



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JANUARY 26, 2012

Date: January 19, 2012
Case No.: **2011.0411C**
Project Address: **387 Ellis Street**
Current Zoning: RC-4 (Residential-Commercial Combined, High Density) District
North of Market Residential Special Use District #2
80-T Height and Bulk District
Block/Lot: 0332/012
Project Sponsor: Tony Kim
Town Consulting
100 Clement Street 3rd Floor
San Francisco, CA 94118 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 install nine roof-mounted panel antennas and associated equipment cabinets in the basement of the existing mixed-use 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 The proposed antennas would be 4'-3" high by 1' wide by 6" thick. Six antennas would be placed within new radio frequency transparent shrouds designed to resemble rooftop vent pipes. Three antennas would be placed within a new radio frequency transparent brick material to resemble a chimney with vent-pipe hats common to the surrounding neighborhood, approximately 70 feet above grade. Equipment cabinets would be placed in the basement.

SITE DESCRIPTION AND PRESENT USE

The project is located on the southeast corner of Ellis and Jones Street, Assessor's Block 0332, lot 012 and within the RC-4 (Residential-Commercial Combined, High Density) District and 80-T Height and Bulk District. The site is occupied by a six-story masonry mixed-use building

¹ PC Resolution 16539, passed March 13, 2003.

constructed circa 1913 that is classified as a historic resource. The subject building contains ground floor commercial uses and approximately 75 residential hotel units on the upper floors.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Tenderloin neighborhood near Boeddeker Park and three blocks from Halladie Plaza to the east. Surrounding buildings generally feature ground floor commercial spaces and upper floor residential units including apartments and residential hotel rooms. A few tourist hotels are also located in the vicinity. The Warfield and Golden Gate theaters are located approximately two blocks south from the project site.

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 three calls from residents of the area requesting information about the project.

ISSUES AND OTHER CONSIDERATIONS

- Six antennas would be placed within new radio frequency transparent shrouds designed to resemble rooftop vent pipes. Three antennas would be placed within a new radio frequency transparent brick material to resemble a chimney with vent-pipe hats common to the surrounding neighborhood.
- The building occupying the Project Site was constructed in circa 1913, was identified in the Tenderloin architectural survey as a historic resource, and is a contributory building to the Uptown Tenderloin Historic District, a National Register historic district. The project has no potential impact on the building or any existing or potential historic district as the proposed antennas are setback or screened with faux rooftop vent pipes or a faux chimney with vent-pipe hats common to the surrounding neighborhood. 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 significant gaps in coverage.

REQUIRED COMMISSION ACTION

Pursuant to Sections 303 and 209.6(b) of the Planning Code, Conditional Use authorization is required to install a wireless telecommunications service facility in the RC-4 (Residential-Commercial Combined, High Density) 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 significant 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 209.6(b) TO INSTALL A WIRELESS TELECOMMUNICATIONS SERVICE FACILITY CONSISTING OF UP TO NINE ROOF-MOUNTED PANEL ANTENNAS AND ASSOCIATED EQUIPMENT LOCATED IN THE BASEMENT ON AN EXISTING SIX-STORY MIXED-USE BUILDING AS PART OF AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND A 80-T HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 27, 2011, Tony Kim for AT&T Mobility (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use Authorization on the property at 387 Ellis Street, Lot 012 in Assessor's Block 0332, (hereinafter "Project Site") to install a wireless telecommunications service facility consisting of up to nine roof-mounted panel antennas and associated equipment located in the basement on an existing six-story mixed-use building as part of AT&T's wireless telecommunications network within the RC-4 (Residential-Commercial Combined, High Density) District and the 80-T 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. 2011.0411C, 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 southeast corner of Ellis and Jones Street, Assessor's Block 0332, lot 012 and within the RC-4 (Residential-Commercial Combined, High Density) District and 80-T Height and Bulk District. The site is occupied by a six-story masonry mixed-use building constructed circa 1913 that is classified as a historic resource. The subject building contains ground floor commercial uses and approximately 75 residential hotel units on the upper floors.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Tenderloin neighborhood near Boeddeker Park and three blocks from Halladie Plaza to the east. Surrounding buildings generally feature ground floor commercial spaces and upper floor residential units including apartments and residential hotel rooms. A few tourist hotels are also located in the vicinity. The Warfield and Golden Gate theaters are located approximately two blocks south from the project site.
4. **Project Description.** The proposal is to install nine roof-mounted panel antennas and associated equipment cabinets in the basement of the existing mixed-use 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. The proposed

antennas would be 4'-3" high by 1' wide by 6" thick. Six antennas would be placed within new radio frequency transparent shrouds designed to resemble rooftop vent pipes. Three antennas would be placed within a new radio frequency transparent brick material to resemble a chimney with vent-pipe hats common to the surrounding neighborhood, approximately 70 feet above grade. Equipment cabinets would be placed in the basement.

