



**AT&T Mobility • Proposed Base Station (Site No. CN5524)
One Bluxome Street • San Francisco, California**

extend up to 58 feet out from the antenna faces and to much lesser distances above, below, and to the sides of the antennas; this includes areas on the roof but does not reach any other publicly accessible areas.

9. Describe proposed signage at site.

It is recommended that barricades be erected to preclude access by the general public to areas in front of the antennas. To prevent occupational exposures in excess of the FCC guidelines, no access within 19 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking with yellow striping the areas within the barricades* and posting explanatory warning signs† at the barricades and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registrations Nos. E-13026 and M-20676, which expire on June 30, 2011. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

* Measurements when the base station is ready to begin operation may indicate that lesser distances will suffice.

† Warning signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter; the San Francisco Department of Public Health recommends that all signs be written in English, Spanish, and Chinese.



**AT&T Mobility • Proposed Base Station (Site No. CN5524)
One Bluxome Street • San Francisco, California**

Conclusion

Based on the information and analysis above, it is my professional opinion that operation of the proposed AT&T base station at One Bluxome Street in San Francisco will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. Erecting barricades is recommended to establish compliance with public exposure limitations, and marking areas on the roof and posting signs is recommended to establish compliance with occupational exposure limitations.



William F. Hammett

William F. Hammett, P.E.

707/996-5200

November 9, 2010



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Jonas Ionin
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 1 Bluxome St
Site ID: 1321 **SiteNo.:** CN5524

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: 7490 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: 7490 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 μw/cm²)
 Maximum RF Exposure: 0.0045 mW/cm² Maximum RF Exposure Percent: 0.78
- 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.

<input checked="" type="checkbox"/> Public_Exclusion_Area	Public Exclusion In Feet:	<u>58</u>
<input checked="" type="checkbox"/> Occupational_Exclusion_Area	Occupational Exclusion In Feet:	<u>19</u>

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 existing antennas operated by AT&T Wireless installed on the roof top of the building at 1 Bluxome Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by Sprint located within 100 feet of this site. AT&T Wireless proposes to install 10 new antennas. The antennas will be mounted at a height of 78 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0045 mW/sq cm., which is 0.78 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 58 feet which includes areas of the roof top but does not reach any publicly accessible areas. Barricades must be installed in front of the antennas in order to prevent the public from having access to the public exclusion zones on the roof top. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 19 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: 11/22/2010

Patrick Fosdahl

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




Jax Robertson
<jax.robertson@gmail.com>
05/31/2011 10:59 AM

To erika.jackson@sfgov.org
cc
bcc

Subject Case No. 2010.1042C

History:

 This message has been replied to.

Erika Jackson,

Case No. 2010.1042C (scheduled for this Thursday, June 2nd) is regarding AT&T putting cell towers on building Bluxome Place, at address 1 Bluxome Street. I am the president of the Bluxome Place HOA. The city sent out notices for the public hearing, yet AT&T has told us they ***WILL NOT*** be part of the public hearing. I wanted to know from you if that is correct.

The cell towers are a frustration to the HOA and homeowners. We weren't part of the negotiations, planning, or contract. As a result, at this point in time, we'd rather the towers not be put on tops of our homes and businesses. All discussions and planning was done by the builder, who has maintained ownership of the airspace above our building.

Please let me know if this case number (2010.1042C) will be discussed at the hearing. If so, I will be there.

Regards,

Jax Robertson
President, Bluxome Place HOA



Jason Sanders
<jasonwsanders@gmail.com>

06/02/2011 07:58 AM

To erika.jackson@sfgov.org

cc

bcc

Subject Case No 2010.1042C

History:

✉ This message has been replied to.

Erika-

I heard through the grapevine that the public hearing for this case is no longer taking place today.

As I am the one party most affected by the proposal (I have a roof deck where my family, including a 3 and 5 year old, relaxes just feet away from the proposed antennas), I planned on attending the hearing and opposing the project.

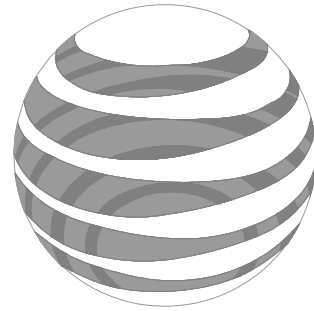
Please advise as to whether or not the case will be heard today. Also, if it has been changed, please indicate time and location of next hearing.

Thank you,

Jason

--

Jason Sanders



at&t

4TH STREET WALGREENS
670 4TH STREET
SAN FRANCISCO, CA 94107
CN5524

4TH STREET WALGREENS

CN5524
 670 4TH ST
 SAN FRANCISCO, CA 94107

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	07/15/10	ZD 90%	J.B.
	07/28/10	ZD 100%	J.B.
	08/19/10	CLIENT REV	P.M.
	09/14/10	CLIENT REV	J.S.
	10/07/10	CLIENT REV	J.S.
	-	-	-

DRAWN BY: J. SMITH
 CHECKED BY: L. HOUGHTBY
 APPROVED BY: M. FLEMING
 DATE: 10/07/10

Streamline Engineering and Design, Inc.
 3288 Penryn Rd, Suite 200 Loomis, CA 95650
 Contact: Larry Houghtby Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF ADDING A (P) AT&T 20'-0" X 13'-0" ROOF TOP LEASE AREA W/ (6) (P) RBS CABINETS. ALSO ADDING (10) (P) AT&T ANTENNAS ON AN (E) BUILDING W/ (P) FRP SCREEN PANELS PAINT TO MATCH (E) BUILDING.

