



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: SEPTEMBER 15, 2011

Date: September 8, 2011
Case No.: **2011.0005C**
Project Address: **300 Columbus Avenue**
Current Zoning: Broadway Neighborhood Commercial District
65-A-1
Block/Lot: 0145/013
Project Sponsor: Amy Million of KDI Planning for
AT&T Mobility
430 Bush Street, 5th Floor
San Francisco, CA 94108
Staff Contact: Aaron Hollister – (415) 575-9078
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is to install a macro wireless telecommunications service (“WTS”) facility consisting of a maximum of nine panel antennas located on the rooftop of the subject building along with equipment that would be located in an internal storage room of the subject building as part of AT&T Mobility’s telecommunications network. The antennas are proposed on a Location Preference 6 Site (Limited Preference Site) according to the WTS Siting Guidelines.¹ Macro WTS installations such as the proposed installation require Conditional Use authorization in all Neighborhood Commercial Zoning Districts.

The proposed antennas would measure approximately 51.5 inches high by 11.9 inches wide by 7.1 inches thick. All nine antennas would be mounted directly to the rooftop of the subject building behind a proposed radio frequency-transparent screen wall that would be located approximately 17 feet, 10 inches from the nearest primary elevation of the subject building. The screen wall would have approximate measurements of 7.5 feet in height (as measured from the rooftop of the subject building) by 12 feet in each horizontal dimension. The associated equipment cabinets would be located in the basement of the subject building.

¹ PC Resolution No. 14182, adopted August 15, 1996, establishing the *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines*.

SITE DESCRIPTION AND PRESENT USE

The project is located on the southeast corner of Columbus Avenue, Grant Avenue and Broadway, Assessor's Block 0145, Lot 013. This site is within the Broadway Neighborhood Commercial District (NCD) and a 65-A-1 Height and Bulk District. The project site contains a three-story commercial building, which contains ground-floor commercial uses and a 79-room tourist hotel in the upper stories. The subject building was built in 1922 and covers the entire site. Additionally, the subject building is listed in the North Beach Survey of Historic Buildings as a contributory building and is considered a historic resource per provisions of CEQA.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the North Beach neighborhood of San Francisco. The Broadway NCD portion of North Beach is part of a larger commercial area that includes North Beach, Chinatown, and Jackson Square. The Broadway NCD functions as a regional and citywide entertainment district derived from a concentration of nightclubs, music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery Street, and it attracts locals and visitors alike, mainly in the evening and late-night hours. The surrounding development is a variety of multi-story, mixed-use buildings. Nearby ground-floor uses include eating and drinking establishments, small-scale retail stores, and nighttime entertainment. The upper stories are generally occupied by office space, apartments, and residential hotels. The scale of development throughout the area consists of low- and mid-rise buildings (one- to four-story structures).

ENVIRONMENTAL REVIEW

The proposed project was determined to be categorically exempt from the environmental review process pursuant to Class 3 exemptions (Section 15303 of the California Environmental Quality Act) of Title 14 of the California Administrative Code. The categorical exemption and all pertinent documents may be found in the files of the Planning Department as the custodian of records.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 17, 2011	August 19, 2011	22 days
Posted Notice	20 days	August 19, 2011	August 18, 2011	21 days
Mailed Notice	20 days	August 29, 2011	August 18, 2011	21 days

PUBLIC COMMENT

- The Department has received no contact from members of the public voicing support or opposition of the project.

ISSUES AND OTHER CONSIDERATIONS

- According to the WTS Siting Guidelines, the Planning Commission may only approve WTS applications for Preference 6 (Limited Preference Site) in the following instances: (1) when publicly-used building, co-location site or other Preferred Location Sites are not located within the geographic service area; (2) when good faith efforts and measures did not produce a more preferred location for a WTS facility (Preference Locations 1-5) within the geographic service area. Furthermore, through an alternative site analysis, the wireless carrier must demonstrate the following: (1) why efforts to locate the site at Preferred Location within the geographic service area were unsuccessful; and (2) how and why the proposed site is essential to meet service demands for the geographic service area and the applicant's citywide network.

In this instance, AT&T produced an alternative site analysis that examined whether publicly-used buildings, co-locations sites or Preferred Location Sites were available in the geographic service area that the subject site is intended to serve, which is bounded by Vallejo Street, Kearny Street, Pacific Avenue and Stockton Street. The alternative site analysis revealed that no publicly-used building or co-location site was available for the installation of the subject WTS facility. Additionally, the alternative site analysis examined nine sites in the service area that could potentially accommodate the WTS facility. The analysis revealed that the other proposed sites were not as desirable as the subject site for several reasons, with the most common limiting factors being an obtrusive/incompatible site design and operability of the site. Department staff has reviewed the AT&T alternative site analysis and concurs that the proposed site would be the most viable site for AT&T to serve the area. The alternative site analysis produced by AT&T is included as an attachment for review.

REQUIRED COMMISSION ACTION

- Pursuant to Section 714.83 of the Planning Code, Conditional Use authorization is required to install a macro wireless telecommunications service facility in the Broadway NCD.

BASIS FOR RECOMMENDATION

- 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.
- Although the project site is considered a Preference 6 (Limited Preference Site) according to the WTS Siting Guidelines, the subject site has been determined to be the most viable site to serve the geographic service area through an alternative site analysis.
- Based on propagation maps provided by AT&T Mobility, the project will provide coverage in an area that currently experiences several gaps in coverage.
- The proposed antennas will be minimally visible when viewed from adjacent rights-of-way and points further away so as to avoid intrusion into public vistas, avoid disruption of the architectural integrity of building and insure harmony with neighborhood character.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
Photographs
Photo Simulations
Propagation Maps
WTS Siting Preference Information
Alternative Site Analysis
RF Report
DPH Approval
Community Outreach Meeting Information
Reduced Plans

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Public Correspondence |
| <input checked="" type="checkbox"/> Site Photos | |

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



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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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 714.83 TO INSTALL A WIRELESS TELECOMMUNICATIONS SERVICE FACILITY CONSISTING OF UP TO NINE PANEL ANTENNAS AND RELATED EQUIPMENT ON AN EXISTING THREE-STORY COMMERCIAL BUILDING AS PART OF AT&T’S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE BROADWAY NEIGHBORHOOD COMEMRCIAL DISTRICT AND A 65-A-1 HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 5, 2011, AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 300 Columbus Avenue, Lot 013 in Assessor's Block 0145, (hereinafter "project site") to install a wireless telecommunications service facility consisting of up to nine panel antennas and related equipment on an existing three-story commercial building as part of AT&T’s wireless telecommunications network within the Broadway Neighborhood Commercial District and the 65-A-1 Height and Bulk District.

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption (Section 15303 of the California Environmental Quality Act). 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 September 15, 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. 2011.0005C, 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 project is located on the southeast corner of Columbus Avenue, Grant Avenue and Broadway, Assessor's Block 0145, Lot 013. This site is within the Broadway Neighborhood Commercial Zoning District and a 65-A-1 Height and Bulk District. The project site contains a three-story commercial building, which contains ground-floor commercial uses and a 79-room tourist hotel in the upper stories. The subject building was built in 1922 and covers the entire site. Additionally, the subject building is listed in the North Beach Survey of Historic Buildings as a contributory building and is considered a historic resource per provisions of CEQA.
3. **Surrounding Properties and Neighborhood.** The project site is located in the North Beach neighborhood of San Francisco. The Broadway NCD portion of North Beach is part of a larger commercial area that includes North Beach, Chinatown, and Jackson Square. The Broadway NCD functions as a regional and citywide entertainment district derived from a concentration of nightclubs, music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery Street, and it attracts locals and visitors alike, mainly in the evening and late-night hours. The surrounding development is a variety of multi-story, mixed-use buildings. Nearby ground-floor uses include eating and drinking establishments, small-scale retail stores, and nighttime entertainment. The upper stories are generally occupied by office space, apartments, and residential hotels. The scale of development throughout the area consists of low- and mid-rise buildings (one- to four-story structures).

4. **Project Description.** The proposal is to install a macro wireless telecommunications service (“WTS”) facility consisting of a maximum of nine panel antennas located on the rooftop of the subject building along with equipment that would be located in an internal storage room of the subject building as part of AT&T Mobility’s telecommunications network. The antennas are proposed on a Location Preference 6 Site (Limited Preference Site) according to the WTS Siting Guidelines. The proposed antennas would measure approximately 51.5 inches high by 11.9 inches wide by 7.1 inches thick. All nine antennas would be mounted directly to the rooftop of the subject building behind a proposed radio frequency-transparent screen wall that would be located approximately 17 feet, 10 inches from the nearest primary elevation of the subject building. The screen wall would have approximate measurements of 7.5 feet in height (as measured from the rooftop of the subject building) by 12 feet in each horizontal dimension. The associated equipment cabinets would be located in the basement of the subject building.

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.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.

Section 8.1 of WTS Siting Guidelines further stipulates that the Planning Commission may only approve WTS applications for Preference 6 (Limited Preference Site) in the following instances: (1) when publicly-used building, co-location site or other Preferred Location Sites are not located within the geographic service area; (2) when good faith

¹ PC Resolution 16539, passed March 13, 2003.

efforts and measures did not produce a more preferred location for a WTS facility (Preference Locations 1-5) within the geographic service area. Furthermore, through an alternative site analysis, the wireless carrier must demonstrate the following: (1) why efforts to locate the site at Preferred Location within the geographic service area were unsuccessful; and (2) how and why the proposed site is essential to meet service demands for the geographic service area and the Applicant's citywide network.

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 September 15, 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 Section 714.83 to install a wireless telecommunications facility consisting of up to nine panel antennas and related equipment on an existing four-story commercial building as part of AT&T's wireless telecommunications network.

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 6, as the project site is located in an Individual Neighborhood Commercial District.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1710 - 2170 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.
8. **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*.
9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were no other antennas observed within 100 feet of this site. AT&T Mobility proposes to install nine new antennas. The antennas will be mounted at a height of 40 feet above the

ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.043 mW/sq cm., which is 6% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 58 feet which includes the areas of the roof but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 20 feet of the front of the antennas while 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 at 7:00 p.m. on April 14, 2011 at the Italian Athletic Club, located at 1630 Stockton Street.
12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in April 2011.
13. **Public Comment.** The Department has not received public comment on 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.** Per Planning Code Section 714.83, a Conditional Use authorization is required for the installation of other public uses such as wireless transmission facilities.
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 300 Columbus Avenue 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 buildings 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 building.

- 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 300 Columbus Avenue 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 Mobility 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.

Although the project site is considered a Preference 6 (Limited Preference Site) according to the WTS Siting Guidelines, the subject site has been determined to be the most viable site to serve the geographic service area through an alternative site analysis. The proposed coverage area will serve the vicinity bounded by Vallejo Street, Kearny Street, Pacific Avenue and Stockton Street, as indicated in the coverage maps. The alternative site analysis revealed that no publicly-used building or co-location site was available for the installation of the subject WTS facility. Additionally, the alternative site analysis examined nine sites in the service area that could potentially accommodate the WTS facility. The analysis revealed that the other proposed sites were not as desirable as the subject site for several reasons with the most common limiting factors being an obtrusive/incompatible site design and operability of the site. This facility will fill in the gaps to improve coverage in the project 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 behind a proposed radio frequency-transparent screen wall that would be located approximately 17 feet, 10 inches from the nearest primary elevation of the subject building in order to screen the antennas from view nearby public rights-of-way. When viewed from nearby public rights-of-way, the screen would not be visible from most vantage points. When visible, the screen would be minimally visible. 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 consistent with the stated purpose of the Broadway District in that the intended use is located in an existing building approximately 40 feet tall and set back from the street frontage.

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

HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

OBJECTIVE 12 – BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

POLICY 12.2 – Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

POLICY 12.3 – Ensure new housing is sustainable supported by the City's public infrastructure systems.

The project will improve AT&T Mobility coverage in residential, commercial and recreational areas along primary transportation routes in San Francisco.

URBAN DESIGN

HUMAN NEEDS

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 with the installation of a screen wall on the rooftop area where the antennas will be installed, while related equipment would be located within the building. The screen wall would not be visible from most vantage points in nearby public rights-of-way. When visible, the screen would be minimally visible.

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 AT&T Mobility 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 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 screen wall enclosure that will be installed to conceal the proposed antennas is anticipated to minimize the visibility of the antennas from nearby public rights-of-way. Additionally, mounting the antennas on the rooftop would not affect any character-defining features of the building. The screen wall has been designed so it would not be visible from most vantage points in nearby public rights-of-way. When visible, the screen would be minimally visible from select vantage points as viewed from the public right-of-way. By minimizing the visibility of the proposed antennas and the screen wall, the project would not significantly alter the subject building, which has been designated a Contributory building in the North Beach Survey of Historic Buildings and is considered a 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 714.83 and 303 to install up to nine panel antennas and associated equipment cabinets at the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 6 (Limited Preference) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the Broadway Neighborhood Commercial District and a 65-A-1 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 September 15, 2011.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 15, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 714.83 and 303 to install a wireless telecommunications service facility consisting of up to nine panel antennas with related equipment, a Location Preference 6 (Limited Preference Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of AT&T's wireless telecommunications network within the Broadway Neighborhood Commercial District and a 65-A-1 Height and Bulk District.