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 209.6(b) to up to nine roof-mounted panel antennas and associated equipment cabinets in the basement of the existing six-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 will 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 70 feet above the ground. The estimated ambient RF field from the proposed AT&T Mobility transmitters at ground level is calculated to be 0.0092 mW/sq cm., which is 1.3% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 57 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 20 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 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 Tuesday, May 31, 2011 at the Tenderloin Recreation Center, located at 570 Ellis Street. Four 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 received three calls from residents of the area requesting information about 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 209.6(b), 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 387 Ellis Street 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 387 Ellis Street 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 O'Farrell, Taylor, Eddy, and Leavenworth Streets, as indicated in the coverage maps. This facility would close the existing service gap for outdoor service on Ellis and Jones Streets, as well as indoor service in the commercial and residential buildings in the vicinity.

- 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 new radio frequency transparent shrouds designed to resemble rooftop vent pipes or within a new radio frequency transparent brick material to resemble a chimney with vent-pipe hats common to the surrounding neighborhood. The proposal, located 70 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 RC-4 (Residential-Commercial Combined, High Density) District in that the intended use is located in an existing building approximately 70 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 screens designed to resemble roof-top vent pipes and a faux chimney with vent-pipe hats common to the surrounding neighborhood, where all antennas would be installed, while related equipment would be located in the basement 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 in circa 1913, was identified in the Tenderloin architectural survey as a historic resource, and is a contributory building to the Uptown Tenderloin Historic District, a National Register historic district. The project has no potential impact on the building or any existing or potential historic district as the proposed antennas are setback or screened with faux rooftop vent pipes or a faux chimney with vent-pipe hats common to the surrounding neighborhood. 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 209.6(b) to install up to nine roof-mounted panel antennas and associated equipment located in the basement 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 RC-4 (Residential-Commercial Combined, High Density) District and a 80-T 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 209.6(b) to install a wireless telecommunications service facility consisting of up to nine roof-mounted panel antennas and associated equipment located in the basement 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 RC-4 (Residential-Commercial Combined, High Density) District and a 80-T 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.

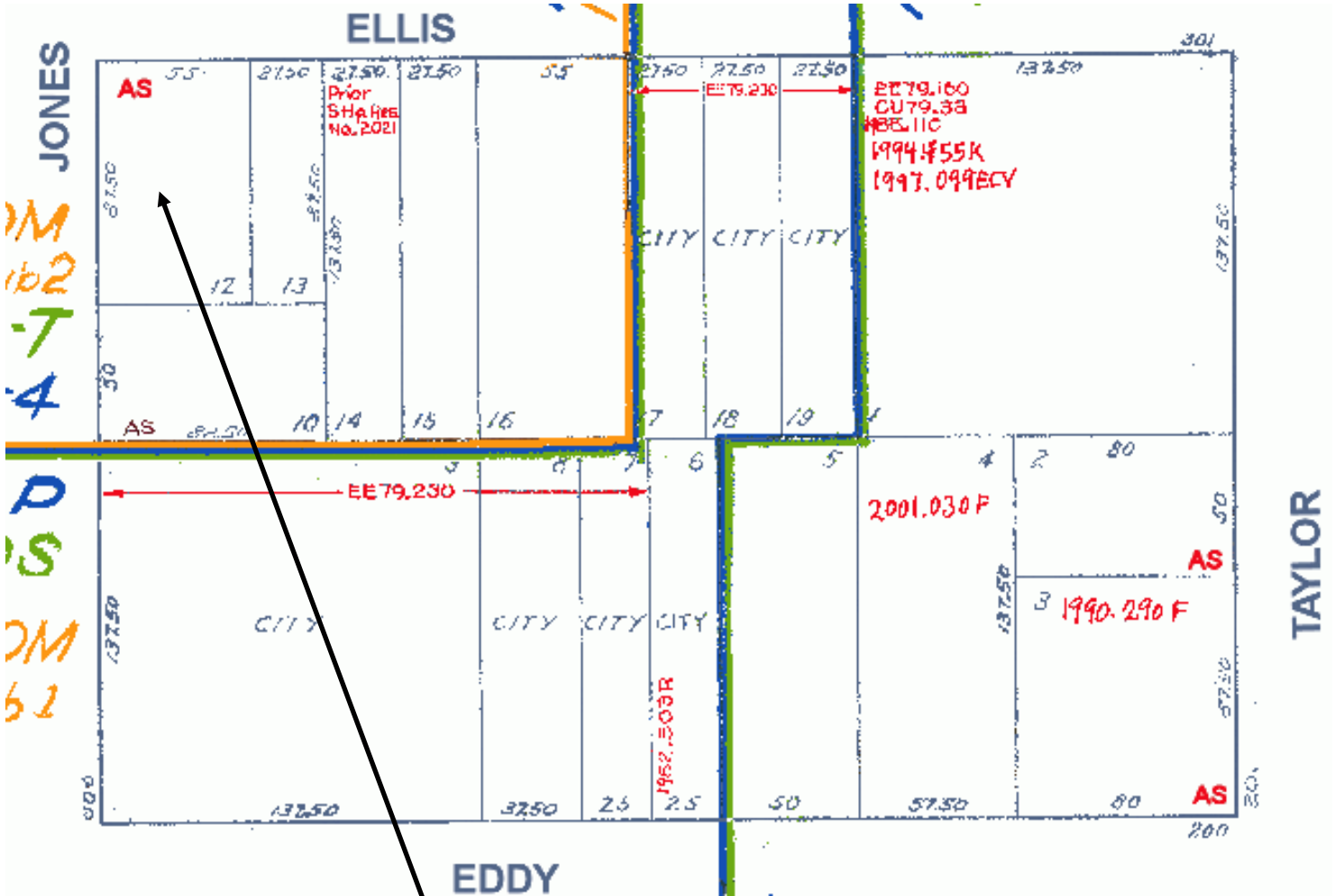
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

