



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JANUARY 26, 2012

Date: January 19, 2012
Case No.: **2011.0392C**
Project Address: **500 Grant Avenue**
Current Zoning: Chinatown Community Business District
50-N Height and Bulk District
Block/Lot: 0258/012
Project Sponsor: Eric Lentz for
AT&T Mobility
430 Bush Street, 5th Floor
San Francisco, CA 94108
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is to upgrade the existing AT&T Mobility micro-cell facility by removing the existing omni antennas, located on the side of the building, and installing up to four roof-mounted panel antennas concealed within FRP view screens, and installing 8 equipment cabinets and one equipment rack in an interior room on the first floor of the building as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 Site (Preferred Location – Mixed-Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.¹ Two of the proposed antennas would be 4'-3" high by 11.9" wide by 7" thick. The remaining two antennas would be 4'3" high by 1'-11" wide by 11" thick. All antennas would be enclosed in a radio frequency transparent view screen, designed to resemble the masonry finish of the building, approximately 47 feet above grade. Equipment cabinets would be placed in an equipment room on the first floor.

SITE DESCRIPTION AND PRESENT USE

The project is located on the northeast corner of Grant Avenue and Pine Street, Assessor's Block 0258, lot 012 and within the Chinatown Community Business Zoning District and a 50-N Height and Bulk District. The site is occupied by a three-story masonry mixed-use building constructed circa 1910 that is classified as a historic resource. The subject building contains ground floor commercial uses and five residential units on the upper floors. The property currently hosts

¹ PC Resolution 16539, passed March 13, 2003.

wireless telecommunications equipment operated by AT&T Mobility that would be replaced as a result of this project.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Chinatown neighborhood near the Financial District and across Quincy Street from St. Mary's Square. Buildings in the Financial District tend to be high-rise office buildings. Neighboring buildings in Chinatown are comparable to the Project Building in scale, age, and use and are characterized by small commercial uses, including many eating establishments, on the ground floor, with upper floor residential uses. Grant Avenue serves as the main tourist entry to Chinatown.

ENVIRONMENTAL REVIEW

The proposed project was determined 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	January 6, 2012	January 4, 2012	22 days
Posted Notice	20 days	January 6, 2012	January 6, 2012	20 days
Mailed Notice	20 days	January 6, 2012	January 4, 2012	22 days

PUBLIC COMMENT

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

ISSUES AND OTHER CONSIDERATIONS

- All antennas would be enclosed in a radio frequency transparent view screen, designed to resemble the masonry finish of the building, approximately 47 feet above grade.
- The existing omni antennas, located on the side of the building, will be removed by this project.
- The building occupying the Project Site was constructed circa 1910, was identified in the Chinatown architectural survey as a historic resource, and appears to be a contributory building to a potential historic district. The project has no potential impact on the building or a potential historic district as the proposed antennas are setback and screened with a faux penthouse. The proposed alterations do not cause the removal or alteration of any significant architectural features.
- A Five Year Plan from AT&T Mobility, with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, is on file with the Department.

- All required public notifications were conducted in compliance with the City's code and policies.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections. The approval of the project by the Department of Public Health is attached.
- Based on propagation maps provided by AT&T Mobility, the project will provide coverage in an area that currently experiences several gaps in coverage.

REQUIRED COMMISSION ACTION

Pursuant to Sections 303 and 810.82 of the Planning Code, Conditional Use authorization is required to install a wireless telecommunications service facility in the Chinatown Community Business District.

BASIS FOR RECOMMENDATION

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

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The project site is a Location Preference 5 Site (Preferred Location – Mixed-Use Buildings in High Density Districts), 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
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- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Photo Simulations |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Coverage Maps |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> DPH Approval |
| <input checked="" type="checkbox"/> Context Photos | <input checked="" type="checkbox"/> Community Outreach Report |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> SHPO Review |

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

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion No. XXXXX

HEARING DATE: JANUARY 26, 2012

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303, AND 810.82 TO INSTALL A WIRELESS TELECOMMUNICATIONS SERVICE FACILITY CONSISTING OF UP TO FOUR ROOF-MOUNTED PANEL ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED ON THE FIRST FLOOR ON AN EXISTING THREE-STORY MIXED-USE BUILDING AS PART OF AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE CHINATOWN COMMUNITY BUSINESS DISTRICT AND A 50-N HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 20, 2011, Eric Lentz for AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 500 Grant Avenue, Lot 012 in Assessor's Block 0258, (hereinafter "Project Site") to install a wireless telecommunications service facility consisting of up to four roof-mounted panel antennas and associated equipment located in a room on the first floor on an existing three-story mixed-use building as part of AT&T's wireless telecommunications network within the Chinatown Community Business Zoning District and the 50-N Height and Bulk District.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning

Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On January 26, 2012, 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. 2011.0392C, 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 northeast corner of Grant Avenue and Pine Street, Assessor's Block 0258, lot 012 and within the Chinatown Community Business Zoning District and a 50-N Height and Bulk District. The site is occupied by a three-story masonry mixed-use building constructed circa 1910 that is classified as a historic resource. The subject building contains ground floor commercial uses and five residential units on the upper floors. The property currently hosts wireless telecommunications equipment operated by AT&T Mobility that would be replaced as a result of this project.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Chinatown neighborhood near the Financial District and across Quincy Street from St. Mary's Square. Buildings in the Financial District tend to be high-rise office buildings. Neighboring buildings in Chinatown are comparable to the Project Building in scale, age, and use and are characterized by small commercial uses, including many eating establishments, on the ground floor, with upper floor residential uses. Grant Avenue serves as the main tourist entry to Chinatown.
4. **Project Description.** The proposal is to upgrade the existing AT&T Mobility micro-cell facility by removing the existing omni antennas, located on the side of the building, and installing up to four roof-mounted panel antennas concealed within FRP view screens, and installing eight equipment cabinets and one equipment rack in an interior room on the first floor of the building as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 Site (Preferred Location – Mixed-Use

Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. Two of the proposed antennas would be 4'-3" high by 11.9" wide by 7" thick. The remaining two antennas would be 4'3" high by 1'-11" wide by 11" thick. All antennas would be enclosed in a radio frequency transparent view screen, designed to resemble the masonry finish of the building, approximately 47 feet above grade. Equipment cabinets would be placed in an equipment room on the first floor.

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

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

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

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

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

¹ PC Resolution 16539, passed March 13, 2003.

On January 26, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Sections 303 and 810.82 to install up to four roof-mounted panel antennas concealed within FRP view screens, and install eight equipment cabinets and one equipment rack in an interior room on the first floor of an existing three-story mixed-use building as part of a wireless transmission network operated by AT&T Mobility.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the project is a Location Preference Number 5, as it is a preferred location for a mixed use building in a high-density district.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network would transmit calls by radio waves operating in the 1710 - 2170 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 around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of the Project Site. The antennas would be mounted at a height of 47 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.048 mW/sq cm., which is 6.8% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 50 feet which includes areas of the rooftop but does not reach any other publicly accessible areas. Barricades should be installed to prevent public access to this exclusion area. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 17 feet of the front of the antennas while in operation. Striping should be placed on the rooftop in accordance with the report to mark this area for any workers accessing the rooftop
10. **Maintenance Schedule.** The proposed facility will 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 Wednesday, May 18, 2011 at the Chinatown YMCA, located at 855 Sacramento Street. No members of the public attended the meeting.
12. **Five-year plan:** Per the *Guidelines*, the project sponsor submitted its latest five-year plan, as required, in April 2011.
13. **Public Comment.** The Department has not received any 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.** Per Planning Code Sections 303 and 810.82, a Conditional Use authorization is required for the installation of a Public Use such as wireless transmission facilities.
15. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
 - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, would 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 500 Grant Avenue would be generally desirable and compatible with the surrounding neighborhood because the project would not conflict with the existing uses of the property and would be of such size and nature to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure that the placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of building and insure harmony with neighborhood character. The project has been reviewed and determined not to 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 500 Grant Avenue is necessary in order to achieve sufficient street and in-building mobile phone coverage. Computer modeling conducted by the AT&T Mobility Radio Frequency Engineering Team provides 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 would serve the vicinity bounded by California, Kearny, Stockton, and Bush Streets, as indicated in the coverage maps. This facility would close the existing service gap for outdoor service along Grant Avenue and Pine Street as well as indoor service in the commercial and residential buildings in the vicinity and 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 would 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 would 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 within a radio frequency transparent view screen designed to resemble the masonry finish of the building. The proposal, located over 47 feet above grade, would be small in size, and is minimally visible at the pedestrian level. The project would not affect the existing landscaping.

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

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

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

The proposed project is consistent with the stated purpose of the Chinatown Community Business District in that the intended use is located in an existing building approximately 47 feet tall and set back from the street frontage.

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

HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

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

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

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

URBAN DESIGN

HUMAN NEEDS

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

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The project adequately "stealths" the proposed antenna with installation of a radio frequency transparent view screen designed to resemble a roof penthouse where all antennas would be installed, while related equipment would be located in an equipment room on the first floor of the building. The antennas are not 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 would 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 would 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 would 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 affect 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 building occupying the Project Site was constructed circa 1910, was identified in the Chinatown architectural survey as a historic resource, and appears to be a contributory building to a potential historic district. The project has no potential impact on the buildings or a potential historic district as the proposed antennas are setback or screened with a faux penthouse. The proposed alterations do not cause the removal or alteration of any significant architectural features and has been determined to be categorically exempt from CEQA.

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

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

18. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
19. The Commission hereby finds that approval of the Determination of Compliance authorization would promote the health, safety and welfare of the City.

