SAN FRANCISCO
PLANNING DEPARTMENT

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# Executive Summary
## Conditional Use Authorization
HEARING DATE: JUNE 23, 2011

| | |
|---|---|
| *Date:* | June 16, 2011 |
| *Case No.:* | **2011.0293C** |
| *Project Address:* | **430 Bush Street** |
| *Current Zoning:* | C-3-R (Downtown, Commercial, Retail) District<br>80-130-F Height and Bulk District |
| *Block/Lot:* | 0270/037 |
| *Project Sponsor:* | Eric Lentz of Permit Me for<br>at&t Mobility<br>430 Bush Street<br>San Francisco, CA 94108 |
| *Staff Contact:* | Aaron Hollister – (415) 575-9078<br>aaron.hollister@sfgov.org |
| *Recommendation:* | **Approval with Conditions** |

## PROJECT DESCRIPTION

The proposal is to install a macro-cellular at&t Mobility wireless telecommunications service ("WTS") installation that would consist of a maximum of 11 panel antennas and associated equipment cabinets. Three of the antennas and the equipment cabinets would be located on the main rooftop of the building, while the remaining eight antennas would be located on the rooftop of an existing penthouse. All of the proposed antennas would measure approximately 51.5 inches high by 11.9 inches wide by 7.1 inches thick, would be pole-mounted and would reach a maximum height of approximately 130 feet above grade.

The proposed WTS facility is proposed on a Location Preference 2 Site (Preferred Location – Co-Location Site) according to the WTS Siting Guidelines.[1] In C-3 Districts, when an antenna is not flush-mounted to a building extending 25 feet or more above the applicable height limit (the base height limit is 80 feet), Conditional Use authorization is required to allow an antenna to be mounted in such fashion.

## SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Bush Street between Grant Avenue and Kearny Street, Lot 037 in Assessor's Block 0270. This site is within the C-3-R (Downtown, Commercial, Retail) District Zoning District and an 80-130-F Height and Bulk District. The project site contains a six-story commercial office

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

building, which is historically known as the Pacific Telephone & Telegraph Company Building. The subject commercial building currently contains at&t's offices. The subject building was constructed in 1924, and has been rated a Category II Building within the Kearny-Market-Mason-Sutter Conservation District as designated under Article 11 of the Planning Code.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located in downtown San Francisco immediately south of Chinatown, west of the Financial District and north of the Union Square retail district. The subject area of downtown San Francisco is primarily developed with mid to high-rise buildings containing many different uses including tourist hotels, offices, institutional uses, residential hotels and apartments. Ground-level uses primarily include eating and drinking establishments and small-scale retail stores.

## ENVIRONMENTAL REVIEW

The proposed project was determined by the Planning Commission to be categorically exempt from the environmental review process pursuant to Class 3 exemptions (Section 15303 of the California Environmental Quality Act) of Title 14 of the California Administrative Code.

## HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---|---|---|---|---|
| Classified News Ad | 20 days | June 3, 2011 | June 1, 2011 | 22 days |
| Posted Notice | 20 days | June 3, 2011 | June 3, 2011 | 20 days |
| Mailed Notice | 10 days | June 13, 2011 | June 13, 2011 | 10 days |

## PUBLIC COMMENT

- The Department has received no contact from members of the public since the filing of the application.

## ISSUES AND OTHER CONSIDERATIONS

- The proposed antennas have been left unscreened as previous screening attempts and site designs appeared to add undesirable height and bulk to the building. After re-designing the site, staff has concluded that the antennas found in Sector "B" appear not to be visible from nearby public rights-of-way, while the antennas in Sectors "A" & "C" appear to be minimally visible when viewed from nearby public rights-of-way as the approximate top one foot of the antennas would be visible. Also, when the tops of the antennas found in Sectors "A" & "C" are visible, the tops of the antennas are visible only in viewscapes of the secondary facades of the building. By minimizing the visibility of the proposed antennas, the project would not significantly alter the subject building, nor would it affect viewscapes of other buildings located in the Kearny-Market-Mason-Sutter Conservation District.

## REQUIRED COMMISSION ACTION

- Pursuant to Section 227(i)(1) of the Planning Code, Conditional Use authorization is required for a WTS facility in the C-3-R District when a proposed antenna(s) will not be flush-mounted when an antenna(s) is located 25 feet above the applicable height limit.

## BASIS FOR RECOMMENDATION

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The project site is a Location Preference 2, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- Based on propagation maps provided by at&t Mobility, the project will provide coverage in an area that currently experiences several gaps in coverage.
- The proposed antennas will be minimally visible when viewed from adjacent rights-of-way and points further away so as to avoid intrusion into public vistas, avoid disruption of the architectural integrity of building and insure harmony with neighborhood character.

| **RECOMMENDATION:** | **Approval with Conditions** |
|---|---|

**Attachments:**
Block Book Map
Sanborn Map
Aerial Photographs
Photographs
Photo Simulations
Reduced Plans

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

  Drawings: Existing Conditions
  - ☒ Check for legibility

  Drawings: Proposed Project
  - ☒ Check for legibility
- ☒ Health Dept. review of RF levels
- ☒ RF Report
- ☒ Community Meeting Notice
- ☐ Public Correspondence

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

AJH G:\DOCUMENTS\Projects\CU\430 Bush Street\430 Bush Street Executive Summary.doc

SAN FRANCISCO
PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

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

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# Planning Commission Motion No. XXXXX

HEARING DATE: JUNE 23, 2011

| | |
|---|---|
| *Date:* | June 16 2011 |
| *Case No.:* | **2011.0293C** |
| *Project Address:* | **430 Bush Street** |
| *Current Zoning:* | C-3-R (Downtown, Commercial, Retail) District<br>80-130-F Height and Bulk District |
| *Block/Lot:* | 0270/037 |
| *Project Sponsor:* | Eric Lentz of Permit Me, Inc. for<br>at&t Mobility<br>430 Bush Street, 5th Floor<br>San Francisco, CA 94108 |
| *Staff Contact:* | Aaron Hollister – (415) 575-9078<br>aaron.hollister@sfgov.org |

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 227(i) AND 303 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF UP TO 11 PANEL ANTENNAS AND RELATED EQUIPMENT ON AN EXISTING SIX-STORY COMMERCIAL BUILDING AS PART OF AT&T MOBILITY'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE C-3-R (DOWNTOWN, COMMERCIAL, RETAIL) ZONING DISTRICT AND AN 80-130-F HEIGHT AND BULK DISTRICT.**

## PREAMBLE

On March 30, 2011, Eric Lentz of Permit Me, Inc. for at&t Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 430 Bush Street, Lot 037 in Assessor's Block 0270, (hereinafter "project site") to install a wireless telecommunications service ("WTS") facility consisting of up to 11 panel antennas and related equipment on an existing six-story commercial building as part of at&t Mobility's wireless telecommunications network within the C-3-R (Downtown, Commercial, Retail) Zoning District and an 80-130-F Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption (Section 15303 of the California Environmental Quality Act) of Title 14 of the California Administrative Code. 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 June 23, 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. 2011.0293C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.

2. **Site Description and Present Use**. The project is located on the north side of Bush Street between Grant Avenue and Kearny Street, Lot 037 in Assessor's Block 0270. This site is within the C-3-R (Downtown, Commercial, Retail) District Zoning District and an 80-130-F Height and Bulk District. The project site contains a six-story commercial office building, which is historically known as the Pacific Telephone & Telegraph Company Building. The subject commercial building currently contains at&t's offices. The subject building was constructed in 1924, and has been rated a Category II Building within the Kearny-Market-Mason-Sutter Conservation District as designated under Article 11 of the Planning Code.

3. **Surrounding Properties and Neighborhood**. The Project Site is located in downtown San Francisco immediately south of Chinatown, west of the Financial District and north of the Union Square retail district. The subject area of downtown San Francisco is primarily developed with mid to high-rise buildings containing many different uses including tourist hotels, offices, institutional uses, residential hotels and apartments. Ground-level uses primarily include eating and drinking establishments and small-scale retail stores.

4. **Project Description.** The proposal is to install a macro-cellular at&t Mobility wireless telecommunications service ("WTS") installation that would consist of a maximum of 11 panel antennas and associated equipment cabinets. Three of the antennas and the equipment cabinets would be located on the main rooftop of the building, while the remaining eight antennas would be located on the rooftop of an existing penthouse. All

of the proposed antennas would measure approximately 51.5 inches high by 11.9 inches wide by 7.1 inches thick, would be pole-mounted and would reach a maximum height of approximately 130 feet above grade. The proposed WTS facility is proposed on a Preference 2 Location (Preferred Location – Co-Locations Site) according to the WTS Siting Guidelines.

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.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*,

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

the Project is a Location Preference Number 2, as the project site already contains a WTS installation.

7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 870 – 2,100 Megahertz (MHZ) bands, which is regulated by the Federal Communications Commission (FCC) and which must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.

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

9. **Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing RF levels at ground level were less than 1% of the FCC public exposure limit. There were no other observed antennas within 100 feet of this site. The antennas will be mounted at a height of 125 feet above the ground. The estimated ambient RF field from the proposed at&t Mobility transmitters at ground level is calculated to be 0.0066 mW/sq cm. which is 0.97% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 52 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 18 feet of the front of the antennas while in operation.

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

11. **Community Outreach.** Per the *Guidelines*, the project sponsor held a Community Outreach Meeting for the proposed project. The meeting was held from 7:00 P.M. to 8:00 P.M. on May 12, 2011, at the Mechanic's Library, located at 57 Post Street.

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

13. **Public Comment.** As of June 16 2011, the Department has received no public comment on the project.

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

A. **Use.** Pursuant to Section 227(i)(1) of the Planning Code, Conditional Use authorization is required for a WTS facility in the C-3-R District when a proposed antenna(s) will not be flush-mounted when an antenna(s) is located 25 feet above the applicable height limit.

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 430 Bush 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 integrity of the 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 430 Bush Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. Drive tests in the subject area conducted by the at&t Mobility Radio Frequency Engineering Team provide conclusive evidence that the subject property is the most viable location, based on factors including quality of coverage, population density, land use compatibility, zoning and aesthetics. The proposed coverage area will serve the vicinity bounded by Pine, Kearny, Stockton and Sutter Streets, as indicated in the coverage maps. This facility will fill in the gaps to improve coverage in Downtown San Francisco 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 penthouse and screened with behind a new screen wall that would be painted to match the existing penthouse. The proposal, located over 125 feet above grade, is small in size and is minimally visible at the pedestrian level. The project will not affect the existing landscaping.*

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

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

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

HOUSING ELEMENT

**HOUSING DENSITY, DENSITY, DESIGN & QUALITY OF LIFE**

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

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

*The Project will improve at&t Mobility coverage in an area that serves as a business center, regional shopping hub, tourist destination and 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 behind a screen wall and equipment cabinets within an internal storage room. 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 Mobility mobile telecommunications.*

## COMMUNITY SAFETY ELEMENT

### Objectives and Policies

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

**Policy 1:**
Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

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

departments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

G. That landmarks and historic buildings be preserved.

*The proposed project design is anticipated to minimize the visibility of the antennas from nearby public rights-of-way. Additionally, mounting the antennas on a rooftop feature would not affect any character-defining features of the building. By minimizing the visibility of the proposed antennas and mounting the antennas on the rooftop, the project would not significantly alter the subject building or surrounding buildings. The proposed project has been found to be a Minor Alteration to a Category II (Significant) Building located in the Kearny-Market-Mason-Sutter Conservation District as designated by Article 11 of the Planning Code.*

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.

## 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 227(i) and 303 to install up to 11 panel antennas and associated equipment cabinets at the Project Site and as part of a wireless transmission network operated by at&t Mobility on a Location Preference 2 (Preferred Location – Co-Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the C-3-R (Downtown, Commercial, Retail) Zoning District and an 80-130-F Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **June 23, 2011**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 23, 2011

# Exhibit A
# Conditions of Approval

Whenever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

## AUTHORIZATION

This approval is for Conditional Use authorization under Planning Code Sections 227(i) and 303 to install a wireless telecommunications service facility consisting of up to 11 panel antennas with related equipment on a Location Preference 2 (Preferred Location – Co-Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of at&t Mobility's wireless telecommunications network within the C-3-R (Downtown, Commercial, Retail) Zoning District and an 80-130-F 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 June 23 2011, under Motion No. XXXXX.

## PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

## SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

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

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

### DESIGN – COMPLIANCE AT PLAN STAGE

3. **Plan Drawings - WTS**. Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
   a. Structure and Siting. Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.

b. For the Project Site, regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
c. Emissions. Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.
*For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org .*

4. **Screening - WTS.** To the extent necessary 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 impacts;
g. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
h. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
i. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.
*For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org .*

## MONITORING - AFTER ENTITLEMENT

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

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

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
   *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*.