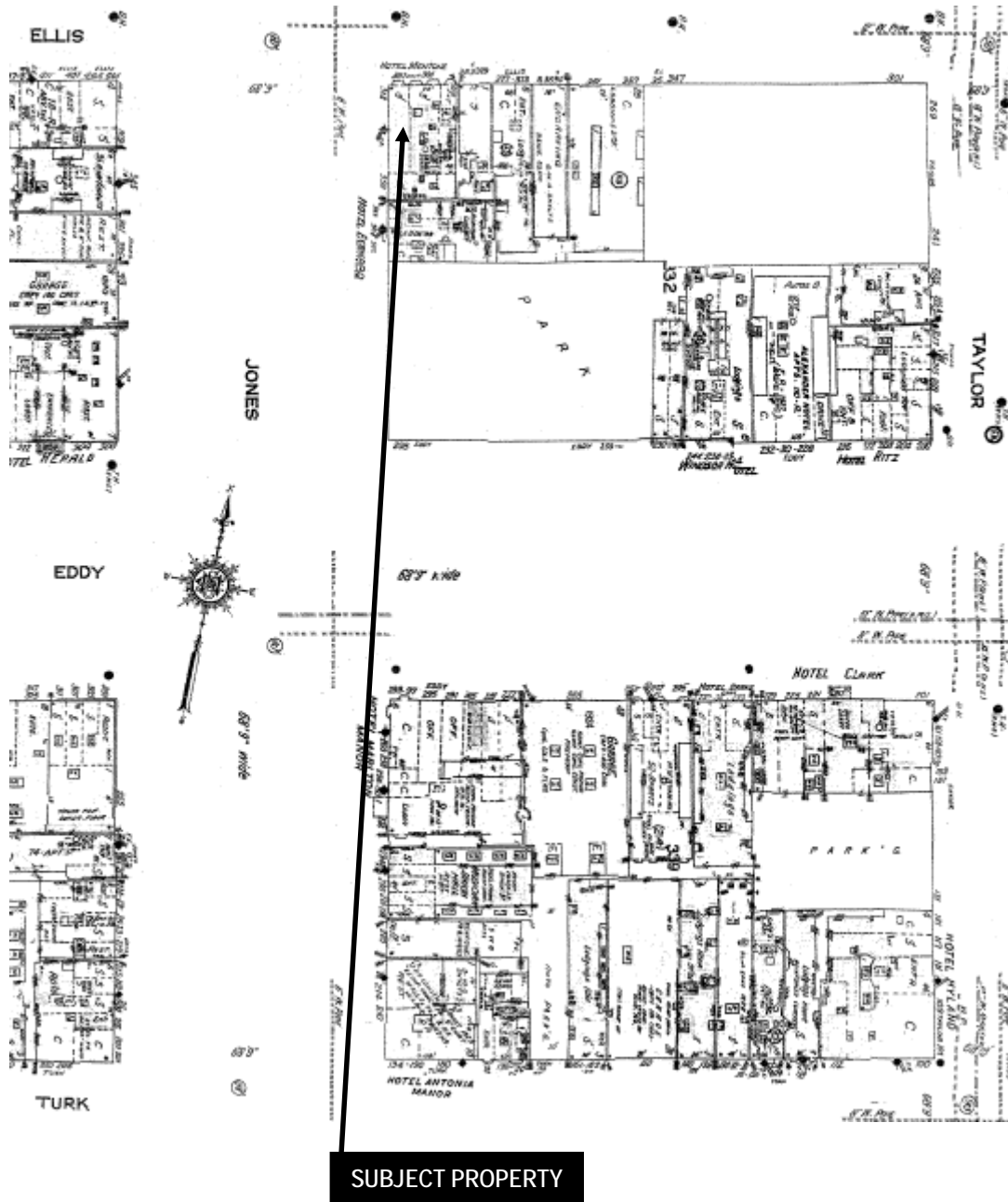


SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2011.0411C
 AT&T Mobility WTS
 387 Ellis 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
Case Number 2011.0411C
AT&T Mobility WTS
387 Ellis Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0411C
AT&T Mobility WTS
387 Ellis Street

