



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: SEPTEMBER 15, 2011

Date: September 8, 2011
Case No.: **2011.0238C**
Project Address: **2390 Market Street**
Current Zoning: Upper Market Street NCD (Neighborhood Commercial District)
65-B Height and Bulk District
Block/Lot: 3562/015
Project Sponsor: Amy Million for AT&T Mobility
855 Folsom Street, suite 106
San Francisco, CA 94107
Staff Contact: Sharon Lai– (415) 558-6613
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is to install up to nine panel antennas and associated equipment cabinets as part of a wireless transmission network operated by AT&T on a Location Preference Six (Limited Preference Site – Individual Neighborhood Commercial Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Each antenna measures 4 feet, 4 inches high by 1 foot wide by 7 inches deep. The antennas would be mounted inside the existing clock tower and will be approximately 37 feet above grade. The top of the antennas would be approximately 1 foot below the top of the clock tower. Associated equipment would be located inside the clock tower and on the roof top parking lot to replace one existing parking space, which is currently occupied by garbage receptacles.

SITE DESCRIPTION AND PRESENT USE

The project site is located in the Upper Market Street NCD (Neighborhood Commercial District) and 65-B Height and Bulk District. The existing two-story building was constructed in 1977 as a credit union, banking institution, but was remodeled and converted in 1999 as a retail store, d.b.a. "Pottery Barn." The two-story building occupies the entire triangular corner lot and has a roof top parking lot containing 14 spaces. The building fronts on Market Street and has a clock tower at the southwest corner of the lot, which is at the Castro and Market Street intersection. The maximum height of the existing building measured to the top of the clock tower is approximately 38 feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the five blocks of Upper Market Street NCD, on Market Street from Church to Castro, and on side streets off Market Street. This location is situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. The subject Zoning District is

described in the Planning Code as a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number of offices are located on Market Street within easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of the Upper Market Street District as a single commercial district. The street appears as a collection of dispersed centers of commercial activity, concentrated at the intersections of Market Street with secondary streets.

This district is well served by transit and is anchored by the Castro Street Station of the Market Street subway and the F-Market historic streetcar line. The F, K, L, and M streetcar lines traverse the district, and the Castro Station serves as a transfer point between light rail and crosstown and neighborhood bus lines. Additionally, Market Street is a primary bicycle corridor. 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 Market Street to preserve and enhance the pedestrian-oriented character and transit function.

The Upper Market Street district controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of commercial uses and maintain the livability of the district and its surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at residential levels. To promote mixed-use buildings, most commercial uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial service uses are limited. Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.

Housing development in new buildings is encouraged above the second story. Existing upper-story residential units are protected by limitations on demolitions and upper-story conversions.

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	August 26, 2011	August 26, 2011	20 days
Posted Notice	20 days	August 26, 2011	August 26, 2011	20 days
Mailed Notice	20 days	August 26, 2011	August 26, 2011	20 days

PUBLIC COMMENT

- As of September 8, 2011, the Department has received 3 comments inquiring about the project and potential noise emissions, and no comments of opposition or support.

ISSUES AND OTHER CONSIDERATIONS

- The Project will utilize the existing clock tower install antennas that will be concealed by RF transparent material that is designed to match the existing adjacent stucco.
- The proposed location is in Location Preference Six, which is a limited preference location as it is within an Individual Neighborhood Commercial District known as the Upper Market Street NCD. An alternative site analysis for 17 other locations is included in the exhibits.
- The proposed equipment cabinets are located on the roof top parking, which would be visible from the parking area and may be visible to some uphill neighbors on Castro Street.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 721.83 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:

- Although the proposed location is a limited preference location, the Sponsor has documented that a more suitable locations in the area that are of a higher preference location is not available. Several potential sites with a higher location preference are either not for lease or will cause significant design alterations to the existing building, which does not meet the City's design parameters.
- The proposed equipment cabinets will not be visible from Market or Castro Streets at the pedestrian level. Due to the topography and height of some structures along Castro Street, visibility onto roof tops of downhill buildings are unavoidable. The cabinets are located on the floor of the roof top parking area and do not project beyond the existing parapet.
- The Department of Public Health has reviewed the proposed project for health related issues and has found it to be in compliance.
- 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 Six, a limited preference 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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Photo Simulations |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Coverage Maps |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> DPH Approval |
| <input checked="" type="checkbox"/> Context Photos | <input checked="" type="checkbox"/> Community Outreach Report |
| <input checked="" type="checkbox"/> Site Photos | <input checked="" type="checkbox"/> Location Preference Analysis |

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

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 721.83 AND 303 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF NINE PANEL ANTENNAS WITHIN THE EXISTING CLOCK TOWER OF A RETAIL BUILDING WITH A MAXIMUM HEIGHT OF 38 HEIGHT AND INTALL RELATED EQUIPMENT TO REPLACE PARKING, AS PART OF AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE UPPER MARKET STREET NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) AND A 65-B HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 10, 2011, AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 2390 Market Street, Lot 015 in Assessor's Block 3562, (hereinafter "project site") to install a wireless telecommunications facility consisting of nine panel antennas and related equipment on an existing retail building as part of AT&T's wireless telecommunications network within the Upper Market Street NCD (Neighborhood Commercial) Zoning District, and a 65-B 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 September 15, 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. 2011.0238C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located in the Upper Market Street NCD (Neighborhood Commercial District) and 65-B Height and Bulk District. The existing two-story building was constructed in 1977 as a credit union, banking institution, but was remodeled and converted in 1999 as a retail store, d.b.a. "Pottery Barn." The two-story building occupies the entire triangular corner lot and has a roof top parking lot containing 14 spaces. The building fronts on Market Street and has a clock tower at the southwest corner of the lot, which is at the Castro and Market Street intersection. The maximum height of the existing building measured to the top of the clock tower is approximately 38 feet.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the five blocks of Upper Market Street NCD, on Market Street from Church to Castro, and on side streets off Market, is situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. The subject Zoning District is described in the Planning Code as a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number of offices are located on Market Street within easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of the Upper Market Street District as a single commercial district. The street appears as a collection of dispersed centers of commercial activity, concentrated at the intersections of Market Street with secondary streets.

This district is well served by transit and is anchored by the Castro Street Station of the Market Street subway and the F-Market historic streetcar line. The F, K, L, and M streetcar lines traverse the district, and the Castro Station serves as a transfer point between light rail and crosstown and neighborhood bus lines. Additionally, Market Street is a primary bicycle corridor. 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 Market Street to preserve and enhance the pedestrian-oriented character and transit function.

The Upper Market Street district controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of commercial uses and maintain the livability of the district and its surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at residential levels. To promote mixed-use buildings, most commercial uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial service uses are limited. Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.

Housing development in new buildings is encouraged above the second story. Existing upper-story residential units are protected by limitations on demolitions and upper-story conversions.

4. **Project Description.** The proposal is to install up to nine panel antennas and associated equipment cabinets as part of a wireless transmission network operated by AT&T on a Location Preference Six (Limited Preference Site – Individual Neighborhood Commercial Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Each antenna measures 4 feet, 4 inches high by 1 foot wide by 7 inches deep. The antennas would be mounted inside the existing clock tower and will be approximately 37 feet above grade. The top of the antennas would be approximately 1 foot below the top of the clock tower. Associated equipment would be located inside the clock tower and on the roof top parking lot to replace one existing parking space, which has been historically occupied by garbage receptacles.
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;

¹ PC Resolution 16539, passed March 13, 2003.

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.

There is a sixth limited preference area where wireless facilities may also be located for individual Neighborhood Commercial Districts. The Sponsor must document a) publicly-used buildings, co-location sites or other Preferred Location Sites within the geographic service area; b) good faith efforts and measures that were taken to secure these more preferred locations; c) why such efforts were unsuccessful; and (d) how and why the proposed site is essential to meet service demands for the geographic service area and the Applicant's citywide network.

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

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

A Certificate of Appropriateness for proposed work was granted and determined to be appropriate for and consistent with the purposes of Article 10, to meet the standards of Article 10 and to meet the secretary of interior's standards for rehabilitation by the Historic Preservation Commission on November 17, 2010.

On September 15, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Sections 721.83 and 303 to install a wireless telecommunications facility consisting of nine panel antennas and related equipment on an existing two-story retail building as part of AT&T's wireless telecommunications network.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number six, as it is a limited preference location for a building located within an individual Neighborhood Commercial District. An alternative location site analysis was conducted by the Sponsor and the proposed location was found to be the most viable location for various reasons that are described in the exhibits.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 398-896 and 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*.
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 less than 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T proposes to install nine new antennas. The antennas will be mounted at a height of 35 feet above the ground. The estimated ambient RF field from the proposed AT&T transmitters at ground level is calculated to be 0.16 mW/sq cm., which is 22% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 65 feet, but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within five feet of the front of the antennas while in operation.
10. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
11. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was held from 7:00 P.M. on Thursday, May 5, 2011 at the Most Holy Redeemer Church, located at 110 Diamond 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 April 2011.
13. **Public Comment.** As of September 8, 2011, the Department has received 3 comments inquiring about the project and potential noise emissions, and no comments of opposition or support.
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 721.83, a Conditional Use authorization is required for the installation of other uses such as wireless transmission facilities.
 - B. **Parking.** Per Planning Code Section 721.22, does not require any off-street parking for commercial uses and Section 721.33 and 152 requires 1 off-street loading space. 11 existing

parking spaces and 2 loading spaces will be preserved, where 12 parking spaces and 1 loading space is permitted by the current Code.

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 2390 Market Street will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing uses of the property and will be of such size and nature to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character.

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, which is different than sufficient 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 2390 Market Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. AT&T provided 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. A location preference sit analysis was conducted on 17 other potential locations however, for various reasons such as design, visibility, and operational practicality, all other potential sites are less ideal than the Proposed Site. The proposed coverage area will serve the vicinity bounded by Flint Street, Beaver Street, Noe Street and Ford Street, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the Upper 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 maintenance crew visiting the site once a month or on an as-needed basis.

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

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

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

The proposed antennas are proposed to be installed within the existing clock tower and the area of the tower to be replaced with RF transparent material will be designed and painted to match the existing adjacent stucco. The proposal, located over 35 feet above grade, is small in size and is not 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 Upper Market Street Neighborhood Commercial District in that the proposed antennas and equipment are screened by existing building features and will not alter the existing present retail use.

- 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 sustainably 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 conceals the proposed antennas and related equipment by locating the antennas inside an existing clock tower and the equipment cabinets on the existing roof top parking, which are screened by a parapet from Market and Castro Streets.

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 quality of living and working conditions by providing communication services for residents and workers within the City. Additionally, the project would comply with Federal, State and Local performance standards.

OBJECTIVE 2:

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

Policy 1:

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

Policy 3:

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

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

OBJECTIVE 4:

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

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 2:

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

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

VISITOR TRADE

OBJECTIVE 8 - ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

POLICY 8.3 - Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

The Project will ensure that residents and visitors have adequate public service in the form of AT&T Mobility's 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 subject building is not a landmark or potentially historic building.

- 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 721.83 and 303 to install up to nine panel antennas and associated equipment cabinets in the existing retail building as part of a wireless transmission network operated by AT&T on a Location Preference Six (Limited Preference Location – Individual Neighborhood Commercial District) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the Upper Market Street NCD (Neighborhood Commercial) Zoning District and a 65-B 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 **September 15, 2011**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 15, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 721.83 and 303 to install a wireless telecommunications facility consisting of nine panel antennas with related equipment, a Location Preference Six (Limited Preference – Individual Neighborhood Commercial District) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of AT&T's wireless telecommunications network within the Upper Market Street NCD (Neighborhood Commercial) Zoning District and a 65-B Height and Bulk District.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **September 15, 2011** under Motion No.XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, 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>

2390 Market St

Sanborn Map*

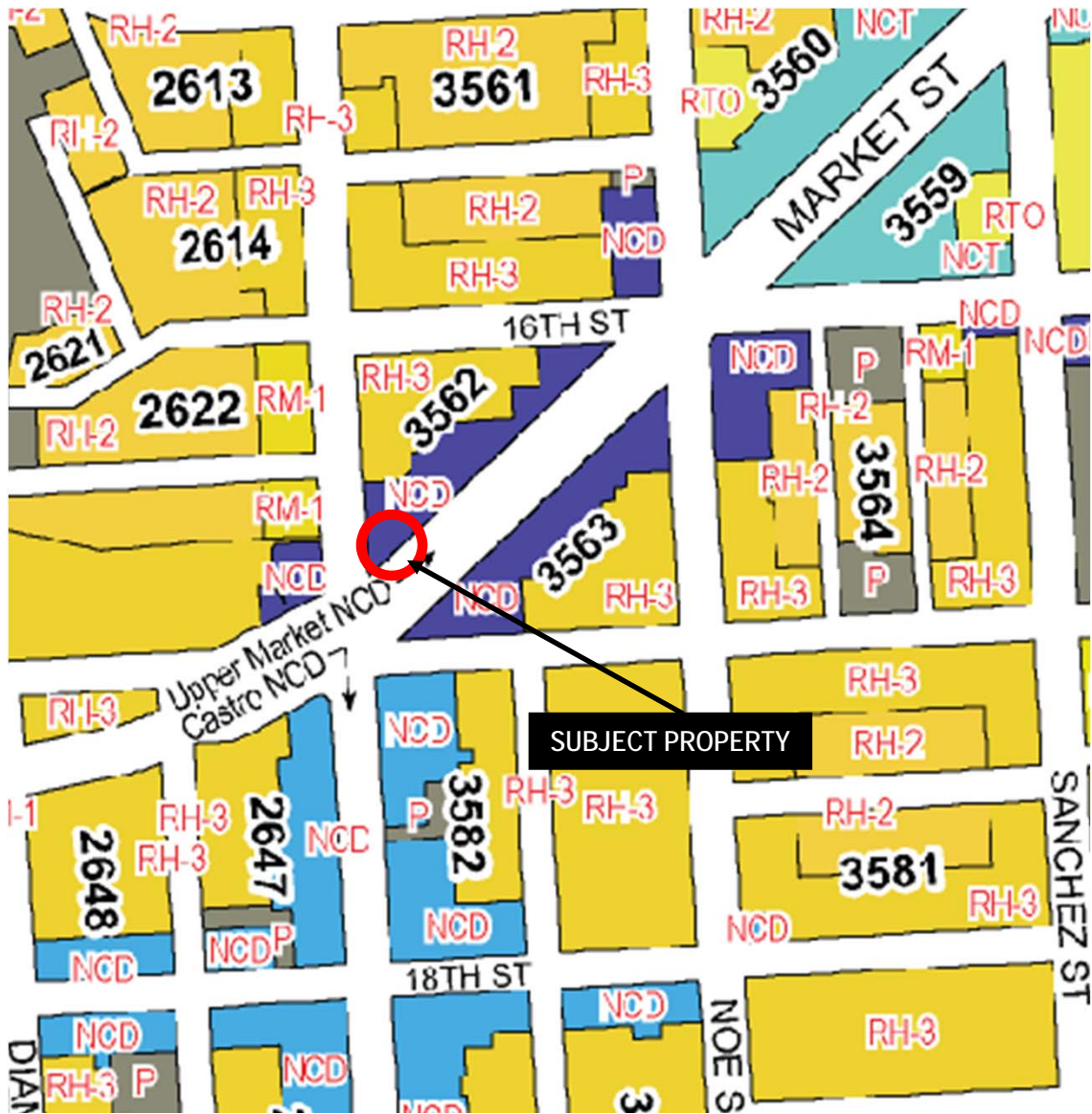


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2011.0238C
2390 Market Street

