



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 17, 2011

Date: November 10, 2011
Case No.: **2011.0256 C**
Project Address: **98 West Portal Avenue**
Current Zoning: West Portal Avenue Neighborhood Commercial District
26-X Height and Bulk District
Block/Lot: 2931/009 & 010
Project Sponsor: Amy Million for AT&T
855 Folsom Street, Suite 106
San Francisco, CA 94107
Staff Contact: Adrian C. Putra – (415) 575-9079
adrian.putra@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 729.83 and 303, to allow a Wireless Telecommunication Services (WTS) facility for operation by AT&T. The WTS facility will consist of six panel antennas mounted on the roof of the subject building, and screened behind an approximately 6'-0" tall radio frequency transparent screen walls and faux vents painted to match the existing building. The panel antennas would be divided into three sectors (two antennas per sector) each containing one antenna that measures approximately 51.5" high by 7.1" deep by 11.9" wide, and another antenna measuring approximately 52.1" high by 11.1" deep by 22.9" wide. The proposed WTS facility also includes seven related equipment cabinets that would be located within an equipment room located on the second floor of the project site.

SITE DESCRIPTION AND PRESENT USE

The project site consists of two adjacent lots that combine for 8,027 square-feet and are located at the northwest corner of West Portal Avenue and Vicente Street. The project site is developed with a two-story over basement level building containing a financial service (d.b.a. Chase Bank). The financial service building that has a maximum height of approximately 30'-6" above grade from West Portal Avenue.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the West Portal Avenue Neighborhood Commercial District (NCD). This district stretches for three long blocks along West Portal Avenue from Ulloa Street to 15th Avenue, and

extends one block east along Ulloa Street from the Twin Peaks Tunnel entrance to Claremont Boulevard. West Portal Avenue provides a selection of goods and services for customers coming mainly from the surrounding west of Twin Peaks and Sunset single-family residential neighborhoods. The lively, small-scale retail frontage is interrupted at several locations by large-scale financial institutions which take up a large amount of commercial ground-story frontage.

On the subject block, properties fronting West Portal Avenue are developed with one to two-story commercial buildings. Properties on the opposite side of the subject block are zoned RH-1(D) and contain detached, single-family dwellings. Outside of the project site, other commercial uses on the subject block include a variety of eating and drinking establishments, retail stores, and professional and/or medical services. One block to the north of the project site is the West Portal Muni Station.

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

PUBLIC COMMENT

A Community Outreach Meeting was conducted for the proposed project. The meeting was held at 7:00 PM on Tuesday, May 17, 2011, at West Portal Clubhouse (Multi-Purpose Room) at 131 Lenox Way, San Francisco, CA 94127. According to the Project Sponsor four members of the community attended the meeting and asked variety of questions regarding the facility and EMF emissions, and potential impact to real estate values. To date the Department has received one phone call from the public in opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections. The Department of Public Health has stated that the proposal emits 3.7% of the public exposure limit, well within the FCC standards.

- Per Planning Code Section 260(b)(2)(I), radio antennae for transmission, reception, or relay of radio, television or other electronic signals, where permitted as principal or conditional uses are exempt from height limits. Therefore, the installation of a new WTS facility at the project site is exempt with the 26' height limit of the district.
- The project site is a Location Preference Number 6 (Wholly Commercial Structure within an Individual Neighborhood Commercial District), as the site is a wholly commercial structure located within the West Portal Avenue Neighborhood Commercial District. An alternative location site analysis was conducted by the Sponsor and the project site was found to be the most viable location. This is due to other sites located within AT&T's search being primarily commercial buildings (Preference 6 locations) of smaller mass and scale which cannot provide the necessary line-of-sight required to meet the defined service objective, or commercial buildings with architecture that would be difficult to incorporate a WTS facility with minimal visual impact.
- AT&T submitted its latest five-year plan, as required, in October 2011.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 729.83 and 303 to allow the installation of a wireless telecommunication services facility the West Portal Avenue Neighborhood Commercial District.

BASIS FOR RECOMMENDATION

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

- The project meets the criteria established under the 1996 Wireless Telecommunications Services Facilities Siting Guidelines, and it is consistent with the objectives and policies of the Commerce and Industry Element, the Community Safety Element, the Residence Element, and the Urban Design Element of the General Plan.
- The project will be compatible with the neighborhood because the proposed WTS facility's rooftop mounted antennas will be screened from view, and the related equipment cabinets will be hidden within the second story of the building. As a result, the antennas would be minimally visible from view at the pedestrian level.
- The project is desirable as it will improve the AT&T mobile telephone network coverage and signal strength in the immediate area.

RECOMMENDATION:	Approval with Conditions
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Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Alternative Site Analysis |
| <input checked="" type="checkbox"/> Sanborn Map | |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

ACP

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 729.83 AND 303 TO ESTABLISH A WIRELESS TELECOMMUNICATIONS SERVICES (WTS) FACILITY CONSISTING OF SIX PANEL ANTENNAS ON THE ROOF OF A TWO-STORY OVER BASEMENT LEVEL BUILDING CONTAINING A FINANCIAL SERVICE (D.B.A. CHASE BANK) WITH A LOCATION PREFERENCE 6 (WHOLLY COMMERCIAL STRUCTURE WITHIN AN INDIVIDUAL NEIGHBORHOOD COMMERCIAL DISTRICT), AS PART OF A WIRELESS TELECOMMUNICATIONS NETWORK OPERATED BY AT&T WITHIN THE WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT A 26-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 17, 2011, Amy Million on the behalf of AT&T (hereinafter "project sponsor"), made an application (hereinafter "application"), for Conditional Use authorization on the property at **98 West Portal Avenue, Lot 009 & 010 in Assessor's Block 2931**, (hereinafter "project site") to establish a wireless telecommunications services (WTS) facility consisting of six panel antennas on the roof of a two-story over basement level building containing a financial service (d.b.a. Chase Bank) with a Location Preference 6 (Wholly Commercial Structure within an Individual Neighborhood Commercial District), as part of a wireless telecommunications network operated by AT&T within the West Portal Avenue Neighborhood Commercial District and a 26-X Height and Bulk District, in general conformity with plans filed with the Application and labeled "EXHIBIT B" (hereinafter "Project").

On November 17, 2011, the 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. 2011.0256C, 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 consists of two adjacent lots that combine for 8,027 square-feet and are located at the northwest corner of West Portal Avenue and Vicente Street. The project site is developed with a two-story over basement level building containing a financial service (d.b.a. Chase Bank). The financial service building that has a maximum height of approximately 30'-6" above grade from West Portal Avenue.
3. **Surrounding Properties and Neighborhood.** The project site is located in the West Portal Avenue Neighborhood Commercial District (NCD). This district stretches for three long blocks along West Portal Avenue from Ulloa Street to 15th Avenue, and extends one block east along Ulloa Street from the Twin Peaks Tunnel entrance to Claremont Boulevard. West Portal Avenue provides a selection of goods and services for customers coming mainly from the surrounding west of Twin Peaks and Sunset single-family residential neighborhoods. The lively, small-scale retail frontage is interrupted at several locations by large-scale financial institutions which take up a large amount of commercial ground-story frontage. Except for one three-screen movie theater complex, West Portal offers no entertainment uses and its restaurants are mainly family-oriented. The West Portal Avenue District controls are designed to preserve the existing family-oriented, village character of West Portal Avenue. The building standards limit building heights to 26 feet and two stories and maintains the existing pattern of rear yards at the ground level and above. Because the District and surrounding neighborhoods are well served by the existing number of eating and drinking establishments, new bars, restaurants and take-out food uses are generally discouraged: any proposed new establishment should be carefully reviewed to ensure that it is neighborhood serving and family-oriented, and will not involve a high-volume of take-out food or generate traffic, parking, or litter problems.

On the subject block, properties fronting West Portal Avenue are developed with one to two-story commercial buildings. Properties on the opposite side of the subject block are zoned RH-1(D) and contain detached, single-family dwellings. Outside of the project site, other commercial uses on the subject block include a variety of eating and drinking establishments, retail stores,

and professional and/or medical services. One block to the north of the project site is the West Portal Muni Station.

4. **Project Description.** The Project is to install a wireless telecommunication services (WTS) facility to be operated by AT&T. The WTS facility will consist of six panel antennas mounted on the roof of the subject building, and screened behind an approximately 6'-0" tall radio frequency transparent screen walls and faux vents painted to match the existing building. The panels antennas would be divided into three sectors (two antennas per sector) each containing one antenna that measures approximately 51.5" high by 7.1" deep by 11.9" wide, and another antenna measuring approximately 52.1" high by 11.1" deep by 22.9" wide. The proposed WTS facility also includes seven related equipment cabinets that would be located within an equipment room located on the second floor of the project site.
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 are dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003, requiring community outreach, notification, and detailed information about the facilities to be installed.¹

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

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

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

¹ PC Resolution 16539, passed March 13, 2003.

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

On November 17, 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 729.83 and 303 to establish a wireless telecommunication services (WTS) facility consisting of six panel antennas on the roof of a two-story over basement level building containing a financial service (d.b.a. Chase Bank) with a Location Preference 6 (wholly commercial structure within an individual neighborhood commercial district), as part of a wireless telecommunications network operated by AT&T within the West Portal Avenue Neighborhood Commercial District and a 26-X Height and Bulk District.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 6, as it is a wholly commercial structure within an individual neighborhood commercial district (West Portal Avenue NCD). 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 facilities operate at radio frequencies in the LTE (700 MHz) Band, Cellular (870 MHz) Band, AWS (2,100 MHz) and the PCS (1,950 MHz) Band. These frequencies are regulated by the Federal Communications Commission (FCC) and 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. The existing RF levels at ground level were around 1% of the FCC public exposure limit. There were no observed other antennas within 100 feet of this site. The estimated ambient RF field from the proposed AT&T wireless transmitters at ground level is calculated to be 0.029 mW/sq. cm., which is 3.7% of the FCC public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit extends 52 feet which includes areas of the roof but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access within 17 feet of the front of the antennas while they are in operation.

10. **Maintenance Schedule.** According to the Project Sponsor, the proposed facility would operate as an unmanned facility. After construction AT&T's maintenance personnel will access the site approximately once a month for maintenance.
11. **Community Outreach.** A Community Outreach Meeting was conducted for the proposed project. The meeting was held at 7:00 PM on Tuesday, May 17, 2011, at West Portal Clubhouse (Multi-Purpose Room) at 131 Lenox Way, San Francisco, CA 94127. According to the Project Sponsor four members of the community attended the meeting and asked variety of questions regarding the facility and EMF emissions, and potential impact to real estate values.
12. **Five-year plan:** AT&T submitted its latest five-year plan, as required, in October 2011.
13. **Public Comment.** To date the Department has received one phone call from the public in opposition to the project.
14. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the amendments to Planning Code in the following manner:
 - A. **Use.** A WTS facility is considered a public use as defined under Planning Code Section 790.80, which requires Conditional Use authorization in the West Portal NCD at the first and second story.
 - B. **Height.** Per Planning Code Section 260(b)(2)(I), radio antennae for transmission, reception, or relay of radio, television of other electronic signals, where permitted as principal or conditional uses are exempt from height limits.
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 project will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing use of the property and will be of such size and nature to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure that the placement of antennas and related support and protection features are so located, designed, and

treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character. The proposed project will also provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region. The Project has been designed to have the proposed panel antennas and related equipment hidden from view and compatible with existing development in the neighborhood.

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

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

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

The proposed project at 98 West Portal Avenue is necessary in order to achieve sufficient street and in-building mobile phone coverage. An alternative site location analysis was conducted by the project sponsor that involved evaluating 21 other potential locations within the West Portal Avenue neighborhood however, for various reasons such as design, visibility, and operational practicality, all other potential sites are less ideal than the project site. The project sponsor determined the subject property to be the most viable location due to the vertical features of building allowing a WTS facility that will have minimal impacts on street views, and is compatible with the existing character, scale, and massing of the surrounding neighborhood. According to the project sponsor, the proposed facility will improve wireless service for AT&T wireless customers in the area roughly bounded by Ulloa Street, Forest Side Avenue, San Anselmo Avenue, and Santa Paula Avenue.

- 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 The 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 significant increase in traffic volume is anticipated with the establishment of the proposed WTS facility. According to the Project Sponsor AT&T representatives will only visit the site about once a month for maintenance work.

- 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 installation of the antennas and transceiver equipment, once the proposed antennas are installed, impacts with regards to the above will likely be insignificant.

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

The Project will not impact existing landscaping or open space. Additionally, the proposed WTS facility's rooftop mounted antennas will be screened from view, and the related equipment cabinets will be hidden within the second story of the site.

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

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

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

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 Wireless coverage in residential, commercial and recreational areas along primary transportation routes in San Francisco.

2009 HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

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

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

The project will improve AT&T Wireless 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 screens the proposed rooftop mounted antennas, and the related equipment cabinets will be located within an existing financial service building and hidden from street view.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1:

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

Policy 2:

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

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

OBJECTIVE 2:

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

Policy 1:

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

Policy 3:

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

The site is an integral part of a 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 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.

In the event that traditional land line telephones are rendered inoperable during a natural disaster 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 improving wireless 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.

The project will not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The proposed WTS facility will only require access by company representatives about once a month.

- 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.

No landmarks or historic buildings would be affected by the project.

- 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 729.83 and 303 to allow a wireless telecommunication services facility consisting of six panel antennas on the roof of a two-story over basement level building containing a financial service (d.b.a. Chase Bank), as part of a wireless transmission network operated by AT&T on a Location Preference 6 (wholly commercial structure within an individual neighborhood commercial district) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the West Portal Avenue Neighborhood Commercial District and a 26-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this conditional use authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXX. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **November 17, 2011**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 17, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 729.83 and 303 to allow a wireless telecommunication services facility consisting of six panel antennas on the roof of a two-story over basement level building containing a financial service (d.b.a. Chase Bank), as part of a wireless transmission network operated by AT&T on a Location Preference 6 (wholly commercial structure within an individual neighborhood commercial district) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the West Portal Avenue Neighborhood Commercial District and a 26-X Height and Bulk District.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **November 17, 2011** under Motion No.XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9079, www.sf-planning.org.

4. **Screening - WTS.** To the extent necessary to ensure compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:
 - a. Modify the placement of the facilities;
 - b. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
 - c. Install multi-lingual signage, including the RF radiation hazard warning symbol identified in ANSI C95.2 1982, to notify persons that the facility could cause exposure to RF emissions;
 - d. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
 - e. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
 - f. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual effects;
 - g. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
 - h. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
 - i. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

For information about compliance, contact the Case Planner, Planning Department at 415-578-9079, 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.