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 303 and 810.82 to install up to four roof-mounted panel antennas concealed within FRP view screens, and install eight equipment cabinets and one equipment rack in an interior room on the first floor of the building at the Project Site and as part of a wireless transmission network operated by AT&T Mobility on a Location Preference 5 Site (Preferred Location – Mixed-Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within the Chinatown Community Business District and a 50-N Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **January 26, 2012**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 26, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 303 and 810.82 to install a wireless telecommunications service facility consisting of up to four roof-mounted panel antennas and associated equipment located in a room on the first floor of the building, a Location Preference 5 Site (Preferred Location – Mixed-Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, as part of AT&T's wireless telecommunications network within the Chinatown Community Business District and a 50-N 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 **January 26, 2012** under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

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

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

8. **Implementation Costs - WTS.**

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863,

www.sf-planning.org

9. **Implementation and Monitoring - WTS.** In the event that the Project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.

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

10. **Project Implementation Report - WTS.** The Project Sponsor shall prepare and submit to the Zoning Administrator a Project Implementation Report. The Project Implementation Report shall:

- a. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;

- b. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
- c. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non-holiday weekday with the subject equipment measured while operating at maximum power.
- d. Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.
 - i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
 - ii. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

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

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

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

12. **Installation - WTS.** Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.

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

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

OPERATION

14. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
15. **Out of Service – WTS.** The Project Sponsor or Property Owner shall remove antennae and equipment that has been out of service or otherwise abandoned for a continuous period of six months.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
16. **Emissions Conditions – WTS.** It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.
For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.
17. **Noise and Heat – WTS.** The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Control Ordinance. The WTS facility, including power source and any heating/cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.
For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency

provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.

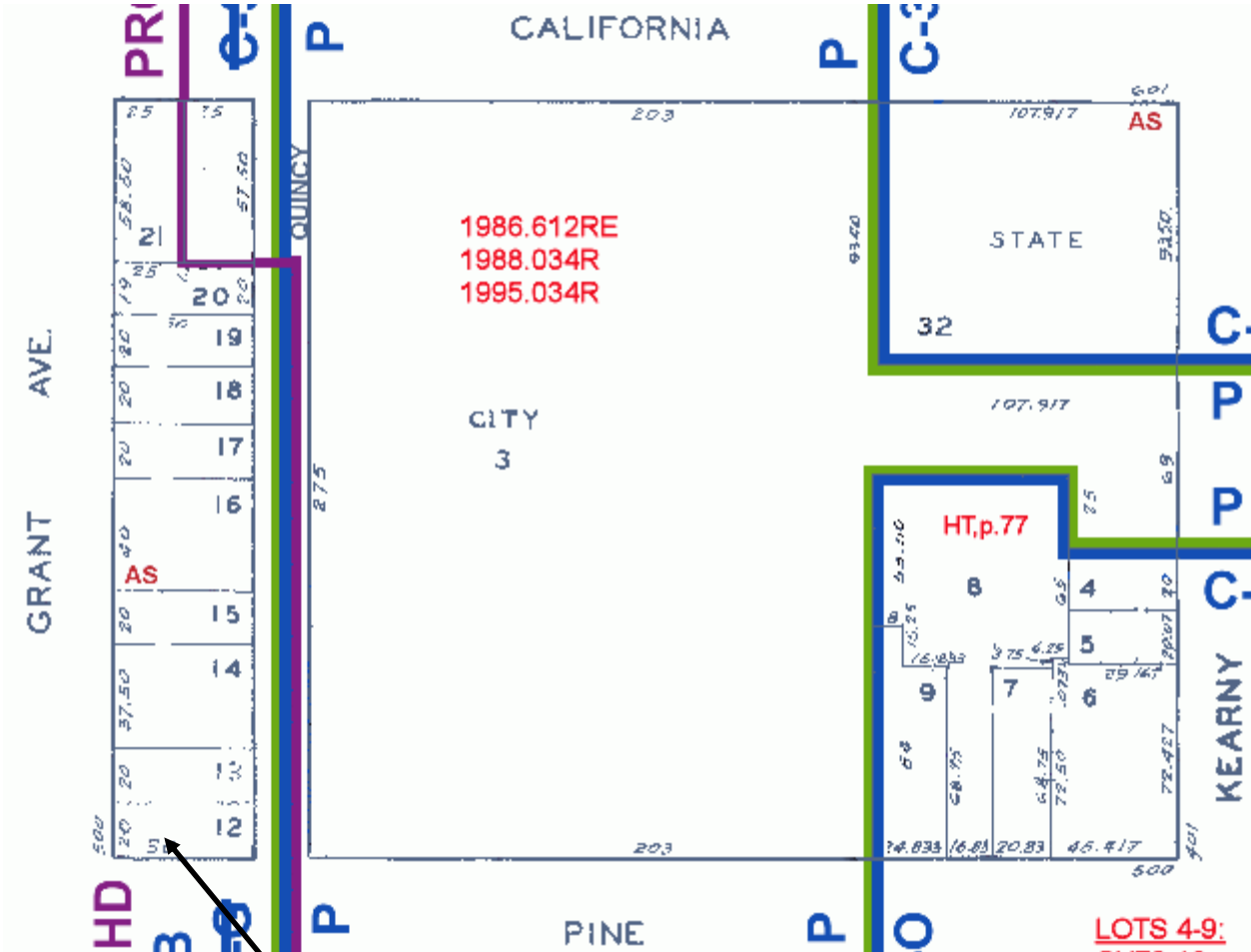
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

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

G:\DOCUMENTS\NE Cases\500 Grant C WTS\0392c motion.doc

Parcel Map

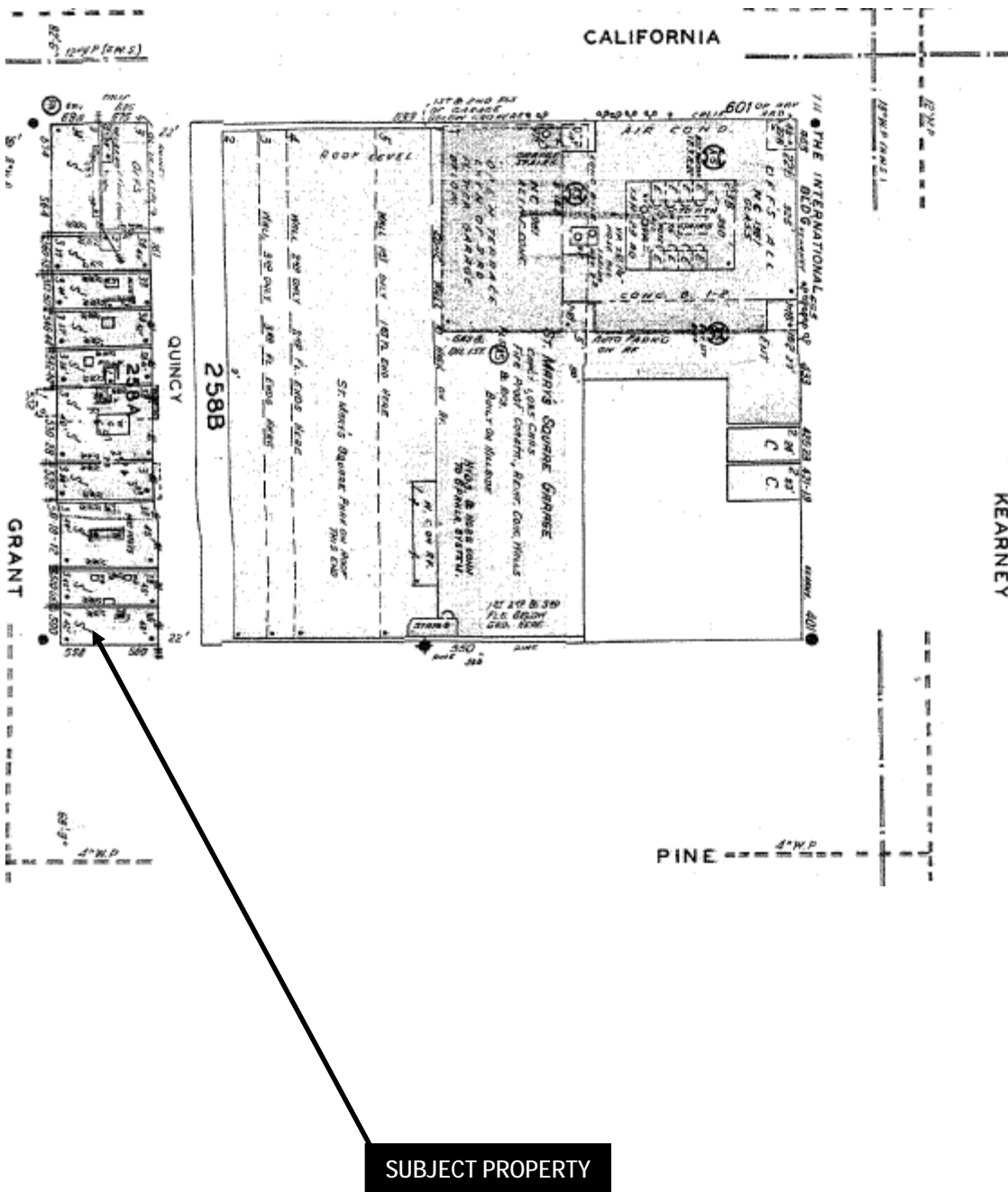


SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2011.0392C
 AT&T Mobility WTS
 500 Grant Avenue