Zoning Map



Conditional Use Hearing
Case Number 2011.0238C
2390 Market Street

Aerial Photo

View from South

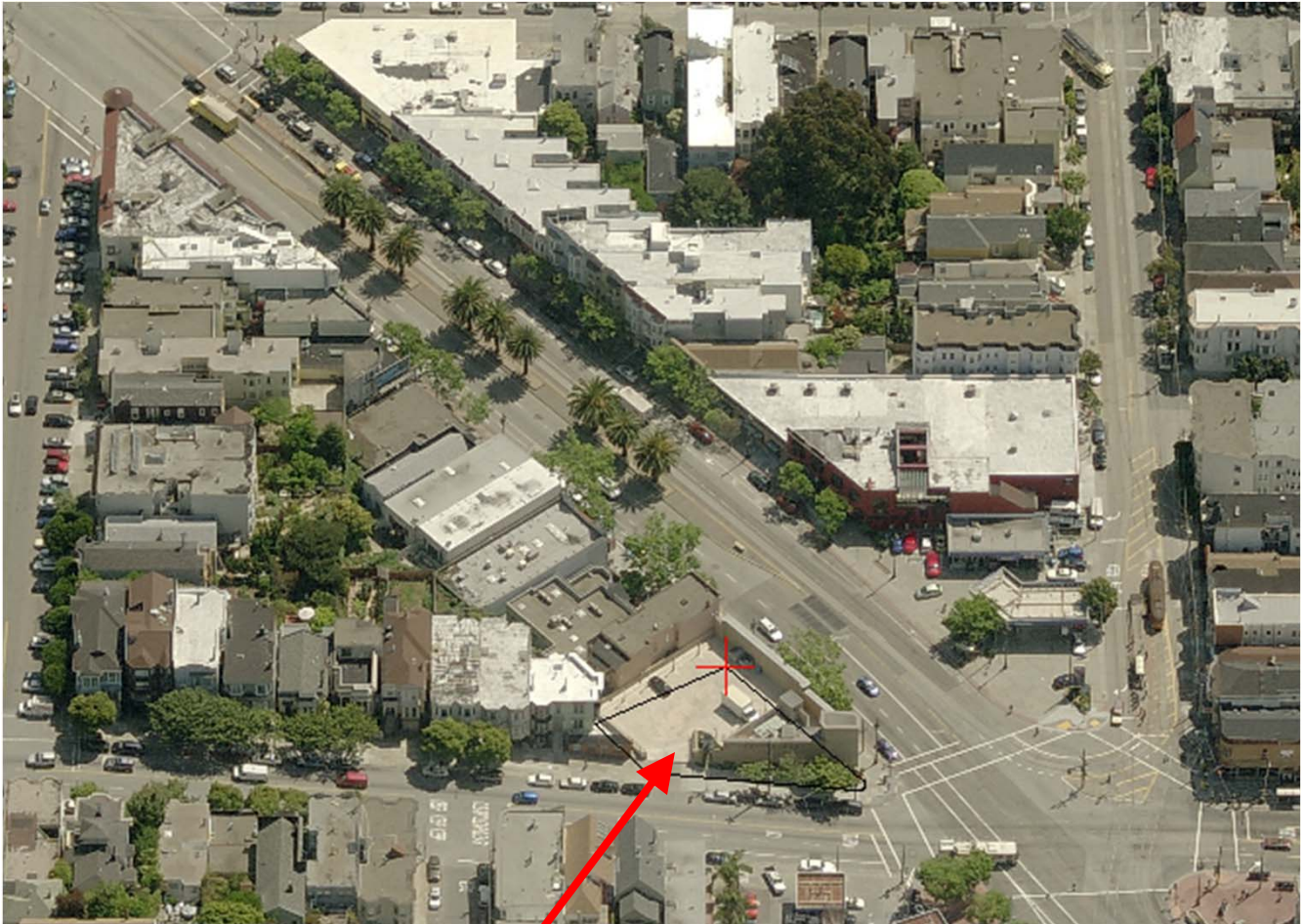


SUBJECT
PROPERTY

Conditional Use Hearing
Case Number 2011.0238C
2390 Market Street

Aerial Photo

View from West



SUBJECT
PROPERTY

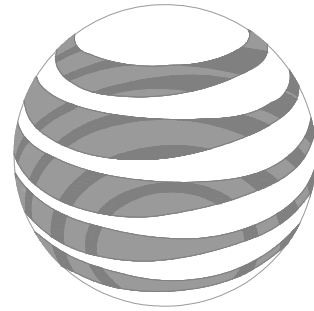
Conditional Use Hearing
Case Number 2011.0238C
2390 Market Street

Site Photo

SUBJECT
PROPERTY



Conditional Use Hearing
Case Number 2011.0238C
2390 Market Street



at&t

POTTERY BARN
2390 MARKET STREET
SAN FRANCISCO, CA 94114
CN5559

POTTERY BARN

CN5559
 2390 MARKET STREET
 SAN FRANCISCO, CA 94114

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	06/22/10	ZD 90%	C.M.
	09/02/10	ZD 100%	P.M.
	10/19/10	CLIENT REV	J.S.
	11/03/10	CLIENT REV	G.T.
	01/14/11	CLIENT REV	C.C.
	06/20/11	PLAN CHECK	J.S.

DRAWN BY: C. METZ
 CHECKED BY: C. MATHISEN
 APPROVED BY: -
 DATE: 06/20/11

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

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF ADDING A (P) AT&T 7 BAY EQUIPMENT CABINET LOCATED ON AN (E) PARKING LOT ON ROOF. ALSO ADDING (9) (P) ANTENNAS INSIDE THE (E) CLOCK TOWER BEHIND (P) FRP SCREEN PAINT TO MATCH (E) BUILDING.

PROJECT INFORMATION

SITE NAME:	POTTERY BARN	SITE #:	CN5559
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
BLOCK/LOT:	3562-015	POWER:	PG&E
SITE ADDRESS:	2390 MARKET STREET SAN FRANCISCO, CA 94114	TELEPHONE:	AT&T
CURRENT ZONING:	UPPER MARKET NCD		
CONSTRUCTION TYPE:	IV		
OCCUPANCY TYPE:	U		
HEIGHT / BULK:	65-B		
PROPERTY OWNER:	J&V SAN FRANCISCO LLC & JCH SAN FRANCISCO LLC 5917 W. ELOWIN DRIVE VISALIA, CA 93291		
APPLICANT:	AT&T 430 BUSH STREET, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: COREY ALVIN (415) 760-9763		
ZONING CONTACT:	ATTN: AMY MILLION (949) 307-6431		
CONSTRUCTION CONTACT:	ATTN: STEVE ROMERO (415) 774-1163		
LATITUDE:	N 37° 45' 46.61" NAD 83		
LONGITUDE:	W 122° 26' 06.17" NAD 83		
AMSL:	± 151.9'		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 2390 MARKET STREET, SAN FRANCISCO, CA 94114

- 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. 2.6 MI

END AT: 2390 MARKET STREET, SAN FRANCISCO, CA 94114
 ESTIMATED TIME: 10 MINUTES ESTIMATED DISTANCE: 2.84 MILES

CODE COMPLIANCE

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

- 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 CITY OF SAN FRANCISCO FIRE CODE
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES
- ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

HANDICAP REQUIREMENTS

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

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE	-
C-1	SURVEY	-
A-1	SITE PLAN	-
A-2	PARKING LOT SITE PLAN	-
A-3	EQUIPMENT PLAN & DETAIL	-
A-4	EQUIPMENT ELEVATIONS	-
A-5	ANTENNA PLAN & DETAILS	-
A-6	ELEVATIONS	-
A-7	ELEVATION	-

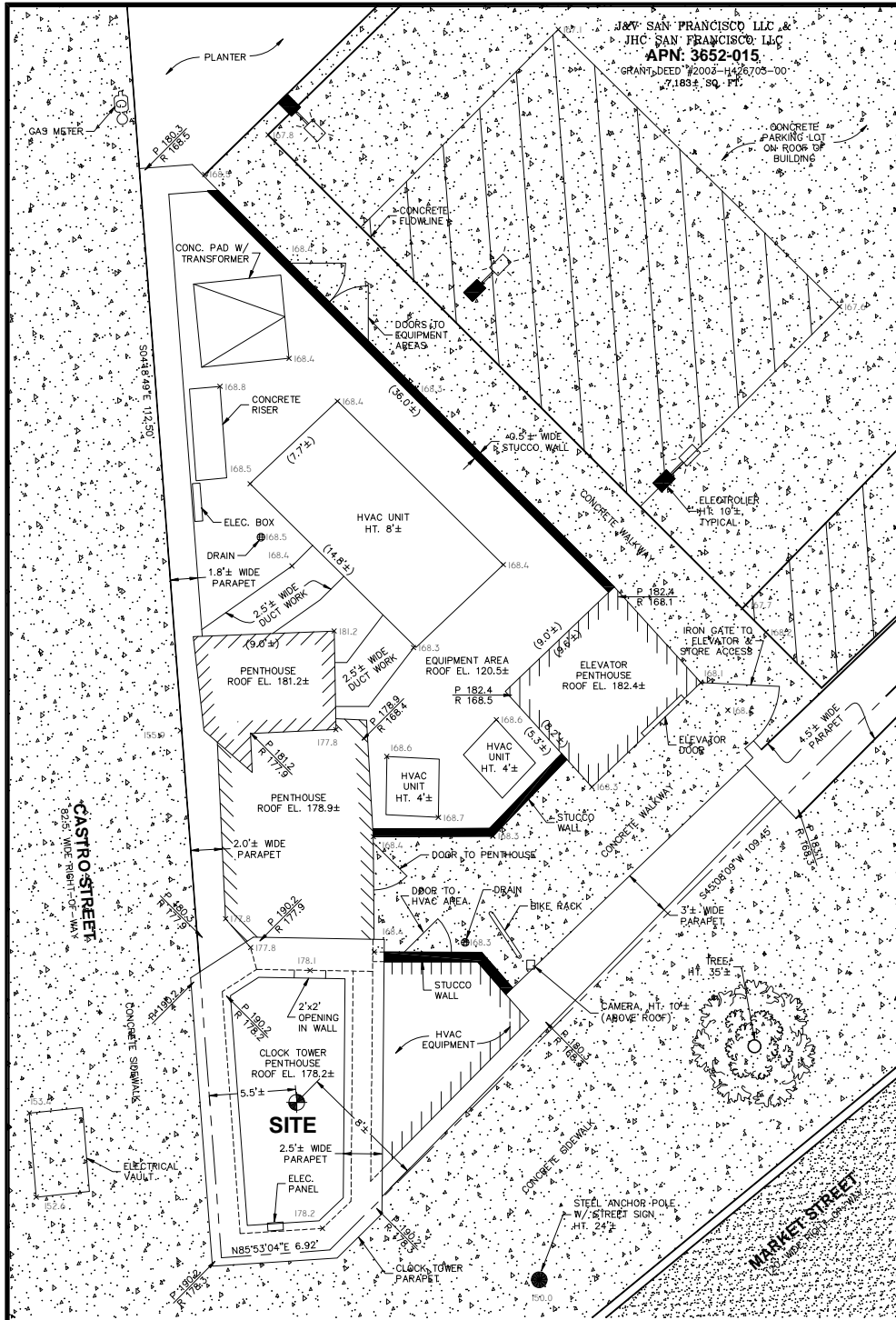
APPROVAL

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

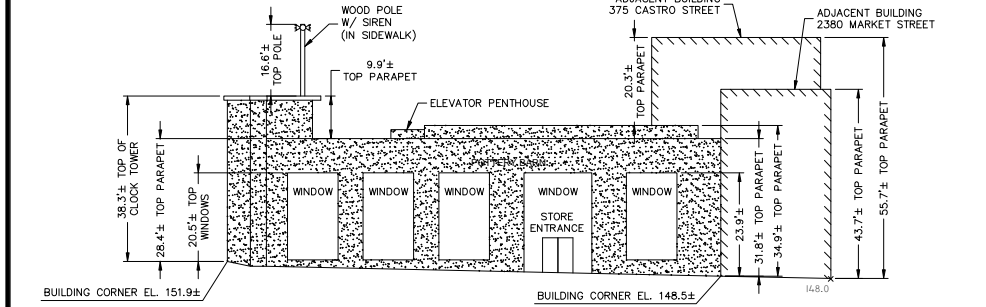
at&t



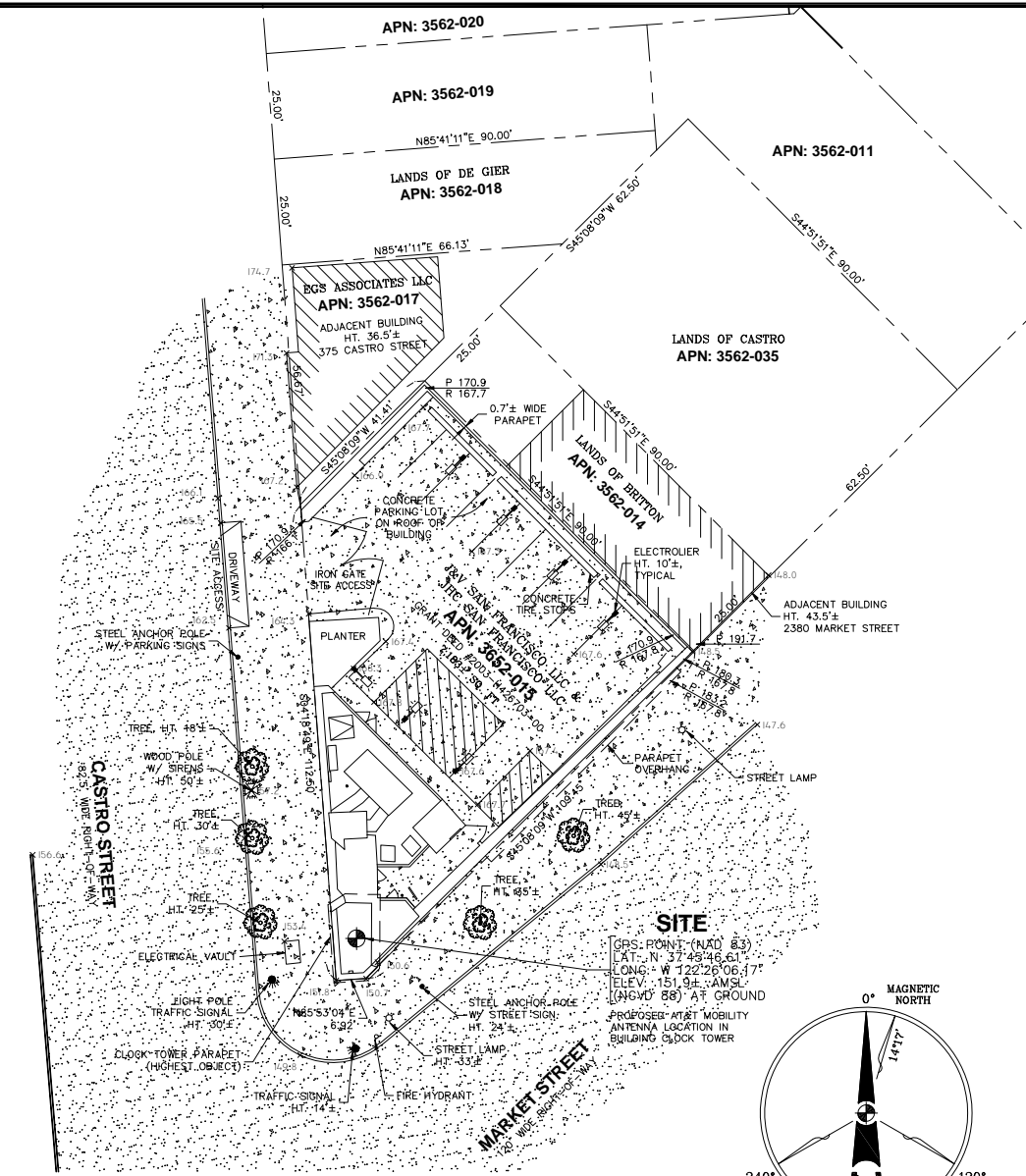
430 BUSH STREET, 5TH FLOOR
 SAN FRANCISCO, CA 94108



2 ENLARGED SITE PLAN
SCALE: 1" = 5'



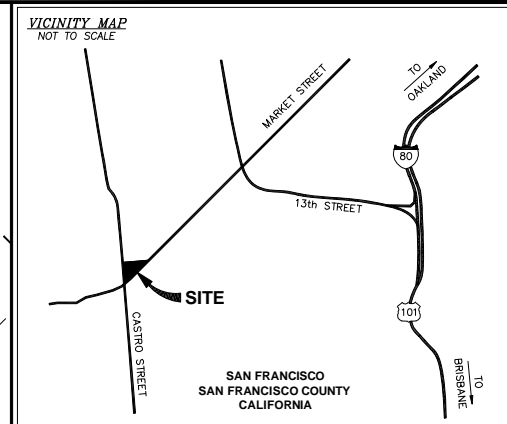
3 MARKET STREET ELEVATION
SCALE: 1" = 20'



4 CASTRO STREET ELEVATION
SCALE: 1" = 20'

Y:\AT&T\AT&T-CN5559-Polter\Bam_Survey\CN5559-Survey-06-17-10.dwg Jun. 20, 2011 11:23am Burrell

SUFFICIENT SURVEY EVIDENCE WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE, ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA SHOWN HEREON IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.



PROPERTY INFORMATION

Owner: J&V SAN FRANCISCO LLC & JCH SAN FRANCISCO LLC
 Address: 2390 MARKET STREET
 VISALIA, CA 93291

Site: CASTRO & MARKET
 Address: 2390 MARKET STREET
 SAN FRANCISCO, CA 94114

Assessor's Parcel Number: 3562-015
 Height of Building/Tower: 38.3± (A.G.L.) SOUTHWEST BUILDING CORNER TO TOP OF CLOCK TOWER

Title Report:
 NO TITLE REPORT FURNISHED. EXCEPTIONS TO THE TITLE AND RESERVATIONS THEREFROM COULD NOT BE DETERMINED. BOUNDARY INFORMATION SHOWN IS COMPILED FROM AVAILABLE RECORD DATA.

Legal Description:
 PROPERTY SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AS DESCRIBED IN THE DEED TO J&V SAN FRANCISCO LLC & JCH SAN FRANCISCO LLC BY DOCUMENT #2003-H426703-00, DATED 4/30/2003, RECORDS OF SAID COUNTY.

FEMA FLOOD ZONE DESIGNATION National Flood Insurance Program

San Francisco does not participate in the FEMA program.

SURVEY DATA

NAD 83 Datum:
 Lat: N 37°45'46.61" Long: W 122°26'06.17"
 Datum Base: NAD 83 Equipment Used: Topcon Hiperlite Receiver (See Note 2)

Site Ground Elevation: 151.9± (NGVD 88) SOUTHWEST BUILDING CORNER

Basis of Elevations:
 GLOBAL POSITIONING SYSTEM (GPS)
 (SEE NOTE 2)

Basis of Bearings:
 BEARINGS ARE ASSUMED.

Date of Field Survey: 06/01/10

NOTES

- This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.
- The latitude, longitude and elevation shown herein were derived from post-processed L1/L2 data collected using Navstar Global Positioning System (GPS) and a Topcon Hiperlite Receiver. Topcon specifications report decimeter level accuracy (horizontal) when data is properly collected and processed. (Elevation = ±3.0 feet)
- Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore, there may be non-visible or obscure utilities existing on the property not shown on this map - so CALL BEFORE YOU DIG.
- Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

SURVEYOR'S STATEMENT

I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, easements, record boundary lines, bearings and distances as shown hereon are based upon a field survey as dated above and upon items of public record and data contained in a title report, as referenced. Furthermore, the Latitude and Longitude coordinates are reported in NAD 83 Datum and are accurate to within ±15 feet horizontally, and the ground elevation, reported in NGVD 1928 datum, is within ±3 feet vertically. The coordinate values and elevations are within the 1-A Accuracy Code designation as listed in the A.S.A.C. Information Sheet 91:003 and are accurate to the best of my knowledge and belief.