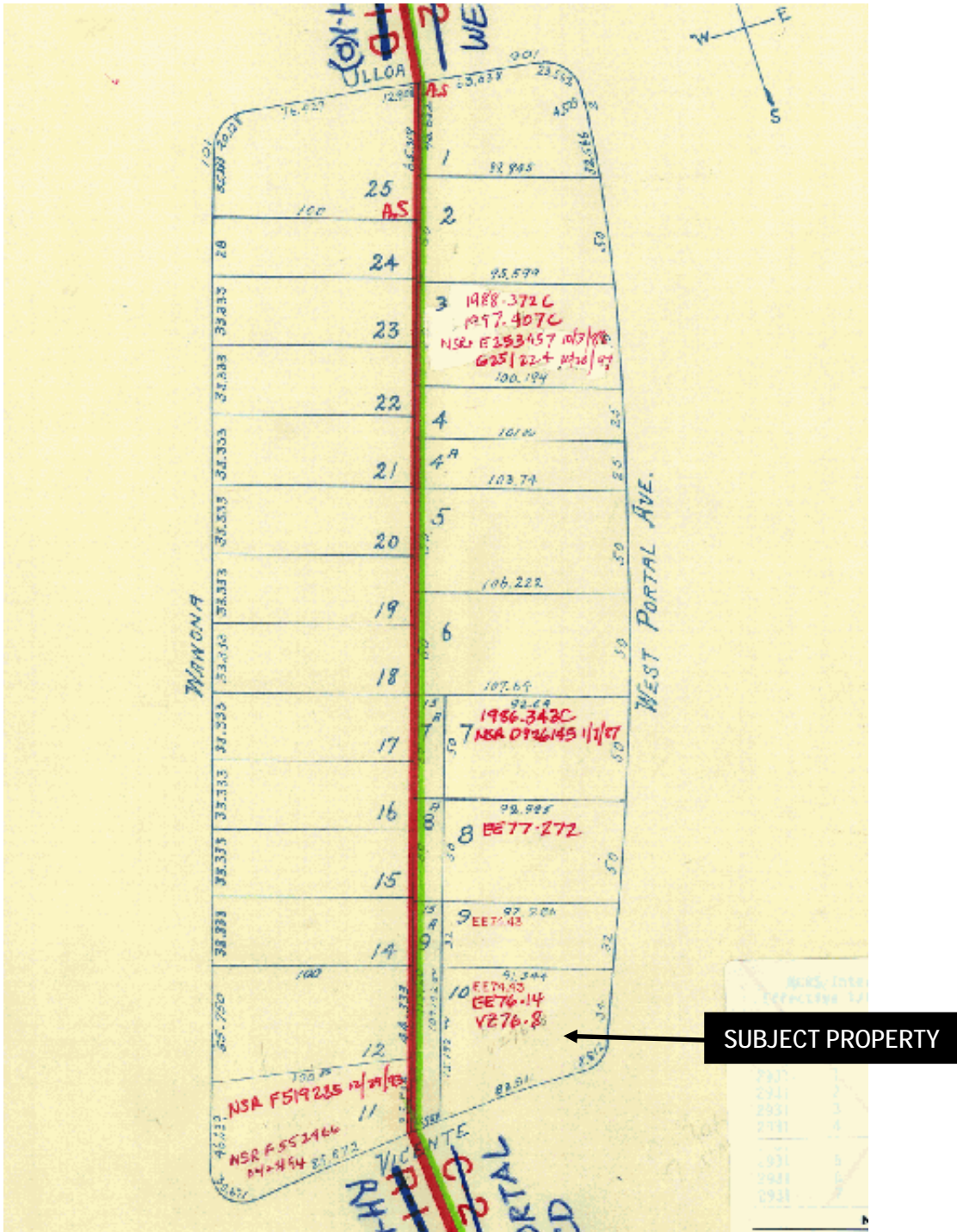
For information about compliance, contact the Department of Technology, 415-581-4000, <http://sfgov3.org/index.aspx?page=1421>

Motion No. XXXXX
Hearing Date: November 17, 2011

CASE NO. 2011.0256 C
98 West Portal Avenue

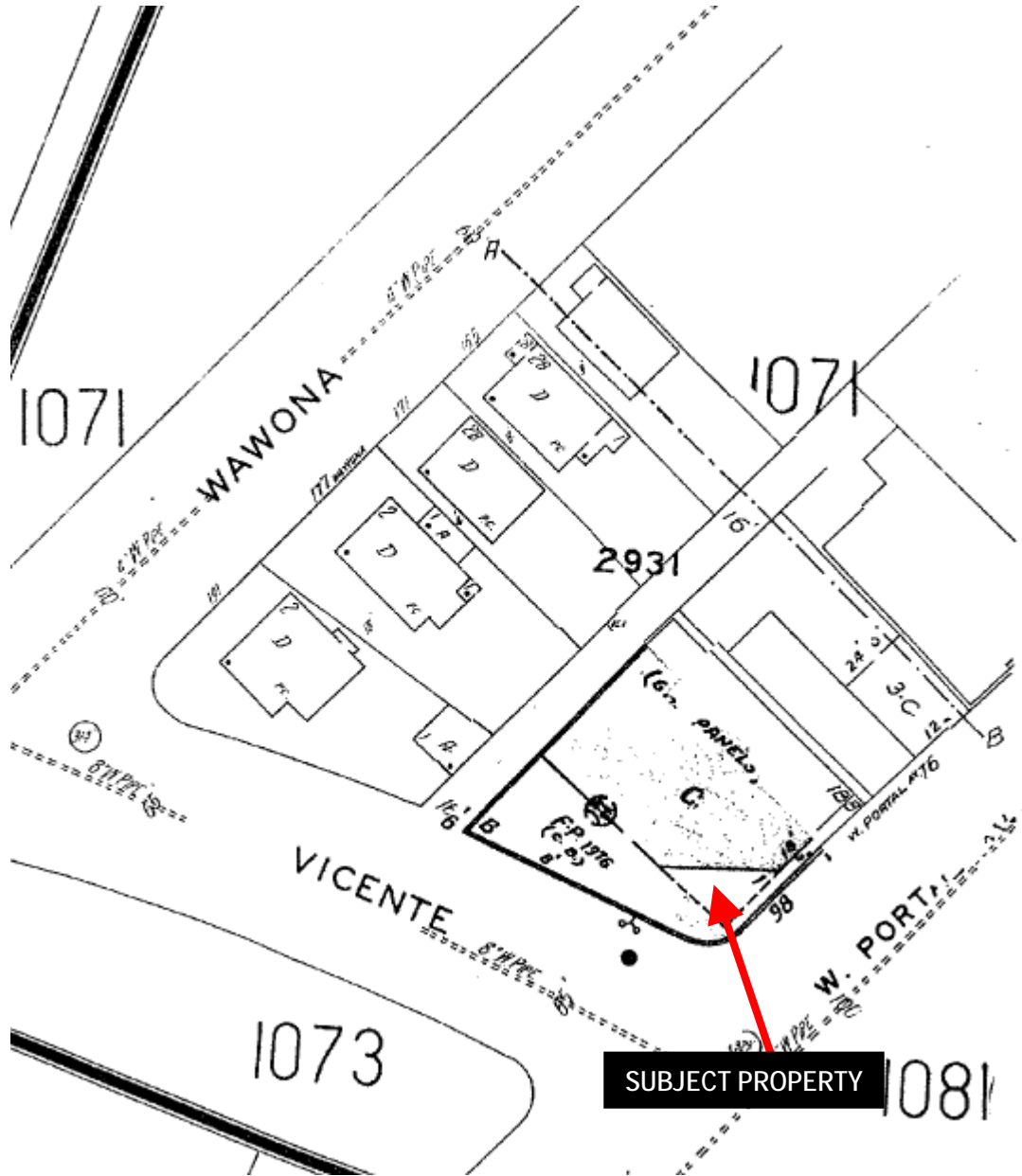
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Parcel Map



Conditional Use Request Hearing
 Case Number 2011.0256 C
 Wireless Telecommunication Services Facility
 98 West Portal Avenue

Sanborn Map



Conditional Use Request Hearing
Case Number 2011.0256 C
Wireless Telecommunication Services Facility
98 West Portal Avenue

Aerial Photo view looking North



SUBJECT PROPERTY

Conditional Use Request Hearing
Case Number 2011.0256 C
Wireless Telecommunication Services Facility
98 West Portal Avenue

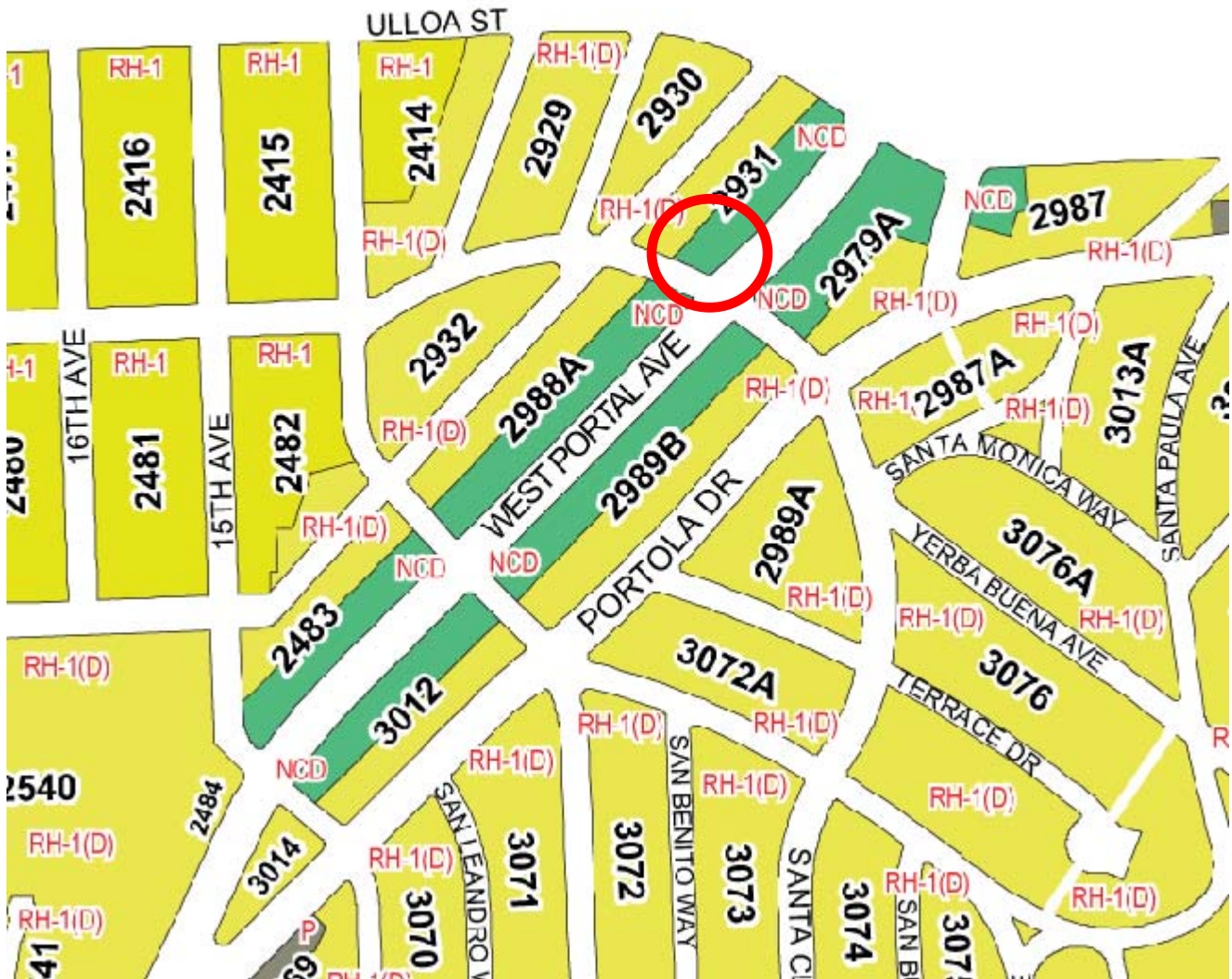
Aerial Photo view looking East



SUBJECT PROPERTY

Conditional Use Request Hearing
Case Number 2011.0256 C
Wireless Telecommunication Services Facility
98 West Portal Avenue

Zoning Map



Conditional Use Request Hearing
Case Number 2011.0256 C
Wireless Telecommunication Services Facility
98 West Portal Avenue

Site Photo

Subject Property



SUBJECT PROPERTY

Conditional Use Request Hearing
Case Number 2011.0256 C
Wireless Telecommunication Services Facility
98 West Portal Avenue

C. Location Preference

Location Preference

The property is a commercial building in the West Portal Neighborhood Commercial District. 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: Buildings located in the following zoning districts are Limited Preference Sites: Individual Neighborhood Commercial Districts (NCDs) 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. The Planning Commission will not approve applications for such sites unless the application, describes: (a) what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) what good faith efforts and measures were taken to secure these more preferred location (i.e. Paragraphs 1 through 5 above); (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.*

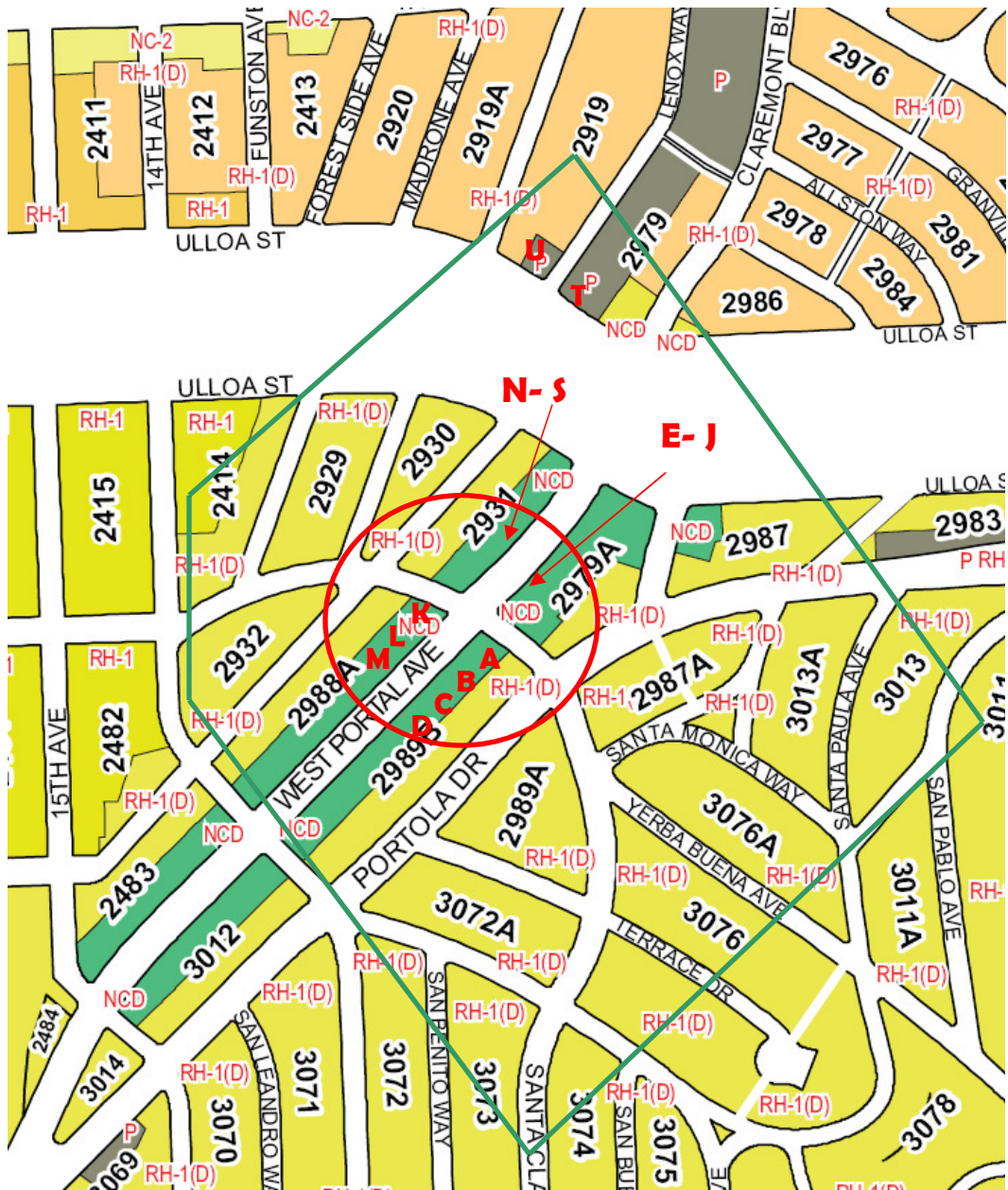
Site Justification

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 subject parcel is located within a commercial area of West Portal where there are variations in commercial uses, architecture, size and scale. The proposal is designed to utilize the existing vertical features of the building; therefore the proposed wireless communication facility does not have an impact on existing street views, and is compatible with the existing character, scale, and massing of the surrounding neighborhood. The proposed antennas would be located within a combination of radio frequency transparent screen walls and a faux vent pipe so that they are completely screened from view. The screen walls and vent pipe would be painted to match the building. The equipment cabinets would be located within an equipment roof inside the subject building. Please refer to the attached photo simulations.

Alternative Site Locations

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 buildings used for commercial retail. All of candidates are located within the West Portal NCD (Neighborhood Commercial District) making them all Preference 6 locations under the WTS guidelines. The West Portal NCD is surrounded by residential uses within the RH-1-D (One-Family – Detached Housing) which are considered to be Preference 7 locations. Below is a list of the alternative site locations evaluated by the AT&T network engineers and site acquisition team.

Location	Lot/Block	Zoning District	Building Use	WTS Siting Preference	Meets Network Objectives	Compatible to Community	Willing Landlord
A) 37 Vicente St (101-107 West Portal Avenue)	2989B-032	West Portal NCD	Wholly Commercial	6	Yes	Yes	Yes
B) 111-127 West Portal Ave	2989B-031	West Portal NCD	Wholly Commercial	6	No	Yes	Unknown
C) 145 West Portal Ave	2989B-034	West Portal NCD	Wholly Commercial	6	No	Yes	Unknown
D) 157-161 West Portal Ave	2989B-020	West Portal NCD	Mixed Use	6	No	No (Design)	Unknown
E) 99 West Portal Ave	2979A-021A	West Portal NCD	Wholly Commercial	6	Yes	Yes	Unknown
F) 75-91 West Portal Ave	2979A-019	West Portal NCD	Wholly Commercial	6	Yes	Yes	Unknown
G) 69 West Portal Ave	2979A-023C	West Portal NCD	Wholly Commercial	6	No	Yes	Unknown
H) 59-63 West Portal Ave	2979A-024A	West Portal NCD	Wholly Commercial	6	No	Yes	Unknown
I) 49-57 West Portal Ave	2979A-025	West Portal NCD	Wholly Commercial	6	No	Yes	Unknown
J) 41-47 West Portal Ave	2979A-026	West Portal NCD	Mixed Use	6	Yes	Yes	Unknown
K) 100 West Portal Ave	2988A-001	West Portal NCD	Wholly Commercial	6	No	Yes	Unknown
L) 118-126 West Portal Ave	2988A-003	West Portal NCD	Wholly Commercial	6	No	Yes	Unknown
M) 130-140 West Portal Ave	2988A-031	West Portal NCD	Wholly Commercial	6	No	No (Design)	Unknown
N) 76-78 West Portal Ave	2931-008	West Portal NCD	Mixed Use	6	Yes	No (Design)	Unknown
O) 62-70 West Portal Ave	2931-007	West Portal NCD	Wholly Commercial	6	No	Yes	Unknown
P) 54-60 West Portal Ave	2931-006	West Portal NCD	Wholly Commercial	6	No	Yes	Unknown
Q) 44-50 West Portal Ave	2931-005	West Portal NCD	Wholly Commercial	6	No	Yes	Unknown
R) 36-40 West Portal Ave	2931-004A	West Portal NCD	Wholly Commercial	6	No	Yes	Unknown
S) 32 West Portal Ave	2931-004A	West Portal NCD	Wholly Commercial	6	No	Yes	Unknown
T) West Portal Muni Station	2979-013A	P	Public	1	No	No	Unknown
U) 900-910 Ulloa / 190 Lenox Way	2919-031	P	Public	1	No	No	Unknown



- Improved Service Area
- Site Search Area
- A - U Alternative Site Locations

Alternative Site Location - A
37 Vicente Street (101-107 West Portal Avenue)



Location A is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. This building is the current location of the existing AT&T micro facility that the subject proposal intends to upgrade. This building has an existing T-Mobile facility. Both wireless facilities were approved by the San Francisco Planning Department as an accessory use; so, this site is not considered to be eligible as a co-location pursuant to the WTS guidelines. This building meets the network objective of expanding in-building and in-transit coverage and capacity to the proposed geographic service area; however, this building provided no opportunity for the installation of the associated equipment cabinets necessary for the facility's operation. The building currently occupies nearly 100% of the lot leaving no outdoor equipment space nor does it have any interior space available. Therefore it was determined that this was not a viable candidate.