8. **Implementation and Monitoring 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 the monitoring of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Electricity and Telecommunications, Office of the City Attorney, or any other appropriate City Department or agency pursuant to Planning Code Section 351(f) (2). 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*

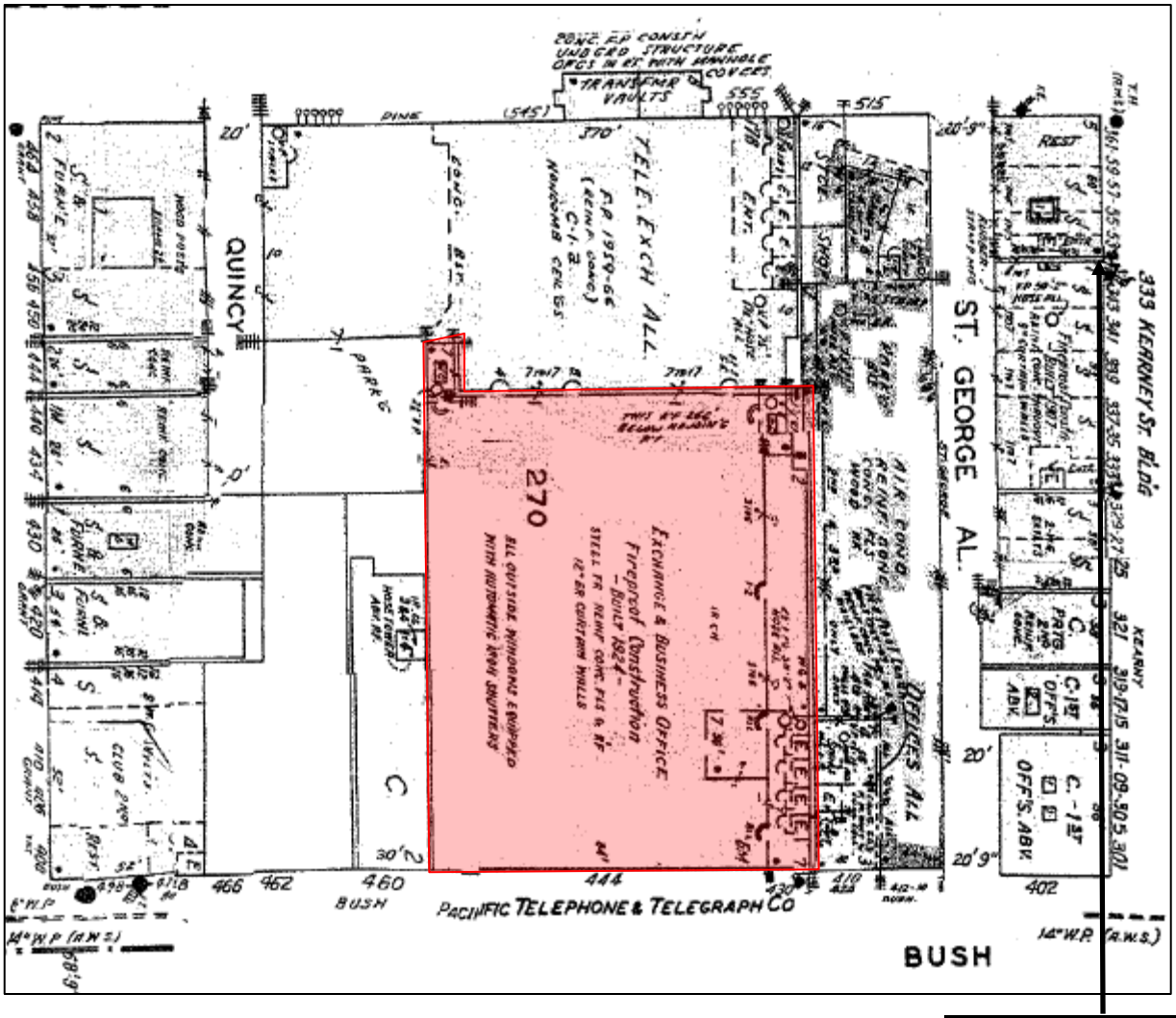
19. **Compatibility with City Emergency Services – WTS**. The facility shall not be operated or caused to transmit on or adjacent to any radio frequencies licensed to the City for emergency telecommunication services such that the City's emergency telecommunications system experiences interference, unless 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*

G:\DOCUMENTS\Projects\CU\430 Bush Street\430 Bush Street Draft Motion.doc

# Parcel Map


Conditional Use Authorization Request
**Case Number 2011.0293C**
at&t Mobility WTS Facility
430 Bush Street

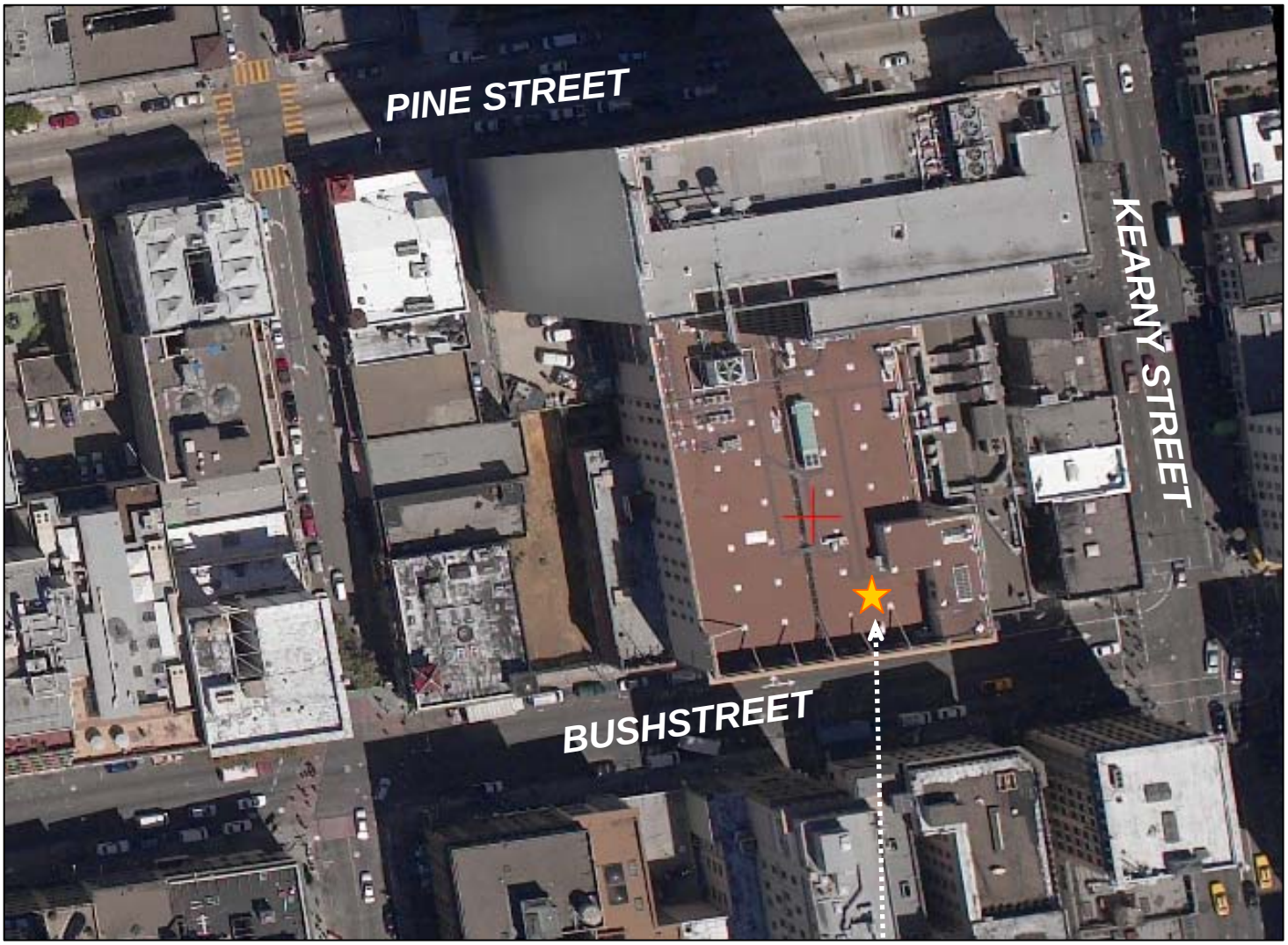
# Sanborn Map*




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

Conditional Use Authorization Request
**Case Number 2011.0293C**
at&t Mobility WTS Facility
430 Bush Street

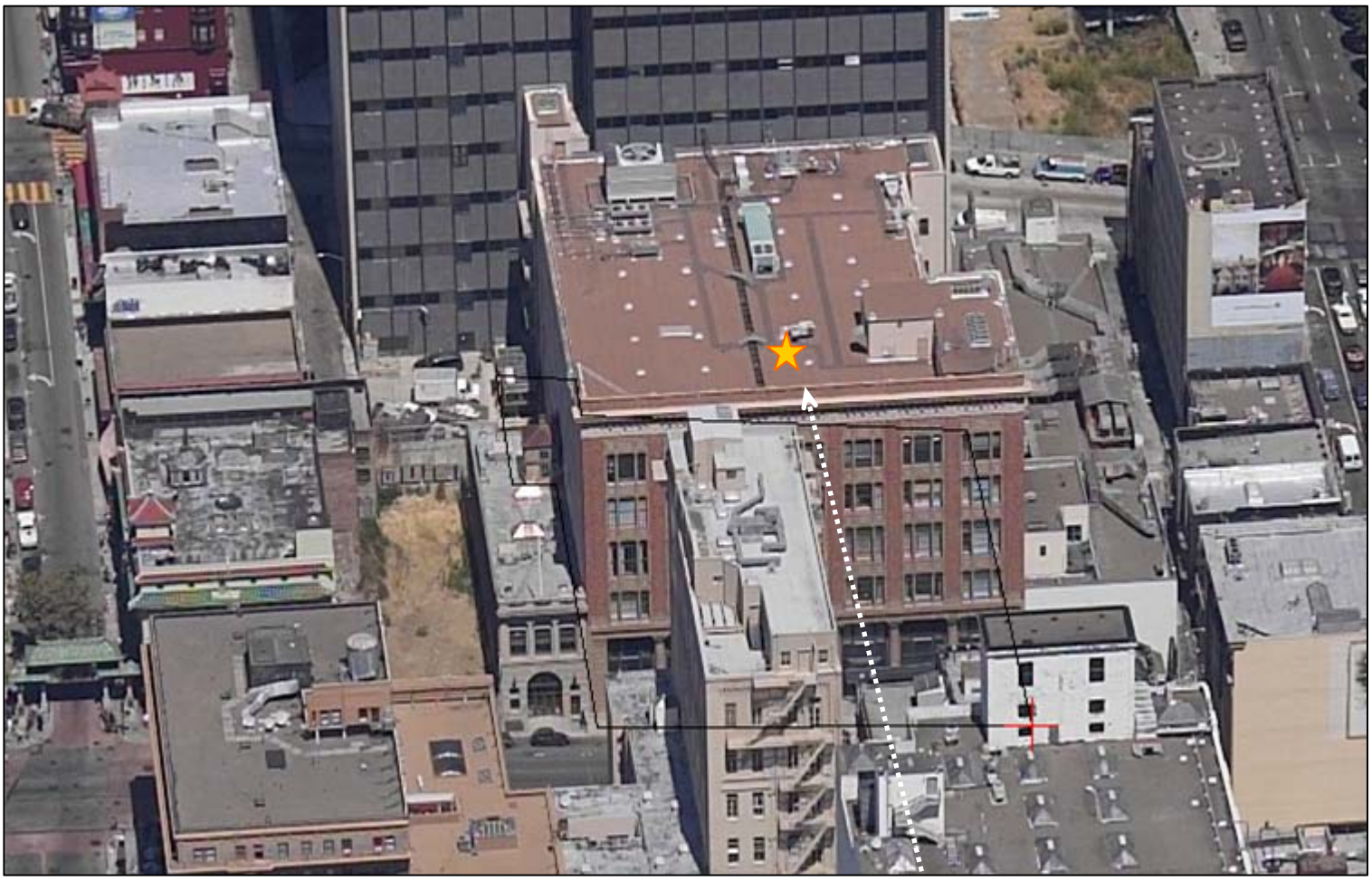
# Aerial Photo




Conditional Use Authorization Request
**Case Number 2011.0293C**
at&t Mobility WTS Facility
430 Bush Street

# Aerial Photo

## North-Facing

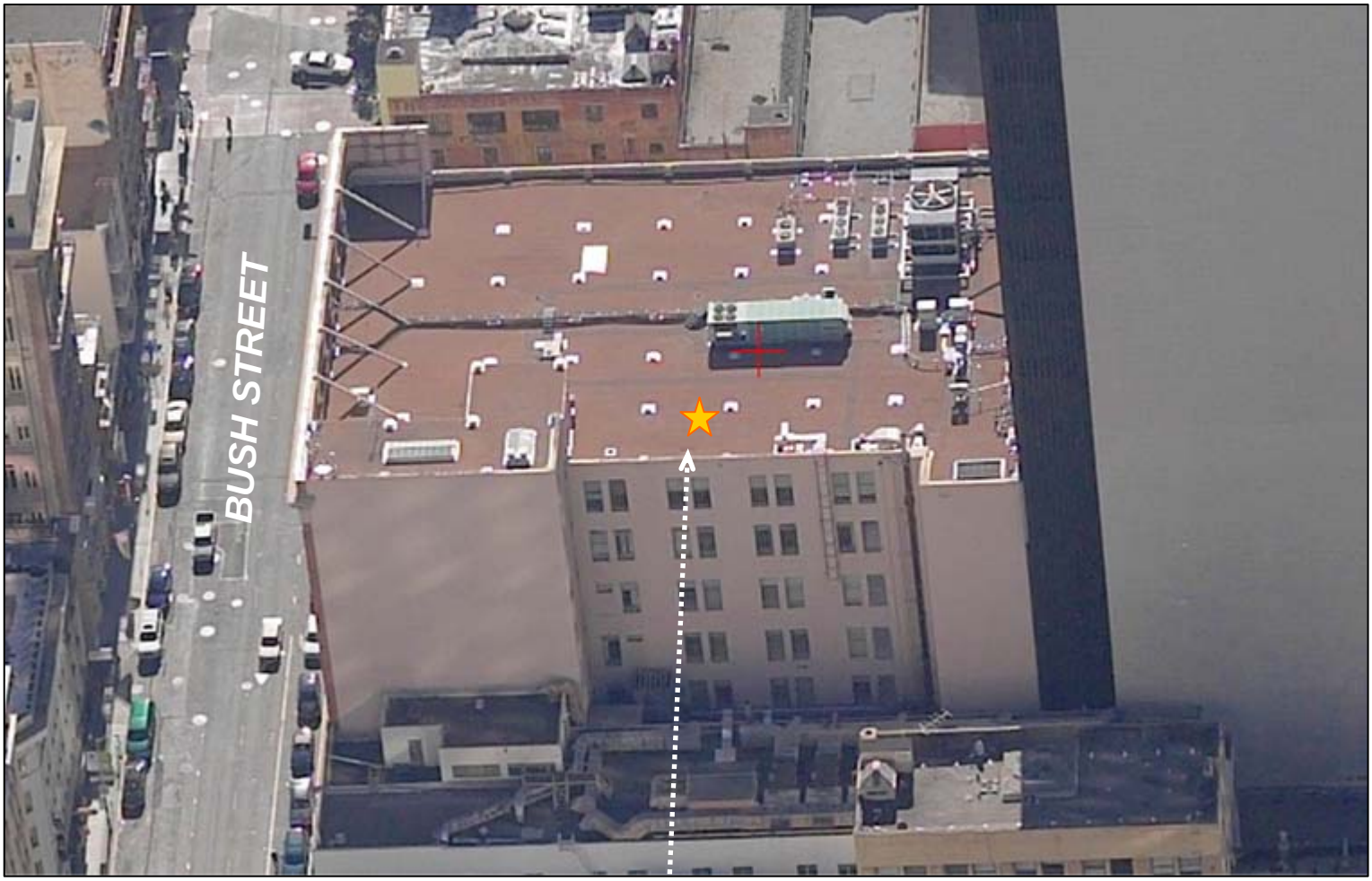



SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Authorization Request
**Case Number 2011.0293C**
at&t Mobility WTS Facility
430 Bush Street