Sanborn Map*

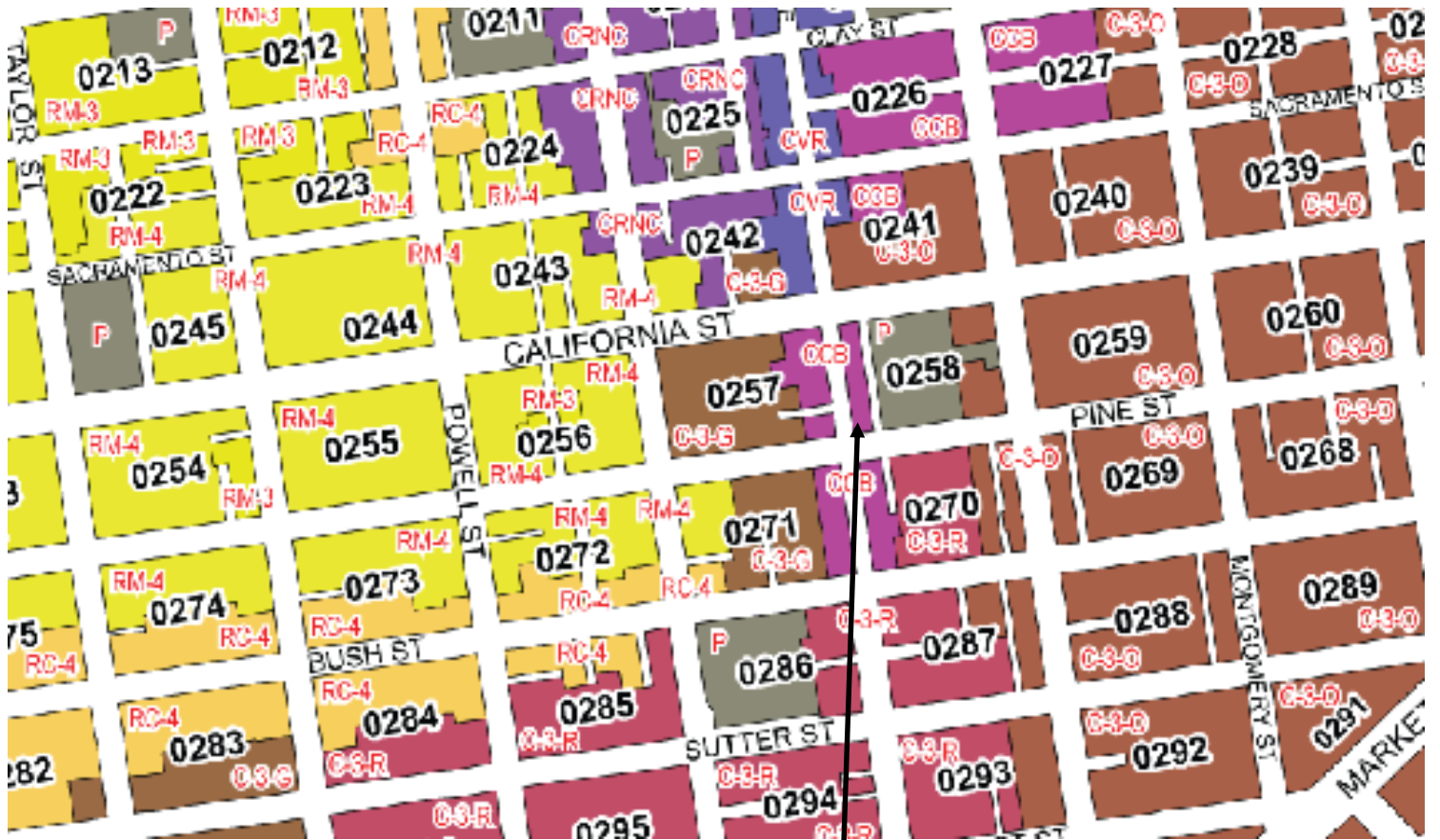


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2011.0392C
AT&T Mobility WTS
500 Grant Avenue

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0392C
AT&T Mobility WTS
500 Grant Avenue

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0392C
AT&T Mobility WTS
500 Grant Avenue

Context Photo

Facing Northeast on Grant and Pine Intersection



Facing Southeast on Grant and Pine Intersection



Conditional Use Authorization
Case Number 2011.0392C
AT&T Mobility WTS
500 Grant Avenue

Context Photo

Neighboring buildings on Grant Street as see from Pine Street



View of neighboring park and Financial District behind subject building facing northeast

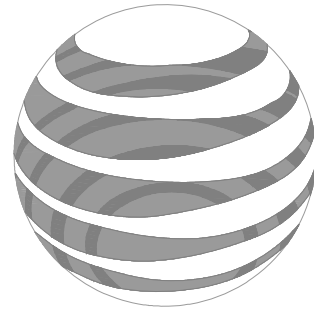


Conditional Use Authorization
Case Number 2011.0392C
AT&T Mobility WTS
500 Grant Avenue

Site Photo



Conditional Use Authorization
Case Number 2011.0392C
AT&T Mobility WTS
500 Grant Avenue



at&t

CHINA GEM
500 GRANT AVE
SAN FRANCISCO, CA 94108
CN5549

CHINA GEM

CN5549
 500 GRANT AVE
 SAN FRANCISCO, CA 94108

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	03/23/11	CD 90%	C.C.
	04/05/11	ZD 90%	J.S.
	04/13/11	ZD 100%	J.S.
	07/08/11	CLIENT REV	J.S.
	10/19/11	CLIENT REV	M.F.
	11/09/11	CLIENT REV	J.S.

DRAWN BY: J. SMITH
 CHECKED BY: C. MATHISEN
 APPROVED BY: L. HOUGHTBY
 DATE: 11/09/11

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

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PROJECT DESCRIPTION

A MODIFICATION TO AN (E) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF REMOVING (4) (E) RBS CABINETS & REPLACING W/ (5) (P) RBS CABINETS, A (P) 19" RACK & (3) (P) BBU'S INSIDE AN (E) 18'-10"x14'-10" AT&T LEASE AREA IN (E) BASEMENT. ALSO ADDING (4) (P) AT&T ANTENNAS BEHIND A (P) FRP SCREEN, PAINT & TEXTURE TO MATCH (E) BUILDING.

PROJECT INFORMATION

SITE NAME:	CHINA GEM	SITE #:	CN5549
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
APN:	BLOCK 258, LOT 12	POWER:	PG&E
SITE ADDRESS:	500 GRANT AVE SAN FRANCISCO, CA 94108	TELEPHONE:	AT&T
CURRENT ZONING:	CCB (CHINATOWN COMMUNITY BUSINESS)		
CONSTRUCTION TYPE:	V-B, SPRINKLERED		
OCCUPANCY TYPE:	B		
HEIGHT / BULK:	50-N		
PROPERTY OWNER:	HENRY BONG 500 GRANT AVE SAN FRANCISCO, CA 94108		
APPLICANT:	AT&T 430 BUSH ST, 5TH FLOOR SAN FRANCISCO, CA 94108		
LEASING CONTACT:	ATTN: EVAN REIFF (831) 345-2245		
ZONING CONTACT:	ATTN: EVAN REIFF (831) 345-2245		
CONSTRUCTION CONTACT:	ATTN: ERIC LENTZ (805) 895-4394		
LATITUDE:	N 37° 47' 29.92" NAD 83		
LONGITUDE:	W 122° 24' 20.20" NAD 83		
AMSL:	±105.6'		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 430 BUSH ST, 5TH FLOOR, SAN FRANCISCO, CA 94108
 TO: 500 GRANT AVE, SAN FRANCISCO, CA 94108

1. START OUT GOING SOUTHEAST ON ROSEWOOD DR TOWARD OLD SANTA RITA RD. 0.5 MI
2. TURN LEFT ONTO SANTA RITA RD. 0.3 MI
3. STAY STRAIGHT TO GO ONTO TASSAJARA RD. 0.1 MI
4. MERGE ONTO I-580 W TOWARD OAKLAND. 28.3 MI
5. MERGE ONTO I-80 W VIA THE EXIT ON THE LEFT TOWARD SAN FRANCISCO (PORTIONS TOLL). 6.8 MI
6. TAKE THE FREMONT ST/FOLSOM ST EXIT, EXIT 2C. 0.3 MI
7. TAKE THE FREMONT ST RAMP. 0.2 MI
8. TURN LEFT ONTO FREMONT ST. 0.3 MI
9. FREMONT ST BECOMES FRONT ST. 0.1 MI
10. TURN LEFT ONTO PINE ST. 0.4 MI
11. TURN RIGHT ONTO GRANT AVE. 0.0 MI

END AT: 500 GRANT AVE, SAN FRANCISCO, CA 94108
 ESTIMATED TIME: 45 MINUTES ESTIMATED DISTANCE: 37.28 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 SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	-
A-2	EQUIPMENT PLAN & DETAILS	-
A-3	ANTENNA PLAN & DETAILS	-
A-4	ELEVATIONS	-
A-5	ELEVATIONS	-

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION
AT&T
ERICSSON

at&t



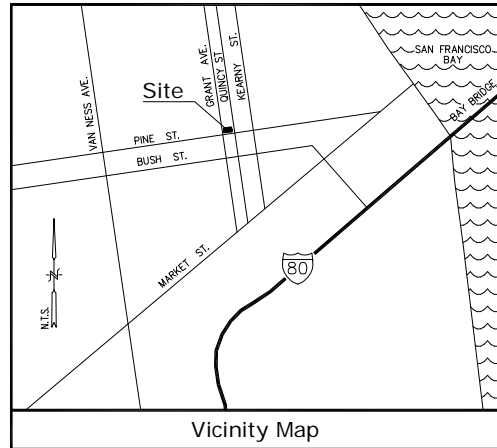
430 BUSH ST, 5TH FLOOR
 SAN FRANCISCO, CA 94108

SHEET TITLE:

TITLE

SHEET NUMBER:

T-1



Vicinity Map

Title Report

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

Legal Description

BLOCK 258, LOT 12, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

Assessor's Parcel No.