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 **September 15, 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 415-575-9078, www.sf-planning.org.

4. **Screening - WTS.** To the extent necessary to ensure compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:
 - 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 effects;
 - 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 415-575-9078, 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 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 implementation of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Technology, Office of the City Attorney, or any other appropriate City Department or agency. 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>

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Parcel Map

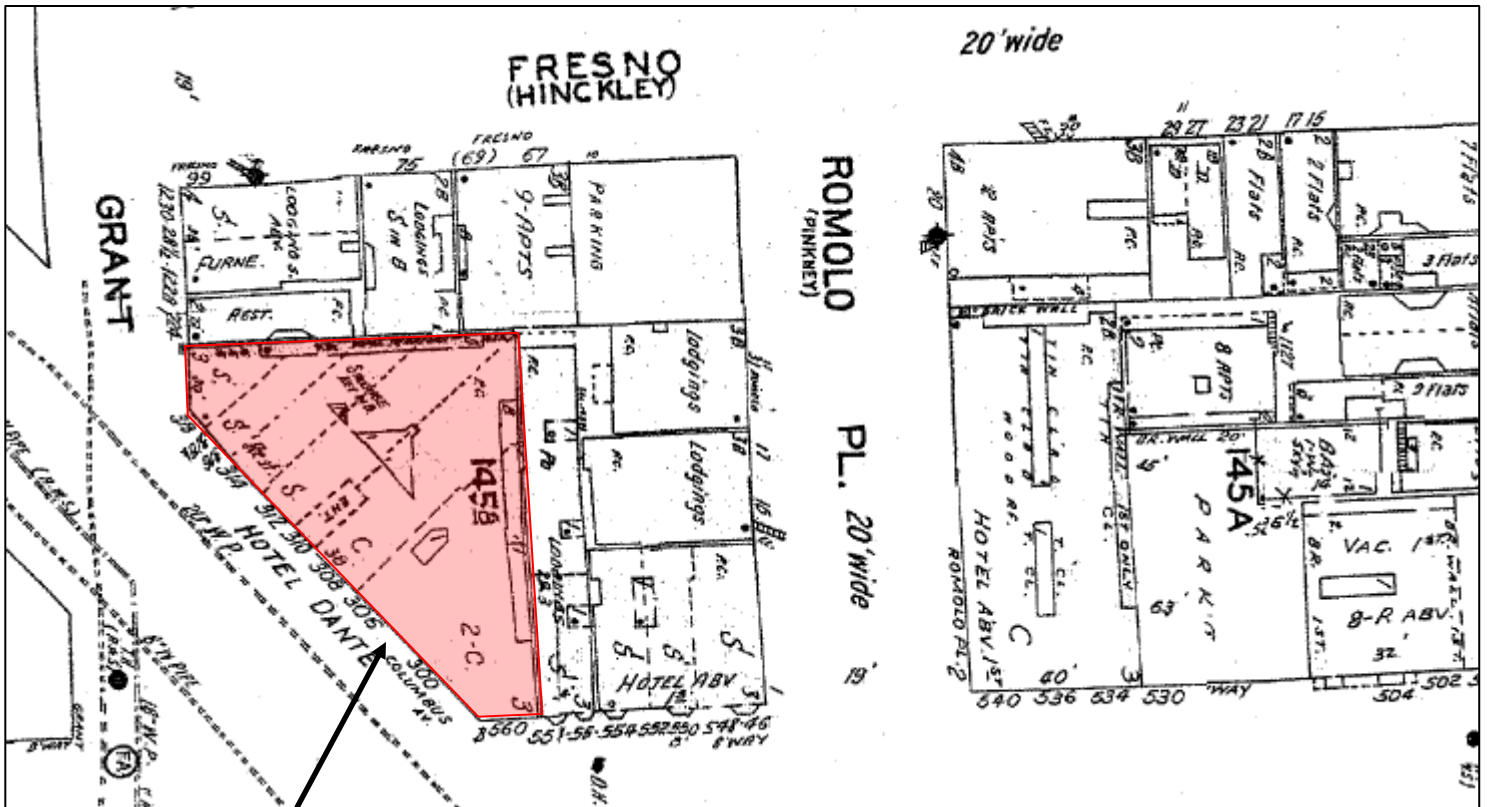


SUBJECT PROPERTY



Case Number 2011.0005C
 AT&T Mobility WTS Facility
 300 Columbus Avenue

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.