Alternative Site Location - B
111-127 West Portal Avenue



Location B is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. This alternative is located mid-block and a shorter structure than the Proposed Facility leading to an overall height loss of over 10 feet. If placed on the roof, a facility here would need to extend over 15 feet over the existing roofline which exceeds the permitted height limit for the district and would not be consistent with the existing mass and scale of the building. The building would not provide the necessary line-of-sight which is required in order to meet the defined service objective. Line-of-sight to the north and east is blocked by taller buildings. Inability to provide service to the proposed service area eliminates this candidate as a viable alternative.

Alternative Site Location – C 145 West Portal Avenue



Location C is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. This alternative is located mid-block and a shorter structure than the Proposed Facility leading to an overall height loss of over 15 feet. If placed on the roof, a facility here would need to extend over 20 feet over the existing roofline which exceeds the permitted height limit for the district and would not be consistent with the existing mass and scale of the building. The building would not provide the necessary line-of-sight which is required in order to meet the defined service objective. Line-of-sight to the north and east is blocked by taller buildings. Inability to provide service to the proposed service area eliminates this candidate as a viable alternative.

Alternative Site Location - D
157-161 West Portal Avenue



Location D is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. The search area is established in locations where the proposed facilities would incorporate into the network. This building is located on the southern edge of the search area. As a result, this building would not be able to provide the desired service to the northern portion of the defined service area. The building has a challenging design with a substantially taller addition at the front of the building and a flat roof in the rear. In order to meet the service objective to the west, the facility would need to be incorporated into the tallest portion of the building along the front façade. The pitched roof and dormer windows make a compatible design infeasible. Therefore it was determined that this alternative was not a viable candidate within the defined search area.

Alternative Site Location - E
99 West Portal Avenue



Location E is located within the West Portal NCD and therefore a Preference 6 Location under the WTS guidelines. The building would not provide the necessary line-of-sight which is required in order to meet the defined service objective. Line-of-sight to the east is partially blocked by the adjacent taller building. Therefore it was determined that this alternative was not the best candidate within the search area.

Alternative Site Location - F
75-91 West Portal Avenue



Location F is wholly commercial building located within the West Portal NCD and therefore a Preference 6 Location under the WTS guidelines. There has been no property owner response or interest in leasing a space for a wireless telecommunication facility despite multiple calls, letters and visits to the building to discuss the proposal. The correspondence is as follows:

- June 8, 2010, the first contact was attempted to contact the landlord (name provided upon request) at what sounded like a home landline. A voicemail was left at that time.
- June 14, 2010, a letter was mailed to the property owner describing the project. No response was received.
- June 21, 2010, a follow-up phone call and voicemail to the property owner. No response was received.
- July 1, 2010, the site acquisition representative visited the property and left information for the property owner with an employee at the ticket counter. No response was received.

Due to lack of owner interested it was determined that this building was not a viable candidate.

Alternative Site Location - G 69 West Portal Avenue



Location G is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. This alternative is located mid-block and a shorter structure than the Proposed Facility leading to an overall height loss of over 10 feet. If placed on the roof, a facility here would need to extend over 15 feet over the existing roofline which exceeds the permitted height limit for the district and would not be consistent with the existing mass and scale of the building. The building would not provide the necessary line-of-sight which is required in order to meet the defined service objective. Line-of-sight to the north and east is blocked by taller buildings making this location incapable of filling the service gap. Therefore it was determined that this alternative was unable to meet the defined service requirements.

Alternative Site Location –H 59-63 West Portal Avenue



Location H is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. This alternative is located mid-block and a shorter structure than the Proposed Facility leading to an overall height loss of over 10 feet. If placed on the roof, a facility here would need to extend over 15 feet over the existing roofline which exceeds the permitted height limit for the district and would not be consistent with the existing mass and scale of the building. The building would not provide the necessary line-of-sight which is required in order to meet the defined service objective. Line-of-sight to the north and east is blocked by taller buildings making this location incapable of filling the service gap. The proposed location is on a large corner building that provides a direct line-of-sight to the defined service area that this mid-block building does not. Therefore it was determined that this alternative was unable to meet the defined service requirements.

Alternative Site Location - I 49-57 West Portal Avenue



Location I is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. This alternative is located mid-block and a shorter structure than the Proposed Facility leading to an overall height loss of over 15 feet. The building would not provide the necessary line-of-sight which is required in order to meet the defined service objective. Line-of-sight to the north, south and east is blocked by taller buildings making this location incapable of filling the service gap. If placed on the roof, a facility here would need to extend over 20 feet over the existing roofline which exceeds the permitted height limit for the district and would not be consistent with the existing mass and scale of the building. Inability to provide service to the proposed service area eliminates this candidate as a viable alternative.

Alternative Site Location - J
41-47 West Portal Avenue



Location J is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. The existing wireless sites were approved by the San Francisco Planning Department as an accessory use; therefore, the facility is not considered to be eligible as a co-location according to the WTS guidelines. According to Section 729.83 of the Zoning Ordinance under the zoning controls for the West Portal NCD zoning district, wireless telecommunication facilities (Public Uses) are not permitted above the second floor. This is a three-story commercial building and as a result a roof-mounted wireless telecommunication facility above the third floor was determined by the San Francisco Planning Department as not permitted. Therefore it was determined that this alternative was not a viable candidate for the proposed wireless telecommunication facility.

Alternative Site Location - K
100 West Portal Avenue



Location K is located within the West Portal NCD and therefore a Preference 6 Location under the WTS guidelines. This building appears suitable for a wireless telecommunication facility as it appears able to meet the network objective of expanding in-building and in-transit coverage and capacity to the proposed geographic service area; however, the construction and architectural design of the Proposed Location provides a better opportunity to incorporate a wireless telecommunication facility. Therefore it was determined that this alternative was not the best candidate within the search area.

Alternative Site Location –L 118-126 West Portal Avenue



Location L is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. The search area is established in locations where the proposed facilities would incorporate the network. The building is located on the southern edge of the search ring limiting its line-of-sight to the northern portion of the defined service area. The location of the building mid-block does not provide as superior coverage and as the Proposed Location at 98 West Portal Avenue. Therefore it was determined that this alternative was not the most suitable candidate within the defined search area.

Alternative Site Location –M 130-140 West Portal Avenue



Location M is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. This alternative is located mid-block and a shorter structure than the Proposed Facility leading to an overall height loss of over 15 feet. The building would not provide the necessary line-of-sight which is required in order to meet the defined service objective. Line-of-sight to the north is blocked by taller buildings making this location incapable of filling the service gap. If placed on the roof, a facility here would need to extend over 20 feet over the existing roofline which exceeds the permitted height limit for the district and would not be consistent with the existing mass and scale of the building. Inability to provide service to the proposed service area eliminates this candidate as a viable alternative.

Alternative Site Location - N
76-78 West Portal Avenue



Location N is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. The height and location of this building appears suitable for a wireless telecommunication facility. However, the building's architecture (steeply pitched roof, peaks of varying depth) does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, the building is set back on the lot from the street, which results in a more limited line-of-sight to the defined search area. Therefore it was determined that this alternative was not the most suitable candidate within the defined search area.

Alternative Site Location – O
62-70 West Portal Avenue



Location O is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. The building would not provide the necessary line-of-sight which is required in order to meet the defined service objective. Line-of-sight to the south and southwest is blocked by taller buildings making this location incapable of filling the service gap. Inability to provide service to the proposed service area eliminates this candidate as a viable alternative.

Alternative Site Location - P
54-60 West Portal Avenue



Location P is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. This is a small one-story, mid-block building and would only be able to provide a limited line-of-sight to the north and south which is required in order to meet the defined service objective. The proposed location in a large corner building that provides a direct line-of-sight to the defined service area that this mid-block building does not. Therefore it was determined that this alternative was unable to meet the defined service requirements.

Alternative Site Location - Q
44-50 West Portal Avenue



Location Q is located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. This is a small one-story, mid-block building and would only be able to provide a limited line-of-sight to the north and south which is required in order to meet the defined service objective. The proposed location in a large corner building that provides a direct line-of-sight to the defined service area that this mid-block building does not. Therefore it was determined that this alternative was not the most suitable candidate within the defined search area.

Alternative Site Location – R and S 36-40 and 32 West Portal Avenue



Locations R and S are located within the West Portal NCD, a Preference 6 Location under the WTS guidelines. The search area is established in locations where the proposed facilities would incorporate the network. The building is located on the northern edge of the search ring limiting its line-of-sight to the southern and southeastern portion of the defined service area. Both of these locations are small one-story, mid-block buildings and that would only be able to provide a limited line-of-sight to the north and south which is required in order to meet the defined service objective. The proposed location is a large corner building that provides a direct line-of-sight to the defined service area that this mid-block building does not. Therefore it was determined that these locations were not the most suitable candidates within the defined search area.

Alternative Site Location - T
West Portal Muni Station (Block: 2979 Lot: 013A)



Location T is located within the P (Public) zoning district and therefore a Preference 1 Location under the WTS guidelines. This parcel is occupied by the West Portal Avenue Muni Station and is located outside of the defined search area; however it was evaluated due to its consideration as a Preferred Location. The design of this structure with the series of awnings serving as the roof does not provide a suitable location for the antennas to incorporate into the building. A wireless facility at this location would need to extend above the Muni lines to prevent interference with the radio frequency signal. Therefore it was determined that this was not a viable candidate.

Alternative Site Location – U
900-910 Ulloa Street / 190 Lenox Way



Location U is located within the P (Public) zoning district and therefore a Preference 1 Location under the WTS guidelines. This building is occupied by the San Francisco Public Library – West Portal Branch and is located outside of the defined search area; however it was evaluated due to its consideration as a Preferred Location. The building’s architectural style and red clay roof does not provide an opportunity to incorporate the proposed wireless communication facility with minimal visual impact. In addition, the building’s location outside of the search ring does not provide the necessary line-of-sight to the defined search area. Therefore it was determined that this was not a viable candidate.

AT&T MOBILITY CONDITIONAL USE PERMIT APPLICATION
98 WEST PORTAL AVENUE

STATEMENT OF GORDON SPENCER

I served as AT&T's radio frequency engineer with respect to the proposed wireless communications facility at 98 West Portal Avenue (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 Taraval Street, 14th and Santa Clara Avenues, and Claremont Boulevard. 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 37 Vicente 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.

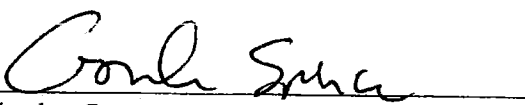
Exhibit 2 to this Statement is a map of existing service coverage (without the proposed installation at the Property) in the area at issue. It includes service coverage provided by existing AT&T sites. The green shaded areas depict areas within a Signal-to-Noise range that provide acceptable service 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.

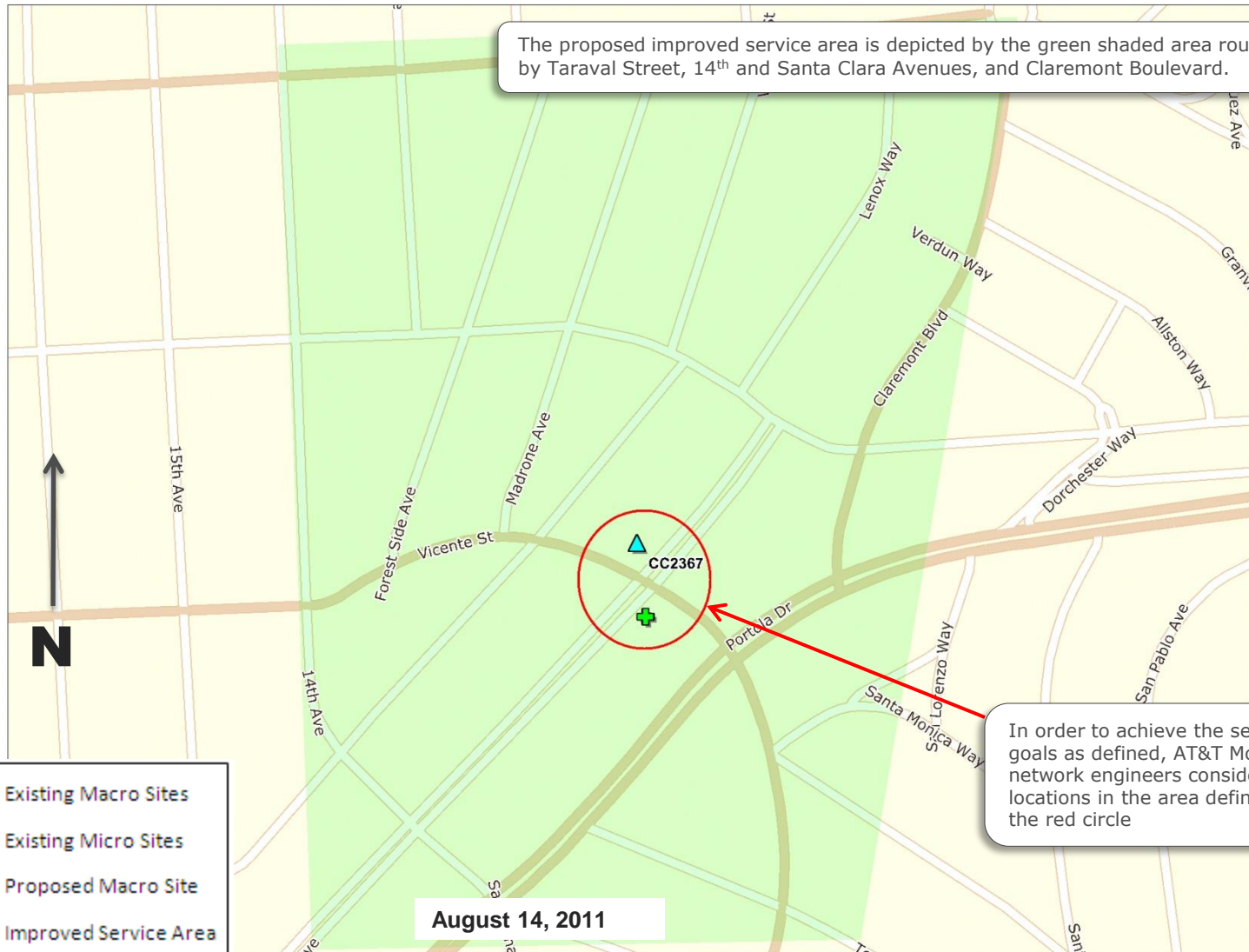
I have a Masters Degree in Electrical Engineering from the University of California (UCLA) and have worked as an engineering expert in the Wireless Communications Industry for over 25 years.


Gordon Spencer

August 12, 2011

Service Improvement Objective (CC2367)

98 West Portal Avenue



The proposed improved service area is depicted by the green shaded area roughly bounded by Taraval Street, 14th and Santa Clara Avenues, and Claremont Boulevard.

