



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: OCTOBER 20, 2011

Date: October 13, 2011
Case No.: **2011.0160C**
Project Address: **291 Duboce Avenue (1967 Market Street)**
Current Zoning: NCT-3 (Moderate-Scale Neighborhood Commercial Transit District)
40-X and 85-X Height and Bulk District
Block/Lot: 3534/058
Project Sponsor: Evan Reiff for AT&T
430 Bush Street, 5th Floor
San Francisco, CA 94108
Staff Contact: Sharon Lai – (415) 575-9087
sharon.w.lai@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to install seven panel antennas and associated equipment cabinets as part of a wireless transmission network operated by AT&T on a Location Preference Two (Preferred Location – Co-Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. The antennas will measure approximately 4'-3" high by 1' wide by 7" thick; 4'-4" high by 1'-11" wide by 11" thick; and 4'-4" high by 1'-6" wide by 6" thick. Five antennas would be mounted on the existing penthouse approximately 52' tall measured to the top of the antenna. Two antennas will be located within a new stealthing screen west of the penthouse, measuring approximately 5'-6" above the existing roof and 46' to the top of the screen. Associated equipment and cabinets would also be placed on the roof as well as the ground floor within the commercial building.

SITE DESCRIPTION AND PRESENT USE

The three-story structure was built in 1980 according to the assessor's information and is currently used for commercial activity. The building is occupied by several uses, including a law office, a Fed-Ex store, and an H&R Block office. The stucco Spanish Colonial Revival building is located in a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District and a 105-F Height and Bulk District. The existing WTS carriers on the subject site include Sprint and Nextel.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Mission Neighborhood and borders the Upper Market Neighborhood. The subject site is zoned NCT-3, which is described in the Planning Code as transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit

services. Most properties fronting on Market Street is in the same zoning and occupied by commercial uses. Other surrounding properties off of Market Street are zoned RTO (Residential, Transit-Oriented Neighborhood) District. The subject property is located adjacent to a parking lot to the east (along Duboce Avenue) and a commercial building to the west (along Market Street). Abutting the rear of the subject property are residential apartment buildings to the south (along Clinton Park).

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 30, 2011	September 30, 2011	20 days
Posted Notice	20 days	September 30, 2011	September 30, 2011	20 days
Mailed Notice	20 days	September 30, 2011	September 30, 2011	20 days

PUBLIC COMMENT

- As of October 13, 2011, the Department has received two comments with health and safety concerns regarding the installation of additional antennas.

ISSUES AND OTHER CONSIDERATIONS

- Members of the public have voiced concern regarding the potential cumulative impacts on health and safety.
- The Project will install five façade mounted antennas on the existing penthouse and install two antennas that will be stealth behind a RD transparent box.
- The proposed location is in Location Preference Two, which is a preferred location as a co-location site.
- The proposed associated equipment is located on the roof top and within the existing commercial building.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 731.83, 790.80 and 303 to allow the installation of wireless facilities.

BASIS FOR RECOMMENDATION

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

- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections. The Department of Public Health has stated that the proposal emits 2.2% of the public exposure limit, well within the FCC standards.
- Although the proposed antennas will be visible from the street, any visibility will be minimal at from the street, as the installations are setback significantly from the street fronting property lines. Additionally, the new stealthing box is designed to be innocuous and will be painted to match the existing adjacent penthouse.
- The proposed roof top equipment will not be significantly visible at the pedestrian level from Market Street or Duboce Avenue in that they are small in size, and is setback from street fronting property lines and will be approximately 40 feet above grade.
- AT&T has submitted a current Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, to be compliant with Department requirements.
- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The project site is a Location Preference Two, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- The project will improve coverage for an area where there is currently poor cell phone coverage.

RECOMMENDATION: Approval with Conditions
--

- Executive Summary
- Draft Motion
- Zoning District Map
- Height & Bulk Map
- Parcel Map
- Sanborn Map
- Aerial Photo
- Context Photos
- Site Photos

- Project sponsor submittal
- Drawings: Proposed Project
- Check for legibility
- Photo Simulations
- Coverage Maps
- RF Report
- DPH Approval
- Community Outreach

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

G:\DOCUMENTS\CU\1967 Market St\2011.0160C\1967 Market St - Executive Summary for Wireless.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion

HEARING DATE: OCTOBER 20, 2011

Date: October 13, 2011
Case No.: **2011.0160C**
Project Address: **291 Duboce Avenue (1967 Market Street)**
Current Zoning: NCT-3 (Moderate-Scale Neighborhood Commercial Transit District)
 40-X and 85-X Height and Bulk District
Block/Lot: 3534/058
Project Sponsor: Evan Reiff for AT&T
 430 Bush Street, 5th Floor
 San Francisco, CA 94108
Staff Contact: Sharon Lai – (415) 575-9087
 sharon.w.lai@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 731.83, 790.80 and 303 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF SEVEN PANEL ANTENNAS AND RELATED EQUIPMENT ON THE PENTHOUSE AND ROOF OF A COMMERCIAL BUILDING, AT A LOCATION PREFERENCE 2 (PREFERRED LOCATION – CO-LOCATION), AS PART OF AT&T’S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A NCT-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT, AND A 40-X/85-XF HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 17, 2011, AT&T (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 291 Duboce Avenue, aka 1967 Market Street, Lot 058 in Assessor's Block 3534, (hereinafter "project site") to install a wireless telecommunications facility consisting of seven panel antennas and related equipment on an existing penthouse and roof of a commercial building, at a location preference 2 (preferred location – co-location), as part of AT&T’s wireless telecommunications network within a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District, and a 40-X/85-X Height and Bulk District.

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. The categorical

exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On October 20, 2011, the San Francisco Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use in Application No. 2011.0160C, 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 three-story structure was built in 1980 according to the assessor's information and is currently used for commercial activity. The building is occupied by several uses, including a law office, a Fed-Ex store, and an H&R Block office. The stucco Spanish Colonial Revival building is located in a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District and a 105-F Height and Bulk District. The existing WTS carriers on the subject site include Sprint and Nextel.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Mission Neighborhood and borders the Upper Market Neighborhood. The subject site is zoned NCT-3, which is described in the Planning Code as transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. Most properties fronting on Market Street are in the same zoning and occupied by commercial uses. Other surrounding properties off of Market Street are zoned RTO (Residential, Transit-Oriented Neighborhood) District. The subject property is located adjacent to a parking lot to the east (along Duboce Avenue) and a commercial building to the west (along Market Street). Abutting the rear of the subject property are residential apartment buildings to the south (along Clinton Park).

The NCT-3 Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The district's form can be either linear along transit-priority corridors, concentric around transit stations, or broader areas where transit services criss-cross the neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space

and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of NC and transit streets to preserve and enhance the pedestrian-oriented character and transit function.

NCT-3 Districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NCT-3 Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately scaled lots. Buildings may range in height, with height limits varying from four to eight stories.

NCT-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.

A diversified commercial environment is encouraged for the NCT-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, and financial service uses generally are permitted with certain limitations at the first and second stories. Auto-oriented uses are somewhat restricted. Other retail businesses, personal services and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

4. **Project Description.** The proposal is to install seven panel antennas and associated equipment cabinets as part of a wireless transmission network operated by AT&T on a Location Preference Two (Preferred Location – Co-Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. The antennas will measure approximately 4'-3" high by 1' wide by 7" thick; 4'-4" high by 1'-11" wide by 11" thick; and 4'-4" high by 1'-6" wide by 6" thick. Five antennas would be mounted on the existing penthouse approximately 52' tall measured to the top of the antenna. Two antennas will be located within a new stealthing screen west of the penthouse, measuring approximately 5'-6" above the existing roof and 46' to the top of the screen. Associated equipment and cabinets would also be placed on the roof as well as the ground floor within the commercial 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.

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.

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 Two, as it is a preferred location for an industrial or commercial structure.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1710-2180 Megahertz (MHZ) bands, which is regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
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.

¹ PC Resolution 16539, passed March 13, 2003.

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 observed similar antennas installed by Sprint but no other antennas within 100 feet of this site. AT&T proposes to install seven new antennas. The antennas will be mounted at a height of 50 feet above the ground. The estimated ambient RF field from the proposed AT&T transmitters at ground level is calculated to be 0.0015 mW/sq cm., which is 2.2% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 60 feet and 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 one- to 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 from 7:00 P.M. on Thursday, March 17, 2011 at the St. Francisc Lutheran Church, located at 152 Church Street. No members of the public attended the meeting.
12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in October 2011.
13. **Public Comment.** As of October 13, 2011, the Department has received two public comments on the project with concern regarding the potential health hazards of antennas.
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 Sections 731.83, 790.80 and 303, a Conditional Use authorization is required for the installation of other 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 291 Duboce 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 building and insure harmony with neighborhood character. The project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on the subject known historic resource.

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

Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier service). It is necessary for San Francisco to have as much coverage as possible in terms of wireless facilities. Due to the topography and tall buildings in San Francisco, unique coverage issues arise because the hills and building break up coverage. Thus, telecommunication carriers often install additional installations to make sure coverage is sufficient.

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

The proposed project at 291 Duboce Avenue is necessary in order to achieve sufficient street and in-building mobile phone coverage. Recent study of the subject area conducted by the AT&T provide conclusive evidence that the subject property is the most viable location, based on factors including quality of coverage, population density, land use compatibility, zoning and aesthetics. The proposed coverage area will serve the Market Street and Duboce Avenue intersection and the vicinity bounded by Hermann Street, Laguna Street, 14th Street and Webster Street. This facility will fill in the gaps to improve coverage in the South of Market area as well as to provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

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

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

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

- ii The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

No increase in traffic volume is anticipated with the facilities operating unmanned, with one or two maintenance crew members visiting the site once a month or on an as-needed basis.

- iii The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

While some noise and dust may result from the erection of the antennas and transceiver equipment, noise or noxious emissions from continued use are not likely to be significantly greater than ambient conditions due to the operation of the wireless communication network.

- iv Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed antennas are proposed to be installed on the existing penthouse and screened within a RF transparent screen. The proposal, located over 50 feet above grade, is setback from the front and is minimally visible at the pedestrian level. The project will not affect the existing landscaping.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is consistent with the stated purposes of the NCT-3 District in that the intended use is located in an existing building approximately 50 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

2004 HOUSING ELEMENT

HOUSING DENSITY, DENSITY, DESIGN & QUALITY OF LIFE

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

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

The project will improve AT&T's coverage in residential, commercial and recreational areas along primary transportation routes in San Francisco.

2009 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's 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 and related equipment by locating the antennas and equipment cabinets on the existing building penthouse and will stealth two new antennas behind a new screening feature. The antennas are minimally visible from the street.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1:

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

Policy 2:

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

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

OBJECTIVE 2:

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

Policy 1:

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

Policy 3:

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

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

OBJECTIVE 4:

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

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 2:

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

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

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 Wireless mobile telecommunications.

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

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

Policy 1:

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

Policy 2:

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

Policy 3:

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

Policy 4:

Establish and maintain an adequate Emergency Operations Center.

Policy 5:

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

Policy 6:

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

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

17. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

No neighborhood-serving retail use would be displaced and the wireless communications network will enhance personal communication services.

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

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

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

The project would have no adverse impact on 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 façade alterations do not cause the removal or alteration of any significant architectural features and has been determined to be categorically exempt as class 3.

- 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 731.83, 790.80 and 303 to install up to seven panel antennas and associated equipment cabinets on the commercial building as part of a wireless transmission network operated by AT&T on a Location Preference Two (Preferred Location – Co-Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District and a 40-X/85-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this conditional use authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXX. 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 **October 20, 2011**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 20, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 731.83, 790.80 and 303 to install a wireless telecommunications facility consisting of seven panel antennas with related equipment, a Location Preference Two (Preferred Location – Co-Location) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of AT&T's wireless telecommunications network within a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District and a 40-X/85-X 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 **October 20, 2011** under Motion No.XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN – COMPLIANCE AT PLAN STAGE

3. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
 - a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
 - b. For the Project Site, regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
 - c. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, www.sf-planning.org.

4. **Screening - WTS.** To the extent necessary for information about compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:
 - a. Modify the placement of the facilities;
 - b. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
 - c. Install multi-lingual signage, including the RF radiation hazard warning symbol identified in ANSI C95.2 1982, to notify persons that the facility could cause exposure to RF emissions;
 - d. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
 - e. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
 - f. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual 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 415-558-6613, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

8. Implementation 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.

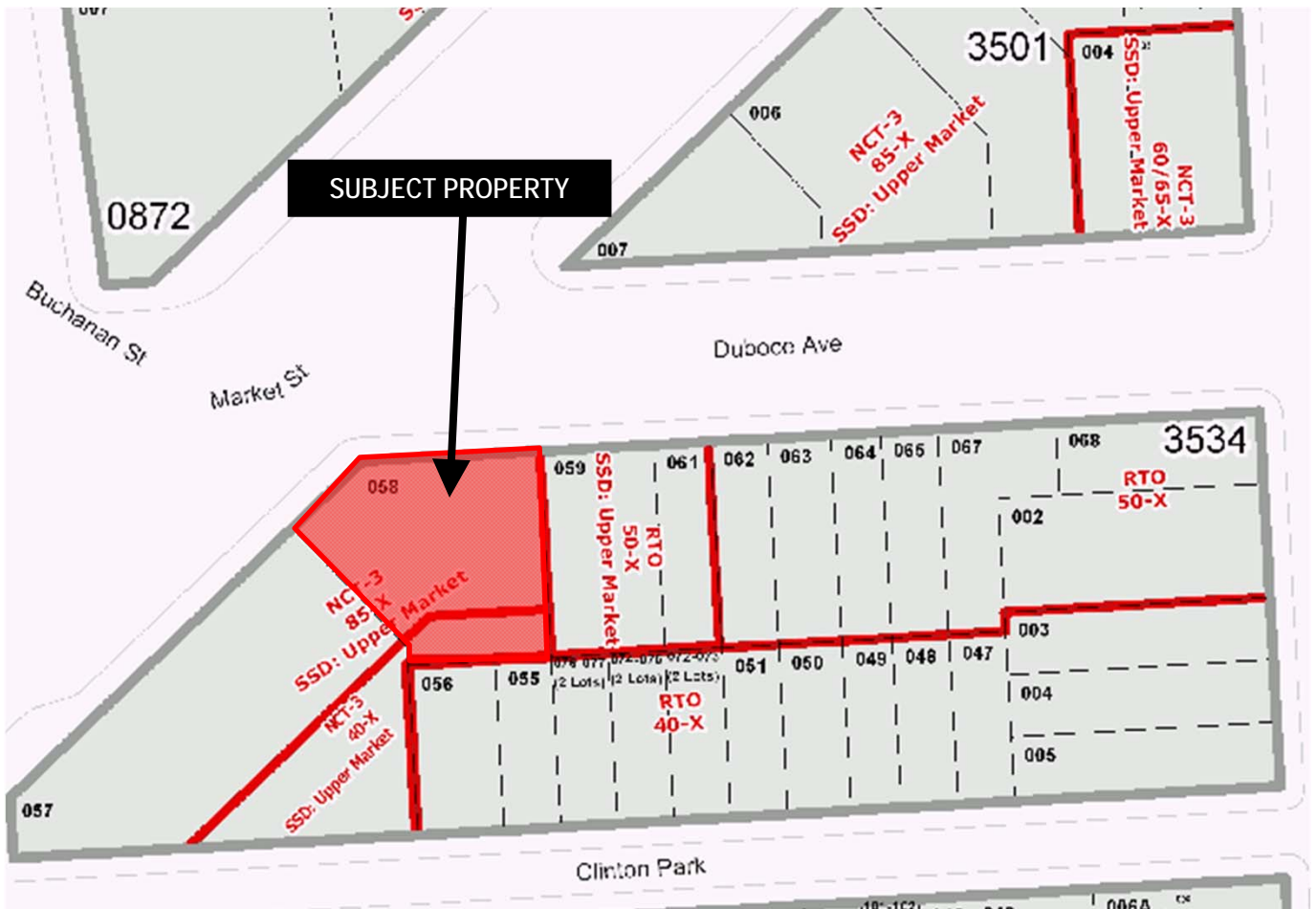
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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>