# Aerial Photo

## East-Facing

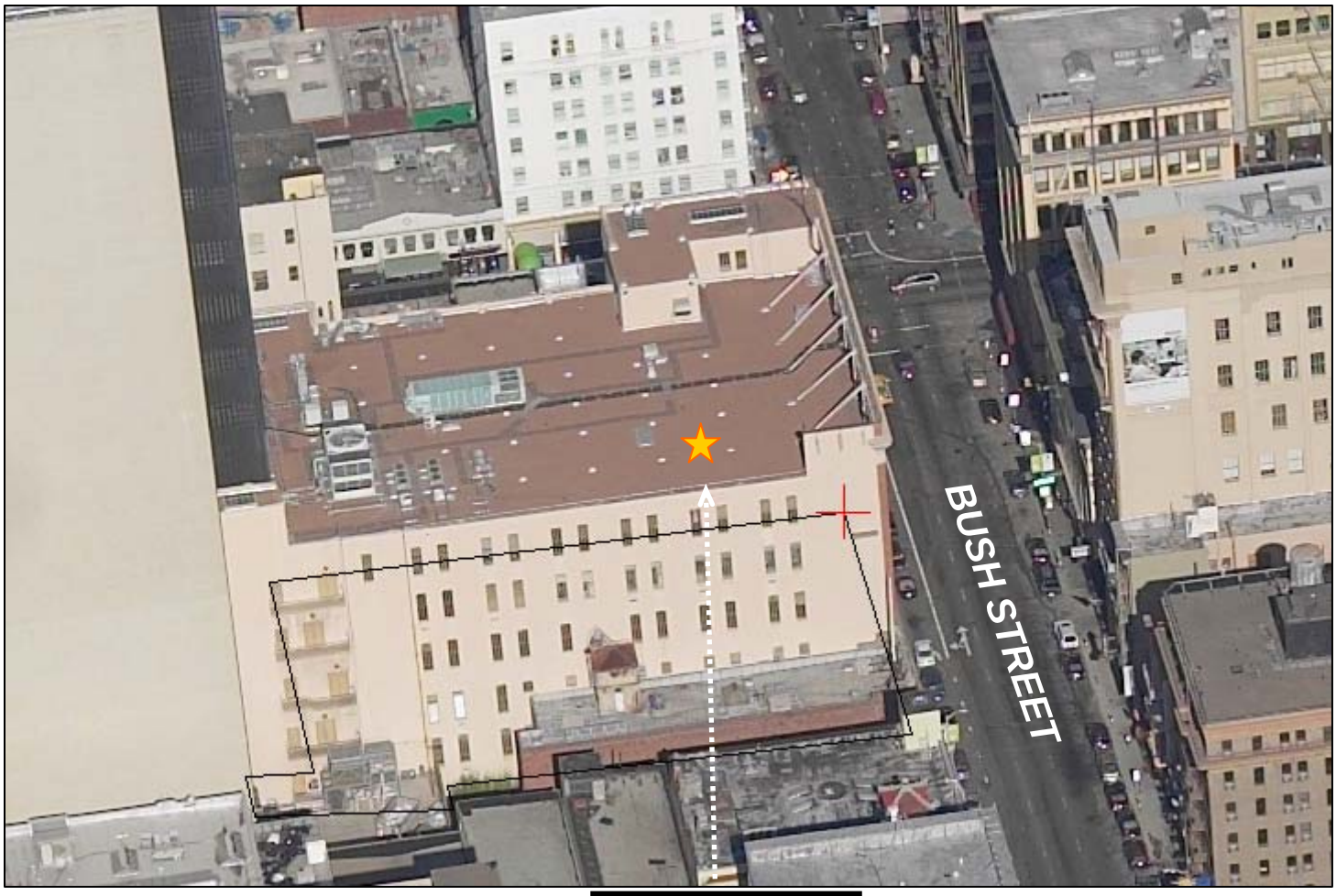



SUBJECT PROPERTY

Conditional Use Authorization Request
**Case Number 2011.0293C**
at&t Mobility WTS Facility
430 Bush Street

# Aerial Photo

## West-Facing




Conditional Use Authorization Request
**Case Number 2011.0293C**
at&t Mobility WTS Facility
430 Bush Street

# Zoning Map


SUBJECT PROPERTY

Conditional Use Authorization Request
**Case Number 2011.0293C**
at&t Mobility WTS Facility
430 Bush Street

# AT&T Mobility
# Contextual Photos for 430 Bush Street, San Francisco

Looking East on Bush


Looking West on Bush

# AT&T Mobility
# Contextual Photos for 430 Bush Street, San Francisco

Looking North on Grant


Looking South on Grant

# AT&T Mobility
# Contextual Photos for 430 Bush Street, San Francisco

Looking North on Kearny


Looking South on Kearny

Photosimulation of the proposed telecommunication facility as seen looking west along Bush Street

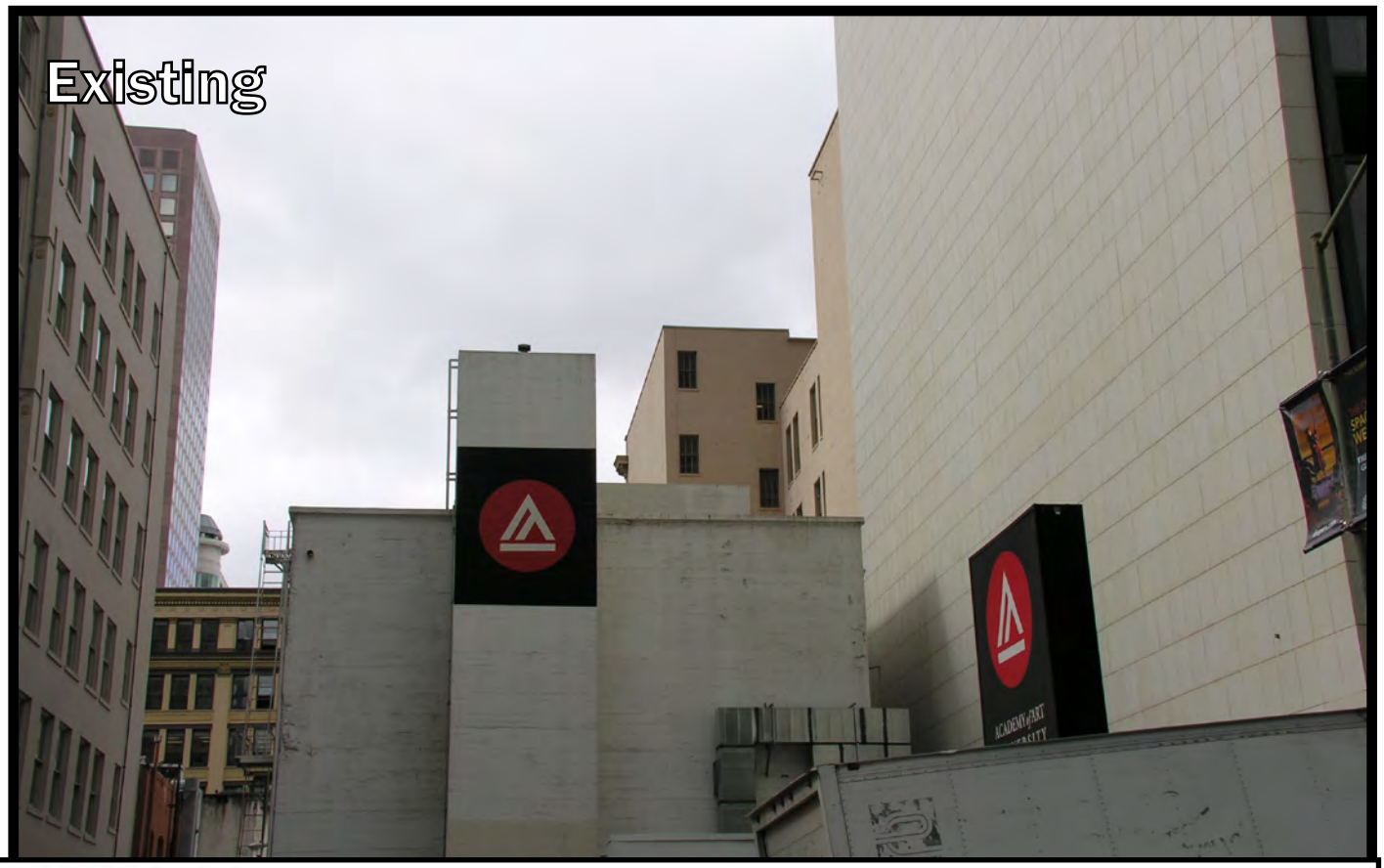

at&t **CN5550** **Kearny and Bush**

430 Bush Street
San Francisco, CA 94108


*Prepared by:* **01.24.2011**
**WW Design & Consulting, Inc.**
1654 Candelero Court
Walnut Creek, CA 94598
info@photosims.com

Photosimulation of the proposed telecommunication facility as seen looking south from Pine Street

## Existing



at&t **CN5550** **Kearny and Bush** 430 Bush Street San Francisco, CA 94108

## Proposed


Prepared by: 01.24.2011
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94598
info@photosims.com

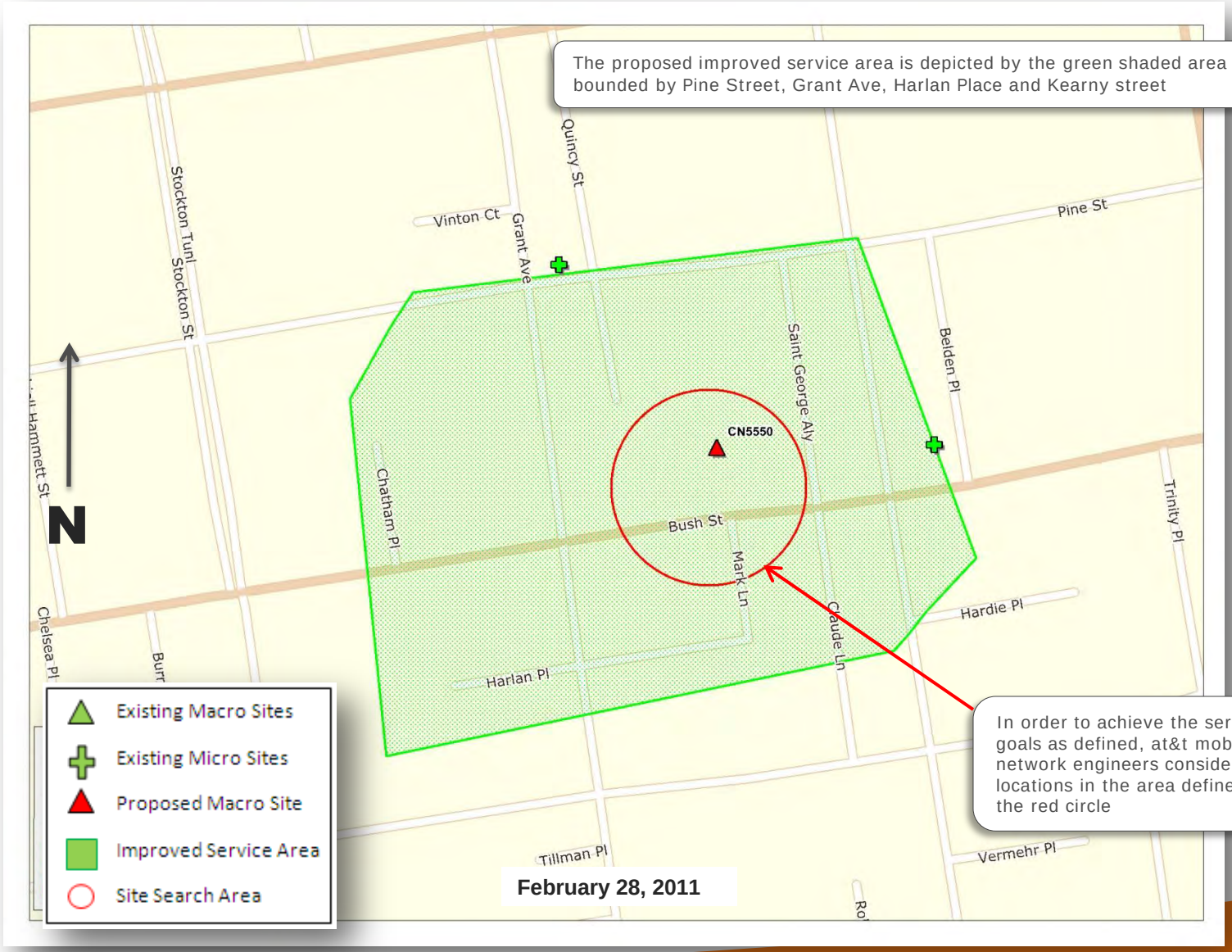

at&t **CN5550** **Kearny and Bush** 430 Bush Street San Francisco, CA 94108


Photosimulation of the proposed telecommunication facility as seen looking east along Bush Street

Prepared by: 01.24.2011
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94598
info@photosims.com

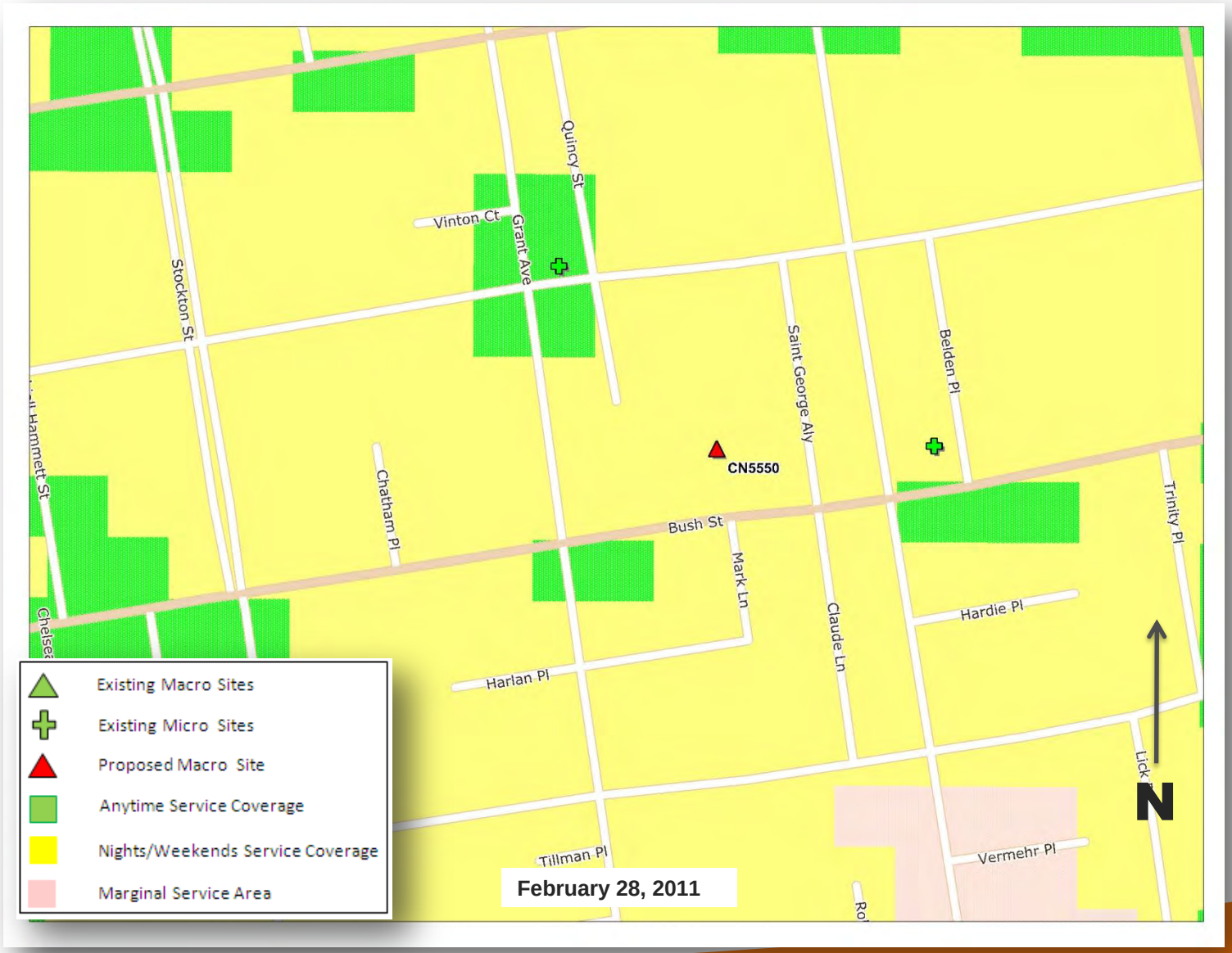
# Service Improvement Objective (CN5550)