Case Number 2011.0005C
 AT&T Mobility WTS Facility
 300 Columbus Avenue

Aerial Photo

North-Facing

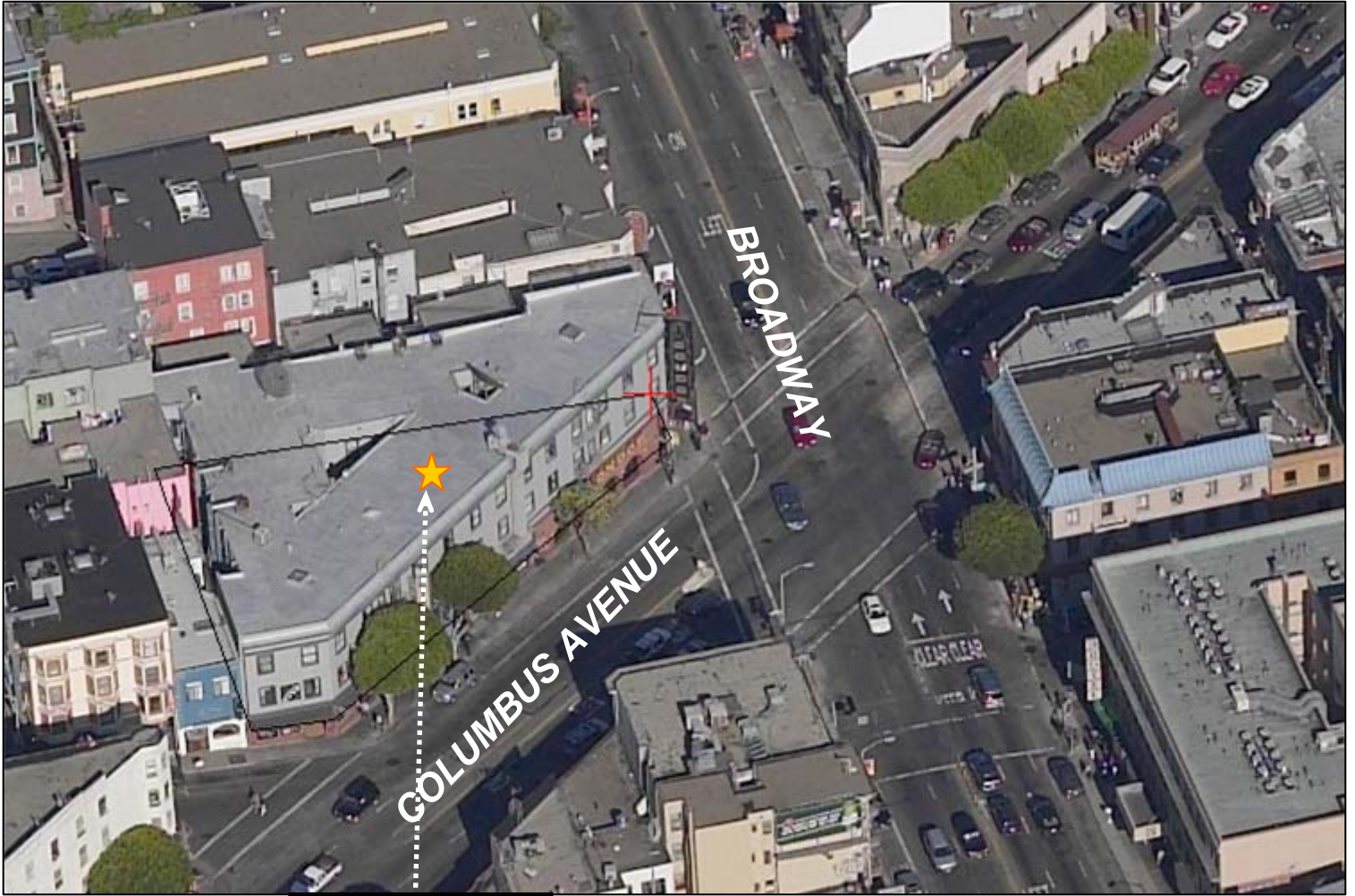


SUBJECT PROPERTY



Aerial Photo

East-Facing



SUBJECT PROPERTY



Case Number 2011.0005C
AT&T Mobility WTS Facility
300 Columbus Avenue

Aerial Photo

South-Facing

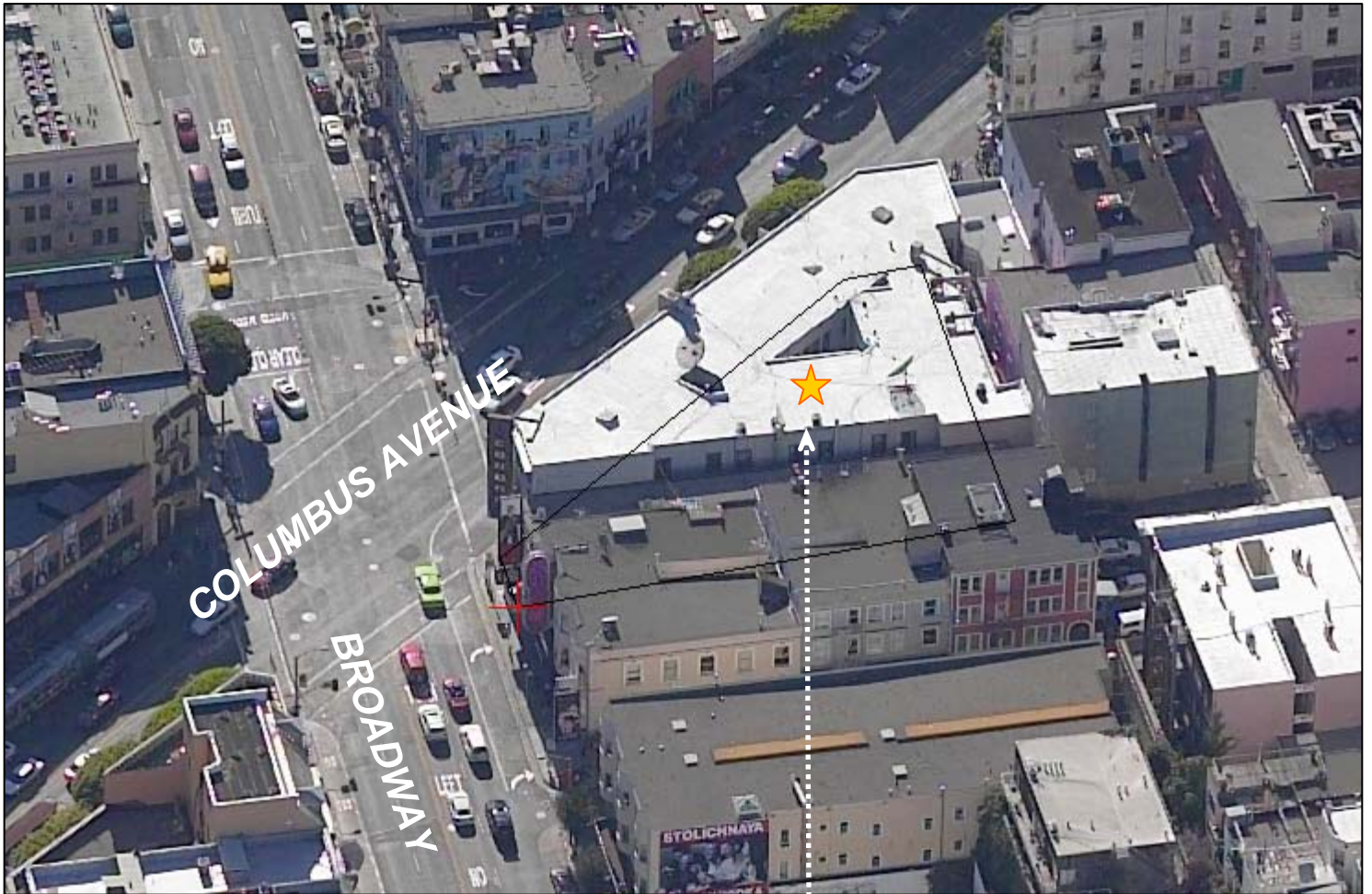


SUBJECT PROPERTY



Aerial Photo

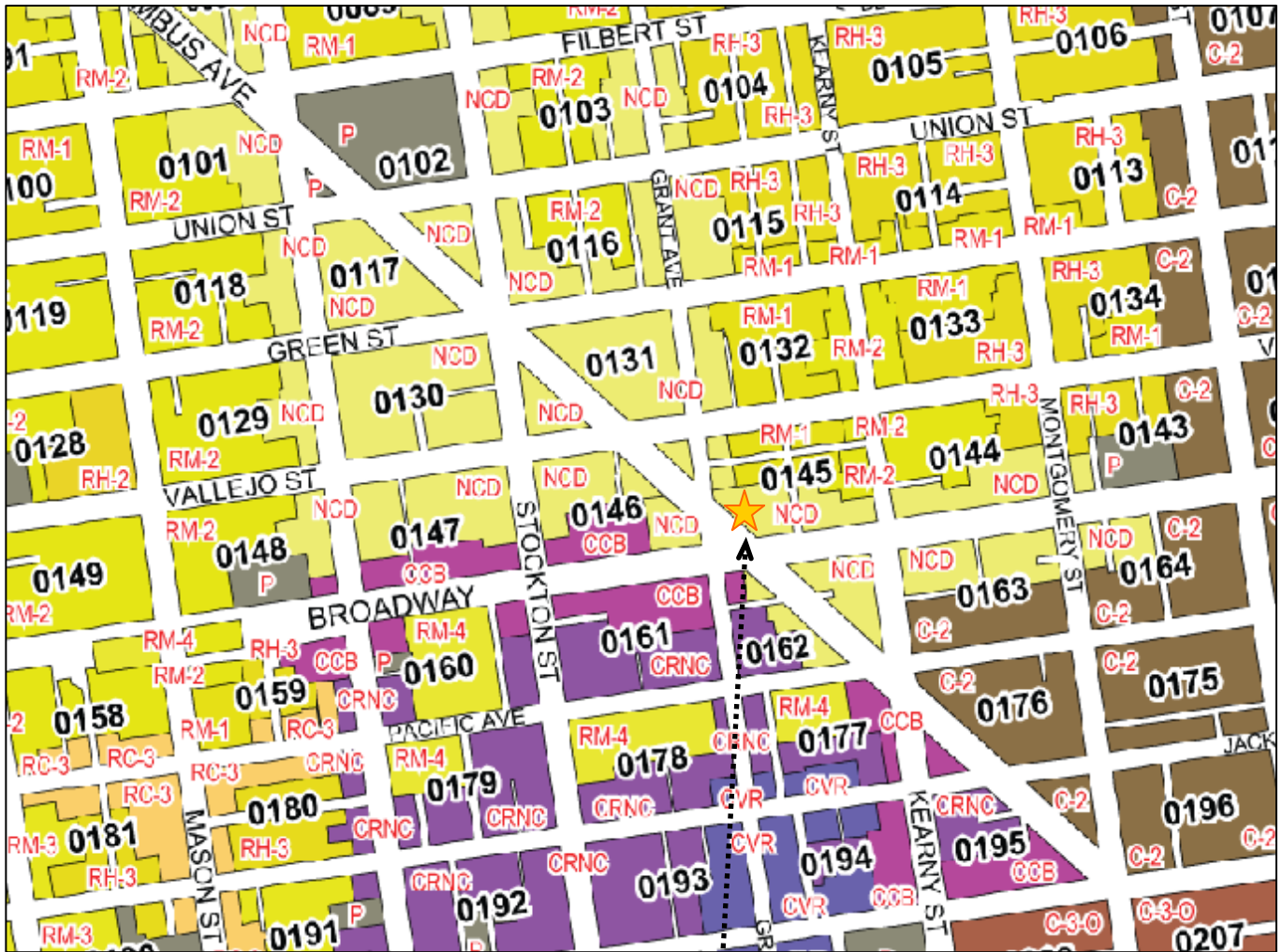
West-Facing



SUBJECT PROPERTY



Zoning Map



SUBJECT PROPERTY



Case Number 2011.0005C
AT&T Mobility WTS Facility
300 Columbus Avenue

300 Columbus Avenue (560 Broadway) – 2011.0005C
Contextual Photos



Looking northwest down Columbus Avenue at the northerly blockface



Looking southeast down Columbus Avenue at southerly blockface



Looking west down Broadway at southerly blockface



Looking northwest down Columbus Avenue at westerly blockface



Looking east down Broadway at the southerly blockface



Looking west down Broadway at the northerly blockface

Existing



at&t

CN5578

Condor Club

560 Broadway
San Francisco, CA 94133

Proposed



proposed AT&T antennas
behind RF transparent screen

Existing



at&t

CN5578

Condor Club

560 Broadway
San Francisco, CA 94133

Proposed

proposed AT&T antennas
behind RF transparent screen
(not visible beyond roof line)



Photosimulation of the proposed telecommunication facility as seen looking west along Broadway

Alternative Site Locations

AT&T real estate and construction experts work through Section 8.1 of the WTS Facilities Siting Guidelines, which state the “Preferred Locations Within A Particular Service Area.” The team examines preferred locations (most desirable to least desirable under Section 8.1) until a location is found to close the significant service coverage gap.

Once a location is identified, the team confirms that the site is (1) serviceable (it has sufficient electrical power and telephone service as well as adequate space for equipment cabinets, antennas, construction, and maintenance) and (2) meets necessary structural and architectural requirements (the existing structure is not only sturdy enough to handle the equipment without excessive modification but also that the antennas may be mounted in such a way that they can meet the dual objective of not being obstructed while also being visually obscured or aesthetically unobtrusive).

The following represents the results of this investigation, and the team’s analysis of each alternative location:

1. **Publicly-used structures:** There were no Preference 1 Locations identified within the defined search area.
2. **Co-Location Site:** There were no Preference 2 Locations identified within the defined search area.
3. **Industrial or Commercial Structures:** Industrial and wholly commercial structures within the subject zoning districts are classified as Preference 4 Locations.

4. **Industrial or Commercial Structures:**



Alternative G - 571 Broadway
0162/018

The building at 571 Broadway a wholly commercial building in the Chinatown Community Business District therefore considered a Preference 4 Location according to the WTS Guidelines. The building is located on the northern border of the Chinatown district where architectural features of the Chinese culture are present. The building is on the Chinatown Special Survey rated CA, listed on the Department of City Planning 1976 rated a 1, and rated by San Francisco Heritage as B. The building is also eligible for National Register as a contributor to a National Register eligible district. The building's architecture and the historical significance restricts AT&T Mobility's ability to establish a compatible design. A roof-mounted facility at this location would require approximately a 15-20 foot height increase as the building has a large parapet approximately 7 feet tall. However, the Proposed Location would provide minimal visual impacts on the existing building and surrounding neighborhood as the penthouse structure would be approximately five feet in height. In addition, the building has a limited line-of-sight to the defined service area as the building to the west is approximately ten feet taller. Due to the historic significance of this alternative location and the limited line-of-sight it was determined that this building would not be the most suitable location for the proposed wireless facility.

5. **Mixed Use Buildings in High Density Districts:** There were no Preference 5 Locations identified within the defined search area.

6. Limited Preference Sites:



Alternative A – 1224 Grant Avenue
0145 / 014

The building located at 1224 Grant Avenue is a mixed residential and commercial use building located in the North Beach Neighborhood Commercial District therefore considered a Preference 6 Location according to the WTS Guidelines and rated a 4 on the North Beach Special Survey. This two-story building does not have the line-of-sight along Grant Avenue to provide the necessary service objective as the building is blocked by taller buildings to the north and south. The adjacent buildings are a story taller and to accommodate the desired service objective, the antennas would need to be raised above the adjacent buildings approximately 15 feet therefore creating a significant visual impact to the neighborhood. However, the Proposed Location has an unobstructed line-of-sight therefore allowing for a design that has a less intrusive structure for concealing the antennas as it would only be approximately five feet tall. Therefore, it was determined that this was not the most suitable candidate for a wireless telecommunication facility within the defined search area.



Alternative B - 15 Romolo Place

0145/022

The property located at 15 Romolo Place is a wholly commercial building in the Broadway Neighborhood Commercial District therefore considered a Preference 6 Location according to the WTS Guidelines and is rated at 4 on the North Beach Special Survey. A roof-top antenna mount would not be feasible in this location as the line-of-sight is blocked by building to the north, approximately eight feet taller. In order to provide the necessary service toward the north, the bottom of the antenna would need to be taller than the adjacent building. A structure at this height would not be compatible to the current architecture of the buildings in this neighborhood. However, the Proposed Location has an unobstructed line-of-sight and an antenna design that would have minimal visual impacts on the surrounding neighborhood. The total height of the proposed penthouse structure would increase the height of the building approximately five feet. Therefore, it was determined that this was not the most suitable candidate for a wireless telecommunication facility within the defined search area.



Alternative C - 556 Broadway
0145/012

The building located at 556 Broadway is a mixed residential and commercial building in the Broadway Neighborhood Commercial District therefore considered a Preference 6 Location according to the WTS Guidelines and the building is identified on the North Beach Special Survey rated a 2. The building is located on the commercial corridor along Broadway therefore a wireless facility would be compatible with the commercial uses, however, the building does not have a direct line-of-sight to the service area to the east and west as it is blocked by the adjacent taller buildings. The bottom of the antennas would need to be about 12 feet above the roofline to accommodate for the height of the building. The design of the antennas at this height would be an eyesore to the neighborhood. However, the Proposed Location has a minimal visual impact as the antennas would only be increasing the height of the building approximately five feet. Due to the limited line-of-sight, it was determined that a roof-mounted facility at this alternative is unable to meet the desired service objective.



Alternative D - 546 Broadway

0145/011

The building at 546 Broadway is a mixed residential and commercial building in the Broadway Neighborhood Commercial District therefore considered a Preference 6 Location according to the WTS Guidelines and is rated a 3 on the North Beach Special Survey. The subject parcel is a location where the topography increases to the north of the building. As a result, the line-of-sight is blocked to the north in by the adjacent taller buildings. Line-of-sight is required in order to meet the defined service objective. To accommodate the height needed for a roof mounted wireless facility, the height of the antennas would need to be increased approximately 20 feet so that the line-of-sight is unobstructed. An antenna design at this height would not be compatible with the existing mass and scale of the building and have a significantly more intrusive design to the public. However the Proposed Location has an unobstructed line-of-sight and the design of the antennas would only increase the height of the building approximately five feet. Therefore, it was determined that this was not the most suitable candidate for the proposed wireless telecommunication facility within the defined search area.



Alternative E - 270 Columbus Avenue
0162/022

The building at 270 Columbus Avenue is a wholly commercial building in the Broadway Neighborhood Commercial District therefore considered a Preference 6 Location according to the WTS Guidelines. This building is listed on the North Beach Special Survey rated a 2, rated as a San Francisco Heritage B and eligible for National Register as a contributor to a National Register eligible district. This building does not have a line-of-sight as it is blocked by taller buildings to the east and north. To propose a roof-mounted facility at this location would require the antennas to be approximately 20 feet above the existing roofline. A structure of this size would have a significantly more intrusive design to the public and a potentially significant impact on the historic integrity of the building. However, the Proposed Location has an unobstructed line-of-sight and would therefore only increase the height of the existing building approximately five feet. Therefore, it was determined that this was not the most suitable candidate for the proposed wireless telecommunication facility within the defined search area.



Alternative F - 261 Columbus Avenue
0162/016

The building at 261 Columbus Avenue is a wholly commercial building in the Broadway Neighborhood Commercial District therefore considered a Preference 6 Location according to the WT Guidelines. This building is considered to be historical significant as it is listed as a San Francisco Historic Landmark No. 228, rated a 1 on the North Beach Special Survey, listed in Here Today and on the Architectural Survey rated 2 and listed by San Francisco Heritage rating B. Due to the historical nature of the building, the design of the wireless facility should have a minimal impact to the architecture of the building. This two-story building has a limited line-of-sight northwest down Columbus Avenue as it is blocked by a taller building to the west. In order to provide the necessary line-of-sight, the height of the antennas would need to be increased above the adjacent building to the west approximately 20 feet above the existing roofline. This design would be significant more intrusive to the public and have a potentially significant impact on the historic integrity of the building. The Proposed Location has an unobstructed line-of-sight therefore the antenna design would only increase the height of the building approximately five feet. Due to the historical component of this location and the limited line-of-sight to the west, it was determined that this would not be a viable candidate for the proposed wireless telecommunication facility.