Aerial Photo

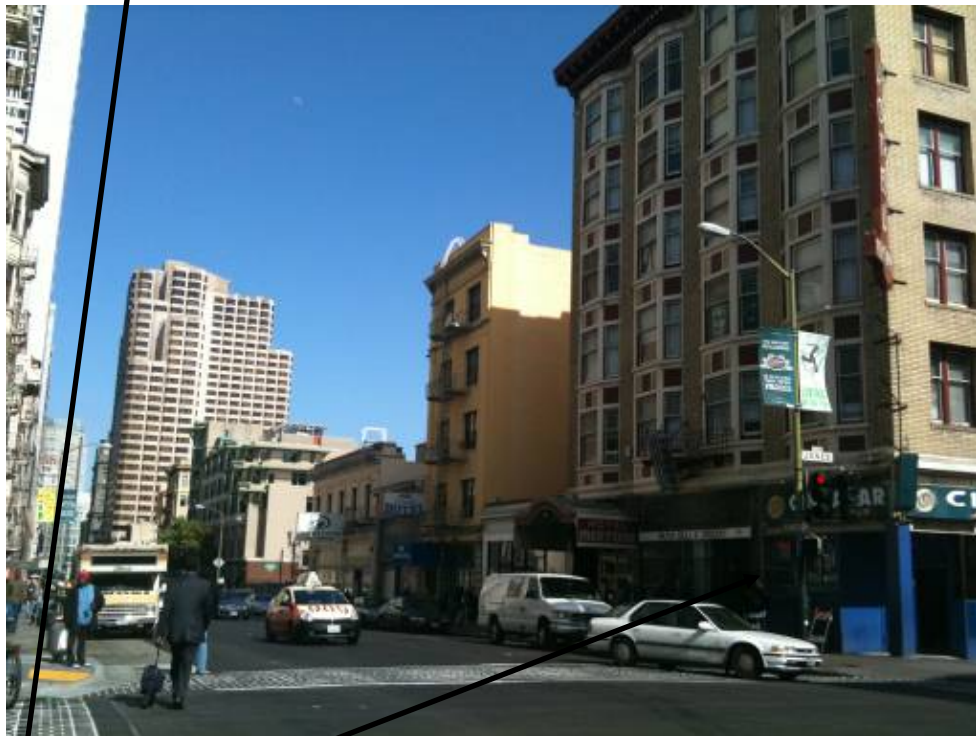


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0411C
AT&T Mobility WTS
387 Ellis Street

Context Photo



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2011.0411C
AT&T Mobility WTS
387 Ellis Street

Context Photos



Conditional Use Authorization
Case Number 2011.0411C
AT&T Mobility WTS
387 Ellis Street

Site Photo



Conditional Use Authorization
Case Number 2011.0411C
AT&T Mobility WTS
387 Ellis Street

AT&T MOBILITY CONDITIONAL USE PERMIT APPLICATION
387 ELLIS STREET

STATEMENT OF GORDON SPENCER

I served as AT&T's radio frequency engineer with respect to the proposed wireless communications facility at 387 Ellis Street (the "Property"). Based on my personal knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in the area roughly bordered by O'Farrell, Taylor, Eddy and Leavenworth Streets.

The service coverage gap is caused by obsolete and inadequate infrastructure along with increased use of wireless broadband services (3G Smartphone) in the area. As explained further in Exhibit I, AT&T's existing facilities cannot adequately serve its customers in the desired area of coverage, let alone address rapidly increasing data usage. Although there is reasonable outdoor signal strength in the area, coverage indoors is weak and the quality of service overall is unacceptable.

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

usable; as noise increases during high usage periods, the range of the radio frequency channel declines such that the service coverage area for the cell restricts.

Exhibit 2 to this Statement is a map of existing service coverage (without the proposed installation at the Property) in the area at issue. It includes service coverage provided by existing AT&T sites. The green shaded areas depict areas within a Signal-to-Noise range that provide acceptable service coverage even during high demand periods. Thus, based upon current usage, customers are able to initiate and complete voice or data calls either outdoors or most indoor areas at any time of the day, independent of the number of users on the network. The yellow shaded cross-hatched areas depict areas within a Signal-to-Noise range that results in a service coverage gap during high demand periods. In this area, severe service interruptions occur during periods of high usage, but reliable and uninterrupted service may be available during low demand periods. The pink shaded areas depict areas within a Signal-to-Noise range where there is a service coverage gap at all times, especially indoors. The availability of reliable and uninterrupted voice and data service in all three of these areas can depend greatly upon whether a particular user is indoors, outdoors, stationary, or in transit. Under AT&T's wireless customer service standards, any area in the pink or yellow cross-hatched category is considered inadequate service coverage and constitutes a service coverage gap.