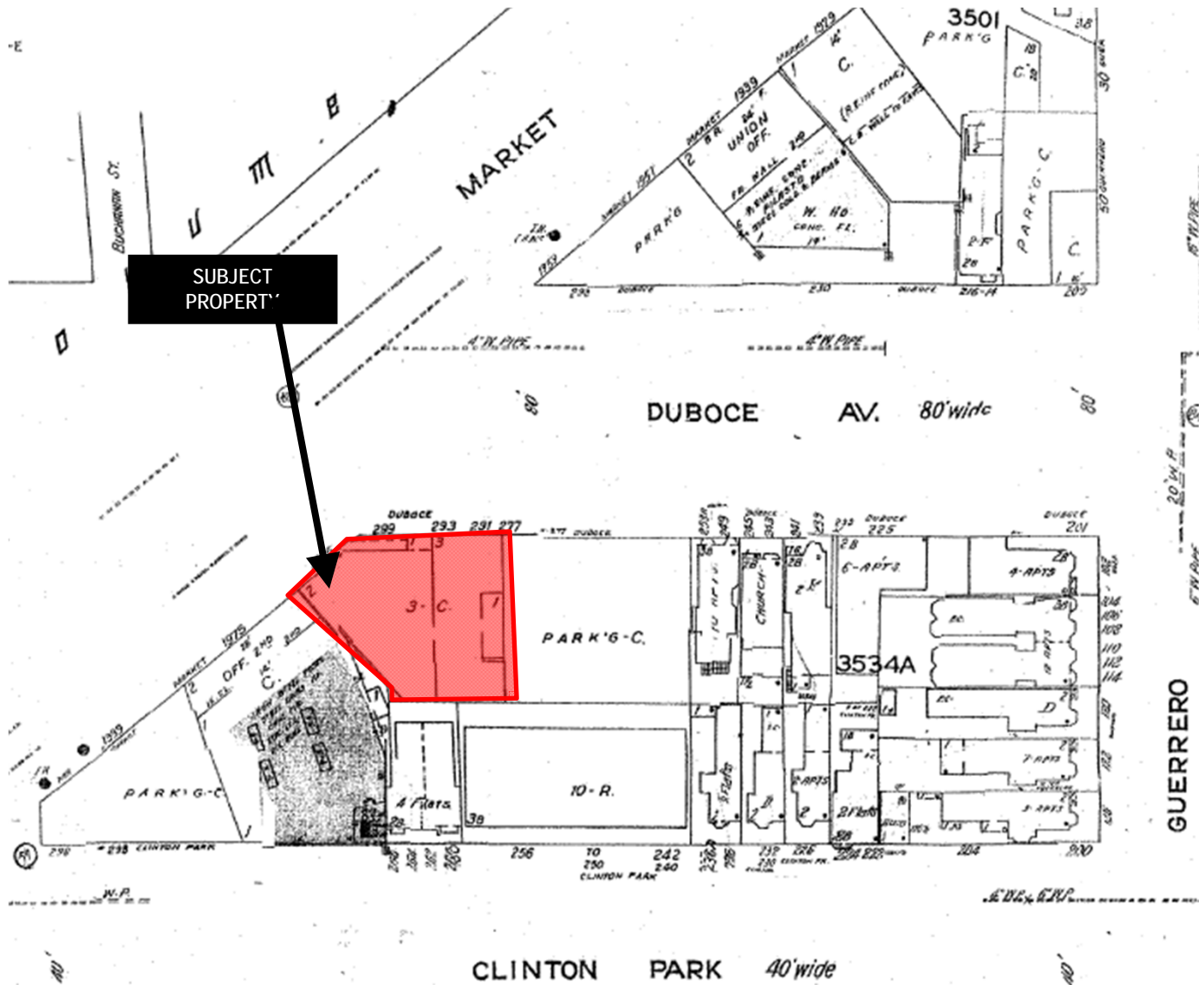
291 Duboce Ave
(1967 Market St)

Parcel Map



Conditional Use Hearing
Case Number 2011.0160C
291 Duboce Avenue
(a.k.a. 1967 Market Street)

Sanborn Map*

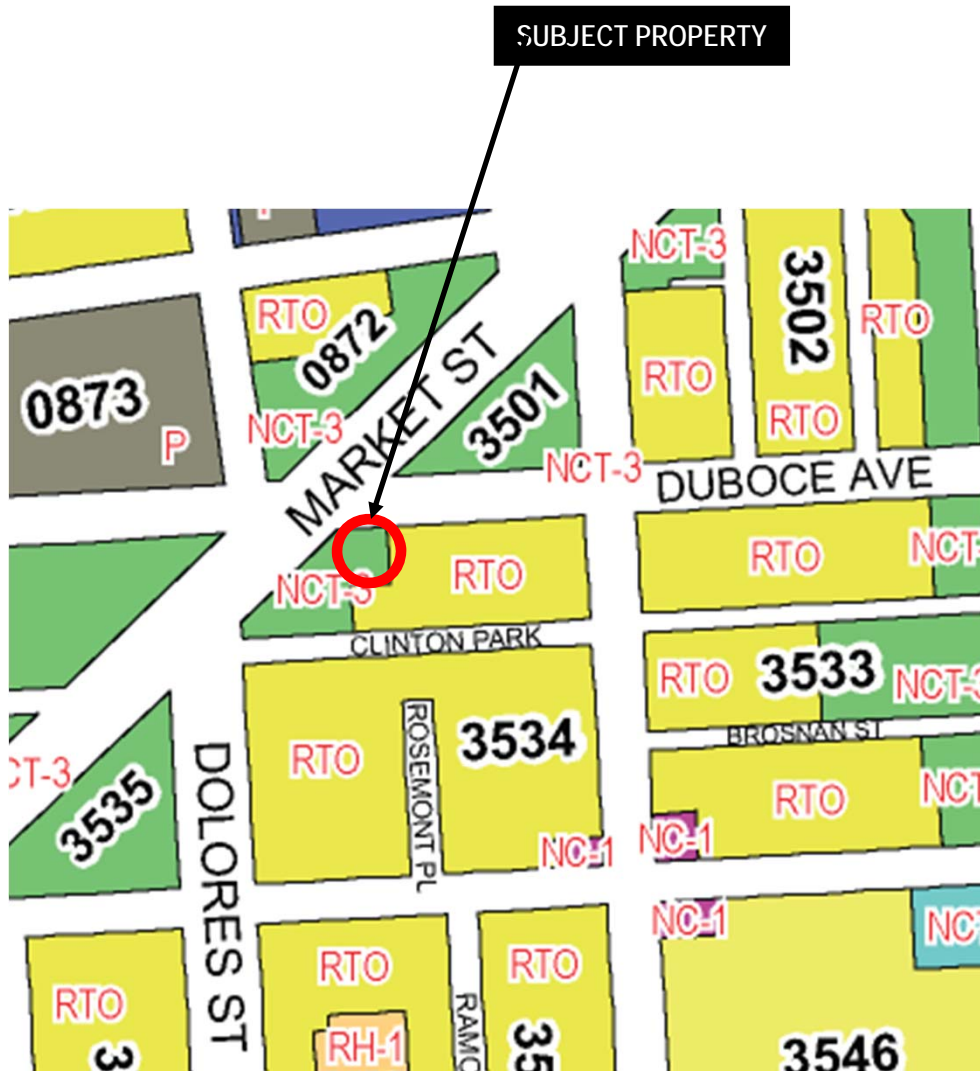


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2011.0160C
291 Duboce Avenue
(a.k.a. 1967 Market Street)

Zoning Map



Conditional Use Hearing
Case Number 2011.0160C
291 Duboce Avenue
(a.k.a. 1967 Market Street)

Aerial Photo

View from East

SUBJECT
PROPERTY

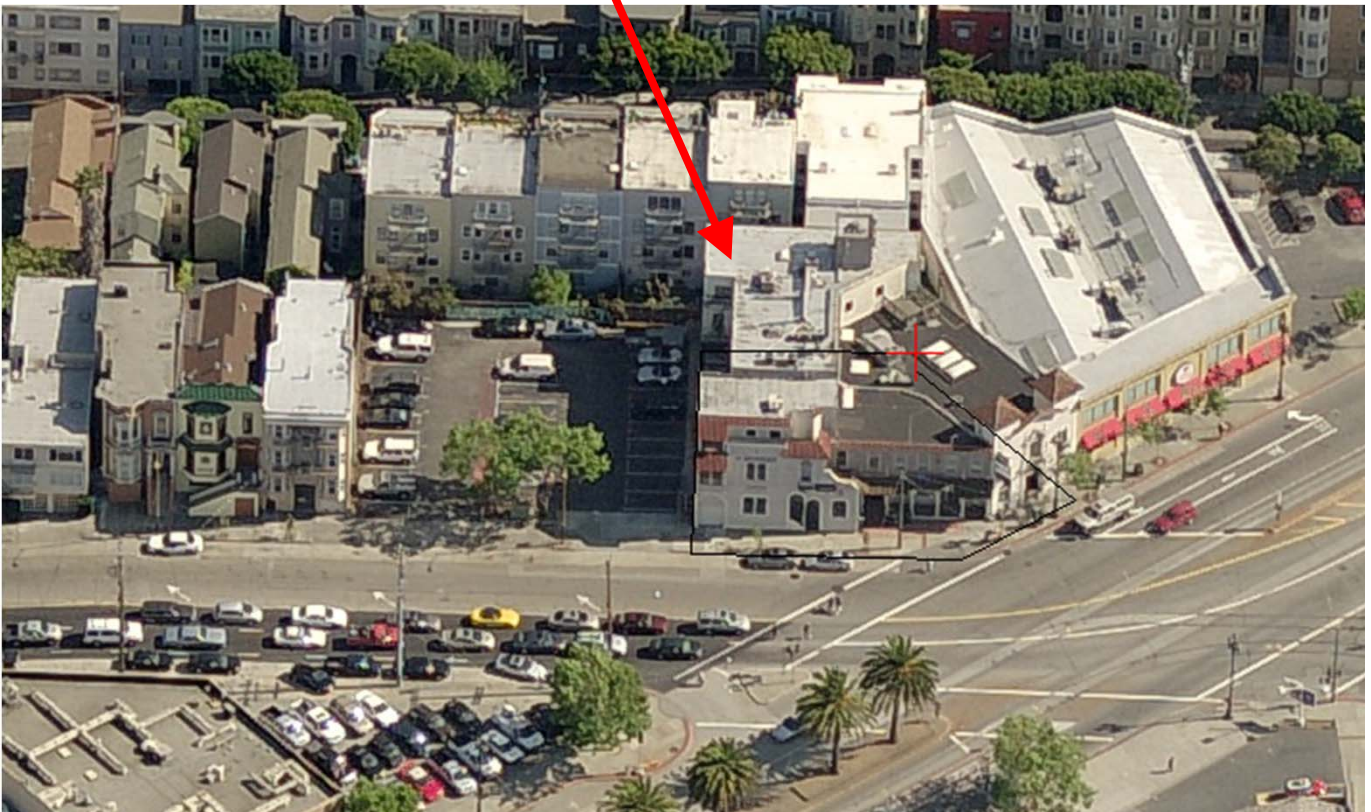


Conditional Use Hearing
Case Number 2011.0160C
291 Duboce Avenue
(a.k.a. 1967 Market Street)

Aerial Photo

View from North

SUBJECT
PROPERTY



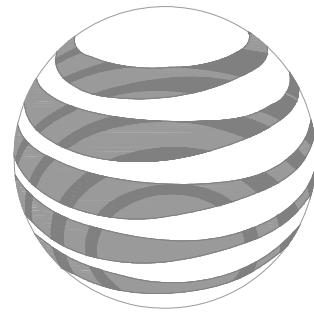
Conditional Use Hearing
Case Number 2011.0160C
291 Duboce Avenue
(a.k.a. 1967 Market Street)

Site Photo

SUBJECT
PROPERTY



Conditional Use Hearing
Case Number 2011.0160C
291 Duboce Avenue
(a.k.a. 1967 Market Street)



at&t

MARKET & DOLORES
1967 MARKET ST & 291 DUBOCE AVE
SAN FRANCISCO, CA 94103
CN5712

MARKET & DOLORES

CN5712
 1967 MARKET ST & 291 DUBOCE AVE
 SAN FRANCISCO, CA 94103

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	05/14/10	ZD 90%	-
	10/01/10	ZD 100%	C.C.
	11/24/10	CLIENT REV	C.C.
	01/25/11	CLIENT REV	C.C.
	02/23/11	CLIENT REV	C.C.
	08/19/11	PLAN CHECK	J.S.

DRAWN BY: C. CODY
 CHECKED BY: C. MATHISEN
 APPROVED BY: -
 DATE: 08/19/11

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

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. NO PART OF THESE PLANS OR SPECIFICATIONS ARE TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT © 2011 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF (6) (P) RBS CABINETS, (2) (P) 19" RACKS, (3) (P) BBU CABINETS, (7) (P) AT&T ANTENNAS, & A (P) FRP SCREEN, PAINT TO MATCH (E) BUILDING.