0258-012

Easements

NOT AVAILABLE

Lease Area

AS SHOWN

Geographic Coordinates at Prop. Antennas

1983 DATUM: LATITUDE 37° 47' 29.92"N LONGITUDE 122° 24' 20.20"W
 1927 DATUM: LATITUDE 37° 47' 30.18"N LONGITUDE 122° 24' 16.30"W
 ELEVATION = 105.6 FEET ABOVE MEAN SEA LEVEL

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

Basis of Bearings

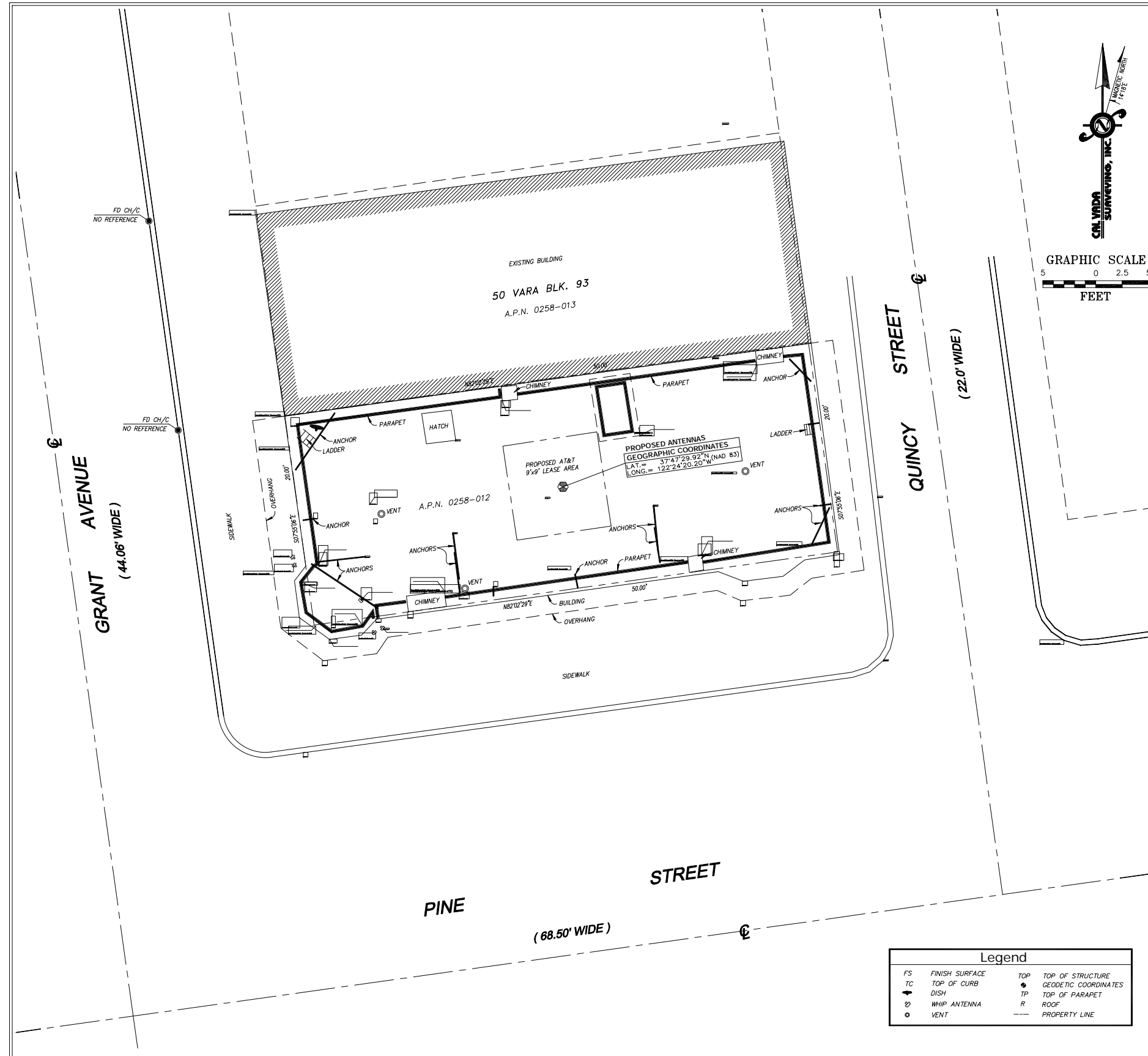
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

Bench Mark

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

Date of Survey

APRIL 28, 2010



Legend			
FS	FINISH SURFACE	TOP	TOP OF STRUCTURE
TC	TOP OF CURB	•	GEODEIC COORDINATES
DISH		TP	TOP OF PARAPET
⊘	WHIP ANTENNA	R	ROOF
○	VENT	---	PROPERTY LINE

Streamline Engineering

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

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

CONSULTANT
CALVADA SURVEYING, INC.
 411 Jervis Cir., Suite 205, Corcoran, CA 92880
 Phone: 951-280-6900 Fax: 951-280-6748
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 10272

PREPARED FOR

 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
GRANT & PINE
 PROJECT NUMBER
CN5549
 500 GRANT AVENUE
 SAN FRANCISCO, CA 9408
 SAN FRANCISCO COUNTY

REV. DATE	DESCRIPTION	BY
04/29/10	PRELIMINARY	DG
11/10/10	GEOGRAPHIC COOR.	RG
12/01/10	UPDATED GEOGRAPHIC COORDINATES	RG

SHEET TITLE
TOPOGRAPHIC SURVEY

C-1
 SHEET 1 OF 1

CHINA GEM

CN5549
500 GRANT AVE
SAN FRANCISCO, CA 94108

ISSUE STATUS

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	04/13/11	ZD 100%	J.S.
	07/08/11	CLIENT REV	J.S.
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DRAWN BY: J. SMITH

CHECKED BY: C. MATHISEN

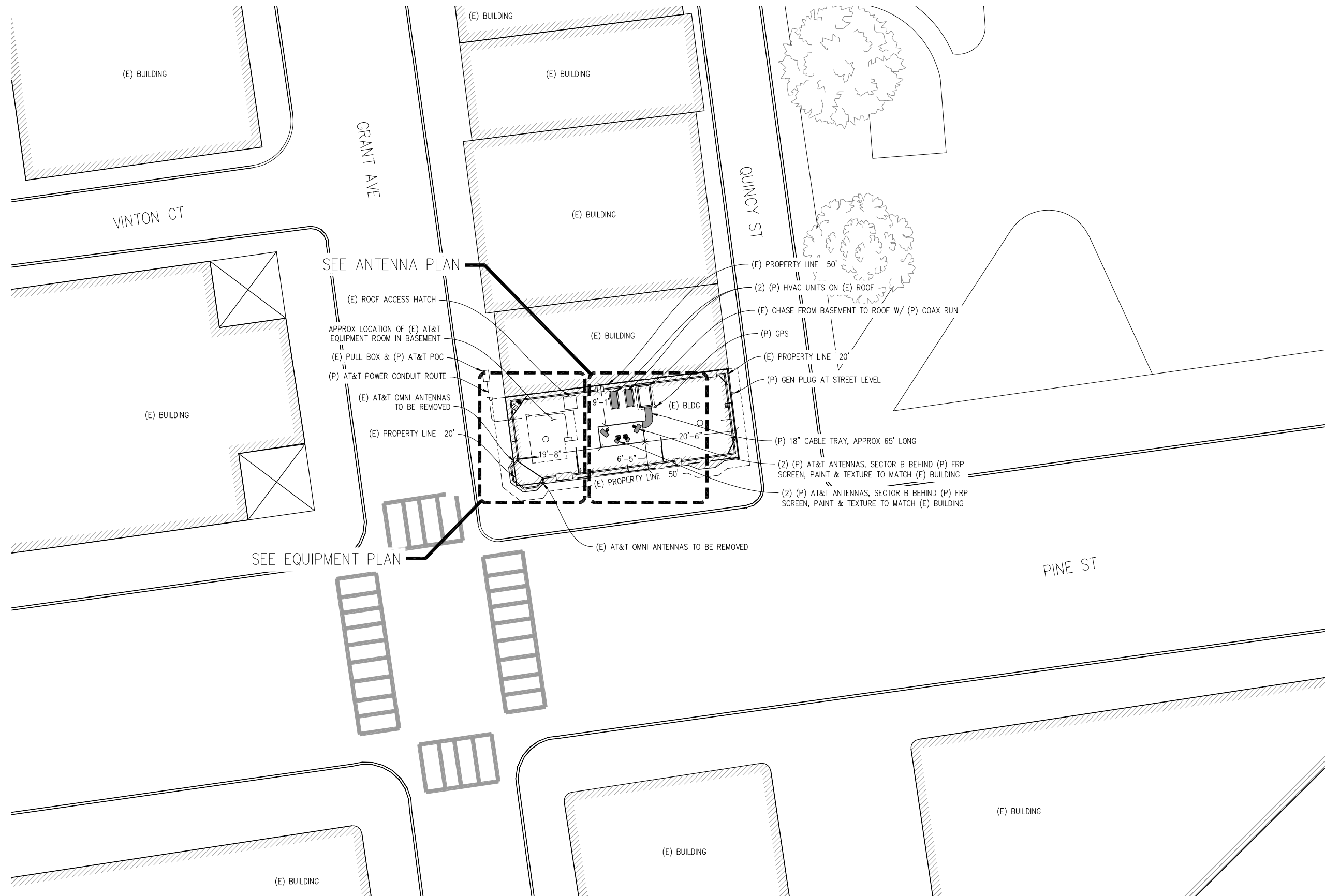
APPROVED BY: L. HOUGHTBY

DATE: 11/09/11

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3288 Penryn Rd, Suite 200 Loomis, CA 95650
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SITE PLAN

1"=10'-0"