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

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

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


Gordon Spencer

November 7, 2011

DRAWING INDEX

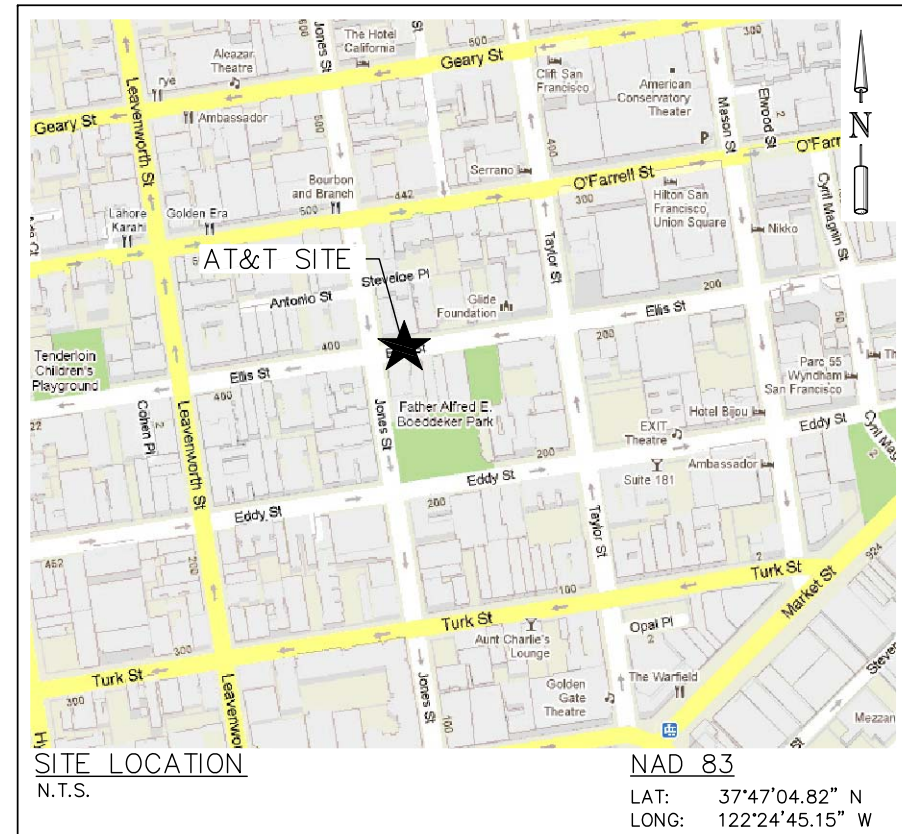
REV. NO.	DWG. NO.	DESCRIPTION
2	Z-1	COVER SHEET
2	LS-1	SITE SURVEY
2	Z-2	SITE PLAN
2	Z-3	ROOF PLAN
2	Z-4	PARTIAL BASEMENT PLAN
2	Z-5	NORTH ELEVATION
2	Z-6	SOUTH ELEVATION
2	Z-7	EAST ELEVATION
2	Z-8	WEST ELEVATION
2	Z-9	UMTS AND GSM EQUIPMENT CABINET DETAILS
2	Z-10	DC POWER PLANT AND BATTERY BACKUP UNIT DETAILS
2	Z-11	LTE CABINET DETAILS
2	Z-12	BATTERY BACKUP UNIT DETAILS
2	Z-13	RF DETAILS



HOTEL MENTONE CC5220A

DIRECTIONS FROM AT&T'S SAN FRANCISCO OFFICE:

- HEAD EAST ON BUSH ST TOWARD CLAUDE LN 0.1 MI
- TURN RIGHT AT MONTGOMERY ST 0.2 MI
- TURN RIGHT AT MARKET ST 0.5 MI
- TURN RIGHT AT CYRIL MAGNIN ST 0.1 MI
- TURN LEFT AT ELLIS ST 0.2 MI
- ARRIVE AT 387 ELLIS ST, SAN FRANCISCO, CA



SITE LOCATION
N.T.S. **NAD 83**
LAT: 37°47'04.82" N
LONG: 122°24'45.15" W

PROJECT ADDRESS:

387 ELLIS ST
SAN FRANCISCO, CA 94102

APN:

0232-012

DESCRIPTION OF WORK:

THE PROJECT CONSISTS OF THE INSTALLATION OF AN INDOOR EQUIPMENT ROOM IN THE BASEMENT OF AN EXISTING BUILDING AND THE INSTALLATION OF (9) PANEL ANTENNAS SCREENED ON THE ROOFTOP

APPLICANT:

AT&T
430 BUSH STREET
SAN FRANCISCO, CA 94108

PROPERTY OWNER:

T.B.D.

CODE INFORMATION:

ZONING CLASSIFICATION:	RC-4
PROPOSED USE:	TELECOMMUNICATION FACILITY
BUILDING CODE:	2010 SAN FRANCISCO BUILDING CODE
ELECTRICAL CODE:	2010 SAN FRANCISCO ELECTRICAL CODE
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	T.B.D.
PROJECT AREA:	T.B.D.
STRUCTURE HEIGHT:	80'-0"± A.G.L. (T.O. (E) VENT ON ELEVATOR PENTHOUSE) 73'-0"± A.G.L. (T.O. PARAPET)

PROJECT ENGINEER:

MICHAEL WILK ARCHITECTURE
229 ELLIS STREET
SAN FRANCISCO, CA 94102
CONTACT: BRYNN MCMILLAN
TEL: (415) 839-9594
FAX: (415) 359-9961
EMAIL: bmcmillan@wilkarch.com

SURVEYOR:

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

CONSTRUCTION MANAGER:

ERICSSON
CONTACT: TODD GRASSI
PHONE: T.B.D.

ACCESSIBILITY:

INSTALLATION IS UNMANNED AND FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR OR MAINTENANCE PURPOSES. INSTALLATION IS NOT FOR HUMAN HABITATION / PUBLIC ACCESS. A.D.A. ACCESSIBILITY IS NOT REQUIRED (2010 SFBC, SECTION 1107B).