VICINITY MAP



CODE COMPLIANCE

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

- 2010 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA FIRE CODE
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES
- ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE TITLE 24 PART 2, SECTION 1134B.2.1, EXCEPTION 4

PROJECT INFORMATION

SITE NAME:	MARKET & DOLORES	SITE #:	CN5712
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
APN:	LOT 58, BLOCK 3534	POWER:	PG&E
SITE ADDRESS:	1967 MARKET ST & 291 DUBOCE AVE SAN FRANCISCO, CA 94103	TELEPHONE:	AT&T
CURRENT ZONING:	NCT-3		
CONSTRUCTION TYPE:	IV		
OCCUPANCY TYPE:	U		
HEIGHT / BULK:	40X-85X		
PROPERTY OWNER:	JEFF KELLER KELLER GROVER LLP 1965 MARKET ST SAN FRANCISCO, CA 94103		
APPLICANT:	AT&T 430 BUSH STREET, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: EVAN REIFF (831) 345-2245		
ZONING CONTACT:	ATTN: EVAN REIFF (831) 345-2245		
CONSTRUCTION CONTACT:	ATTN: SCOTT ROSS (415) 774-1268		
LATITUDE:	N 37° 46' 9.56" NAD 83		
LONGITUDE:	W 122° 25' 33.43" NAD 83		
AMSL:	±114.7'		

DRIVING DIRECTIONS

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 1967 MARKET ST & 291 DUBOCE AVE, SAN FRANCISCO, CA 94103

- START OUT GOING EAST ON BUSH ST TOWARD CLAUDE LN. 0.1 MI
- TURN RIGHT ONTO MONTGOMERY ST. 0.2 MI
- TURN RIGHT ONTO MARKET ST. 1.9 MI
- MAKE A U-TURN AT DOLORES ST ONTO MARKET ST. 0.1 MI

END AT: 1967 MARKET ST & 291 DUBOCE AVE, SAN FRANCISCO, CA 94103

ESTIMATED TIME: 9 MINUTES ESTIMATED DISTANCE: 2.27 MILES

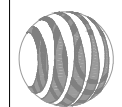
SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLAN & DETAILS	-
A-3	ANTENNA PLAN & DETAILS	-
A-4	EXISTING ELEVATIONS	-
A-5	EXISTING ELEVATIONS	-
A-6	PROPOSED ELEVATIONS	-
A-7	PROPOSED ELEVATIONS	-
A-8	FLOOR PLAN GROUND LEVEL	-

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON

at&t



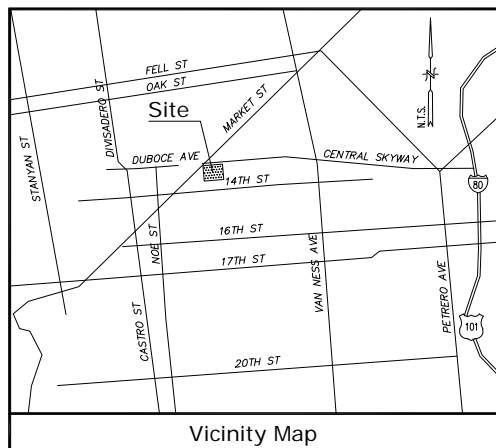
430 BUSH STREET, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1



Vicinity Map

Title Report
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
 PREPARED BY:
 ORDER NO.:
 DATED:

Legal Description
 LOT 58 IN BLOCK 3534, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

Assessor's Parcel No.
 3534-058

Easements
 NOT AVAILABLE

Lease Area
 AS SHOWN

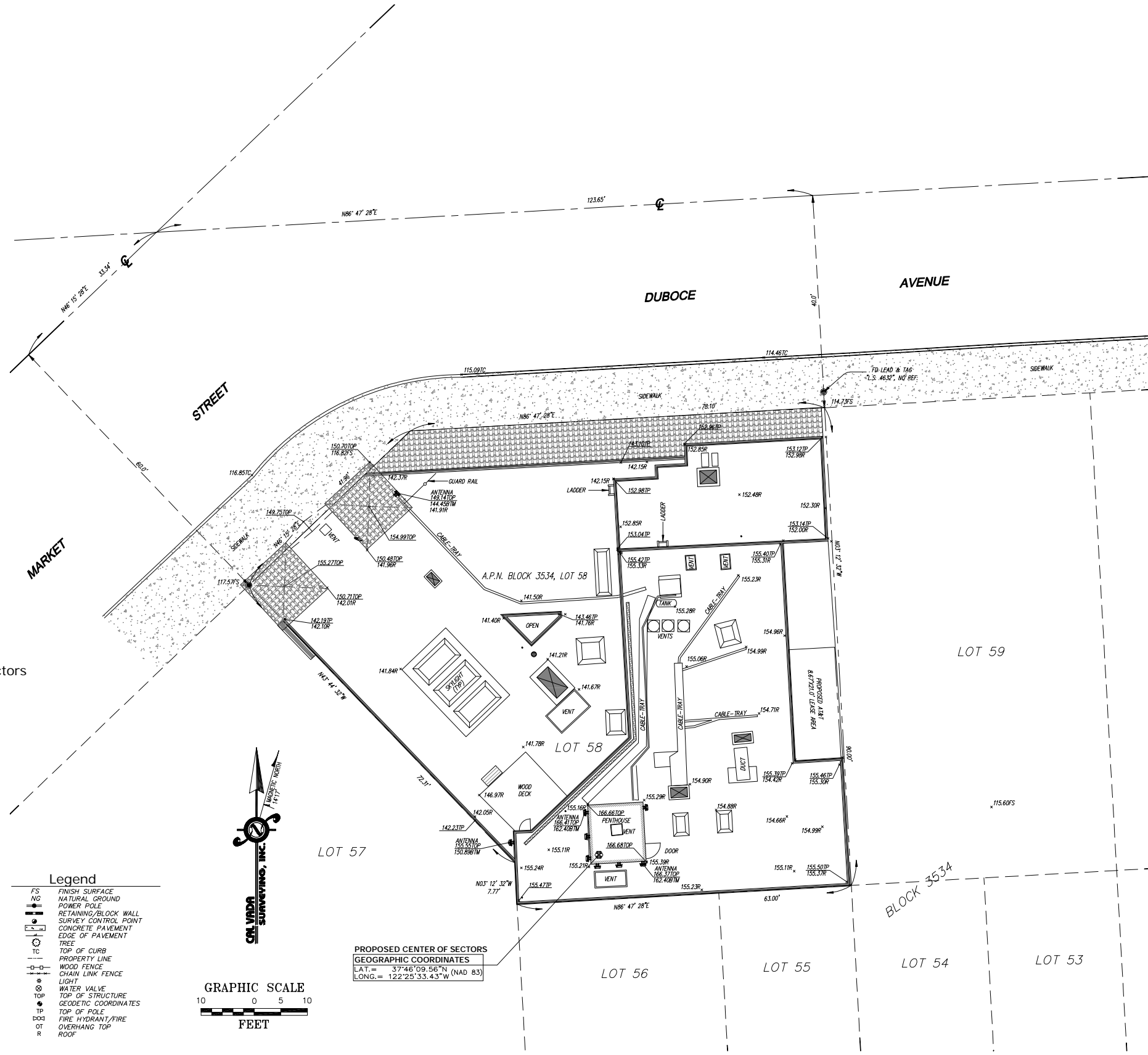
Geographic Coordinates at Proposed Center of Sectors
 1983 DATUM: LATITUDE: 37° 46' 09.56" N LONGITUDE 122° 25' 33.43" W
 ELEVATION = 114.7 FEET ABOVE MEAN SEA LEVEL.

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 C.O.R.S. "SBRN",
 ELEVATION = 101.43 FEET (NAVD 88).

Date of Survey
 APRIL 26, 2010



- Legend**
- FS FINISH SURFACE
 - NG NATURAL GROUND
 - PP POWER POLE
 - R/W RETAINING/BLOCK WALL
 - SCP SURVEY CONTROL POINT
 - CP CONCRETE PAVEMENT
 - EP EDGE OF PAVEMENT
 - TREE
 - TC TOP OF CURB
 - PL PROPERTY LINE
 - WF WOOD FENCE
 - CLF CHAIN LINK FENCE
 - LIGHT
 - WV WATER VALVE
 - TOP TOP OF STRUCTURE
 - GC GEODETTIC COORDINATES
 - TP TOP OF POLE
 - FH FIRE HYDRANT/FIRE
 - OT OVERHANG TOP
 - R ROOF



**PROPOSED CENTER OF SECTORS
 GEOGRAPHIC COORDINATES**
 LAT. = 37° 46' 09.56" N (NAD 83)
 LONG. = 122° 25' 33.43" W

Streamline Engineering

and Design, Inc.
 3268 Pennyn Road, Suite 200, Loomis, CA 95650
 Contact: Larry Houghtby Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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
CAL VADA SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corona, CA 92880
 Phone: 951-280-8880 Fax: 951-280-4748
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 10316

PREPARED FOR

 4430 Rosewood Drive
 Pleasanton, California 94588

APPROVALS

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

PROJECT NAME
 MARKET & DOLORES

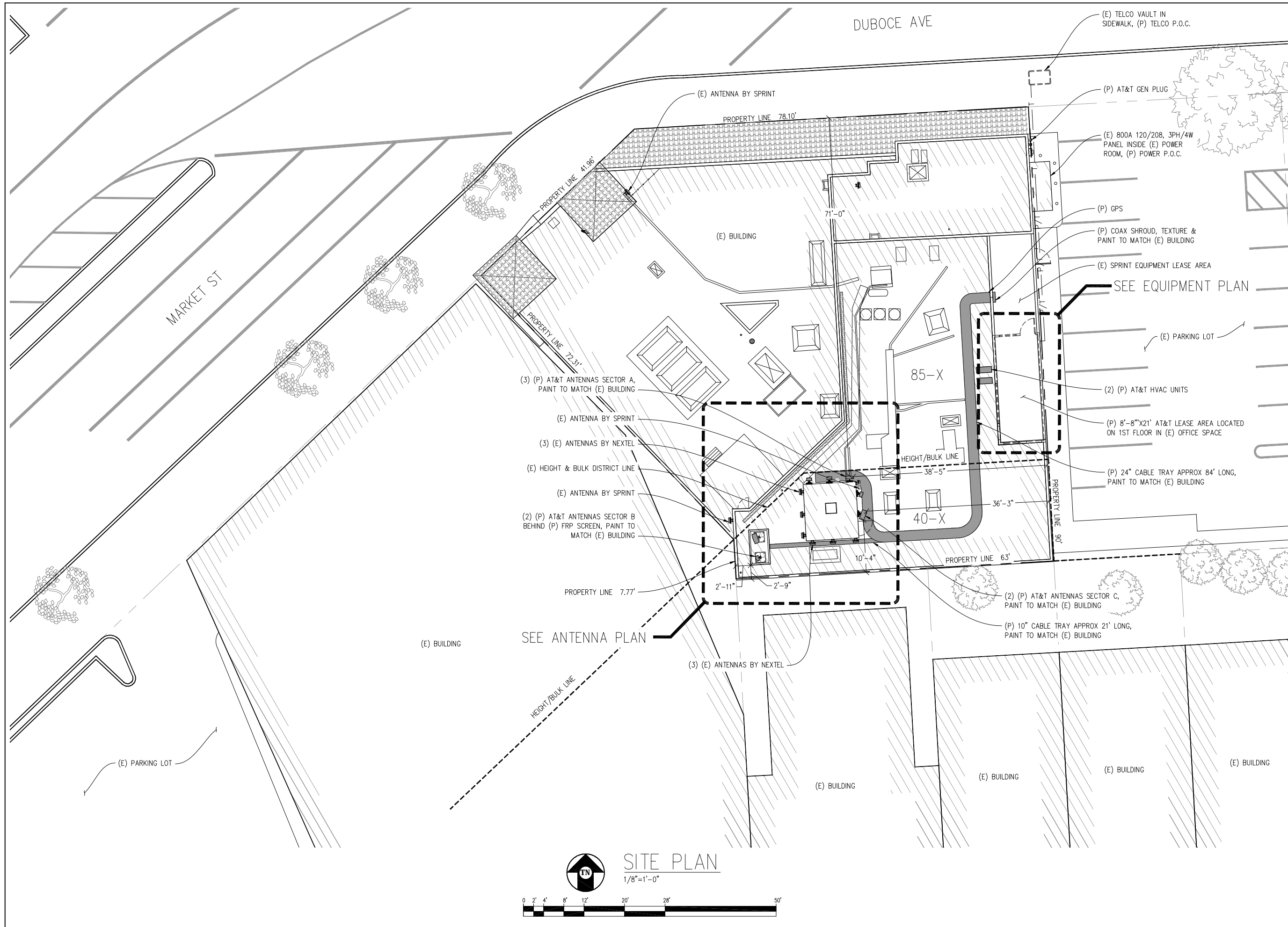
PROJECT NUMBER
 CN5712

1967 MARKET ST
 SAN FRANCISCO, CA 94103
 SAN FRANCISCO COUNTY

DATE	DESCRIPTION	BY
04/30/10	PRELIMINARY	HN
02/22/11	GEOGRAPHIC COORDINATES	AL

SHEET TITLE
 TOPOGRAPHIC SURVEY

C-1
 SHEET 1 OF 1



MARKET & DOLORES
 CN5712
 1967 MARKET ST & 291 DUBOCE AVE
 SAN FRANCISCO, CA 94103

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	05/14/10	ZD 90%	-
	10/01/10	ZD 100%	C.C.
	11/24/10	CLIENT REV	C.C.
	01/25/11	CLIENT REV	C.C.
	02/23/11	CLIENT REV	C.C.
	08/19/11	PLAN CHECK	J.S.

DRAWN BY: C. CODY
 CHECKED BY: C. MATHISEN
 APPROVED BY: -
 DATE: 08/19/11

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

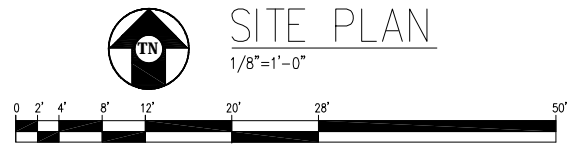
THESE PLANS AND SPECIFICATIONS ARE SUBMITTED AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. NO PART OF THESE PRODUCTS FOR WHICH THEY ARE MADE ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT © 2011 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.



at&t
 490 BUSH STREET, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 A-1



MARKET & DOLORES

CN5712
1967 MARKET ST & 291 DUBOCE AVE
SAN FRANCISCO, CA 94103

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	05/14/10	ZD 90%	-
	10/01/10	ZD 100%	C.C.
	11/24/10	CLIENT REV	C.C.
	01/25/11	CLIENT REV	C.C.
	02/23/11	CLIENT REV	C.C.
	08/19/11	PLAN CHECK	J.S.