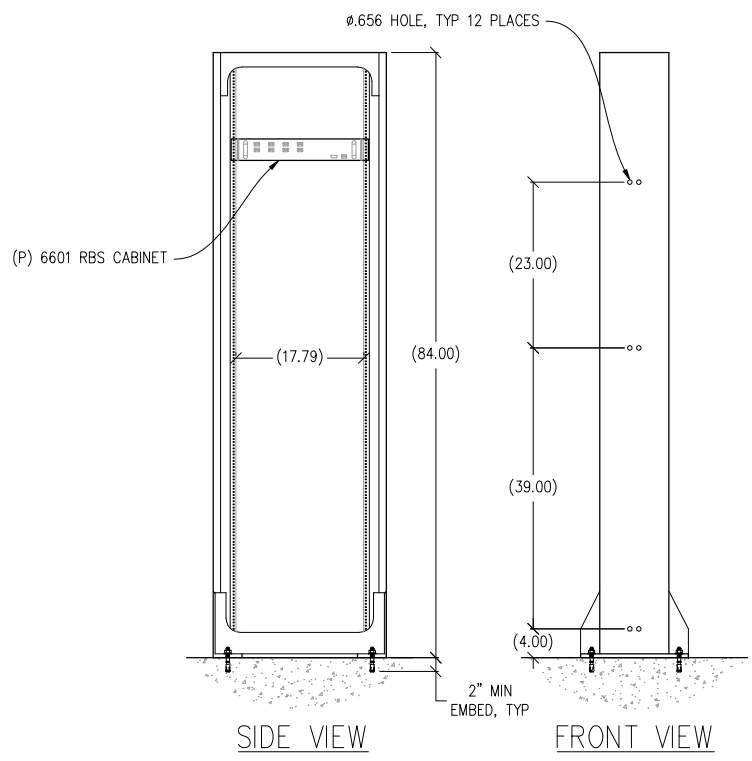
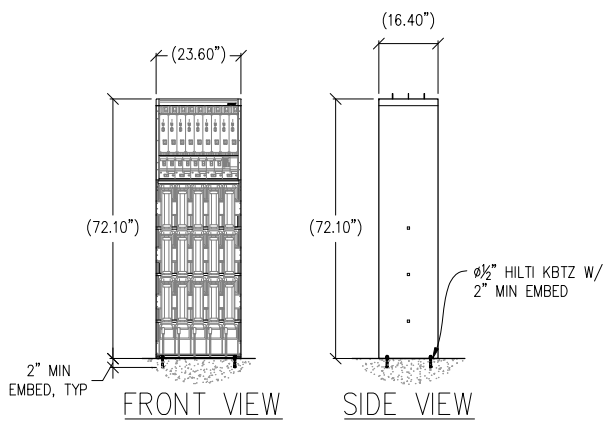
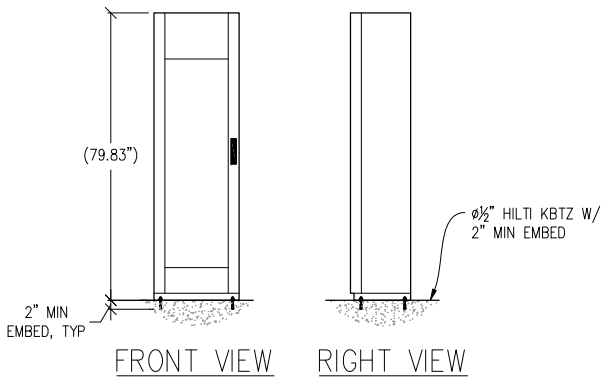
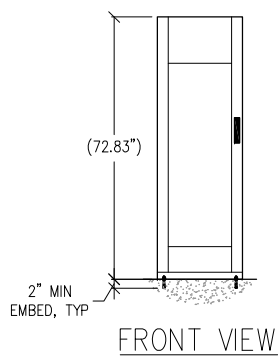
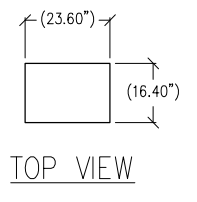
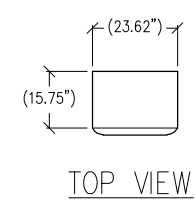
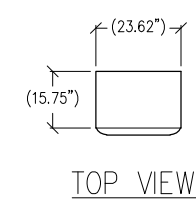
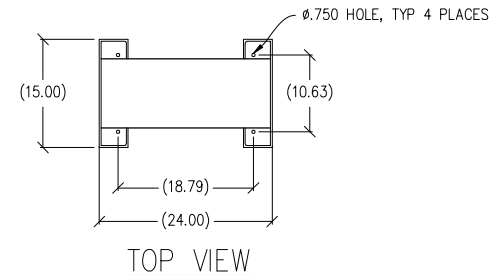
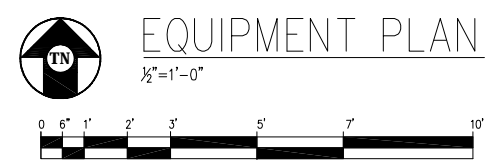
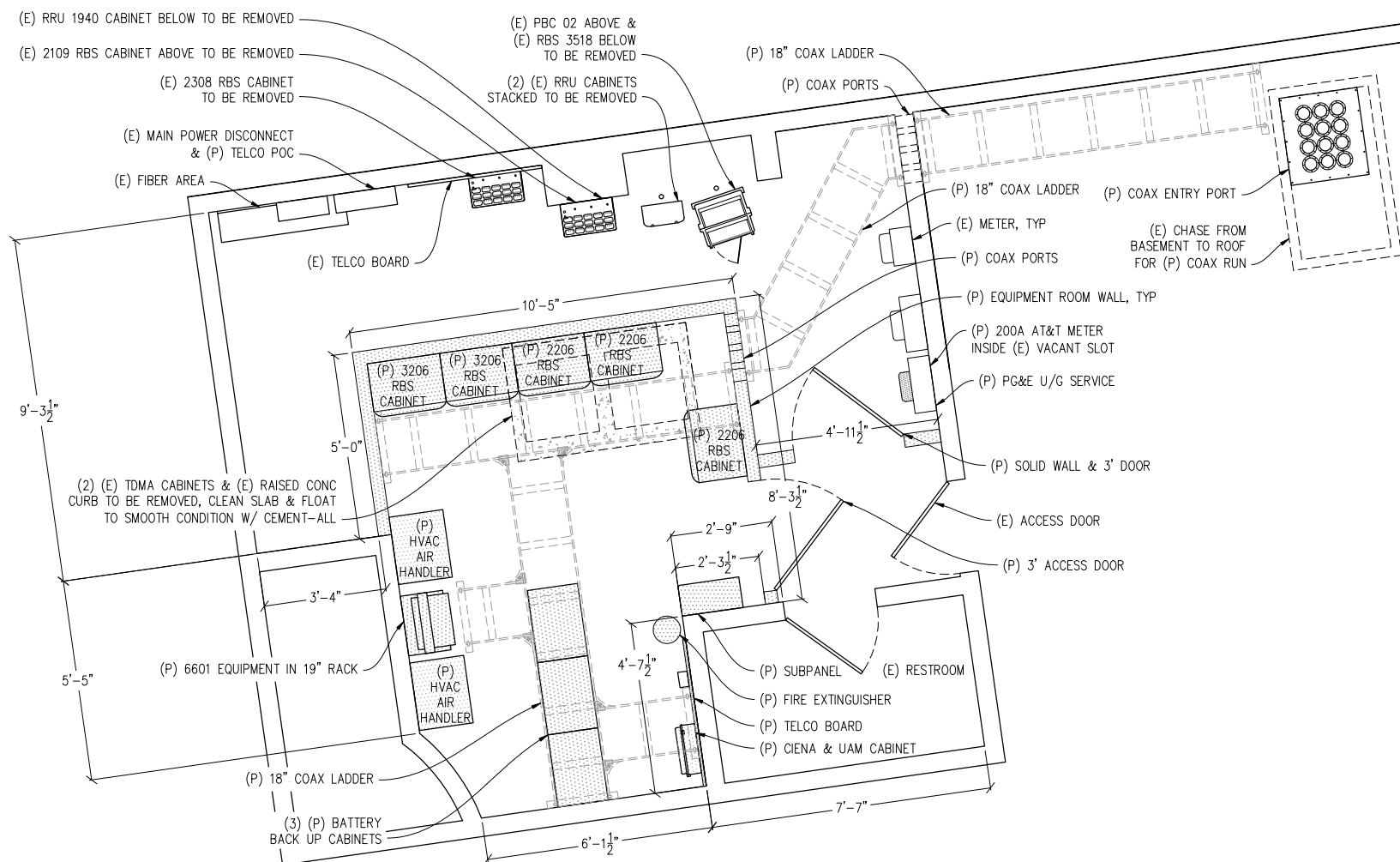
430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1



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

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

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

④ 19" SEISMIC RACK W/ 6601 DETAIL
 1" = 1'-0"

CHINA GEM
 CN5549
 500 GRANT AVE
 SAN FRANCISCO, CA 94108

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	03/23/11	CD 90%	C.C.
	04/05/11	ZD 90%	J.S.
	04/13/11	ZD 100%	J.S.
	07/08/11	CLIENT REV	J.S.
	10/19/11	CLIENT REV	M.F.
	11/09/11	CLIENT REV	J.S.

DRAWN BY: J. SMITH
 CHECKED BY: C. MATHISEN
 APPROVED BY: L. HOUGHTBY
 DATE: 11/09/11

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

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

SHEET TITLE:
 EQUIPMENT PLAN & DETAILS
SHEET NUMBER:
 A-2

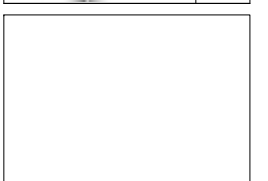
ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	03/23/11	CD 90%	C.C.
	04/05/11	ZD 90%	J.S.
	04/13/11	ZD 100%	J.S.
	07/08/11	CLIENT REV	J.S.
	10/19/11	CLIENT REV	M.F.
	11/09/11	CLIENT REV	J.S.