Alternative H - 303 Columbus Avenue

0146/030

The building at 303 Columbus Avenue is a mixed residential and commercial use building in the Broadway Neighborhood Commercial District therefore considered a Preference 6 Location according to the WTS Guidelines and is on the North Beach Special Survey rated a 4. The two story building has a limited line-of-sight as it is blocked by taller buildings to the north and south. A roof-mounted facility at this location would require the antennas to be about 25 feet above the roof line to provide the necessary line-of-sight as the building to the south is one-story taller and the building to the north is approximately five feet taller. A structure of this size would not be compatible with the existing mass and scale of the building as well as the adjacent buildings along Columbus Avenue. These building are designed with flat roofs with minimal vertical extensions or other roof structures. The Proposed Location only increases the height of the building five feet as it has an unobstructed line-of-sight, providing a minimal visual impact to the neighborhood. Due to the short height of this alternative location, it was determined that the proposed facility is a more suitable candidate for the proposed wireless telecommunication facility.

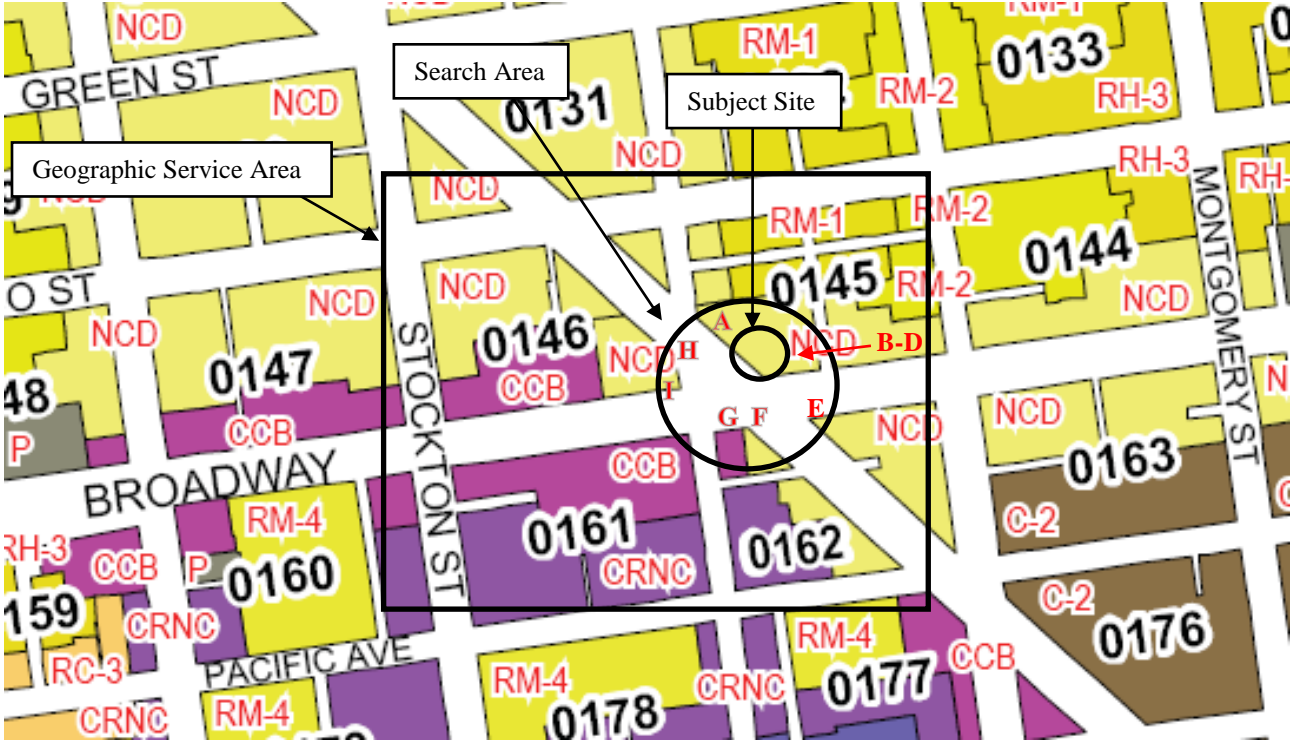


Alternative I - 606 Broadway
0146/002

The building at 606 Broadway is a wholly commercial building in the Broadway Neighborhood Commercial District and is therefore considered a Preference 6 Location according to the WTS Guidelines and is rated a 2 on the North Beach Special Survey. This building has an existing AT&T Mobility facility that is to be upgraded by the proposed facility. AT&T Mobility evaluated the viability of upgrading the existing facility at this location, however, the building is not structurally suitable to accommodate the equipment for the proposed facility on the roof and there is no interior ground space available. The Proposed Location provides the opportunity to locate the equipment within the basement of the building so that would be entirely concealed from the public right-of-way. Moving the location of the existing AT&T facility to the proposed building across the intersection of Columbus Avenue and Broadway would provide AT&T the opportunity to meet their service needs. In addition, the proposed design of the antennas would require a penthouse structure that is approximately five feet tall. A structure of this size at the Columbus Avenue and Broadway intersection would not have a significant impact on the architecture as similar roof-top structures of this size are present on neighboring buildings.

7. **Limited Preference Sites:** There are no Preference 7 Locations identified within the defined search area

Alternative Site Locations Map



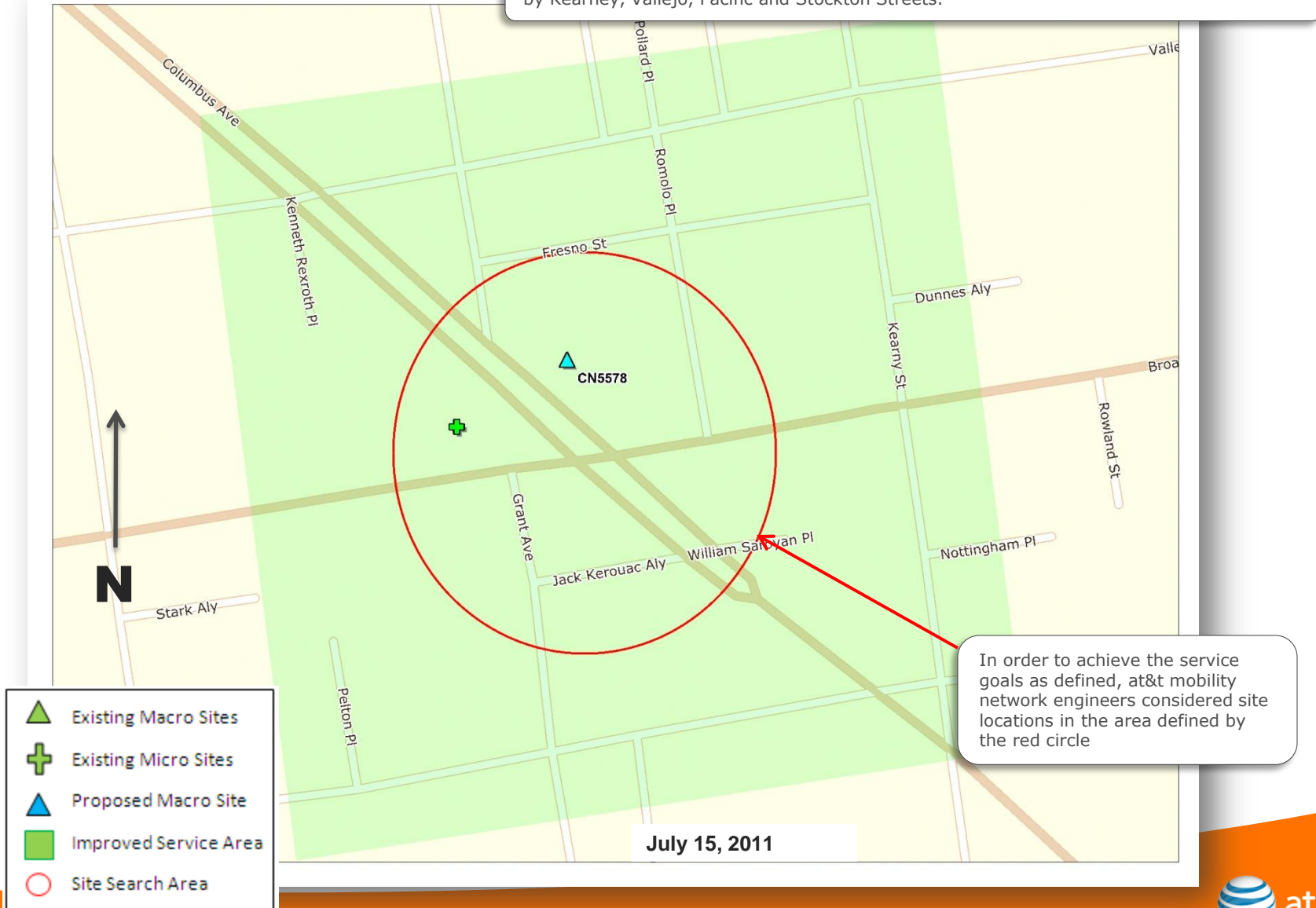
Alternative Site Locations Summary

	Location	Block / Lot	Zoning District	Building Type	WTS Siting Preference	Meets Network Objectives	Compatible to Community	Willing Landlord
A	1224 Grant Avenue	0145/014	North Beach NCD	Mixed use	6	No	No (design)	Unknown
B	15 Romolo Place	0145/022	Broadway NCD	Wholly commercial	6	No	No (design)	Unknown
C	556 Broadway	0145/012	Broadway NCD	Mixed use	6	No	No (design)	Unknown
D	546 Broadway	0145/011	Broadway NCD	Wholly Commercial	6	No	Yes	Unknown
E	270 Columbus Avenue	0162/022	Broadway NCD	Wholly Commercial	6	No	No (design)	Unknown
F	261 Columbus Avenue	0162/018	Broadway NCD	Wholly Commercial	6	No	No (design)	Unknown
G	571 Broadway	0162/016	Chinatown Community Business	Wholly Commercial	4	Yes	No (design)	Yes
H	303 Columbus Avenue	0146/030	Broadway NCD	Mixed use	6	No	No (design)	Unknown
I	606 Broadway	0146/002	Broadway NCD	Wholly Commercial	6	No	Yes	Yes

Service Improvement Objective (CN5578)

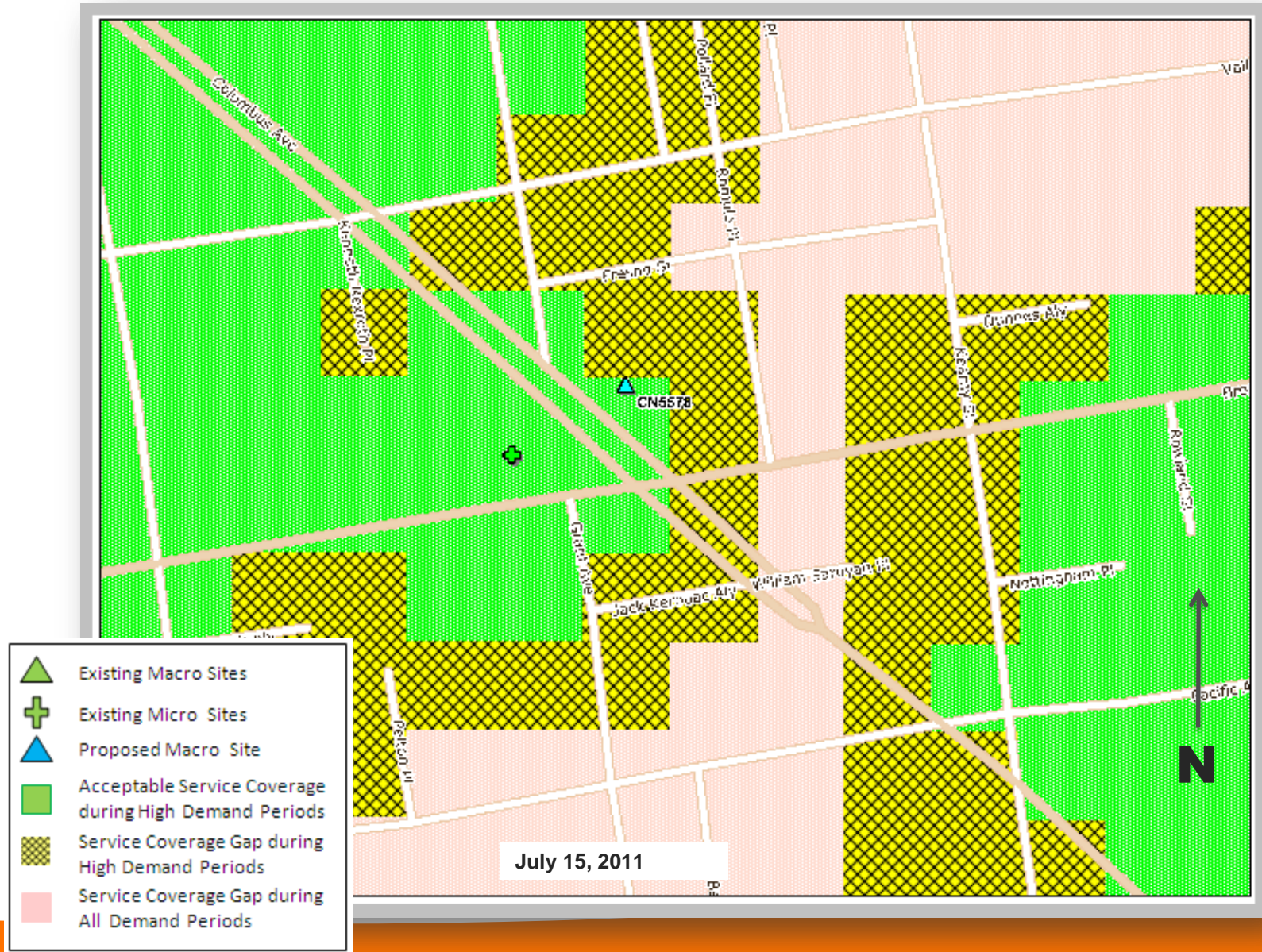
300 Columbus

The proposed improved service area is depicted by the green shaded area roughly bounded by Kearney, Vallejo, Pacific and Stockton Streets.