DRAWN BY: C. CODY

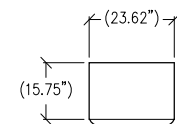
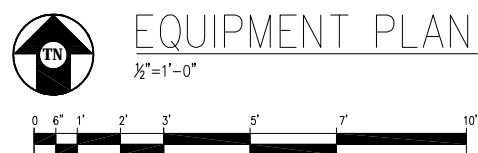
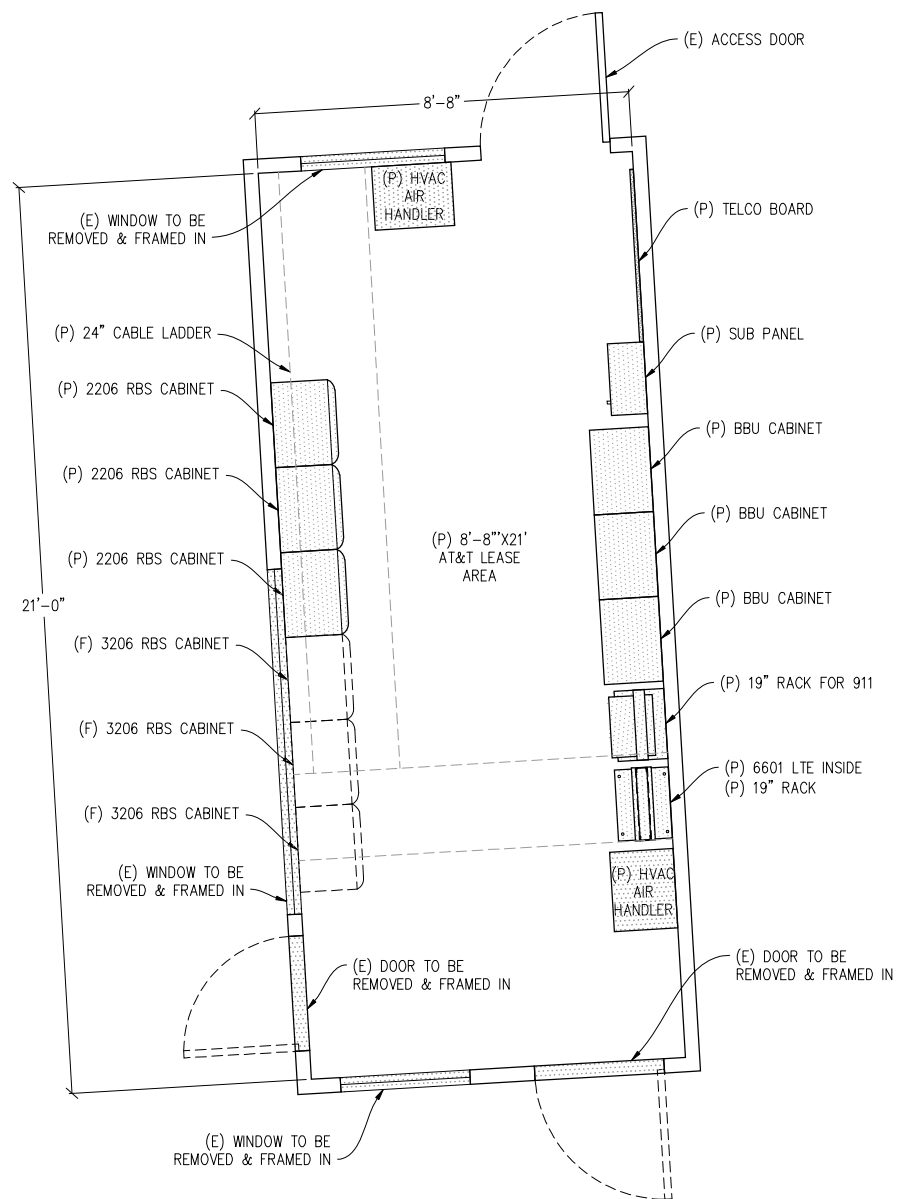
CHECKED BY: C. MATHISEN

APPROVED BY: -

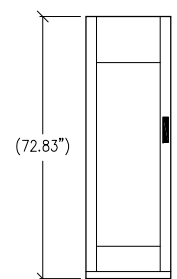
DATE: 08/19/11

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

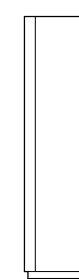
THESE PLANS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. WHETHER THE PRODUCTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE PLANS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ALL RIGHTS RESERVED.



TOP VIEW

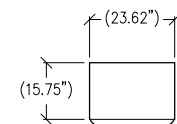


FRONT VIEW

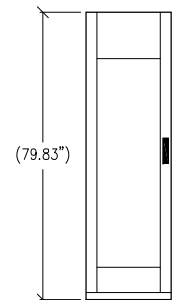


RIGHT VIEW

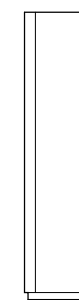
① RBS DETAIL
1/2"=1'-0"
ERICSSON RBS 2206



TOP VIEW

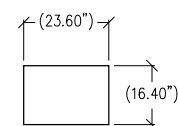


FRONT VIEW

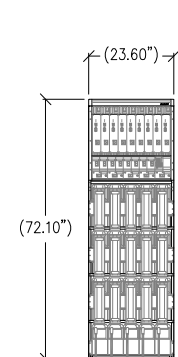


RIGHT VIEW

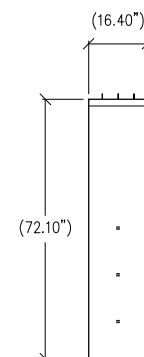
② RBS DETAIL
1/2"=1'-0"
ERICSSON RBS 3206



TOP VIEW



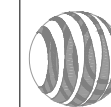
FRONT VIEW



SIDE VIEW

③ BBU CABINET DETAIL
1/2"=1'-0"
4500 BBU CABINET

at&t



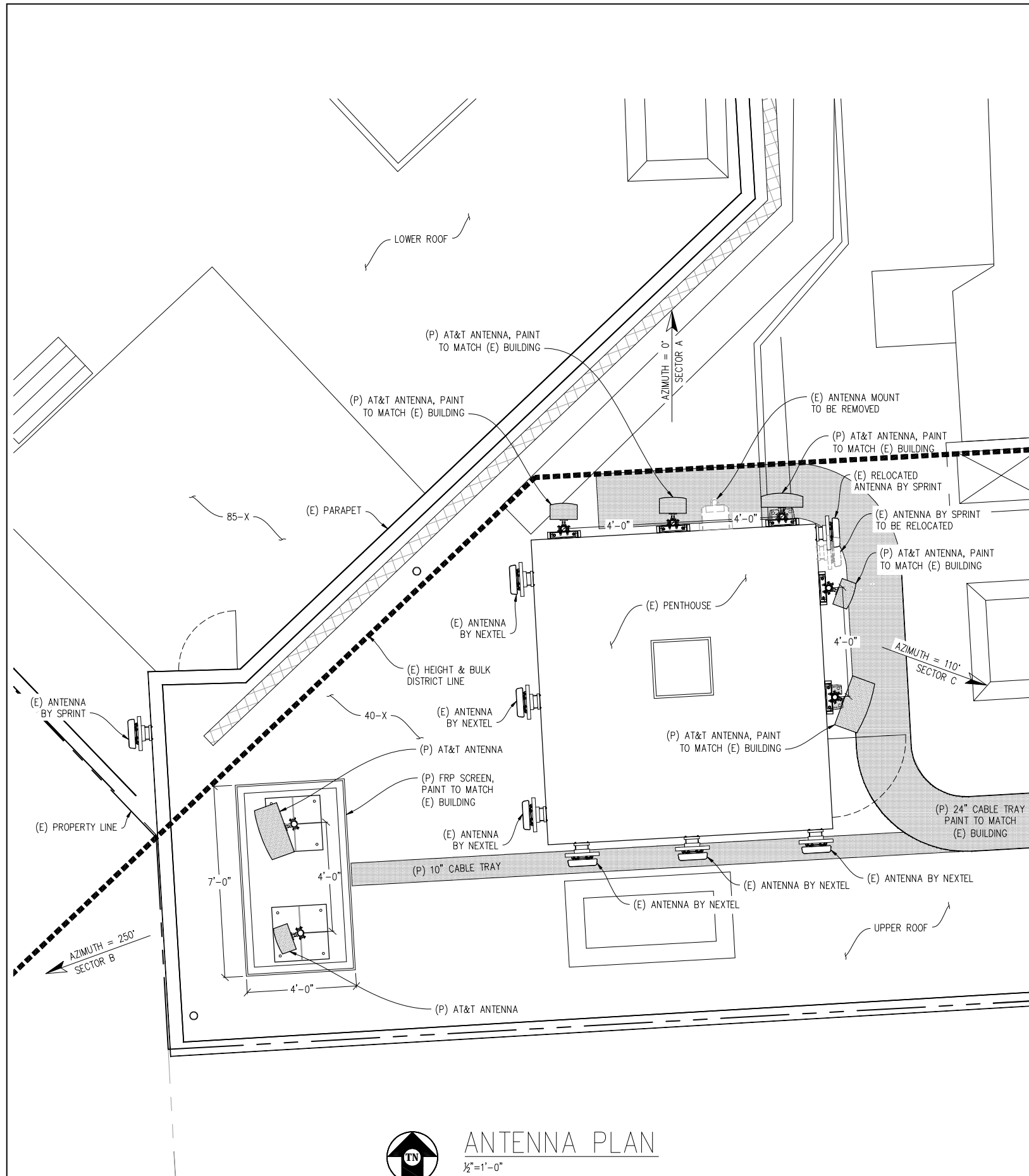
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:

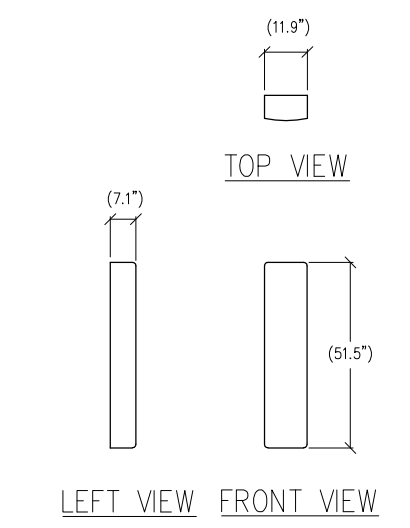
EQUIPMENT PLAN & DETAILS

SHEET NUMBER:

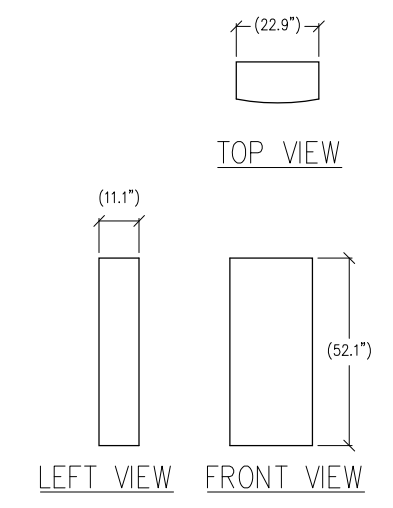
A-2



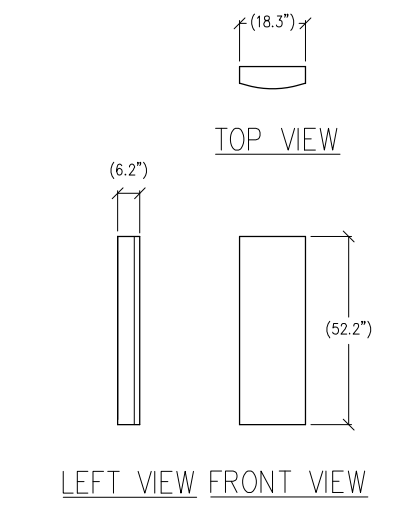
ANTENNA PLAN
1/2" = 1'-0"



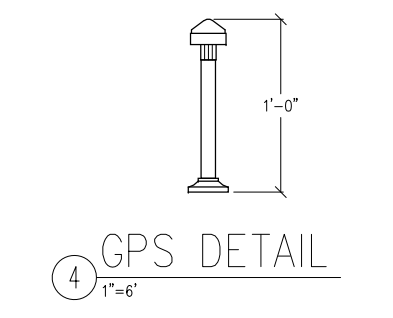
1 ANTENNA DETAIL
1/2" = 1'-0"



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



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



4 GPS DETAIL
1" = 6'

MARKET & DOLORES
CN5712
1967 MARKET ST & 291 DUBOCH AVE
SAN FRANCISCO, CA 94103

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	05/14/10	ZD 90%	-
	10/01/10	ZD 100%	C.C.
	11/24/10	CLIENT REV	C.C.
	01/25/11	CLIENT REV	C.C.
	02/23/11	CLIENT REV	C.C.
	08/19/11	PLAN CHECK	J.S.

DRAWN BY: C. CODY
CHECKED BY: C. MATHISEN
APPROVED BY: -
DATE: 08/19/11

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

THESE PLANS AND SPECIFICATIONS ARE SUBMITTED AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. NO PART OF THESE PLANS OR SPECIFICATIONS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT © 2011 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

at&t

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

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

MARKET & DOLORES

CN5712
1967 MARKET ST & 291 DUBOCE AVE
SAN FRANCISCO, CA 94103

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	05/14/10	ZD 90%	-
	10/01/10	ZD 100%	C.C.
	11/24/10	CLIENT REV	C.C.
	01/25/11	CLIENT REV	C.C.
	02/23/11	CLIENT REV	C.C.
	08/19/11	PLAN CHECK	J.S.

DRAWN BY: C. CODY

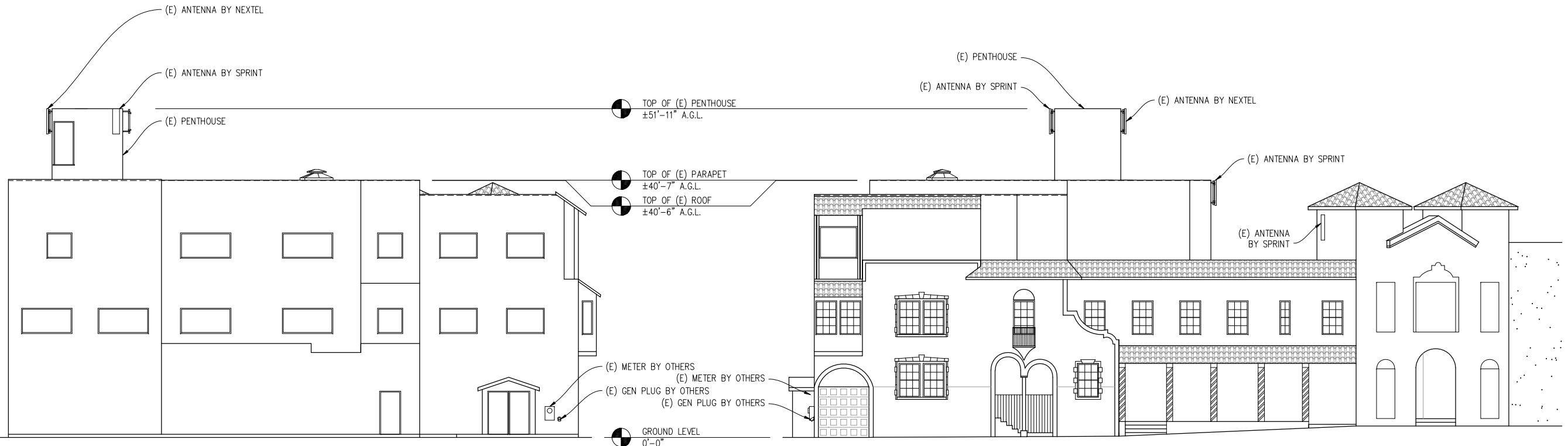
CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 08/19/11

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

THESE PLANS AND SPECIFICATIONS ARE SUBMITTED AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. WHETHER THE PRODUCTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE PLANS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT © 2011 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.