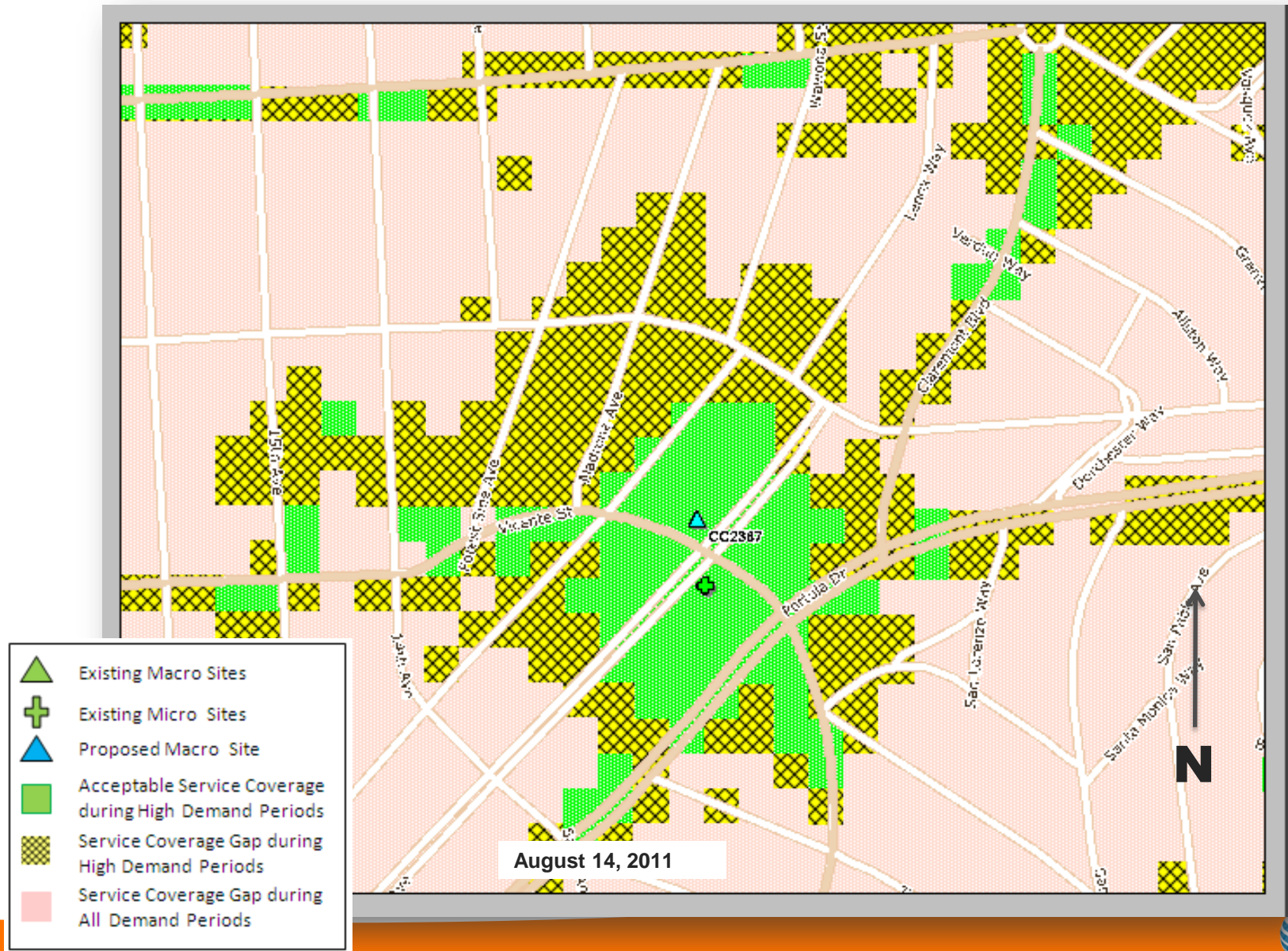
In order to achieve the service goals as defined, AT&T Mobility network engineers considered site locations in the area defined by the red circle

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

August 14, 2011

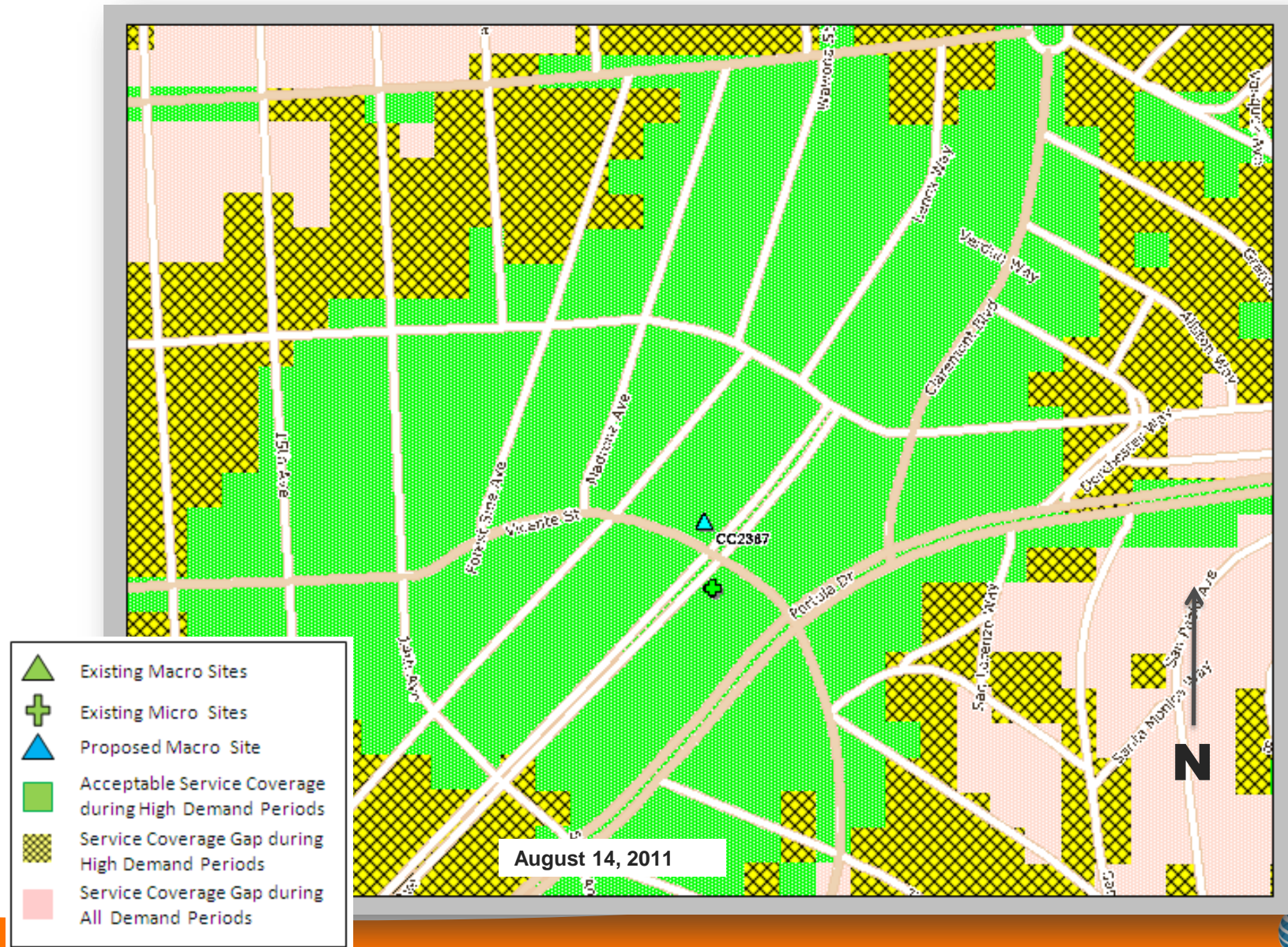
Proposed Site at 98 West Portal Ave.(CC2367)

Service Area BEFORE site is constructed



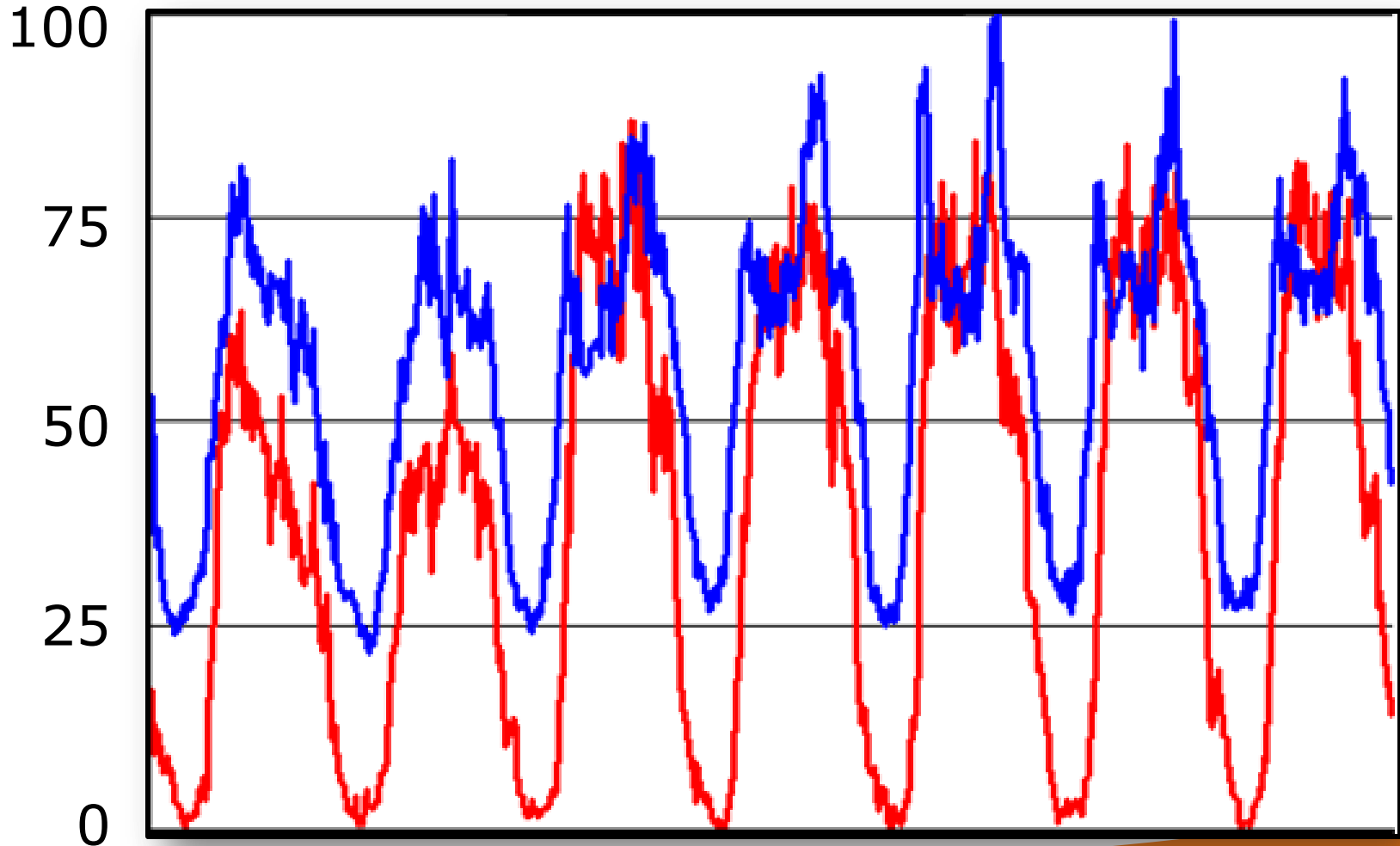
Proposed Site at 98 West Portal Ave.(CC2367)

Service Area AFTER site is constructed



Current 7-Day Traffic Profile for the Location of CC2367

— Data Traffic
— Voice Traffic

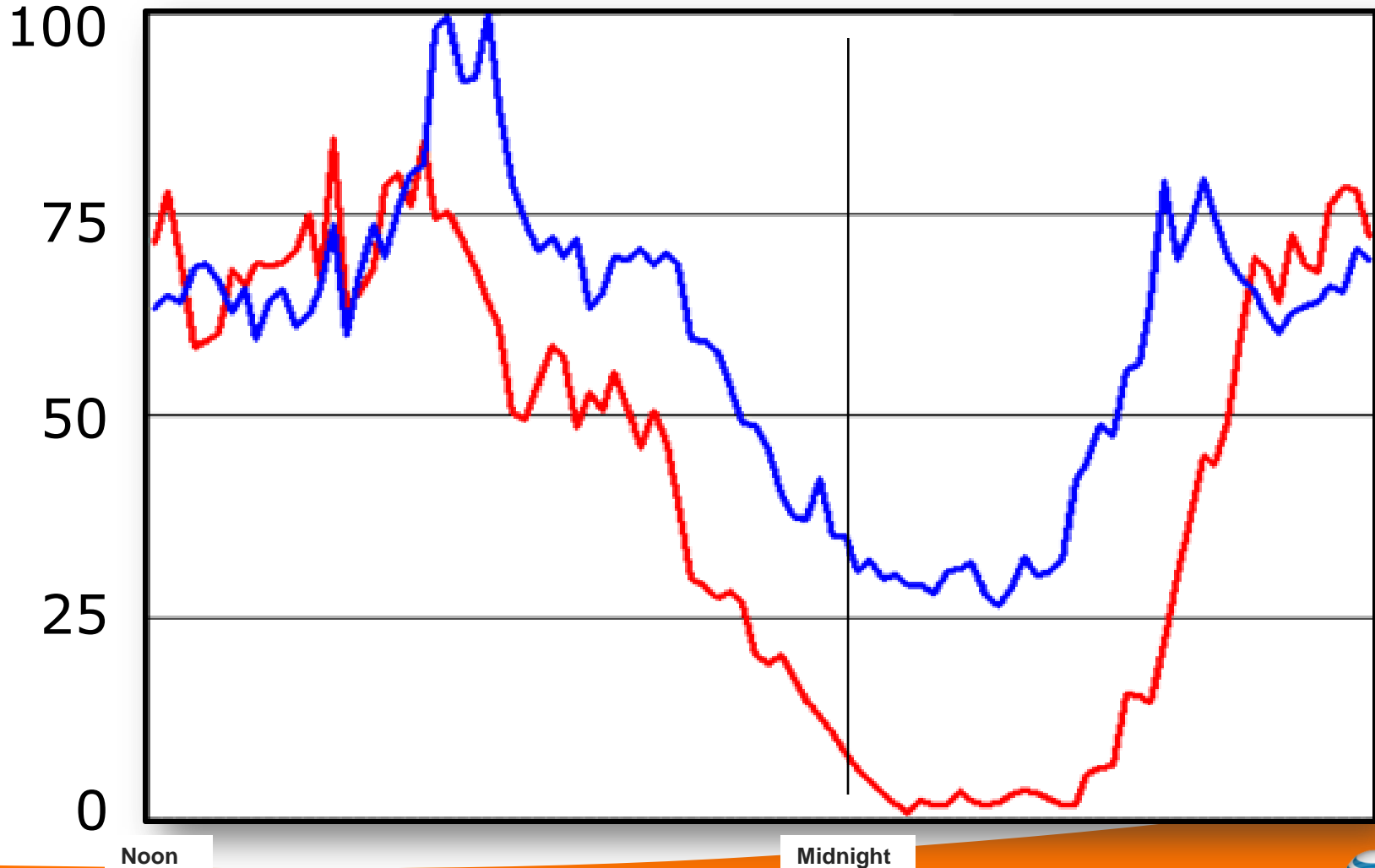


July 29, 2011



Current 24-Hour Traffic Profile for the Location of CC2367

— Data Traffic
— Voice Traffic

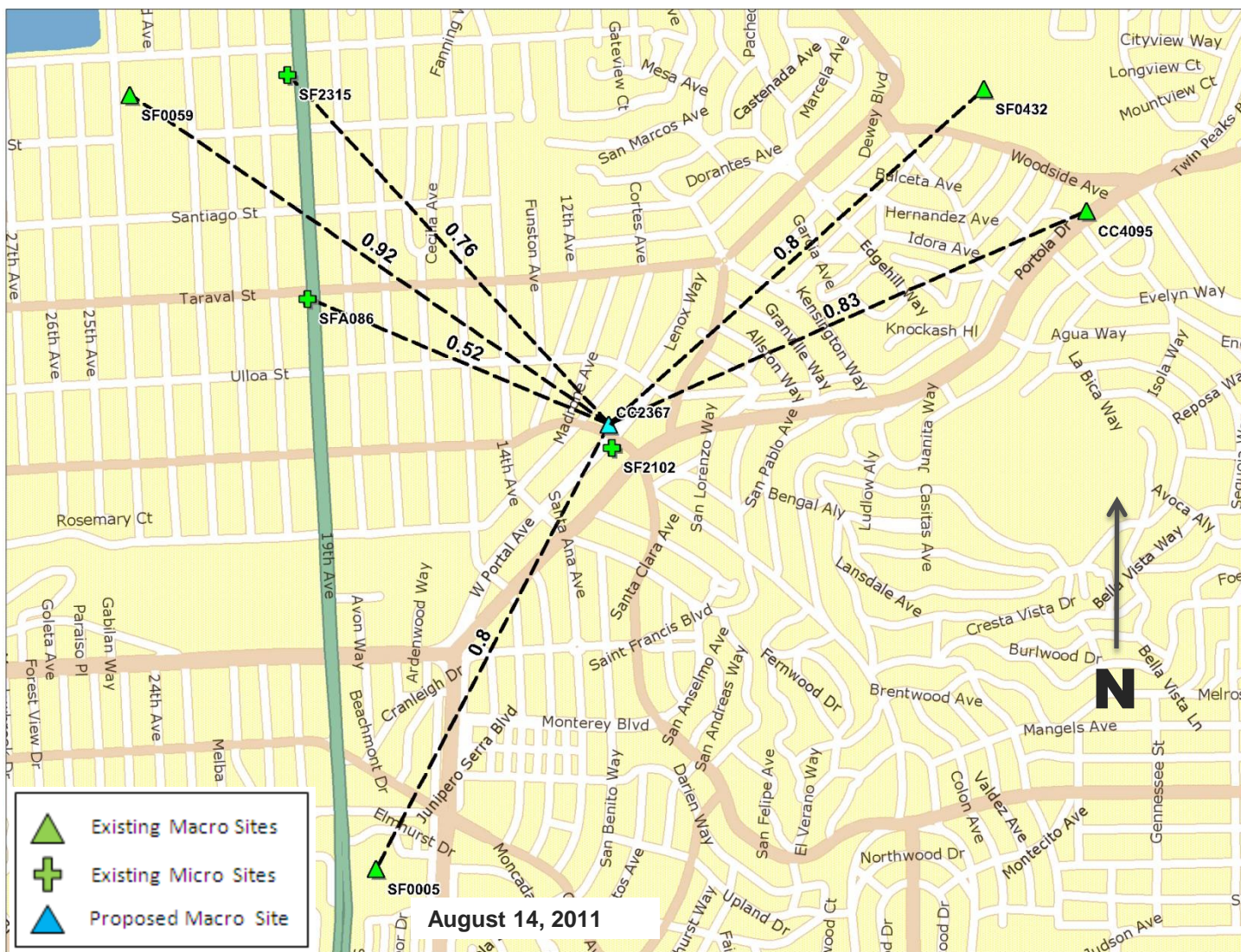


Noon

Midnight

Existing Surrounding Sites at 98 West Portal

CC2367





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: 98 West Portal Av
Site ID: 1349 **SiteNo.:** SF2102

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

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 0
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)
 Yes No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)
 Yes No
- X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)
 Maximum Power Rating: 4560 watts.
- X 6. The total number of watts per installation and the total number of watts for all installations on the building (roof or side) (WTS-FSG, Section 10.5.1).
 Maximum Effective Radiant: 4560 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 $\mu\text{w}/\text{cm}^2$)
 Maximum RF Exposure: 0.029 mW/cm² Maximum RF Exposure Percent: 3.7
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.