VICINITY MAP



CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & 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 CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2007 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2007 CALIFORNIA BUILDING CODE
- 2007 CALIFORNIA ELECTRICAL CODE
- 2007 CALIFORNIA MECHANICAL CODE
- 2007 CALIFORNIA PLUMBING CODE
- 2007 CITY OF SAN FRANCISCO FIRE CODE
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES
- ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

HANDICAP REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, TITLE 24 PART 2, SECTION 1105B.3.4.2, EXCEPTION 1

PROJECT INFORMATION

SITE NAME: 4TH STREET WALGREENS **SITE #:** CN5524
COUNTY: SAN FRANCISCO **JURISDICTION:** CITY OF SAN FRANCISCO
BLOCK/LOT: 3786/104 THROUGH 3786/160 **POWER:** PG&E
SITE ADDRESS: 670 4TH ST, SAN FRANCISCO, CA 94107 **TELEPHONE:** AT&T
CURRENT ZONING: MUO
CONSTRUCTION TYPE: -
OCCUPANCY TYPE: U
HEIGHT / BULK: 85-X
PROPERTY OWNER: DeANZA PROPERTIES, 920 WEST FREMONT AVE, SUNNYVALE, CA 94087
APPLICANT: AT&T, 430 BUSH STREET 5TH FLOOR, SAN FRANCISCO, CA 94108
LEASING CONTACT: ATTN: COREY ALVIN (415) 760-9763
ZONING CONTACT: ATTN: AMY MILLION (949) 307-6431
CONSTRUCTION CONTACT: ATTN: STEVE ROMERO (415) 774-1163
LATITUDE: N 37° 46' 38.12" NAD 83
LONGITUDE: W 122° 23' 44.01" NAD 83
AMSL: ± 9'

DRIVING DIRECTIONS

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108
TO: 670 4TH ST, SAN FRANCISCO, CA 94107

- HEAD EAST ON BUSH ST TOWARD CLAUDE LN. 0.1 MI
- TURN RIGHT AT MONTGOMERY ST. 0.2 MI
- SLIGHT LEFT AT NEW MONTGOMERY ST. 0.2 MI
- TURN RIGHT AT HOWARD ST. 0.3 MI
- TURN LEFT AT 4TH ST. 0.6 MI

END AT: 670 4TH ST, SAN FRANCISCO, CA 94107
 ESTIMATED TIME: 8 MINUTES ESTIMATED DISTANCE: 1.4 MILES

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLAN & DETAILS	-
A-3	ANTENNA PLANS & DETAILS	-
A-4	ELEVATIONS	-
A-5	ELEVATIONS	-

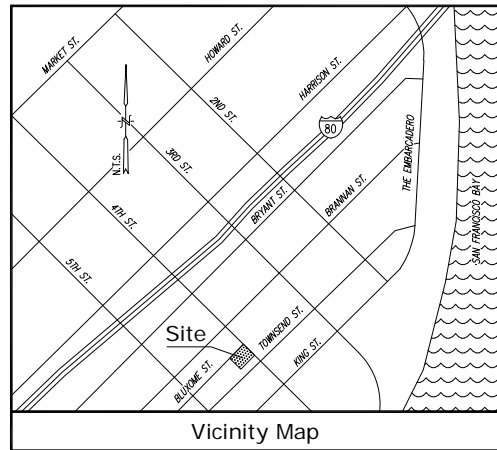
APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON

at&t

 430 BUSH STREET, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:
 TITLE
SHEET NUMBER:
 T-1



Title Report
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.

Easements
NOT AVAILABLE

Basis of Bearings
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

Legal Description
LOTS 8 AND 9 IN BLOCK 3786, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

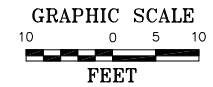
Access Easement/Lease Area
TO BE DETERMINED

Bench Mark
THE CALIFORNIA SPATIAL REFERENCE C.O.R.S "SBRN", ELEVATION = 101.42 FEET (NAVD 88).

Geographic Coordinates
TO BE DETERMINED
CERTIFICATION: THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Assessor's Parcel Nos.
3786/104 THROUGH 3786/160

Date of Survey
MAY 13, 2010



Streamline Engineering
and Design, Inc.
11788 Arwood Rd, Suite 20 Auburn, CA 95603
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 530-823-8783

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CONSULTANT
CALVADA SURVEYING, INC.
411 Jervis Cir., Suite 205, Corona, CA 92690
Phone: 951-585-8989 Fax: 951-283-9746
Tel Fax: 951-CALVADA www.calvada.com
JOB NO. 10020