DRAWN BY: J. SMITH
CHECKED BY: C. MATHISEN
APPROVED BY: L. HOUGHTBY
DATE: 11/09/11

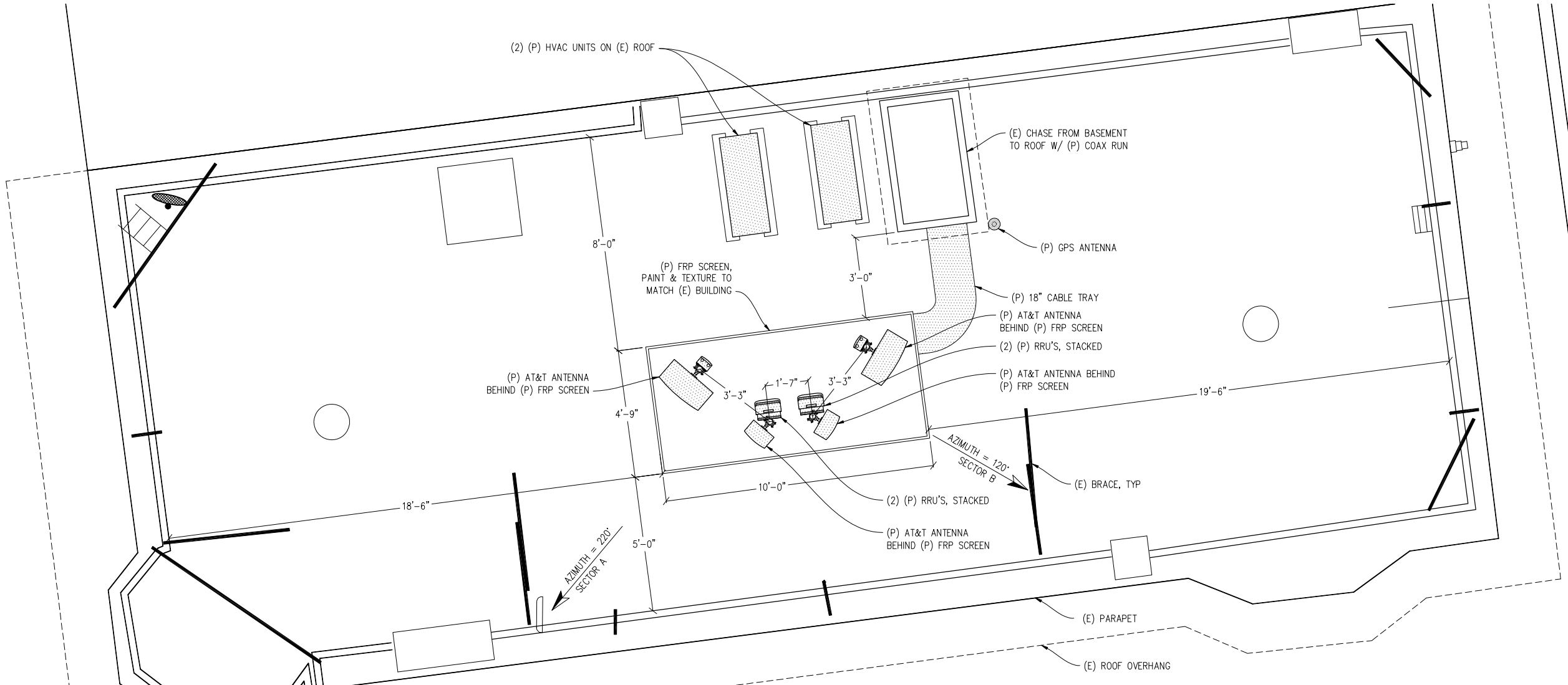
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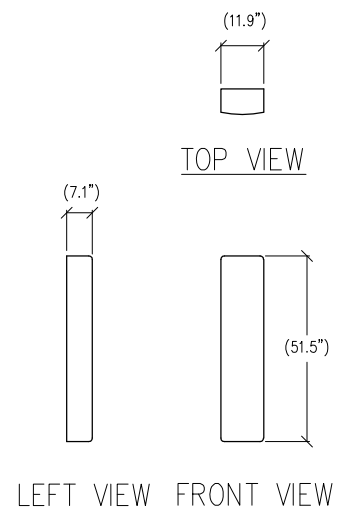


at&t
430 BUSH ST, 5TH FLOOR
SAN FRANCISCO, CA 94108

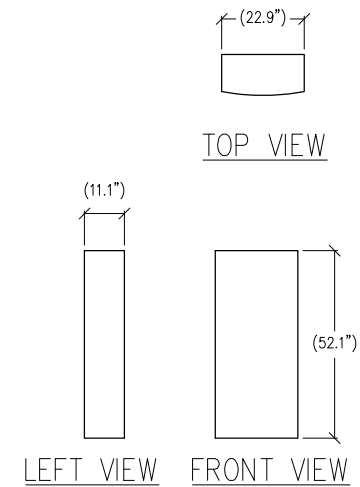
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ANTENNA PLAN & DETAILS
SHEET NUMBER:
A-3



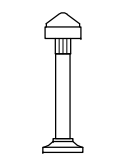
ANTENNA PLAN
1/2" = 1'-0"



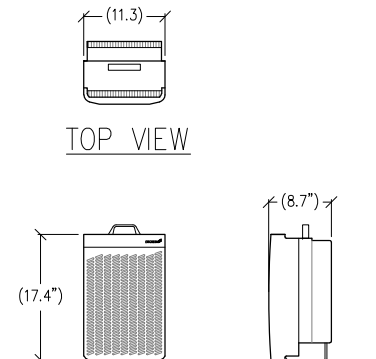
1 ANTENNA DETAIL
1/2" = 1'-0"



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



3 GPS DETAIL
1" = 6"



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

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
	03/23/11	CD 90%	C.C.
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	04/13/11	ZD 100%	J.S.
	07/08/11	CLIENT REV	J.S.
	10/19/11	CLIENT REV	M.F.
	11/09/11	CLIENT REV	J.S.

DRAWN BY: J. SMITH

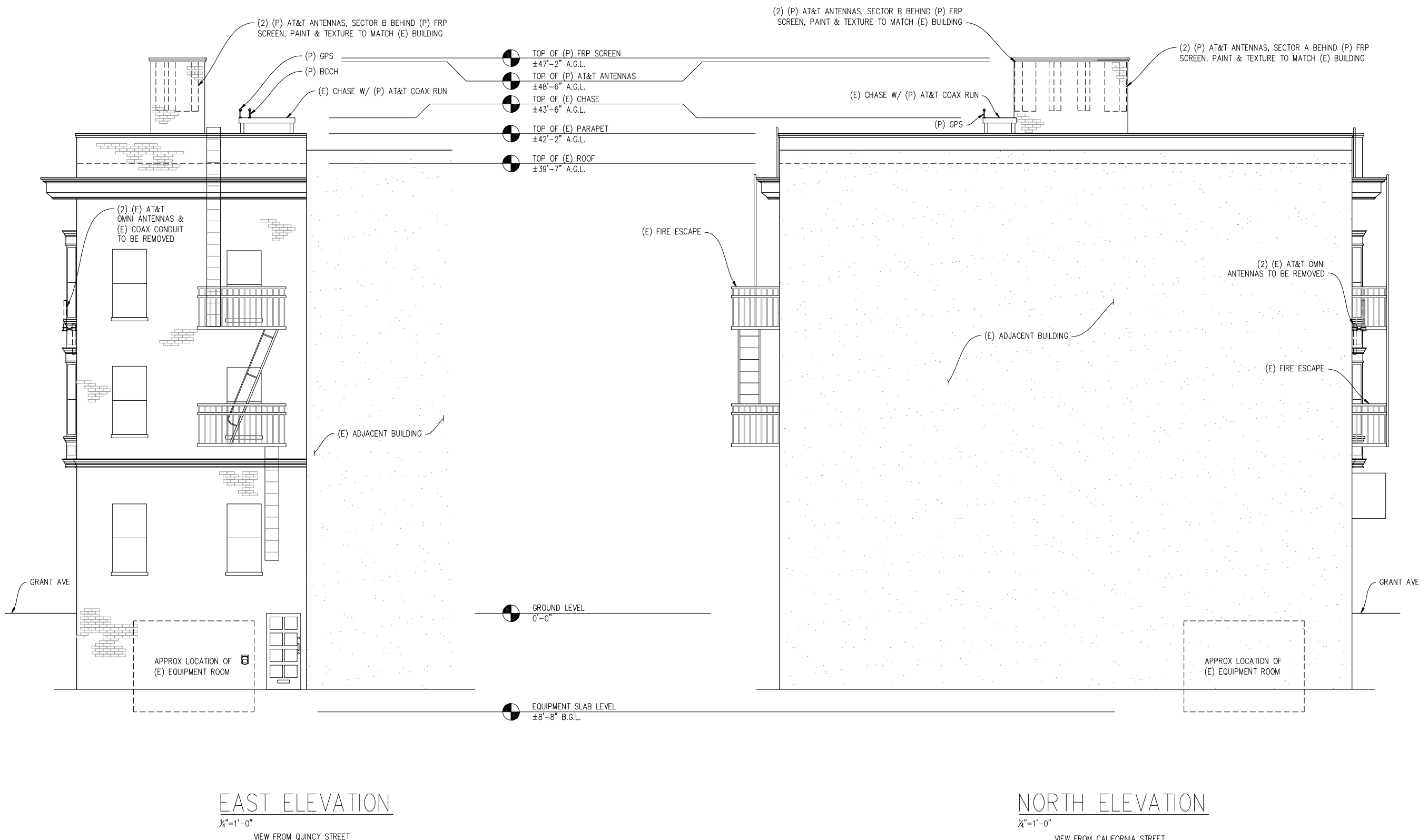
CHECKED BY: C. MATHISEN

APPROVED BY: L. HOUGHTBY

DATE: 11/09/11

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

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EAST ELEVATION
1/4"=1'-0"
VIEW FROM QUINCY STREET

NORTH ELEVATION
1/4"=1'-0"
VIEW FROM CALIFORNIA STREET

at&t

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

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4

CHINA GEM

CN5549
500 GRANT AVE
SAN FRANCISCO, CA 94108

ISSUE STATUS

Δ	DATE	DESCRIPTION	BY
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	04/13/11	ZD 100%	J.S.
	07/08/11	CLIENT REV	J.S.
	10/19/11	CLIENT REV	M.F.
	11/09/11	CLIENT REV	J.S.