APPROVAL LIST

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

SITE DEVELOPMENT:

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

ZONING CONTACT:

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

JURISDICTION:

CITY AND COUNTY OF SAN FRANCISCO



PROJECT NO: 1059-035

DRAWN BY: BM

CHECKED BY: MWA

CAD FILE: CC5220-100ZD_Z1

SUBMITTALS

▲	SEPT 16/11	100% ZD'S REVISION
1	AUG 8/11	REVISED PER ERICSSON
0	APR 15/11	100% ZD'S

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

A&E SEAL

SITE

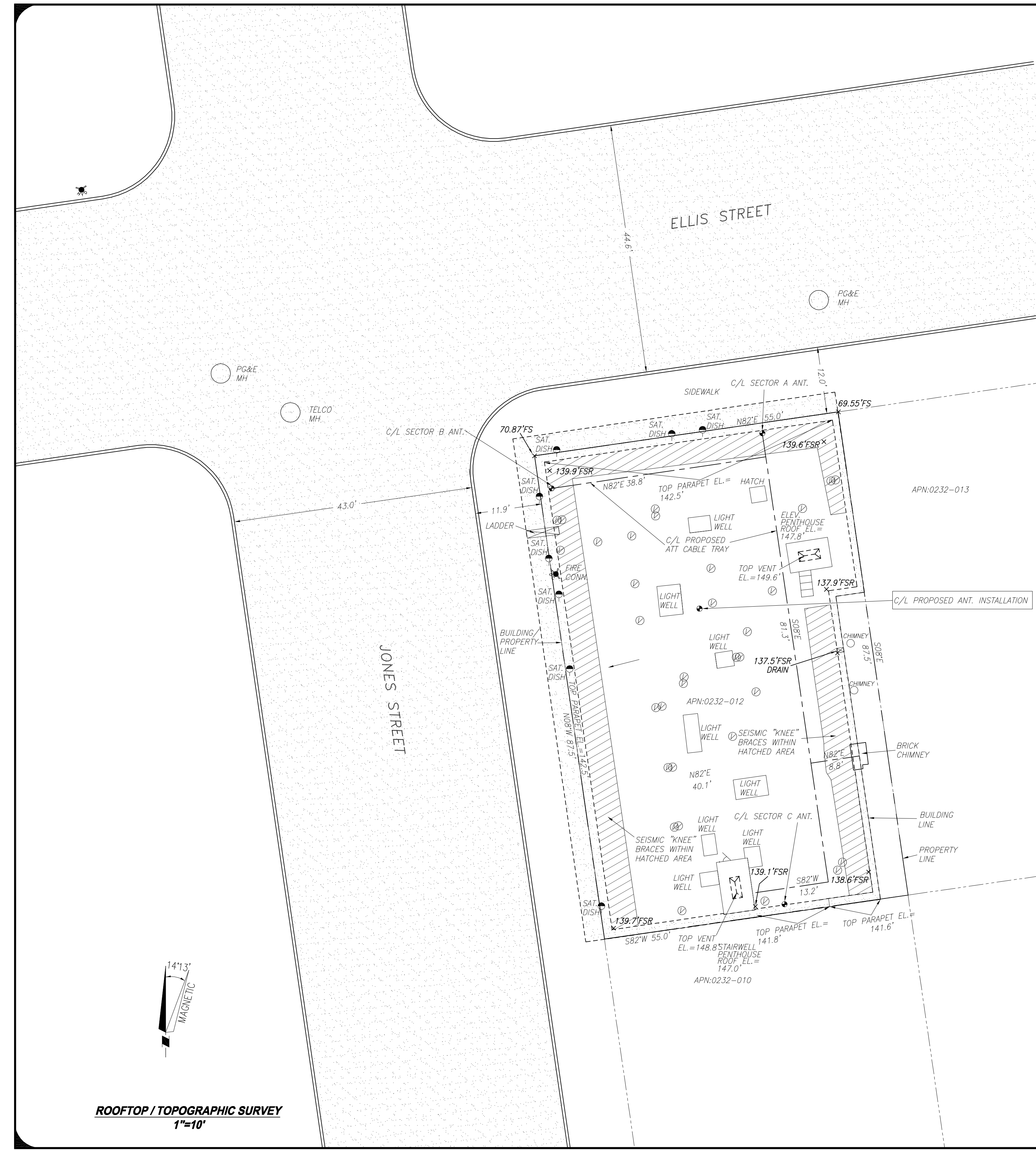
HOTEL MENTONE
CC5220A
387 ELLIS ST
SAN FRANCISCO, CA 94102

SHEET TITLE

COVER SHEET

SHEET NUMBER

Z-1



ROOFTOP / TOPOGRAPHIC SURVEY
1"=10'

SURVEY NOTES

1. ALL LATITUDES AND LONGITUDES ARE NAD 83, ALL ELEVATIONS ARE NAVD 88 (UNLESS NOTED OTHERWISE).
2. ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM RECORD DATA. SUFFICIENT MONUMENTATION WAS NOT RECOVERED IN THE FIELD TO ADEQUATELY LOCATE THE PARCEL BOUNDARY. WITH ADDITIONAL FIELD SURVEYING AND DOCUMENT RESEARCH THE BOUNDARY SHOWN HEREON MAY CHANGE.
3. DATE OF FIELD SURVEY MARCH 3, 2011.
4. PRELIMINARY TITLE REPORT NO. 370863, PREPARED BY STEWART TITLE COMPANY HAS BEEN PROVIDED, ANY EASEMENTS OR OTHER TITLE RELATED ISSUES NOT INCLUDED IN SAID REPORT WHICH ARE PART OF THE TITLE PROCESS MAY OR MAY NOT HAVE BEEN ADDRESSED. TIMOTHY F. SCHAD, L.S. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR BOUNDARY OR TITLE ITEMS ADDRESSED HEREON. THIS IS NOT A BOUNDARY SURVEY.