PREPARED FOR
at&t
430 Bush St, 5th Floor
San Francisco, CA 94108

APPROVALS

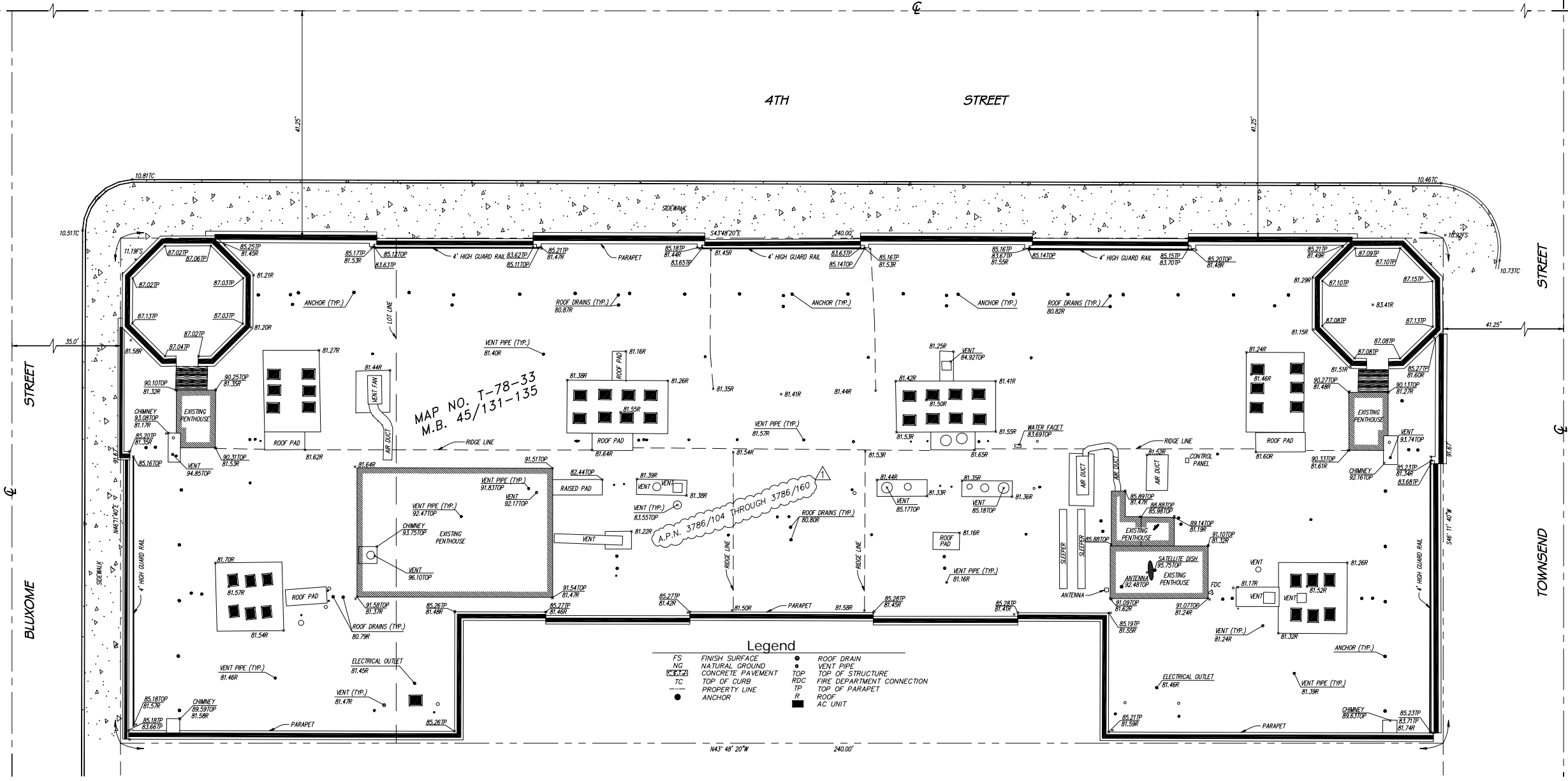
R.F.	DATE
SAC AND ZONING	DATE
ERICSSON CM	DATE
AT&T CM	DATE
OWNER APPROVAL	DATE

PROJECT NAME
4TH AND BRANNON
PROJECT NUMBER
CN5524
1 BLUXOME STREET
SAN FRANCISCO, CA 94107
SAN FRANCISCO COUNTY

REV. DATE	DESCRIPTION	BY
05/19/10	PRELIMINARY	AL
07/14/10	CLIENT'S COMMENTS	RG

SHEET TITLE
TOPOGRAPHIC SURVEY

C-1
SHEET 1 OF 1



4TH STREET
WALGREENS

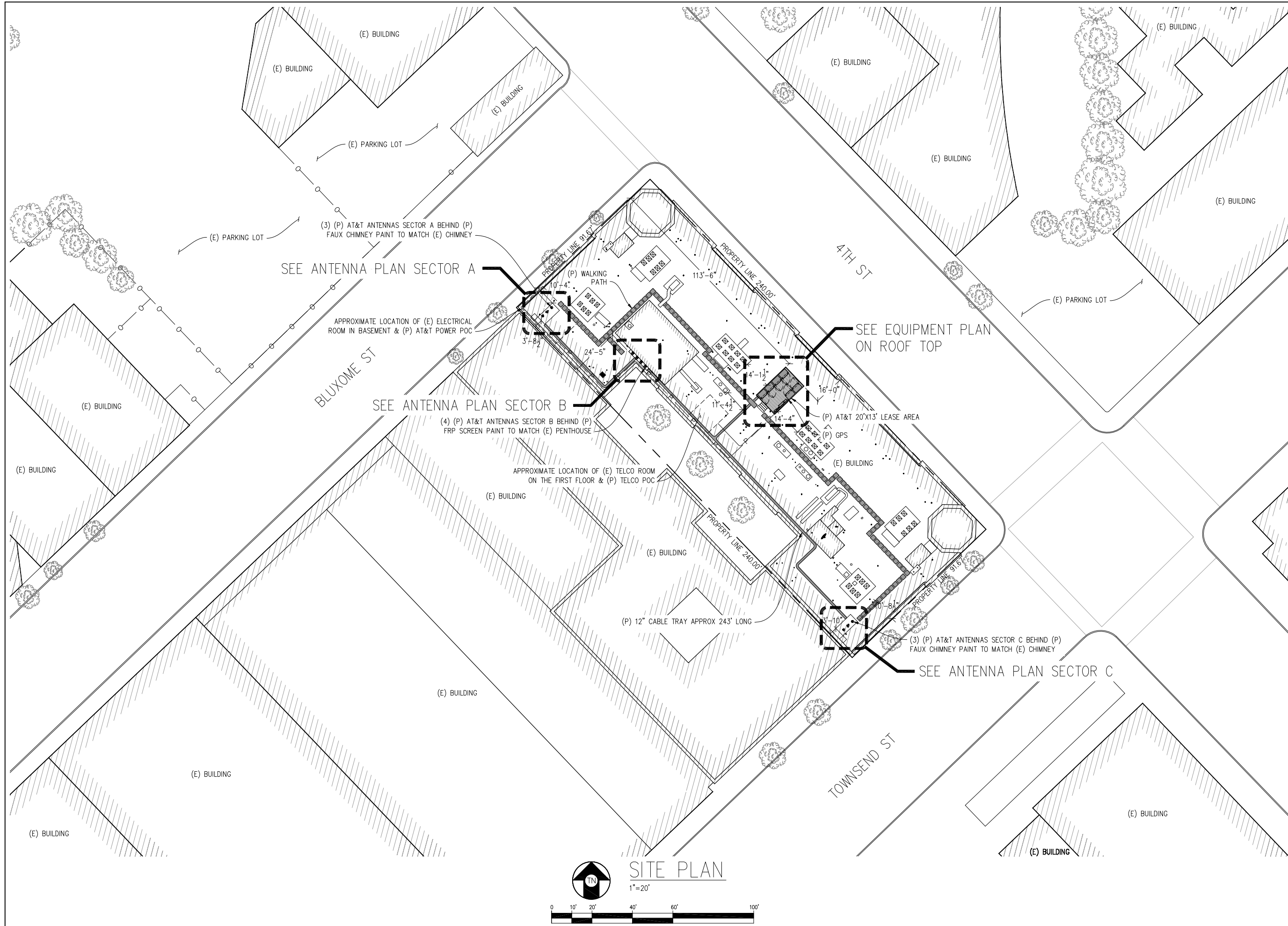
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SAN FRANCISCO, CA 94107