<input checked="" type="checkbox"/> Public_Exclusion_Area	Public Exclusion In Feet:	<u>52</u>
<input checked="" type="checkbox"/> Occupational_Exclusion_Area	Occupational Exclusion In Feet:	<u>17</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 no existing antennas currently operated by AT&T Wireless installed on the roof top of the building at 98 West Portal Avenue. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 6 new antennas. The antennas are mounted at a height of 32 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.029 mW/sq cm., which is 3.7 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 52 feet which includes areas of the roof but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 17 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: 11/2/2010

Patrick Fosdahl

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

**AT&T Mobility • Base Station No. CC2367
98 West Portal Avenue • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. CC2367) located at 98 West Portal Avenue in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

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

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

The site was visited by Mr. George Sablan, a qualified field technician employed by Hammett & Edison, Inc., during normal business hours on October 13, 2010, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc, dated September 17, 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 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, although AT&T had installed a pair of omnidirectional antennas high on the southwest corner of the two-story mixed-use building



AT&T Mobility • Base Station No. CC2367
98 West Portal Avenue • San Francisco, California

located at 37 Vicente Street, about 110 feet away from the proposed site, and located above the roof of that building in a cylindrical enclosure, configured to resemble a vent, were antennas for use by T-Mobile.

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 three Andrew Model QBXLH-6565AQ-R2M and three Andrew Model DBXNH-6565A-R2M directional panel antennas within two view screen enclosures to be installed above the roof of the Chase Bank building located at 98 West Portal Avenue. The antennas would be mounted with up to 6° downtilt at an effective height of about 32 feet above ground, 5½ feet above the roof, and would be oriented in pairs (one of each) toward 45°T, 150°T, and 260°T.

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 4,560 watts, representing simultaneous operation at 1,750 watts for AWS, 1,610 watts for PCS, 1,280 watts for cellular, and 750 watts for 700 MHz.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted no buildings of similar height nearby.

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 0.029 mW/cm², which is 3.7% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 4% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 52 feet out from the antenna faces; this includes areas of the roof of the building, but does not reach any publicly accessible areas.

AT&T Mobility • Base Station No. CC2367
98 West Portal Avenue • San Francisco, California

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 17 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking “Prohibited Access Areas” with red stripes out to 52 feet and “Worker Notification Areas” with yellow stripes out to 17 feet in front of the antennas, and posting explanatory warning signs* at the roof access hatch and on the screens in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

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

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



**AT&T Mobility • Base Station No. CC2367
98 West Portal Avenue • San Francisco, California**

Conclusion

Based on the information and analysis above, it is my professional opinion that the AT&T Mobility base station located at 98 West Portal Avenue in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Marking areas on the roof is recommended to establish compliance with exposure limitations, and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.

December 23, 2010



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

May 18, 2011

Adrian Putra, Planner
San Francisco Department of Planning
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: File No: 2011.0256C Community Meeting for proposed AT&T Mobility facility
98 West Portal Avenue

Dear Adrian,

On May 17, 2011, AT&T mobility conducted a community meeting regarding the proposed wireless facility at 98 West Portal Avenue. The attached notification announced the community presentation was to be held at West Portal Park (Multi-Purpose Room) at 7:00 p.m. Notice of the presentation was mailed out on May 3, 2011 to 483 owners and tenants within 500 feet of the proposed installation and 24 neighborhood organizations.

I conducted the meeting on behalf of AT&T Mobility as the project sponsor along with Marc Blakeman of AT&T's External Affairs. Bill Hammett, a licensed California radio frequency engineer with Hammett and Edison, Inc. was also there to answer the community's EMF emissions questions. Four (4) members of the community attended the meeting asking various questions about the facility, potential impact to real estate values and the perceived impact of EMF emissions the proposed facility would have. The questions were answered and the attendees seemed satisfied with the information provided.

Please contact me if you have any questions or concerns.

Sincerely,



Amy Million
KDI Planning, Representing AT&T Mobility

Attachments:

- Community Meeting Notice
- Affidavit
- Community Meeting Sign-up Sheet
- Neighborhood Groups List

Affidavit of Conducting a Community Outreach Meeting

I, Amy Million, do hereby declare as follows:
(print name)

1. I have conducted a **Community Outreach Meeting** for the proposed new construction or alteration prior to submitting a building permit in accordance with Planning Commission Pre-Application Policy.

2. The meeting was conducted at West Portal Park (Multi-Purpose Room) at 131 Lenox Way
(location/address)

on May 17, 2011 (date) from 7:00pm (time).

3. I have included the **mailing lists, meeting notification letter, sign-in sheet and meeting summary letter** with this affidavit. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.

4. I have prepared these materials in good faith and to the best of my ability.

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

EXECUTED ON THIS DAY, May 18, 2011 IN SAN FRANCISCO


Signature

Amy Million, KDI
Name (type or print)

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

98 West Portal Avenue
Project Address



West Portal Chase Bank Community Meeting
May 17, 2011

Name	Address	Phone/Email
Home member		
Michael BARNER	135 Wawona St	c-mickael@tdmail.com
JOE NAZZAL	131 WAWONA	JOENAZZAL@COMCAST.NET
DAN McHUGH	357 PACIFIC	(Twin Peaks)

NOTICE OF NEIGHBORHOOD MEETING

To: Neighborhood Groups, Neighbors & Owners within 500' radius of 98 West Portal Avenue

Meeting Information

Date: Tuesday, May 17, 2011
Time: 7:00 p.m.
Where: West Portal Clubhouse
Multi-Purpose Room
131 Lenox Way
San Francisco, CA 94127

Site Information

Address: 98 West Portal Avenue
Block/Lot: 2931/009-010
Zoning: West Portal NCD

Applicant

AT&T Mobility

Contact Information

AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility is proposing to install a wireless communication facility at 98 West Portal Avenue, needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of installing six (6) panel antennas placed on the roof within a combination of new radio frequency transparent screen walls and a new faux vent pipe painted to match the building so that they are completely screened from view. The associated equipment will be located within a storage room inside the subject building. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at the West Portal Clubhouse (Multi-Purpose Room), 131 Lenox Way on Tuesday May 17, 2011 at 7:00 p.m. to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact the AT&T Mobility Hotline at (415) 646-0972 and an AT&T Mobility specialist will return your call. Please contact Adrian Putra, project planner with the San Francisco Department of City Planning at (415) 575-9079 if you have any questions regarding the planning process.

NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 no later than 5:00pm on Friday, May 13, 2011 and we will make every effort to provide you with an interpreter.

NOTIFICACIÓN DE REUNIÓN DE VECINDARIO

Para: Grupos del vecindario, vecinos y propietarios dentro de un radio de 500' de 98 West Portal Avenue

Información de la reunión

Fecha: Martes, 17 de mayo, 2011
Hora: 7:00 p.m.
Dónde: West Portal Clubhouse
Sala Multipropósito
131 Lenox Way
San Francisco, CA 94127

Información del lugar

Dirección: 98 West Portal Avenue
Cuadra/Lote: 2931/009-010
Zonificación: West Portal NCD

Solicitante

AT&T Mobility

Información de contacto

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

AT&T Mobility propone instalar una instalación de comunicaciones inalámbricas en 98 West Portal Avenue necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta de AT&T Mobility es una instalación sin personal que consiste en la instalación de seis (6) antenas panel ubicadas en el techo entre nuevas paredes de pantalla transparente de radiofrecuencia y una nueva tubería de ventilación falsa pintada para que combinen con el edificio y estén totalmente ocultas de la vista pública. Los equipos relacionados se colocarán dentro de una sala de almacenamiento en el interior del edificio mencionado. Habrá planos y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a una reunión informativa de la comunidad que se realizará en West Portal Clubhouse (Sala Multipropósito), 131 Lenox Way el martes 17 de mayo de 2011 a las 7:00 p.m. para tener más información sobre el proyecto.

Si tiene preguntas relacionadas con la propuesta y no puede asistir a la reunión, por favor, llame a la Línea Directa de AT&T Mobility, (415) 646-0972, y un especialista de AT&T Mobility le devolverá el llamado. Por favor, contacte a Adrian Putra, planificador de proyecto, en el Departamento de Planificación de la Ciudad de San Francisco al (415) 575-9079 si tiene alguna pregunta relacionada con el proceso de planificación.

NOTA: Si necesita que un intérprete esté presente en la reunión, por favor, contacte a nuestra oficina al (415) 646-0972 el viernes 13 de mayo de 2011 antes de las 5:00 p.m., y haremos todo lo posible para proporcionarle un intérprete.

社區會議通知

致：West Portal Avenue 98 號周圍五百英尺內的居民組織、居民和業主

會議資訊

日期：2011 年 5 月 17 日
時間：下午 7:00
地點：加利福尼亞州三藩市 Lenox
Way 131 號 West Portal Clubhouse Multi-Purpose
Room (郵編 94127)

設施地點資訊

地址：West Portal Avenue 98 號
街區 / 地段：2931/009-010
分區：West Portal NCD

申請公司

AT&T Mobility

聯繫資訊

AT&T Mobility 公司熱線電話
(415) 646-0972

AT&T Mobility 公司計畫在 West Portal Avenue 98 號建造一座無線通訊設施，作為 AT&T Mobility 公司在三藩市無線網路的一部分。計畫中的 AT&T Mobility 設施為無人操作設施，將在樓頂安裝六 (6) 根平板天線，外加新的射頻透明幕牆和一根新的人造通風管，它們的粉刷將與現有建築保持一致，使公眾從外面完全看不到它們。相關設備將被放置在該建築內的一個儲藏室裏。我們在會上將提供計畫書和類比圖片供您參考。我們誠意邀請您參加定於 2011 年 5 月 17 日 (星期二) 下午 7:00 在 Lenox Way 131 號 West Portal Clubhouse 的 Multi-Purpose Room 召開的社區通氣會，以便您瞭解有關本專案的更多資訊。

如果您對該計畫有任何疑問，但是無法出席這次會議，請撥打 AT&T Mobility 公司熱線電話 (415) 646-0972，AT&T Mobility 公司的一位專業人員將會回復您的電話。如果您對本規程程式有任何疑問，請致電 (415) 575-9079 與三藩市城市規劃署的項目計畫員 Adrian Putra 聯繫。

注意：如果您需要一名翻譯陪同您出席會議，請在不晚於 2011 年 5 月 13 日 (星期五) 下午 5 點前致電 (415) 646-0972 與本辦公室聯繫，我們將盡力為您配備一名翻譯。

Existing



at&t

CC2367

West Portal Chase Bank

98 West Portal Avenue
San Francisco, CA 94127

Proposed



proposed AT&T antenna
inside new faux vent

proposed AT&T antennas behind
new RF transparent screen

Existing



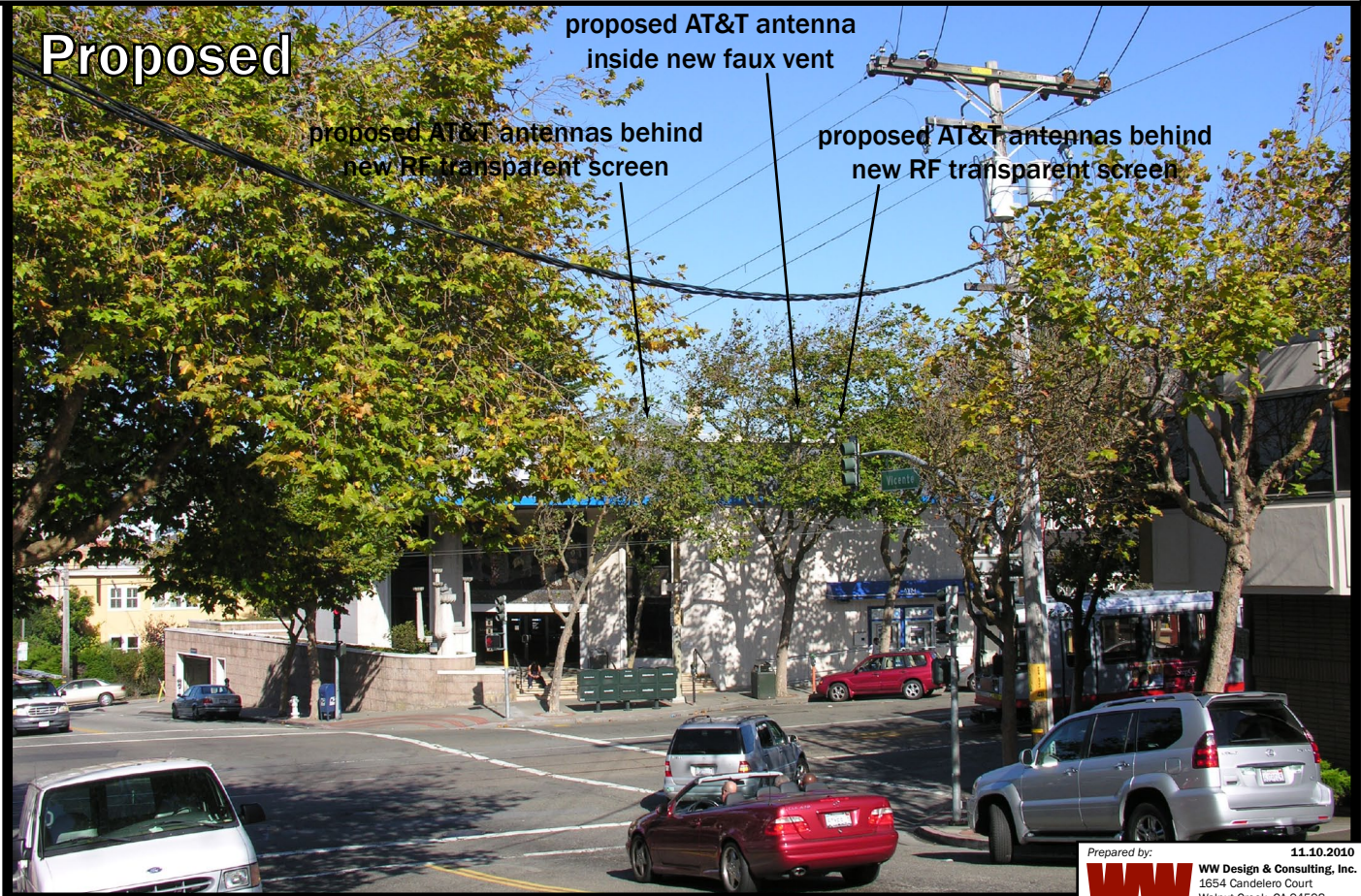
at&t

CC2367

West Portal Chase Bank

98 West Portal Avenue
San Francisco, CA 94127

Proposed



proposed AT&T antenna
inside new faux vent

proposed AT&T antennas behind
new RF transparent screen

proposed AT&T antennas behind
new RF transparent screen

Photosimulation of the proposed telecommunication facility as seen looking north from Vicente Street