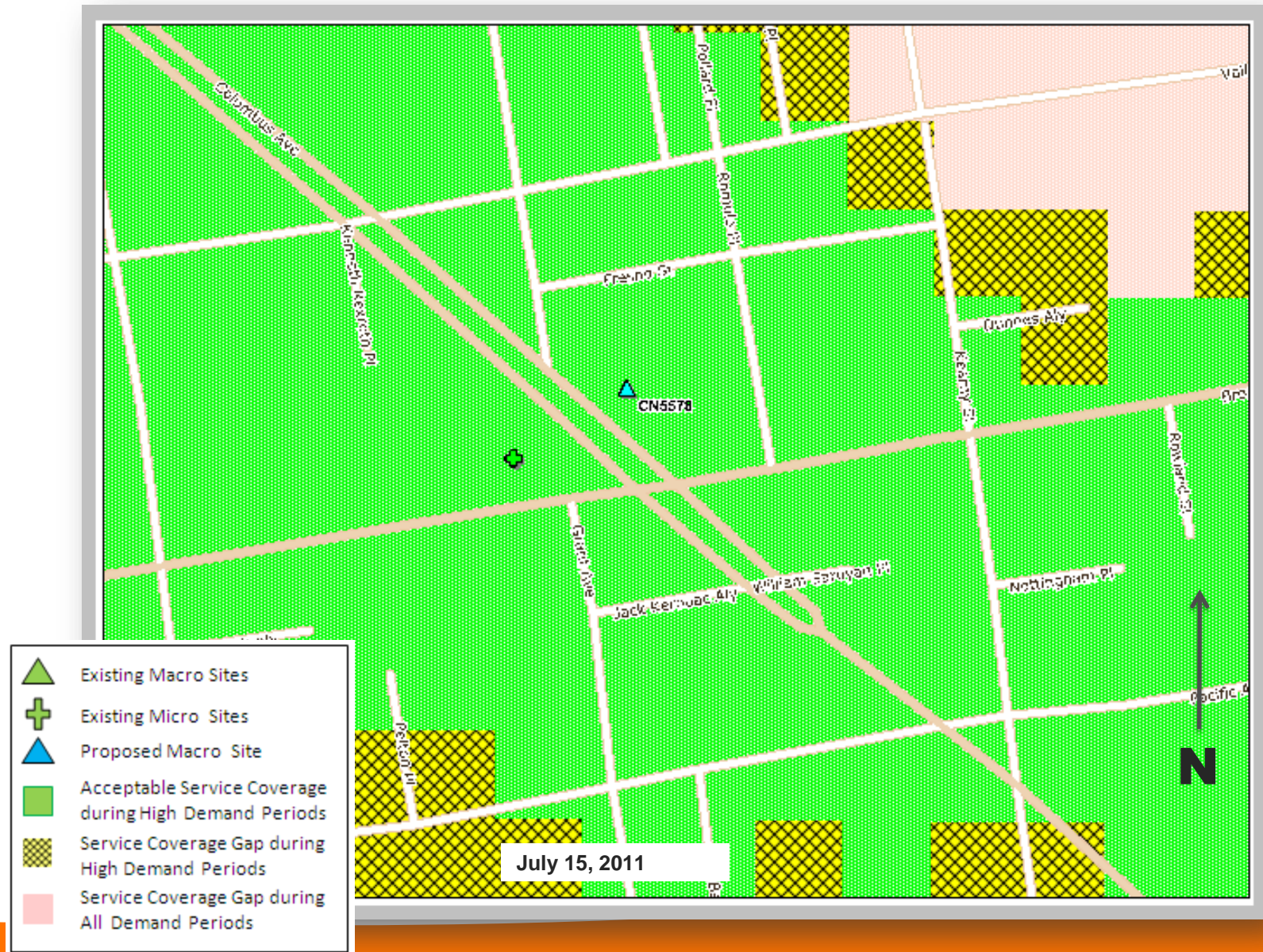
Proposed Site at 300 Columbus(CN5578)

Service Area BEFORE site is constructed



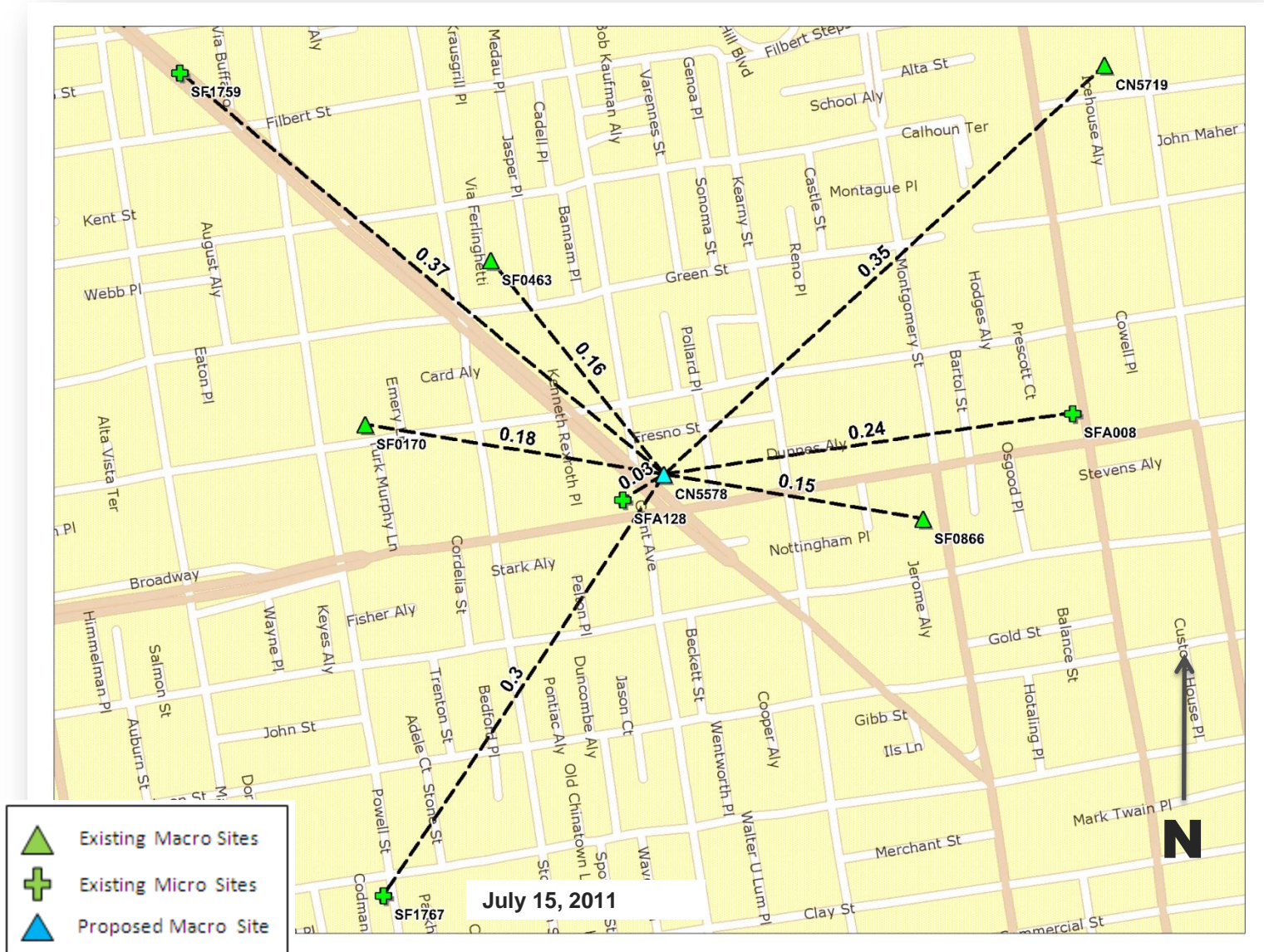
Proposed Site at 300 Columbus (CN5578)

Service Area AFTER site is constructed



Existing Surrounding Sites at 300 Columbus

CN5578



**AT&T Mobility • Proposed Base Station (Site No. CN5578)
300–318 Columbus Avenue • 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. CN5578) proposed to be located at 300–318 Columbus Avenue 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 proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80,000 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. George Sablan, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on October 13, 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 August 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 anywhere 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 are reported to be approved for this site but not installed.

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

There were no other WTS facilities observed within 100 feet of the site, although two pairs of omnidirectional antennas were noted on the face of the building across Columbus Avenue.



**AT&T Mobility • Proposed Base Station (Site No. CN5578)
300–318 Columbus Avenue • San Francisco, California**

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 nine Andrew Model DBXNH-6565A-R2M directional panel antennas within a view screen enclosure to be constructed above the roof of the three-story mixed-use building located at 300–318 Columbus Avenue. The antennas would be mounted with up to 4° downtilt at an effective height of about 40½ feet above ground, 3 feet above the roof, and would be oriented in groups of three toward 20°T, 140°T, and 260°T, to provide service in all directions.

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 7,120 watts, representing simultaneous operation at 1,820 watts for AWS, 2,840 watts for PCS, 1,680 watts for cellular, and 780 watts for 700 MHz service.

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 buildings of similar height to the north, east, and south sides of the subject building, located at least 10 feet away.

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 is calculated to be 0.043 mW/cm², which is 6.0% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 7% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 58 feet out from the antenna faces, and to much lesser distances above, below, and to the sides; this includes areas of the roof but does not reach any other building or any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the AT&T antennas are not accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 20 feet directly in front of the antennas themselves, such as might occur during maintenance work above the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure



**AT&T Mobility • Proposed Base Station (Site No. CN5578)
300–318 Columbus Avenue • San Francisco, California**

that occupational protection requirements are met. Marking “Prohibited Access Areas” with red striping and “Worker Notification Areas” with yellow striping on the roof, as shown in Figure 1 attached, and posting explanatory warning signs* at the roof access ladder and on the screens in front of 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 Registration 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.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by AT&T Mobility at 300–318 Columbus Avenue in San Francisco, California, 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. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Marking areas on the roof and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



William F. Hammett, P.E.
707/996-5200

December 20, 2010

* 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. CN5578)
300–318 Columbus Avenue • San Francisco, California

Suggested Minimum Locations for
Striping to Identify “Prohibited Access Areas” (red)
and “Worker Notification Areas” (yellow)



Notes: Base drawings from Streamline Engineering and Design, Inc. dated August 14, 2010. Measurements made when the mounted facility is ready to begin operation may indicate that a lesser exclusion area will suffice. “Prohibited Access Areas” should be marked with red paint, “Worker Notification Areas” should be marked with yellow paint, and explanatory warning signs should be posted outside the areas, readily visible to authorized workers needing access. See text.



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: 300 Columbus Av
Site ID: 1436 **SiteNo.:** CN5578

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.

- 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 0
- 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
- 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
- 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)
- 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: 7120 watts.
- 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: 7120 watts.
- 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)
- 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: 0.043 mW/cm² Maximum RF Exposure Percent: 6
- 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: 58
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 20

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 AT&T Wireless installed on the roof top of the building at 300 Columbus Avenue. 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. AT&T Wireless proposes to install 9 new antennas. The antennas will be mounted at a height of 40 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be .043 mW/sq cm., which is 6 % 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. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 20 feet of the front of the antennas while they are in operation. Worker prohibited access areas should be marked with red striping on the rooftop and worker notification areas should be indicated with yellow rooftop striping.