EAST ELEVATION

1/8"=1'-0"
VIEW FROM GUERRERO STREET

NORTH ELEVATION

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

at&t

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

SHEET TITLE:
EXISTING ELEVATIONS

SHEET NUMBER:
A-4

MARKET & DOLORES

CN5712
1967 MARKET ST & 291 DUBOCH AVE
SAN FRANCISCO, CA 94103

ISSUE STATUS

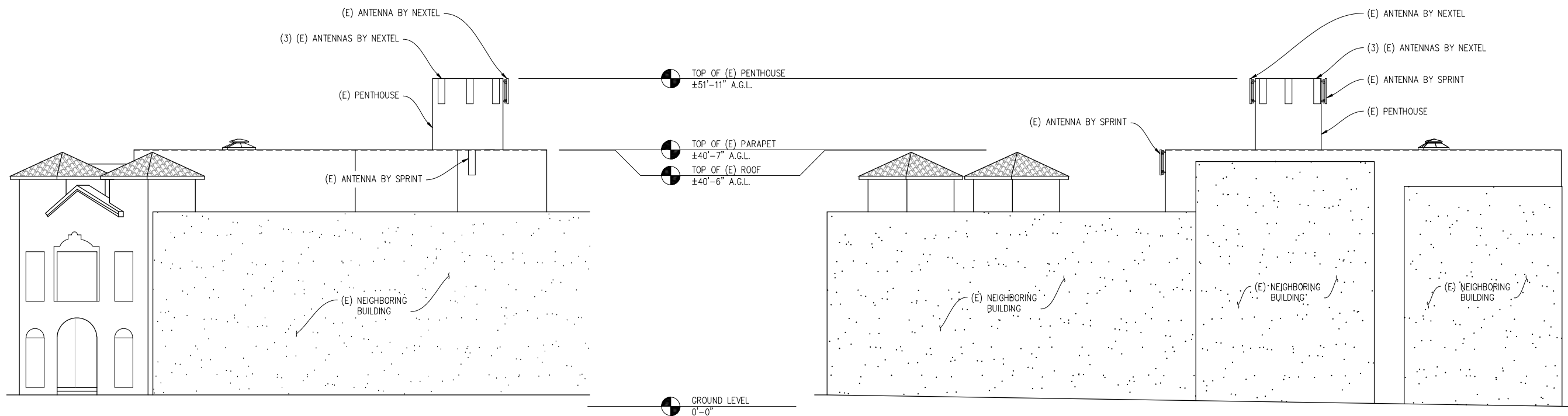
△	DATE	DESCRIPTION	BY
	05/14/10	ZD 90%	-
	10/01/10	ZD 100%	C.C.
	11/24/10	CLIENT REV	C.C.
	01/25/11	CLIENT REV	C.C.
	02/23/11	CLIENT REV	C.C.
	08/19/11	PLAN CHECK	J.S.

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 08/19/11



WEST ELEVATION

1/8"=1'-0"

VIEW FROM MARKET STREET

SOUTH ELEVATION

1/8"=1'-0"

VIEW FROM CLINTON PARK

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

THESE PLANS AND SPECIFICATIONS AS SUBMITTED FOR REVIEW ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. NO PART OF THESE PRODUCTS FOR WHICH THEY ARE MADE ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT © 2011 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.



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

SHEET TITLE:

EXISTING ELEVATIONS

SHEET NUMBER:

A-5

MARKET & DOLORES

CN5712
1967 MARKET ST & 291 DUBOCE AVE
SAN FRANCISCO, CA 94103

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	05/14/10	ZD 90%	-
	10/01/10	ZD 100%	C.C.
	11/24/10	CLIENT REV	C.C.
	01/25/11	CLIENT REV	C.C.
	02/23/11	CLIENT REV	C.C.
	08/19/11	PLAN CHECK	J.S.

DRAWN BY: C. CODY

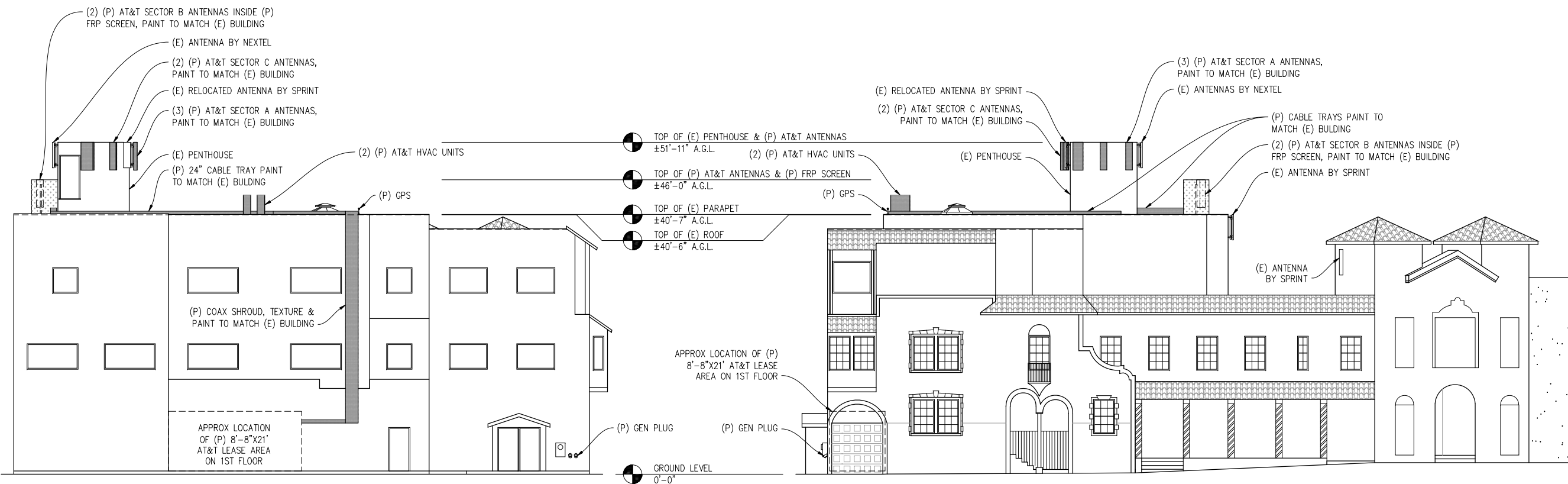
CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 08/19/11

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

THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. WHETHER THE PRODUCTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE INSTRUMENTS OF SERVICE ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT © 2011 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.



EAST ELEVATION

1/8"=1'-0"

VIEW FROM GUERRERO STREET

NORTH ELEVATION

1/8"=1'-0"

VIEW FROM DUBOCE AVE

at&t



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

SHEET TITLE:

PROPOSED ELEVATIONS

SHEET NUMBER:

A-6

MARKET & DOLORES

CN5712
1967 MARKET ST & 291 DUBOCH AVE
SAN FRANCISCO, CA 94103

ISSUE STATUS

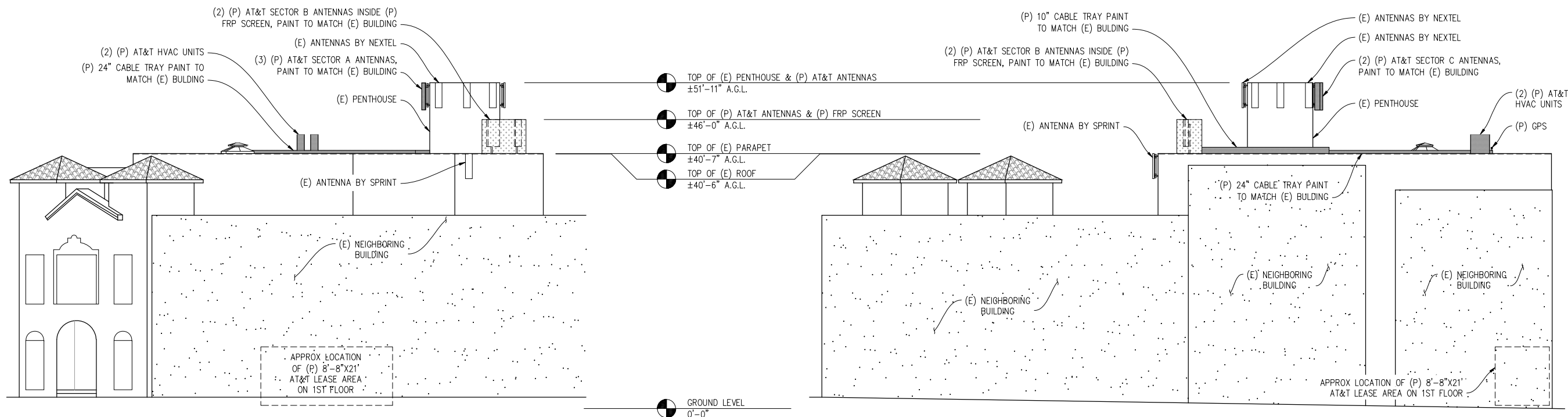
Δ	DATE	DESCRIPTION	BY
	05/14/10	ZD 90%	-
	10/01/10	ZD 100%	C.C.
	11/24/10	CLIENT REV	C.C.
	01/25/11	CLIENT REV	C.C.
	02/23/11	CLIENT REV	C.C.
	08/19/11	PLAN CHECK	J.S.

DRAWN BY: C. CODY

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 08/19/11



WEST ELEVATION

1/8"=1'-0"
VIEW FROM MARKET STREET

SOUTH ELEVATION

1/8"=1'-0"
VIEW FROM CLINTON PARK

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

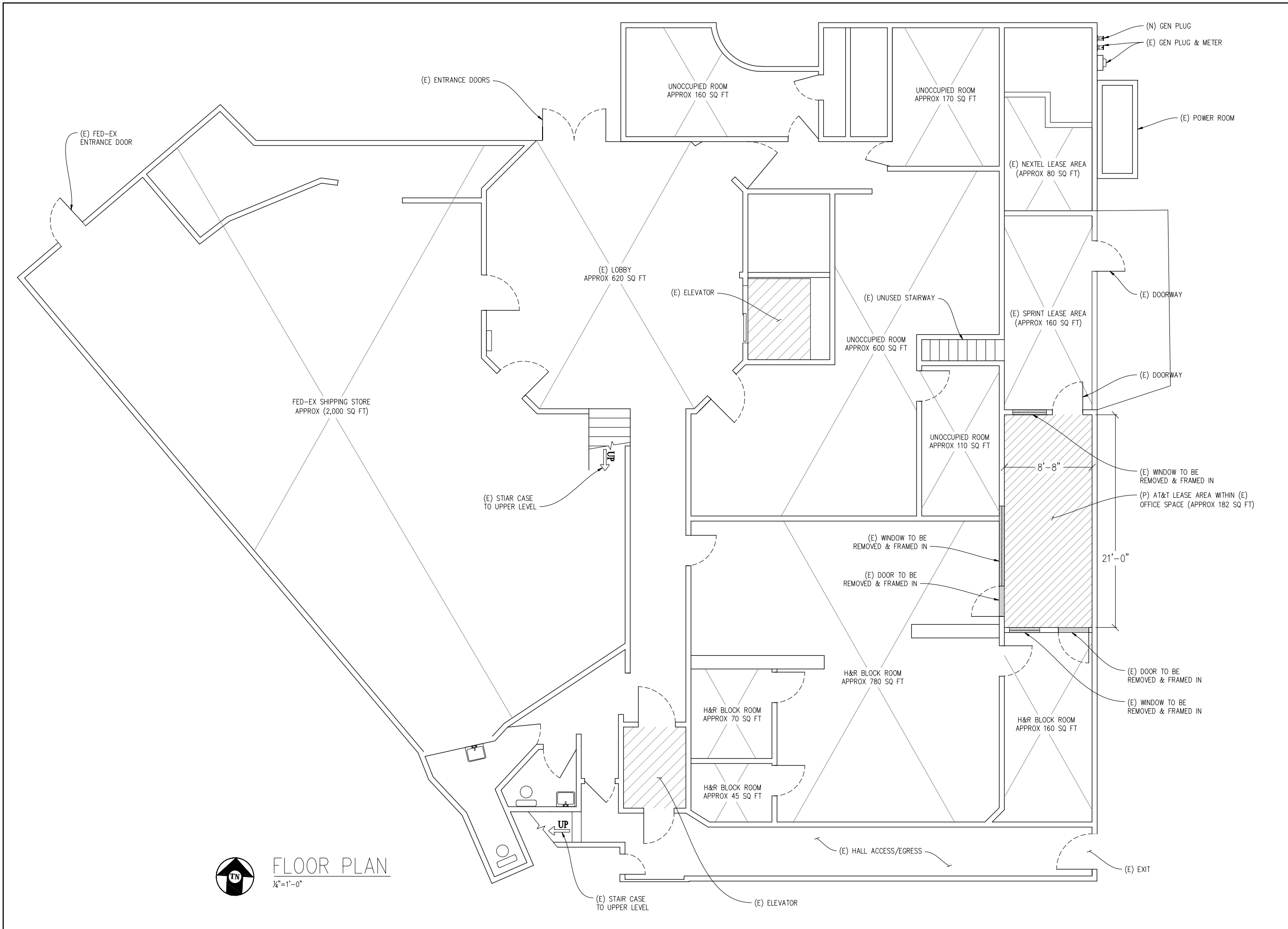
THESE PLANS AND SPECIFICATIONS ARE SUBMITTALS OF SERVICE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. NO PART OF THESE PRODUCTS FOR WHICH THESE PLANS AND SPECIFICATIONS WERE PREPARED SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT © 2011 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

at&t

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

SHEET TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A-7



FLOOR PLAN
 1/4" = 1'-0"

MARKET & DOLORES
 CN5712
 1967 MARKET ST & 291 DUBOCH AVE
 SAN FRANCISCO, CA 94103

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	05/14/10	ZD 90%	-
	10/01/10	ZD 100%	C.C.
	11/24/10	CLIENT REV	C.C.
	01/25/11	CLIENT REV	C.C.
	02/23/11	CLIENT REV	C.C.
	08/19/11	PLAN CHECK	J.S.