Existing



at&t

CC2367

West Portal Chase Bank

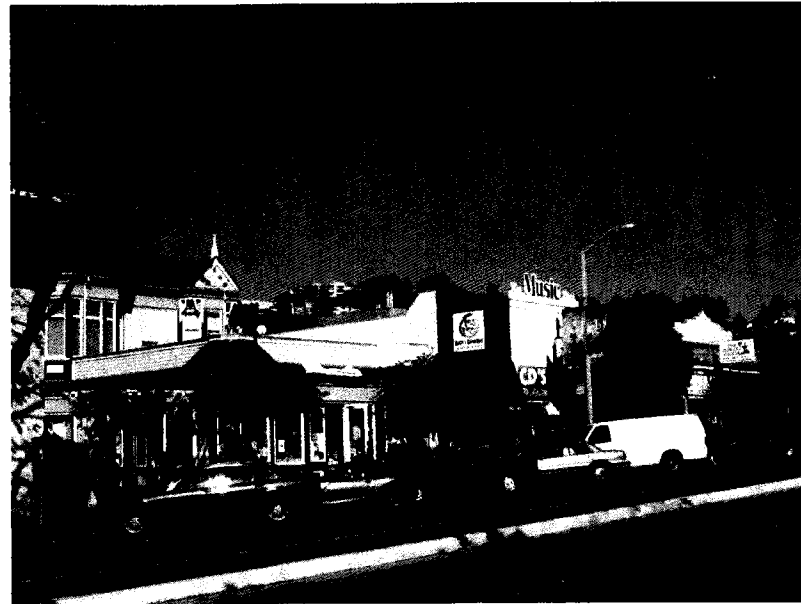
98 West Portal Avenue
San Francisco, CA 94127

Proposed



proposed AT&T
installation not visible
beyond roof line

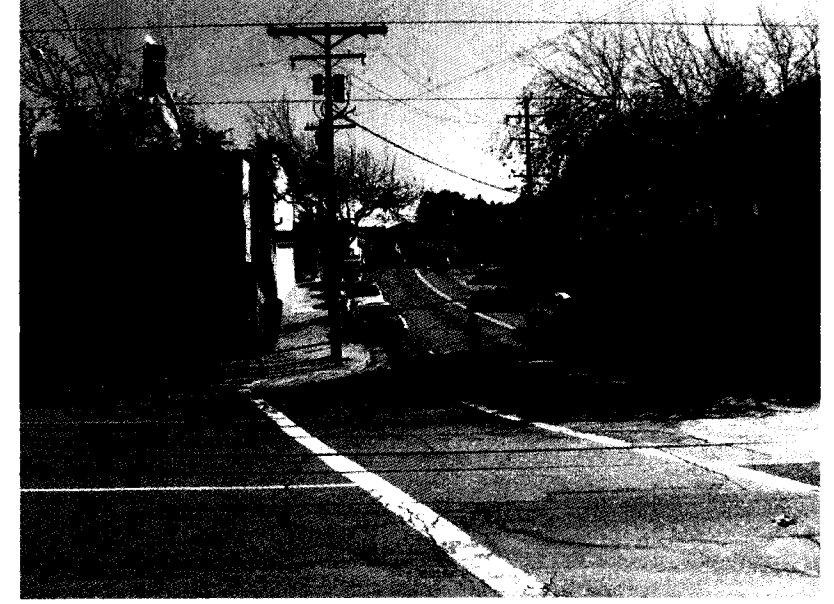
98 West Portal Avenue – 2011.0256C
Contextual Photos



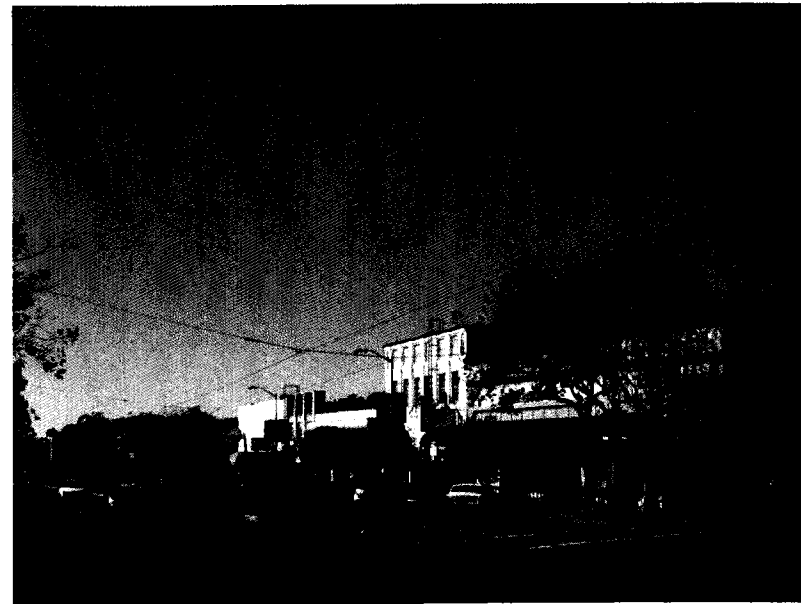
View of westerly blockface of West Portal Avenue looking northwest



View of easterly blockface of West Portal Avenue looking southeast



View of Vicente Street looking east from West Portal Avenue



View of westerly blockface of West Portal Avenue looking southwest



View of easterly blockface of West Portal Avenue looking northeast



View of northerly blockface of Vicente Street looking northwest



at&t

WEST PORTAL CHASE BANK
98 WEST PORTAL AVE
SAN FRANCISCO, CA 94127
CC2367

WEST PORTAL CHASE BANK

CC2367
 98 WEST PORTAL AVE
 SAN FRANCISCO, CA 94127

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	09/17/10	ZD 90%	J.S.
	10/12/10	ZD 100%	C.C.
	11/03/10	CLIENT REV	C.C.
	03/07/11	CLIENT REV	C.C.
	06/14/11	PLAN CHECK	K.P.
	-	-	-

DRAWN BY: J. SMITH
 CHECKED BY: C. MATHISEN
 APPROVED BY: -
 DATE: 06/14/11

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

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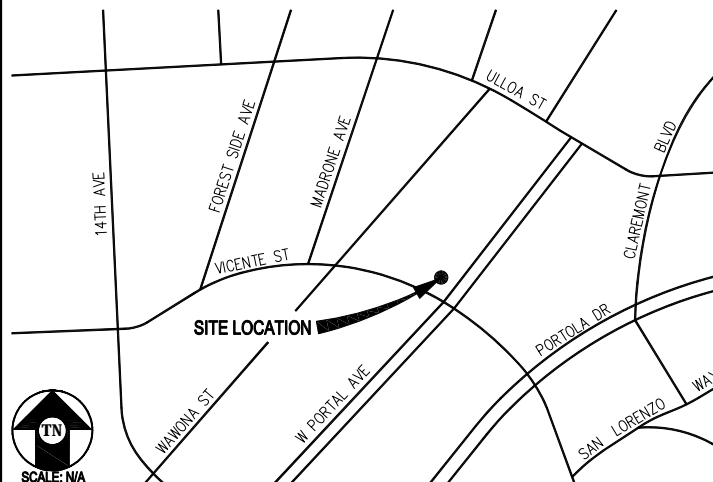
PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF (7) (P) CABINETS INSIDE A 2ND FLOOR LEASE AREA. ALSO ADDING (6) (P) ANTENNAS BEHIND (2) (P) FRP SCREENS & A (P) FAUX VENT, ALL TO BE PAINTED TO MATCH (E) BUILDING.

PROJECT INFORMATION

SITE NAME:	WEST PORTAL CHASE BANK	SITE #:	CC2367
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
BLOCK/LOT:	2931-009 & 2931-010	POWER:	PG&E
SITE ADDRESS:	98 WEST PORTAL AVE SAN FRANCISCO, CA 94127	TELEPHONE:	AT&T
CURRENT ZONING:	WEST PORTAL NCD		
CONSTRUCTION TYPE:	IV-B		
OCCUPANCY TYPE:	UNMANNED COMMUNICATIONS FACILITY		
HEIGHT / BULK:	26-X		
PROPERTY OWNER:	METROPOLITAN LIFE INSURANCE 200 PARK AVE, SUITE 4514 NEW YORK, NY 10166		
APPLICANT:	AT&T 430 BUSH ST, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: COREY ALVIN (415) 760-9763		
ZONING CONTACT:	ATTN: AMY MILLION (949) 307-6431		
CONSTRUCTION CONTACT:	ATTN: EARLE EARLEY (408) 636-3717		
LATITUDE:	N 37° 44' 24.06" NAD 83		
LONGITUDE:	W 122° 28' 01.61" NAD 83		
AMSL:	± 345'		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 430 BUSH STREET, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 98 WEST PORTAL AVE, SAN FRANCISCO, CA 94127

1. HEAD EAST ON BUSH ST TOWARD CLAUDE LN. 0.1 MI
2. TURN RIGHT AT MONTGOMERY ST. 0.2 MI
3. SLIGHT LEFT AT NEW MONTGOMERY ST. 0.2 MI
4. TURN RIGHT AT HOWARD ST. 0.3 MI
5. TURN LEFT AT 4TH ST. 0.7 MI
6. TURN RIGHT AT KING ST/MILLIE MAYS PLAZA. 0.2 MI
7. CONTINUE ONTO SOUTHERN EMBARCADERO FWY (SIGNS FOR I-280 S). 0.5 MI
8. CONTINUE ONTO I-280 S. 4.1 MI
9. TAKE THE MONTEREY BLVD EXIT. 0.3 MI
10. SLIGHT LEFT AT MONTEREY BLVD. 1.7 MI
11. CONTINUE ONTO SANTA CLARA AVE. 0.4 MI
12. TURN RIGHT AT PORTOLA DR. 312 FT
13. TAKE THE 1ST LEFT ONTO CLAREMONT BLVD. 384 FT
14. TAKE THE 1ST LEFT ONTO ULLOA ST. 259 FT
15. TAKE THE 1ST LEFT ONTO W PORTAL AVE. 0.1 MI

END AT: 98 WEST PORTAL AVE, SAN FRANCISCO, CA 94127
 ESTIMATED TIME: 21 MINUTES ESTIMATED DISTANCE: 8.9 MILES

CODE COMPLIANCE

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

1. 2010 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
2. 2010 CALIFORNIA BUILDING CODE
3. 2010 CALIFORNIA ELECTRICAL CODE
4. 2010 CALIFORNIA MECHANICAL CODE
5. 2010 CALIFORNIA PLUMBING CODE
6. 2010 CITY OF SAN FRANCISCO FIRE CODE
7. LOCAL BUILDING CODES
8. CITY/COUNTY ORDINANCES
9. ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

HANDICAP REQUIREMENTS

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

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLAN & DETAILS	-
A-3	ANTENNA PLANS & DETAILS	-
A-4	ELEVATIONS	-
A-5	ELEVATIONS	-
A-6	BUILDING SECTION	-

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON

at&t



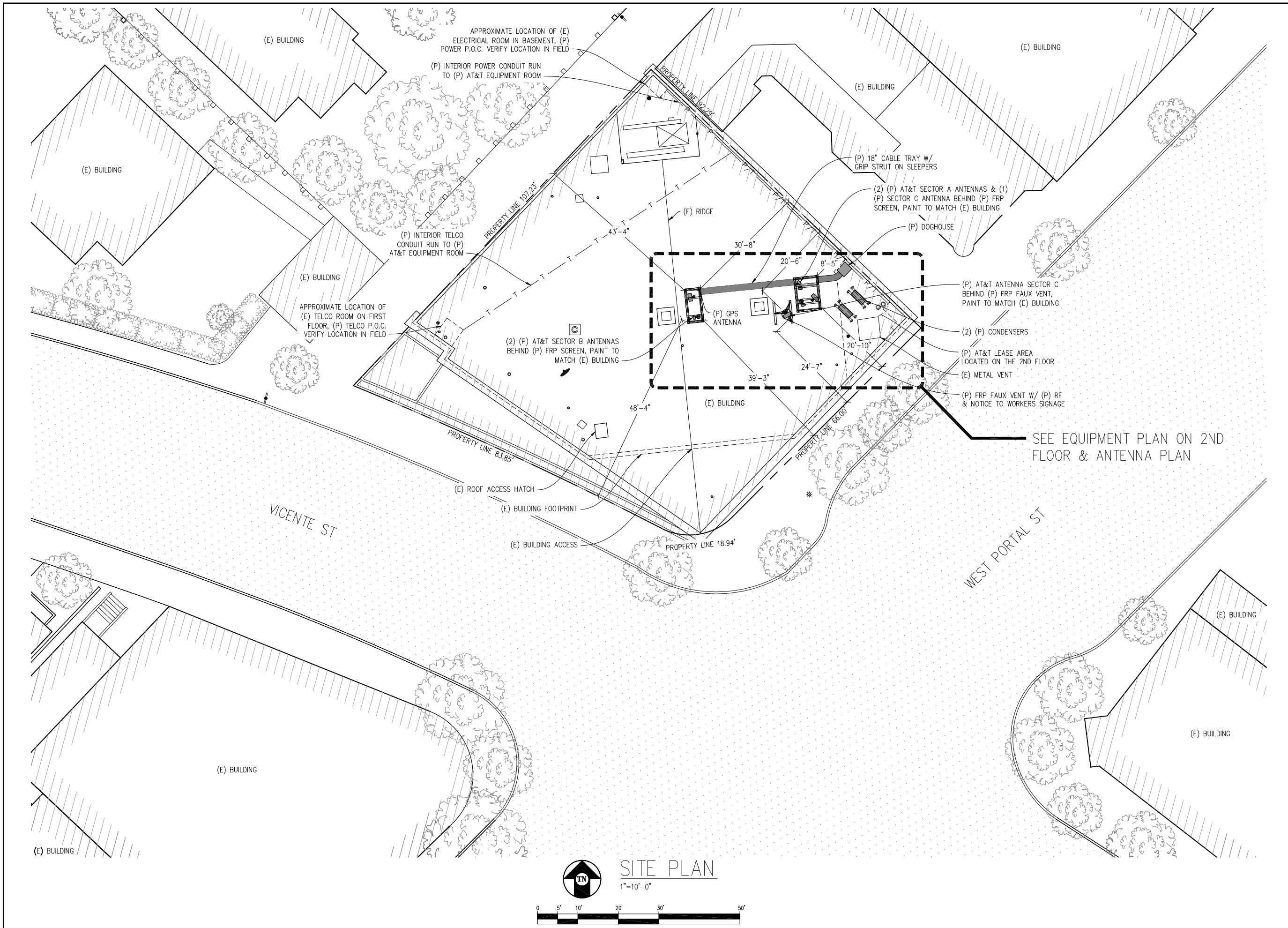
430 BUSH ST, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1



WEST PORTAL CHASE BANK

CC2367
98 WEST PORTAL AVE
SAN FRANCISCO, CA 94127

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	09/17/10	ZD 90%	J.S.
	10/12/10	ZD 100%	C.C.
	11/03/10	CLIENT REV	C.C.
	03/07/11	CLIENT REV	C.C.
	06/14/11	PLAN CHECK	K.P.
	-	-	-

DRAWN BY: J. SMITH
CHECKED BY: C. MATHISEN
APPROVED BY: -
DATE: 06/14/11

Streamline Engineering
and Design, Inc.