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DRAWN BY: J. SMITH
CHECKED BY: L. HOUGHTBY
APPROVED BY: M. FLEMING
DATE: 10/07/10

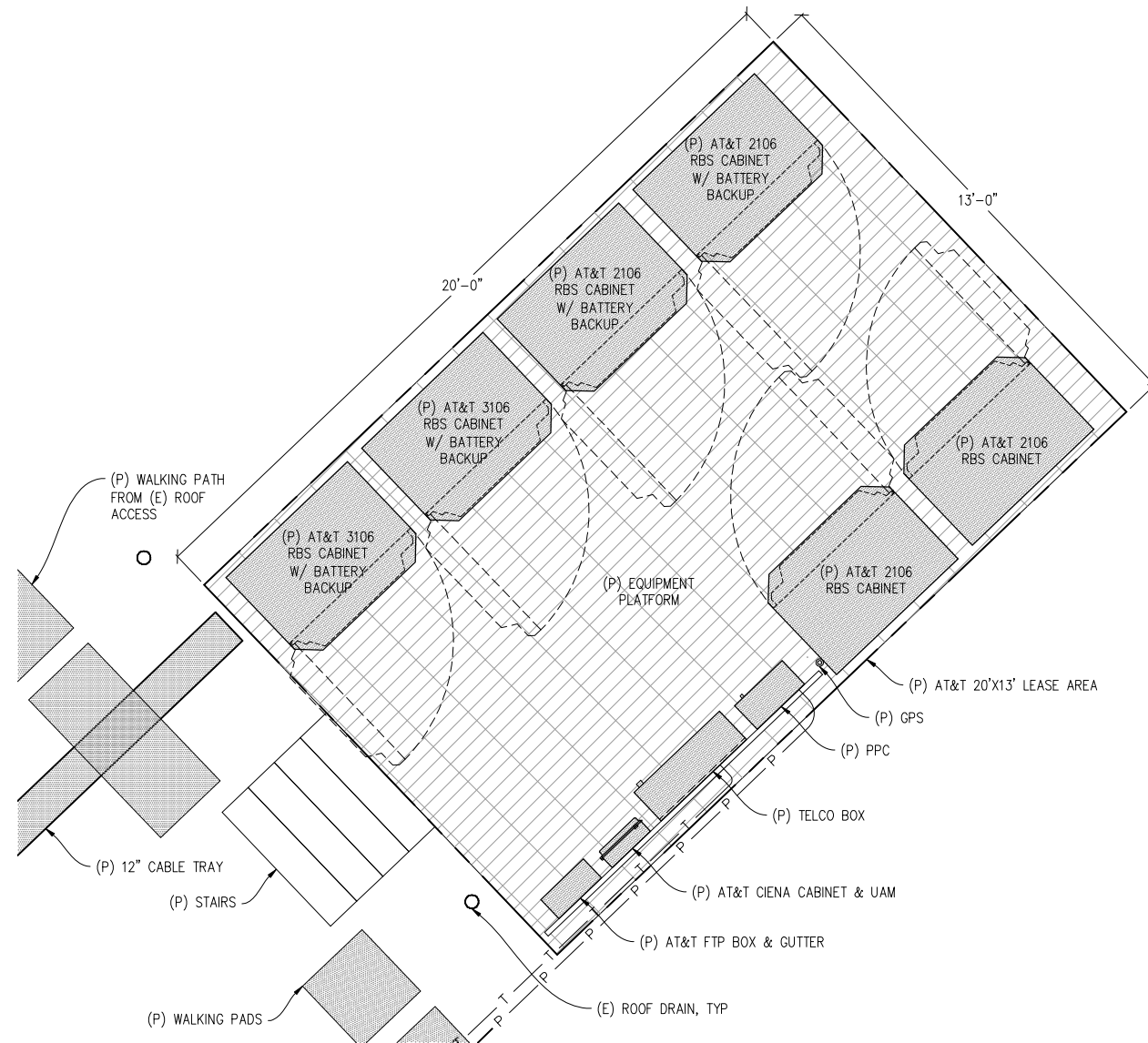
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SAN FRANCISCO, CA 94108