SIGNATURE _____ DATE _____

LEGEND

APN:	ASSESSOR'S PARCEL NUMBER		ASPHALT
CP	CONTROL POINT		CONCRETE
EL.	ELEVATION		CONTROL POINT
FND.	FIRE HYDRANT		FOUND MONUMENT
HT.	HEIGHT		GPS POINT
MON.	MONUMENT		PARAPET/ROOF ELEVATIONS
(M-M)	MONUMENT TO MONUMENT		SPOT ELEVATION
P.O.B.	POINT OF BEGINNING		TEMPORARY BENCHMARK
P.O.C.	POINT OF COMMENCEMENT		
PP	POWER POLE		
(TYP.)	TYPICAL		

DATE: 06/07/10
 DRAWN BY: MAS
 FILE NO.: STML1001

REVISIONS

DATE	DESCRIPTION	INITIAL
06/07/10	90% ISSUE	MAS

AT&T MOBILITY
 430 Bush St. 5th Floor
 San Francisco, CA 94108

Quiet River Land Services Inc.
 5673 West Las Positas Boulevard, Suite 215
 Pleasanton, California 94588
 (925) 734-6788 Phone
 (925) 734-6732 Fax

EXISTING SITE CONDITIONS

CN5559
 CASTRO & MARKET
 2390 MARKET STREET
 SAN FRANCISCO, CA 94114

C1
 OF 1 SHEET

POTTERY BARN

CN5559
2390 MARKET STREET
SAN FRANCISCO, CA 94114

ISSUE STATUS

△	DATE	DESCRIPTION	BY
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	11/03/10	CLIENT REV	G.T.
	01/14/11	CLIENT REV	C.C.
	06/20/11	PLAN CHECK	J.S.

DRAWN BY: C. METZ

CHECKED BY: C. MATHISEN

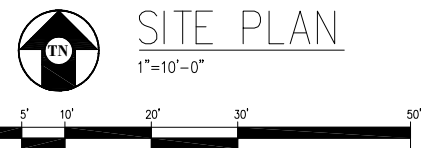
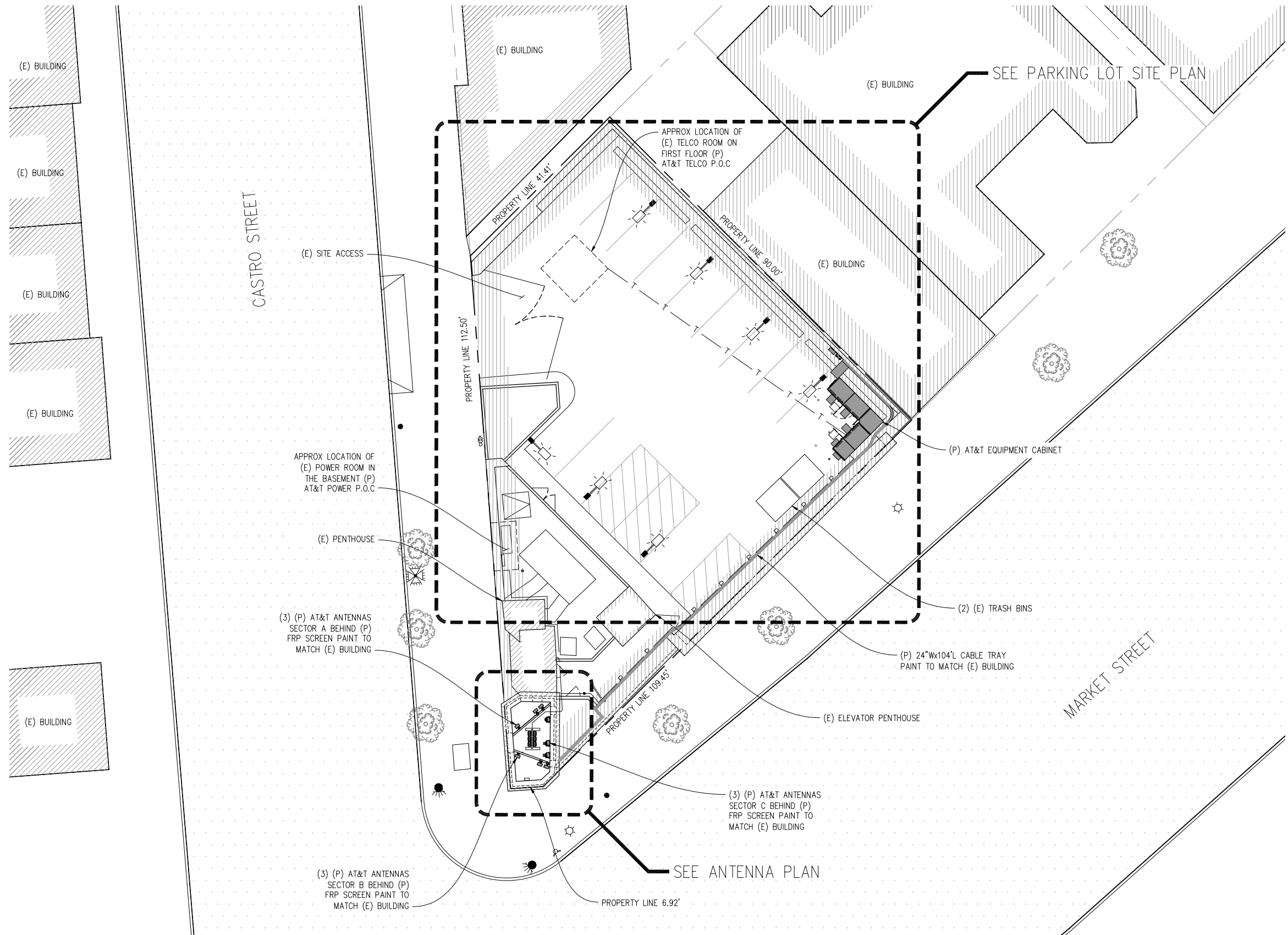
APPROVED BY: -

DATE: 06/20/11

Streamline Engineering
and Design, Inc.

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

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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

POTTERY BARN

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CHECKED BY: C. MATHISEN

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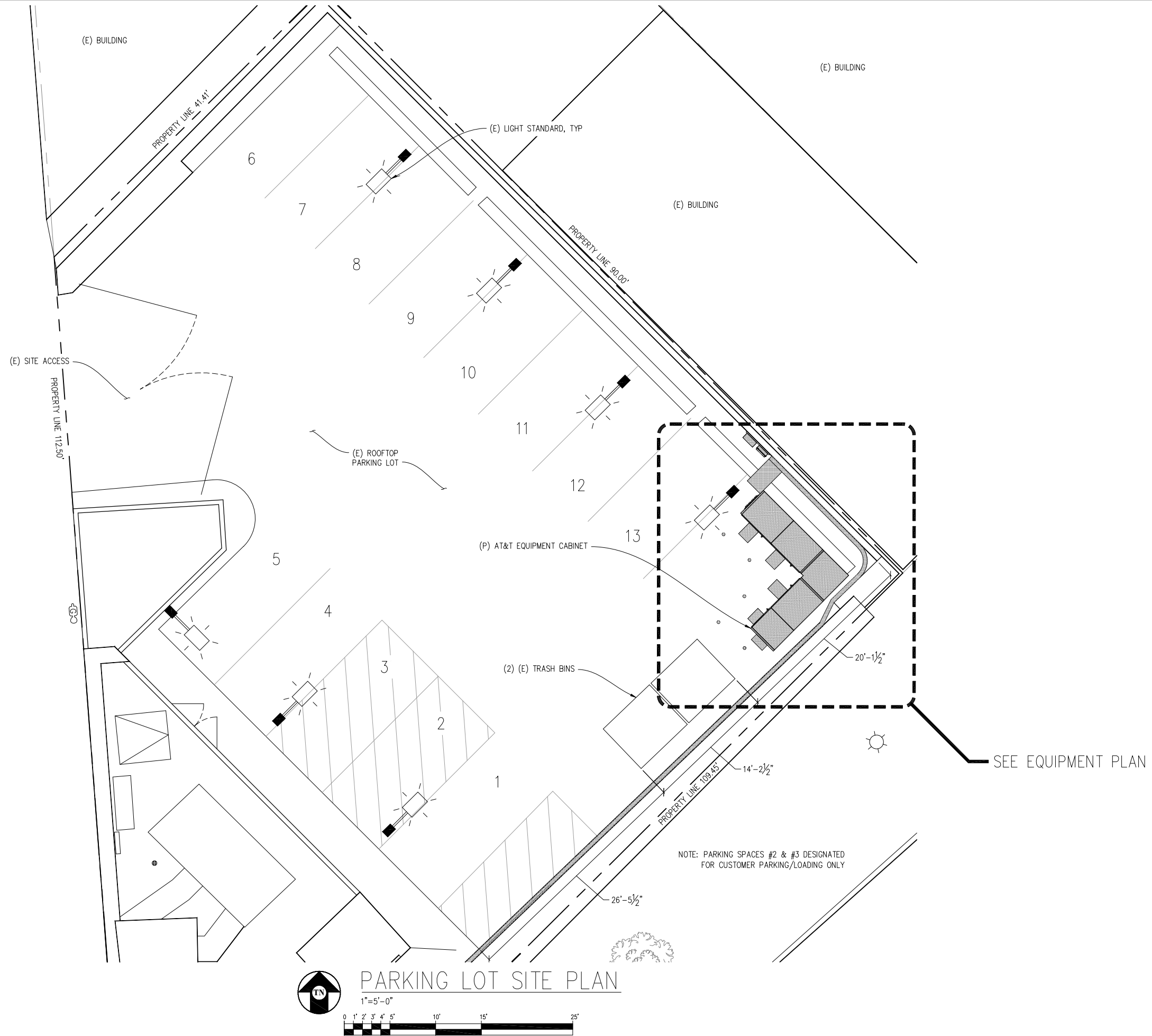
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SHEET TITLE:

PARKING LOT
SITE PLAN

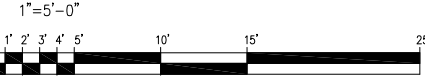
SHEET NUMBER:

A-2



SEE EQUIPMENT PLAN

PARKING LOT SITE PLAN



POTTERY BARN

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2390 MARKET STREET
SAN FRANCISCO, CA 94114

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	06/20/11	PLAN CHECK	J.S.

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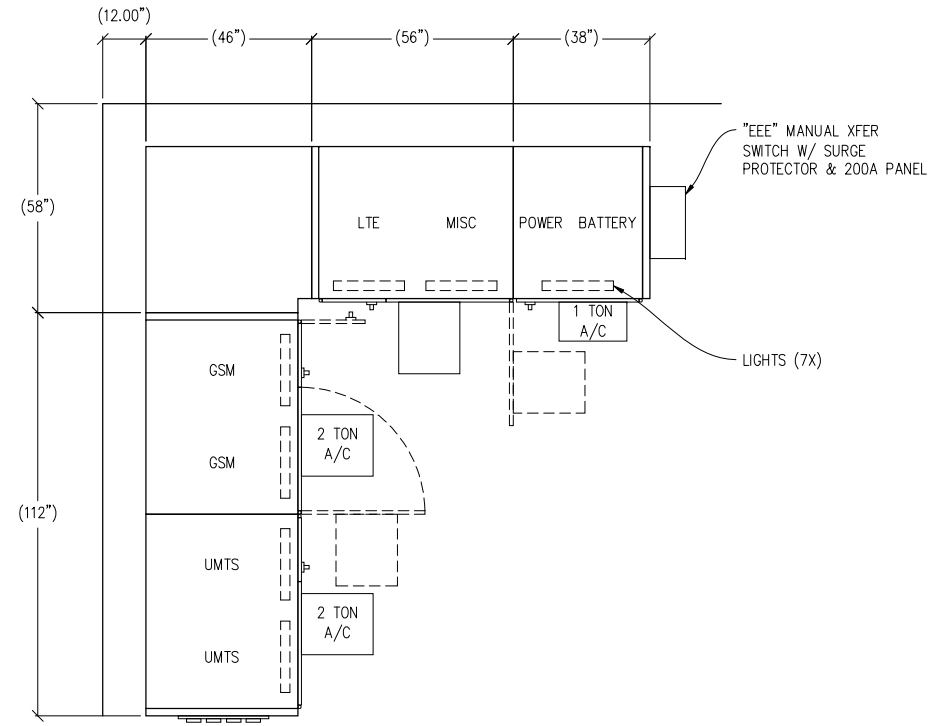
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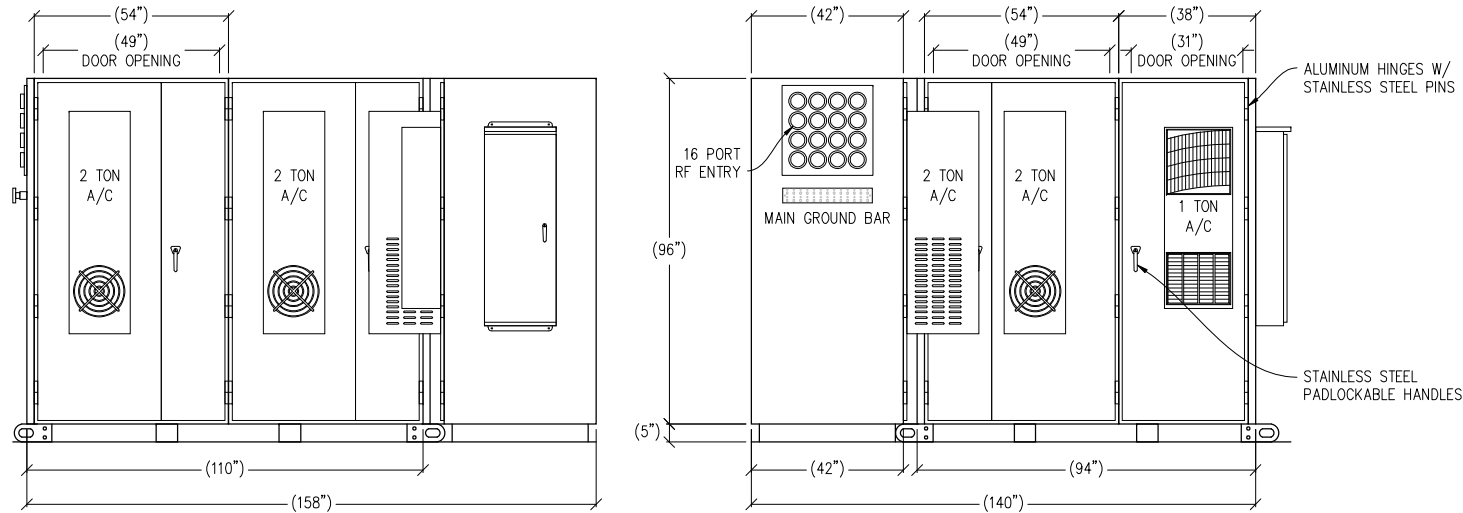
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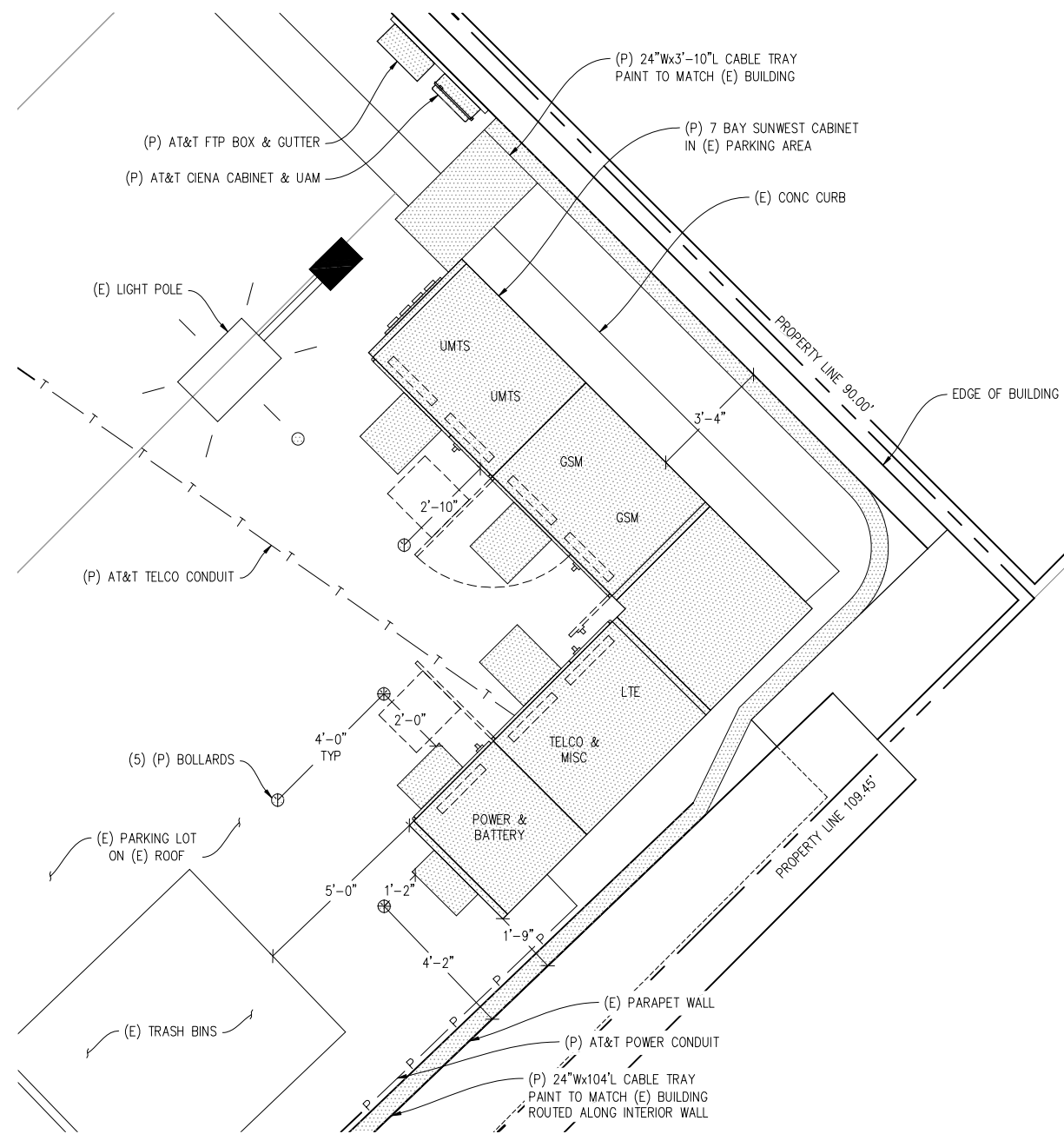
TOP VIEW



FRONT VIEW

SIDE VIEW

1 7 BAY EQUIPMENT CABINET 1/2"=1'-0"



EQUIPMENT PLAN

1/2"=1'-0"



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

SHEET TITLE:

EQUIPMENT PLAN
& DETAIL

SHEET NUMBER:

A-3

POTTERY BARN

CN5559
2390 MARKET STREET
SAN FRANCISCO, CA 94114

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	06/20/11	PLAN CHECK	J.S.

