SAN FRANCISCO
PLANNING DEPARTMENT

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Executive Summary
Conditional Use Authorization
HEARING DATE: NOVEMBER 3, 2011

Date:	October, 27, 2011
Case No.:	**2011.0291C**
Project Address:	**255 Steiner Street**
Current Zoning:	NC-2 (Neighborhood Commercial, Small Scale) District 40-X Height and Bulk District
Block/Lot:	0861/001
Project Sponsor:	Tony Kim, Town Consulting for AT&T Mobility 100 Clement, 3rd Floor San Francisco, CA 94118
Staff Contact:	Sara Vellve – (415) 558-6263 sara.vellve@sfgov.org
Recommendation:	**Approval with Conditions**

PROJECT DESCRIPTION

The proposal is to install nine panel antennas and associated equipment cabinets as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 (Preferred Location – mixed use building in high density district) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.[1] Three panel antennas will be mounted within three faux vent pipes on the east side of the roof and six antennas and the associated equipment cabinets will be located behind a screen adjacent to an existing penthouse on the west side of the building's roof. All elements will be approximately 80 feet above grade. The screening material is a synthetic material that is RF (Radio Frequency) Transparent, which allows transmission to occur even though the antennas are obscured. All the antennas measure approximately 51" tall, by 18" wide by 6" thick. The proposed WTS installation also includes the installation of the associated mechanical equipment, including six cabinets ranging between 14" – 23" tall, 13" – 18" wide, and 5" – 12" deep; and two battery back-up units – all to be located on the building's roof behind screening.

SITE DESCRIPTION AND PRESENT USE

The subject six-story mixed-use building is located at the southwest corner of Steiner and Haight Streets in the Lower Haight neighborhood. The building was constructed in approximately 1931 and is occupied by a hair salon and boutique on the ground floor, and contains 24 dwelling units above. The building footprint covers the entire lot. The building reaches a height of approximately 72 feet above grade with a penthouse that reaches approximately 80 feet above grade. The building is a legal non-complying

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

structure in that it exceeds current zoning height limits. The building was constructed prior to zoning height restrictions. There are no existing wireless telecommunications facilities present.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Lower Haight Neighborhood and borders the Duboce Park Neighborhood. The subject site is zoned NC-2, which are characterized in the Planning Code as districts with linear shopping streets providing convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Housing development in new buildings is encouraged above the ground story.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 14, 2011	October 12, 2011	22 days
Posted Notice	20 days	October 14, 2011	October 14, 2011	20 days
Mailed Notice	20 days	October 14, 2011	October 14, 2011	20 days

PUBLIC COMMENT

- As of October 27, 2011, the Department has received two emails in opposition, and one email in support, to the proposal.

ISSUES AND OTHER CONSIDERATIONS

- The project will conceal the antennas behind radio frequency transparent material in the form of faux vent pipes and screening.

- The project is a Location Preference 5, preferred location. Mixed-use structures in high density districts are categorized as a preferred WTS siting location.

- The sponsor has provided an Alternative Site Analysis indicating that the subject site optimal given the building's overall height.

- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspection.
- A Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, was submitted.
- All required public notifications were conducted in compliance with the City's code and policies.
- The project will improve in-transit and outdoor coverage to an area that currently receives marginal coverage.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 711.83 and 303 to allow the installation of wireless facilities.

BASIS FOR RECOMMENDATION

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

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The project site is a Location Preference 5, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- The sponsor has provided an Alternative Site Analysis.
- The project will improve coverage for an area where there is currently poor cell phone coverage.

RECOMMENDATION:	**Approval with Conditions**

- ☒ Executive Summary
- ☒ Draft Motion
- ☒ Zoning District Map
- ☒ Height & Bulk Map
- ☒ Parcel Map
- ☒ Sanborn Map
- ☒ Aerial Photo
- ☒ Context Photos/Site Photos
- ☒ Project sponsor submittal

  Drawings: Proposed Project

  - ☒ Check for legibility
- ☒ Photo Simulations
- ☒ Coverage Maps
- ☒ RF Report
- ☒ DPH Approval
- ☒ Community Outreach Report
- ☒ SHPO Review

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

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SAN FRANCISCO
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion

HEARING DATE: NOVEMBER 3, 2011

Date:	October 27, 2011
Case No.:	**2011.0291C**
Project Address:	**255 Steiner Street**
Current Zoning:	NC-2 (Neighborhood Commercial, Small Scale) District 40-X Height and Bulk District
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 711.83 AND 303 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF NINE PANEL ANTENNAS AND RELATED EQUIPMENT ON AN EXISTING SIX-STORY MIXED-USE BUILDING AS PART OF AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) ZONING DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 29, 2011, Tony Kim for AT&T (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 255 Steiner Street, Lot 001 in Assessor's Block 0861, (hereinafter "project site") to install a wireless telecommunications facility consisting of nine panel antennas and related equipment on an existing six-story mixed-use building as part of AT&T's wireless telecommunications network within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District, and a 40-X Height and Bulk District.

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

On November 3, 2011, the San Francisco Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

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

MOVED, that the Commission hereby authorizes the Conditional Use in Application No. 2011.0291C, 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 subject six-story mixed-use building is located at the southwest corner of Steiner and Haight Streets in the Lower Haight neighborhood. The building was constructed in approximately 1931 and is occupied by a hair salon and botique on the ground floor, and contains 24 dwelling units above. The building footprint covers the entire lot. The building reaches a height of approximately 72 feet above grade with a penthouse that reaches approximately 80 feet above grade. The building is a legal non-complying structure in that it exceeds current zoning height limits. The building was constructed prior to zoning height restrictions. There are no existing wireless telecommunications facilities present.

3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Lower Haight Neighborhood and boarders the Duboce Park Neighborhood. The subject site is zoned NC-2, which are characterized in the Planning Code as districts with linear shopping streets providing convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Housing development in new buildings is encouraged above the ground story.

4. **Project Description.** The proposal is to install nine panel antennas and associated equipment cabinets as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 (Preferred Location – Mixed use building in high density district) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Three panel antennas will be mounted within three faux vent pipes on the east side of the roof and six antennas and the associated equipment cabinets will be located behind a screen adjacent to an existing penthouse on the west side of the building's roof. All elements will be approximately 80 feet above grade.

The screening material is a synthetic material that is RF (Radio Frequency) Transparent, which allows transmission to occur even though the antennas are obscured. All the antennas measure approximately 51" tall, by 18" wide by 6" thick. The proposed WTS installation also includes the installation of the associated mechanical equipment, including six cabinets ranging between 14" – 23" tall, 13" – 18" wide, and 5" – 12" deep; and two battery back-up units – all to be located on the building's roof behind screening.

5. **Past History and Actions.** The Planning Commission established guidelines for the installation of wireless telecommunications facilities in 1996 ("Guidelines"). These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003, requiring community outreach, notification, and detailed information about the facilities to be installed.[1]

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

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

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

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

[1] PC Resolution 16539, passed March 13, 2003.

On November 3, 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 711.83 and 303 to install a wireless telecommunications facility consisting of nine panel antennas and related equipment on an existing six-story mixed-use building as part of AT&T's wireless telecommunications network.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 5, as it is a preferred location for a mixed use building in a high density district.

7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 700 - 2145 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.

8. **Radiofrequency (RF) Emissions:** The project sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.

9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing RF levels at ground level were around 1% of the FCC public exposure limit. T-Mobile has located one omnidirectional antenna on the site. There were observed no other antennas within 100 feet of this site. AT&T proposes to install nine new antennas. The antennas will be mounted at a height of approximately 80 feet above the ground. The estimated ambient RF field from the proposed AT&T transmitters at ground level is calculated to be 0.0012 mW/sq cm., which is 1.7% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 59 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 22 feet of the front of the antennas while in operation.

10. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.

11. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was held at 7:00 P.M. on Tuesday, June 7, 2011 at the San Francisco LGBT Community Center, located at 1800 Market Street. Two members of the public attended the meeting.

12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in October, 2011.

13. **Public Comment.** As of October 27, 2011, the Department has received 1 call in opposition to the proposal.

14. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

    A. **Use.** Per Planning Code Sections 711.83 and 303, a Conditional Use authorization is required for the installation of a public use such as wireless transmission facility.

15. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

    A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

        i Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the city to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.

        The proposed project at 255 Steiner Street will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing uses of the property and will be of such size and nature to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character. The project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on the subject known historic resource.

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

        Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier service). It is necessary for San Francisco to have as much coverage as possible in terms of wireless facilities. Due to the topography and tall buildings in San Francisco, unique

coverage issues arise because the hills and building break up coverage. Thus, telecommunication carriers often install additional installations to make sure coverage is sufficient.

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

The proposed project at 255 Steiner Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. Recent drive tests in the subject area conducted by the AT&T's Radio Frequency Engineering Team provide conclusive evidence that the subject property is the most viable location, based on factors including quality of coverage, population density, land use compatibility, zoning and aesthetics. The proposed coverage area will serve the vicinity bounded by Divisadero, Hayes, Webster Streets and Duboce Avenue, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in the Lower Haight Street area as well as to provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region.

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

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

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

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

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

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

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

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

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

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

The proposed antennas are proposed to be installed on the existing building roof and screened from view by faux vent pipes and screen walls. The proposal, at approximately 80 feet above grade, is minimally visible at the pedestrian level. The project will not affect the existing landscaping.

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

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

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

The proposed project is consistent with the stated purposed of the NC-2 District in that the intended use is located in an existing building approximately 80 feet tall, set back from the street frontage and screened from view.

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

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

URBAN DESIGN

HUMAN NEEDS

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

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The Project adequately "stealths" the proposed antennas and related equipment by locating the antennas and equipment cabinets within faux vent pipes and behind screen walls. The antennas are minimally visible from the street.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1:
Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

Policy 2:
Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

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

OBJECTIVE 2:
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 1:
Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 3:
Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

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

OBJECTIVE 4:
IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 1:
Maintain and enhance a favorable business climate in the City.

Policy 2:
Promote and attract those economic activities with potential benefit to the City.

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

VISITOR TRADE

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

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

The Project will ensure that residents and visitors have adequate public service in the form of AT&T Wireless mobile telecommunications.

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:
ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.

Policy 1:

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

Policy 2:
Develop and maintain viable, up-to-date in-house emergency operations plans, with necessary equipment, for operational capability of all emergency service agencies and departments.

Policy 3:
Maintain and expand agreements for emergency assistance from other jurisdictions to ensure adequate aid in time of need.

Policy 4:
Establish and maintain an adequate Emergency Operations Center.

Policy 5:
Maintain and expand the city's fire prevention and fire-fighting capability.

Policy 6:
Establish a system of emergency access routes for both emergency operations and evacuation.

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

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

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

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

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

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

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

The project would have no adverse impact on housing in the vicinity.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

Due to the nature of the project and minimal maintenance or repair, municipal transit service would not be impeded and neighborhood parking would not be overburdened.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project would cause no displacement of industrial and service sector activity.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Compliance with applicable structural safety and seismic safety requirements would be considered during the building permit application review process.

G. That landmarks and historic buildings be preserved.

The proposed façade alterations do not cause the removal or alteration of any significant architectural features and has been determined to be categorically exempt as class 3.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no adverse impact on parks or open space, or their access to sunlight or vistas.

18. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

19. The Commission hereby finds that approval of the Determination of Compliance authorization would promote the health, safety and welfare of the City.

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 711.83 and 303 to install up to nine panel antennas and associated equipment cabinets on a mixed-use building as part of a wireless transmission network operated by AT&T Wireless on a Location Preference Five (Preferred Location – Mixed Use Building in High Density District) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and a 40-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 3, 2011**.

_____

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 3, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 711.83 and 303 to install a wireless telecommunications facility consisting of nine panel antennas with related equipment, a Location Preference 5 (Preferred Location – Mixed Use Building in High Density District) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and a 40-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 3, 2011** under Motion No.XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org .

DESIGN – COMPLIANCE AT PLAN STAGE

3. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
   a. Structure and Siting. Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
   b. For the Project Site, regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
   c. Emissions. Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.
   For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, www.sf-planning.org .

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

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

MONITORING - AFTER ENTITLEMENT

5. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

8. **Implementation Costs - WTS.**
   a. The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.
   b. The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with implementation of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Technology, Office of the City Attorney, or any other appropriate City Department or agency. The Planning Department shall collect such costs on behalf of the City.
   c. The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Implementation and Monitoring - WTS.** In the event that the Project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **Project Implementation Report - WTS.** The Project Sponsor shall prepare and submit to the Zoning Administrator a Project Implementation Report. The Project Implementation Report shall:
    a. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
    b. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
    c. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non holiday weekday with the subject equipment measured while operating at maximum power.
    d. Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.

i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.

ii. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

11. **Notification prior to Project Implementation Report - WTS.** The Project Sponsor shall undertake to inform and perform appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antenna at the time of testing for the Project Implementation Report.
    a. At least twenty calendar days prior to conducting the testing required for preparation of the Project Implementation Report, the Project Sponsor shall mail notice to the Department, as well as to the resident of any legal dwelling unit within 25 feet of a transmitting antenna of the date on which testing will be conducted. The Applicant will submit a written affidavit attesting to this mail notice along with the mailing list.
    b. When requested in advance by a resident notified of testing pursuant to subsection (a), the Project Sponsor shall conduct testing of total power density of RF emissions within the residence of that resident on the date on which the testing is conducted for the Project Implementation Report.

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

12. **Installation - WTS.** Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.
    For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

13. **Periodic Safety Monitoring - WTS.** The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.
    For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

OPERATION

14. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator

shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

15. **Out of Service – WTS.** The Project Sponsor or Property Owner shall remove antennae and equipment that has been out of service or otherwise abandoned for a continuous period of six months.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

16. **Emissions Conditions – WTS.** It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.
For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

17. **Noise and Heat – WTS.** The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Control Ordinance. The WTS facility, including power source and any heating/cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.
For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

19. **Compatibility with City Emergency Services – WTS.** The facility shall not be operated or caused to transmit on or adjacent to any radio frequencies licensed to the City for emergency telecommunication services such that the City's emergency telecommunications system experiences interference, unless prior approval for such has been granted in writing by the City.
For information about compliance, contact the Department of Technology, 415-581-4000, http://sfgov3.org/index.aspx?page=1421

Zoning District Map

ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS
RH-1(D) | RH-1 | RH-1(S) | RH-2 | RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
RM-1 | RM-2 | RM-3 | RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS
NC-1 | NC-2 | NC-3 | NCD | NC-S

SOUTH OF MARKET MIXED USE DISTRICTS
SPD | RED | RSD | SLR | SLI | SSO

COMMERCIAL DISTRICTS
C-2 | C-3-S | C-3-G | C-3-R | C-3-O | C-3-O(SD)