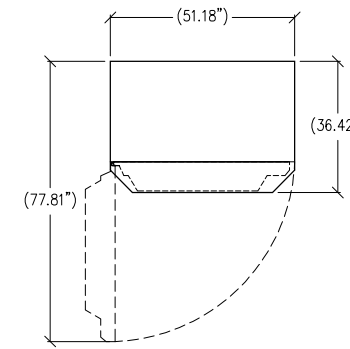
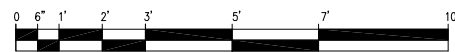
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SITE PLAN

SHEET NUMBER:
A-1

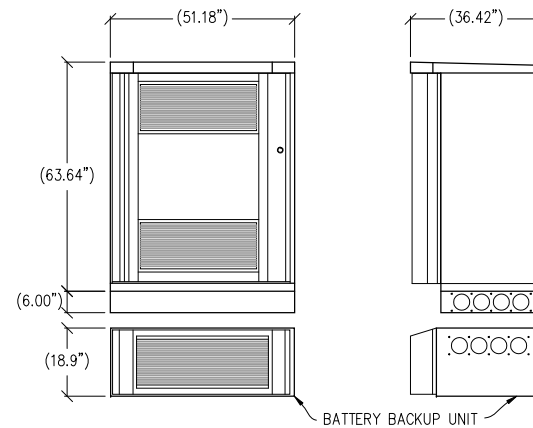


EQUIPMENT PLAN

1/2" = 1'



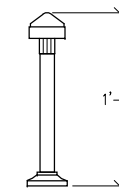
TOP VIEW



FRONT VIEW

RIGHT VIEW

① RBS DETAIL
1/2" = 1'
ERICSSON 2106/ 3106 RBS
CABINET W/ BASE



② GPS DETAIL
1" = 6"

4TH STREET WALGREENS

CN5524
670 4TH ST
SAN FRANCISCO, CA 94107

ISSUE STATUS

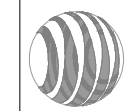
Δ	DATE	DESCRIPTION	BY
	07/15/10	ZD 90%	J.B.
	07/28/10	ZD 100%	J.B.
	08/19/10	CLIENT REV	P.M.
	09/14/10	CLIENT REV	J.S.
	10/07/10	CLIENT REV	J.S.
	-	-	-

DRAWN BY: J. SMITH
CHECKED BY: L. HOUGHTBY
APPROVED BY: M. FLEMING
DATE: 10/07/10

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and Design, Inc.

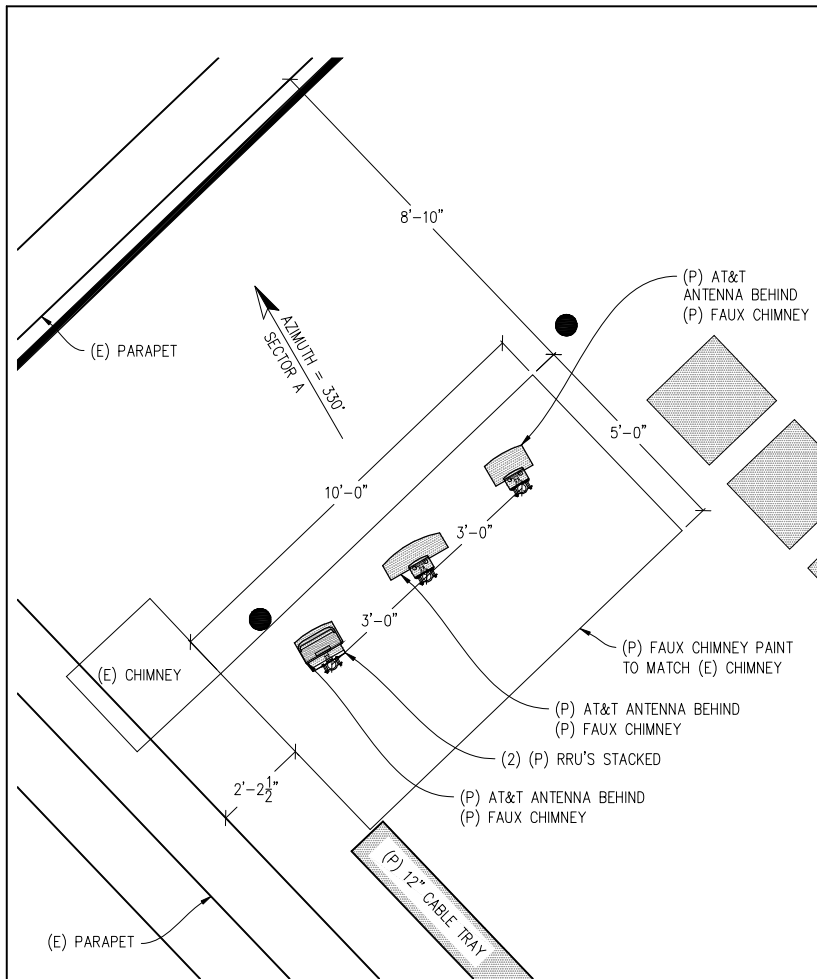
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E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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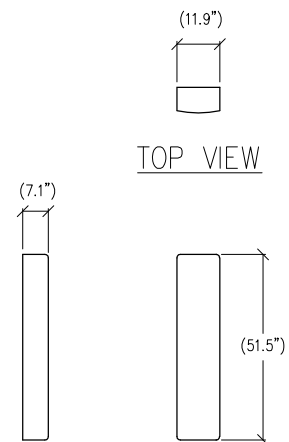
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:
EQUIPMENT PLAN
& DETAILS
SHEET NUMBER:
A-2