DRAWN BY: C. CODY
 CHECKED BY: C. MATHISEN
 APPROVED BY: -
 DATE: 08/19/11

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

THESE PLANS AND SPECIFICATIONS AS SUBMITTED FOR REVIEW ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. NO PART OF THESE PLANS OR SPECIFICATIONS ARE TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT © 2011 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.



at&t

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

SHEET TITLE:
 FLOOR PLAN
 GROUND LEVEL

SHEET NUMBER:
 A-8

Contextual Photos-Market and Dolores CN5712



View of Subject building looking East on Duboce



View of Parking lot and residences beyond-East of subject building



View West toward subject building from corner of Market and Duboce



View of Subject and Adjacent buildings looking South across Market



View toward adjacent building (existing antennas in background) SE across Market



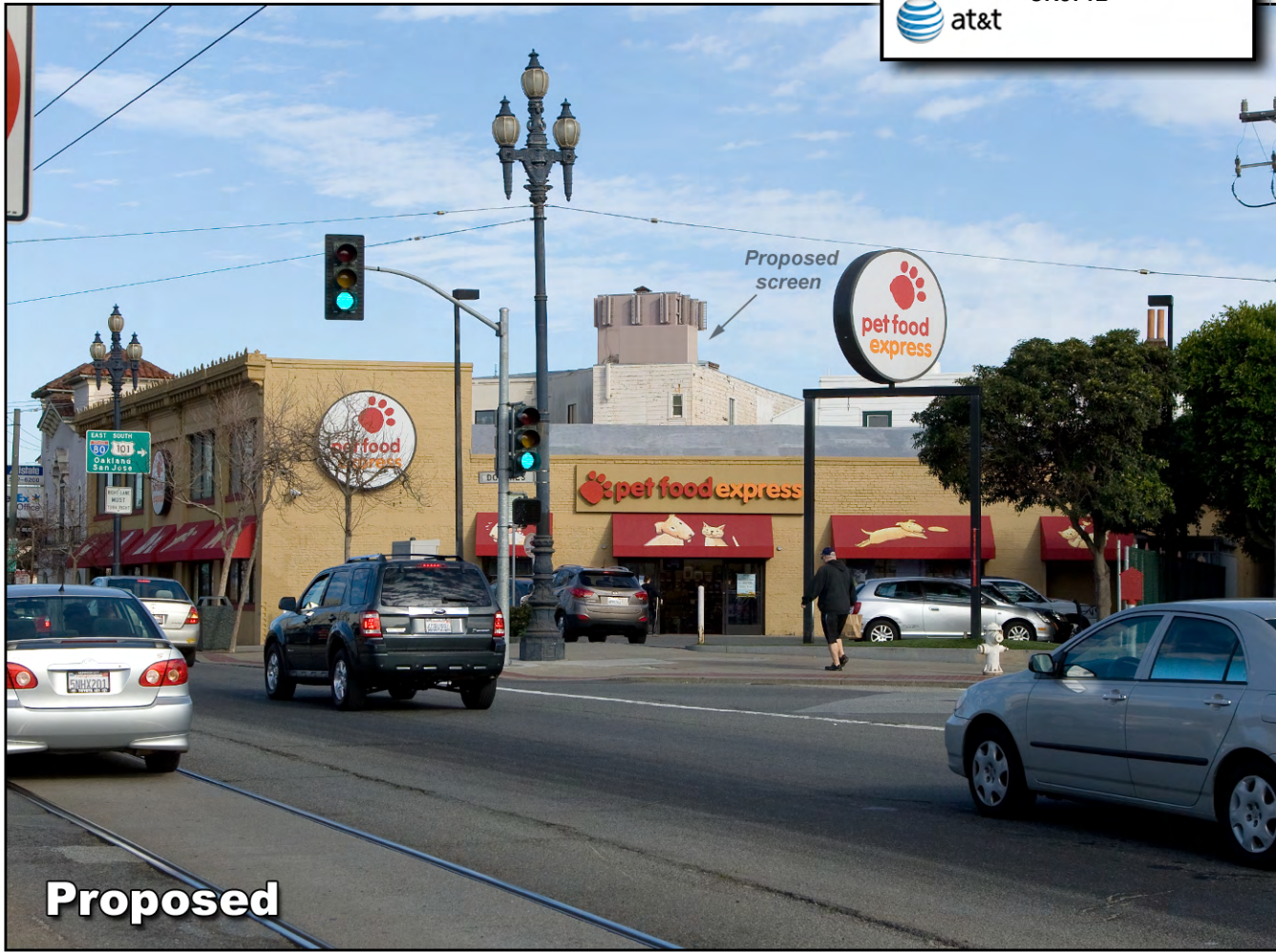
View toward Subject building across Market, East down Clinton Park

Photosimulation of view looking east from the middle of Market Street at Dolores.



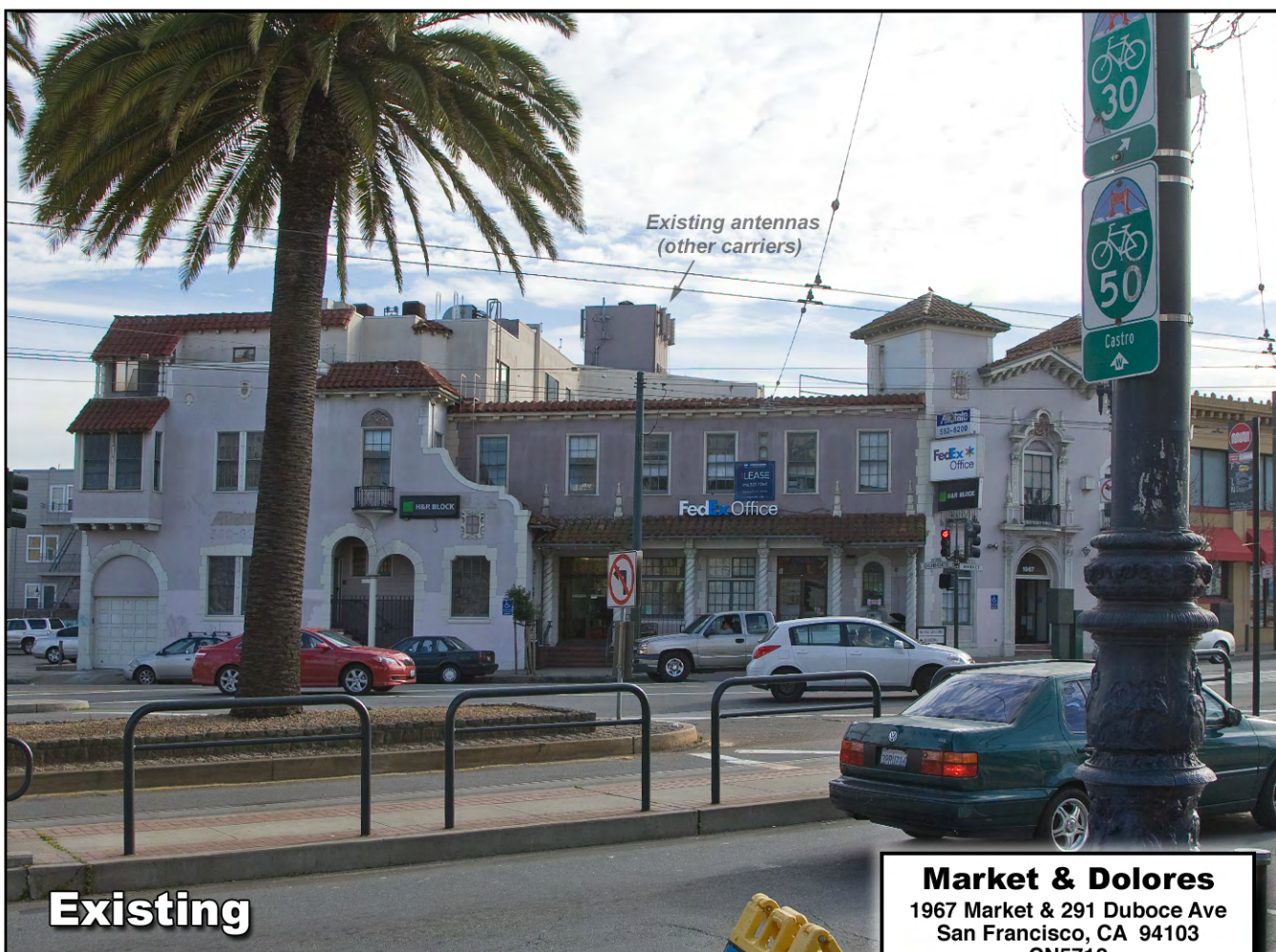
Existing

Market & Dolores
 1967 Market & 291 Duboce Ave
 San Francisco, CA 94103
 CN5712

Proposed

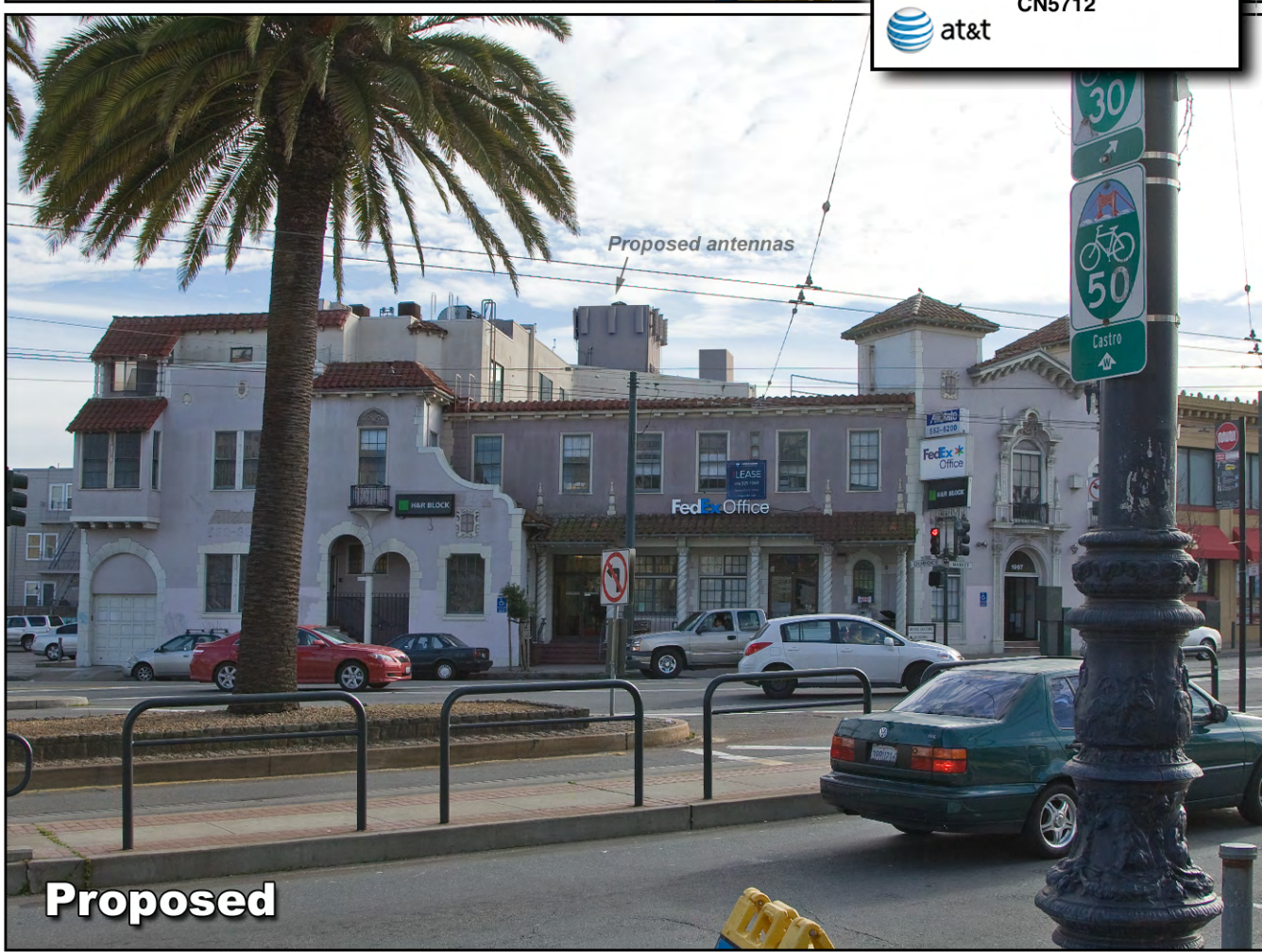
Photosimulation of view looking due south from across Market Street and Duboce Ave.



Existing antennas
(other carriers)

Existing

Market & Dolores
 1967 Market & 291 Duboce Ave
 San Francisco, CA 94103
 CN5712

Proposed antennas

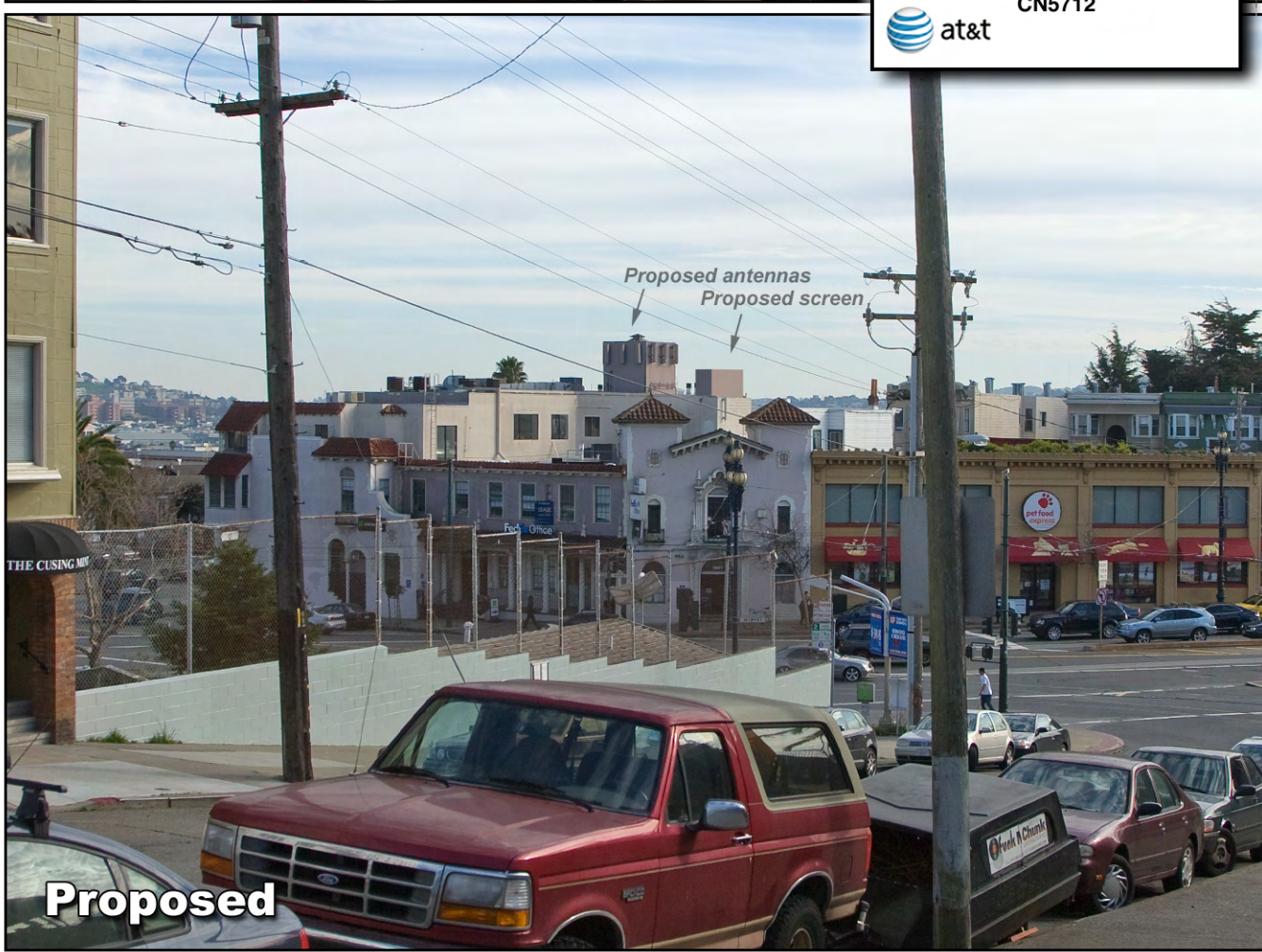
Proposed

Photosimulation of view looking southeast from Buchanan Street, next to the US Mint building.