DRAWN BY: J. SMITH

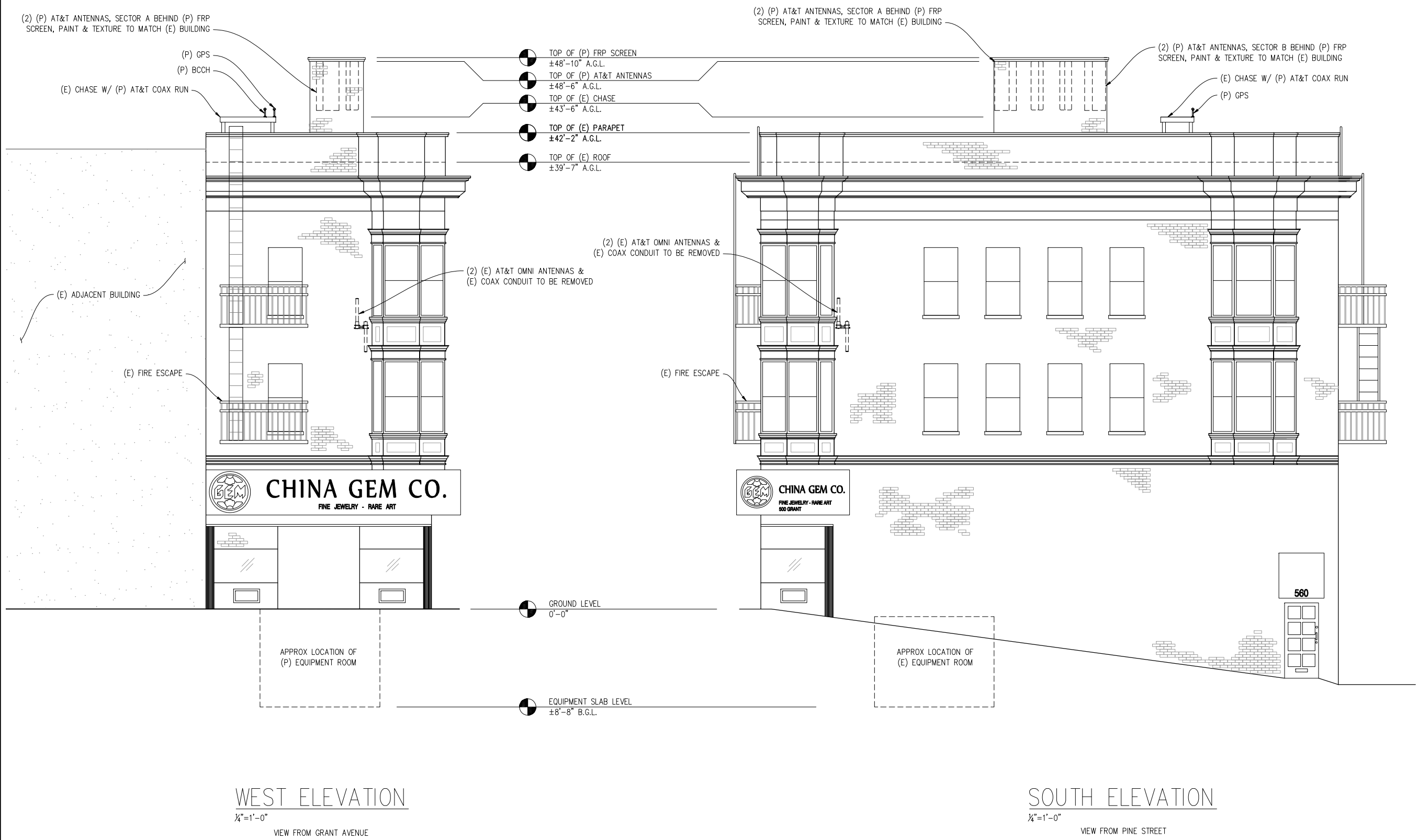
CHECKED BY: C. MATHISEN

APPROVED BY: L. HOUGHTBY

DATE: 11/09/11

Streamline Engineering and Design, Inc.
3288 Penryn Rd, Suite 200 Loomis, CA 95650
Contact: Larry Houghtby Phone: 916-275-4180
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at&t

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

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-5

Existing

existing antennas to be removed



at&t

CN5549

China Gem

500 Grant Avenue
San Francisco, CA 94108

Proposed

proposed AT&T antennas behind new RF transparent screen not visible beyond roof line





Existing

existing antennas to be removed



at&t

CN5549

China Gem

500 Grant Avenue
San Francisco, CA 94108



Proposed

proposed AT&T antennas behind new RF transparent screen

Existing



at&t

CN5549

China Gem

500 Grant Avenue
San Francisco, CA 94108

Proposed

proposed AT&T antennas behind new RF transparent screen not visible beyond roof line



Photosimulation of the proposed telecommunication facility as seen looking west from St. Mary's Square

Existing



at&t

CN5549

China Gem

500 Grant Avenue
San Francisco, CA 94108

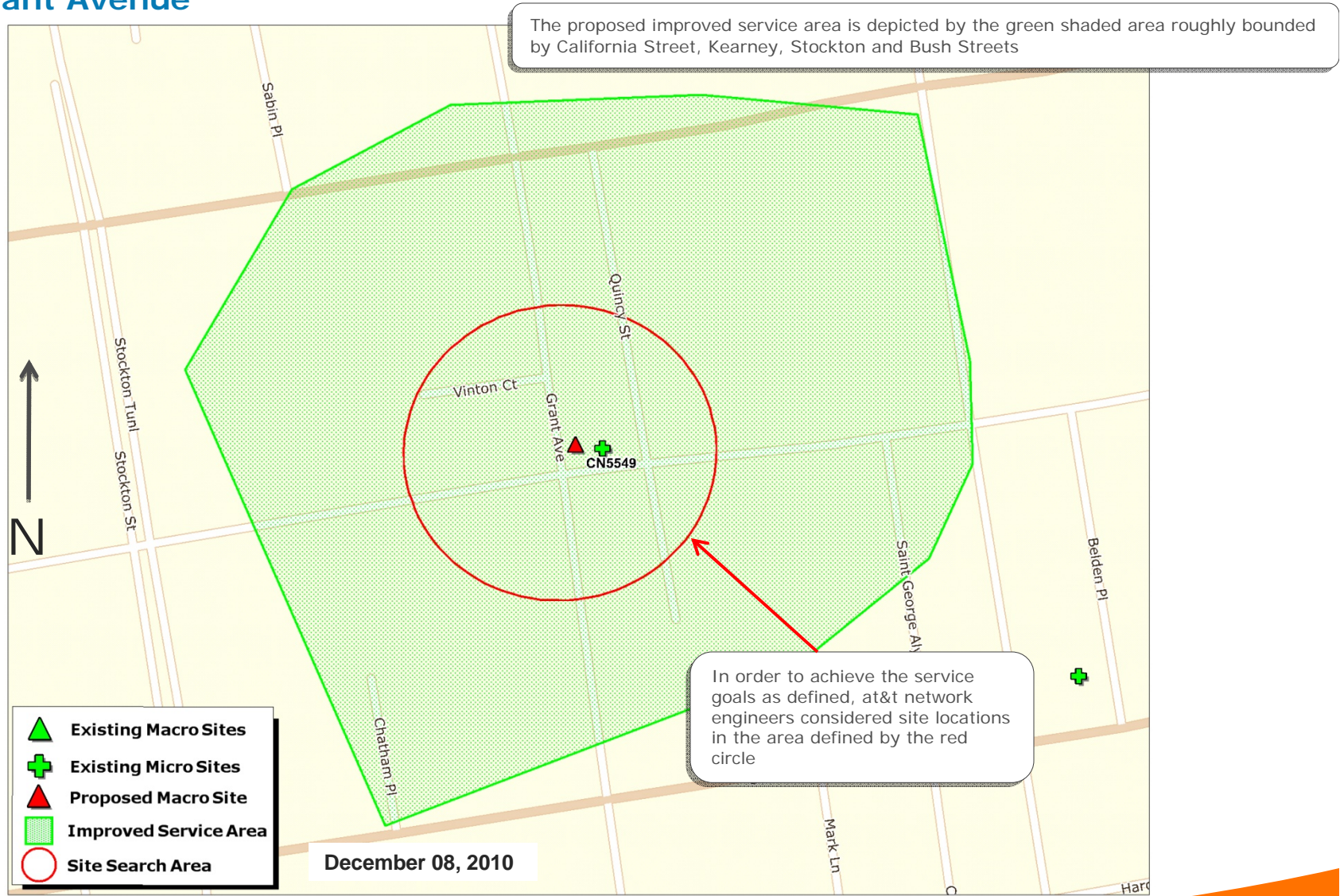
Proposed

proposed AT&T antennas behind
new RF transparent screen



Service Improvement Objective (CN5549)

500 Grant Avenue



Proposed Site at 500 Grant Avenue (CN5549)

Service Area BEFORE site is constructed



Proposed Site at 500 Grant Avenue (CN5549)

Service Area AFTER site is constructed



Existing Surrounding Sites at 500 Grant Avenue CN5549



**AT&T Mobility • Base Station No. CN5549
500 Grant Avenue • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. CN5549) located at 500 Grant Avenue in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

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

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

The site was visited by Mr. David Kelly, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on May 31, 2011, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by Streamline Engineering and Design, Inc., dated October 19, 2011.

Checklist

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

AT&T had installed two pairs of omnidirectional antennas on the side of the three-story mixed-use building located at 500 Grant Avenue. There were observed no other wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

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

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



**AT&T Mobility • Base Station No. CN5549
500 Grant Avenue • San Francisco, California**

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

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

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

AT&T proposes to remove its existing antennas and to install four Andrew directional panel antennas – two Model QBXLH-6565A-R2M and two Model DBXNH-6565A-R2M – within a view screen enclosure to be set back 5 feet from the south edge of the roof. The antennas would be mounted with up to 6° downtilt at an effective height of about 46½ feet above ground, 7 feet above the roof, and would be oriented in pairs (one of each) toward 120°T and 220°T.