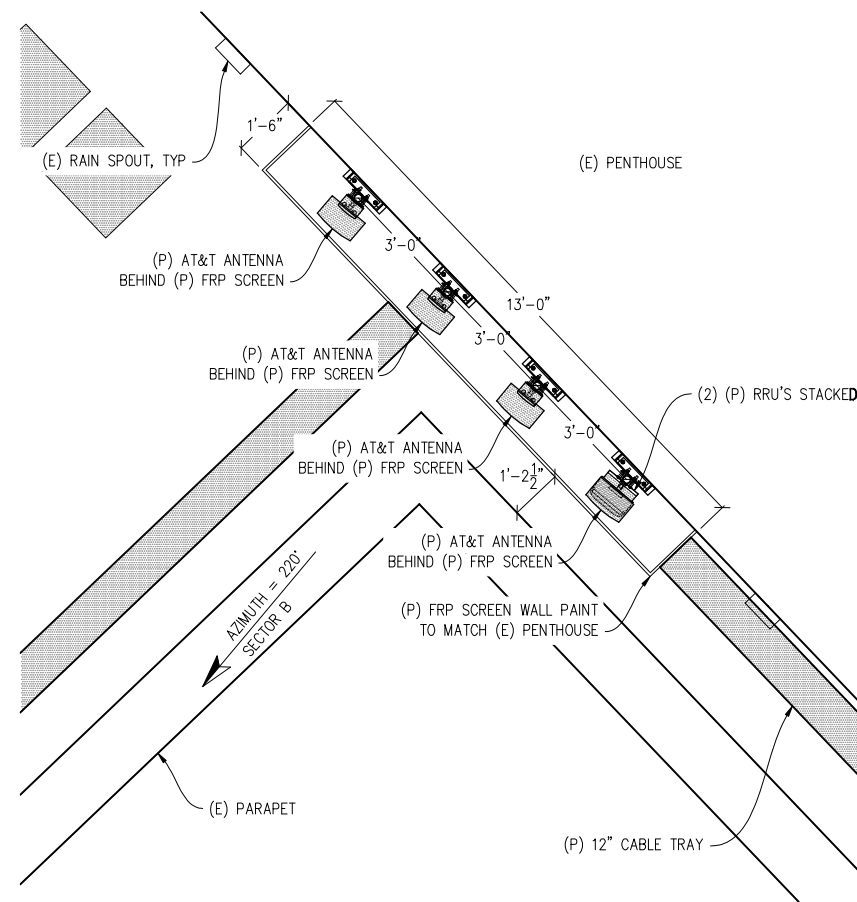
ANTENNA PLAN SECTOR A

1/2"=1'



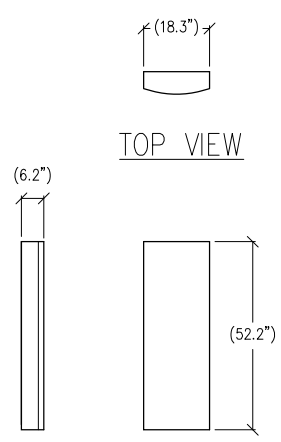
LEFT VIEW FRONT VIEW

1 ANTENNA DETAIL
1/2"=1'



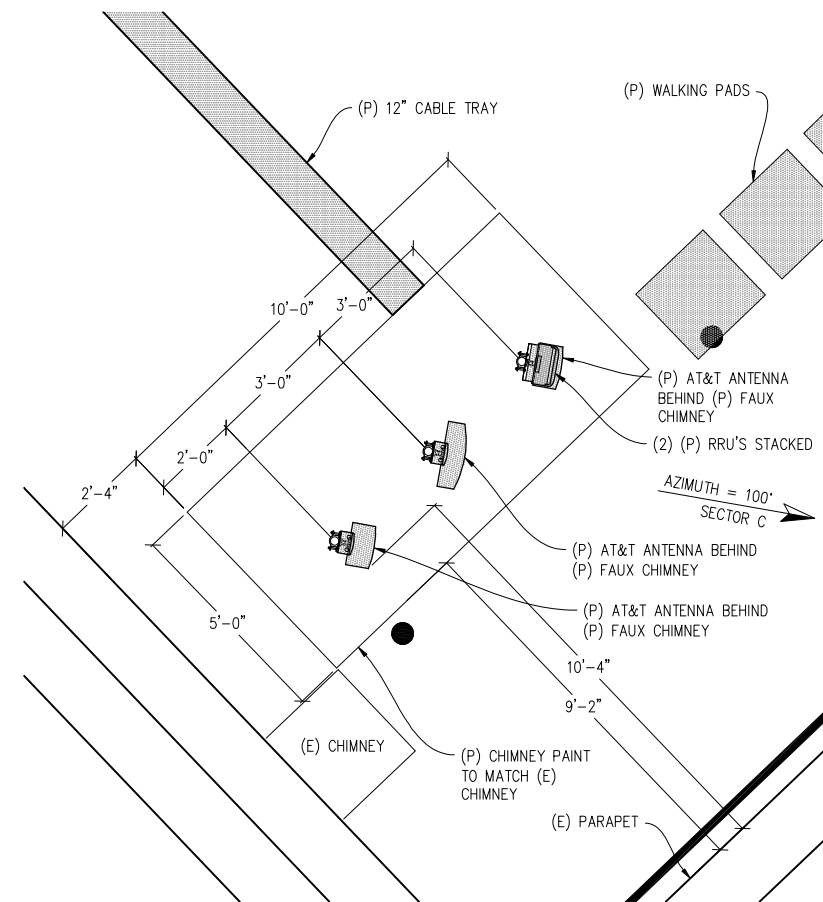
ANTENNA PLAN SECTOR B

1/2"=1'