DRAWN BY: C. METZ

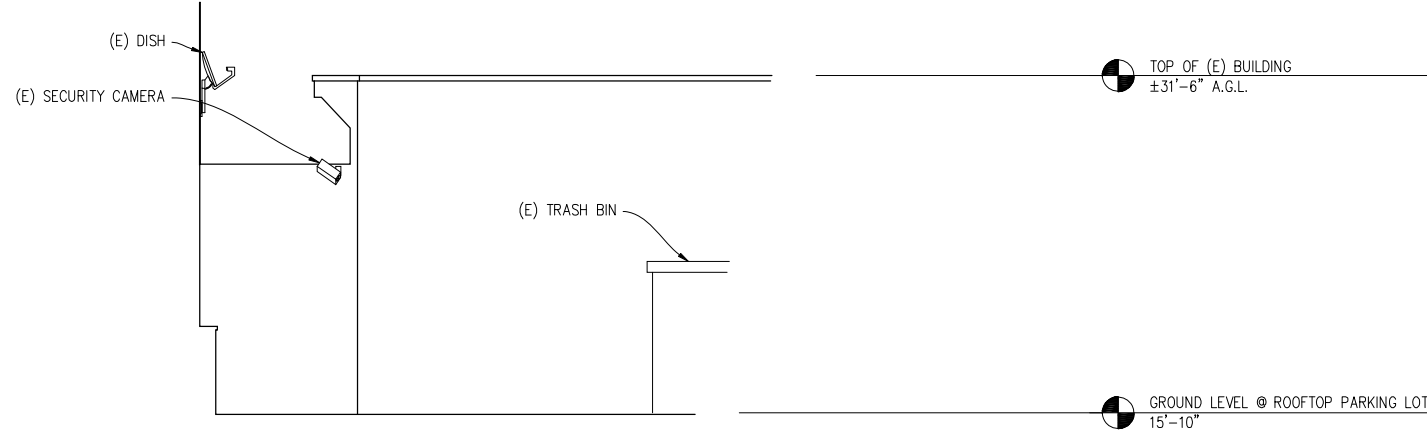
CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 06/20/11

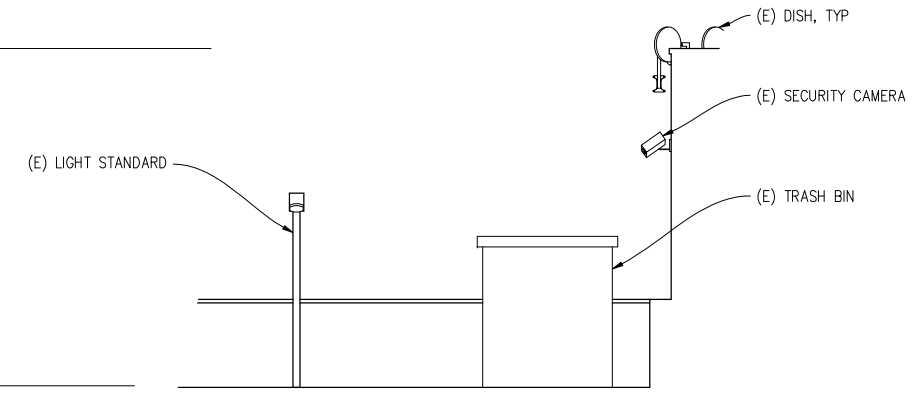
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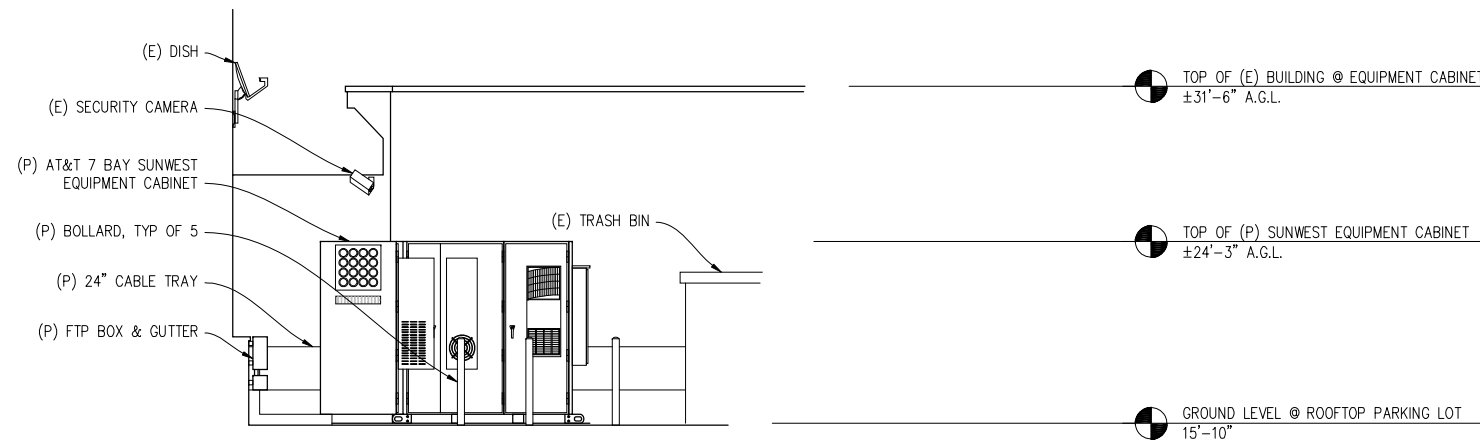
(E) NORTHWEST EQUIPMENT ELEVATION

¼"=1'-0"



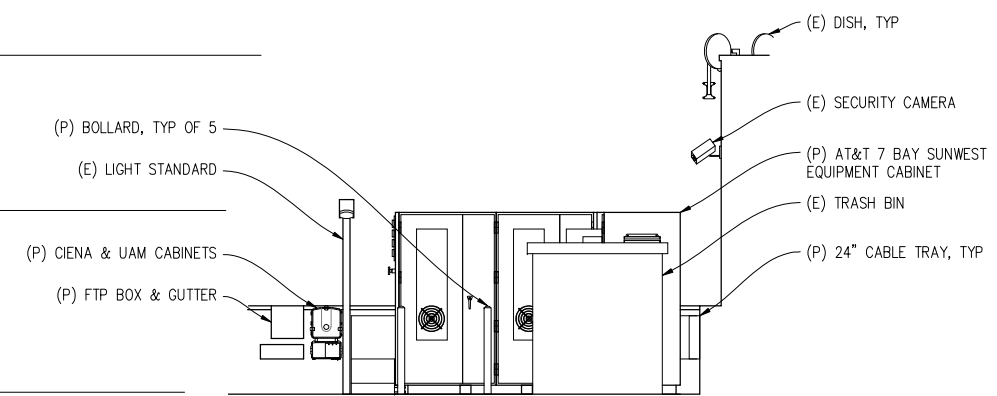
(E) SOUTHWEST EQUIPMENT ELEVATION

¼"=1'-0"



(P) NORTHWEST EQUIPMENT ELEVATION

¼"=1'-0"



(P) SOUTHWEST EQUIPMENT ELEVATION

¼"=1'-0"

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

SHEET TITLE:

EQUIPMENT ELEVATIONS

SHEET NUMBER:

A-4

POTTERY BARN

CN5559
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SAN FRANCISCO, CA 94114

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	01/14/11	CLIENT REV	C.C.
	06/20/11	PLAN CHECK	J.S.

DRAWN BY: C. METZ

CHECKED BY: C. MATHISEN

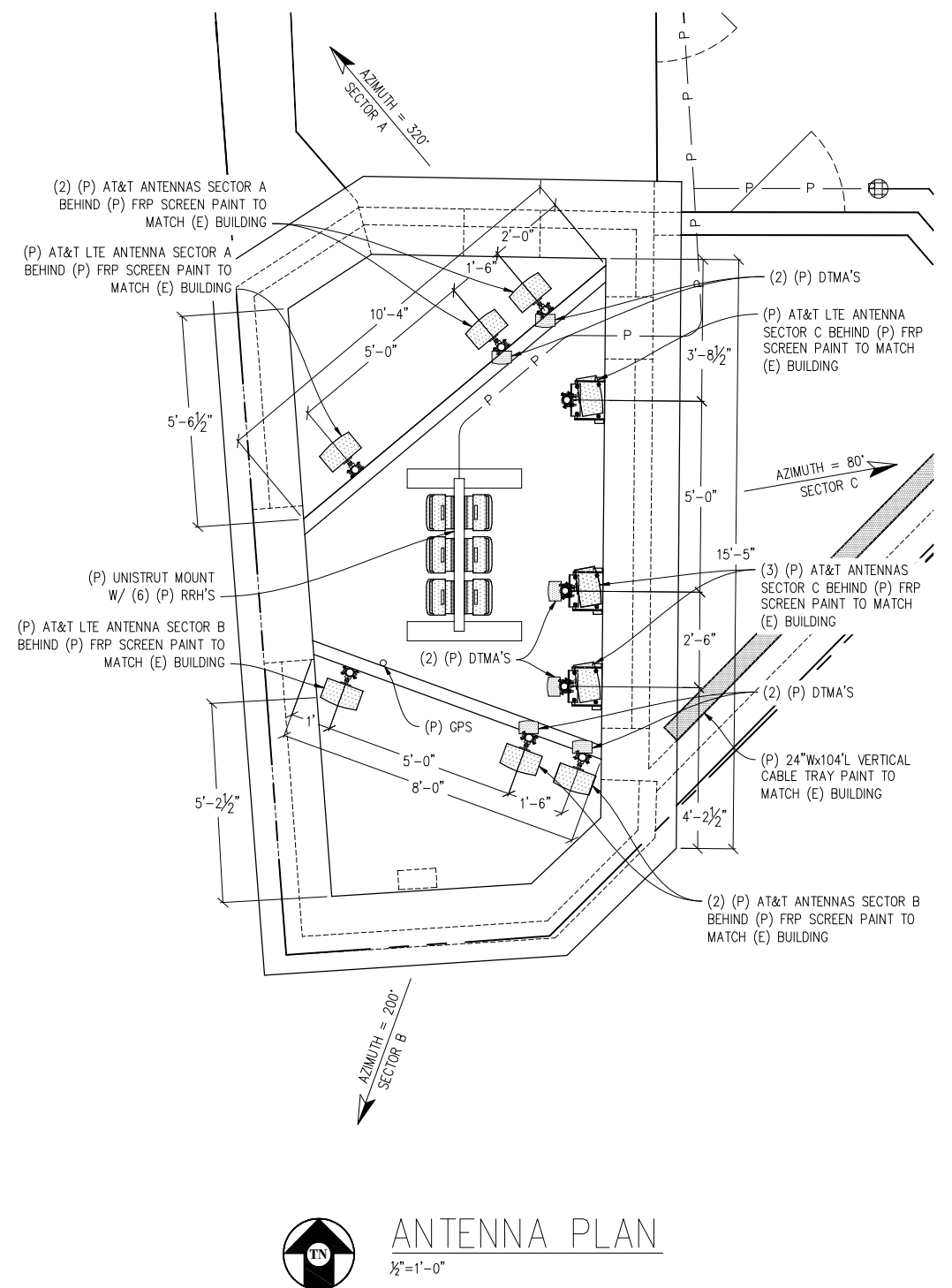
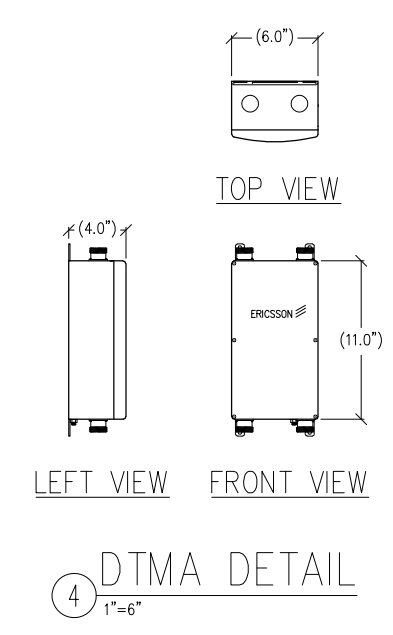
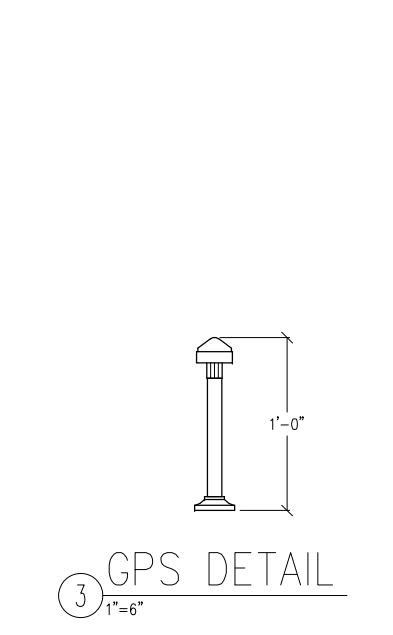
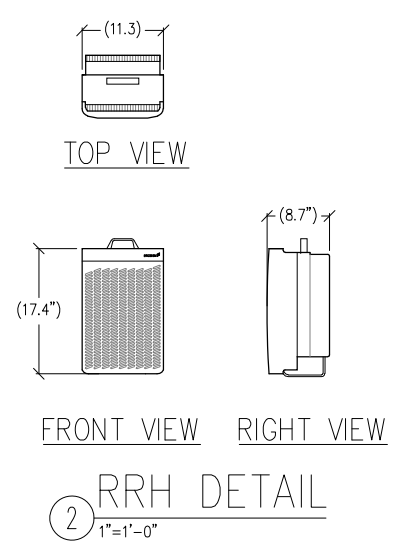
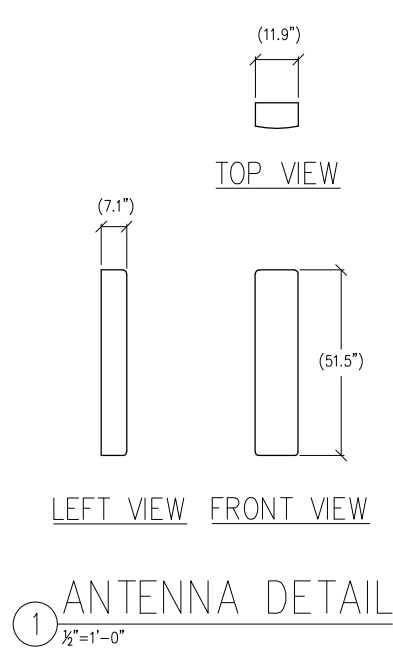
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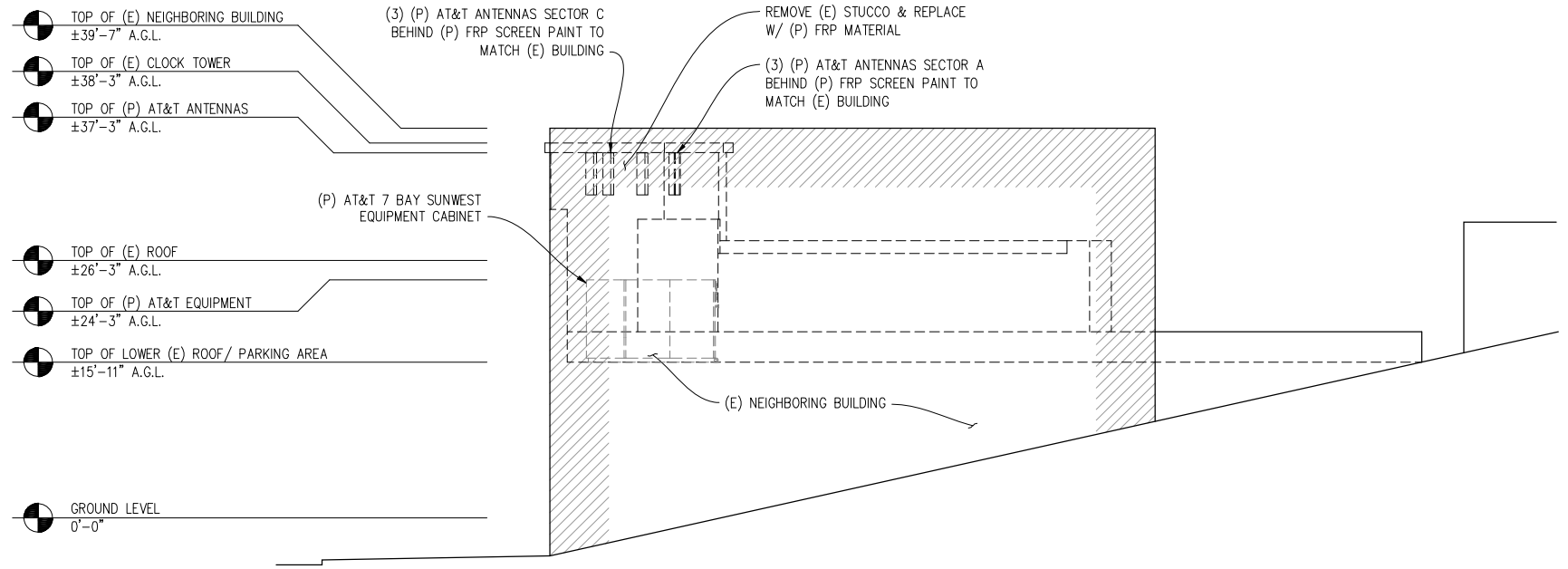