## 430 Bush Street



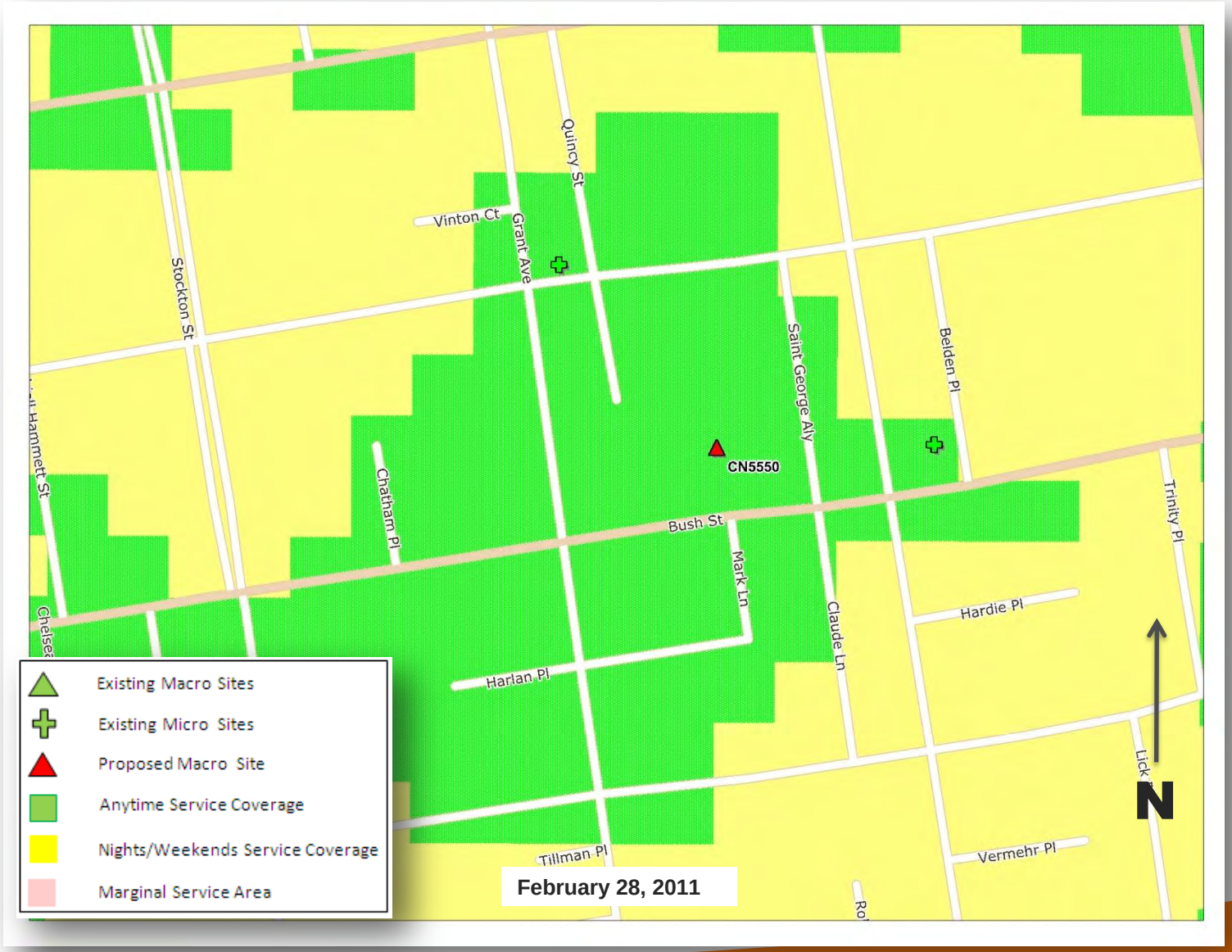
# Proposed Site at 430 Bush (CN5550)

## Service Area BEFORE site is constructed



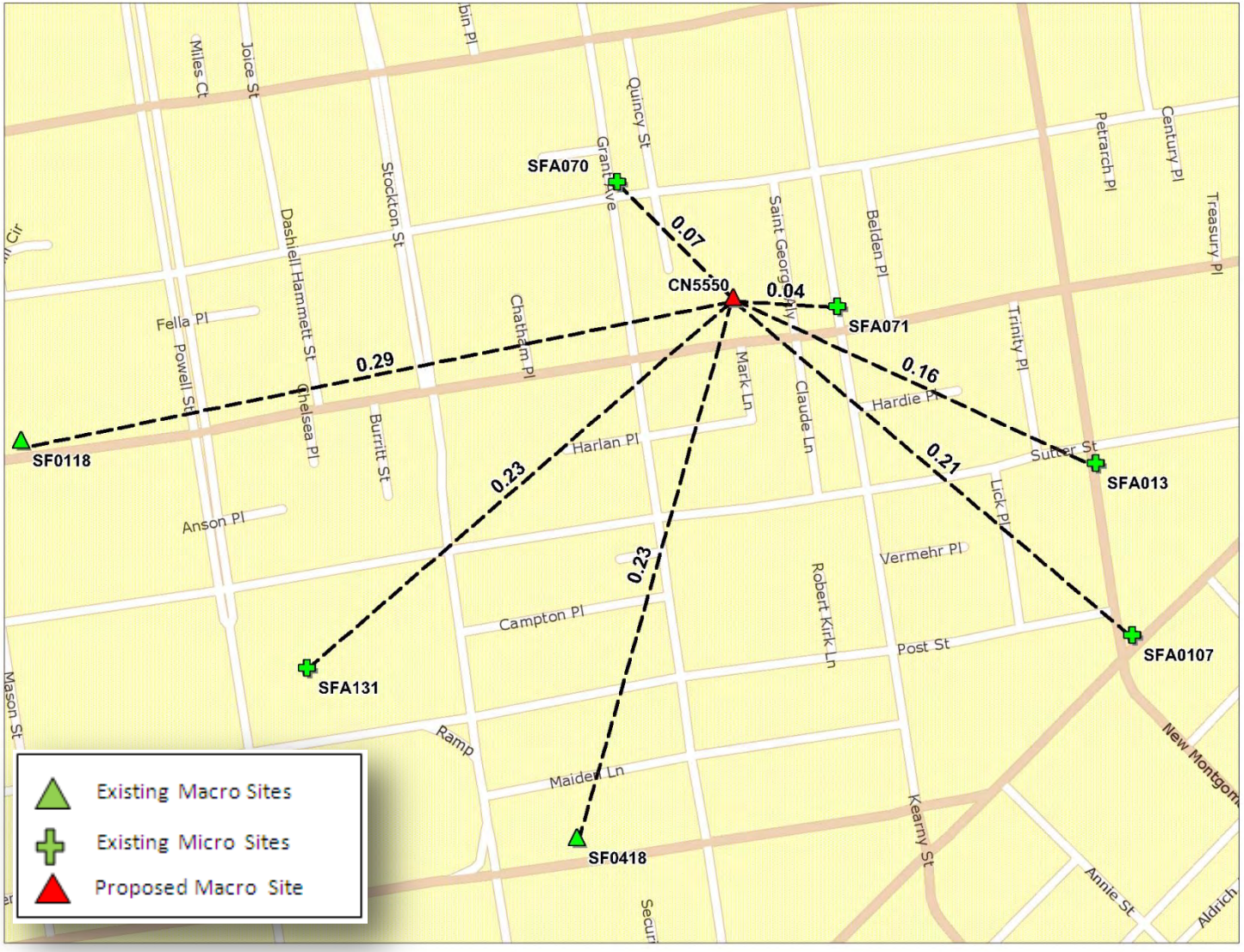
# Proposed Site at 430 Bush(CN5550)

## Service Area AFTER site is constructed



# Existing Surrounding Sites at 430 Bush

## CN5550



## B. Service Area Definition

**Description of Service Area**
In order to close a significant service coverage gap and improve the experience of AT&T Mobility's wireless customers in the area roughly bounded by Pine Street, Grant Avenue, Harlan Place and Kearny Street, AT&T's network engineers have determined that it is necessary to construct a new wireless facility at 430 Bush Street. The proposed facility, once constructed, will close this significant service coverage gap for outdoor service along Bush and Grant Streets as well as indoor service in the commercial and residential buildings in the vicinity.

**The Site Acquisition Process**
Once it has been determined that it is necessary to close a significant service coverage gap in a given area, the quest for locating and acquiring a satisfactory site may be described in four distinct steps. First, the existing service area is mapped using a service prediction tool that includes signal strength prediction along with other pertinent network data.

Second, once the areas of improvement in the network are predetermined, the network engineers create a virtual model of the proposed new facility and add it to the service prediction model in the approximate location of need. Using the modeling tool they can optimally position a virtual transmitter, taking into account likely construction sites, local topology and obstructions and the resulting signal pattern that will serve the area. The output of this investigation is a set of predictive service maps and a "search ring" document. The search ring document provides the necessary guidance for AT&T Mobility's real estate and construction experts to find a viable location for the proposed site, the third step in the site acquisition process.

For a site to be considered viable, it must satisfy four requirements. The first requirement is that the site must reasonably meet the network design goals, as stated previously, and this is a function primarily of site elevation relative to the surrounding topography and man-made structures. The second requirement is that the site must be in a location that meets the local zoning ordinances. In this instance, the subject property is an AT&T central office building within the C-3-R (Downtown Retail) district. Typically, WTS facilities are permitted as a Principally Permitted Use within the C-3-R zoning district. In this instance the subject building is taller than the 80-foot height limit of the existing 80-130-F height/bulk district. Therefore, AT&T Mobility is submitting the application for the proposed WTS facility at the subject AT&T central office building as a Conditional Use, Preference 2 Co-Location Site. The third requirement is that the site must be serviceable, meaning that the site includes sufficient utilities such as electrical power and telephone service as well as adequate access for construction and maintenance and of course, enough space for the equipment cabinets and antennas. The final requirement is that the site meets the structural and architectural requirements meaning that the existing structure is not only sturdy enough to handle the equipment without excessive modification but also that the antennas may be mounted in such a way that they can meet the dual objective of not being obstructed while also being visually obscured or aesthetically unobtrusive.

Fourth, once AT&T Mobility's site acquisition experts have determined which proposed location is the best candidate available in the search area, another service map is created using the virtual transmitter mapped to the virtual proposed location in the service prediction tool in order to verify that the design goals will be met from this proposed location.

## C. Location Preference

**Location Preference**
Typically, WTS facilities are permitted as a Principally Permitted Use within the C-3-R zoning district pursuant to Section 227(h) of the Planning Code. In this instance, the subject building is taller than the 80-foot height limit of the existing 80-130-F height/bulk district. Therefore, AT&T Mobility is requesting a Conditional Use authorization as permitted by Section 227 (i) of the Planning Code. Pursuant to the 1996 Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the proposed installation is a Preference 2 Preferred Site, in that there is an existing carrier (T-Mobile) on the roof within the C-3-R Downtown Retail zoning district.

Preference 2 locations are defined as follows: *Any existing site on which a legal wireless telecommunications facility is currently located shall be a Preferred Location Site regardless of the underlying zoning designation of the site, provided, however, that locations which meet this criteria shall be subject to the design and siting components of these Guidelines, applicable policies of the General Plan, the Eight Priority Policies of Section 101.1 of the Planning Code (Prop. M Findings), or any other such policies which are or may be adopted by the Planning Department or Planning Commission, including, but not limited to, policies which prevent location of so many facilities on a structure such that the roof or site resembles an "antennae farm" or is otherwise deemed visually obtrusive.*

**Site Justification**
Under the WTS guidelines, co-location sites are considered preferred locations. The purpose of the *Standard Location and Urban Design Siting Preferences* in the WTS guidelines is to *insure that the proposed wireless telecommunication facility is compatible with the nearby uses*. The proposed wireless telecommunication facility is co-located with T-Mobile on an existing AT&T central office building located within the C-3-R Downtown Retail district. The proposed installation consists of installing eleven (11) roof mounted antennas, set back from the edges of the roof, painted to match the existing structure, thereby minimizing any significant visual impact. The associated equipment cabinets would be located on the roof, placed behind the existing parapet, not visible from public rights-of-way.

The C-3-R (Downtown Retail) district acts as a regional center and is a compact area with a distinctive urban character. The subject building is surrounded by C-3-R (Downtown Retail), C-3-0 (Downtown Office), and CCB (Chinatown Community Business) zoned parcels with primarily 80' to 130', 50' and 300' height limits. The varying height limits and commercial/retail nature of the area create an area which is highly diverse in mass, scale, and architectural styles. Mounting the antennas on the roof of the subject building would provide the height necessary for an unobstructed line-of-sight for the antennas while not deterring from the existing architecture of the subject building and overall neighborhood environment. Therefore, the proposed facility is the least intrusive means by which AT&T Mobility can close the existing significant service coverage gap. The improved signal quality and capacity for the proposed geographic service area are shown on the attached service maps.