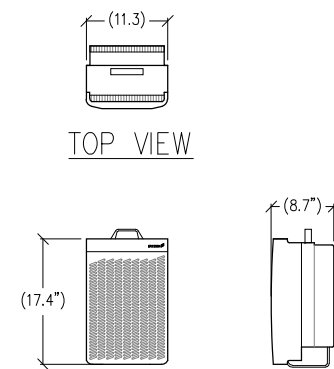
LEFT VIEW FRONT VIEW

2 ANTENNA DETAIL
1/2"=1'



ANTENNA PLAN SECTOR C

1/2"=1'



FRONT VIEW RIGHT VIEW

3 RRU-11 DETAIL
1"=1'

4TH STREET WALGREENS

CN5524
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DRAWN BY: J. SMITH

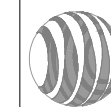
CHECKED BY: L. HOUGHTBY

APPROVED BY: M. FLEMING

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SHEET TITLE:

ANTENNA PLANS & DETAILS

SHEET NUMBER:

A-3

4TH STREET WALGREENS

CN5524
670 4TH ST
SAN FRANCISCO, CA 94107

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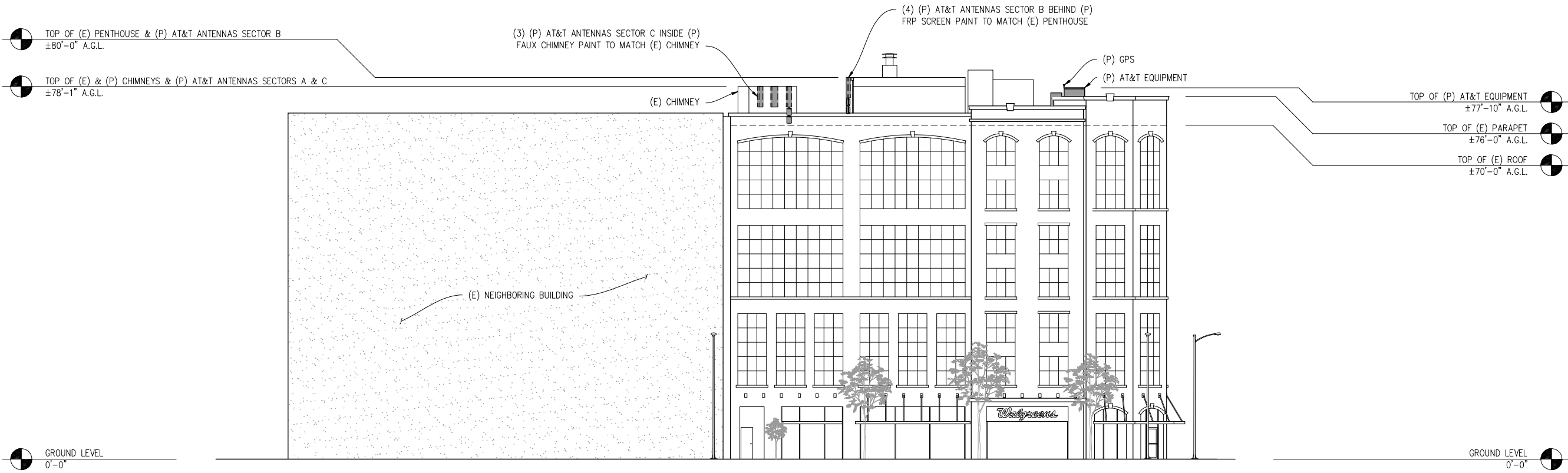
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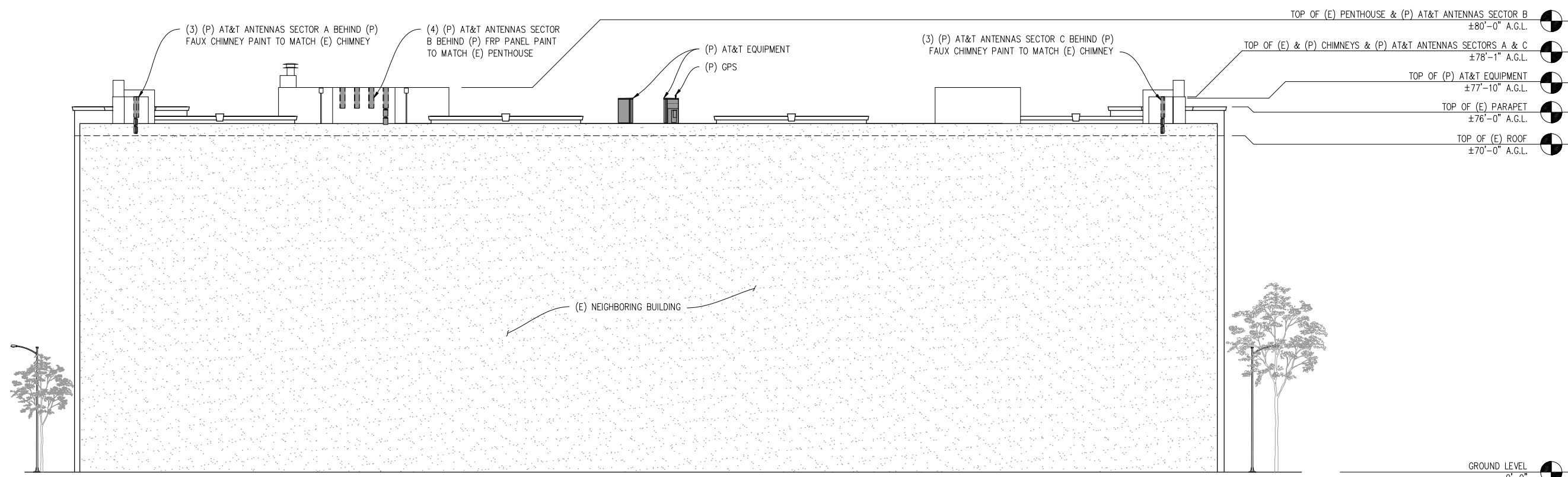
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SOUTHEAST ELEVATION