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SAN FRANCISCO, CA 94108

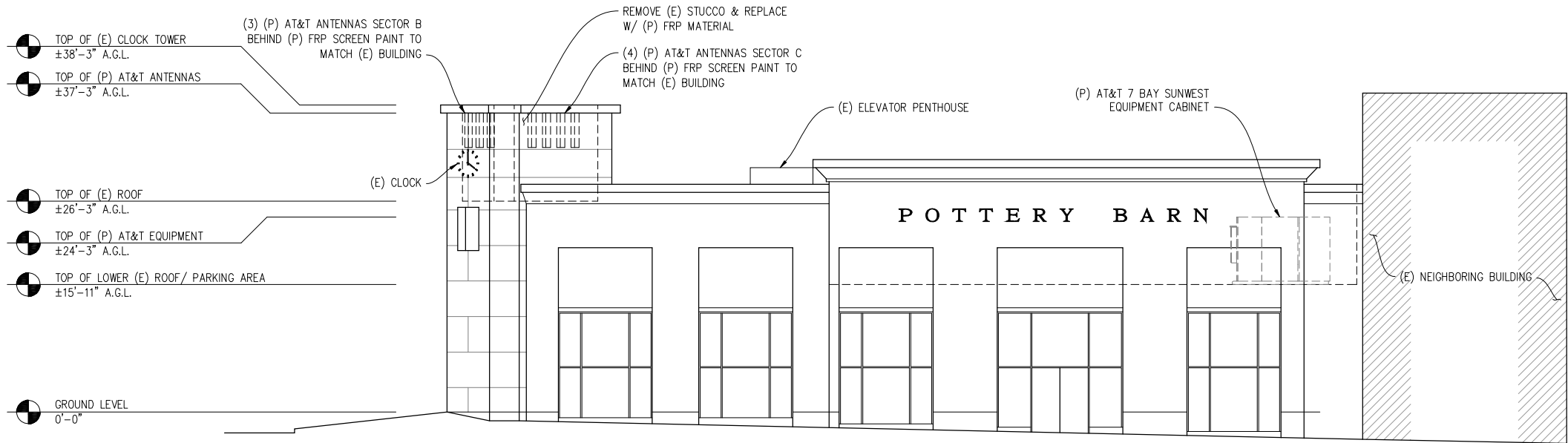
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ANTENNA PLAN & DETAILS

SHEET NUMBER:
A-5



NORTHEAST ELEVATION

1/8"=1'-0"
VIEW FROM 16TH STREET



SOUTHEAST ELEVATION

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

POTTERY BARN

CN5559
2390 MARKET STREET
SAN FRANCISCO, CA 94114

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	01/14/11	CLIENT REV	C.C.
	06/20/11	PLAN CHECK	J.S.

DRAWN BY: C. METZ
CHECKED BY: C. MATHISEN
APPROVED BY: -
DATE: 06/20/11

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SAN FRANCISCO, CA 94108

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-6

POTTERY BARN

CN5559
2390 MARKET STREET
SAN FRANCISCO, CA 94114

ISSUE STATUS

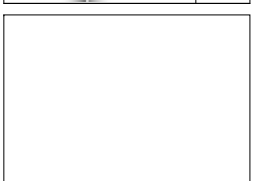
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	01/14/11	CLIENT REV	C.C.
	06/20/11	PLAN CHECK	J.S.

DRAWN BY: C. METZ
CHECKED BY: C. MATHISEN
APPROVED BY: -
DATE: 06/20/11

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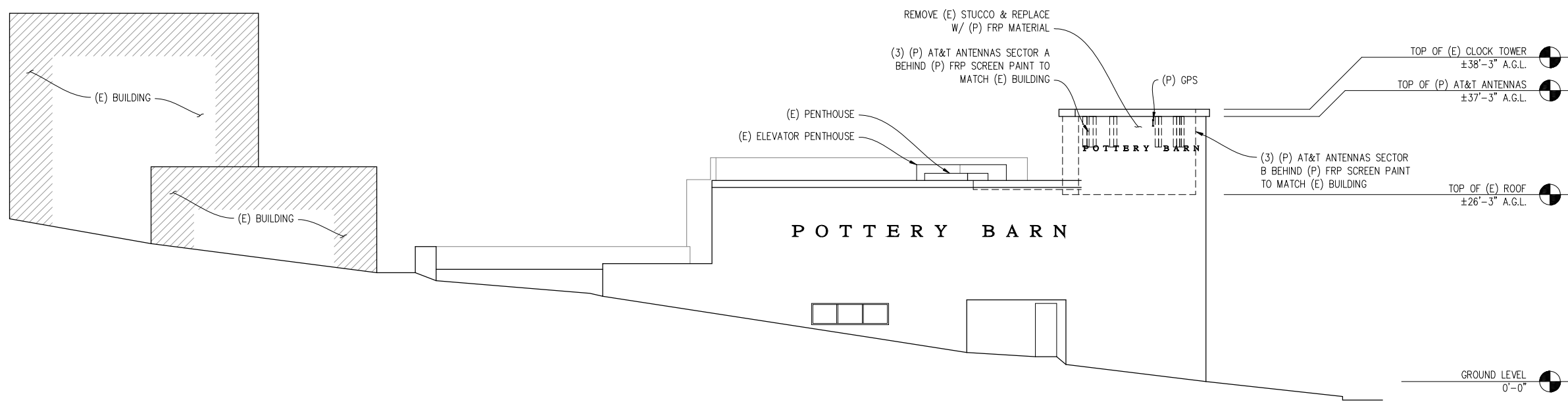
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430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:
ELEVATION
SHEET NUMBER:
A-7



WEST ELEVATION

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

Existing



at&t

CN5559

Castro & Market

2390 Market Street
San Francisco, CA 94114

Proposed



proposed AT&T antennas behind new
RF transparent screen to match existing

Existing



at&t

CN5559

Castro & Market

2390 Market Street
San Francisco, CA 94114

Proposed



proposed AT&T equipment area

C. Location Preference

Location Preference

According to the City and County of San Francisco's Wireless Telecommunications Services Facilities Siting Guidelines, dated August 15, 1996 the subject facility is considered to be a Preference 6 location.

Preference Level 6 locations are defined as follows: *Limited Preference Sites: Individual Neighborhood Commercial Districts subject to Sections 714.1 through 729.1 and 781.1 through 781.7 of the Planning Code, NC-1 Districts, and RM-4 Districts.*

Site Justification

The subject building is located within the Upper Market Neighborhood Commercial zoning district and the building is used entirely for commercial retail. The buildings within the defined search area and surrounding neighborhood are primarily occupied by mixed residential and commercial uses. The surrounding parcels to the west and north are in the RM-1 and RH-3 zoning districts respectively, and the Upper Market Neighborhood Commercial zoning district extends to the east along Market Street and the Castro Street Neighborhood Commercial zoning district extending to the south along Castro Street.

The proposed antennas would be located within the existing clock tower so that they are not visible. The equipment cabinets would be located in the parking lot on the roof of the building not requiring the removal of existing parking spaces. The subject site is the least intrusive means by which AT&T can close the existing significant service coverage gap. The improved signal quality and capacity for the proposed geographic service area are shown on the attached service maps. Please refer to the attached photo simulations.

The proposed AT&T facility is located on a wholly commercial building located in the search area that would provide an unobstructed line-of-sight for the antennas therefore making it the best site available for a telecommunications facility. The design protects the existing scale and architectural character of the subject building and preserves the visual continuity of the surround neighborhood. The proposed facility therefore is the least intrusive means by which AT&T can provide the expanded coverage, improved signal quality and capacity for the proposed geographic service area as shown on the attached service map.

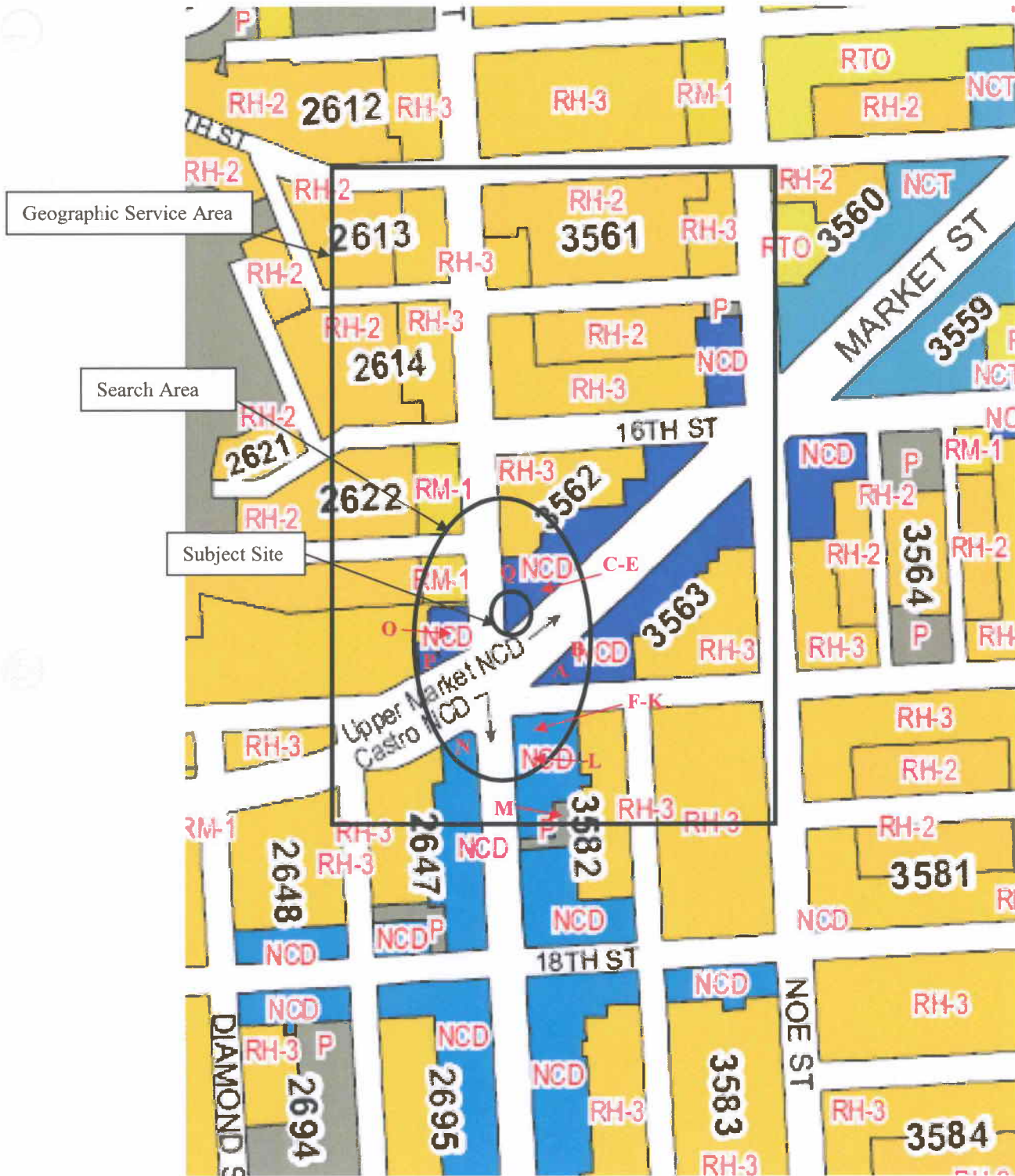
Alternative Locations Evaluated

In order to achieve the service goals as previously defined, AT&T network engineers considered site locations in the area defined by the search ring in the previously attached Service Map. The area within the search ring is primarily comprised of commercial and office buildings with some residential uses. Below is a list of the alternative site locations evaluated by the AT&T network engineers and site acquisition team.

Alternative Site Analysis Summary

	Location	Lot/ Block	Zoning District	Building Type	WYS Site Preference	Meets Network Objectives	Compatible to Community	Willing Landlord
A	2367 Market Street	3563/ 036	Upper Market NCD	Wholly Commercial	6	Yes	No (Design)	Unknown
B	2395 Market Street	3563/ 023	Upper Market NCD	Wholly Commercial	6	No	No (Design)	Unknown
C	2362 Market Street	3562/ 011	Upper Market NCD	Wholly Commercial	6	No	No (Design)	Unknown
D	2370 Market Street	3562/ 035	Upper Market NCD	Wholly Commercial	6	No	No (Design)	Unknown
E	2378 Market Street	3562/ 014	Upper Market NCD	Mixed-Use	6	Yes	No (Design)	Unknown
F	401 Castro Street	3582/ 071	Castro NCD	Mixed-Use	6	No	Yes	Unknown
G	3991 17th Street	3582/ 072	Castro NCD	Mixed-Use	6	No	Yes	Unknown
H	3987 17th Street	3582/ 073	Castro NCD	Mixed-Use	6	No	No (Design)	Unknown
I	3983 17th Street	3582/ 074	Castro NCD	Mixed-Use	6	Yes	Yes	Unknown
J	3979 17th Street	3582/ 075	Castro NCD	Mixed-Use	6	No	No (Design)	Unknown
K	3975 17th Street	3582/ 076	Castro NCD	Mixed-Use	6	No	No (Design)	Unknown
L	429 Castro Street	3582/ 085	Castro NCD	Wholly Commercial	2	Yes	Yes	No
M	455 Castro Street	3582/ 087	Public	Parking Lot	1	Yes	No (Design)	Unknown
N	400 Castro Street	2647/ 035	Castro NCD	Wholly Commercial	6	No	Yes	Yes
O	376 Castro Street	2623/ 006	Upper Market NCD	Wholly Commercial	6	No	No (Design)	Unknown
P	2416 Market Street	2623/ 091	Upper Market NCD	Mixed-Use	6	No	Yes	Unknown
Q	325 Castro Street	3562/ 017	Upper Market NCD	Wholly Commercial	6	No	No (Design)	Unknown

Alternative Site Locations Map



**Alternative Site Location A
2367 Market Street**



Candidate A located at 2367 Market Street is a wholly commercial building located in the Upper Market Neighborhood Commercial District, a Preference 6 Location under the WTS guidelines. The design of the building would require the antennas to be located on the roof therefore a facility at this location would be more visibility intrusive than the proposed location. The proposed design incorporates the antennas into existing clock tower completely screening them from view. A roof-mounted design would be significantly more visible from the public right-of-way therefore it was determined that this location would not be the most suitable candidate within the defined search area.

**Alternative Site Location B
2395 Market Street**



Candidate B at 2395 Market Street is a gas station located in the Upper Market Neighborhood Commercial District, a Preference 6 Location under the WTS guidelines. This building would not be able to provide the line-of-sight as it is blocked by a taller building to the east. A 50 foot monopole would be required to provide the necessary line-of-sight at this location, which would exceed the permitted 40 foot height limit for this district. Therefore this building was determined unable to meet the defined service objective.

**Alternative Site Location C
2362 Market Street**



Candidate C at 2362 Market Street is a wholly commercial building located in the Upper Market Neighborhood Commercial District, a Preference 6 Location under the WTS guidelines. This alternative would not provide the required line-of-sight as it is challenged by height to provide the necessary signal coverage. The line-of-sight is blocked by taller buildings to the east and west. Therefore this building was determined unable to meet the defined service objective.

**Alternative Site Location D
2370 Market Street**



Candidate D at 2370 Market Street is a wholly commercial building located in the Upper Market Neighborhood Commercial District, a Preference 6 Location under the WTS Guidelines. This is a one story building with a taller building located directly to the west therefore blocking service to that direction. Inability to provide service to the proposed service area eliminates this candidate as a viable alternative.

**Alternative Site Location E
2378 Market Street**



Candidate E at 2378 Market Street is a mixed residential and commercial building located in the Upper Market Neighborhood Commercial District a Preference 6 Location according to the WTS Guidelines. The building appears to provide the height necessary to accommodate a wireless telecommunication facility; however, the design of the building would require the antennas to be located on the roof, therefore, a facility at this location would be more visibility intrusive than the proposed location. The proposed design incorporates the antennas into the existing clock tower completely screening them from view. In addition, the building has a residential component, therefore, it was determined that this was not the most suitable candidate within the defined search ring.