Market & Dolores
 1967 Market & 291 Duboce Ave
 San Francisco, CA 94103
 CN5712

at&t



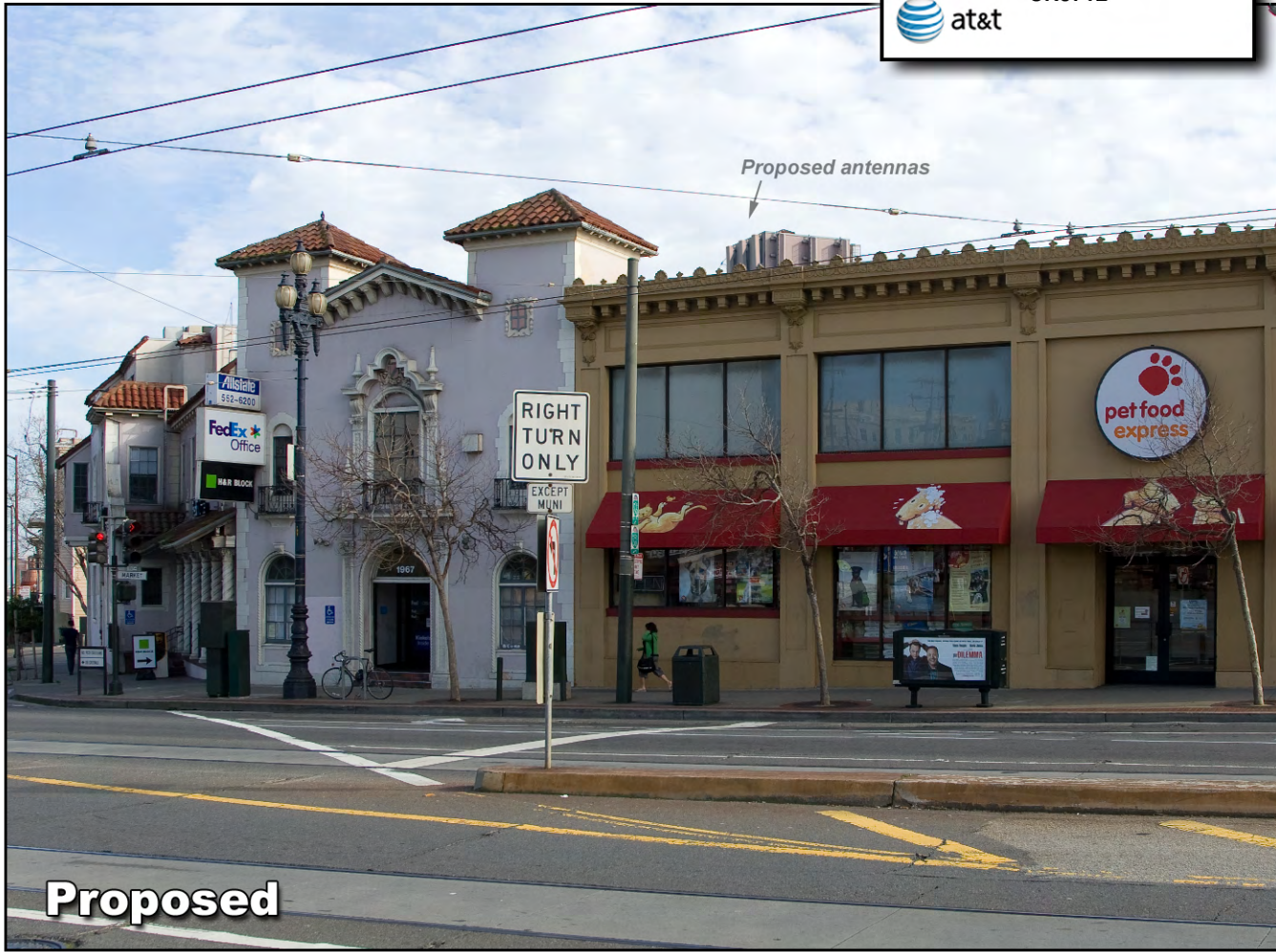
Photosimulation of view looking southeast from directly across Market Street.



Existing antennas
(other carriers)

Existing

Market & Dolores
 1967 Market & 291 Duboce Ave
 San Francisco, CA 94103
 CN5712

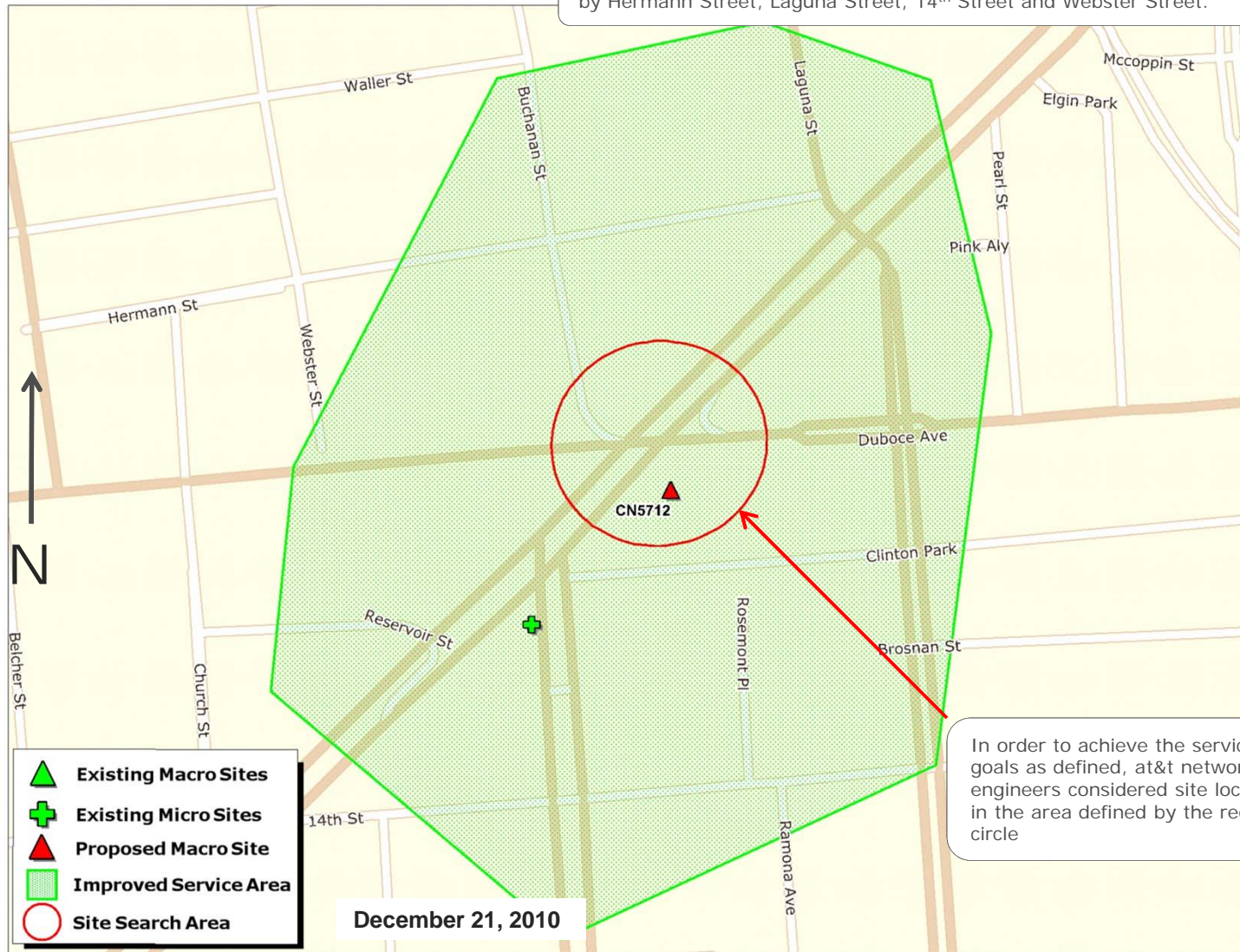
Proposed antennas

Proposed

Service Improvement Objective (CN5712)

1967 Market Street

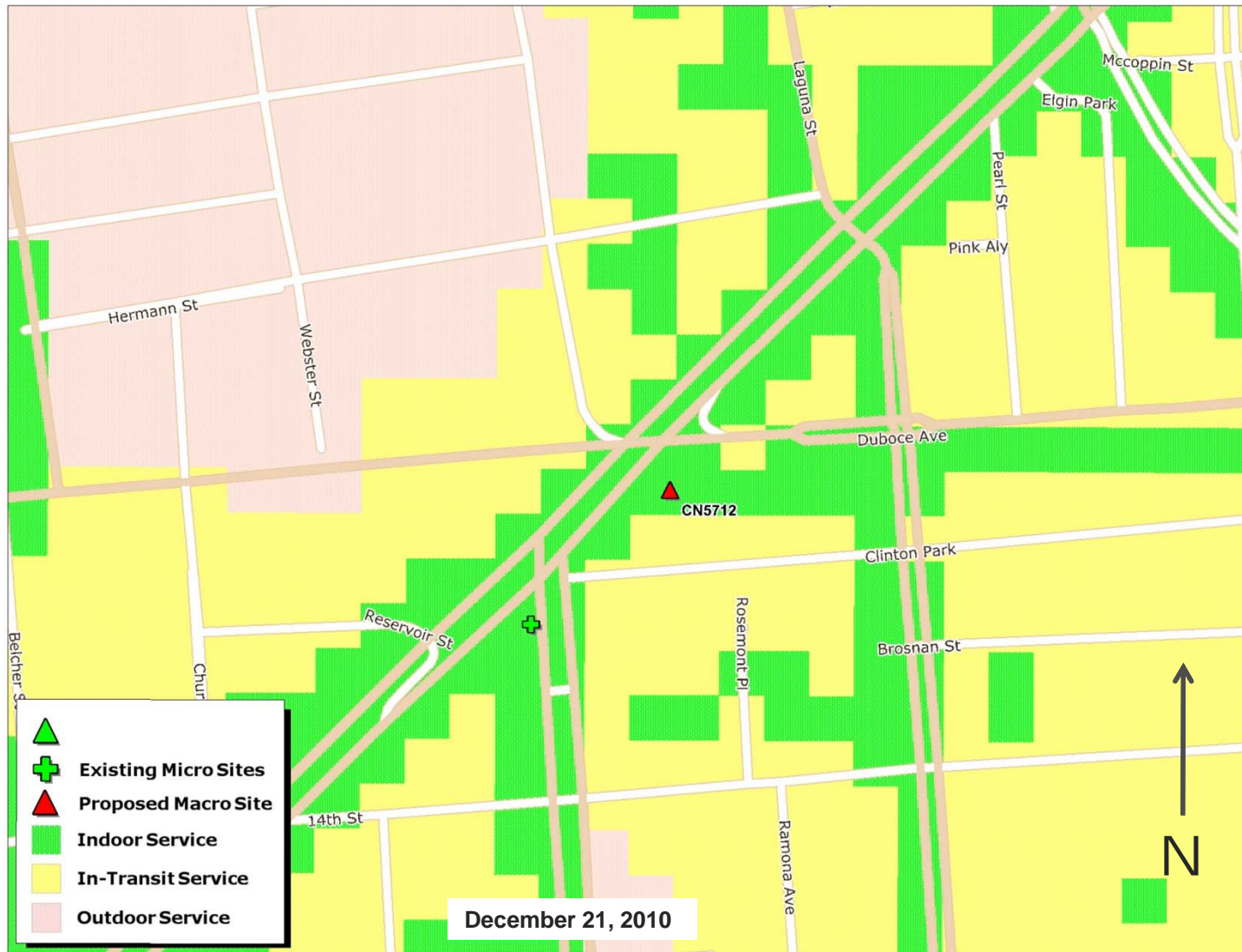
The proposed improved service area is depicted by the green shaded area roughly bounded by Hermann Street, Laguna Street, 14th Street and Webster Street.



In order to achieve the service goals as defined, at&t network engineers considered site locations in the area defined by the red circle

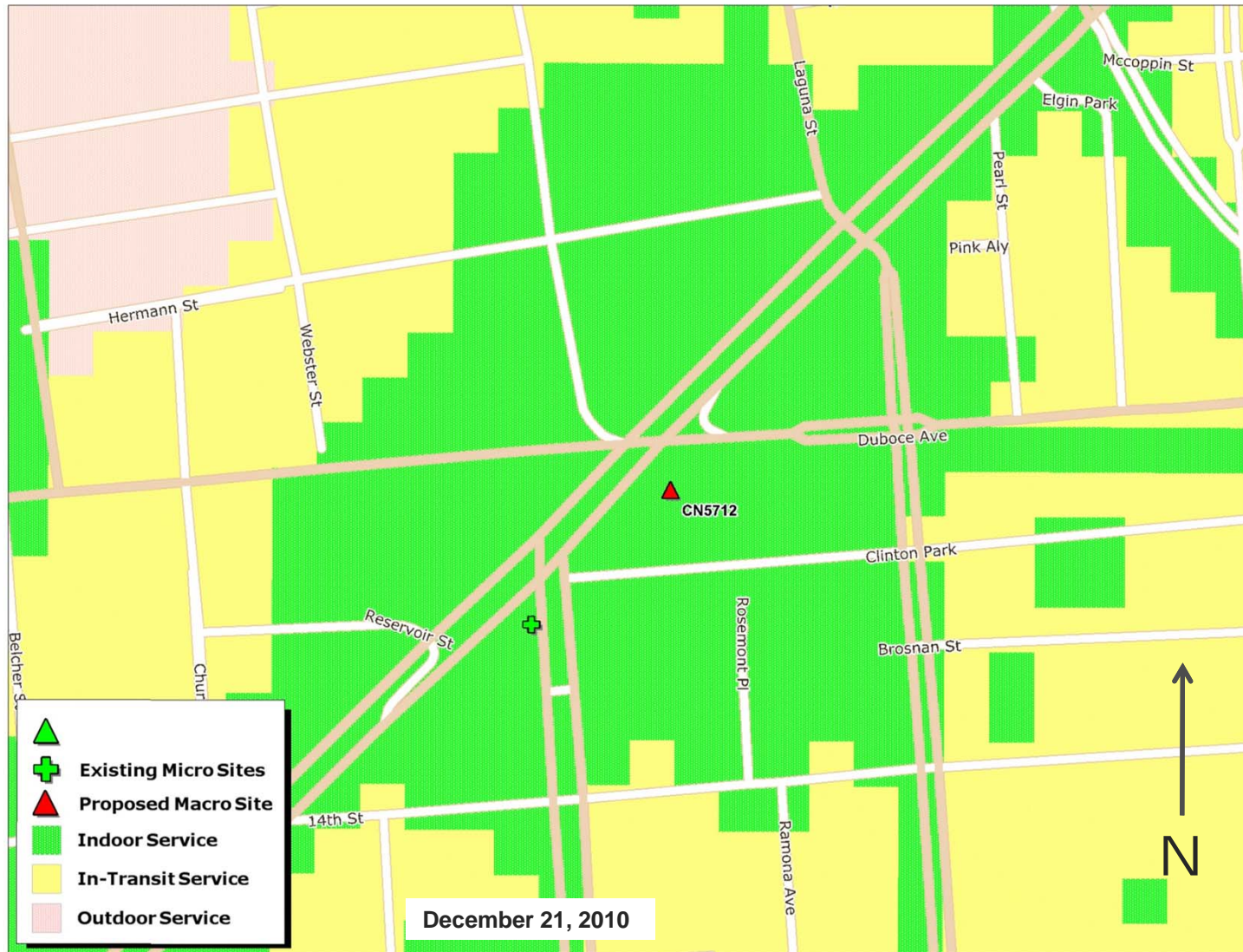
Proposed Site at 1967 Market Street (CN5712)

Service Area BEFORE site is constructed



Proposed Site at 1967 Market Street (CN5712)

Service Area AFTER site is constructed



Existing Surrounding Sites at 1967 Market Street

CN5712



**AT&T Mobility • Proposed Base Station (Site No. CN5712)
1967 Market Street (291 Duboce 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. CN5712) proposed to be located at 1967 Market Street (291 Duboce 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)	5,000–80,000 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 employed by Hammett & Edison, Inc., during normal business hours on September 22, 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 November 24, 2010.