INDUSTRIAL DISTRICTS
C-M | M-1 | M-2

CHINATOWN MIXED USE DISTRICTS
CRNC | CVR | CCB

RESIDENTIAL-COMMERCIAL DISTRICTS
RC-3 | RC-4

REDEVELOPMENT AGENCY DISTRICTS
MB-RA | HP RA

DOWNTOWN RESIDENTIAL DISTRICTS
RH DTR | TB DTR

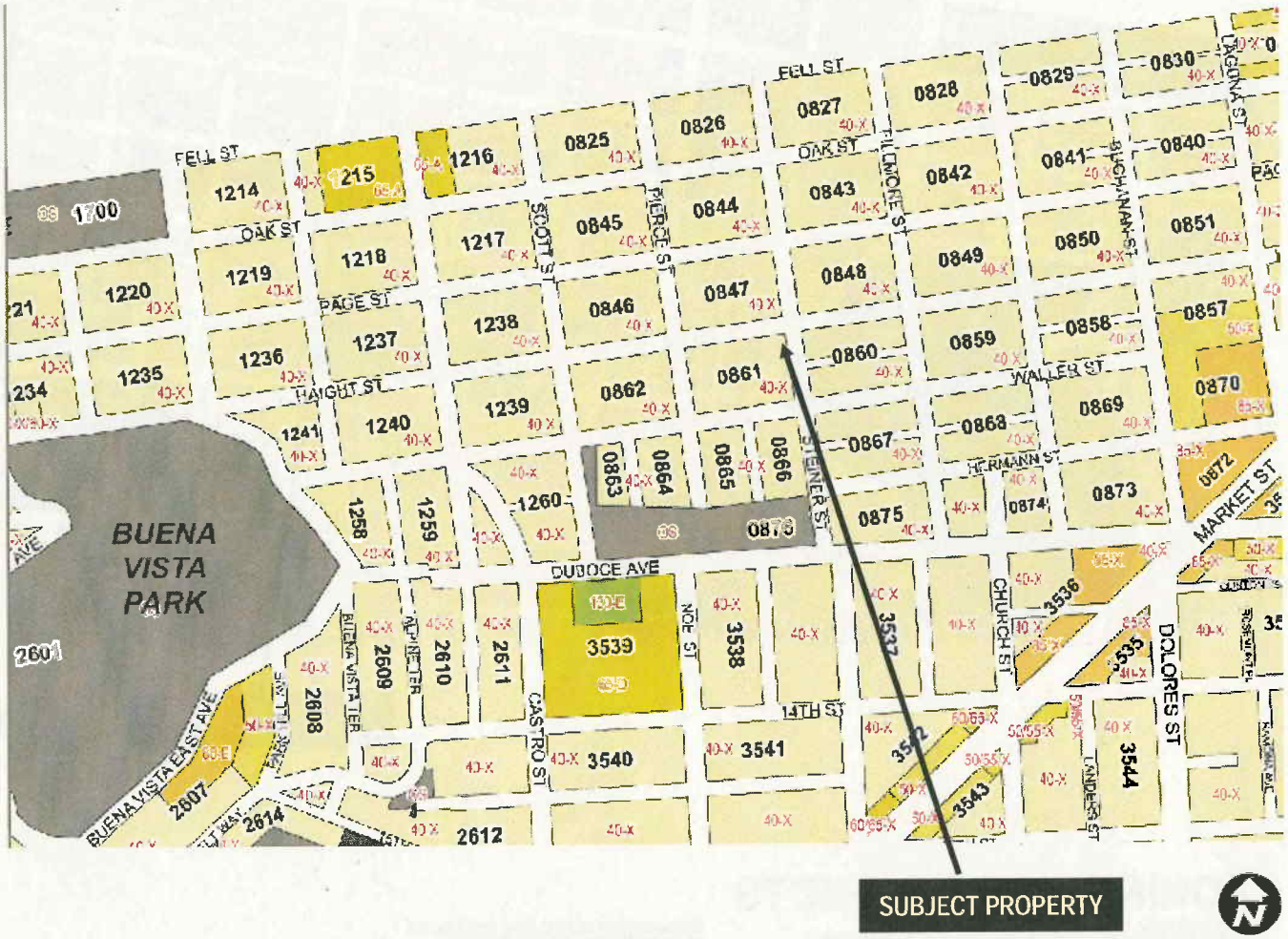
MISSION BAY DISTRICTS
MB-OS | MB-O

PUBLIC DISTRICT
P

Conditional Use Hearing
Case Number 2011.0291C
AT&T Wireless
255 Steiner Street

SAN FRANCISCO
PLANNING DEPARTMENT

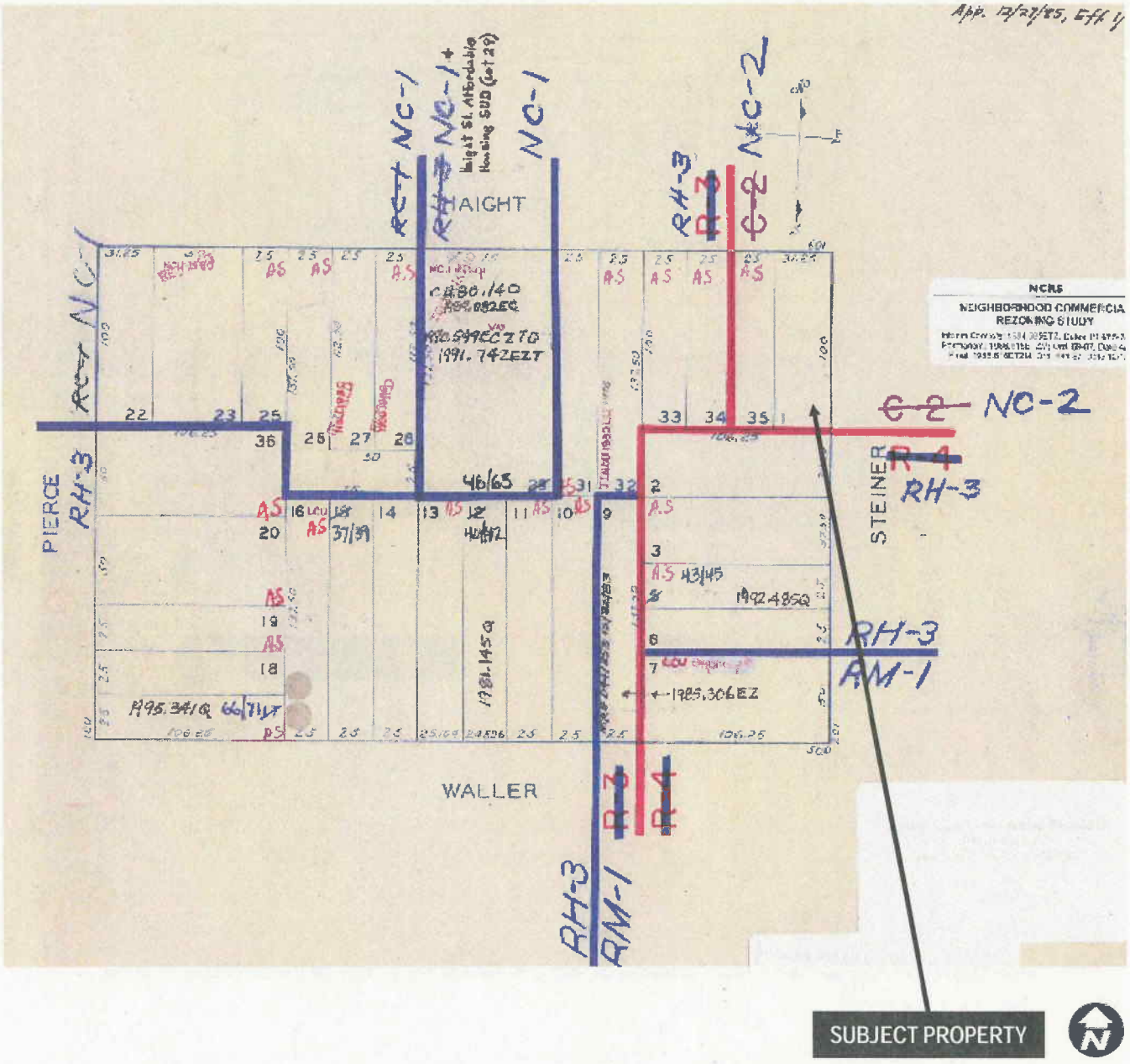
Height and Bulk Map



Conditional Use Hearing
Case Number 2011.0291C
AT&T Wireless
255 Steiner Street

SAN FRANCISCO
PLANNING DEPARTMENT

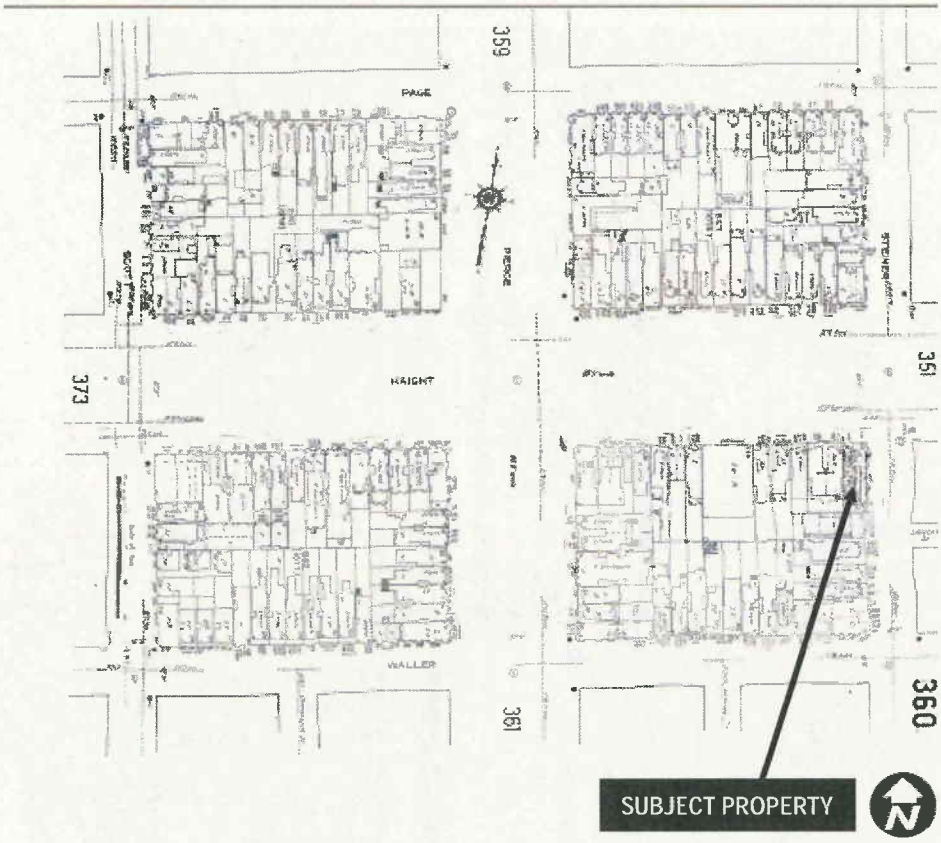
Parcel Map



Conditional Use Hearing
Case Number 2011.0291C
AT&T Wireless
255 Steiner Street

SAN FRANCISCO
PLANNING DEPARTMENT

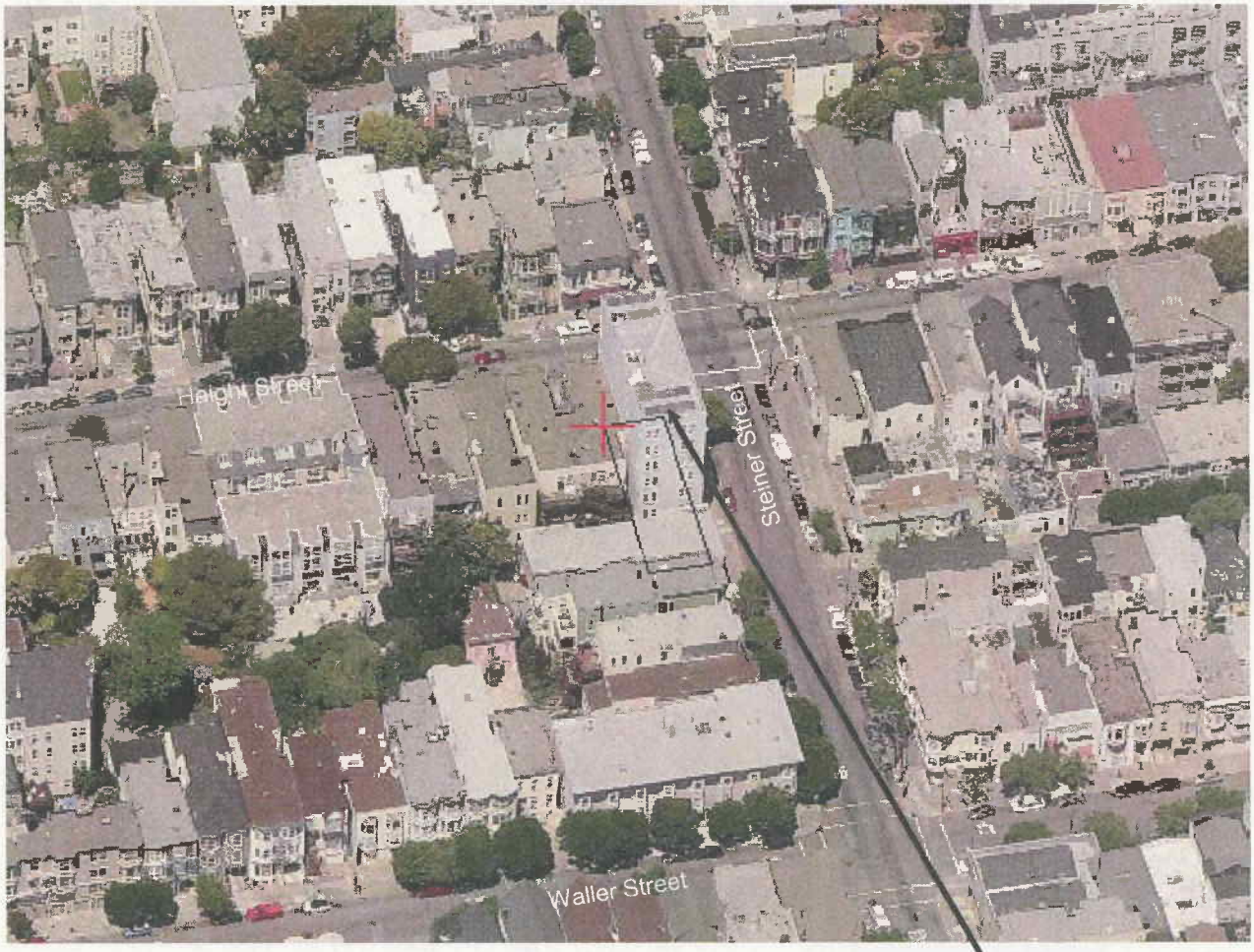
Sanborn Map*



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

Conditional Use Hearing
Case Number 2011.0291C
AT&T Wireless
255 Steiner Street

Aerial Photo



Conditional Use Hearing
Case Number 2011.0291C
AT&T Wireless
255 Steiner Street

I. Scale of Locale – Contextual Photographs

See attached photographs identifying the heights of buildings within 100 feet of proposed site including subject property.

Subject property

View of blockface looking west on Haight Street

View of blockface looking south on Steiner Street

View of opposite blockface on Haight Street

View of opposite blockface on Steiner Street

View of northeast corner of Haight and Steiner Streets

DRAWING INDEX

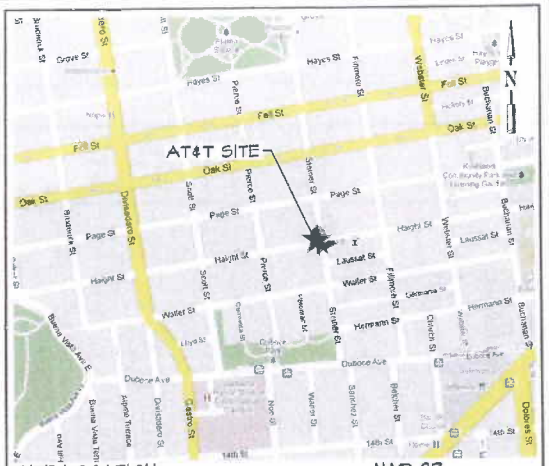
REV. NO.	DWG. NO.	DESCRIPTION
0	Z-1	COVER SHEET
	LS-1	TOPOGRAPHIC SURVEY
0	Z-2	SITE PLAN
0	Z-3	PARTIAL ROOF PLAN
0	Z-4	NORTH ELEVATION
0	Z-5	EAST ELEVATION
0	Z-6	WEST ELEVATION
0	Z-7	SOUTH ELEVATION
0	Z-8	RF DETAILS

at&t
Your world.

255 STEINER
CN5262B

DIRECTIONS FROM AT&T'S SAN FRANCISCO OFFICE:

-HEAD EAST ON BUSH ST TOWARD CLAUDE LN 0.1 MI
-TURN RIGHT AT MONTGOMERY ST 0.2 MI
-TURN RIGHT AT MARKET ST 1.8 MI
-TURN RIGHT AT LAGUNA ST
-TAKE THE 1ST RIGHT TO STAY ON LAGUNA ST 0.1 MI
-TAKE THE 1ST LEFT ONTO HAIGHT ST 0.4 MI
-TURN LEFT AT STEINER ST



SITE LOCATION
N.T.S.