Alternative Site Location F 401 Castro Street



Candidate F at 401 Castro Street is a mixed residential and commercial building located in the Castro Neighborhood Commercial District, a Preference 6 Location according to the WTS Guidelines. The building does not provide a line-of-sight as it is blocked by a taller building to the east. The adjacent building is only slightly taller and in order to provide a line-of-sight, the height of the antennas would need to be raised above the adjacent building on the east. Increasing the height of the antennas would create a greater visual impact to the public right-of-way than the proposed design. The proposed design incorporates the antennas into the existing clock tower completely screening them from view. In addition, the building has a residential component therefore it was determined that this was not the most suitable candidate within the defined search ring.

**Alternative Site Location G
3991 17th Street**



Candidate G at 3991 17th Street is a mixed residential and commercial building located in the Castro Neighborhood Commercial District, a Preference 6 location according to the WTS Guidelines. The building appears to provide the height necessary to accommodate a wireless telecommunication facility; however, the design of the building would require the antennas to be located on the roof, therefore, a facility at this location would be more visibility intrusive than the proposed location. The proposed design incorporates the antennas into the existing clock tower completely screening them from view. In addition, the building has a residential component, therefore, it was determined that this was not the most suitable candidate within the defined search ring.

**Alternative Site Location H
3987 17th Street**



Candidate H at 3987 17th Street is located in the Castro Neighborhood Commercial District, a Preference 6 Location according to the WTS Guidelines. This two story building would be unable to provide the required line-of-sight. The line-of-sight is blocked on the east and west by taller buildings. Inability to provide service to the proposed service area eliminates this candidate as a viable alternative.

**Alternative Site Location I
3983 17th Street**



Candidate I at 3983 17th Street is a mixed residential and commercial building located in the Castro Neighborhood Commercial District, a Preference 6 Location according to the WTS Guidelines. The building appears to provide the height necessary to accommodate a wireless telecommunication facility; however, the design of the building would require the antennas to be located on the roof, therefore, a facility at this location would be more visibility intrusive than the proposed location. The proposed design incorporates the antennas into the existing clock tower completely screening them from view. In addition, the building has a residential component, therefore, it was determined that this was not the most suitable candidate within the defined search ring.

**Alternative Site Location J
3979 17th Street**



Candidate J at 3979 17th Street is a mixed residential and commercial building located in the Castro Neighborhood Commercial District, a Preference 6 Location according to the WTS Guidelines. This alternative does not provide the line-of-sight that is required to meet the desired service objective. The line-of-sight is blocked to the west by a taller building. In addition, the building has a residential component therefore it was determined that this would not be a viable candidate for a wireless telecommunication facility.

**Alternative Site Location K
3975 17th Street**



Candidate K at 3975 17th Street is in the Castro Neighborhood Commercial District, a Preference 6 Location according to the WTS Guidelines. This alternative would not provide the line-of-sight as it is challenged by height to provide the necessary signal coverage. The line-of-sight is blocked by taller buildings to the east and west. Inability to provide service to the proposed service area eliminates this candidate as a viable alternative.

**Alternative Site Location L
429 Castro Street**



Candidate L at 429 Castro Street is a wholly commercial building located in the Castro Neighborhood Commercial District, a Preference 2 Location under the WTS guidelines as a collocation site. This building appears to be able to provide the service needed for the AT&T network, however, the property owner expressed that he was not interested in entering a leasing agreement with AT&T Mobility. Voice mails were left for the building manager of the Castro Theater Building on March 11, 2010 and March 19, 2010. On March 23, 2010 the building manager was reached by phone and promptly expressed his disinterest in entering into a lease agreement for the installation of a wireless telecommunication facility. Therefore it was determined that this candidate was not a viable option.

**Alternative Site Location M
455 Castro Street**



Candidate M at 455 Castro Street is a parking lot in the P (Public) zoning district and is a Preference 1 Location according to the WTS Guidelines. In order to meet the desired service objective, a 50 foot monopole would need to be erected in the parking lot which would exceed the permitted height limit for this 40 foot district and the associated equipment would be located in an area that is currently used as a parking space. In addition, the property directly abuts the residential properties to the east. Therefore it was determined that this location would not be a viable candidate for a wireless telecommunication facility.

**Alternative Site Location N
400 Castro Street**



Candidate N at 400 Castro Street is a wholly commercial building in the Castro Neighborhood Commercial District, a Preference 6 Location under the WTS guidelines. The candidate is currently the location of the AT&T Mobility micro facility that is to be upgraded. Ideally, AT&T would upgrade facilities at the existing location, however, according to the landlord the building could not accommodate the necessary equipment for a macro facility. Therefore it was determined that this building would not be a suitable location for a wireless telecommunication facility.

Alternative Site Location O
376 Castro Street



Candidate O at 376 Castro is a gas station located in the Upper Market Neighborhood Commercial District, a Preference 6 Location under the WTS guidelines. A roof-mounted antenna design does not appear feasible at this location as there is not enough space for the equipment. In order to provide the necessary line-of-sight at this location, a 50 foot monopole would be required that would exceed the permitted height limit for this district of 40 feet. Therefore it was determined that this building would not be a suitable location for a wireless telecommunication facility.

**Alternative Site Location P
2416 Market Street**



Candidate P at 2416 Market Street is located in the Upper Market Neighborhood Commercial District, a Preference 6 Location according to the WTS Guidelines. The building would not provide the necessary line-of-sight to meet the desired coverage objective. The line-of-sight is blocked by taller buildings to the west and north. The building has a residential component and was determined that this was not the most suitable candidate within the defined search ring.

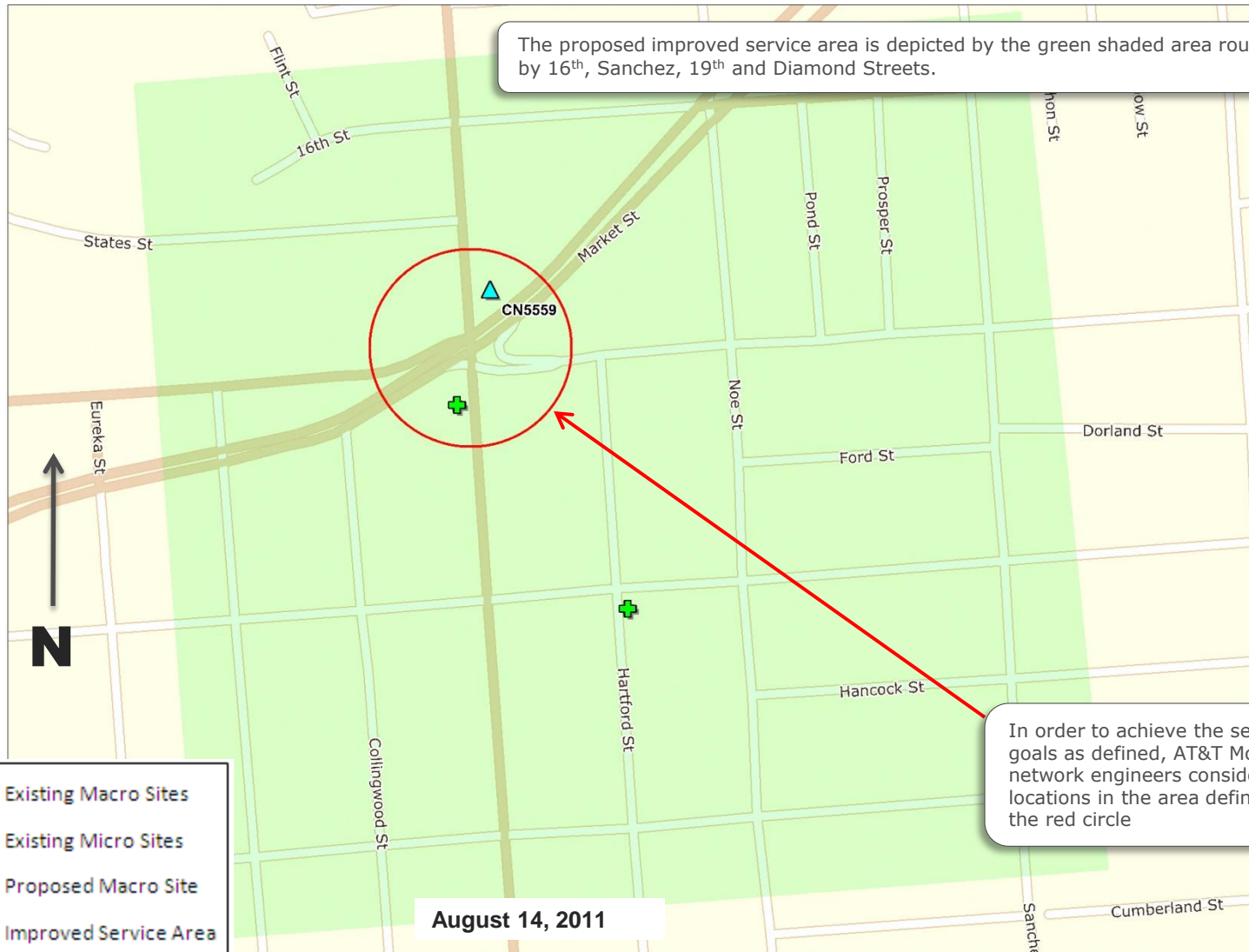
**Alternative Site Location Q
325 Castro Street**



Candidate Q at 325 Castro Street is a wholly commercial building located in the Upper Market Neighborhood Commercial District. This one-story building does not provide the necessary line-of-sight for the defined search area. The line-of-sight is blocked to the north and south (the proposed facility) by taller buildings. Inability to provide service to the proposed service area eliminates this candidate as a viable alternative.

Service Improvement Objective (CN5559)

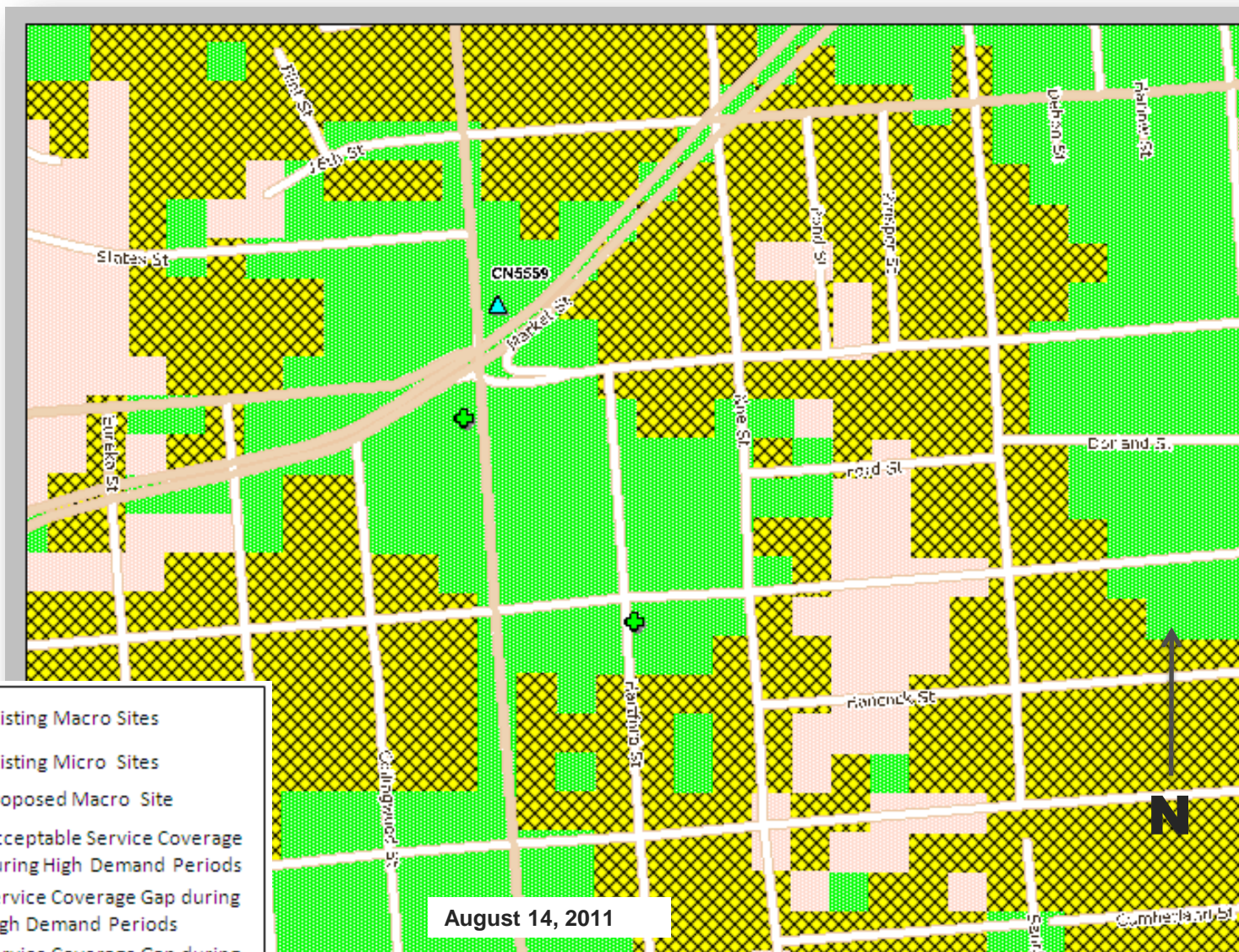
2390 Market Street



- ▲ Existing Macro Sites
- ⊕ Existing Micro Sites
- ▲ Proposed Macro Site
- Improved Service Area
- Site Search Area

Proposed Site at 2390 Market St. (CN5559)

Service Area BEFORE site is constructed

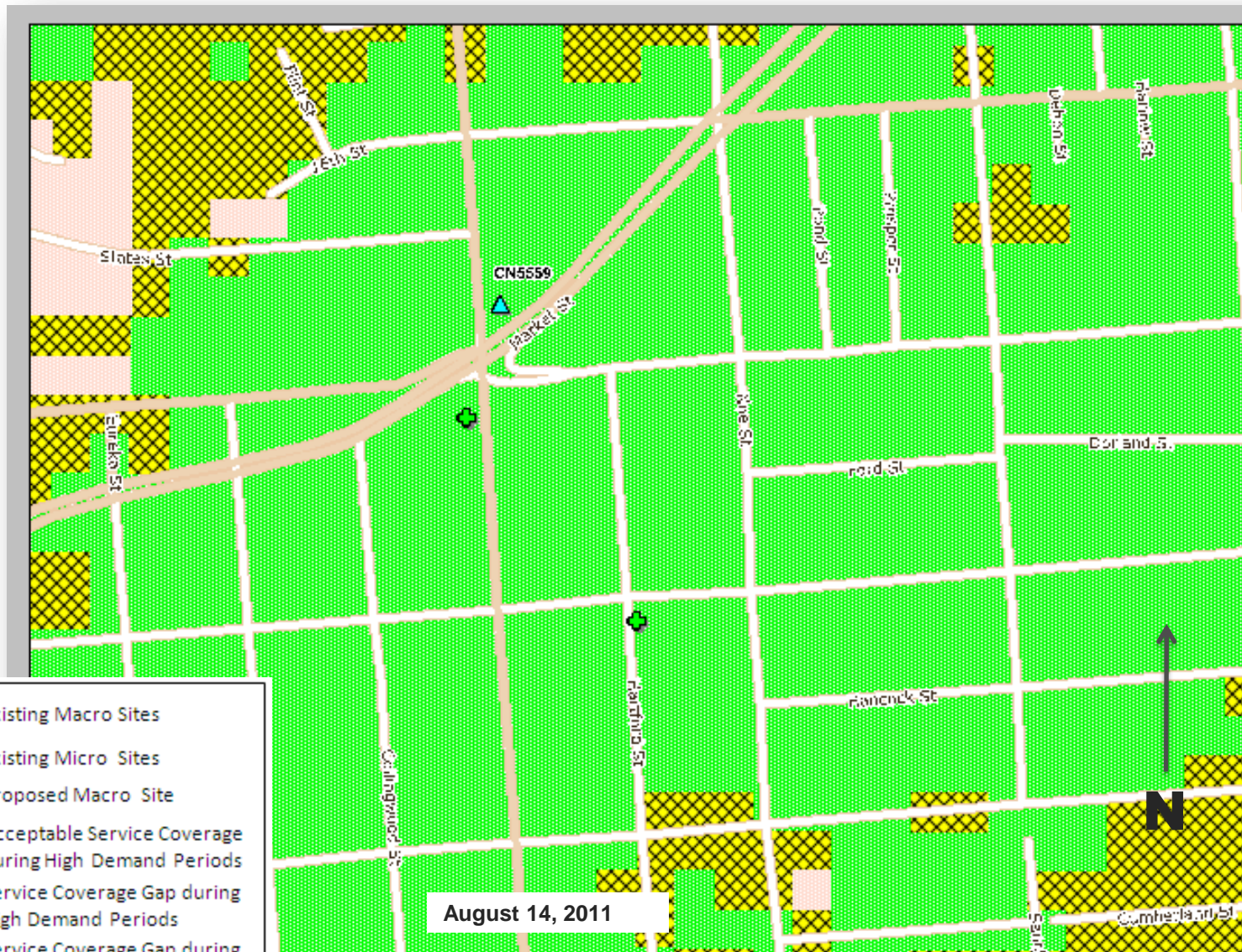


- ▲ Existing Macro Sites
- + Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

August 14, 2011

Proposed Site at 2390 Market St. (CN5559)