 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: 7/26/2011

Patrick Fosdahl

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

Affidavit of Conducting a Community Outreach Meeting

I, Erin Whitney, do hereby declare as follows:

(print name)

1. I have conducted a **Community Outreach Meeting** for the proposed wireless telecommunication facility in accordance with Planning Commission Resolution No. 16539.
2. The meeting was conducted at the Italian Athletic Club/ 1630 Stockton Street (location/address) on April 13, 2011 (date) from 7pm – 9 pm (time).
3. I have included the **mailing list, neighborhood groups list and reduced plans** with the Conditional Use Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, April 15, 2011 IN SAN FRANCISCO

Erin Whitney
Signature

Erin Whitney, KDI
Name (type or print)

Agent representing AT&T Mobility
Relationship to Project, e.g., Owner, Agent
(if Agent, give business name and profession)

300-318 Columbus Avenue
Project Address

NOTICE OF NEIGHBORHOOD MEETING

To: Community Groups, Neighbors & Owners within 500' radius of 300-318 Columbus Avenue

Meeting Information

Date: April 13, 2011
Time: 7:00 p.m.
Where: The Italian Athletic Club
1630 Stockton Street
San Francisco, CA 94133

Site Information

Address: 300-318 Columbus Avenue
Block/Lot 0145/013
Zoning: North Beach Neighborhood
Commercial District

Applicant

AT&T Mobility

Contact Information

AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility is proposing a wireless communication facility at 300-318 Columbus Avenue needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of the installation of nine (9) panel antennas. The antennas will be placed behind a new screen wall on the roof of the building so that they are not visible to the public. The new screen wall will be painted to match the existing building. The associated equipment would be located within the building on the basement level. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at The Italian Athletic Club, 1630 Stockton Street on April 13, 2011 at 7:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the AT&T Mobility Hotline at (415) 646-0972 and an AT&T Mobility specialist will return your call. Please contact Aaron Hollister at the City of San Francisco Planning Department at (415) 575-9078 if you have any questions regarding the planning process.

NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 no later than 5:00pm on Monday April 11, 2011 and we will make every effort to provide you with an interpreter.

NOTIFICACIÓN DE REUNIÓN DE VECINDARIO

Para: Grupos comunitarios, vecinos y propietarios dentro de un radio de 500' de 300-318 Columbus Avenue

Información de la reunión

Fecha: 13 de abril de 2011
Hora: 7:00 p.m.
Dónde: El Italian Athletic Club
1630 Stockton Street
San Francisco, CA 94133

Información del lugar

Dirección: 300-318 Columbus Avenue
Manzana/Lote 0145/013
Zonificación: Distrito Comercial del
Vecindario de North Beach

Solicitante

AT&T Mobility

Información de contacto

Línea directa de AT&T Mobility
(415) 646-0972

AT&T Mobility propone instalar una instalación de comunicaciones inalámbricas en 300-318 Columbus Avenue, necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta de AT&T Mobility es una instalación sin personal que consiste en la instalación de nueve (9) antenas panel. Las antenas estarán ubicadas detrás de una pared pintada sobre el techo del edificio para que no estén visibles al público. La mampara nueva se pintará para que combine con el edificio existente. El equipo asociado estará ubicado dentro del edificio en el sótano. Habrá planos y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a una reunión informativa de la comunidad que se realizará en el Italian Athletic Club, 1630 Stockton Street el 13 de abril de 2011 a las 7:00 p.m. para tener más información sobre el proyecto.

Si tiene preguntas relacionadas con la propuesta y no puede asistir a la reunión, por favor, llame a la Línea Directa de AT&T Mobility, (415) 646-0972, y un especialista de AT&T Mobility le devolverá el llamado. Por favor, contacte a Aaron Hollister en el Departamento de Planificación de la Ciudad de San Francisco al (415) 575-9078 si tiene alguna pregunta relacionada con el proceso de planificación.

NOTA: Si necesita que un intérprete esté presente en la reunión, por favor, contacte a nuestra oficina al (415) 646-0972 el lunes 11 de abril de 2011 antes de las 5:00 p.m., y haremos todos lo posible para proporcionarle un intérprete.

社區會議通知

致：Columbus 大街 300-318 號周圍五百英尺內的社區組織、居民和業主

會議資訊

日期：2011 年 4 月 13 日
時間：下午 7:00
地點：加利福尼亞州三藩市
Stockton 街 1630 號 Italian Athletic Club (郵編
94133)

設施地點資訊

地址：Columbus 大街 300-318 號
街區 / 地段：0145/013
分區：North Beach Neighborhood
Commercial District

申請公司

AT&T Mobility

聯繫資訊

AT&T Mobility 公司熱線電話
(415) 646-0972

AT&T Mobility 公司計畫在 Columbus 大街 300-318 號建造一座無線通訊設施，作為 AT&T Mobility 公司在三藩市無線網路的一部分。計畫中的 AT&T Mobility 設施為無人操作設施，將安裝九 (9) 根平板天線。這些天線將被放置在一道新建造的圍牆後面，公眾從外面將無法看到這些天線。這道新圍牆的粉刷將與現有建築保持一致。相關設備將被放置在該建築的地下室。我們在會上將提供計畫書和類比圖片供您參考。我們誠意邀請您參加定於 2011 年 4 月 13 日下午 7:00 在 Stockton 街 1630 號 Italian Athletic Club 召開的社區通氣會，以便您瞭解有關本專案的更多資訊。

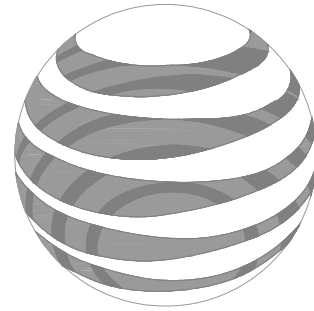
如果您對該計畫有任何疑問，但是無法出席這次會議，請撥打 AT&T Mobility 公司熱線電話(415) 646-0972，AT&T Mobility 公司的一位專業人員將會回復您的電話。如果您對本規劃程式有任何疑問，請致電 (415) 575-9078 與三藩市城市規劃署 Aaron Hollister 聯繫。

注意:如果您需要一名翻譯陪同您出席會議，請在不晚於 2011 年 4 月 11 日 (星期一) 下午 5 點前致電 (415) 646-0972 與本辦公室聯繫，我們將盡力為您配備一名翻譯。



Condor Club, Community Meeting
April 14, 2011

Name	Address	Phone/Email
Stefano CISSOLAB	535 Green Street	(415) 875-0818
BETTY DOONG	75 Fresno St SF.	(415) 989-8542
Joan Mai	301 Jackson SF	(415) 968-1546
Dini Ro	1300 Jackson	
Termeh yeghiazarian	473A Union	
Julie Jaycox	PO Box 330362 94133	
Joanwood	PO Box 330214	776/4567



at&t

CONDOR CLUB
300-318 COLUMBUS AVENUE
SAN FRANCISCO, CA 94133
CN5578

CONDOR CLUB

CN5578
 300-318 COLUMBUS AVENUE
 SAN FRANCISCO, CA 94133

ISSUE STATUS

Δ	DATE	DESCRIPTION	
	08/14/10	ZD 90%	-
	11/01/10	ZD 100%	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: J. BURRELL
 CHECKED BY: P. MANAS
 APPROVED BY: -
 DATE: 11/01/10

Streamline Engineering and Design, Inc.
 3268 Penryn Rd, Suite 200 Loomis, CA 95650
 Contact: Larry Houghtby Phone: 916-276-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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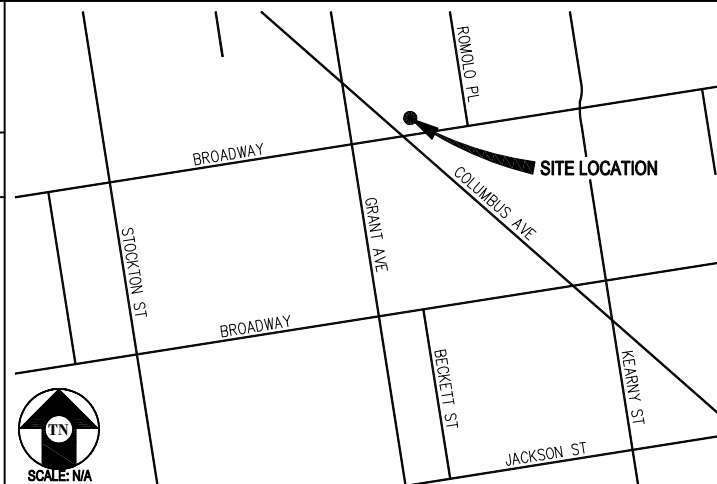
PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF ADDING A (P) AT&T 22'-0" X 6'-6" BASEMENT LEASE AREA W/ (5) (P) RBS CABINETS. ALSO ADDING (9) (P) AT&T ANTENNAS ON AN (E) BUILDING BEHIND A (P) FRP SCREEN PAINTED TO MATCH (E) BUILDING.

PROJECT INFORMATION

SITE NAME: CONDOR CLUB SITE #: CN5578
 COUNTY: SAN FRANCISCO JURISDICTION: CITY OF SAN FRANCISCO
 BLOCK/LOT: 0145-013 POWER: PG&E
 SITE ADDRESS: 300-318 COLUMBUS AVENUE TELEPHONE: AT&T
 SAN FRANCISCO, CA 94133
 CURRENT ZONING: BROADWAY
 CONSTRUCTION TYPE: IV-B
 OCCUPANCY TYPE: U
 HEIGHT / BULK: 65-A-1
 PROPERTY OWNER: CHARLES REESE TRUSTEE
 300 LAKESIDE DRIVE, FLOOR 24
 OAKLAND, CA 94612
 APPLICANT: AT&T
 430 BUSH ST, 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
 (925) 876-9240
 LATITUDE: N 37° 47' 53.43" NAD 83
 LONGITUDE: W 122° 24' 24.25" NAD 83
 AMSL: ± 77'

VICINITY MAP



DRIVING DIRECTIONS

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 300-318 COLUMBUS AVENUE, SAN FRANCISCO, CA 94133

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN. 207 FT
2. TAKE THE 1ST LEFT ONTO KEARNY ST. 0.4 MI
3. SLIGHT LEFT AT COLUMBUS AVE. 0.1 MI
4. TURN RIGHT AT BROADWAY. 7 FT

END AT: 300-318 COLUMBUS AVENUE, SAN FRANCISCO, CA 94133

ESTIMATED TIME: 2 MINUTES ESTIMATED DISTANCE: 0.6 MILES

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:

1. 2007 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
2. 2007 CALIFORNIA BUILDING CODE
3. 2007 CALIFORNIA ELECTRICAL CODE
4. 2007 CALIFORNIA MECHANICAL CODE
5. 2007 CALIFORNIA PLUMBING CODE
6. 2007 CITY OF SAN FRANCISCO FIRE CODE
7. LOCAL BUILDING CODES
8. CITY/COUNTY ORDINANCES
9. 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

SHEET INDEX

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

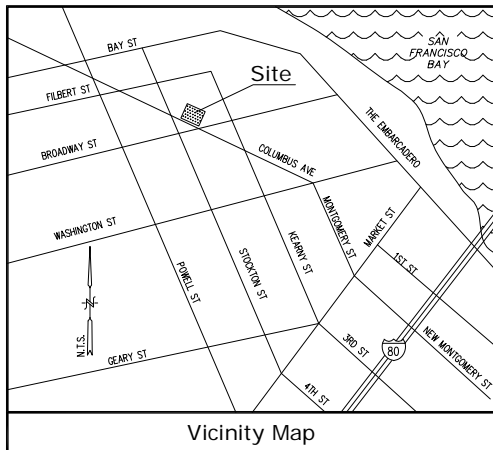
APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON
SHEET TITLE:
TITLE
SHEET NUMBER:
T-1

at&t



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



Title Report

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

Legal Description

LOT 13 OF BLOCK NO. 145, PER RECORD OF SURVEY NO. 5709, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel No.

0145-013

Easements

NOT AVAILABLE

Access Easement/Lease Area

TO BE DETERMINED

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.