Checklist

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

There were observed eight directional panel antennas for use by Sprint Nextel installed on the roof parapet and on the sides of the elevator penthouse above the roof of the three-story commercial building located at 1967 Market Street. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

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

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



**AT&T Mobility • Proposed Base Station (Site No. CN5712)
1967 Market Street (291 Duboce Avenue) • San Francisco, California**

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

There were no other WTS facilities observed within 100 feet of the site.

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 seven Andrew directional panel antennas – four Model DBXNH-6565A-R2M, two Model QBXLH-6565A-R2M, and one Model TBXLHB-6565A-R2M – above the roof of the building. One group of three (two DBX and one TBX) and a pair (one DBX and one QBX) would be mounted on the elevator penthouse at an effective height of about 49 feet above ground, 8½ feet above the upper roof, and would be oriented with 4° downtilt toward 0°T and 110°T, respectively. The other two antennas (one DBX and one QBX) would be mounted within a new enclosure to be constructed above the upper roof at an effective height of about 44 feet above ground, 3½ feet above the roof, and would be oriented with 4° downtilt toward 250°T. For the limited purpose of this study, it is assumed that Sprint Nextel has installed Andrew Model DB844665 and RR9017 antennas, mounted with up to 4° downtilt.

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 and Sprint Nextel 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 6,230 watts, representing simultaneous operation at 1,820 watts for AWS, 1,640 watts for PCS, 1,990 watts for cellular, and 780 watts for 700 MHz. The maximum effective radiated power assumed for the Sprint Nextel operation is 3,000 watts, representing simultaneous operation at 1,500 watts each for PCS and for SMR.

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 noted buildings of similar height to the south of the subject building, about 10 feet from the antennas.



**AT&T Mobility • Proposed Base Station (Site No. CN5712)
1967 Market Street (291 Duboce Avenue) • San Francisco, California**

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation by itself is calculated to be 0.015 mW/cm², which is 2.2% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 3% of the limit. The maximum calculated cumulative level at any nearby building,^{*} for the simultaneous operation of both carriers, is 19% of the public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 60 feet out from the antenna faces, and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building, but does not reach any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the AT&T antennas would not be 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 on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking “Prohibited Access Areas” with red stripes on the roof in front of the antennas and “Worker Notification Areas” with yellow stripes, as shown in Figure 1 attached, and posting explanatory warning signs[†] at the roof access door, at the antennas, and on the antenna enclosure, 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. Similar measures should already be in place for the other carrier at the site; the applicable keep-back distance for that carrier has not been determined as part of this study.

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.

* Including the adjacent residences.

† 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. CN5712)
1967 Market Street (291 Duboce Avenue) • San Francisco, California**

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 1967 Market Street (291 Duboce 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.



A handwritten signature in blue ink that reads "William F. Hammett". The signature is written over a horizontal line.

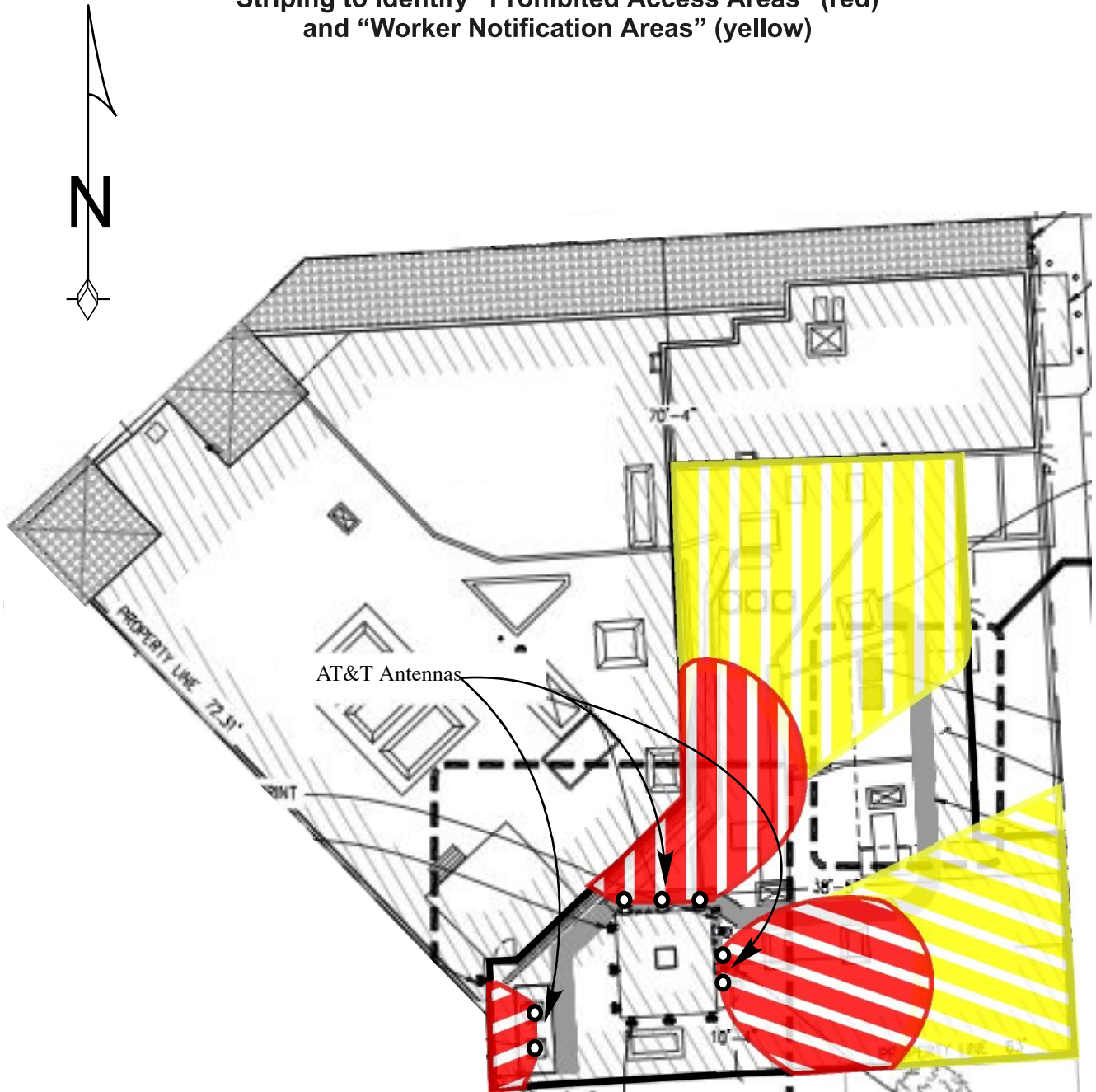
William F. Hammett, P.E.

707/996-5200

December 23, 2010

AT&T Mobility • Base Station No. CN5712
1967 Market Street (291 Duboce Avenue) • San Francisco, California

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



Notes:

Base drawing from Streamline Engineering and Design, Inc., dated November 24, 2010. Measurements made when the new facility is ready to begin operation may indicate that lesser exclusion areas 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: 1967 Market St
Site ID: 1388 **SiteNo.:** CN5712

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

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 8
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)
 Yes No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)
 Yes No
- X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)
 Maximum Power Rating: 6230 watts.
- X 6. The total number of watts per installation and the total number of watts for all installations on the building (roof or side) (WTS-FSG, Section 10.5.1).
 Maximum Effective Radiant: 6230 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.4.1d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 $\mu\text{w}/\text{cm}^2$)
 Maximum RF Exposure: 0.015 mW/cm^2 Maximum RF Exposure Percent: 2.2
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
 Public_Exclusion_Area Public Exclusion In Feet: 60
 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 1967 Market Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas installed by Sprint but no other antennas within 100 feet of this site. AT&T Wireless proposes to install 7 new antennas. The antennas will be mounted at a height of 50 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.015 mW/sq cm., which is 2.2 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 60 feet which includes areas of the roof top but does not reach any publicly accessible areas. Warnings signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 20 feet of the front of the antennas while they are in operation. As indicated in the report, Worker Prohibited Access Areas should be marked on the roof top with red striping or barricades should be installed to prevent worker access to the prohibited areas. Worker Notification Areas should be marked with yellow 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: 2/23/2011

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, Sign-in Sheet and Issues/Responses submittal

I, Evan Shepherd Reiff, do hereby declare as follows:
(print name)

- I have conducted a **Community Outreach Meeting** for the proposed new construction or alteration prior to submitting a building permit in accordance with Planning Commission Pre-Application Policy.
- The meeting was conducted at St. Francis Lutheran Church
(location/address)

on March 17, 2011 (date) from 7:00pm – 8:00pm (time).
- I have included the **mailing list, meeting initiation, sign-in sheet, issue/response summary, 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.
- 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, June 21, 2011 IN SAN FRANCISCO



Signature

Evan Shepherd Reiff

Name (type or print)

Authorized Agent for AT&T Mobility

Relationship to Project, e.g. Owner, Agent
(if Agent, give business name and profession)

1967 Market Street/291 Duboce Ave, SF CA 94114

Project Address

**Community Meeting Sign in Sheet and Issue/Response Summary
1967 Market Street/291 Duboce Ave
2011.0160C**

Neighborhood meeting notices were sent on March 3, 2011 to 910 listed owners and tenants within 500 feet of the proposed installation and to 85 neighborhood community groups (see attached Notice of Neighborhood Meeting) for a Community Meeting on March 17, 2011.

In attendance were:

Evan Shepherd Reiff, Project Planner, Representing AT&T Mobility
Bill Hammett, Hammett and Edison Professional Engineer

No members of the public attended this community meeting.

NOTICE OF NEIGHBORHOOD MEETING

To: Neighborhood Groups, Neighbors & Owners within 500' radius of 1967 Market Street/ 291 Duboce Avenue

Meeting Information

Date: March 17, 2011
Time: 7:00 p.m.
Where: St. Francis Lutheran Church
152 Church Street
San Francisco, CA 94114

Site Information

Address: 1967 Market St./291 Duboce Ave.
Block/Lot 3534-058
Zoning: NCT-3

Applicant

AT&T Mobility

Contact Information

AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility is proposing a wireless communication facility at 1967 Market Street/291 Duboce 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 seven (7) panel antennas. Three (3) of the proposed antennas would be façade mounted on the northern face of the existing penthouse and two (2) antennas would be façade mounted on the western face of the existing penthouse. All façade mounted antennas would be painted and textured to match the existing building. Two (2) antennas would be mounted on the southwestern corner of the subject roof, placed behind a radio frequency transparent view screen, entirely screened from view. The equipment will be located within an interior equipment room on the first floor of the subject building. 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 St. Francis Lutheran Church, 152 Church Street on March 17, 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 Sharon Lai, Project Planner with the San Francisco Planning Department at 415-575-9087 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 by Tuesday, March 15 no later than 5:00 p.m. and we will make every effort to provide you with an interpreter.

NOTIFICACIÓN DE REUNIÓN DE VECINDARIO

Para: Grupos del vecindario, vecinos y propietarios dentro de un radio de 500' de 1967 Market Street/ 291 Duboce Avenue

Información de la reunión

Fecha: 17 de marzo de 2011
Hora: 7:00 p.m.
Dónde: St. Francis Lutheran Church
152 Church Street
San Francisco, CA 94114

Información del lugar

Dirección: 1967 Market St/ 291 Duboce Ave.
Cuadra/Lote 3534-058
Zonificación: NCT-3

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 1967 Market Street/291 Duboce 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 siete (7) antenas panel. Tres (3) de las antenas propuestas estarán montadas en la fachada del lado norte del cuarto de máquinas existente y dos (2) antenas estarán montadas en la fachada del lado oeste del cuarto de máquinas existente. Todas las antenas montadas en la fachada estarán pintadas y texturadas para combinar con el edificio existente. Dos (2) antenas se montarán en el extremo sudoeste del techo mencionado, ubicadas detrás de una pantalla transparente de radiofrecuencia, totalmente cubiertas de la vista. El equipamiento estará ubicado dentro de una sala de equipamiento interior en el primer piso del edificio mencionado. 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 St. Francis Lutheran Church, 152 Church Street el 17 de marzo 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 Sharon Lai, Planificadora de Proyecto, en el Departamento de Planificación de San Francisco al 415-575-9087 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 martes 15 de marzo antes de las 5:00 p.m. y nosotros haremos todos los esfuerzos necesarios para proporcionarle un intérprete.

社區會議通知

致：Market 街 1967 號/ Duboce 大道 291 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 3 月 17 日
時間：下午 7:00
地點：加利福尼亞州三藩市
Church 街 152 號 St. Francis Lutheran Church
(郵編 94114)

設施地點資訊

地址：Market 街 1967 號/ Duboce 大道 291 號
街區 / 地段：3534-058
分區：NCT-3

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 Market 街 1967 號/ Duboce 大道 291 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，需要安裝七(7) 根平板天線。其中三(3) 根計畫中的天線將安裝在建築正面、現有閣樓的北面，另外兩 (2) 根計畫中的天線將安裝在建築正面、現有閣樓的西面。所有安裝在建築正面的天線的粉刷和結構將與現有建築保持一致。兩(2) 根天線將被安裝在目標建築樓頂的西南角，放置在射頻透明螢幕後面，使人從外面看不到它們。設備將被放置在位於目標建築一樓的內部設備室內。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 3 月 17 日下午 7:00 在 Church 街 152 號 St. Francis Lutheran Church 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) 575-9087 與三藩市城市規劃署的項目計畫員 Sharon Lai 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 3 月 15 日下午 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。