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

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

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

The maximum effective radiated power proposed by AT&T in any direction is 4,990 watts, representing simultaneous operation at 2,920 watts for PCS, 1,290 watts for cellular, and 780 watts for 700 MHz service.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted buildings of similar height alongside the building and taller buildings across Grant Avenue.

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation is calculated to be 0.048 mW/cm², which is 6.8% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 8% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 50 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this includes large areas on the roof of the building but does not reach any other building or any publicly accessible areas.



**AT&T Mobility • Base Station No. CN5549
500 Grant Avenue • San Francisco, California**

9. Describe proposed signage at site.

It is recommended that barricades be erected, as shown in Figure 1 attached, to preclude public access near the antennas. To prevent occupational exposures in excess of the FCC guidelines, no access within 17 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking “Prohibited Access Areas” with red paint stripes and “Worker Notification Areas” with yellow paint stripes in front of the antennas, as shown in Figure 1, and posting explanatory warning signs* at the roof access hatch 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.

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, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

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



**AT&T Mobility • Base Station No. CN5549
500 Grant Avenue • San Francisco, California**

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the proposed operation of the AT&T Mobility base station located at 500 Grant Avenue in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Erecting barricades is recommended to establish compliance with public exposure limitations; marking areas on the roof and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



William F. Hammett, P.E.

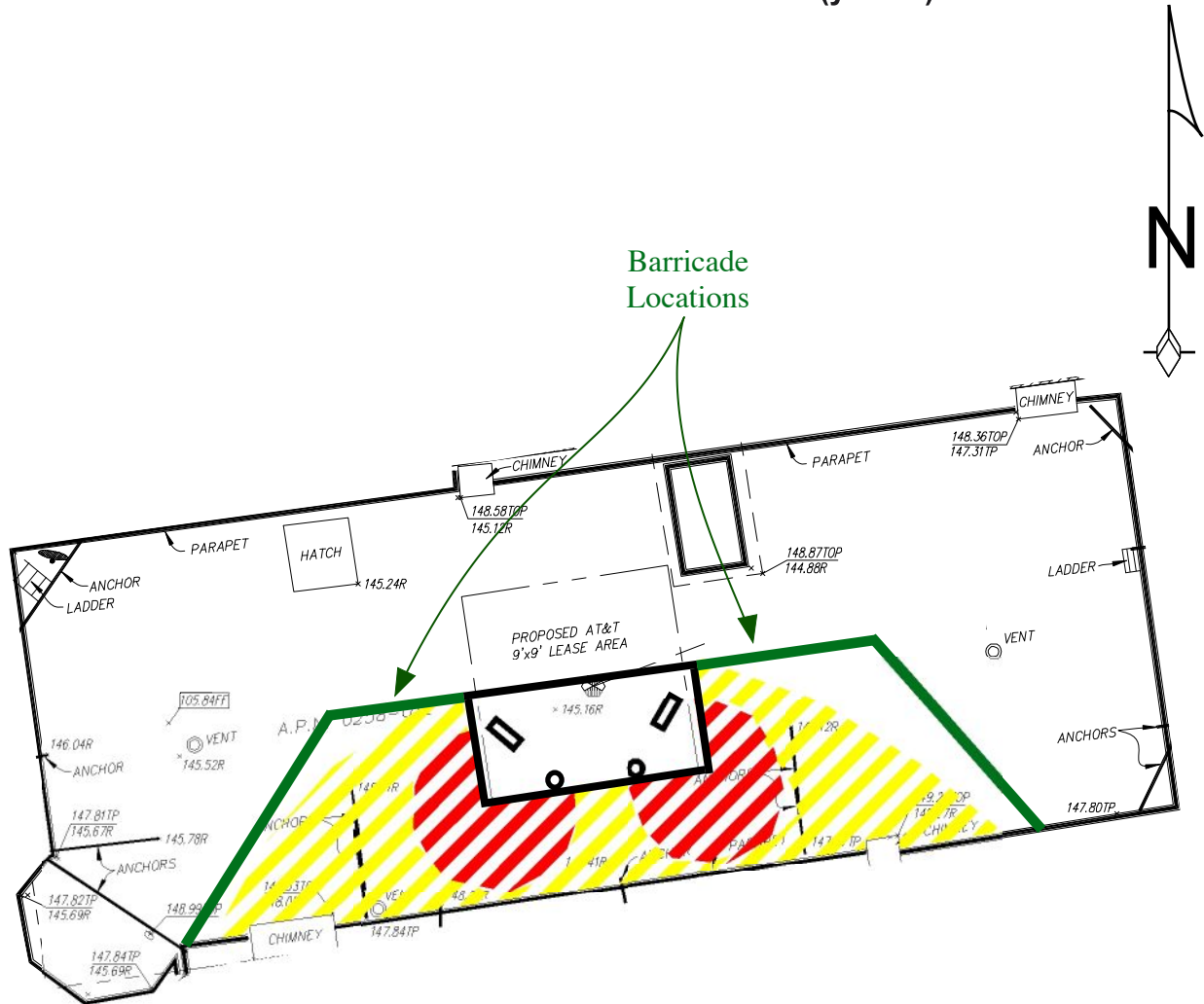
707/996-5200

October 27, 2011



AT&T Mobility • Base Station (Site No. CN5549)
500 Grant Avenue • San Francisco, California

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



Notes:
Base drawing from Streamline Engineering and Design, Inc., dated October 19, 2011.
Barricades should be erected to preclude access by the public to areas in front of the antennas.
“Prohibited Access Areas” should be marked with red paint stripes, “Worker Notification Areas” should be marked with yellow paint stripes, and explanatory warning signs should be posted outside the areas, readily visible to authorized workers needing access. See text.



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Michelle Stahlhut
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 500 Grant Av
Site ID: 182 **SiteNo.:** CN5549

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: 4

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

 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: 4990 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: 4990 watts.

X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.4.1d)

X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 μw/cm²)
 Maximum RF Exposure: 0.048 mW/cm² Maximum RF Exposure Percent: 6.8

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: 50
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 17

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 4 antennas operated by AT&T Wireless installed on the roof top of the building at 500 Grant Avenue. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to remove the 4 existing antennas and install 4 new antennas. The antennas will be mounted at a height of about 47 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.048 mW/sq cm., which is 6.8 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 50 feet which includes areas of the rooftop but does not reach any other publicly accessible areas. Barricades should be installed to prevent public access to this exclusion area. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 17 feet of the front of the antennas while they are in operation. Striping should be placed on the rooftop in accordance with the report in order to mark this area for any workers accessing 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: 11/17/2011

Patrick Fosdahl

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



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

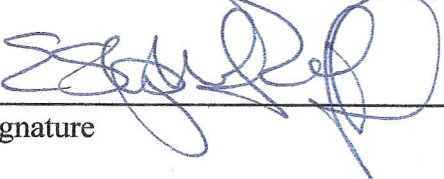
I, Evan Shepherd Reiff, do hereby declare as follows:
(print name)

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 Chinatown YMCA, 855 Sacramento St.
(location/address)

on May 18, 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, June 17, 2011 IN SAN FRANCISCO



Signature

Evan Shepherd Reiff

Name (type or print)

Authorized Agent for AT&T Mobility

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

500 Grant Street, SF CA 94108

Project Address

Community Meeting Sign in Sheet and Issue/Response Summary
500 Grant Street
2011.0392C

Neighborhood meeting notices were sent on May 3, 2011 to all listed owners and tenants within 500 feet of the proposed installation and to 23 neighborhood community groups (see attached Notice of Neighborhood Meeting) for a Community Meeting on May 18, 2011.

In attendance were:

Evan Shepherd Reiff, Project Planner, Representing AT&T Mobility

Bill Hammett, Hammett and Edison_Professional Engineer

Marilyn, American Language Services_Chinese Interpreter

No members of the public attended this community meeting.

NOTICE OF NEIGHBORHOOD MEETING

To: Neighborhood Groups, Neighbors & Owners within 500' radius of 500 Grant Avenue

Meeting Information

Date: Wednesday May 18, 2011
Time: 7:00 p.m.

Where: Chinatown YMCA
855 Sacramento Street
San Francisco, CA 94108

Site Information

Address: 500 Grant Avenue
Block/Lot 0258/012
Zoning: CCB

Applicant

AT&T Mobility

Contact Information

AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility is proposing to upgrade an existing wireless communication facility at 500 Grant Avenue, needed by AT&T Mobility as part of its San Francisco wireless network. The proposed project is an upgrade to an existing unmanned AT&T Mobility wireless telecommunication facility consisting of removing the existing AT&T Mobility facility and installing six (6) panel antennas placed on the roof, enclosed within two (2) FRP view screens, painted and textured to match the existing building. The equipment will be located within an interior equipment room, not visible to the public. 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 Chinatown YMCA, 855 Sacramento Street on Wednesday May 18th 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 Richard Crawford at (415) 558-6358, project planner with the San Francisco Department of City Planning at (415) 558-6358 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 Monday May 16, 2011 and we will make every effort to provide you with an interpreter.

AT&T Mobility Contextual Photos for 500 Grant Street, San Francisco

Facing Northeast on Grant and Pine Intersection



Facing Southeast on Grant and Pine Intersection



AT&T Mobility Contextual Photos for 500 Grant Street, San Francisco

Neighboring buildings on Grant Street to the North



Buildings directly across the street on Grant Street



AT&T Mobility Contextual Photos for 500 Grant Street, San Francisco

Neighboring buildings on Grant Street as see from Pine Street



View of neighboring park and Financial District behind subject building facing northeast



AT&T Mobility Site Photo for 500 Grant Street, San Francisco

500 Grant Street, Proposed Wireless Site