**Alternate Locations Evaluated**

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

**Alternative Site Location #1**
**11 Belden Street**


The existing AT&T Mobility micro facility is located at 11 Belden Street. The building at 11 Belden Street is a mixed-use building consisting of commercial/ retail on the ground floor and residential on the upper floors, within the C-3-O zoning district. The locations where the AT&T Mobility antennas would need to be located on the roof would not be able to meet the requirements of the City and County of San Francisco Fire Department Codes. Therefore, it was determined that this building was not the most suitable candidate within the defined search area.

Upon construction and integration of the proposed macro facility at 430 Bush Street, AT&T Mobility intends to decommission and remove the existing micro facility at 11 Belden Street.

**Alternative Site Location #2**
**259 Kearny Street**


The building at 259 Kearny Street is a wholly commercial building located within the C-3-O zoning district. This building would provide limited line-of-sight to the western portion of the defined service area due to taller adjacent building to the west. It was determined that this building was not the most suitable candidate within the defined search area.

**AT&T Mobility • Proposed Base Station (Site No. CN5550)**
**430 Bush 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. CN5550) proposed to be located at 430 Bush 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. David Kelly and Mr. George Sablan, qualified field technicians contracted by Hammett & Edison, Inc., during normal business hours on March 9, 2010, and October 19, 2010, non-holiday weekdays, and reference has been made to information provided by AT&T, including construction drawings by Streamline Engineering and Design, Inc., dated November 2, 2010.

## Checklist

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

Observed on the six-story AT&T switch building located at 430 Bush Street were nine 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 twelve Andrew Model DBXNH-6565A-R2M directional panel antennas on poles above the roof of the building. The antennas would be mounted with up to 12° downtilt at an effective height of about 125 feet above ground, 18 feet above the main roof or 5 feet above the penthouse roof, and would be oriented in groups of four toward 20°T, 110°T, and 205°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 6,330 watts, representing simultaneous operation at 1,820 watts for AWS, 2,150 watts for PCS, 1,580 watts for cellular, and 780 watts for 700 MHz services. The maximum effective radiated power by T-Mobile was proposed to be 3,280 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 taller buildings to the north and to the south of the subject building, located at least 70 feet from the antennas.

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 0.0066 mW/cm$^2$, which is 0.97% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 2% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 52 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building but does not reach any publicly accessible areas.

*9. Describe proposed signage at site.*

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 18 feet directly in front of the antennas themselves, such as might occur during maintenance work above the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking "Prohibited Access Areas" with red striping out to the roof edge in front of the antennas on the penthouse roof, as shown on Sheet A-2 of the drawings, and posting explanatory warning signs* at the roof access door and at 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.

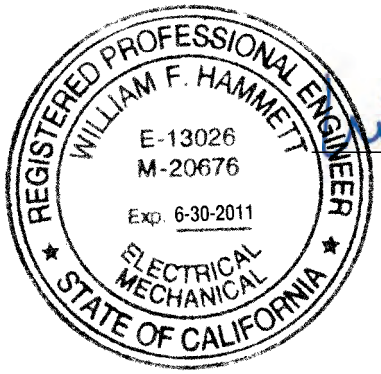
*10. Statement of authorship.*

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.

* 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.

## 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 430 Bush 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. 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

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:** *430 Bush St*

**Site ID:** *1280* **SiteNo.:** *CN5550*

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: **9**

**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: **6330** 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: **6330** 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: **0.0066** $mW/cm^2$. Maximum RF Exposure Percent: **0.97**

**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: **52**

☑ Occupational_Exclusion_Area Occupational Exclusion In Feet: **18**

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 9 existing antennas operated by T-Mobile installed on the roof top of the building at 430 Bush Street. Exisiting RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 12 new antennas. The antennas will be mounted at a height of 125 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0066 mW/sq cm., which is 0.97 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 52 feet which includes areas of the rooftop but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 18 feet of the front of the antennas while they are in operation and this prohibited 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:  Dated: 4/4/2011

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

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

Aaron Hollister, Planner
San Francisco Department of Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

May 20, 2011

Re: Community Meeting for proposed AT&T Mobility facility at 430 Bush Street

Aaron Hollister,

On May 11, 2011 AT&T Mobility conducted a community meeting regarding the proposed wireless facility at 430 Bush Street, also known as the AT&T Building. The attached notification announced the community meeting was to be held on May 11, 2011 at the Mechanics Library, 57 Post Street at 7 pm. Notice of the community meeting was mailed out on April 27, 2011 to 1,361 building owners, occupants, and neighborhood groups within 500 feet of the proposed installation.

I conducted the meeting on behalf of AT&T Mobility as the project sponsor along with Luis Cuadra of BergDavis also representing AT&T Mobility. Kent Swisher of Hammett and Edison, Inc. a third party independent licensed engineer was there to answer any questions regarding the radio frequency report for the proposed site.

Two members of the public attended the community meeting. The first member of the public asked questions regarding possible radio frequency emissions from the proposed wireless site. AT&T Mobility & the Hammett & Edison representative presented information from the EMF report for the proposed site, explained the site was below the FCC Guidelines and the City & County of San Francisco 1996 WTS Facility Siting Guidelines process for initial and subsequent EMF reports. The second member of the public who attended voiced his approval of the project and was in favor of the proposed facility due to lack of coverage inside his residence.

A copy of the notice of the community meeting and affidavit is attached. Please contact me at the number below if you have any questions of concerns.

Sincerely,

Nick Tagas
Land Use Consultant
Permit Me, Inc. representing AT&T Mobility
Cell: 925-586-1457
Email: nicktagas@permitme.net

Proud Sponsor of the U.S. Olympic Team

## NOTICE OF NEIGHBORHOOD MEETING

### To: Community Groups, Neighbors & Owners within 500' radius of 430 Bush Street

**Meeting Information**
Date: May 11, 2011
Time: 7:00 p.m.

Where: Mechanics Institute
57 Post Street
San Francisco, CA 94101

**Site Information**
Address: 430 Bush Street
Block/Lot 0270/037
Zoning: C-3-R

**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 430 Bush 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 eleven (11) panel antennas on the rooftop, placed, painted and textured to match the building. The equipment will be located on the roof, not visible from public right-of-way. 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 Mechanics Institute, 57 Post Street on Wednesday May 11 at 7:00 p.m. to learn more about the project.

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

**NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 no later than 5:00pm on Tuesday May 9, 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 430 Bush Street

**Información de la reunión**
Fecha: Miércoles, 11 de mayo de 2011
Hora: 7:00 p.m.

Dónde: Mechanics' Institute
57 Post Street
San Francisco, CA 94101

**Información del lugar**
Dirección: 430 Bush Street
Cuadra/Lote 0270/037
Zonificación: C-3-R

**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 430 Bush 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 de once (11) antenas panel ubicadas en la azotea, lejos del borde del techo y pintadas para que combinen con el edificio. El equipo será colocado en el techo y no será visible al público. 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 Mechanics' Institute, 57 Post Street, el miércoles 11 de mayo a las 7:00 p.m. para brindar más información sobre el proyecto.

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

**NOTA: Si necesita que un intérprete esté presente en la reunión, por favor, contacte a nuestra oficina al (415) 646-0972 a más tardar el lunes 9 de mayo de 2011 antes de las 5:00 p.m., y haremos todos lo posible para proporcionarle un intérprete.**

## 社區會議通知

### 致：Bush街430號周圍五百英尺內的居民組織、居民和業主

**會議資訊**
日期： 2011年 5月11日（星期三）
時間： 下午 7:00
地點：
加利福尼亞州三藩市Post街57號Mechanics' Institute（郵編94101）

**設施地點資訊**
地址：Bush街430號
街區 / 地段：0270/037
分區：C-3-R

**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Bush街430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，將在樓頂安裝十一(11)根平板天線。這些天線將被安裝在遠離樓頂邊緣的地方，並且粉刷成與建築相符的顏色。相關設備將被放置在樓頂，從公共通道上看不到這些設備。我們在會上將提供計畫書和類比圖片供您參考。我們誠意邀請您參加定於2011年5月11日（星期三）下午 7:00 在Post街57號Mechanics' Institute召開的社區通氣會，以便您瞭解有關本專案的更多資訊。

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

**注意：如果您需要一名翻譯陪同您出席會議，請在不晚於2011年5月9日（星期一）下午5點前致電 (415) 646-0972 與本辦公室聯繫，我們將盡力為您配備一名翻譯。**

at&t Mobility
430 Bush St. 5th Floor
San Francisco, CA 94108

# Affidavit of Conducting a Community Outreach Meeting, Sign-in Sheet and Issues/Responses submittal

I, Nick Tagas , do hereby declare as follows:
(print name)

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

2. The meeting was conducted at Mechanics Library 57 Post Street
(location/address)

on Mar. 11, 2011 (date) from 7:00pm – 8:00pm (time).

3. I have included the **mailing list, meeting initiation, sign-in sheet, issue/response summary, and reduced plans** with the Conditional Use Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.

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

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

EXECUTED ON THIS DAY, May. 12 , 2011 IN SAN FRANCISCO

N/ Tagas
Signature

Nick Tagas
Name (type or print)

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

430 Bush Street
Project Address

USA Proud Sponsor of the U.S. Olympic Team

at&t

## 430 Bush Street, Community Meeting

| Name | Adress | Phone/Email |
|---|---|---|
| Lyn Stejn | 563 Bush St. #34 94108 | glorialynstein@gmail.com |
| Kent Swisher | Sonoma, CA | |
| HUGH HUDDLESON | 333 BUSH ST APT 3803, SF, CA 94104 | HHUDDLESON@GMAIL.COM |
| | | |
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# KEARNY AND BUSH
# 430 BUSH STREET
# SAN FRANCISCO, CA 94108
# CN5550

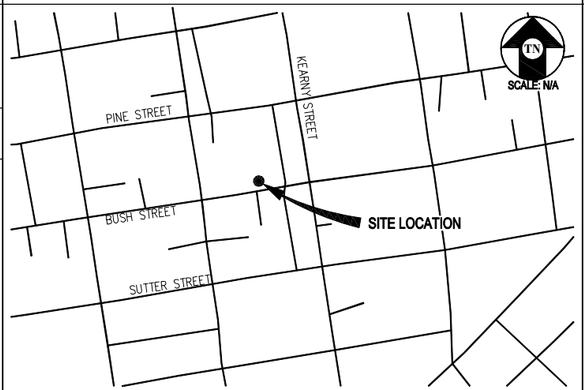
## PROJECT DESCRIPTION

A (P) UNMANNED ROOF TOP TELECOMMUNICATION FACILITY CONSISTING OF ADDING (1) (P) RBA72 LTE CABINET,(2) (P) PURCELL LTE CABINETS, (2) (P) 2106 RBS CABINETS, (3) (P) 3106 RBS CABINETS ON A 16'-10" X 34'-0" LEASE AREA LOCATED ON THE ROOF, (P) 18" CABLE TRAY. ALSO ADDING (11) (P) ANTENNAS PAINT TO MATCH (E) BUILDING.

## PROJECT INFORMATION

| | | | |
|---|---|---|---|
| SITE NAME: | KEARNY AND BUSH | SITE #: | CN5550 |
| COUNTY: | SAN FRANCISCO | JURISDICTION: | CITY OF SAN FRANCISCO |
| BLOCK/LOT: | 0270-037 | POWER: | PG&E |
| SITE ADDRESS: | 430 BUSH STREET<br>SAN FRANCISCO, CA 94108 | TELEPHONE: | AT&T |
| CURRENT ZONING: | C-3-R | | |
| CONSTRUCTION TYPE: | II-B, NO SPRINKLERS | | |
| OCCUPANCY TYPE: | U | | |
| HEIGHT / BULK: | 80-130-F | | |
| PROPERTY OWNER: | AT&T REAL ESTATE<br>ATTN: ALAN CAMPBELL<br>(209) 989-9891<br>2600 CAMINO RAMON<br>SAN RAMON, CA 94583 | | |
| APPLICANT: | AT&T<br>430 BUSH STREET, 5TH FLOOR<br>SAN FRANCISCO, CA 94108 | | |
| LEASING CONTACT: | ATTN: LISA NAHMANSON<br>(415) 756-6040 | | |
| ZONING CONTACT: | ATTN: LISA NAHMANSON<br>(415) 756-6040 | | |
| CONSTRUCTION CONTACT: | ATTN: SCOTT ROSS<br>(530) 588-8207 | | |
| LATITUDE:<br>LONGITUDE: | N 37° 47' 28.33" NAD 83<br>W 122° 24' 17.38" NAD 83 | | |
| AMSL: | ± 38.73' | | |

## VICINITY MAP




## DRIVING DIRECTIONS

FROM: 430 BUSH ST, SAN FRANCISCO, CA 94108
TO: 430 BUSH ST, SAN FRANCISCO, CA 94108

1. YOU HAVE ARRIVED 0.0 MI

END AT: 430 BUSH ST, SAN FRANCISCO, CA 94108

ESTIMATED TIME: 1 MINUTE ESTIMATED DISTANCE: 0.0 MILES

## CODE COMPLIANCE

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

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

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

### HANDICAP REQUIREMENTS

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

## SHEET INDEX

| SHEET | DESCRIPTION | REV |
|---|---|---|
| T-1 | TITLE | - |
| C-1 | TOPOGRAPHIC SURVEY | - |
| A-1 | OVERALL SITE PLAN | - |
| A-2 | SITE PLAN | - |
| A-3 | EQUIPMENT PLAN & DETAILS | - |
| A-4 | ANTENNA PLANS & DETAILS | - |
| A-5 | ELEVATION | - |
| A-6 | ELEVATION | - |
| A-7 | ELEVATION | - |

## APPROVAL

RF

LEASING

ZONING

CONSTRUCTION

AT&T

ERICSSON

KEARNY AND BUSH
CN5550
430 BUSH ST
SAN FRANCISCO, CA 94108

ISSUE STATUS

| △ | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | 08/11/10 | ZD 100% | P.C. |
| | 09/14/10 | PLAN CHECK | J.S. |
| | 10/04/10 | PLAN CHECK | C.C. |
| | 10/08/10 | CD 90% | C.M. |
| | 11/10/10 | CD 100% | J.K. |
| | 02/18/11 | ZD 90% | C.M. |

| | |
|---|---|
| DRAWN BY: | C. METZ |
| CHECKED BY: | C. MATHISEN |
| APPROVED BY: | C. MATHISEN |
| DATE: | 02/18/11 |

Streamline Engineering and Design, Inc.
3268 Penryn Rd, Suite 200 Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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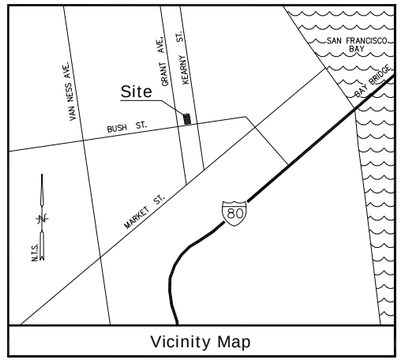
KEVIN R. SORENSEN
No. 4469
STRUCTURAL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

at&t

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

SHEET TITLE:
TITLE

SHEET NUMBER:
T-1




Vicinity Map

## Title Report

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

## Legal Description

LOT 37 OF PARCEL MAP, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, FILED IN BOOK 39, PAGE 224, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## Assessor's Parcel No.