3288 Penryn Rd, Suite 200 Loomis, CA 95650
Contact: Larry Houghby Phone: 916-275-4180
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at&t

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

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

ISSUE STATUS

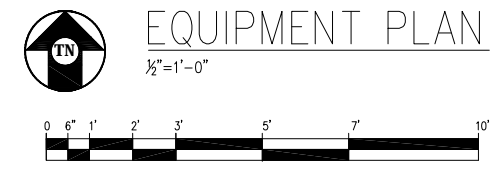
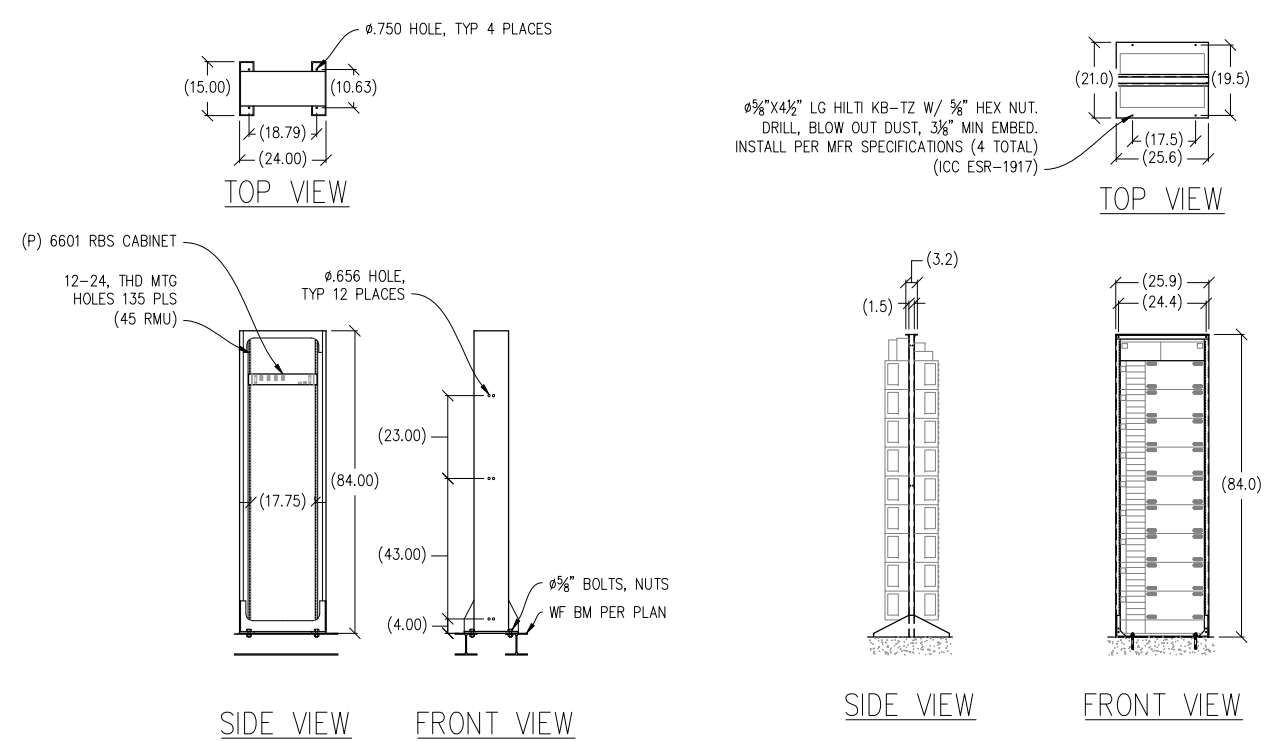
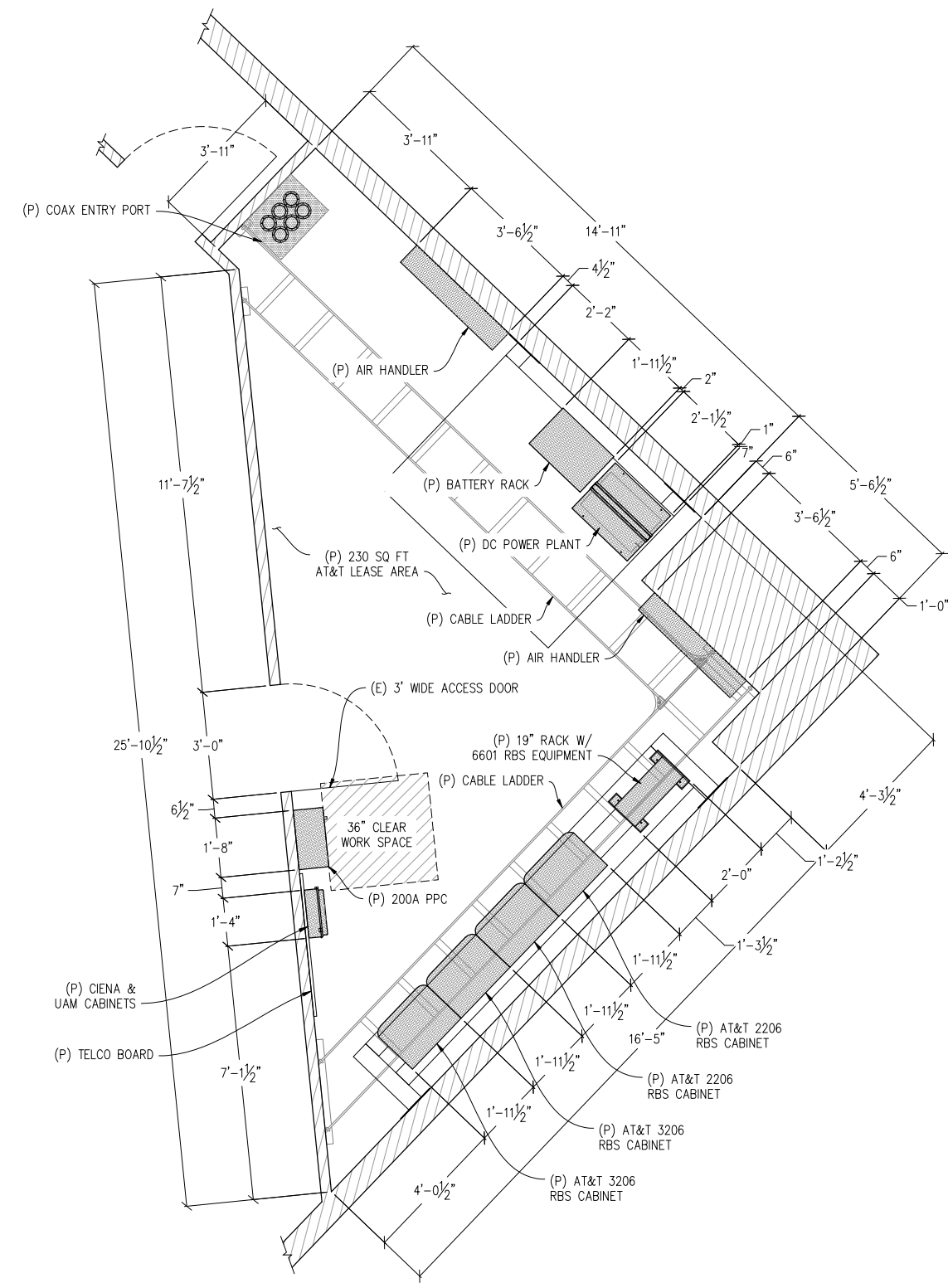
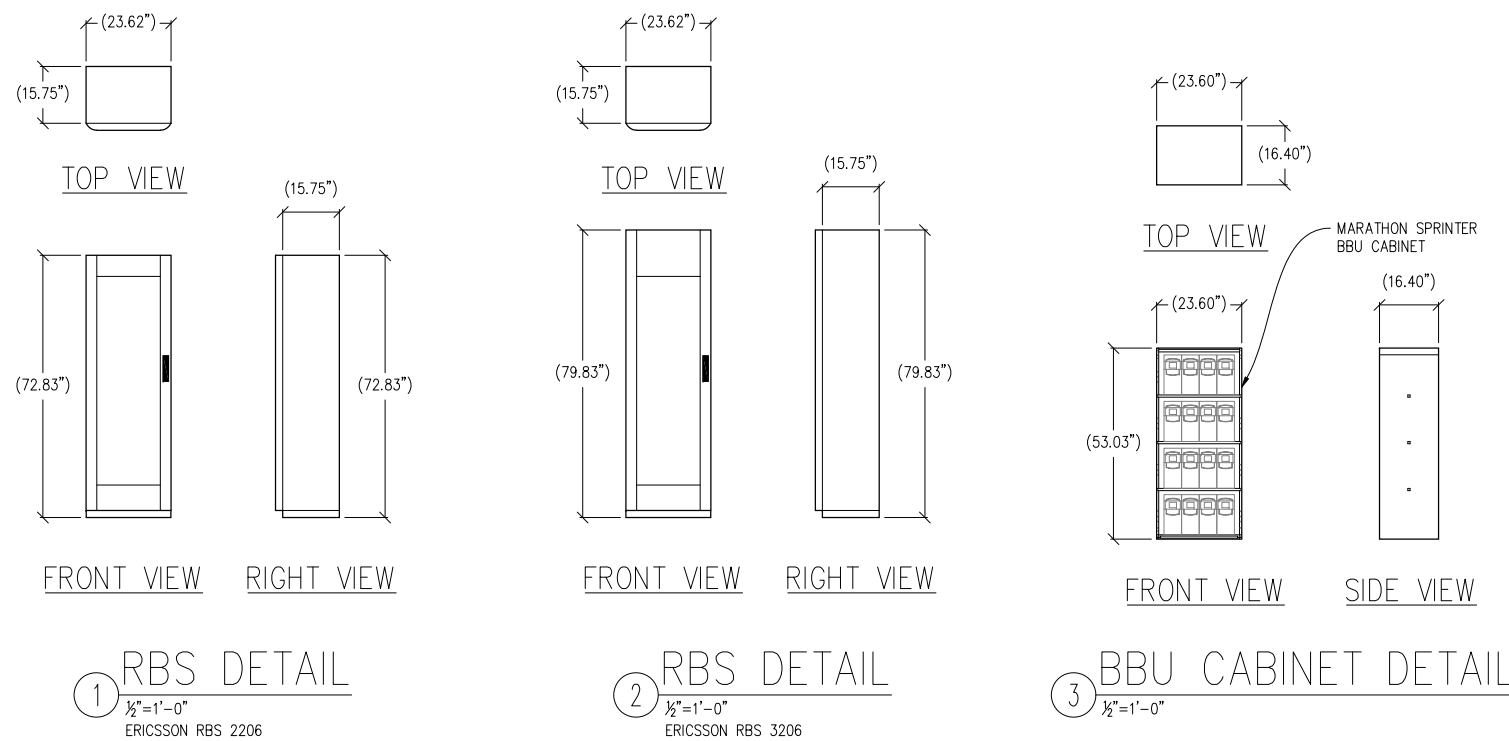
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490 BUSH ST., 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:
EQUIPMENT PLAN & DETAILS

SHEET NUMBER:
A-2

WEST PORTAL CHASE BANK

CC2367
98 WEST PORTAL AVE
SAN FRANCISCO, CA 94127

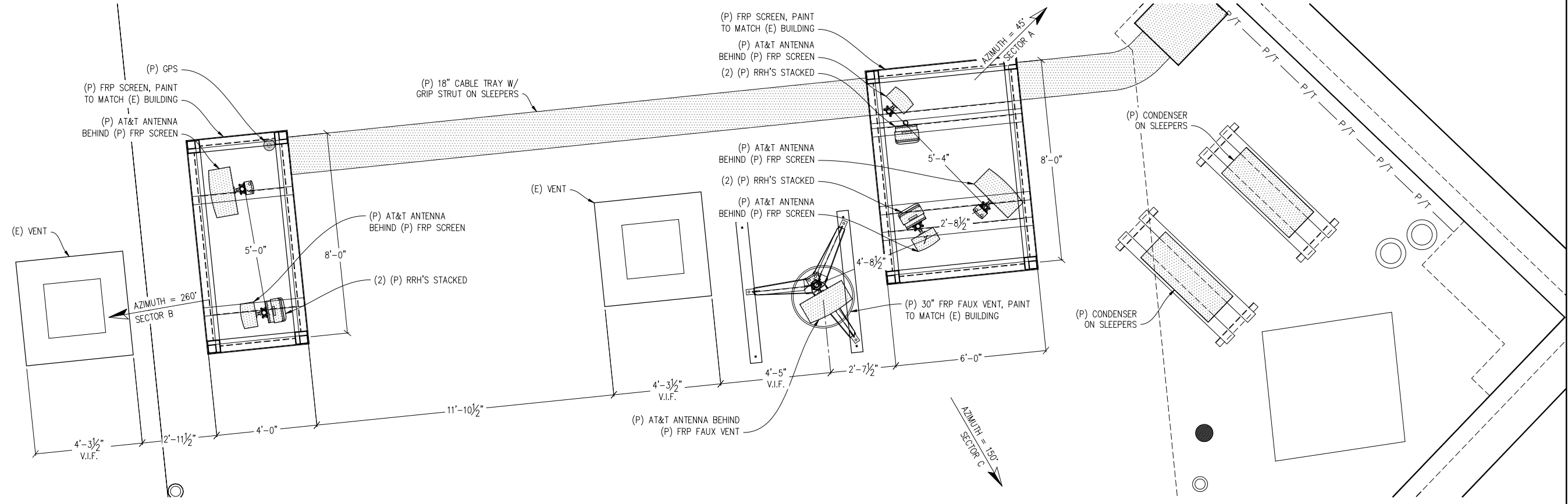
ISSUE STATUS

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	10/12/10	ZD 100%	C.C.
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	03/07/11	CLIENT REV	C.C.
	06/14/11	PLAN CHECK	K.P.
	-	-	-

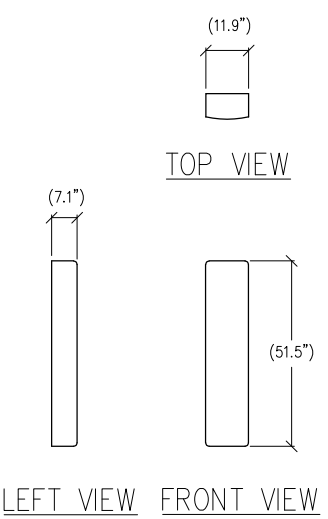
DRAWN BY: J. SMITH
CHECKED BY: C. MATHISEN
APPROVED BY: -
DATE: 06/14/11

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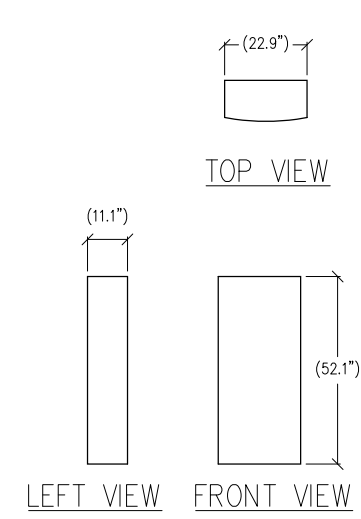
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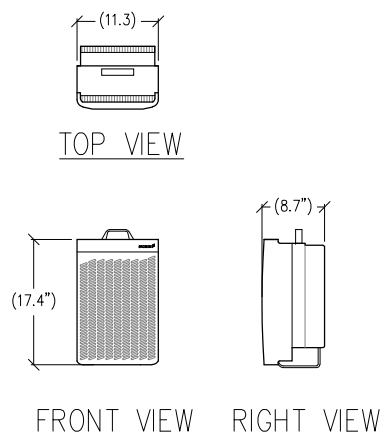
ANTENNA PLAN
1/2" = 1'-0"



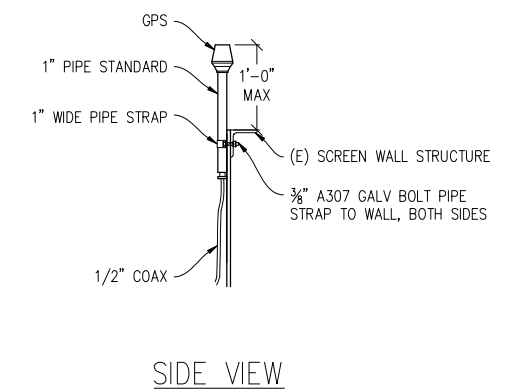
1 ANTENNA DETAIL
1/2" = 1'-0"



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



3 RRH DETAIL
1" = 1'-0"



4 GPS ANTENNA DETAIL
1" = 1'-0"



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

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

WEST PORTAL CHASE BANK

CC2367
98 WEST PORTAL AVE
SAN FRANCISCO, CA 94127

ISSUE STATUS

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	11/03/10	CLIENT REV	C.C.
	03/07/11	CLIENT REV	C.C.
	06/14/11	PLAN CHECK	K.P.
	-	-	-

DRAWN BY: J. SMITH

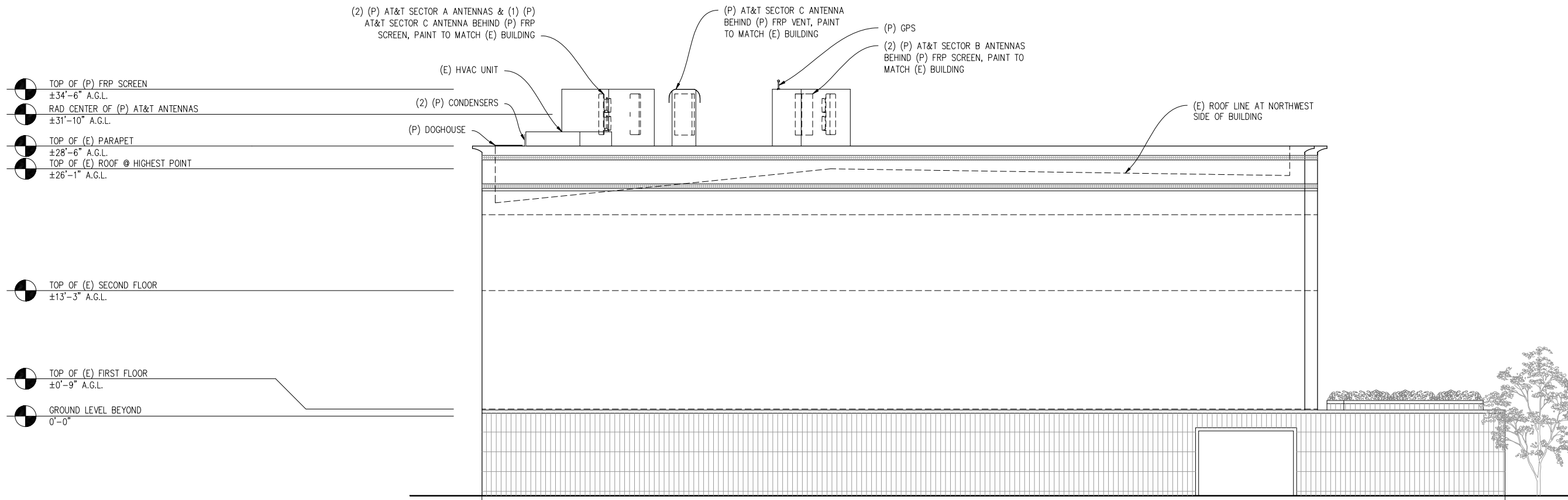
CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 06/14/11

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- TOP OF (P) FRP SCREEN
±34'-6" A.G.L.
- RAD. CENTER OF (P) AT&T ANTENNAS
±31'-10" A.G.L.
- TOP OF (E) PARAPET
±28'-6" A.G.L.
- TOP OF (E) ROOF @ HIGHEST POINT
±26'-1" A.G.L.