NAD 83
LAT: 37°46'18.11" N
LONG: 122°25'56.07" W

PROJECT ADDRESS:

255 STEINER STREET
SAN FRANCISCO, CA 94117

APN:

0861-001

DESCRIPTION OF WORK:

THE PROJECT CONSISTS OF THE INSTALLATION OF OUTDOOR CABINETS AND (9) PANEL ANTENNAS SCREENED ON AN EXISTING ROOFTOP

APPLICANT:

AT&T
430 BUSH STREET,
SAN FRANCISCO, CA 94108

PROPERTY OWNER:

JAMES BROUSSARD
255 STEINER LLC
78 ALTA VISTA WAY
DALY CITY, CA 94014
PHONE: (415) 469-9199

CODE INFORMATION:

ZONING CLASSIFICATION:	NC-2
PROPOSED USE:	TELECOMMUNICATION FACILITY
BUILDING CODE:	2010 CALIFORNIA BUILDING CODE
ELECTRICAL CODE:	2010 CALIFORNIA ELECTRICAL CODE
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	T.B.D.
PROJECT AREA:	179.5 sq. ft.
STRUCTURE HEIGHT:	83'-6" A.G.L. (T.O. EXISTING SHROUD)

PROJECT ENGINEER:

TRK ENGINEERING LTD.
#201 - 17688 66TH AVE
SURREY, BC V3S 7X1, CANADA
CONTACT: RANDY MARKS
TEL: (604) 574-6432
FAX: (604) 574-6431
TOLL FREE: 1-877-545-4045
EMAIL: rmarks@trkeng.com
WEB: www.trkeng.com

SURVEYOR:

TIMOTHY SCHAD, L.S.
10699 ROUND VALLEY RD
GRASS VALLEY, CA. 95949
PHONE: (530) 271-7477
FAX: (530) 271-7377

CONSTRUCTION MANAGER:

ERICSSON
CONTACT: SCOTT ROSS
PHONE: (530) 588-8207

SITE DEVELOPMENT:

TOWN CONSULTING
100 CLEMENT ST, 3RD FLOOR
SAN FRANCISCO, CA 94118
CONTACT: JOHN MERRITT
PHONE: (805) 886-0733

ZONING CONTACT:

TOWN CONSULTING
100 CLEMENT ST, 3RD FLOOR
SAN FRANCISCO, CA 94118
CONTACT: TONY KIM
PHONE: (415) 246-8855

JURISDICTION:

CITY & COUNTY OF SAN FRANCISCO

ACCESSIBILITY:

INSTALLATION IS UNMANNED AND FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR OR MAINTENANCE PURPOSES. INSTALLATION IS NOT FOR HUMAN HABITATION / PUBLIC ACCESS. A.D.A. ACCESSIBILITY IS NOT REQUIRED (2007 CBC, SECTION 11078).

APPROVAL LIST

TITLE	SIGNATURE	DATE
CONSTRUCTION MANAGER		
SITE ACQUISITION		
ZONING MANAGER		
RF ENGINEER		
AT&T		

at&t
ERICSSON

PROJECT NO: 1054-080
DRAWN BY: L.S.
CHECKED BY: R.M.
CAD FILE: 1054-0502

SUBMITTALS

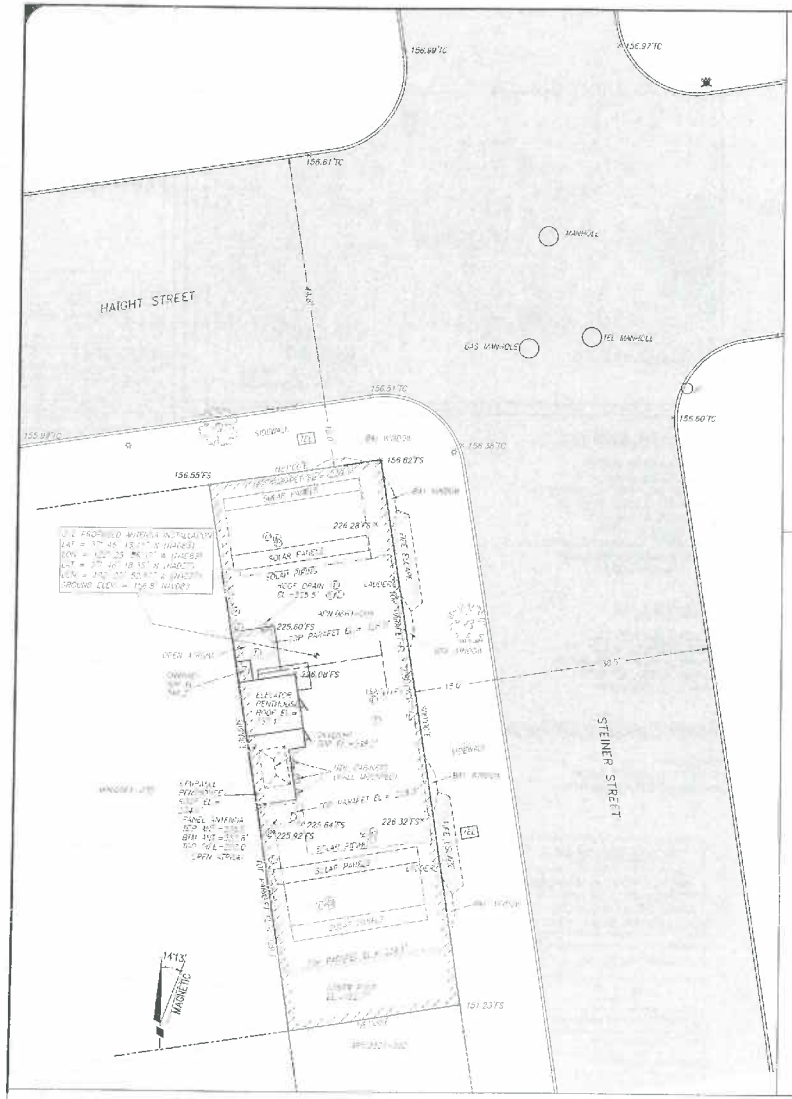
0	FEB 17/11	100% ZD's
A	JAN 13/11	ISSUED FOR REVIEW

RF SEAL

SITE
255 STEINER
CN5262B
255 STEINER STREET
SAN FRANCISCO, CA
94117

SHEET TITLE
COVER SHEET

SHEET NUMBER
Z-1



ROOFTOP / TOPOGRAPHIC SURVEY
1"=10'

LEGEND

- PROPERTY LINE
- CENTER LINE
- TELEPHONE LINE
- ELECTRIC LINE
- ELECTRIC AND TELEPHONE LINES
- FENCE
- FIRE HYDRANT
- SIGN
- STREET SIGN
- STREET LIGHT
- WATER VALVE
- FINISH SURFACE
- EDGE OF PAVING
- SPOT ELEVATION
- CONCRETE SURFACE
- TOP OF CURB
- BOTTOM OF WALL
- TOP OF RETAINING WALL
- UTILITY POLE
- GUY WIRE
- FLOWLINE
- BOLLARD
- LIGHT

SURVEY NOTES

1. ALL LATITUDES AND LONGITUDES ARE NAD 83, ALL ELEVATIONS ARE NAVD 88 (UNLESS NOTED OTHERWISE)

2. ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM RECORD DATA. SUFFICIENT MONUMENTATION WAS NOT RECOVERED IN THE FIELD TO ADEQUATELY LOCATE THE PARCEL BOUNDARY. WITH ADDITIONAL FIELD SURVEYING AND DOCUMENT RESEARCH THE BOUNDARY SHOWN HEREON MAY CHANGE.

3. DATE OF FIELD SURVEY DECEMBER 27, 2010.

4. A PRELIMINARY TITLE REPORT NO. 350850, PREPARED BY STEWART TITLE HAS BEEN PROVIDED. ANY EASEMENTS OR OTHER TITLE RELATED ISSUES NOT INCLUDED IN SAID REPORT WHICH ARE PART OF THE TITLE PROCESS MAY OR MAY NOT HAVE BEEN ADDRESSED. TIMOTHY F. SCHAD, L.S. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR BOUNDARY OR TITLE ITEMS ADDRESSED HEREON. THIS IS NOT A BOUNDARY SURVEY.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, CITY OF SAN FRANCISCO, AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HAIGHT STREET WITH THE WESTERLY LINE OF STEINER STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF HAIGHT STREET 81 FEET AND 3 INCHES; THENCE AT RIGHT ANGLES SOUTHERLY 100 FEET; THENCE AT A RIGHT ANGLE EASTERLY 81 FEET AND 3 INCHES TO THE WESTERLY LINE OF STEINER STREET; THENCE AT RIGHT ANGLE NORTHERLY ALONG SAID LINE OF STEINER STREET 100 FEET TO THE POINT OF BEGINNING
APN: 06-0861-001-01

LEASE AREA

PROPOSED LEASE IS WITHIN EXISTING BUILDING LIMITS.

TOGETHER WITH THE RIGHT OF ACCESS TO THE PROPOSED ANTENNA LOCATIONS, AS SHOWN HEREON.

1-A ACCURACY CERTIFICATION

DDATE OF SURVEY: DECEMBER 27, 2010
SITE NUMBER / NAME: CN-5262B / 255 STEINER
TYPE: PROPOSED ROOFTOP INSTALLATION
SITE ADDRESS: 255 STEINER ST., SAN FRANCISCO, CA. 94117

I, TIMOTHY SCHAD, HEREBY CERTIFY THE GEODETIC COORDINATES AT THE CENTERLINE OF THE PROPOSED ANTENNA INSTALLATION TO BE:

LAT = 37° 46' 18.11" N (NAD83)
LON = 122° 26' 58.07" W (NAD83)
LAT = 37° 46' 16.30" N (NAD27)
LON = 122° 25' 52.17" W (NAD27)

AND FURTHER CERTIFY THAT THE ELEVATIONS HEREON ARE ABOVE MEAN SEA LEVEL (NAVD-88) AND ARE AS FOLLOWS:

GROUND ELEVATION (@ ALL SECTORS.): 158.8 FT. NAVD88 (0.0' A.G.L.)
TOP OF STRUCTURE (TOP EXIST CHIMNEY): 246.2 FT. NAVD88 (88.4' A.G.L.)
TOP PROPOSED HIGHEST ANTENNA: 239.9 FT. NAVD88 (79.1' A.G.L.)
OVERALL HEIGHT OF STRUCTURE: 246.2 FT. NAVD88 (88.4' A.G.L.)
(TOP EXIST CHIMNEY)

THE ACCURACY STANDARDS FOR THIS CERTIFICATION ARE AS FOLLOWS:

GEODETIC COORDINATES: +/- FIFTEEN (15) FEET (NAD 83)
ELEVATIONS: +/- THREE (3) FEET (NAVD 88)

PENTHOUSE DETAIL
1"=5'

VICINITY MAP
NO SCALE

ISSUE STATUS

REV	DATE	DESCRIPTION

TIMOTHY SCHAD, L.S.
10690 ROUND VALLEY RD.
GRASS VALLEY, CA. 95949
PHONE: (530) 271-7477
FAX: (530) 271-7377

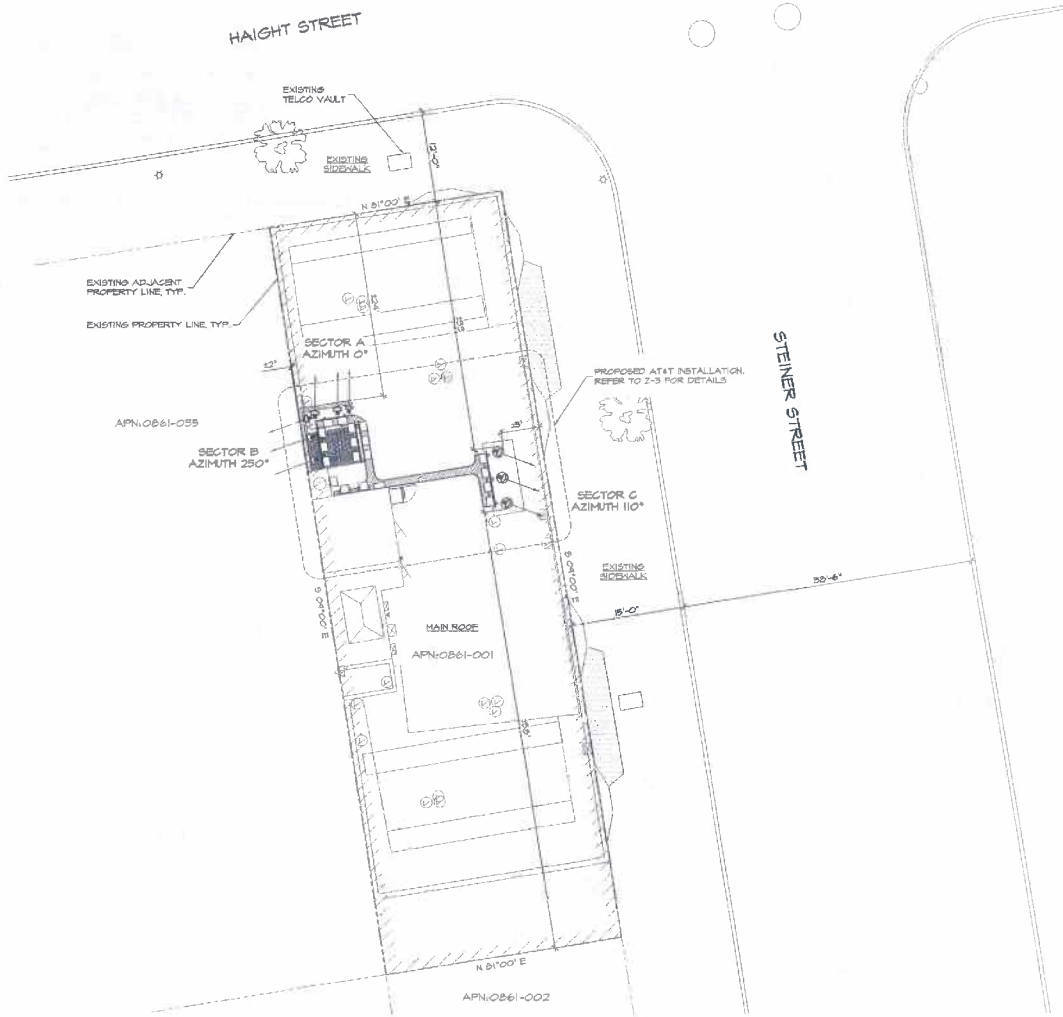
PROFESSIONAL LAND SURVEYOR
TIMOTHY F. SCHAD
LS 6021
Exp. 3/31/1'
STATE OF CALIFORNIA
2-21-11

AT&T

CN-5262B
"255 STEINER ST."
255 STEINER ST.
SAN FRANCISCO, CA 94117
SAN FRANCISCO COUNTY
APN: 0861-001

SHEET TITLE:
SITE SURVEY

LS-1



SITE PLAN

0 4' 8' 16'

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A DRAWING PREPARED BY TIMOTHY SCHAD, L.S., DATED JANUARY 07, 2011 AND SITE MEASUREMENTS TAKEN BY TRK ENGINEERING, LTD. ON DECEMBER 21, 2010. THIS DRAWING DOES NOT REPRESENT A SURVEY.

LEGAL DESCRIPTION:

PARENT PARCEL:
PENDING RECEIPT OF PRELIMINARY TITLE REPORT

DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED

at&t

ERICSSON

PROJECT NO: 1054-050

DRAWN BY: L.S.

CHECKED BY: R.M.

CAD FILE: 1054-050Z2

SUBMITTALS

0	FEB 13,11	100% ZD's
A	JAN 12,11	ISSUED FOR REVIEW

A&E SEAL

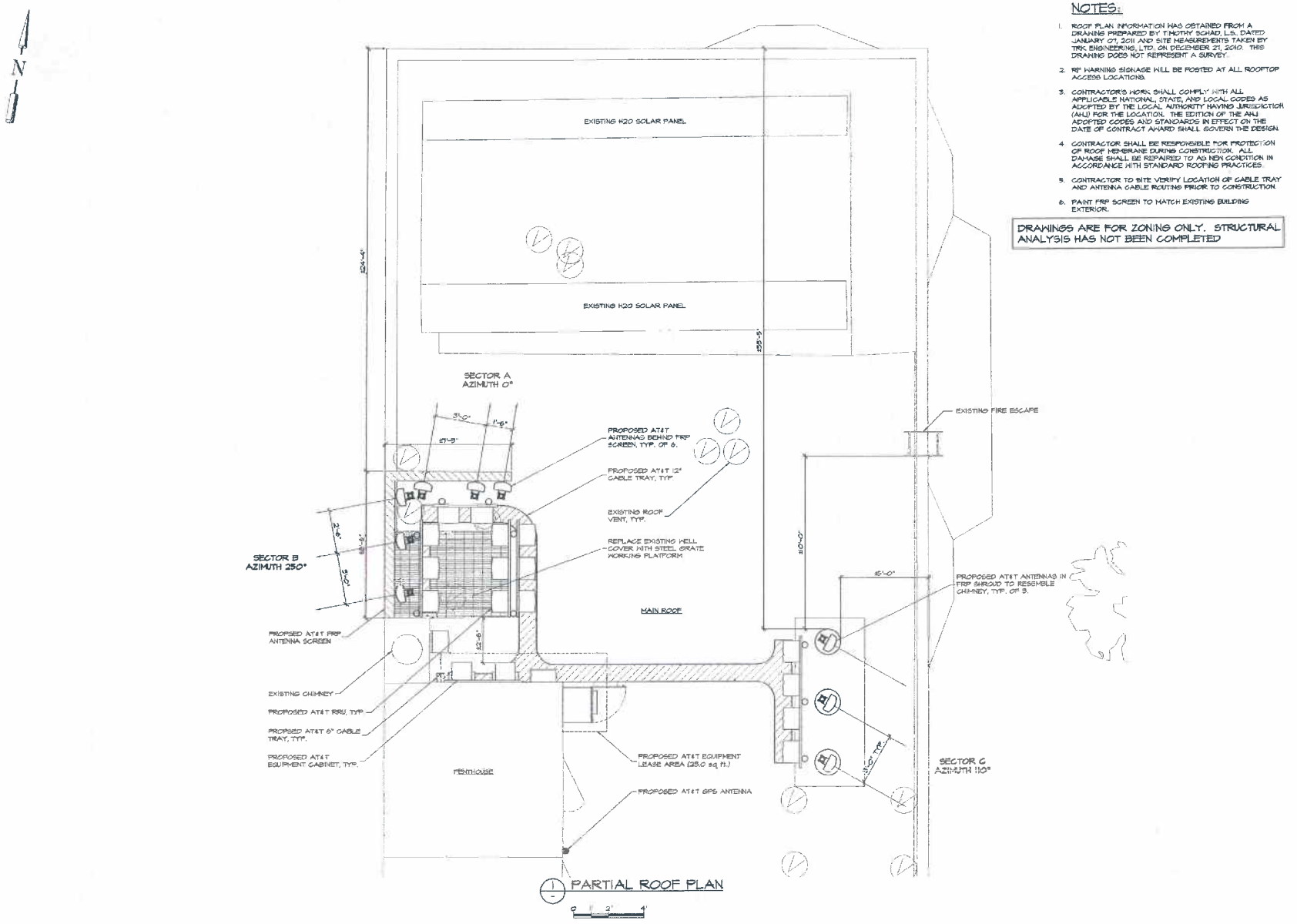
255 STEINER
CN5262B
255 STEINER STREET
SAN FRANCISCO, CA
94117

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-2



1 PARTIAL ROOF PLAN

0 2' 4'

NOTES:

1. ROOF PLAN INFORMATION WAS OBTAINED FROM A DRAWING PREPARED BY TIMOTHY SCHAD, L.S. DATED JANUARY 07, 2011 AND SITE MEASUREMENTS TAKEN BY TRK ENGINEERING, LTD. ON DECEMBER 21, 2010. THIS DRAWING DOES NOT REPRESENT A SURVEY.
2. RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
3. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
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5. CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.
6. PAINT FRP SCREEN TO MATCH EXISTING BUILDING EXTERIOR.

DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED

at&t

ERICSSON

PROJECT NO: 1054-050

DRAWN BY: L.S.

CHECKED BY: R.M.

CAD FILE: 1054-05023

SUBMITTALS

C	FEB 17,11	100% ZD's
A	JAN 12,11	ISSUED FOR REVIEW

AE SEAL

SITE

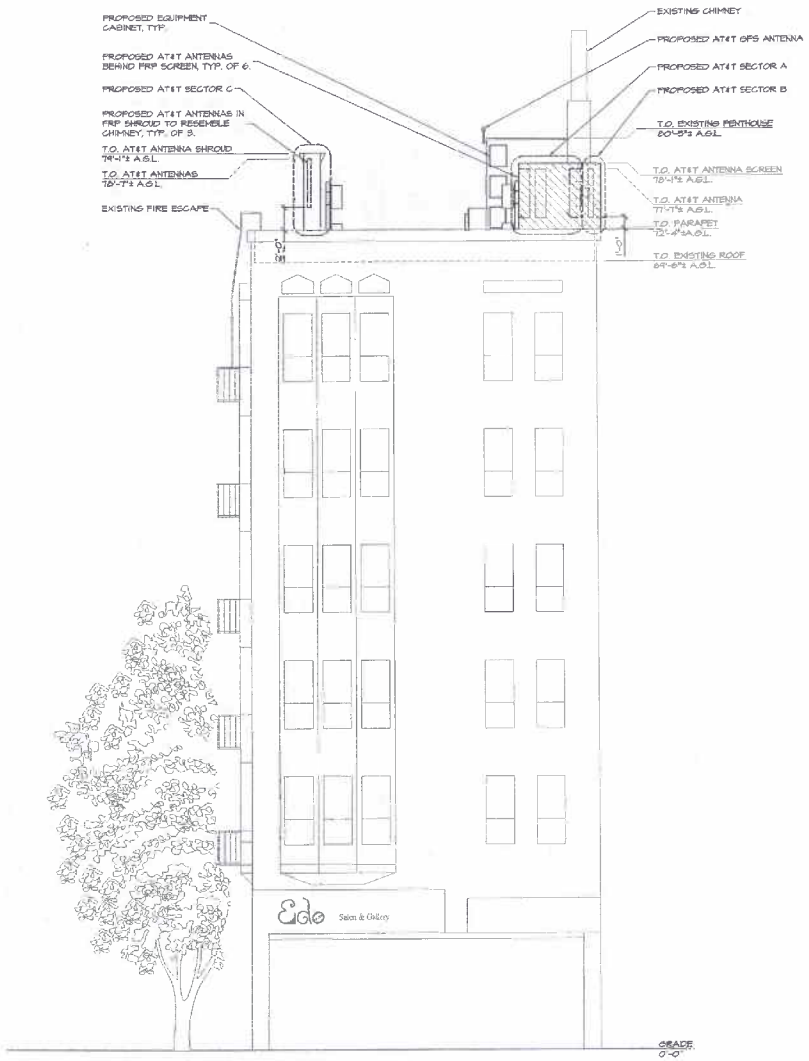
255 STEINER
CN5262D
255 STEINER STREET
SAN FRANCISCO, CA
94117

SHEET TITLE

PARTIAL ROOF PLAN

SHEET NUMBER

Z-3



NORTH ELEVATION

0 2' 4' 8'

NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
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6. PAINT FRP SCREEN TO MATCH EXISTING BUILDING EXTERIOR COLOR AND TEXTURE.

DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED

at&t

ERICSSON

PROJECT NO: 1084-050

DRAWN BY: L.B.

CHECKED BY: R.H

CAD FILE: 1084-050Z4

SUBMITTALS

0	FEB 11/11	100% ZD's
A1	JAN 12/11	ISSUED FOR REVIEW

A&E SEAL

SITE

255 STEINER
CN5262B
255 STEINER STREET
SAN FRANCISCO, CA
94117

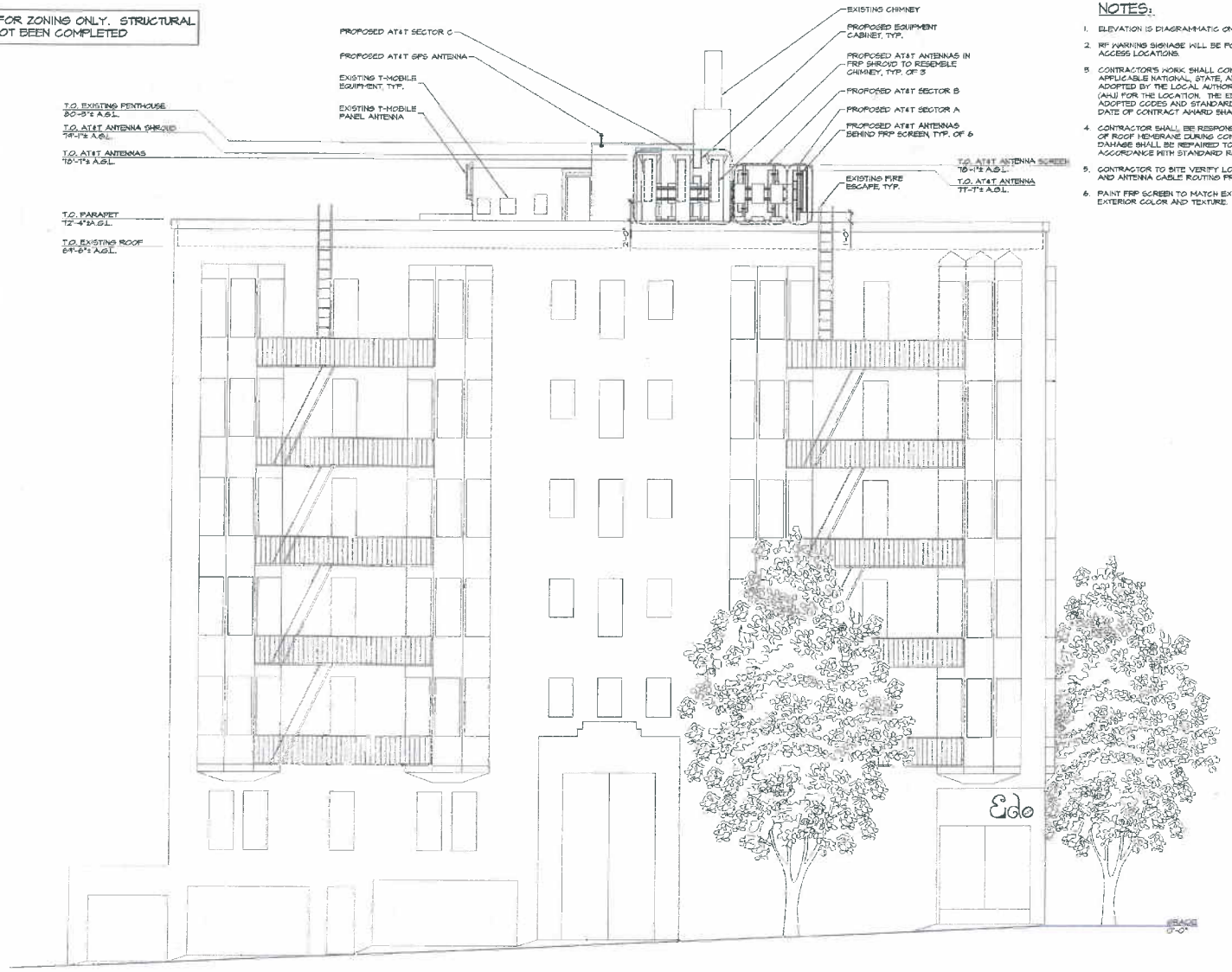
SHEET TITLE

NORTH ELEVATION

SHEET NUMBER

Z-4

DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED



STEINER STREET

1 EAST ELEVATION

0' 2' 4' 8'

NOTES:

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at&t

ERICSSON

PROJECT NO: 1054-050

DRAWN BY: L.S.

CHECKED BY: R.M.

CAD FILE: 1054-050Z5

SUBMITTALS

C	FEB 17/11	LOCAL ZONING
A	JAN 12/11	ISSUED FOR REVIEW

A1 2 3 4 5

6 7 8

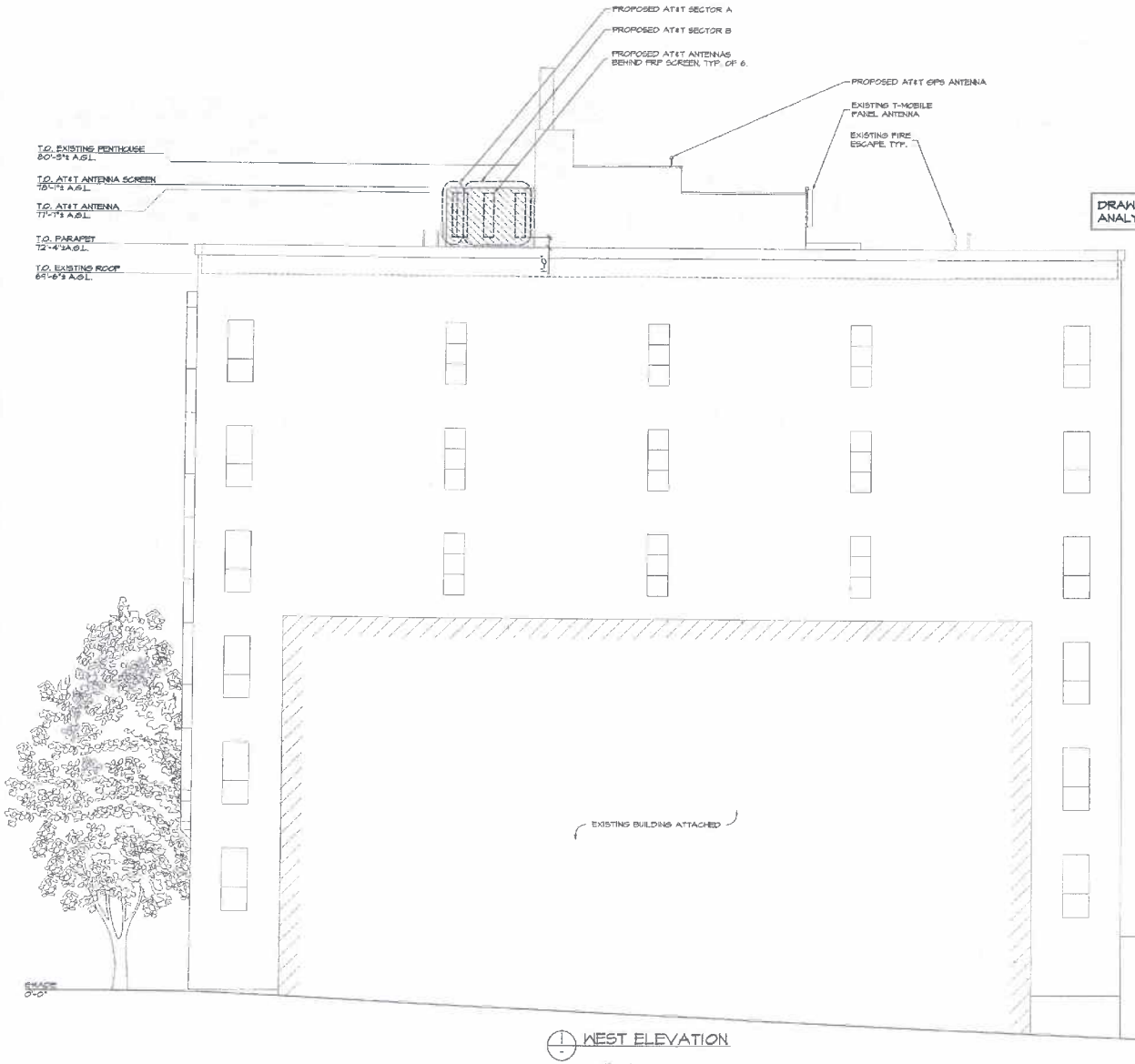
255 STEINER
CN5262B
255 STEINER STREET
SAN FRANCISCO, CA
94117

SHEET TITLE

EAST ELEVATION

SHEET NO. SCR.

Z-5



1 WEST ELEVATION

0 2' 4' 8'

NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
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DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED

at&t

ERICSSON

PROJECT NO: 1054-050

DRAWN BY: L.S.

CHECKED BY: R.M.

CAD FILE: 1054-050ZB

SUBMITTALS

0	FEB 17/11	100% ZD's
A	JAN 12/11	ISSUED FOR REVIEW

A&E SEAL

SITE

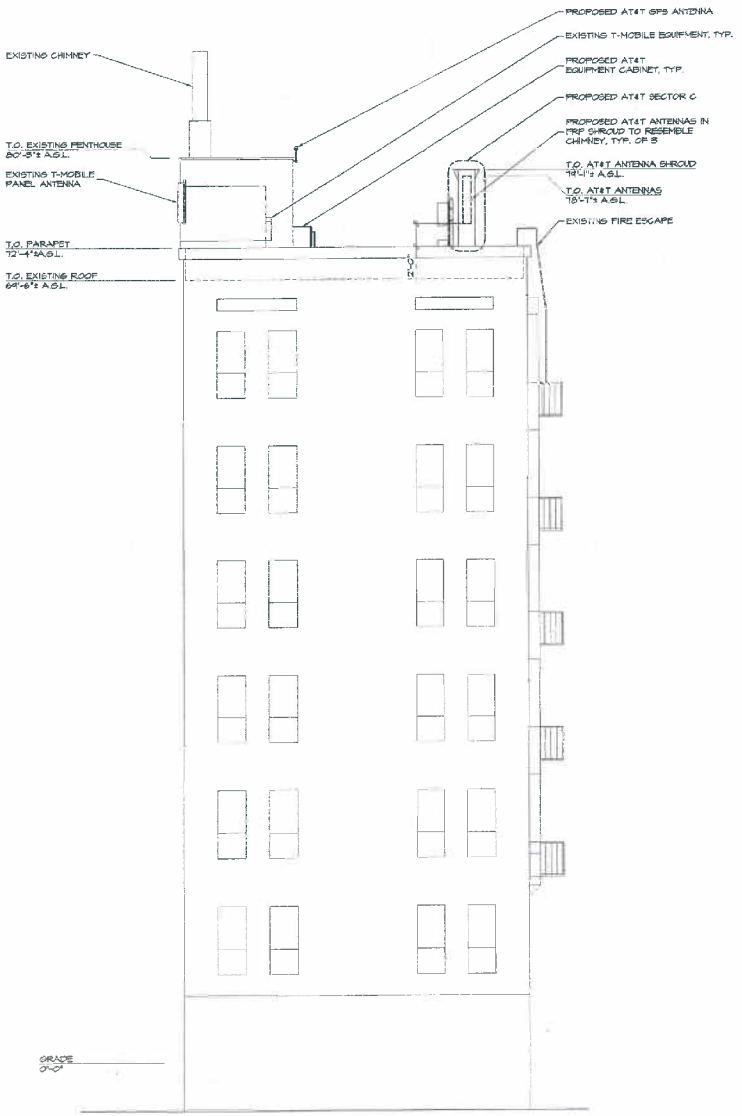
255 STEINER
CN526ZB
255 STEINER STREET
SAN FRANCISCO, CA
94117

SHEET TITLE

WEST ELEVATION

SHEET NUMBER

Z-6



1 SOUTH ELEVATION

0 2' 4' 8'

NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
3. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
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DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED

at&t

ERICSSON

PROJECT NO: 1054-050

DRAWN BY: L.S.