270-037

## Easements

NOT AVAILABLE

## Access Easement/Lease Area

TO BE DETERMINED

## Geographic Coordinates at Center of Building

TO BE DETERMINED

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("), TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

## Basis of Bearings

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

## Bench Mark

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

## Date of Survey

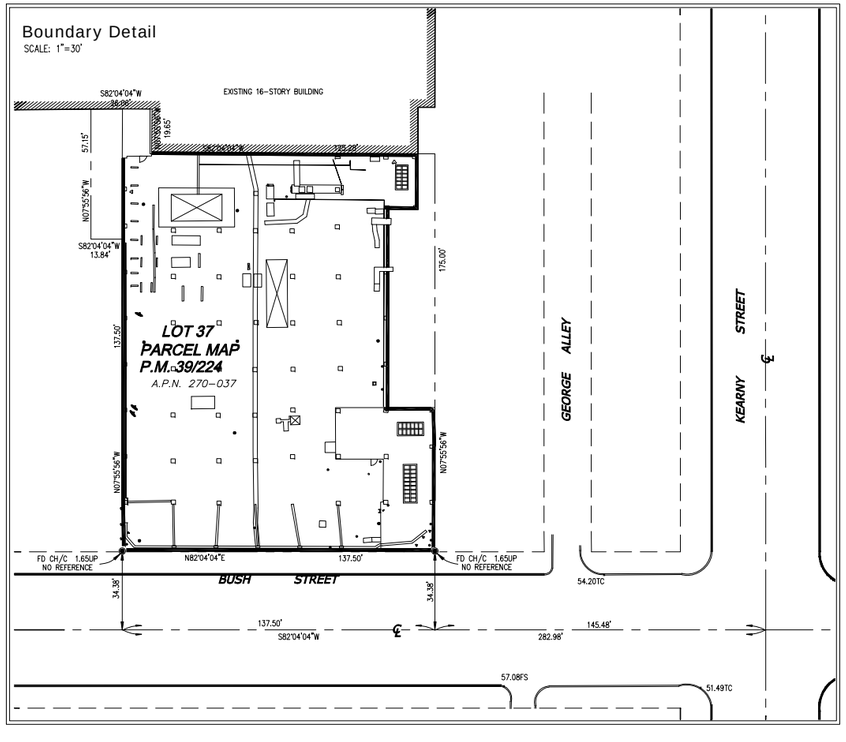
FEBRUARY 16, 2010

### Legend

| | | | |
|---|---|---|---|
| FS | FINISH SURFACE | FDC | FIRE DEPARTMENT CONNECTION |
| NG | NATURAL GROUND | EBR | ELECTRIC BREAKER |
| | POWER POLE | | DRAIN INLET |
| | DISH | TOP | TOP OF STRUCTURE |
| TYP | TYPICAL | | GEODETIC COORDINATES |
| | WHIP ANTENNA | TP | TOP OF PARAPET |
| | VENT | EP | ELECTRIC PANEL |
| | AC UNIT | EC | ELECTRIC CABINET |
| TC | TOP OF CURB | R | ROOF |
| | PROPERTY LINE | | |

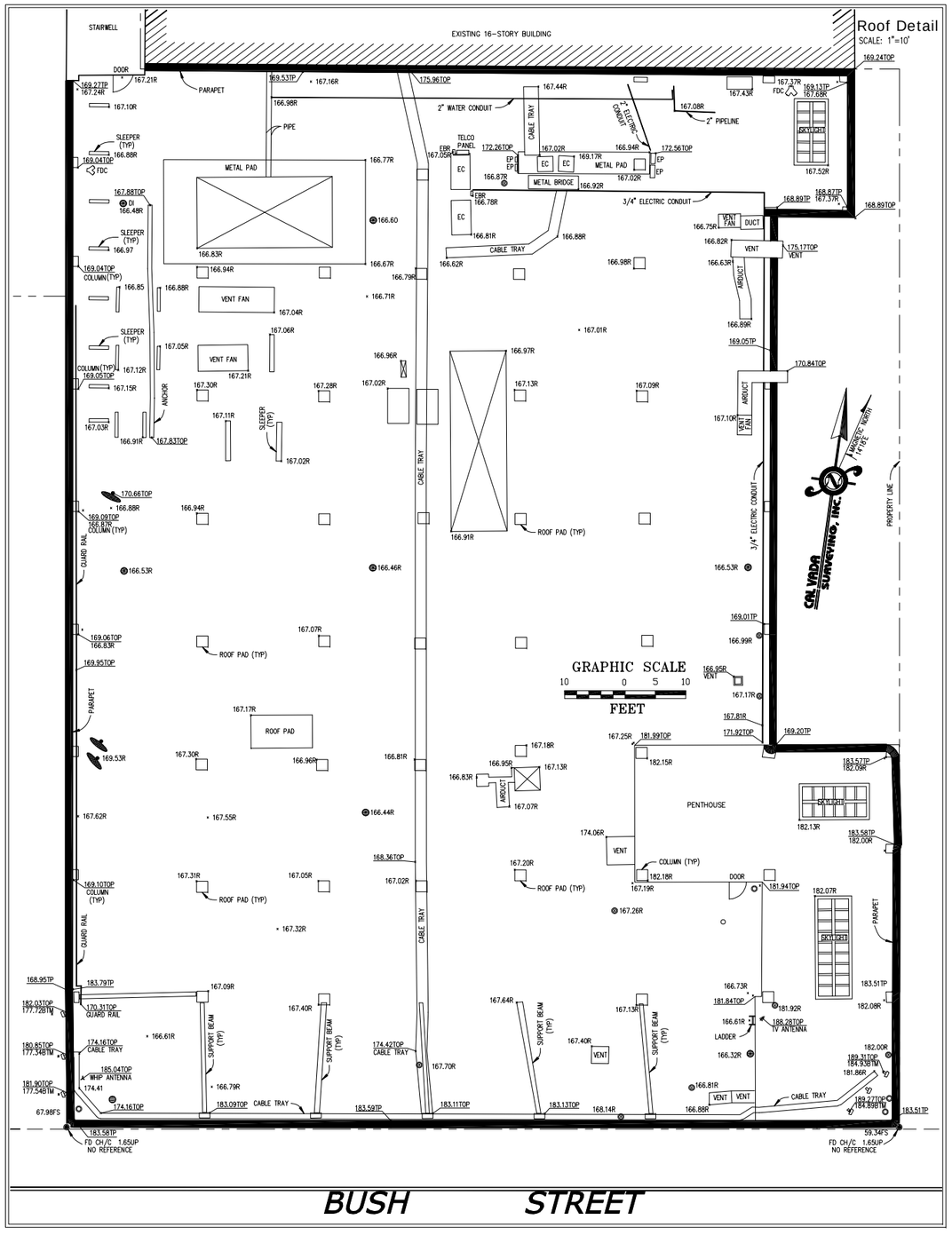
### Boundary Detail

SCALE: 1"=30'




### Roof Detail

SCALE: 1"=10'





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11768 Atwood Rd, Suite 20 Auburn, CA 95603
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 530-823-8783



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Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
JOB NO. 10081


PREPARED FOR

at&t

430 Bush St, 5th Floor
San Francisco, CA 94108

APPROVALS

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

PROJECT NAME

KEARNY AND BUSH

PROJECT NUMBER
CNU5550

430 BUSH STREET
SAN FRANCISCO, CA, 94108
SAN FRANCISCO COUNTY

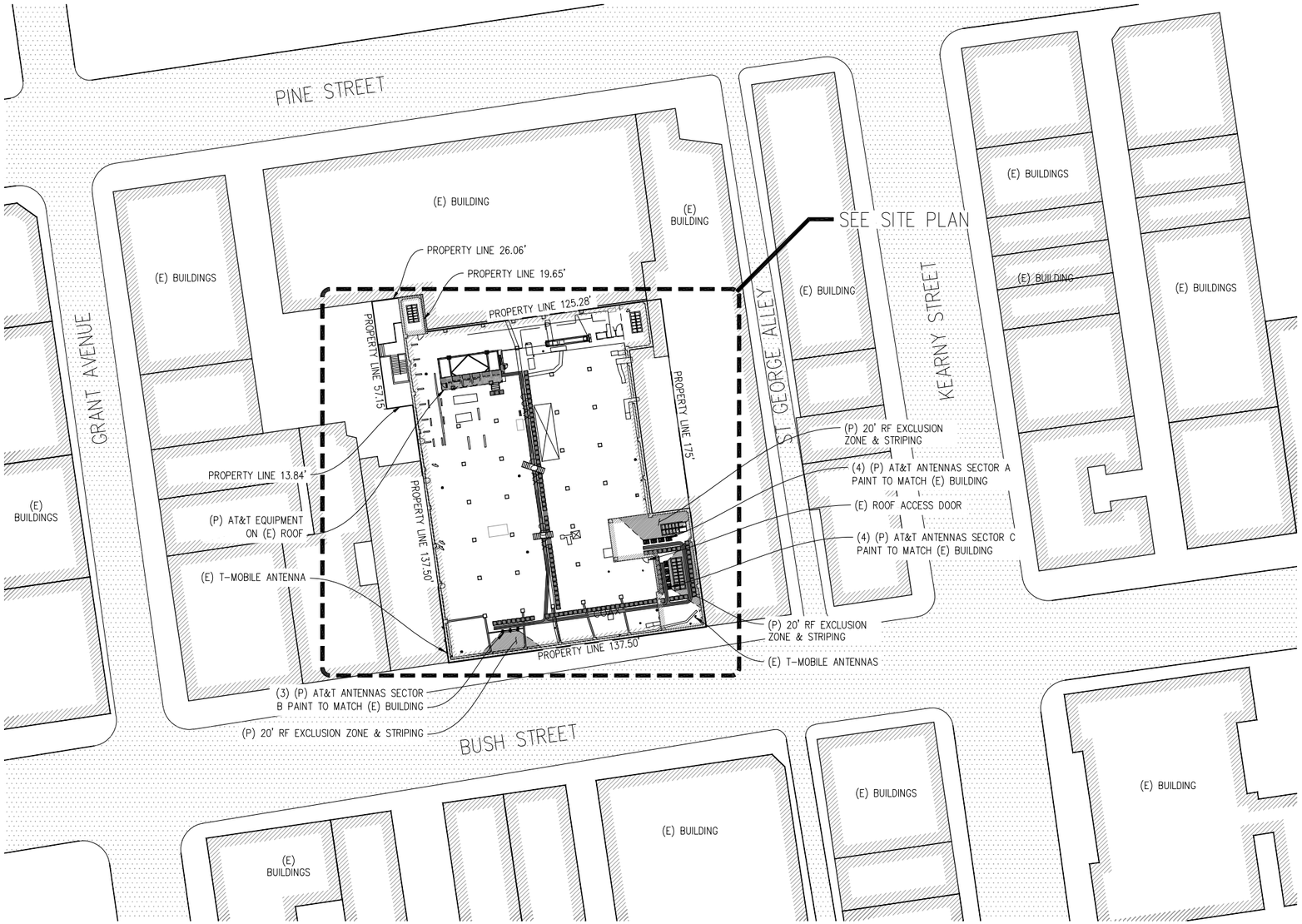
| DATE | DESCRIPTION | BY |
|---|---|---|
| 02/19/10 | PRELIMINARY | MN |

SHEET TITLE

TOPOGRAPHIC SURVEY

C-1

SHEET 1 OF 1




## OVERALL SITE PLAN

1"=30'-0"

# KEARNY AND BUSH

CN5550

430 BUSH ST
SAN FRANCISCO, CA 94108

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| CHECKED BY: | C. MATHISEN |
| APPROVED BY: | C. MATHISEN |
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KEVIN R. SORENSEN
No.4469
STRUCTURAL
STATE OF CALIFORNIA

at&t

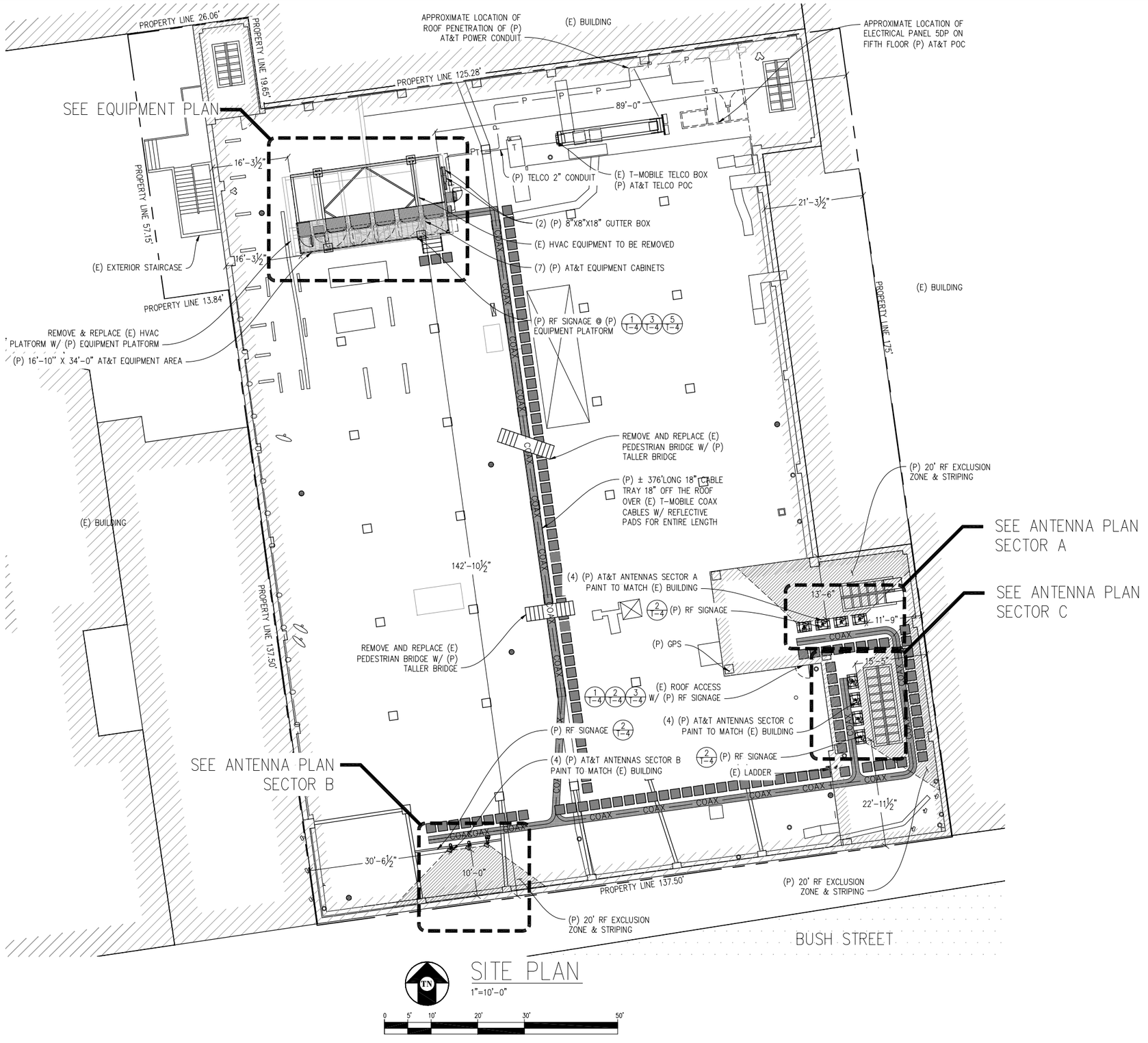
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