TOP OF (E) SECOND FLOOR
±13'-3" A.G.L.

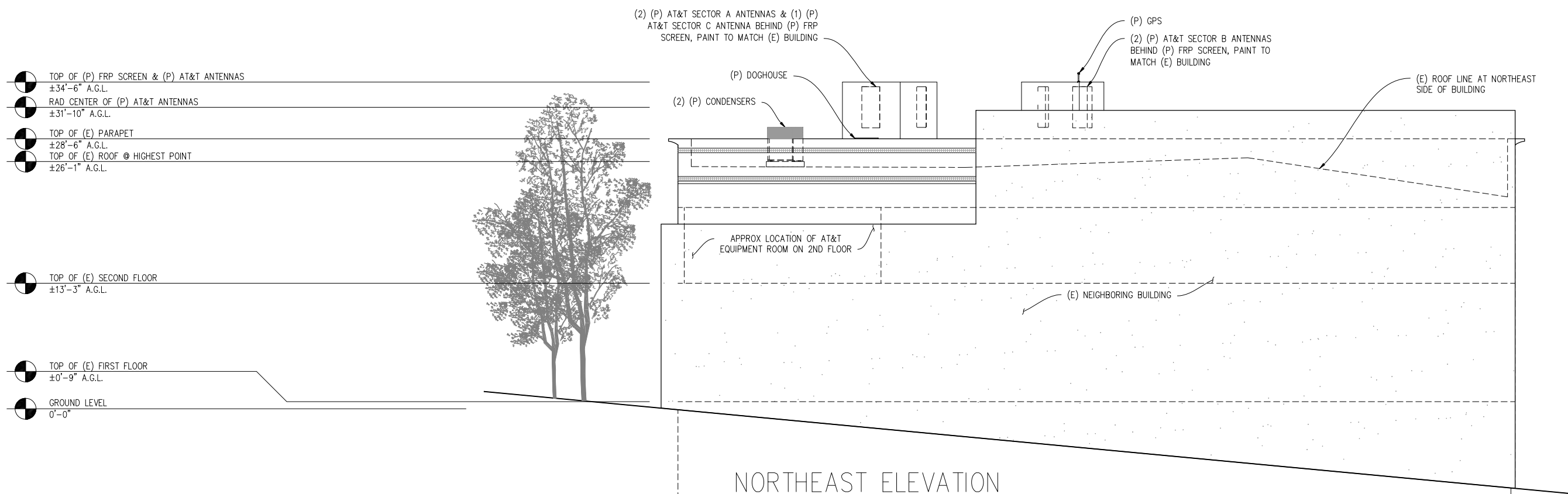
TOP OF (E) FIRST FLOOR
±0'-9" A.G.L.

GROUND LEVEL BEYOND
0'-0"

NORTHWEST ELEVATION

3/16"=1'-0"

VIEW FROM WAWONA ST



- TOP OF (P) FRP SCREEN & (P) AT&T ANTENNAS
±34'-6" A.G.L.
- RAD. CENTER OF (P) AT&T ANTENNAS
±31'-10" A.G.L.
- TOP OF (E) PARAPET
±28'-6" A.G.L.
- TOP OF (E) ROOF @ HIGHEST POINT
±26'-1" A.G.L.

TOP OF (E) SECOND FLOOR
±13'-3" A.G.L.

TOP OF (E) FIRST FLOOR
±0'-9" A.G.L.

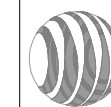
GROUND LEVEL
0'-0"

NORTHEAST ELEVATION

3/16"=1'-0"

VIEW FROM ULLOA ST

at&t



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

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4

WEST PORTAL CHASE BANK

CC2367
98 WEST PORTAL AVE
SAN FRANCISCO, CA 94127

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	03/07/11	CLIENT REV	C.C.
	06/14/11	PLAN CHECK	K.P.
	-	-	-

DRAWN BY: J. SMITH

CHECKED BY: C. MATHISEN

APPROVED BY: -

DATE: 06/14/11

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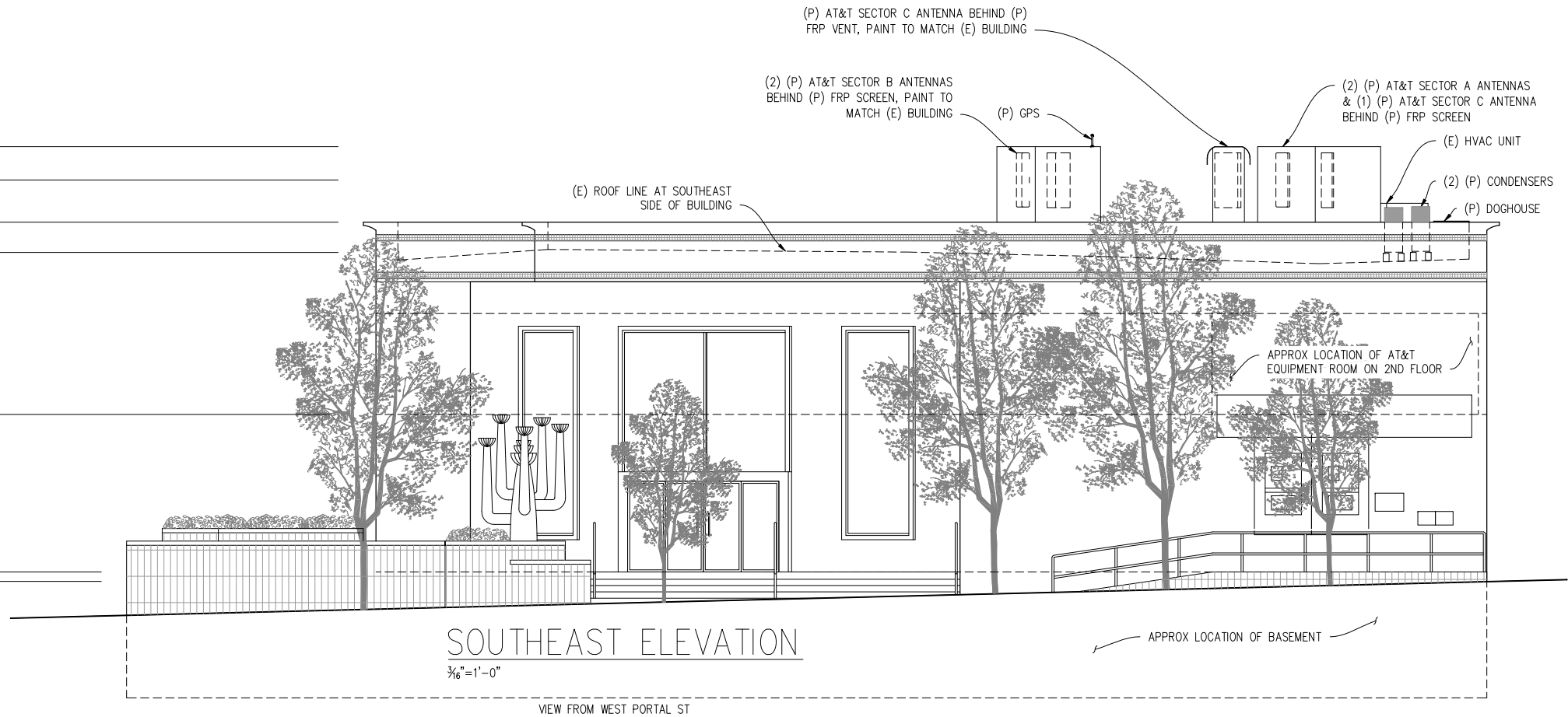
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±34'-6" A.G.L.
- RAD. CENTER OF (P) AT&T ANTENNAS
±31'-10" A.G.L.
- TOP OF (E) PARAPET
±28'-6" A.G.L.
- TOP OF (E) ROOF @ HIGHEST POINT
±26'-1" A.G.L.

- TOP OF (E) SECOND FLOOR
±13'-3" A.G.L.

- TOP OF (E) FIRST FLOOR
±0'-9" A.G.L.

- GROUND LEVEL BEYOND
0'-0"

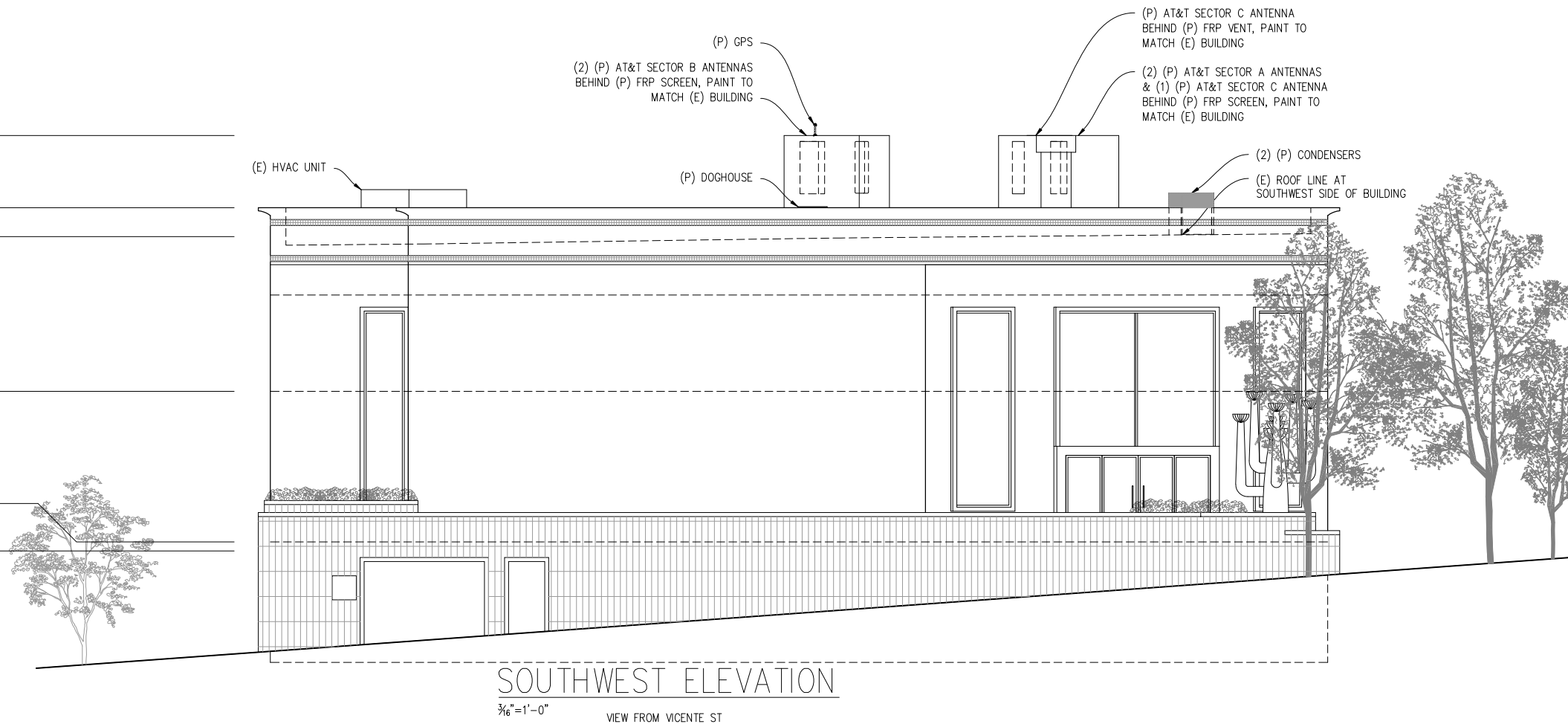


- TOP OF (P) FRP SCREEN & (P) AT&T ANTENNAS
±34'-6" A.G.L.
- TOP OF (E) PARAPET
±28'-6" A.G.L.
- TOP OF (E) ROOF @ HIGHEST POINT
±26'-1" A.G.L.

- TOP OF (E) SECOND FLOOR
±13'-3" A.G.L.

- TOP OF (E) FIRST FLOOR
±0'-9" A.G.L.

- GROUND LEVEL BEYOND
0'-0"



at&t



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

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5

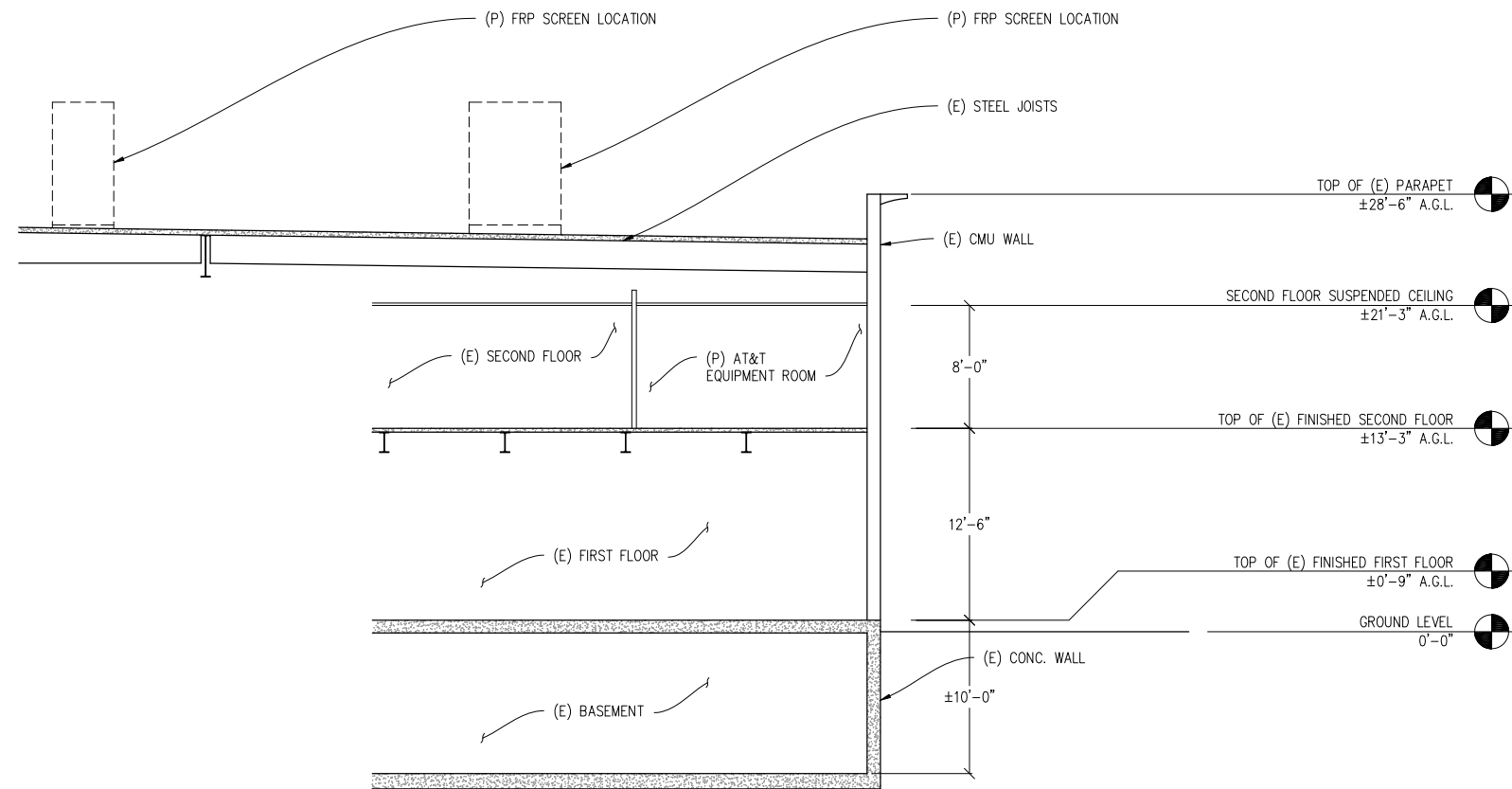
**WEST PORTAL
CHASE BANK**

CC2367
98 WEST PORTAL AVE
SAN FRANCISCO, CA 94127

ISSUE STATUS

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	11/03/10	CLIENT REV	C.C.
	03/07/11	CLIENT REV	C.C.
	06/14/11	PLAN CHECK	K.P.
	-	-	-

DRAWN BY: J. SMITH
CHECKED BY: C. MATHISEN
APPROVED BY: -
DATE: 06/14/11



BUILDING SECTION A

3/16" = 1'-0"

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at&t

430 BUSH ST, 5TH FLOOR
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SHEET TITLE:
BUILDING SECTION
SHEET NUMBER:
A-6