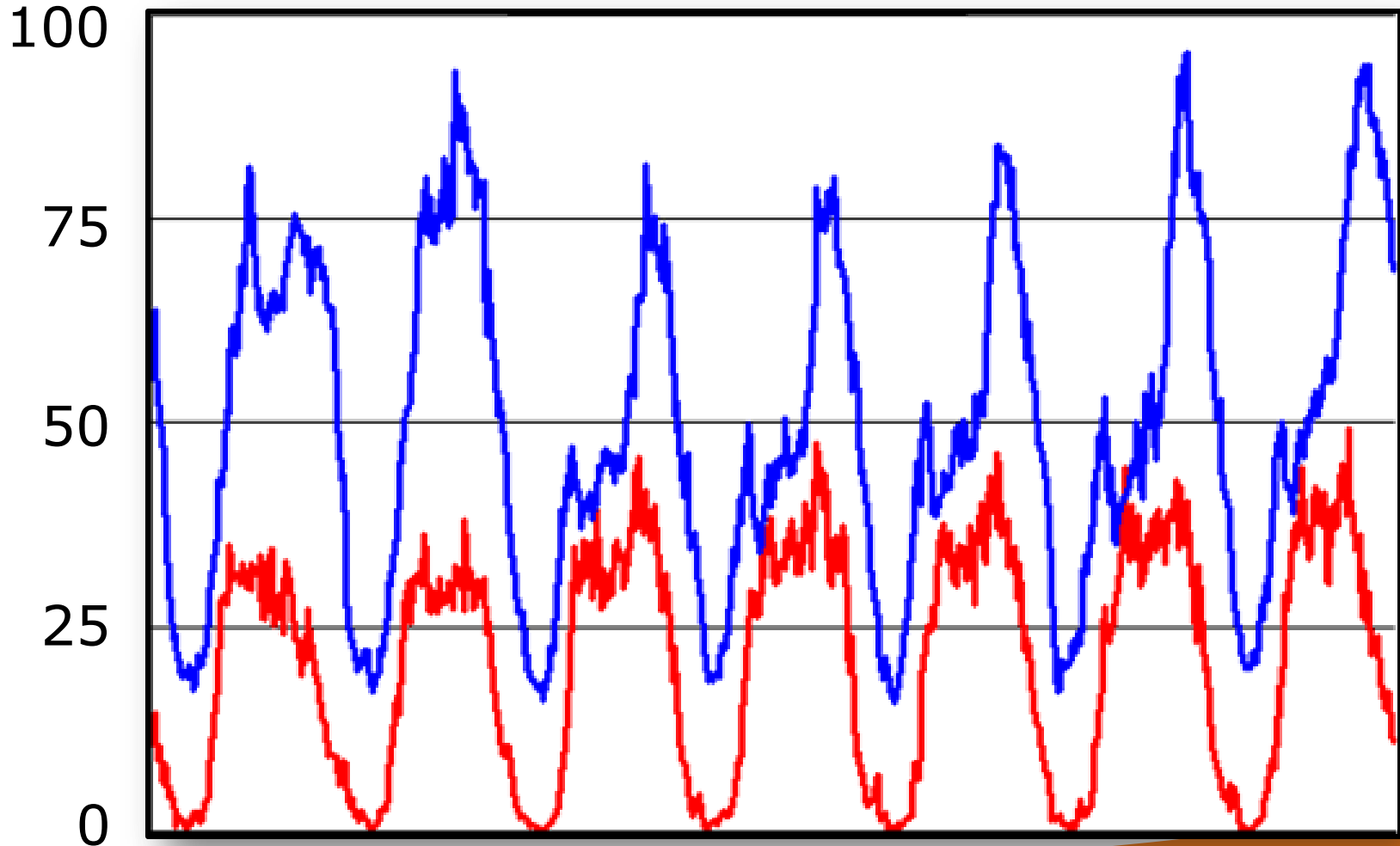
Service Area AFTER site is constructed



- ▲ Existing Macro Sites
- ⊕ Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- ▨ Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

Current 7-Day Traffic Profile for the Location of CN5559

— Data Traffic
— Voice Traffic

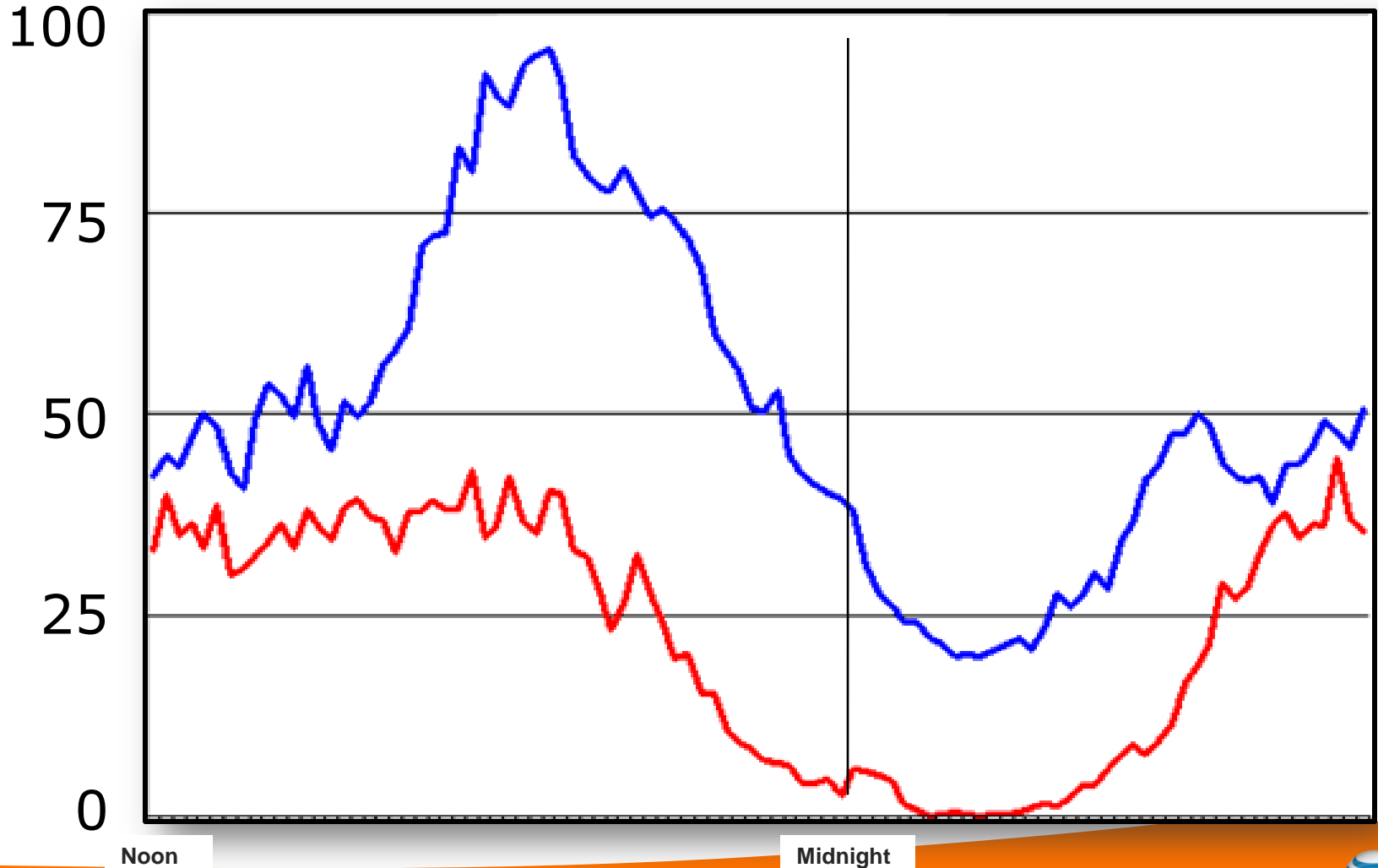


July 29, 2011



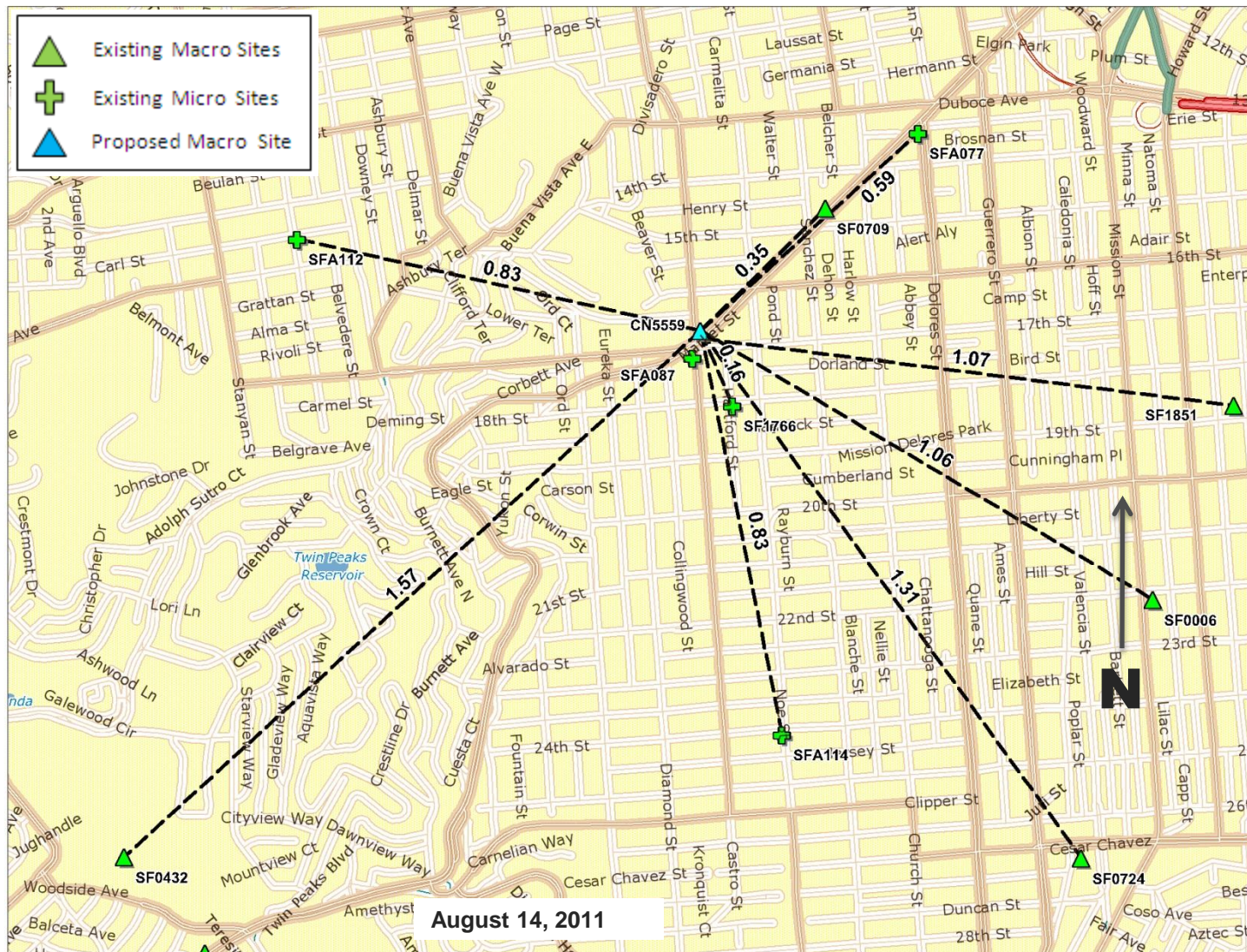
Current 24-Hour Traffic Profile for the Location of CN5559

— Data Traffic
— Voice Traffic



Existing Surrounding Sites at 2390 Market St. CN5559

CN5559



AT&T MOBILITY CONDITIONAL USE PERMIT APPLICATION
2390 MARKET STREET

STATEMENT OF GORDON SPENCER

I served as AT&T's radio frequency engineer with respect to the proposed wireless communications facility at 2390 West Market Street (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in the area roughly bordered by 16th, Sanchez, 19th and Diamond Streets. As explained below, the service coverage gap is caused by obsolete and inadequate infrastructure along with increased use of wireless broadband services (3G Smartphone) in the area.

AT&T installed the existing wireless equipment years ago as an accessory use to the nearby facility at 400 Castro Street. This site was never designed to provide service coverage for the surrounding area, and the coverage provided beyond the Property is not sufficient. AT&T seeks to replace the existing infrastructure because the following limitations cause quality of service issues, which are exacerbated with increased usage. First, the existing antennas cannot be down-tilted and, as a result, tend to over propagate along intersecting streets. This causes downlink interference to mobile devices that are connected to other sites. The new antennas may be down-tilted and remedy this problem.

Second, the existing equipment does not have uplink diversity, which causes mobile devices connected to this site to transmit at a higher level. The higher level transmission causes increased noise that saturates the uplink for both this site and on surrounding sites. This, in turn, leads to mobile devices connected to other sites increasing their power to overcome the high uplink noise level, which cause the same noise issues described below as sites that experience service coverage gaps during high demand periods. The new equipment addresses this problem because it has uplink diversity.

Third, the existing antennas are too low to the ground and, as a result, do not provide acceptable in-building coverage beyond the buildings they are near and do not provide acceptable coverage on adjacent streets. The new antennas are higher and, combined with the ability to be down-tilted, will provide broader service coverage, especially in-building coverage. As explained further in Exhibit 1, AT&T's existing facilities cannot adequately serve its customers in the desired area of coverage, let alone address rapidly increasing data usage. Although there is reasonable outdoor signal strength in the area, coverage indoors is weak and the quality of service overall is unacceptable.

AT&T uses Signal-to-Noise information to identify the areas in its network where capacity restraints limit service quality. This information is developed from many sources including terrain and clutter databases, which simulate the environment, and propagation models that simulate signal propagation in the presence of terrain and clutter variation. Signal-to-Noise information measures the difference between the signal strength and the noise floor within a radio frequency channel, which, in turn, provides a measurement of service quality in an area. Although the signal level may be adequate by itself, the noise level fluctuates with usage due to the nature of the 3G technology and at certain levels of usage the noise level rises to a point where the signal-to-noise ratio is not adequate to maintain a good level of service. In other words, while the signal itself fluctuates as a function of distance of the user from the base station, the noise level fluctuates with the level of usage on the network on all mobiles and base stations in the vicinity. Signal-to-Noise information identifies where the radio frequency channel is usable; as noise increases during high usage periods, the range of the radio frequency channel declines such that the service coverage area for the cell restricts.


Exhibit 2 to this Statement is a map of existing service coverage (without the proposed installation at the Property) in the area at issue. It includes service coverage provided by existing AT&T sites. The green shaded areas depict areas within a Signal-to-Noise range that provide acceptable service coverage even during high demand periods. Thus, based upon current usage, customers are able to initiate and complete voice or data calls either outdoors or most indoor areas at any time of the day, independent of the number of users on the network. The yellow

shaded cross-hatched areas depict areas within a Signal-to-Noise range that results in a service coverage gap during high demand periods. In this area, severe service interruptions occur during periods of high usage, but reliable and uninterrupted service may be available during low demand periods. The pink shaded areas depict areas within a Signal-to-Noise range where there is a service coverage gap at all times, especially indoors. The availability of reliable and uninterrupted voice and data service in all three of these areas can depend greatly upon whether a particular user is indoors, outdoors, stationary, or in transit. Under AT&T's wireless customer service standards, any area in the pink or yellow cross-hatched category is considered inadequate service coverage and constitutes a service coverage gap.

Exhibit 3 to this Statement depicts the current actual voice and data usage in the immediate area. In actuality, the service coverage footprint is constantly changing; wireless engineers call it "cell breathing" and during high usage periods, as depicted in the chart, the service coverage gap increases substantially. The time periods for which service is not available under highest usage conditions (as depicted in the yellow shaded cross-hatched area in Exhibit 2) is significant. Based upon my review of the maps and the usage data, it is my opinion that the service coverage gap is significant.

Exhibit 4 to this Statement is a map that predicts service coverage based on Signal-to-Noise information in the vicinity of the Property if antennas are placed as proposed in the application. As shown by this map, placement of the equipment at the Property closes the significant service coverage gap.

I have a Masters Degree in Electrical Engineering from the University of California (UCLA) and have worked as an engineering expert in the Wireless Communications Industry for over 25 years.


Gordon Spencer

August 12, 2011

**AT&T Mobility • Proposed Base Station (Site No. CN5559)
2390 Market Street • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN5559) proposed to be located at 2390 Market Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of 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:

<u>Wireless Service</u>	<u>Frequency Band</u>	<u>Occupational Limit</u>	<u>Public Limit</u>
Microwave (Point-to-Point)	5–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. George Sablan, a qualified field technician employed by Hammett & Edison, Inc., during normal business hours on October 7, 2010, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated September 2, 2010.

Checklist

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

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

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

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

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

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

**AT&T Mobility • Proposed Base Station (Site No. CN5559)
2390 Market Street • San Francisco, California**

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

AT&T proposes to install nine Andrew Model DBXNH-6565A-R2M directional panel antennas within the existing clock tower above the roof of the two-story commercial building located at 2390 Market Street in San Francisco. The antennas would be mounted with up to 5° downtilt at an effective height of about 35 feet above ground, 9 feet above the roof section to the north, and would be oriented in groups of three toward 80°T, 200°T, and 320°T, to provide service in all directions.

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

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

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

The maximum effective radiated power proposed by AT&T in any direction is 8,610 watts, representing simultaneous operation at 1,190 watts for AWS, 3,560 watts for PCS, 3,230 watts for cellular, and 630 watts for 700 MHz service.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted taller buildings to the east and north of the subject building, over 100 feet away.

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation is calculated to be 0.16 mW/cm², which is 22% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be less than 23% of the limit. The maximum calculated level at any nearby building is 32% of the public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 65 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 subject building, but does not reach any other 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 26 feet directly in front of the antennas themselves, such as might occur during maintenance work on the face of the



**AT&T Mobility • Proposed Base Station (Site No. CN5559)
2390 Market Street • San Francisco, California**

clock tower or above the roof on the north side of the tower, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs* at the roof access door and on the tower in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

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

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 2390 Market Street 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. Posting of explanatory signs is recommended to establish compliance with occupational exposure limitations.