3/32" = 1'
VIEW FROM TOWNSEND ST



SOUTHWEST ELEVATION

3/32" = 1'
VIEW FROM 5TH ST

at&t



430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-4

4TH STREET WALGREENS

CN5524
670 4TH ST
SAN FRANCISCO, CA 94107

ISSUE STATUS

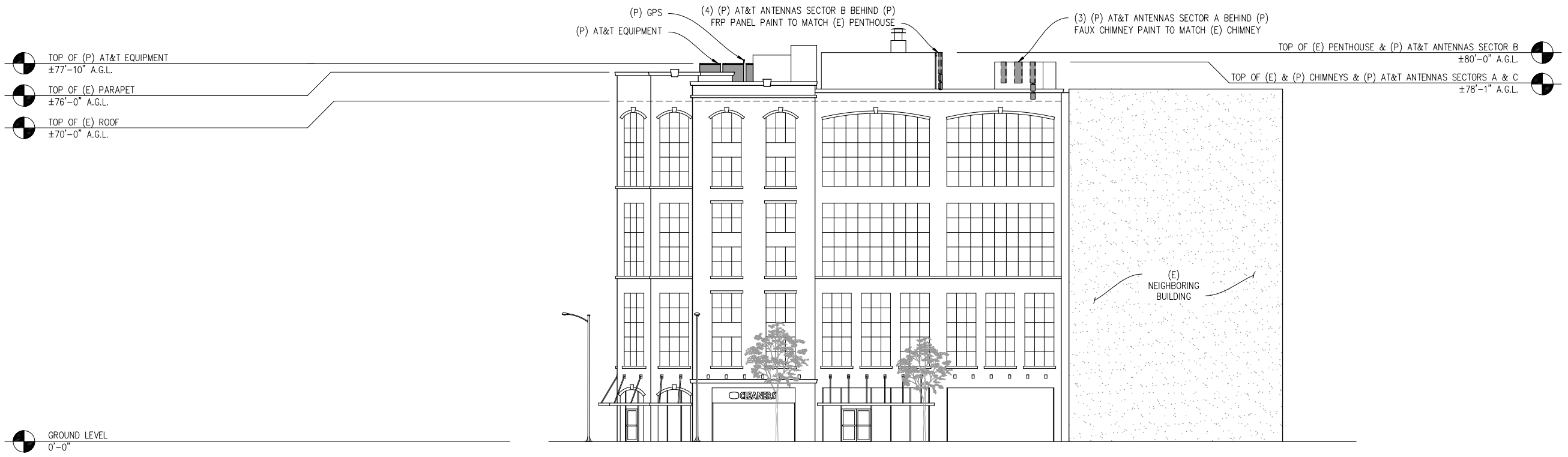
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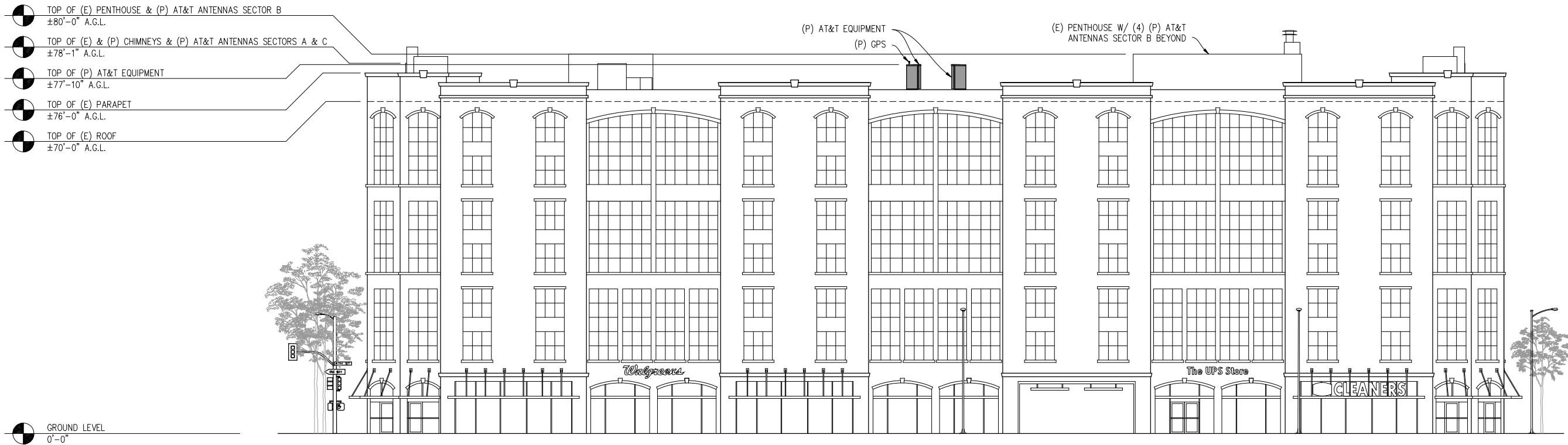
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NORTHWEST ELEVATION

3/32" = 1'
VIEW FROM BLUXOME ST



NORTHEAST ELEVATION

3/32" = 1'
VIEW FROM 4TH ST

at&t



430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5