CHECKED BY: R.M.

CAD FILE: 1054-050Z1

SUBMITTALS

0	FEB 17/11	100% ZD's
A	JAN 12/11	ISSUED FOR REVIEW

A&E SEAL

SITE

255 STEINER
CN526213
255 STEINER STREET
SAN FRANCISCO, CA
94117

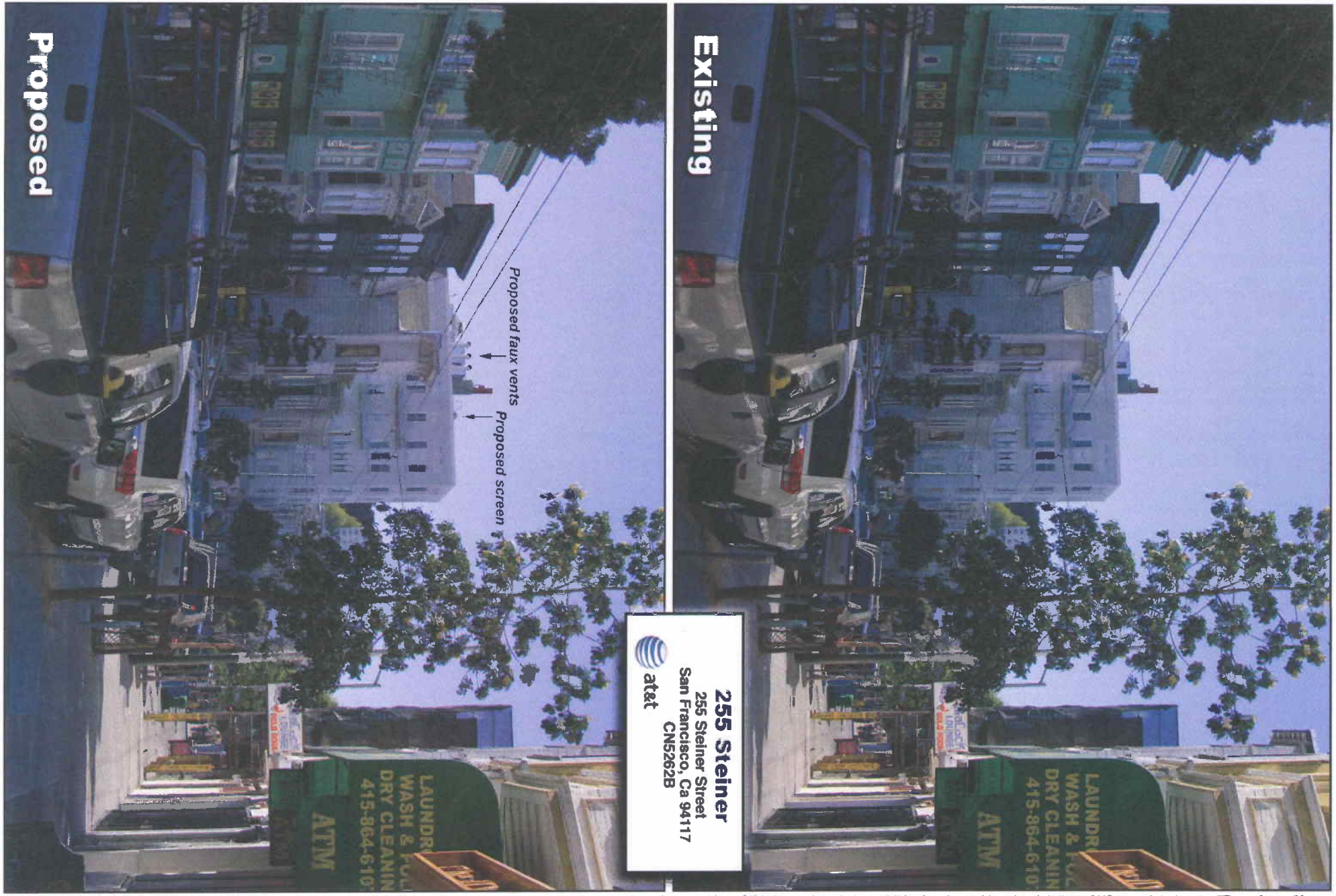
SHEET TITLE

SOUTH ELEVATION

SHEET NUMBER

Z-7

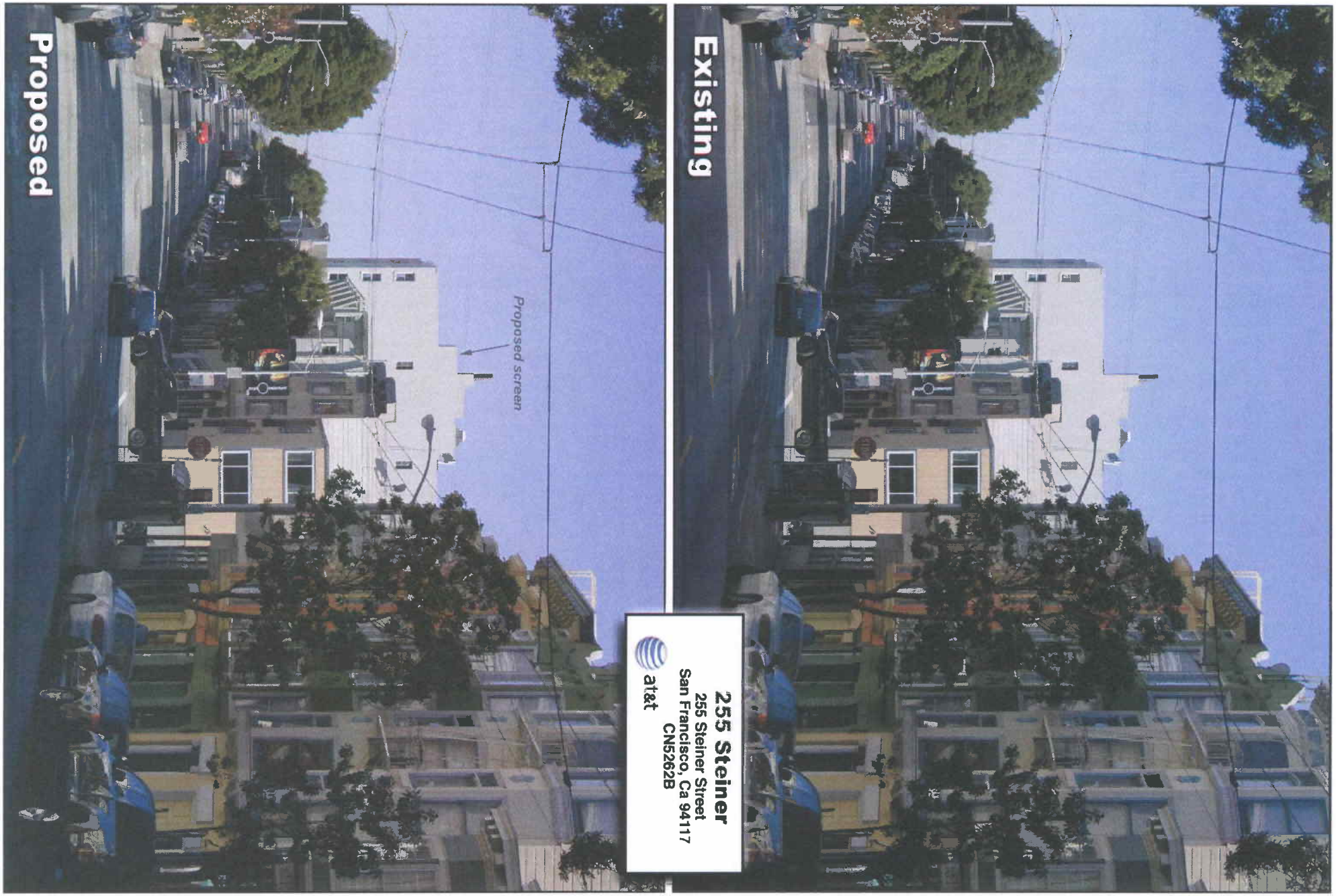
Photosimulation of view looking west along Haight Street, a half block east of Steiner St.



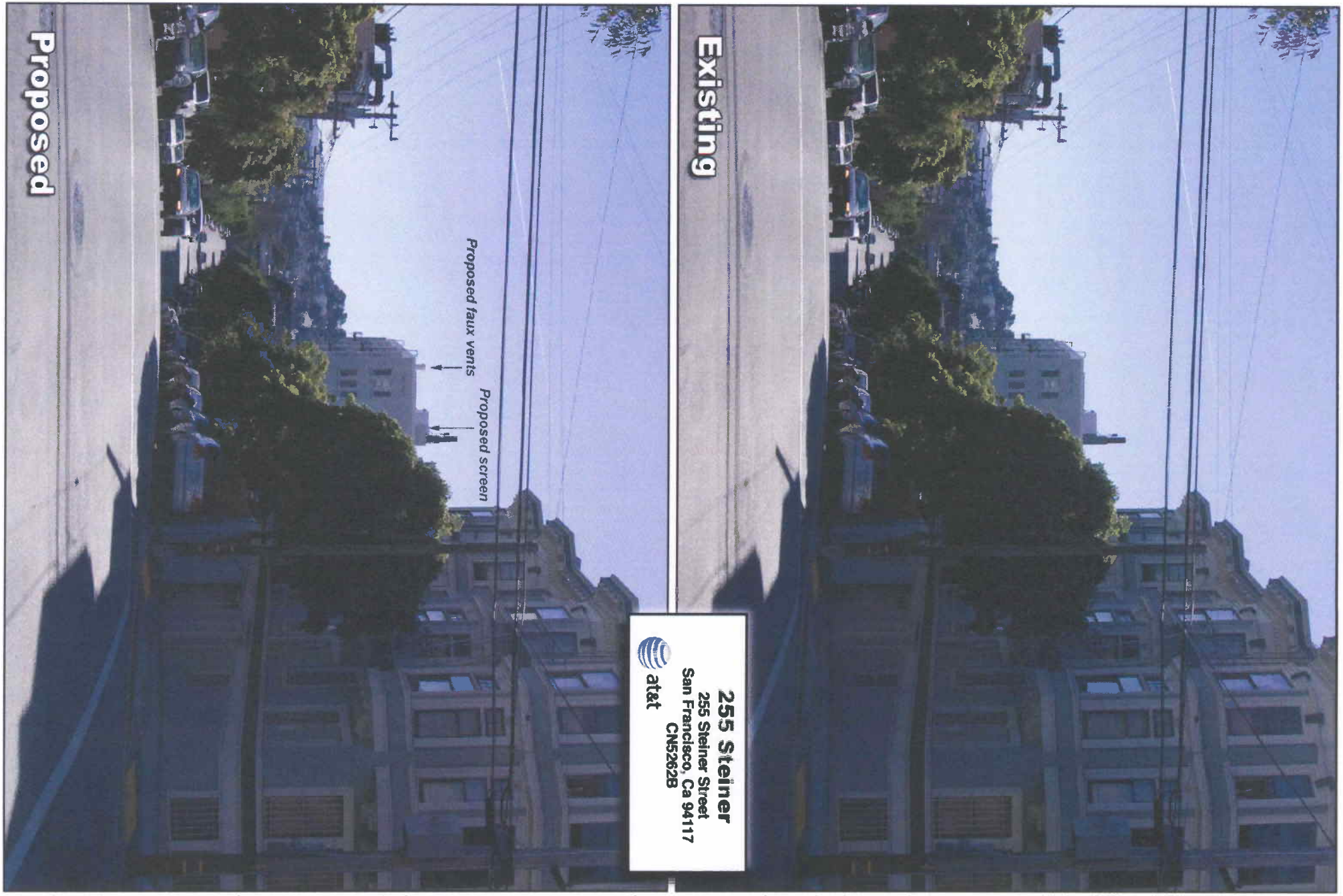
This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Previsualists Inc.

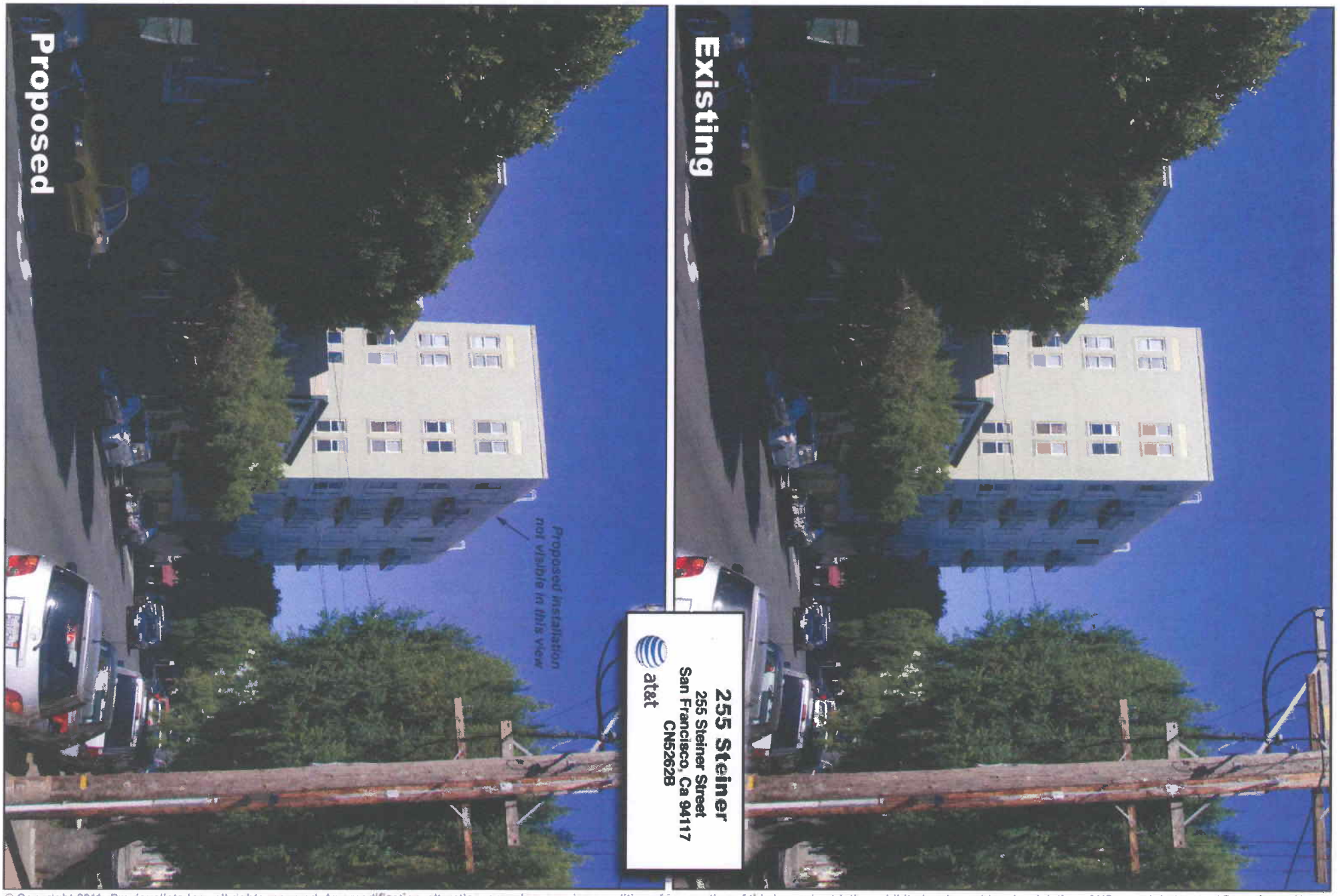
Photosimulation of view looking east along Haight Street, a block and a half west of Steiner St.



Photosimulation of view looking south along Steiner Street at Page Street, one block north of the building.



Photosimulation of view looking north up Steiner Street at Waller Street.