October 26, 2010



William F. Hammett

William F. Hammett, P.E.

707/996-5200

* 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, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.





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

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

Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Jonas Ionin
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 2390 Market St
Site ID: 1351 **SiteNo.:** CN5559

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

- 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 0
- 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)
 Yes No
- 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)
 Yes No
- 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)
 Maximum Power Rating: 8610 watts.
- 6. The total number of watts per installation and the total number of watts for all installations on the building (roof or side) (WTS-FSG, Section 10.5.1).
 Maximum Effective Radiant: 8610 watts.
- 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 $\mu\text{w}/\text{cm}^2$)
 Maximum RF Exposure: 0.16 mW/cm^2 Maximum RF Exposure Percent: 22
- 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.

<input checked="" type="checkbox"/> Public_Exclusion_Area	Public Exclusion In Feet:	<u>65</u>
<input checked="" type="checkbox"/> Occupational_Exclusion_Area	Occupational Exclusion In Feet:	<u>26</u>

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

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

Comments:

There are currently no existing antennas operated by AT&T Wireless installed on the roof top of the building at 2390 Market Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 9 new antennas in the existing clock tower. The antennas will be mounted at a height of 35 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.16 mW/sq cm., which is 22 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 65 feet which includes areas of the roof top but does not reach any publicly accessible areas. The maximum calculated RF level for any nearby building is 32% of the public exposure standard. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 26 feet of the front of the antennas while they are in operation.

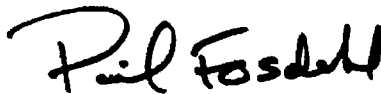
 Not Approved, additional information required.

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

 1 Hours spent reviewing

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

Signed:



Dated: 11/4/2010

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

C. Location Preference

Location Preference

According to the City and County of San Francisco's Wireless Telecommunications Services Facilities Siting Guidelines, dated August 15, 1996 the subject facility is considered to be a Preference 6 location.

Preference Level 6 locations are defined as follows: *Limited Preference Sites: Individual Neighborhood Commercial Districts subject to Sections 714.1 through 729.1 and 781.1 through 781.7 of the Planning Code, NC-1 Districts, and RM-4 Districts.*

Site Justification

The subject building is located within the Upper Market Neighborhood Commercial zoning district and the building is used entirely for commercial retail. The buildings within the defined search area and surrounding neighborhood are primarily occupied by mixed residential and commercial uses. The surrounding parcels to the west and north are in the RM-1 and RH-3 zoning districts respectively, and the Upper Market Neighborhood Commercial zoning district extends to the east along Market Street and the Castro Street Neighborhood Commercial zoning district extending to the south along Castro Street.

The proposed antennas would be located within the existing clock tower so that they are not visible. The equipment cabinets would be located in the parking lot on the roof of the building not requiring the removal of existing parking spaces. The subject site is the least intrusive means by which AT&T can close the existing significant service coverage gap. The improved signal quality and capacity for the proposed geographic service area are shown on the attached service maps. Please refer to the attached photo simulations.

The proposed AT&T facility is located on a wholly commercial building located in the search area that would provide an unobstructed line-of-sight for the antennas therefore making it the best site available for a telecommunications facility. The design protects the existing scale and architectural character of the subject building and preserves the visual continuity of the surround neighborhood. The proposed facility therefore is the least intrusive means by which AT&T can provide the expanded coverage, improved signal quality and capacity for the proposed geographic service area as shown on the attached service map.

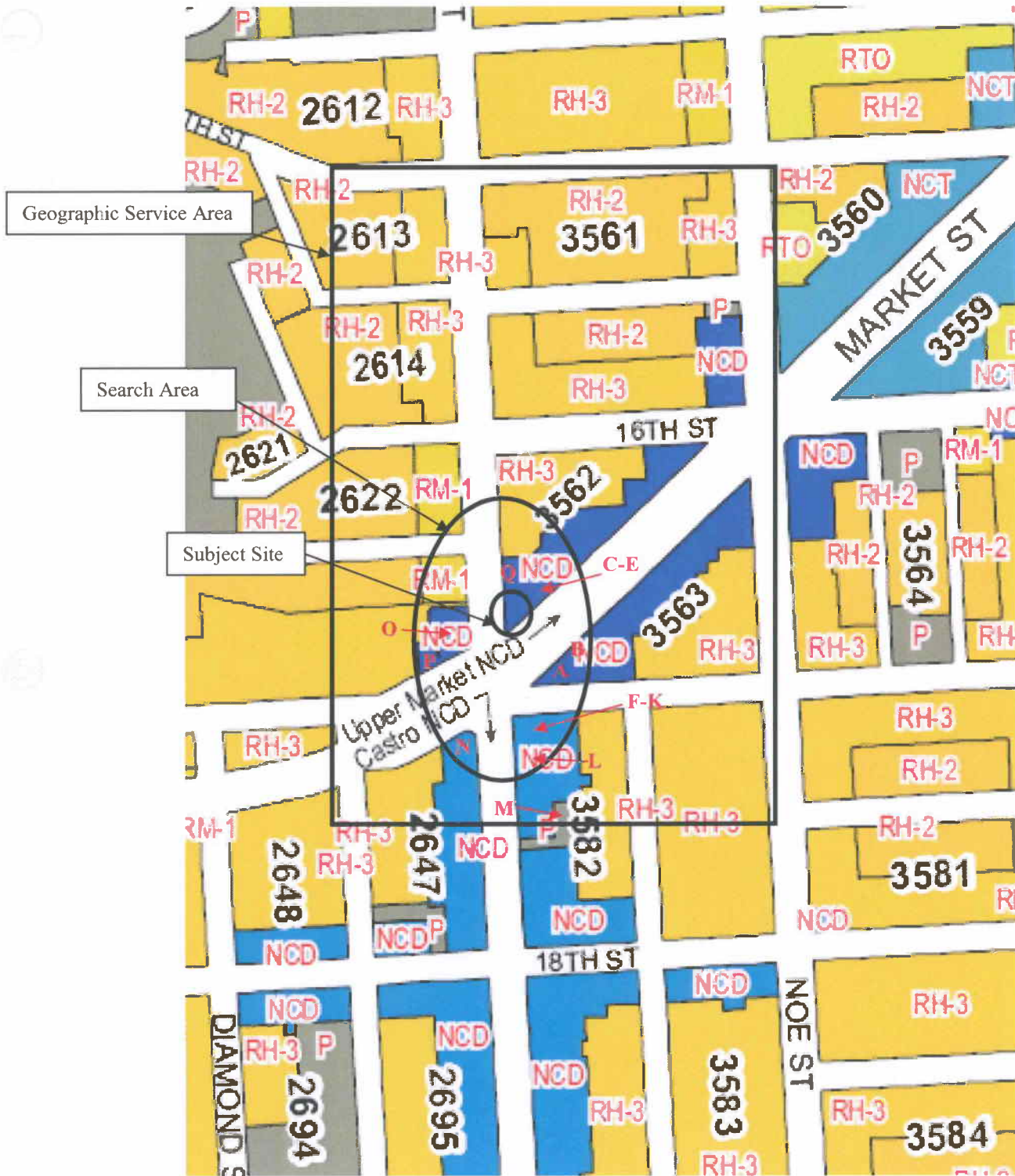
Alternative Locations Evaluated

In order to achieve the service goals as previously defined, AT&T network engineers considered site locations in the area defined by the search ring in the previously attached Service Map. The area within the search ring is primarily comprised of commercial and office buildings with some residential uses. Below is a list of the alternative site locations evaluated by the AT&T network engineers and site acquisition team.

Alternative Site Analysis Summary

	Location	Lot/ Block	Zoning District	Building Type	WYS Stops Preference	Meets Network Objectives	Compatible to Community	Willing Landlord
A	2367 Market Street	3563/ 036	Upper Market NCD	Wholly Commercial	6	Yes	No (Design)	Unknown
B	2395 Market Street	3563/ 023	Upper Market NCD	Wholly Commercial	6	No	No (Design)	Unknown
C	2362 Market Street	3562/ 011	Upper Market NCD	Wholly Commercial	6	No	No (Design)	Unknown
D	2370 Market Street	3562/ 035	Upper Market NCD	Wholly Commercial	6	No	No (Design)	Unknown
E	2378 Market Street	3562/ 014	Upper Market NCD	Mixed-Use	6	Yes	No (Design)	Unknown
F	401 Castro Street	3582/ 071	Castro NCD	Mixed-Use	6	No	Yes	Unknown
G	3991 17th Street	3582/ 072	Castro NCD	Mixed-Use	6	No	Yes	Unknown
H	3987 17th Street	3582/ 073	Castro NCD	Mixed-Use	6	No	No (Design)	Unknown
I	3983 17th Street	3582/ 074	Castro NCD	Mixed-Use	6	Yes	Yes	Unknown
J	3979 17th Street	3582/ 075	Castro NCD	Mixed-Use	6	No	No (Design)	Unknown
K	3975 17th Street	3582/ 076	Castro NCD	Mixed-Use	6	No	No (Design)	Unknown
L	429 Castro Street	3582/ 085	Castro NCD	Wholly Commercial	2	Yes	Yes	No
M	455 Castro Street	3582/ 087	Public	Parking Lot	1	Yes	No (Design)	Unknown
N	400 Castro Street	2647/ 035	Castro NCD	Wholly Commercial	6	No	Yes	Yes
O	376 Castro Street	2623/ 006	Upper Market NCD	Wholly Commercial	6	No	No (Design)	Unknown
P	2416 Market Street	2623/ 091	Upper Market NCD	Mixed-Use	6	No	Yes	Unknown
Q	325 Castro Street	3562/ 017	Upper Market NCD	Wholly Commercial	6	No	No (Design)	Unknown

Alternative Site Locations Map



**Alternative Site Location A
2367 Market Street**



Candidate A located at 2367 Market Street is a wholly commercial building located in the Upper Market Neighborhood Commercial District, a Preference 6 Location under the WTS guidelines. The design of the building would require the antennas to be located on the roof therefore a facility at this location would be more visibility intrusive than the proposed location. The proposed design incorporates the antennas into existing clock tower completely screening them from view. A roof-mounted design would be significantly more visible from the public right-of-way therefore it was determined that this location would not be the most suitable candidate within the defined search area.

**Alternative Site Location B
2395 Market Street**



Candidate B at 2395 Market Street is a gas station located in the Upper Market Neighborhood Commercial District, a Preference 6 Location under the WTS guidelines. This building would not be able to provide the line-of-sight as it is blocked by a taller building to the east. A 50 foot monopole would be required to provide the necessary line-of-sight at this location, which would exceed the permitted 40 foot height limit for this district. Therefore this building was determined unable to meet the defined service objective.

**Alternative Site Location C
2362 Market Street**



Candidate C at 2362 Market Street is a wholly commercial building located in the Upper Market Neighborhood Commercial District, a Preference 6 Location under the WTS guidelines. This alternative would not provide the required line-of-sight as it is challenged by height to provide the necessary signal coverage. The line-of-sight is blocked by taller buildings to the east and west. Therefore this building was determined unable to meet the defined service objective.

**Alternative Site Location D
2370 Market Street**



Candidate D at 2370 Market Street is a wholly commercial building located in the Upper Market Neighborhood Commercial District, a Preference 6 Location under the WTS Guidelines. This is a one story building with a taller building located directly to the west therefore blocking service to that direction. Inability to provide service to the proposed service area eliminates this candidate as a viable alternative.

**Alternative Site Location E
2378 Market Street**



Candidate E at 2378 Market Street is a mixed residential and commercial building located in the Upper Market Neighborhood Commercial District a Preference 6 Location according to the WTS Guidelines. The building appears to provide the height necessary to accommodate a wireless telecommunication facility; however, the design of the building would require the antennas to be located on the roof, therefore, a facility at this location would be more visibility intrusive than the proposed location. The proposed design incorporates the antennas into the existing clock tower completely screening them from view. In addition, the building has a residential component, therefore, it was determined that this was not the most suitable candidate within the defined search ring.

Alternative Site Location F 401 Castro Street



Candidate F at 401 Castro Street is a mixed residential and commercial building located in the Castro Neighborhood Commercial District, a Preference 6 Location according to the WTS Guidelines. The building does not provide a line-of-sight as it is blocked by a taller building to the east. The adjacent building is only slightly taller and in order to provide a line-of-sight, the height of the antennas would need to be raised above the adjacent building on the east. Increasing the height of the antennas would create a greater visual impact to the public right-of-way than the proposed design. The proposed design incorporates the antennas into the existing clock tower completely screening them from view. In addition, the building has a residential component therefore it was determined that this was not the most suitable candidate within the defined search ring.

Alternative Site Location G
3991 17th Street



Candidate G at 3991 17th Street is a mixed residential and commercial building located in the Castro Neighborhood Commercial District, a Preference 6 location according to the WTS Guidelines. The building appears to provide the height necessary to accommodate a wireless telecommunication facility; however, the design of the building would require the antennas to be located on the roof, therefore, a facility at this location would be more visibility intrusive than the proposed location. The proposed design incorporates the antennas into the existing clock tower completely screening them from view. In addition, the building has a residential component, therefore, it was determined that this was not the most suitable candidate within the defined search ring.

**Alternative Site Location H
3987 17th Street**



Candidate H at 3987 17th Street is located in the Castro Neighborhood Commercial District, a Preference 6 Location according to the WTS Guidelines. This two story building would be unable to provide the required line-of-sight. The line-of-sight is blocked on the east and west by taller buildings. Inability to provide service to the proposed service area eliminates this candidate as a viable alternative.

**Alternative Site Location I
3983 17th Street**



Candidate I at 3983 17th Street is a mixed residential and commercial building located in the Castro Neighborhood Commercial District, a Preference 6 Location according to the WTS Guidelines. The building appears to provide the height necessary to accommodate a wireless telecommunication facility; however, the design of the building would require the antennas to be located on the roof, therefore, a facility at this location would be more visibility intrusive than the proposed location. The proposed design incorporates the antennas into the existing clock tower completely screening them from view. In addition, the building has a residential component, therefore, it was determined that this was not the most suitable candidate within the defined search ring.

**Alternative Site Location J
3979 17th Street**



Candidate J at 3979 17th Street is a mixed residential and commercial building located in the Castro Neighborhood Commercial District, a Preference 6 Location according to the WTS Guidelines. This alternative does not provide the line-of-sight that is required to meet the desired service objective. The line-of-sight is blocked to the west by a taller building. In addition, the building has a residential component therefore it was determined that this would not be a viable candidate for a wireless telecommunication facility.

**Alternative Site Location K
3975 17th Street**



Candidate K at 3975 17th Street is in the Castro Neighborhood Commercial District, a Preference 6 Location according to the WTS Guidelines. This alternative would not provide the line-of-sight as it is challenged by height to provide the necessary signal coverage. The line-of-sight is blocked by taller buildings to the east and west. Inability to provide service to the proposed service area eliminates this candidate as a viable alternative.

**Alternative Site Location L
429 Castro Street**



Candidate L at 429 Castro Street is a wholly commercial building located in the Castro Neighborhood Commercial District, a Preference 2 Location under the WTS guidelines as a collocation site. This building appears to be able to provide the service needed for the AT&T network, however, the property owner expressed that he was not interested in entering a leasing agreement with AT&T Mobility. Voice mails were left for the building manager of the Castro Theater Building on March 11, 2010 and March 19, 2010. On March 23, 2010 the building manager was reached by phone and promptly expressed his disinterest in entering into a lease agreement for the installation of a wireless telecommunication facility. Therefore it was determined that this candidate was not a viable option.

**Alternative Site Location M
455 Castro Street**



Candidate M at 455 Castro Street is a parking lot in the P (Public) zoning district and is a Preference 1 Location according to the WTS Guidelines. In order to meet the desired service objective, a 50 foot monopole would need to be erected in the parking lot which would exceed the permitted height limit for this 40 foot district and the associated equipment would be located in an area that is currently used as a parking space. In addition, the property directly abuts the residential properties to the east. Therefore it was determined that this location would not be a viable candidate for a wireless telecommunication facility.

**Alternative Site Location N
400 Castro Street**



Candidate N at 400 Castro Street is a wholly commercial building in the Castro Neighborhood Commercial District, a Preference 6 Location under the WTS guidelines. The candidate is currently the location of the AT&T Mobility micro facility that is to be upgraded. Ideally, AT&T would upgrade facilities at the existing location, however, according to the landlord the building could not accommodate the necessary equipment for a macro facility. Therefore it was determined that this building would not be a suitable location for a wireless telecommunication facility.

Alternative Site Location O
376 Castro Street



Candidate O at 376 Castro is a gas station located in the Upper Market Neighborhood Commercial District, a Preference 6 Location under the WTS guidelines. A roof-mounted antenna design does not appear feasible at this location as there is not enough space for the equipment. In order to provide the necessary line-of-sight at this location, a 50 foot monopole would be required that would exceed the permitted height limit for this district of 40 feet. Therefore it was determined that this building would not be a suitable location for a wireless telecommunication facility.

**Alternative Site Location P
2416 Market Street**



Candidate P at 2416 Market Street is located in the Upper Market Neighborhood Commercial District, a Preference 6 Location according to the WTS Guidelines. The building would not provide the necessary line-of-sight to meet the desired coverage objective. The line-of-sight is blocked by taller buildings to the west and north. The building has a residential component and was determined that this was not the most suitable candidate within the defined search ring.

Alternative Site Location Q
325 Castro Street



Candidate Q at 325 Castro Street is a wholly commercial building located in the Upper Market Neighborhood Commercial District. This one-story building does not provide the necessary line-of-sight for the defined search area. The line-of-sight is blocked to the north and south (the proposed facility) by taller buildings. Inability to provide service to the proposed service area eliminates this candidate as a viable alternative.