Basis of Bearings

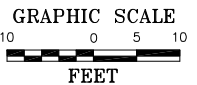
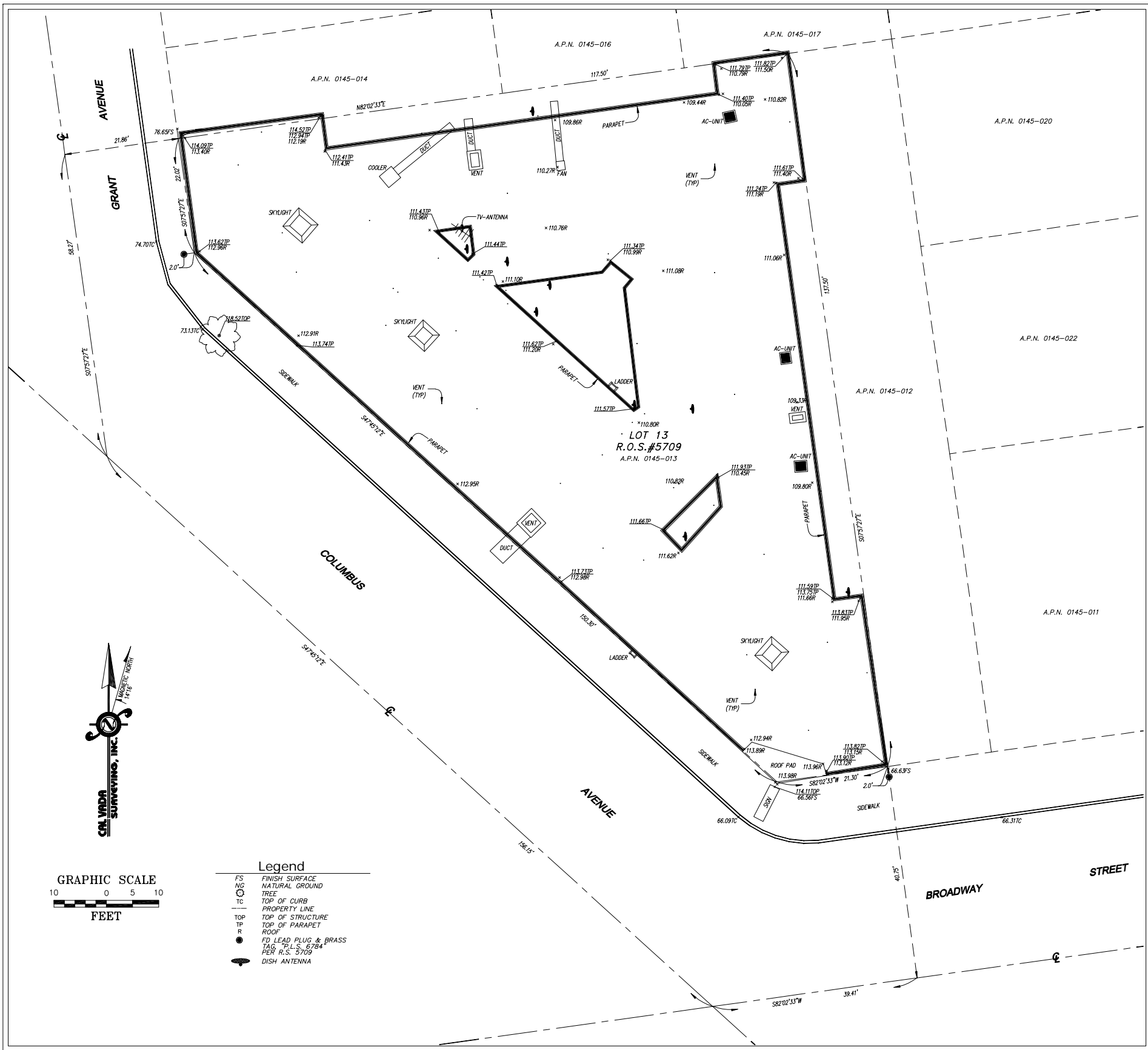
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. "TIBB", ELEVATION = 38.73 FEET (NAVD 88).

Date of Survey

JULY 1, 2010



- Legend**
- FS FINISH SURFACE
 - NG NATURAL GROUND
 - TREE
 - TC TOP OF CURB
 - PROPERTY LINE
 - TOP TOP OF STRUCTURE
 - TP TOP OF PARAPET
 - R ROOF
 - FD LEAD PLUG & BRASS TAG P.L.S. 6784 PER R.S. 5709
 - ☐ DISH ANTENNA

Streamline Engineering

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

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

CONSULTANT
CALVADA SURVEYING, INC.
411 Jarvis Cir., Suite 206, Corona, CA 92680
Phone: 951-265-4999 Fax: 951-265-9746
www.calvada.com
Tel/Fax: 800-CALVADA
JOB NO. 10470

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

APPROVALS

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

PROJECT NAME
CONDOR CLUB

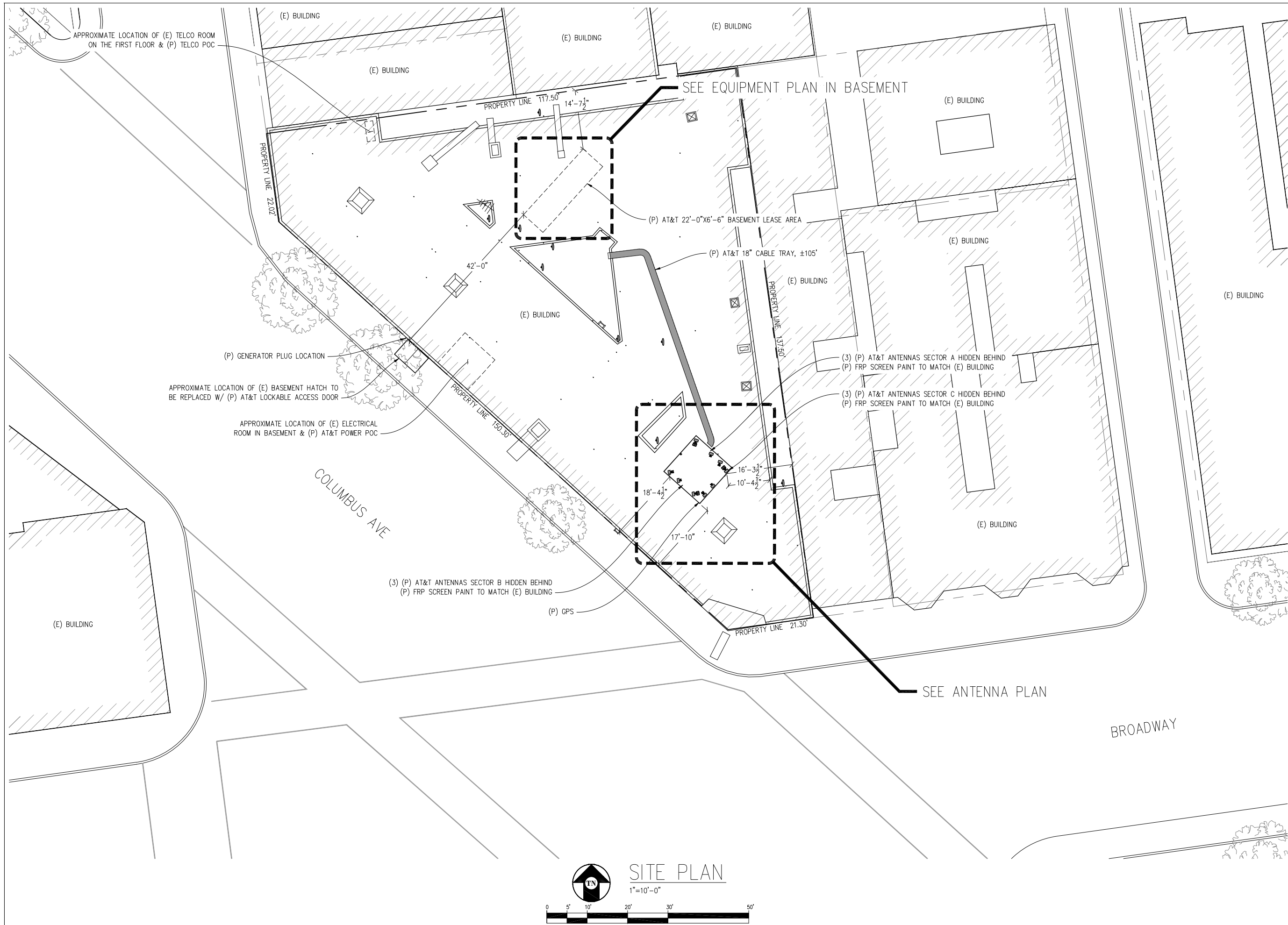
PROJECT NUMBER
CN5578

560 BROADWAY STREET
SAN FRANCISCO, CA 94133
SAN FRANCISCO COUNTY

DATE	DESCRIPTION	BY
07/07/10	SUBMITTAL	HN

SHEET TITLE
TOPOGRAPHIC SURVEY

C-1
SHEET 1 OF 1



CONDOR CLUB

CN5578
300-318 COLUMBUS AVENUE
SAN FRANCISCO, CA 94133

ISSUE STATUS

Δ	DATE	DESCRIPTION	
	08/14/10	ZD 90%	-
	11/01/10	ZD 100%	-
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: J. BURRELL
CHECKED BY: P. MANAS
APPROVED BY: -
DATE: 11/01/10

Streamline Engineering and Design, Inc.
3268 Penryn Rd, Suite 200 Loomis, CA 95650
Contact: Larry Houghtby Phone: 916-276-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

CONDOR CLUB

CN5578
300-318 COLUMBUS AVENUE
SAN FRANCISCO, CA 94133

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CHECKED BY: P. MANAS

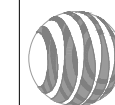
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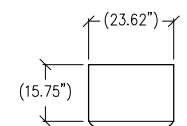
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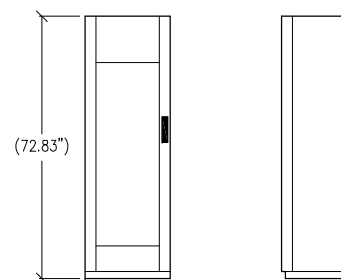
EQUIPMENT PLAN
& DETAILS

SHEET NUMBER:

A-2



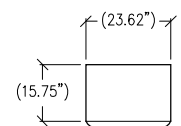
TOP VIEW



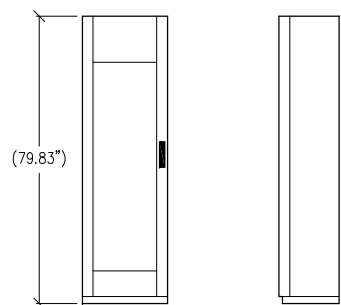
FRONT VIEW RIGHT VIEW

1 RBS DETAIL

1/2"=1'-0"
ERICSSON RBS 2206



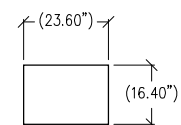
TOP VIEW



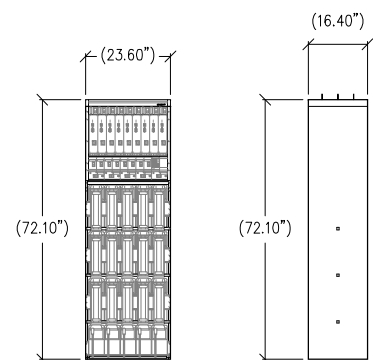
FRONT VIEW RIGHT VIEW

2 RBS DETAIL

1/2"=1'-0"
ERICSSON RBS 3206



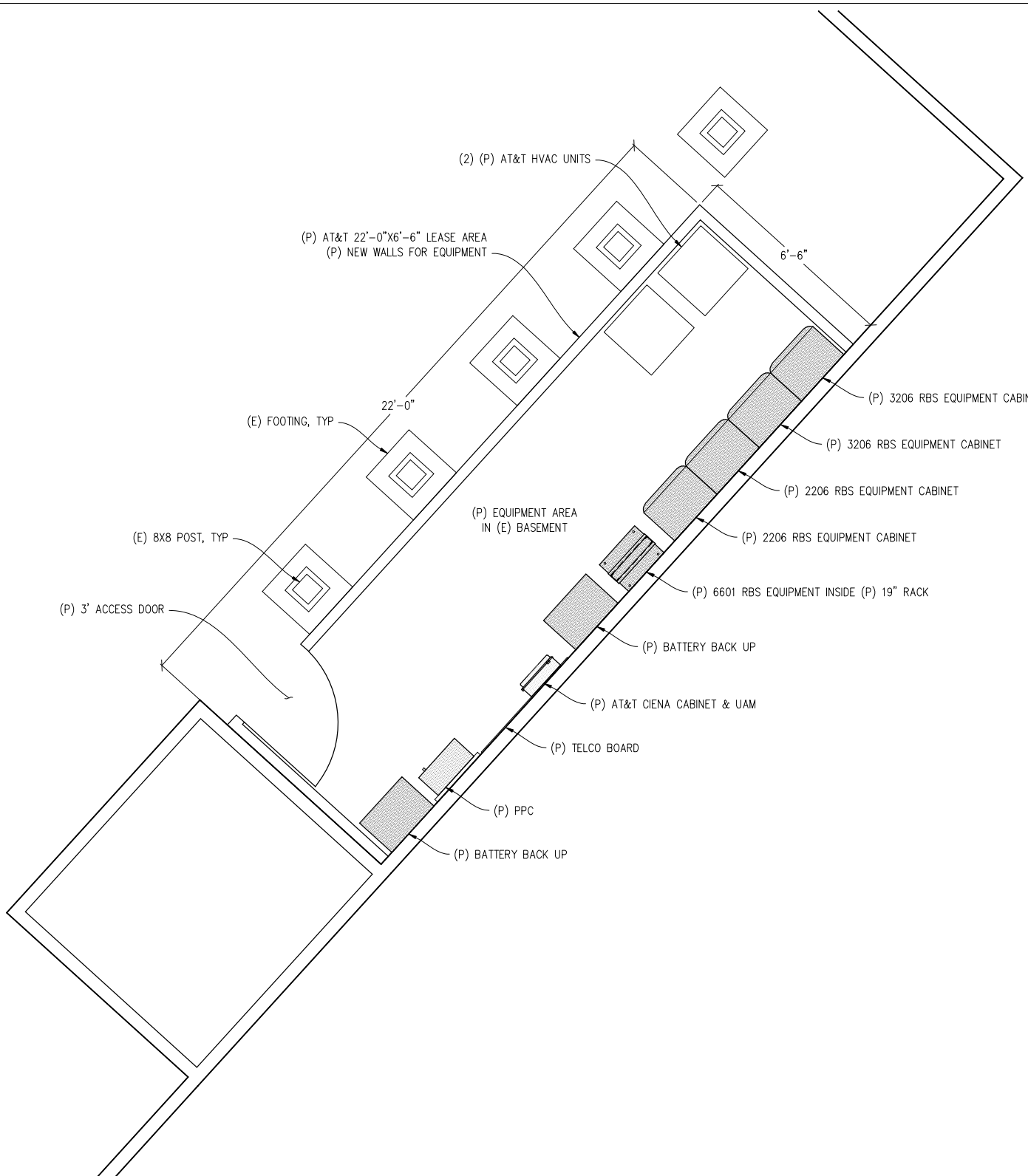
TOP VIEW



FRONT VIEW SIDE VIEW

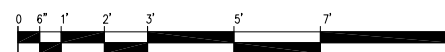
3 BBU CABINET DETAIL

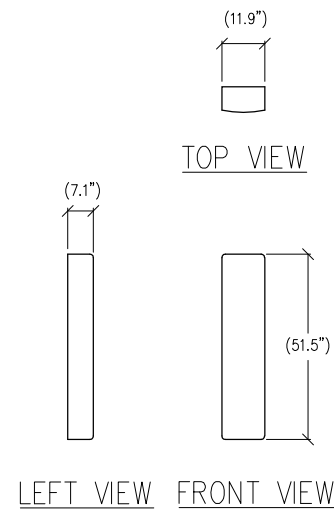
1/2"=1'-0"
4500 BBU CABINET



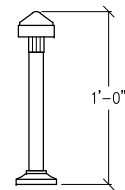
EQUIPMENT PLAN

1/2"=1'-0"

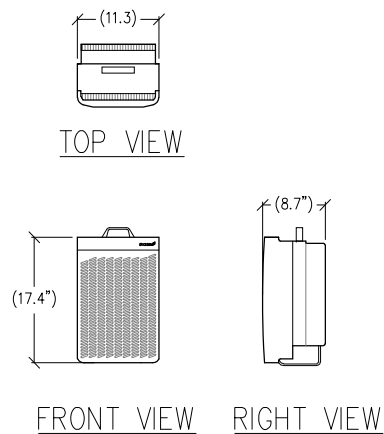




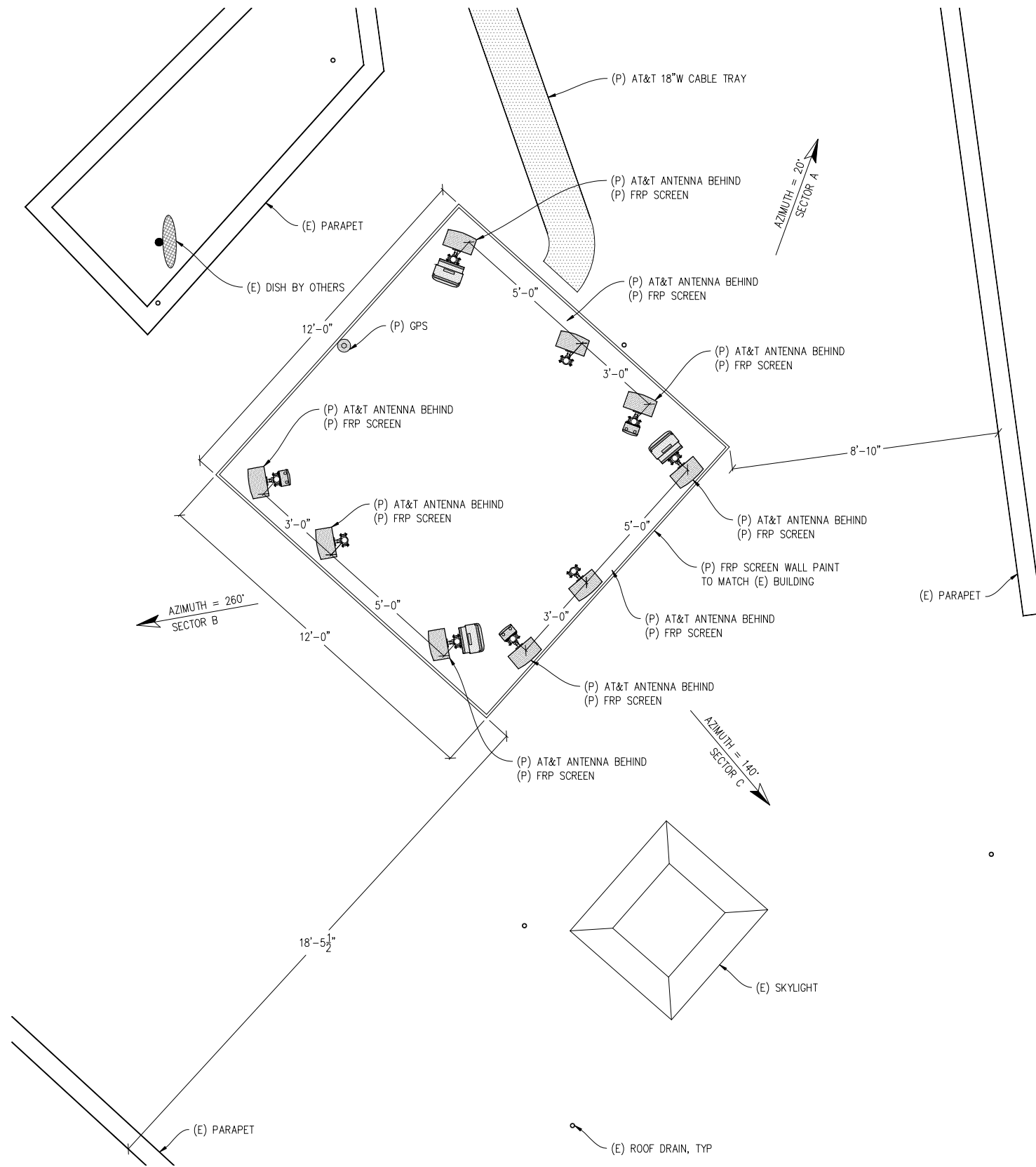
1 ANTENNA DETAIL
1/2" = 1'-0"



2 GPS DETAIL
1" = 6'



3 RRH DETAIL
1" = 1'-0"



ANTENNA PLAN
1/2" = 1'-0"

CONDOR CLUB

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SHEET TITLE:
ANTENNA PLAN & DETAILS
SHEET NUMBER:
A-3

CONDOR CLUB

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SAN FRANCISCO, CA 94133

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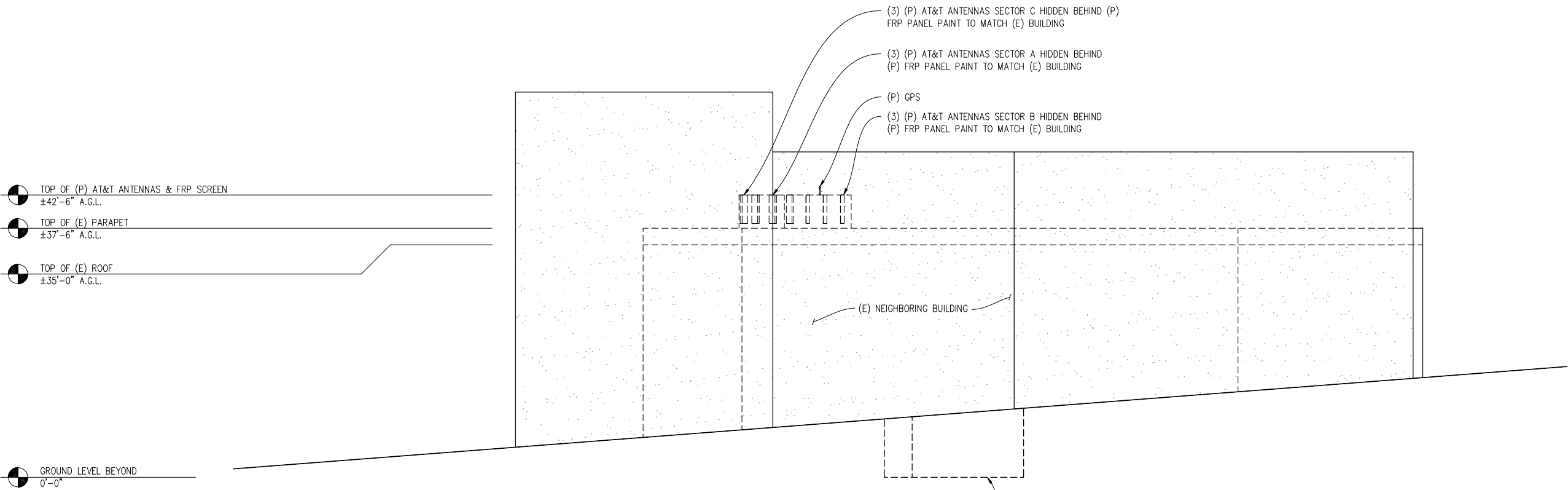
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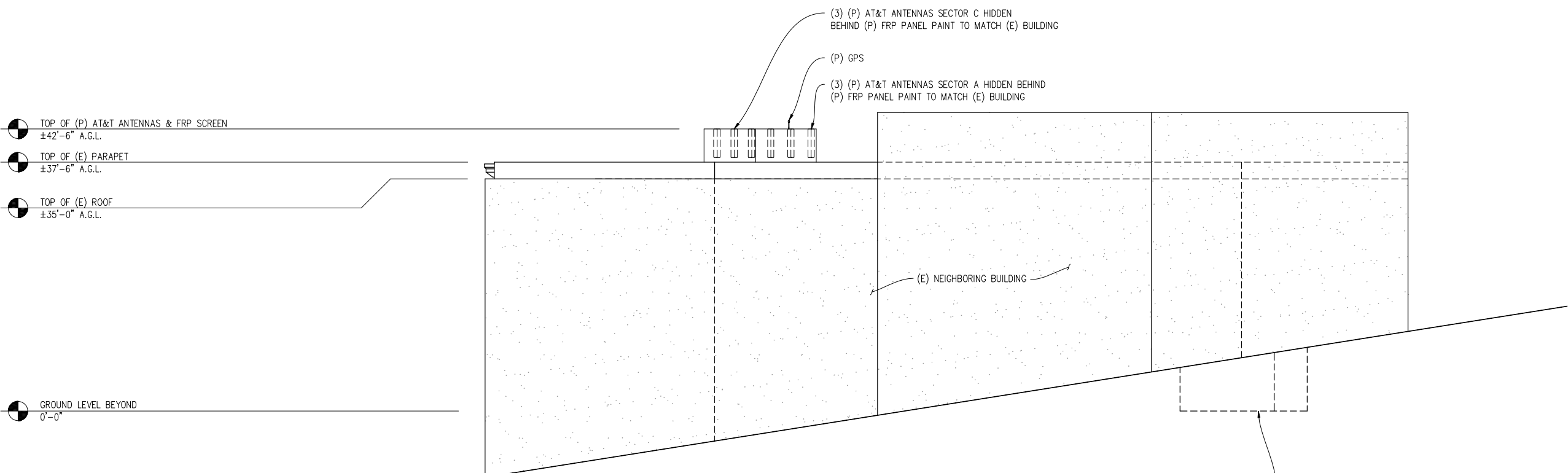
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NORTH ELEVATION

1/8"=1'-0"
VIEW FROM FRESNO ST



EAST ELEVATION

1/8"=1'-0"
VIEW FROM ROMOLO PL



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

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4

CONDOR CLUB

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SAN FRANCISCO, CA 94133

ISSUE STATUS

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	11/01/10	ZD 100%	-
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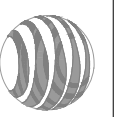
SOUTH ELEVATION

1/8" = 1'-0"
VIEW FROM BROADWAY



WEST ELEVATION

1/8" = 1'-0"
VIEW FROM COLUMBUS AVE



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SAN FRANCISCO, CA 94108

SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-5