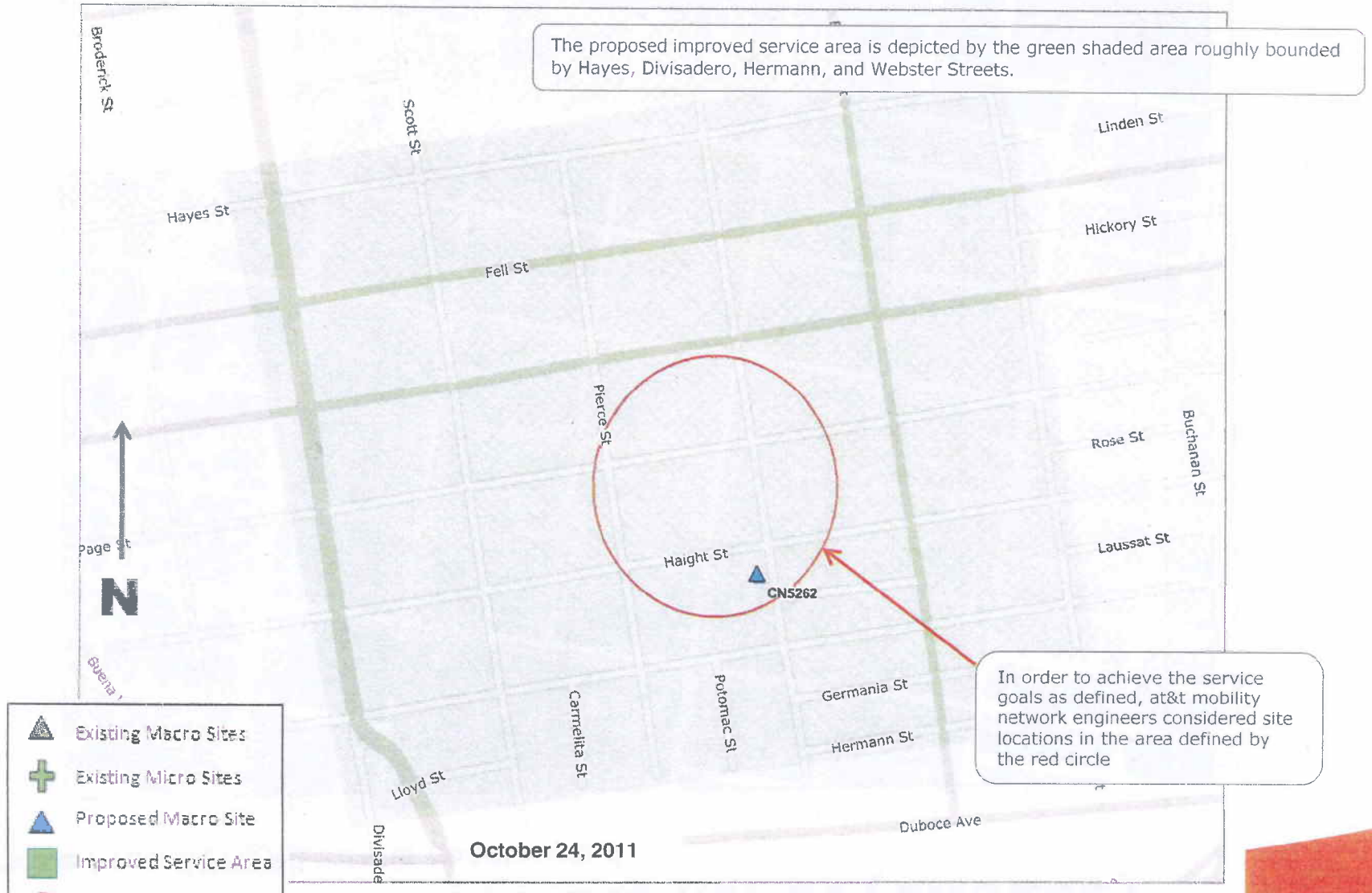


This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Previsualists

Service Improvement Objective (CN5262)

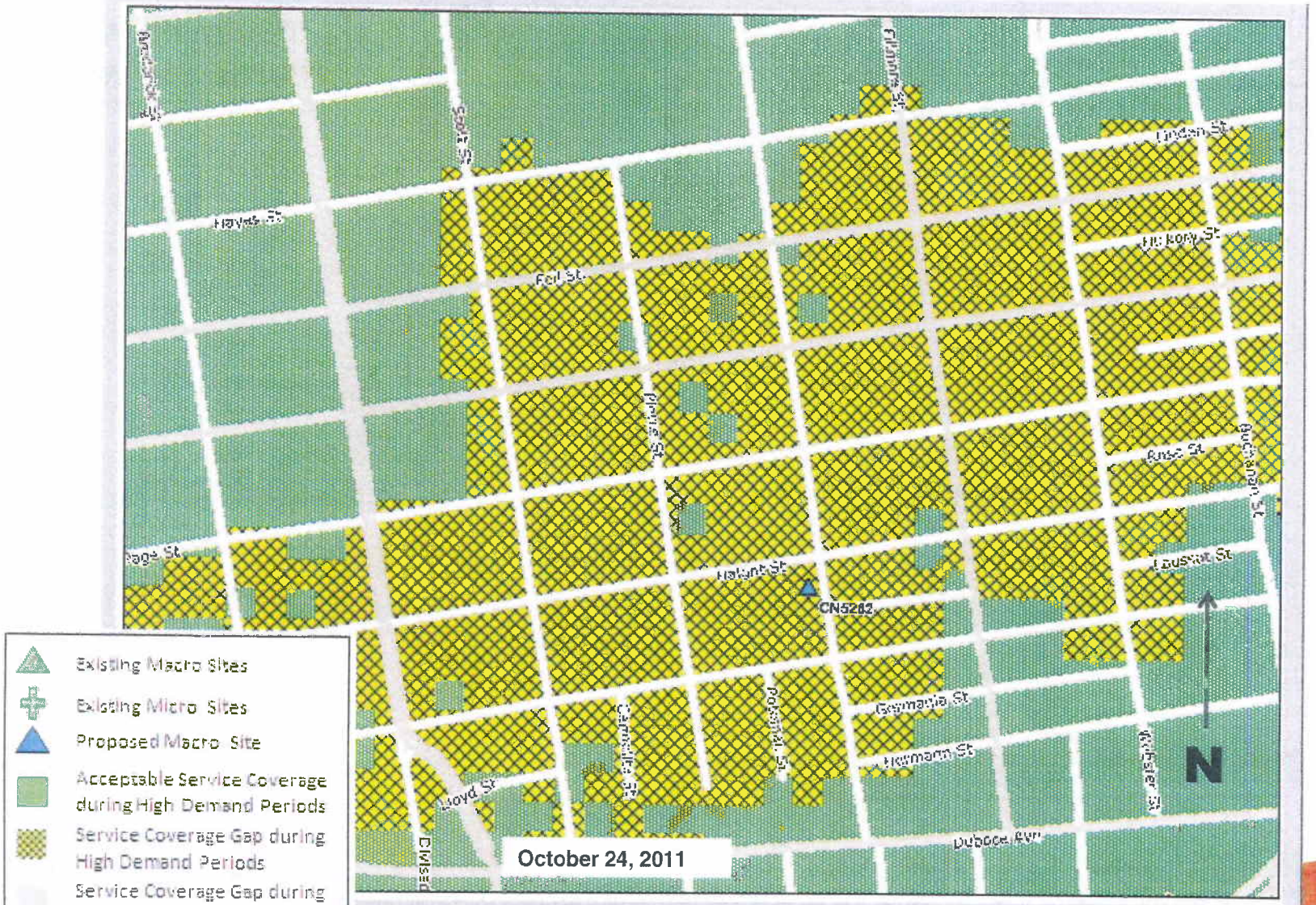
255 Steiner St



at&t

Proposed Site at 255 Steiner St (CN5262)

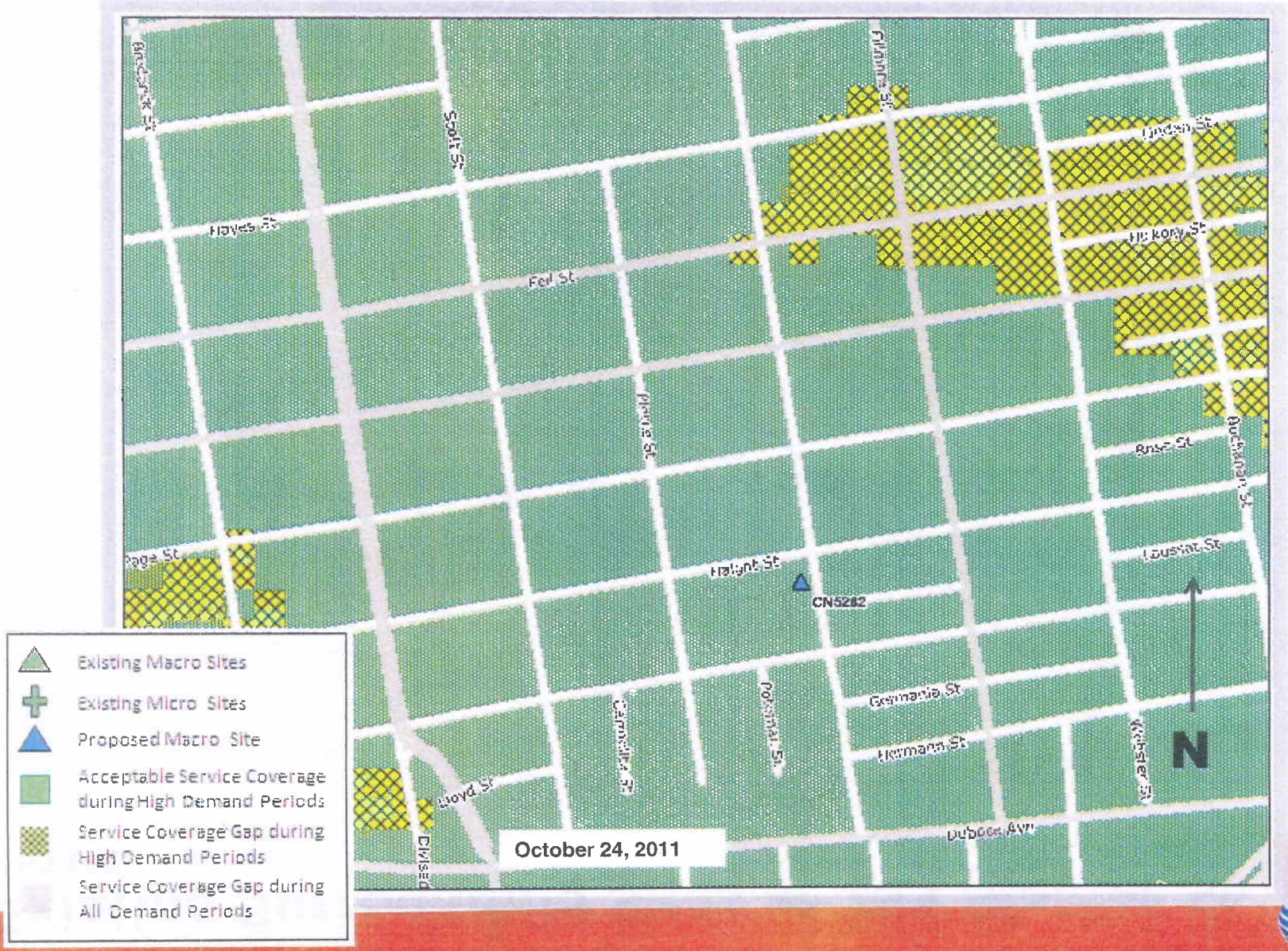
Service Area BEFORE site is constructed



at&t

Proposed Site at 255 Steiner St (CN5262)

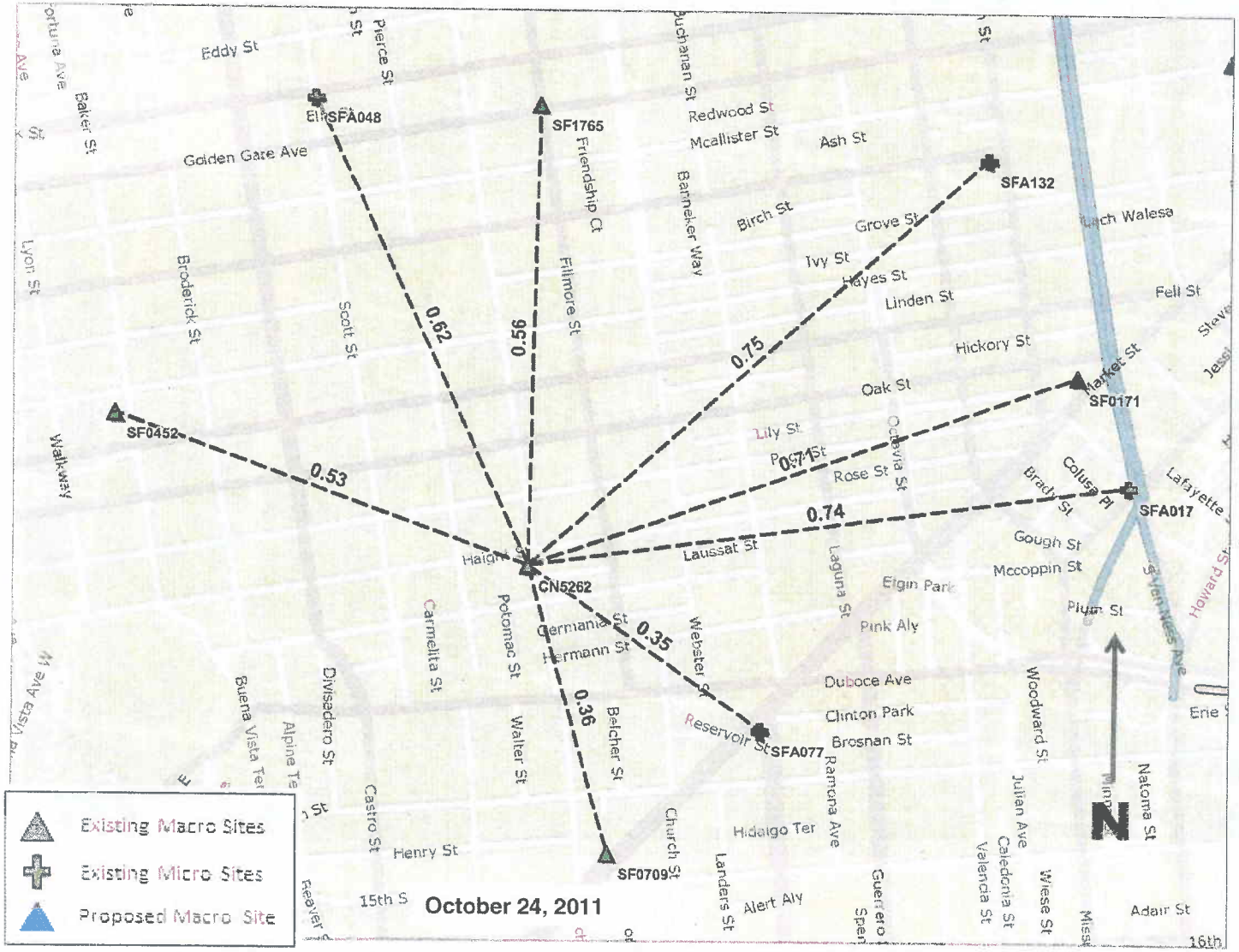
Service Area AFTER site is constructed



at&t

Existing Surrounding Sites at 255 Steiner St

CN5262



Map of Adjacent Facilities
Please see the attached map of adjacent facilities.