LEGAL DESCRIPTION

PARENT PARCEL

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, CITY OF SAN FRANCISCO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF ELLIS STREET WITH THE EASTERLY LINE OF JONES STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF ELLIS STREET 55 FEET; THENCE A RIGHT ANGLE SOUTHERLY 87 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 55 FEET TO THE EASTERLY LINE OF JONES STREET; AND THENCE NORTHERLY ALONG SAID LINE OF JONES STREET 87 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF 50 VARA BLOCK NO.228.

APN: 0332-012

LEASE AREA

PROPOSED LEASE IS WITHIN EXISTING BUILDING TOGETHER WITH THE RIGHT OF ACCESS TO THE PROPOSED ANTENNA LOCATIONS, AS SHOWN HEREON.

1-A ACCURACY CERTIFICATION

DATE OF SURVEY: MARCH 3, 2011
 SITE NUMBER / NAME: CC-5220A / HOTEL MENTONE
 TYPE: PROPOSED ROOFTOP INSTALLATION
 SITE ADDRESS: 387 ELLIS ST., SAN FRANCISCO, CA 94102

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

CL ANTENNA INSTALLATION:
 LATITUDE: 37° 47' 04.82" (NAD83)
 LONGITUDE: 122° 24' 45.15" W (NAD-83)
 LATITUDE: 37° 47' 05.08" N (NAD-27)
 LONGITUDE: 122° 24' 41.28" W (NAD-27)

AND FURTHER CERTIFY THAT THE ELEVATIONS HEREON ARE ABOVE MEAN SEA LEVEL (NAVD-88) AND ARE AS FOLLOWS:
 GROUND ELEVATION (@ ALL SECTORS): 69.6 FT. NAVD88 (0.0' A.G.L.)
 TOP OF STRUCTURE (TOP EXIST PARAPET): 142.6 FT. NAVD88 (73.0' A.G.L.)
 TOP PROPOSED HIGHEST ANTENNA: 148.4 FT. NAVD88 (78.8' A.G.L.)
 OVERALL HEIGHT OF STRUCTURE: 148.6 FT. NAVD88 (80.0' A.G.L.)
 (TOP EXISTING VENT ON ELEV. PENTHOUSE)

THE ACCURACY STANDARDS FOR THIS CERTIFICATION ARE AS FOLLOWS:
 GEODETIC COORDINATES: +/- FIFTEEN (15) FEET (NAD-83)

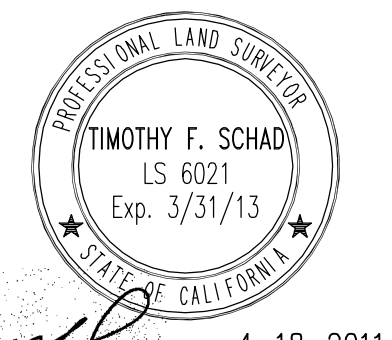
LEGEND

- PROPERTY LINE
- FLOW LINE
- TEL TELE TELEPHONE LINE
- E E ELECTRIC LINE
- E&T E&T ELECTRIC AND TELEPHONE LINES
- x x FENCE
- ⊕ FIRE HYDRANT
- GUY WIRE
- ⊙ STREET SIGN
- ⊙ STREET LIGHT
- ⊕ WATER VALVE
- FS FINISH SURFACE
- FL FLOW LINE
- FSR FINISH SURFACE ROOF
- TC TOP OF CURB
- BFC BOTTOM FACE OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TBW TOP BACK OF WALK
- ⊙ GROUND WELL
- ⊙ ROOF DRAIN
- ⊙ BOLLARD
- ⊙ VENT

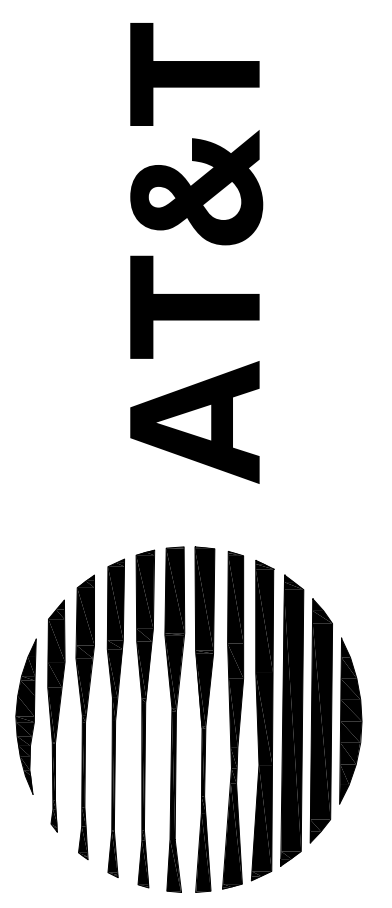
ISSUE STATUS

DATE	DESCRIPTION	REV
4-18-11	ANT. LOC. / 1-A	TS

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



4-18-2011



CC-5220A
 "HOTEL MENTONE"
 387 ELLIS ST.
 SAN FRANCISCO, CA 94102
 SAN FRANCISCO COUNTY
 APN: 0332-012

SHEET TITLE:
 SITE SURVEY

LS-1



NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY TIMOTHY SCHAD L.S., DATED MARCH 3, 2011.