**SHEET TITLE:**

OVERALL SITE PLAN

**SHEET NUMBER:**

A-1

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SAN FRANCISCO, CA 94108

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| APPROVED BY: | C. MATHISEN |
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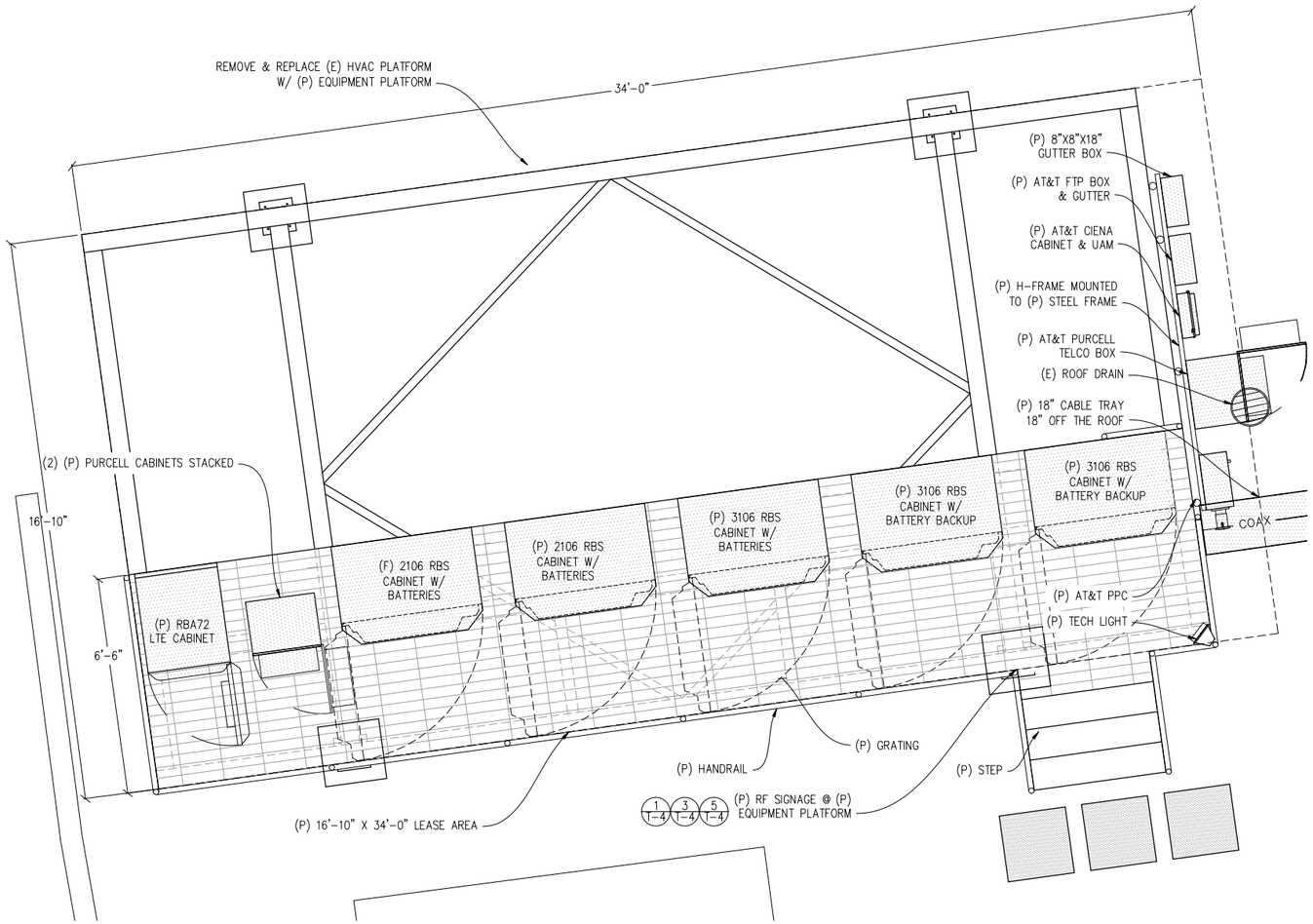
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

**SHEET TITLE:**
SITE PLAN

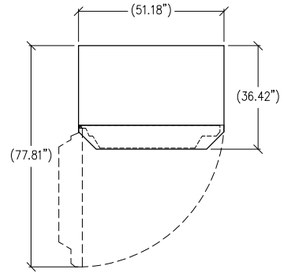
**SHEET NUMBER:**
A-2



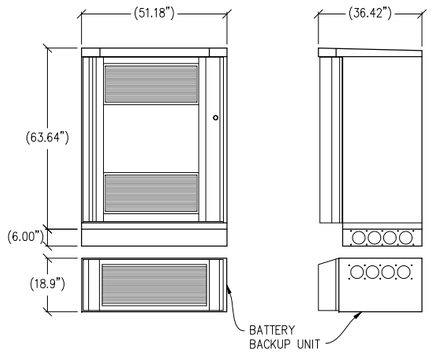

EQUIPMENT PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'




TOP VIEW

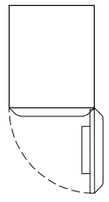



FRONT VIEW RIGHT VIEW

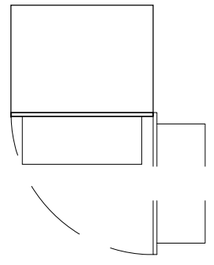
1 RBS DETAIL

½"=1'-0"

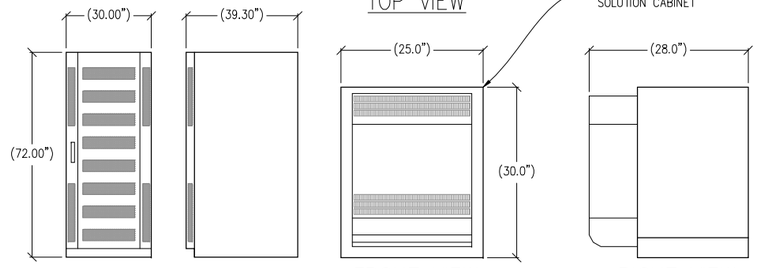
ERICSSON 2106/ 3106 RBS
CABINET W/ BASE



TOP VIEW



TOP VIEW




FRONT VIEW RIGHT VIEW FRONT VIEW RIGHT VIEW

2 RBA72 CABINET DETAIL

½"=1'-0"

3 RBS DETAIL

1"=1'-0"

# KEARNY AND BUSH

CN5550

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| CHECKED BY: | C. MATHISEN |
| APPROVED BY: | C. MATHISEN |
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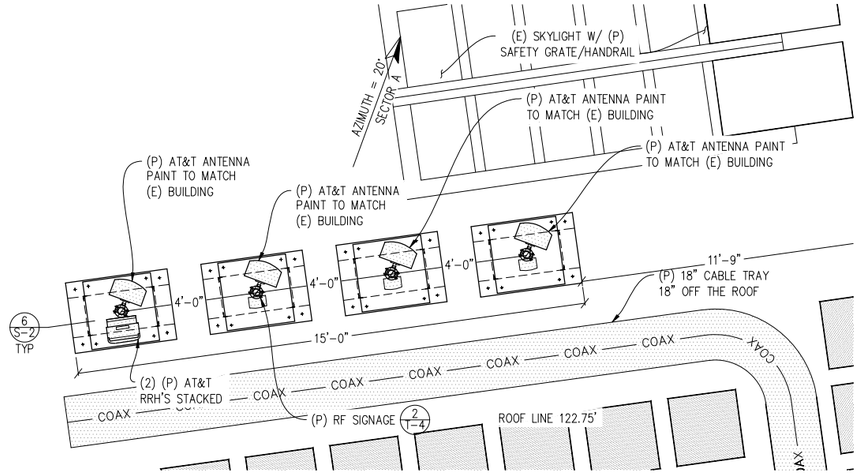
SAN FRANCISCO, CA 94108

**SHEET TITLE:**

EQUIPMENT PLAN & DETAILS

**SHEET NUMBER:**

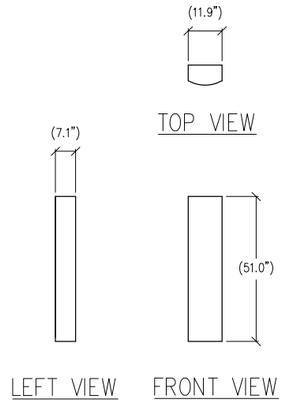
A-3




TN

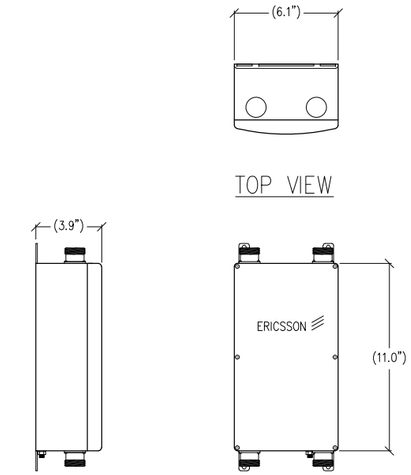
## ANTENNA PLAN SECTOR A

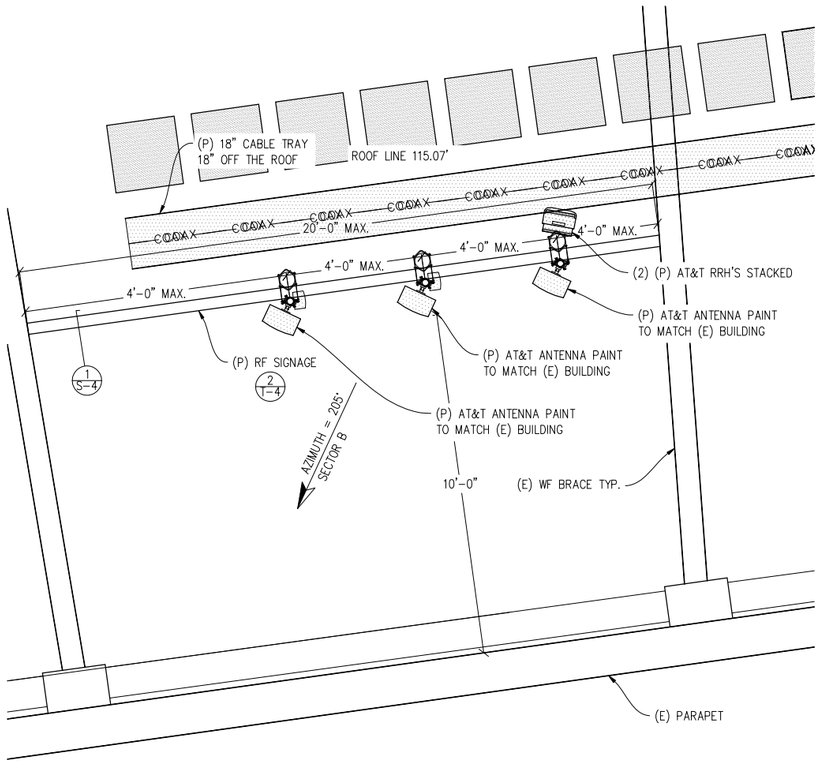
½"=1'-0"
NOTE:
ANTENNA MOUNT POLE HEIGHT IS 9'-0" PER DETAIL 6/S-2




## 1 ANTENNA DETAIL

½"=1'-0"

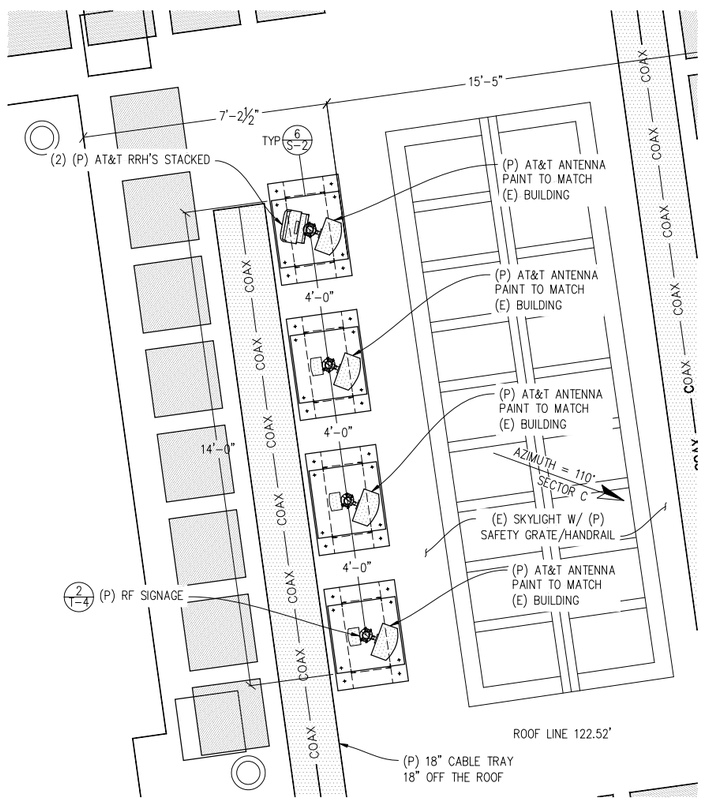



TN

## ANTENNA PLAN SECTOR B

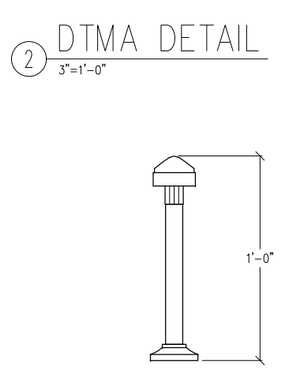
½"=1'-0"
NOTE:
ANTENNA MOUNT POLE HEIGHT IS 23'-0" PER DETAIL 6/S-2