Distance Between Wireless Facilities as Proposed

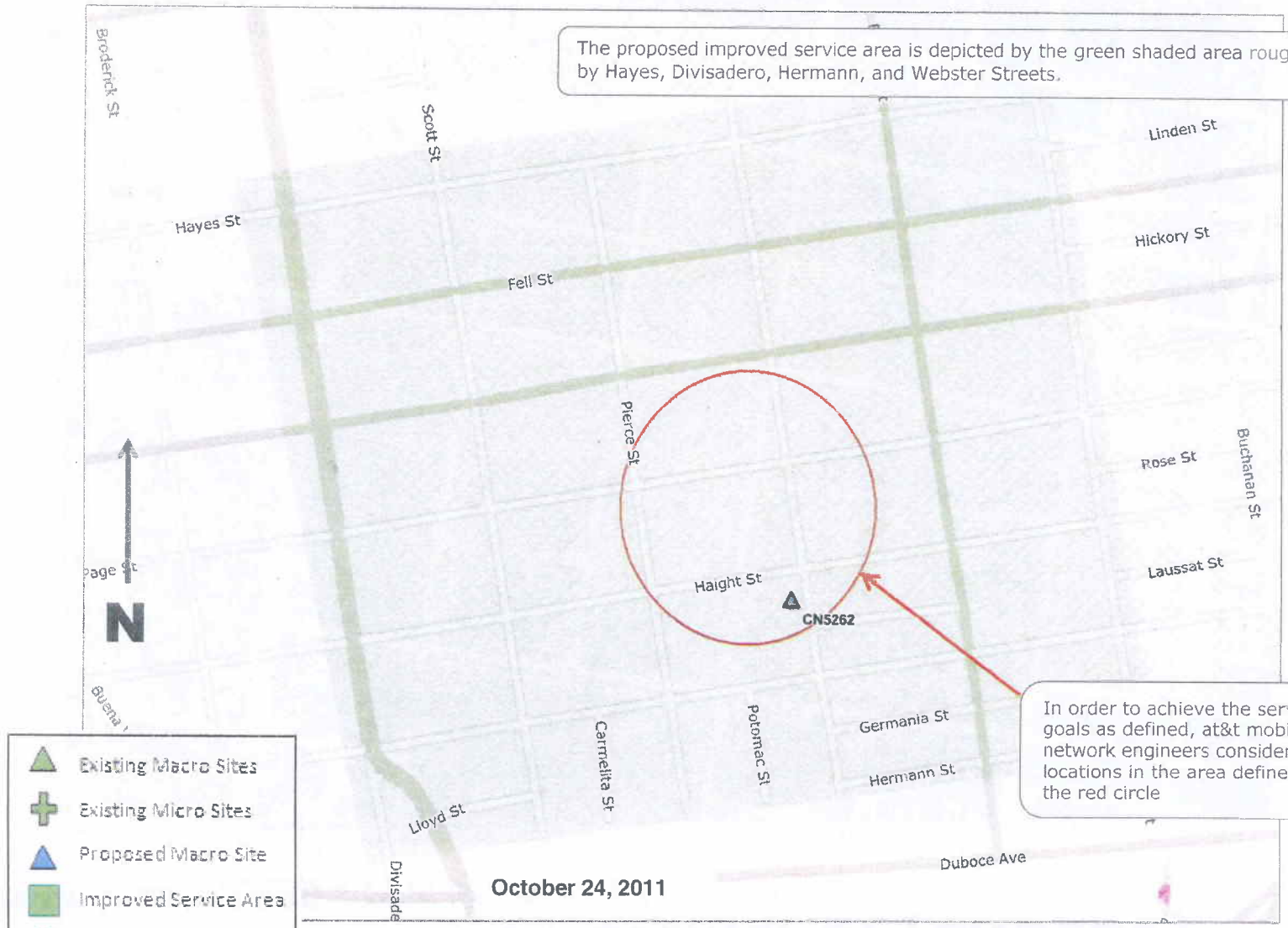
Site Number	Status	Approximate Distance to Proposed Site
CN5262 255 STEINER STREET	Proposed Macro Site	0.00 miles
SFA048 1018 SCOTT STREET	Existing Micro Site	0.62 miles
SF1765 1101 – 1123 FILLMORE STREET	Existing Macro Site	0.56 miles
SFA132 455 FRANKLIN STREET	Existing Micro Site	0.75 miles
SF0171 1540 MARKET STREET	Existing Macro Site	0.71 miles
SFA017 90 – 98 12TH STREET	Existing Micro Site	0.74 miles
SFA077 2001 MARKET STREET	Existing Micro Site	0.35 miles
SF0709 2174 MARKET STREET	Existing Macro Site	0.36 miles
SF0452 333 BAKER STREET	Existing Macro Site	0.53 miles

Micro Site: Low height, low gain, omni-directional antennas

Macro Site: Increased height, increased gain, panel antennas

Service Improvement Objective (CN5262)

255 Steiner St



at&t

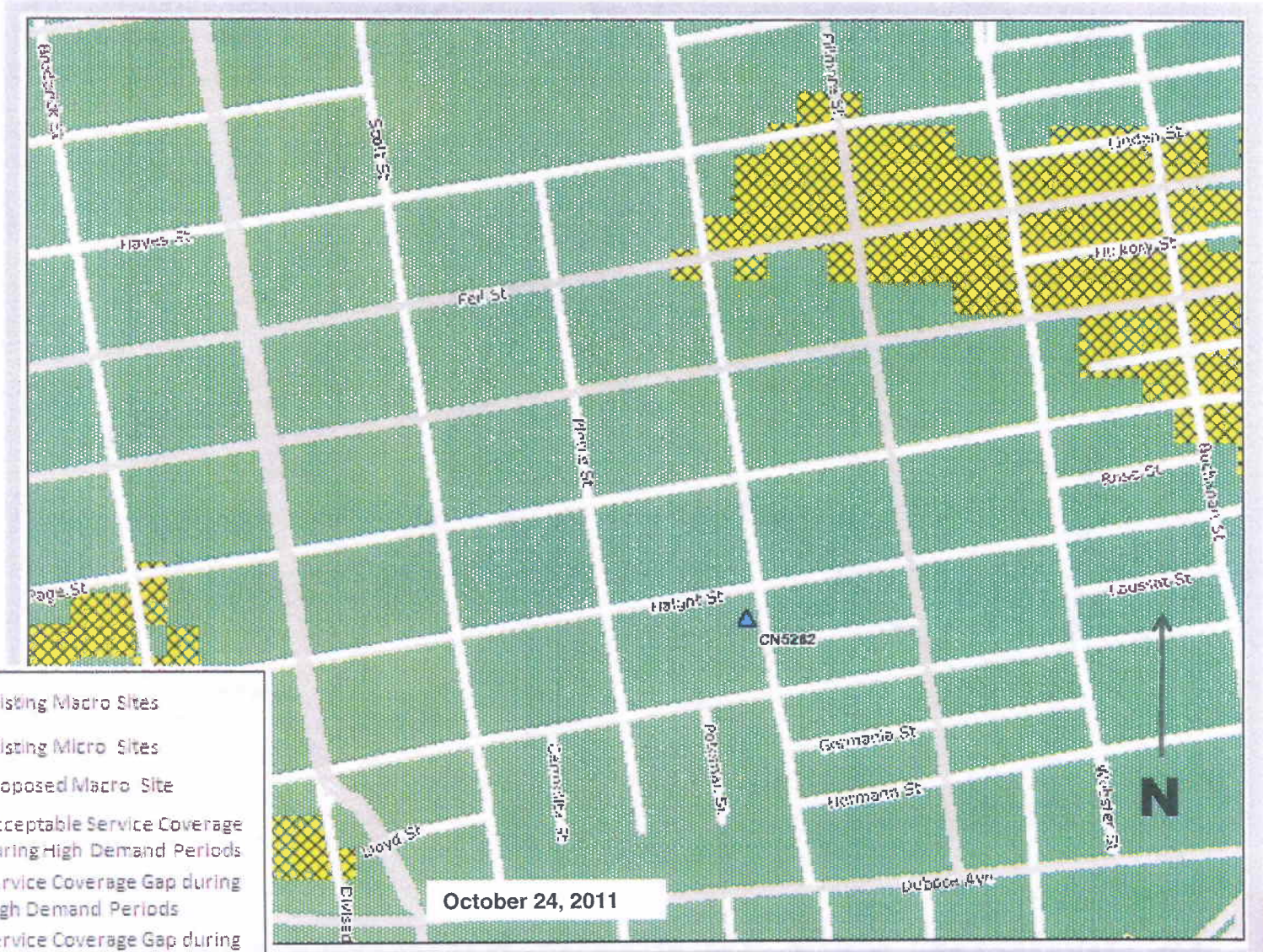
Proposed Site at 255 Steiner St (CN5262)

Service Area BEFORE site is constructed

at&t

Proposed Site at 255 Steiner St (CN5262)

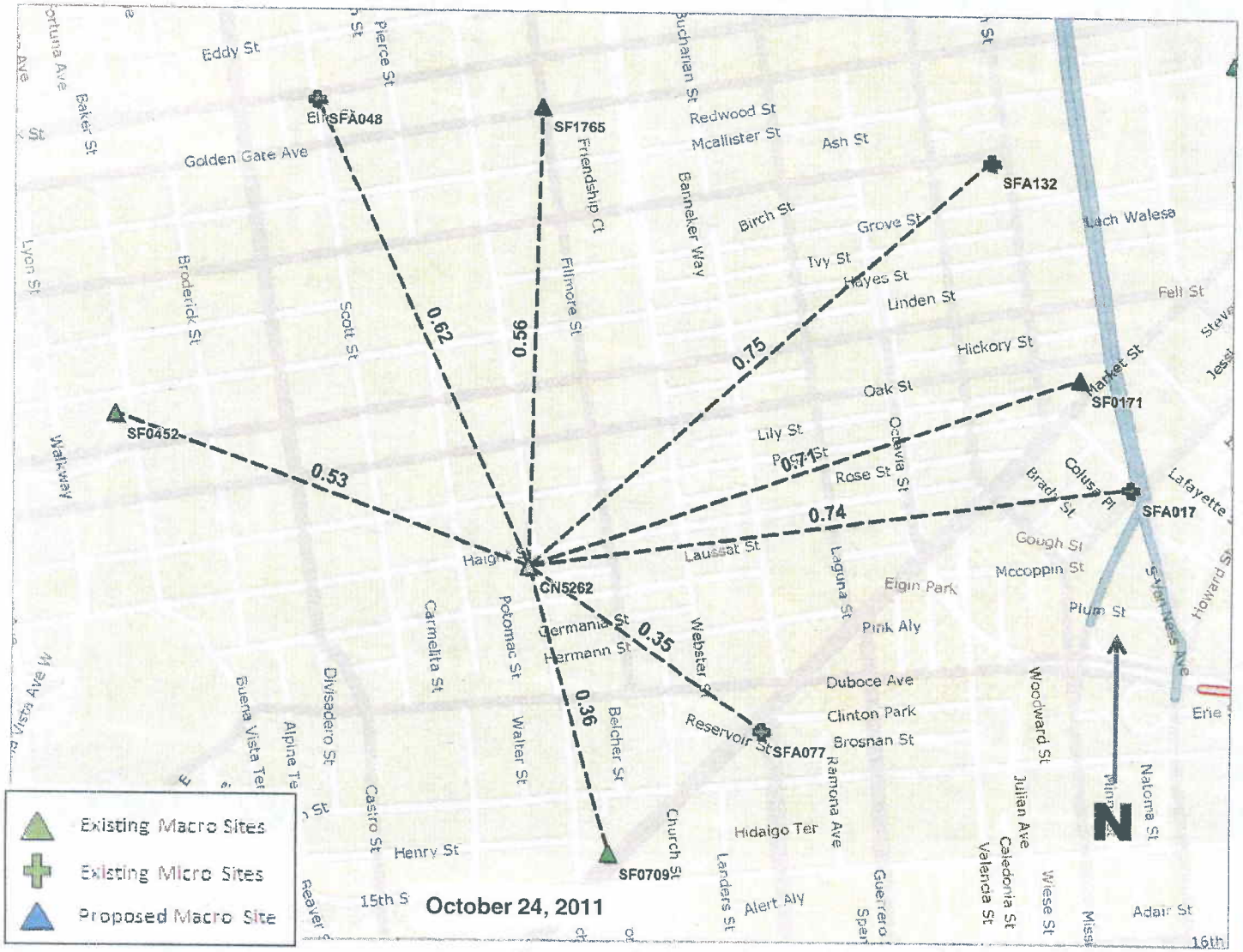
Service Area AFTER site is constructed



at&t

Existing Surrounding Sites at 255 Steiner St

CN5262



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Micro Site: Low height, low gain, omni-directional antennas

Macro Site: Increased height, increased gain, panel antennas

AT&T Mobility • Proposed Base Station (Site No. CN5262B)
255 Steiner Street • San Francisco, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CN5262B) proposed to be located at 255 Steiner Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Background

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

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

The site was visited by Mr. Romer Panaguiton, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on February 9, 2011, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by TRK Engineering, Ltd, dated January 25, 2011.

Checklist

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

Observed at the site were directional panel antennas for use by T-Mobile. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

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

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

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

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

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

AT&T proposes to install nine Powerwave Model P65-15-XLH-RR directional panel antennas at the six-story residential building located at 255 Steiner Street – three within cylinders configured to resemble vents and six behind view screens to be installed above the roof. The antennas would be mounted with up to 6° downtilt at an effective height of about 77 feet above ground, 7½ feet above the roof, and would be oriented in groups of three toward 0°T, 110°T, and 250°T.

5. *Power rating (maximum and expected operating power) for all existing an 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. The maximum power rating of the T-Mobile transmitters is not known.

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

The maximum effective radiated power proposed by AT&T in any direction is 7,810 watts, representing simultaneous operation at 1,780 watts for AWS, 3,150 watts for PCS, 1,990 watts for cellular, and 890 watts for 700 MHz service. The maximum effective radiated power by T-Mobile was proposed in 2008 to be 225 watts.

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 by itself is calculated to be 0.012 mW/cm^2, which is 1.7% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 3% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 59 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building, but does not reach any publicly accessible areas.

9. *Describe proposed signage at site.*

It is recommended that barricades be installed around the AT&T antennas to preclude access by the general public. To prevent occupational exposures in excess of the FCC guidelines, no access within 22 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, as shown in Figure 1, and posting explanatory warning signs* at the roof access door and on the cylinders and 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. Similar measures should already be in place for the other carrier at the site; the applicable keep-back distance for that carrier has not been determined as part of this study.

10. Statement of authorship.

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

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 255 Steiner Street in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Erecting barricades is recommended to establish compliance with public exposure limitations; marking roof areas and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.

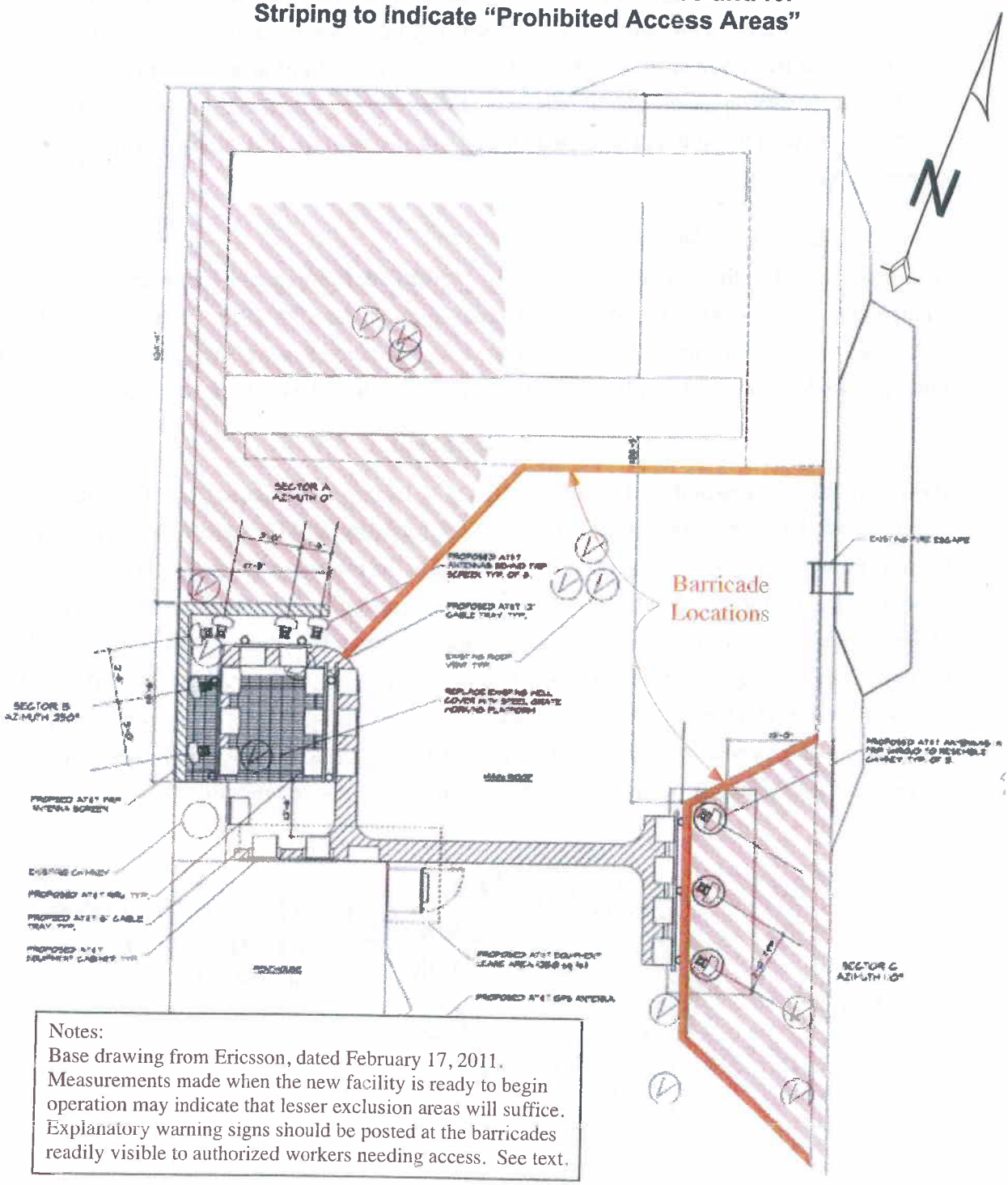
William F. Hammett, P.E.
707/996-5200

March 1, 2011

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

AT&T Mobility • Proposed Base Station (Site No. CN5262B)
255 Steiner Street • San Francisco, California

Suggested Minimum Locations for Barricades to Preclude Public Access and for Striping to Indicate "Prohibited Access Areas"



Notes:
Base drawing from Ericsson, dated February 17, 2011.
Measurements made when the new facility is ready to begin operation may indicate that lesser exclusion areas will suffice.
Explanatory warning signs should be posted at the barricades readily visible to authorized workers needing access. See text.

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

Edwin M. Lee, Mayor
Barbara A. Garcia, MPA, Director of Health
Rajiv Bhatia, MD, MPH, Director of EH

Review of Cellular Antenna Site Proposals

Project Sponsor : *AT&T Wireless* **Planner:** *Jonas Ionin*

RF Engineer Consultant: *Hammett and Edison* **Phone Number:** *(707) 996-5200*

Project Address/Location: *255 Steiner St*

Site ID: *1425* **SiteNo.:** *CN5262B*

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: 1

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: 7810 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: 7810 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 $\mu w/cm^2$)

Maximum RF Exposure: 0.012 mW/cm^2 Maximum RF Exposure Percent: 1.7

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.

☑ Public_Exclusion_Area Public Exclusion In Feet: 59

☑ Occupational_Exclusion_Area Occupational Exclusion In Feet: 22

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

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

Comments:

There are currently no antennas operated by AT&T Wireless installed on the roof top of the building at 255 Steiner Street. Exisiting RF levels at ground level were around 1% of the FCC public exposure limit. There was observed a similar antenna operated by T-Mobile but no other antennas are within 100 feet of this site. AT&T Wireless proposes to install 9 new antennas. The antennas will be mounted at a height of 77 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.012 mW/sq cm., which is 1.7 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 59 feet which includes areas of the rooftop but does not reach any publicly accessible areas. Warnings signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 22 feet of the front of the antennas while they are in operation. This prohibited access area should be marked with red striping on the rooftop.

___ **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: Patrick Fosdahl Dated: 6/17/2011

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

NOTICE OF NEIGHBORHOOD MEETING
To: Neighborhood Groups, Neighbors & Owners within 500' radius of 255 Steiner Street

Meeting Information
Date: Tuesday June 7, 2011
Time: 7:00 p.m.
Where: San Francisco LGBT Community Center
1800 Market Street
San Francisco, CA 94102

Site Information
Address: 255 Steiner Street
Block/Lot: 0861 / 001
Zoning: Polk Street NC-2

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 255 Steiner Street, needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of the installation of nine (9) panel antennas, roof-mounted on the building. The equipment will also be located on the roof of the existing 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 San Francisco LGBT Community Center, 1800 Market Street, on Tuesday June 7, 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 Sara Vellve, project planner with the San Francisco Department of City Planning at (415) 558-6263 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 5:00 pm on Friday June 3, 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 255 Steiner Street

Información de la reunión
Fecha: Jueves, 7 de junio de 2011
Hora: 7:00 p.m.
Dónde: San Francisco LGBT Community Center
1800 Market Street
San Francisco, CA 94102

Información del lugar
Dirección: 255 Steiner Street
Cuadra/Lote: 0861 / 001
Zonificación: Polk Street NC-2

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 255 Steiner Street necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta de AT&T Mobility es una instalación sin personal que consiste en la instalación de nueve (9) antenas panel, montadas en el techo del edificio. El equipamiento también se ubicará en el techo del edificio actual. Habrá planos y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a una reunión informativa de la comunidad que se realizará en el San Francisco LGBT Community Center, en 1800 Market Street, el jueves 7 de junio 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 Sara Vellve, planificadora de proyecto, en el Departamento de Planificación de la Ciudad de San Francisco al (415) 558-6263 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 antes del viernes 3 de junio de 2011 a las 5:00 p.m., y haremos todos lo posible para proporcionarle un intérprete.

社區會議通知

致：Steiner 街 255 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 6 月 7 日（星期二）
時間： 下午 7:00
地點： 加利福尼亞州三藩市Market街1800號San Francisco LGBT Community Center（郵編94102）

設施地點資訊
地址：Steiner 街 255 號
街區 / 地段：0861/001
分區：Polk Street NC-2

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 Steiner 街 255 號安裝一座無線通訊設施，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，將在該建築的屋頂安裝九(9) 根平板天線。相關設備將被放置在現有建築的屋頂。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 6 月 7 日（星期二）下午 7:00 在 Market 街 1800 號 San Francisco LGBT Community Center 召開的社區通氣會，以便您瞭解有關本專案的更多資訊。

如果您對該計畫有任何疑問，但是無法出席這次會議，請撥打AT&T Mobility公司熱線電話(415) 646-0972，AT&T Mobility公司的一位專業人員將會回復您的電話。如果您對本規劃程式有任何疑問，請致電 (415) 558-6263與三藩市城市規劃署專案規劃員Sara Vellve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 6 月 3 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。

TOWN
CONSULTING

June 21, 2011

Sara Vellve, Planner
San Francisco Department of Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No. 2011.0291C
Community Meeting for proposed AT&T Mobility facility at 255 Steiner Street.

Dear Ms. Vellve,

On June 7, 2011, AT&T mobility held a community meeting regarding the proposed wireless facility at 255 Steiner Street. The attached notification announced the community presentation was to be held at the San Francisco LGBT Community Center at 1800 Market Street, San Francisco, CA 94102 at 7:00 p.m. Notice of the meeting was mailed out on May 23, 2011 to 419 owners and tenants within 500 feet of the proposed installation and seven neighborhood organizations.

I conducted the meeting on behalf of AT&T Mobility as the project sponsor along with Tedi Vriheas, of AT&T's External Affairs and Taylor Jordan of Berg Davis Public Affairs. Lynn Bruno and Bill Hammett with Hammett and Edison was there to answer any questions regarding the EMF emissions from the proposed wireless facility.

Three members of the community attended the meeting. One attendee declined to sign the guest list. One neighbor supported the project and improved AT&T coverage in the subject area. General questions were raised about the design and how the projected radio frequency levels would affect those living in the building. Several questions were asked regarding T-Mobile's existing micro-cell facility.

Please contact me at (415) 246-8855 if you have any questions.

Sincerely,

Tony Kim
Town Consulting
Representing AT&T Mobility

Attachments:

Community Meeting Notice
Sign-Up Sheet

100 Clement Street | 3rd Floor | San Francisco, CA 94118
tel 415.246.8855 | fax 415.480.1406

255 Steiner Street Community Meeting
June 7th, 2011

Name	Address	Phone/Email
Lawrence Li	498 Waller st Apt 9	lawrence@bureausf.com
Don Tipton	560 Haight St #103	dontipton@gmail.com

SAN FRANCISCO
PLANNING
DEPARTMENT

DECLARATION OF INTENT FOR
Wireless Telecommunications Facility Section 106 Review

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

A Section 106 evaluation is required for all new WTS facilities proposed on any structure 45 years of age and older, within 250 feet of an eligible historic district, or a significant alteration to an existing site. Complying with Section 106 of the National Historic Preservation Act (NHPA) is a statutory obligation that is separate and distinct from complying with the National Environmental Policy Act (NEPA). For more information, please visit the California Office of Historic Preservation web site. *http://ohp.parks.ca.gov/?page_id=22327.*

You must submit this affidavit along with the Wireless Telecommunications Facility checklist to the Planning Department.

Declaration of Intent for Section 106 Review

I, TONY KIM, do hereby declare as follows:

a. The subject Wireless Telecommunications Facility is located at (address):

255 Steiner Street
Address

b. I am aware that, according to Section 106 of the NHPA that evaluation is required for all new WTS facilities proposed on any structure 45 years of age and older, within 250 feet of an eligible historic district, or a significant alteration to an existing site; and intend to comply with all said requirements.

c. I am a duly authorized officer or owner of the subject business.

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, March 29, 2011, in
San Francisco, CA
Location

Tony Kim
Signature

TONY KIM, authorized agent
Name (Print), Title

415-246-8855
Contact Phone Number

Alternative Site Locations Summary

	Location	Block / Lot	Zoning District	Building Type	WTS Siting Preference	Meets Network Objectives	Compatible to Community	Willing Landlord
A	605 Haight Street	0861/035	NC-2	Mixed use	5	No		Unknown
B	604 Haight Street	0847/007	NC-2	Mixed-use	5	No		Unknown
C	600 Haight Street	0847/006	NC-2	Mixed use	5	No		Unknown
D	596 Haight Street	0848/011	NC-2	Mixed use	5	No		Unknown
E	588 Haight Street	0848/010	NC-2	Mixed use	5	No		Unknown
F	582 Haight Street	0848/009	NC-2	Mixed use	5	No		Unknown
G	574 Haight Street	0848/008	NC-2	Mixed use	5	No		Unknown
H	566 Haight Street	0848/007	NC-2	Mixed use	5	No		Unknown
I	575 Haight Street	0860/030	NC-2	Mixed use	5	No		Unknown
J	583 Haight Street	0860/029	NC-2	Mixed-use	5	No		Unknown
K	589 Haight Street	0860/028-027	NC-2	Mixed-use	5	No		Unknown
L	597 Haight Street	0860/026	NC-2	Mixed-use	5	No		Unknown

Alternative Locations Evaluated

In order to achieve the service goals as previously defined, AT&T network engineers considered site locations in the area defined by the search ring in the previously attached Service Improvement Objective map. Below is a list of alternative sites that were evaluated by the AT&T Mobility network engineers and site acquisition team.

Alternative Site Location A
605 Haight Street

The three-story mixed-use building at 605 Haight Street is located within the NC-2 -Small-Scale Neighborhood Commercial zoning district, a Preference 5 Location according to the WTS Guidelines. The building is located directly adjacent to the subject property. The three-story building does not provide the necessary height and line-of-sight to the proposed coverage area to the east and north. The six-story subject building obstructs line-of-sight to the east. The topography to the north is uphill and the three –story building does not provide the necessary height. As a result, the line-of-sight is blocked to the north by the taller adjacent buildings.

Alternative Site Location B
604 Haight Street

The three-story mixed-use building at 604 Haight Street is located within the NC-2 - Small-Scale Neighborhood Commercial zoning district, a Preference 5 Location according to the WTS Guidelines. The three-story building does not provide the necessary height and line-of-sight to the proposed coverage area to the southeast and north. The six-story subject building blocks the necessary line-of-site to the southeast. The topography to the north is uphill and the three –story building does not provide the necessary height. As a result, the line-of-sight is blocked to the north by the taller adjacent buildings.

Alternative Site Location C
600 Haight Street

The two-story mixed-use building at 600 Haight Street is a mixed-use structure located within the NC-2 - Small-Scale Neighborhood Commercial zoning district, a Preference 5 Location according to the WTS Guidelines. This two-story building does not provide the necessary height and line-of-sight to the proposed coverage area to the southeast, west and north. Adjacent taller buildings to the southeast obstruct line-of-site to the proposed coverage area. The adjacent mixed-use building to the west is taller and obstructs line-of-site to the west. The topography to the north is uphill and the two–story building does not provide the necessary height. As a result, the line-of-sight is blocked to the north by the taller adjacent buildings.

Alternative Site Location D
596 Haight Street

The three-story mixed-use building at 596 Haight Street is a mixed-use structure located within the NC-2 - Small-Scale Neighborhood Commercial zoning district therefore considered a Preference 5 Location according to the WTS Guidelines. The three-story building does not provide the necessary height and line-of-sight to the proposed coverage area to the southwest and north. The six-story subject building blocks the line-of-site to the southwest. The topography to the north is uphill and therefore the three –story building does not provide the necessary height.

Alternative Site Location E
588 Haight Street

The three-story mixed-use building at 588 Haight Street is located within the NC-2 - Small-Scale Neighborhood Commercial zoning district, a Preference 5 Location according to the WTS Guidelines. The three-story building does not provide the necessary height and line-of-sight to the proposed coverage area to the southwest and north. The six-story subject building blocks the line-of-site to the southwest. The topography to the north is uphill and therefore the three –story building does not provide the necessary height. Furthermore, the subject building maintains a false front parapet with a gable roof form. The gable roof form makes it extremely difficult to integrate an antenna design that would minimize the overall screening and visibility of the proposed use.

Alternative Site Location F
582 - 584 Haight Street

The three-story mixed-use building at 582- 584 Haight Street is located within the NC-2 - Small-Scale Neighborhood Commercial zoning district, a Preference 5 Location according to the WTS Guidelines. The three-story building does not provide the necessary height and line-of-sight to the proposed coverage area to the southwest and north. The adjacent building directly to the west and the six-story subject building, block the line-of-site to the southwest. The topography to the north is uphill and therefore the three –story building does not provide the necessary height. Furthermore, the subject building maintains a false front parapet with a gable roof form. The gable roof form makes it extremely difficult to integrate an antenna design that would minimize the overall screening and visibility of the proposed use.

Alternative Site Location G
574 - 580 Haight Street

The three-story mixed-use building at 574 Haight Street is located within the NC-2 - Small-Scale Neighborhood Commercial zoning district, a Preference 5 Location according to the WTS Guidelines. The three-story building does not provide the necessary height and line-of-sight to the proposed coverage area to the southwest and north. The adjacent building at 588 Haight Street and the six-story subject building blocks the line-of-site to the southwest. The topography to the north is uphill and therefore the three–story building does not provide the necessary height. Furthermore, the subject building maintains a false front parapet with a gable roof form. The gable roof form makes it extremely difficult to integrate an antenna design that would minimize the overall screening and visibility of the proposed use.

Alternative Site Location H
566 - 568 Haight Street

The three-story mixed-use building at 566 – 568 Haight Street is located within the NC-2 - Small-Scale Neighborhood Commercial zoning district, a Preference 5 Location according to the WTS Guidelines. The three-story building does not provide the necessary height and line-of-sight to the proposed coverage area to the southwest and north. The six-story subject building blocks the line-of-site to the southwest. The topography to the north is uphill and therefore the three–story building does not provide the necessary height. As a result, the line-of-sight is blocked to the north by the taller adjacent buildings.

Alternative Site Location I
575 Haight Street

The three-story mixed-use building at 575 Haight Street is located within the NC-2 - Small-Scale Neighborhood Commercial zoning district, a Preference 5 Location according to the WTS Guidelines. The three-story building does not provide the necessary height and line-of-sight to the proposed coverage area to the west and north. The six-story subject building blocks the line-of-site to the west. The topography to the north is uphill and therefore the three–story building does not provide the necessary height. Furthermore, the gable roof form makes it extremely difficult to integrate an antenna design that would minimize the overall screening and visibility of the proposed use.

Alternative Site Location J
583 - 585 Haight Street

The three-story mixed-use building at 583 - 585 Haight Street is located within the NC-2 - Small-Scale Neighborhood Commercial zoning district, a Preference 5 Location according to the WTS Guidelines. The three-story building does not provide the necessary height and line-of-sight to the proposed coverage area to the west and north. The six-story subject building blocks the line-of-site to the west. The topography to the north is uphill and therefore the three–story building does not provide the necessary height. Furthermore, the subject building maintains a false front parapet with a gable roof form. The gable roof form makes it extremely difficult to integrate an antenna design that would minimize the overall screening and visibility of the proposed use.

Alternative Site Location K
589 – 591 Haight Street

The three-story mixed-use building at 589 – 591 Haight Street is located within the NC-2 - Small-Scale Neighborhood Commercial zoning district, a Preference 5 Location according to the WTS Guidelines. The three-story building does not provide the necessary height and line-of-sight to the proposed coverage area to the west and north. The six-story subject building blocks the line-of-site to the west. The topography to the north is uphill and therefore the three–story building does not provide the necessary height. Furthermore, the subject building maintains a false front parapet with a gable roof form. The gable roof form makes it extremely difficult to integrate an antenna design that would minimize the overall screening and visibility of the proposed use.

Alternative Site Location L
597 Haight Street

The two-story mixed-use building at 597 Haight Street is located within the NC-2 - Small-Scale Neighborhood Commercial zoning district, a Preference 5 Location according to the WTS Guidelines. The two-story building does not provide the necessary height and line-of-sight to the proposed coverage area to the west, east and north. The six-story subject building blocks the line-of-site to the west. The adjacent three-story building directly to the east would obstruct clear line-of-sight to the east. The topography to the north is uphill and therefore the three–story building does not provide the necessary height. As a result, the line-of-sight is blocked to the north by the taller adjacent buildings.