TN

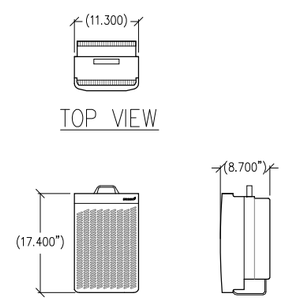
## ANTENNA PLAN SECTOR C

½"=1'-0"
NOTE:
ANTENNA MOUNT POLE HEIGHT IS 9'-0" PER DETAIL 6/S-2




## 3 GPS DETAIL

3"=1'-0"




## 2 DTMA DETAIL

3"=1'-0"

## 4 RRH DETAIL

1"=1'-0"
ERICSSON RRUS-11

# KEARNY AND BUSH

CN5550
430 BUSH ST
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| | 11/10/10 | CD 100% | J.K. |
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DRAWN BY: C. METZ
CHECKED BY: C. MATHISEN
APPROVED BY: C. MATHISEN
DATE: 02/18/11

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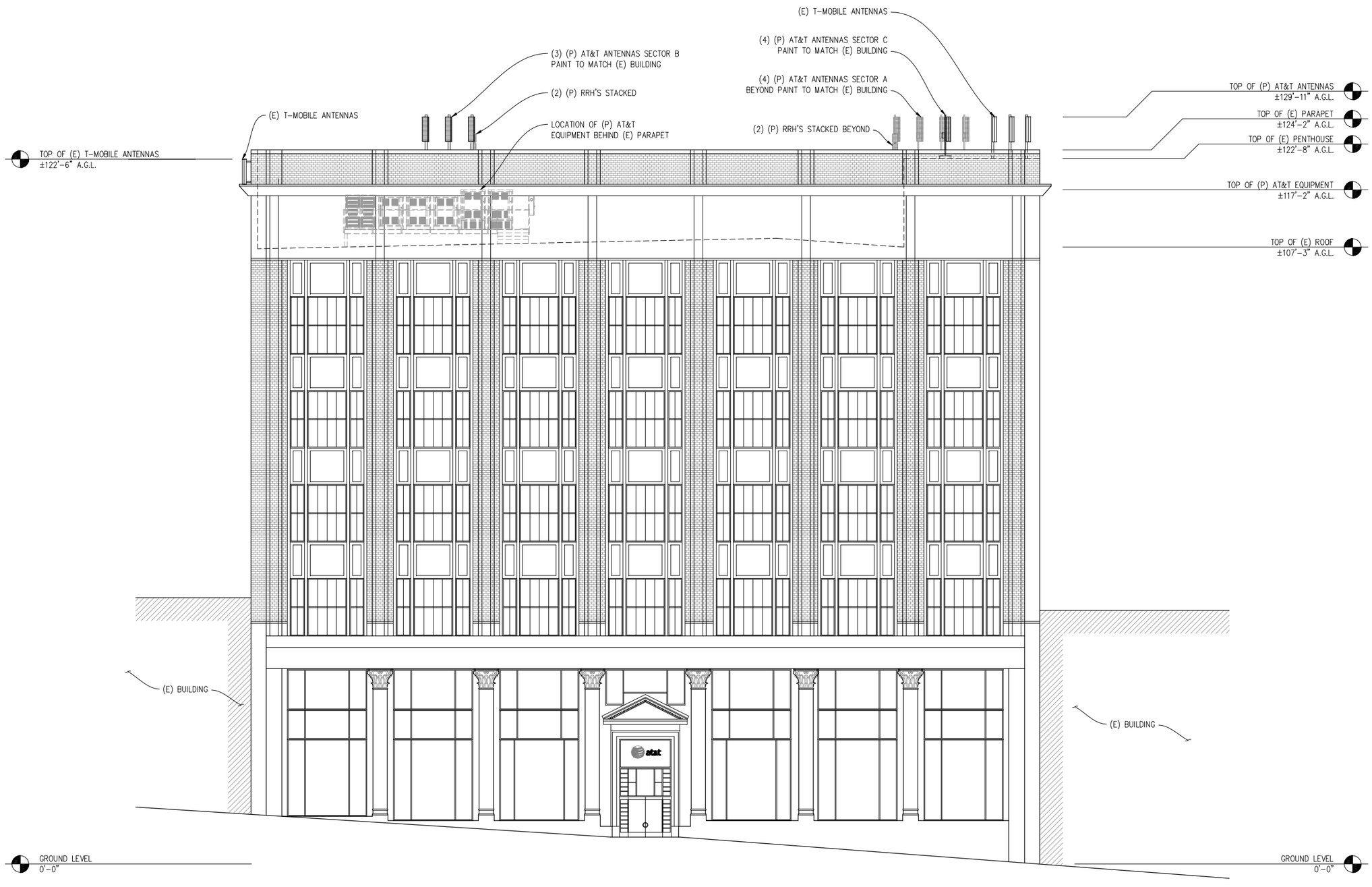
at&t

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

SHEET TITLE:
ANTENNA PLANS & DETAILS

SHEET NUMBER:
A-4




# SOUTH ELEVATION

1/8"=1'-0"

VIEW FROM BUSH STREET

# KEARNY AND BUSH

CN5550

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| | 11/10/10 | CD 100% | J.K. |
| | 02/18/11 | ZD 90% | C.M. |

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| CHECKED BY: | C. MATHISEN |
| APPROVED BY: | C. MATHISEN |
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No.4469
STRUCTURAL
STATE OF CALIFORNIA

at&t

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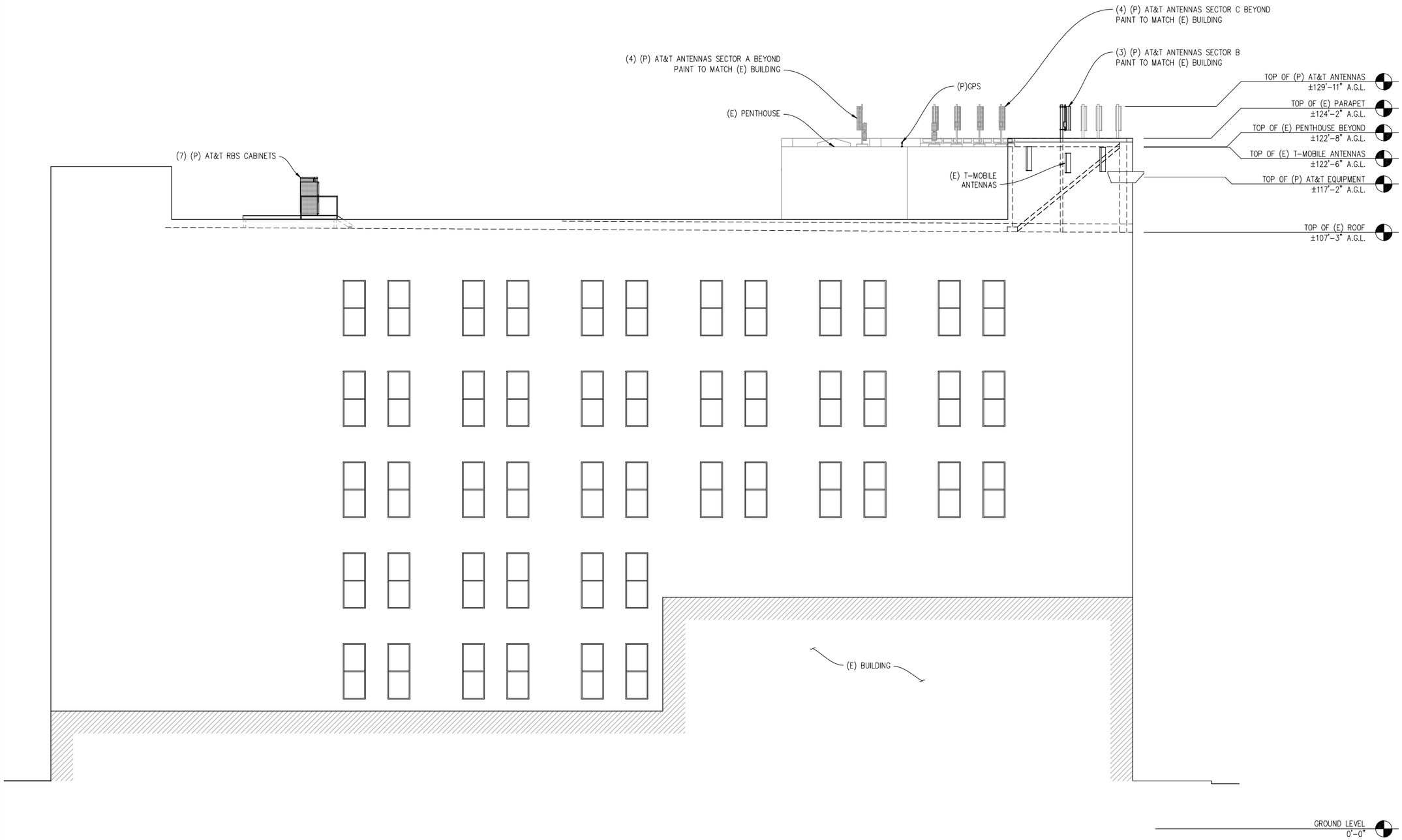
SAN FRANCISCO, CA 94108

**SHEET TITLE:**

ELEVATION

**SHEET NUMBER:**

A-5




# WEST ELEVATION

1/8"=1'-0"

VIEW FROM GRANT AVENUE

**KEARNY AND BUSH**

CN5550

430 BUSH ST
SAN FRANCISCO, CA 94108

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| | 10/08/10 | CD 90% | C.M. |
| | 11/10/11 | CD 100% | J.K. |
| | 02/18/11 | ZD 90% | C.M. |

| | |
|---|---|
| DRAWN BY: | C. METZ |
| CHECKED BY: | C. MATHISEN |
| APPROVED BY: | C. MATHISEN |
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No.4469
STRUCTURAL
STATE OF CALIFORNIA

at&t

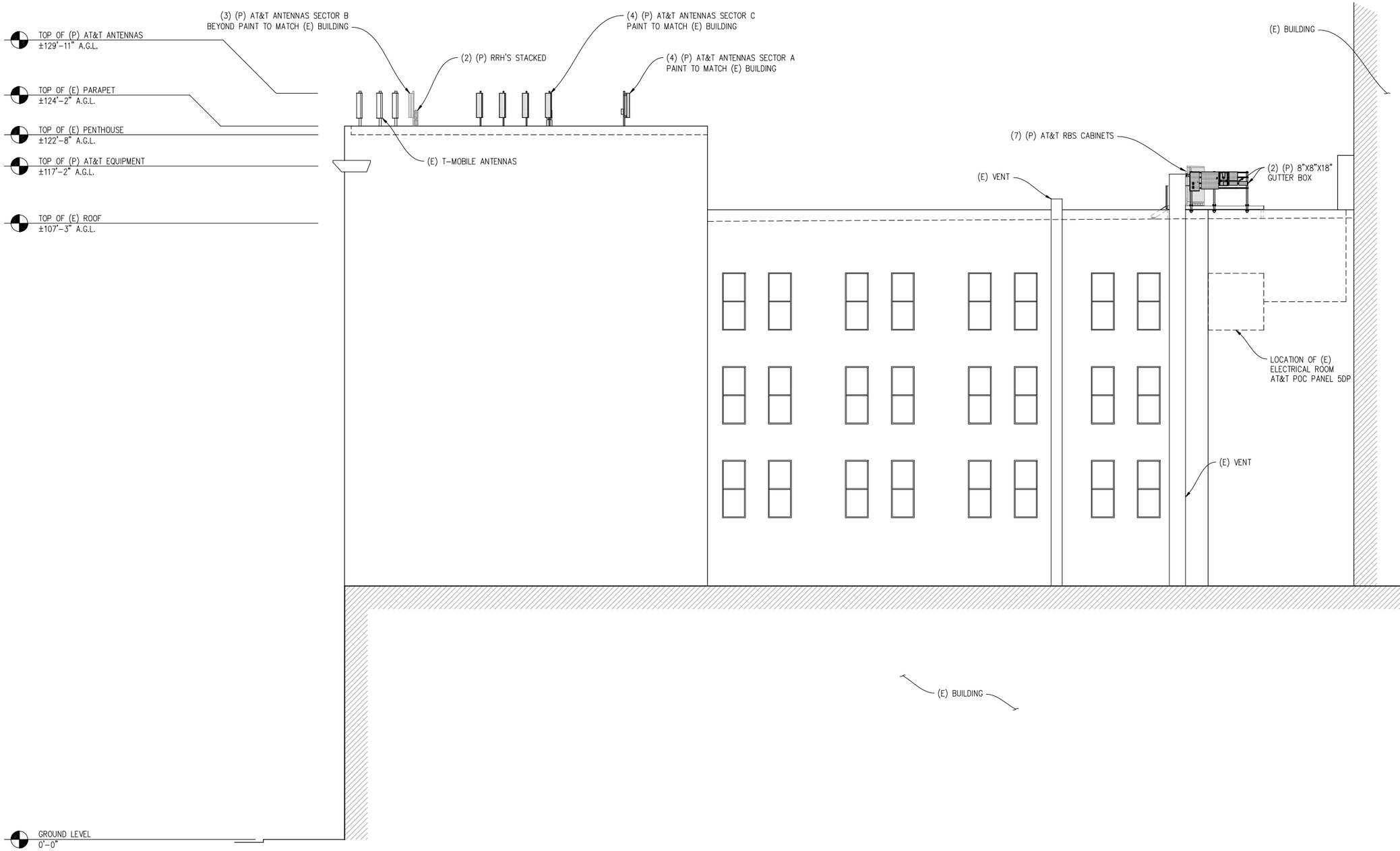
430 BUSH STREET, 5TH FLOOR
SAN FRANCISCO, CA 94108

**SHEET TITLE:**

ELEVATION

**SHEET NUMBER:**

A-6




# EAST ELEVATION

1/8"=1'-0"

VIEW FROM ST GEORGE ALLEY/ KEARNY STREET

# KEARNY AND BUSH

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SAN FRANCISCO, CA 94108

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| | 10/08/10 | CD 90% | C.M. |
| | 11/10/10 | CD 100% | J.K. |
| | 02/18/11 | ZD 90% | C.M. |

| | |
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| CHECKED BY: | C. MATHISEN |
| APPROVED BY: | C. MATHISEN |
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STRUCTURAL
STATE OF CALIFORNIA

at&t

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SAN FRANCISCO, CA 94108

**SHEET TITLE:**

ELEVATION

**SHEET NUMBER:**

A-7