LEGAL DESCRIPTION:

PENDING RECEIPT OF PRELIMINARY TITLE REPORT



PROJECT NO:	1059-035
DRAWN BY:	BM
CHECKED BY:	MWA
CAD FILE:	CC5220-100ZD_Z2

SUBMITTALS

▲	SEPT 16/11	100% ZD'S REVISION
1	AUG 8/11	REVISED PER ERICSSON
0	APR 15/11	100% ZD'S

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A&E SEAL

SITE

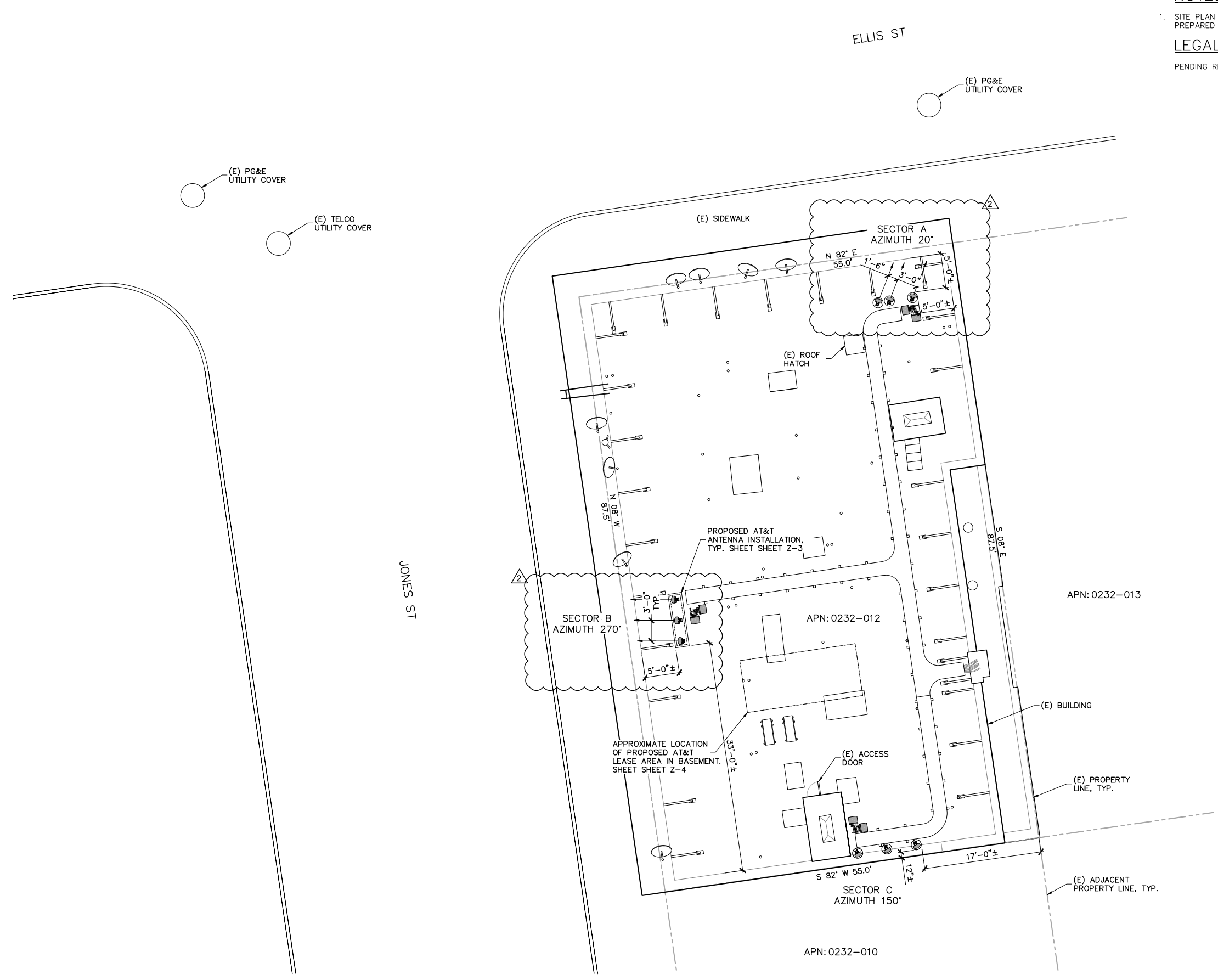
HOTEL MENTONE
CC5220A
387 ELLIS ST
SAN FRANCISCO, CA 94102

SHEET TITLE

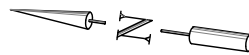
SITE PLAN

SHEET NUMBER

Z-2



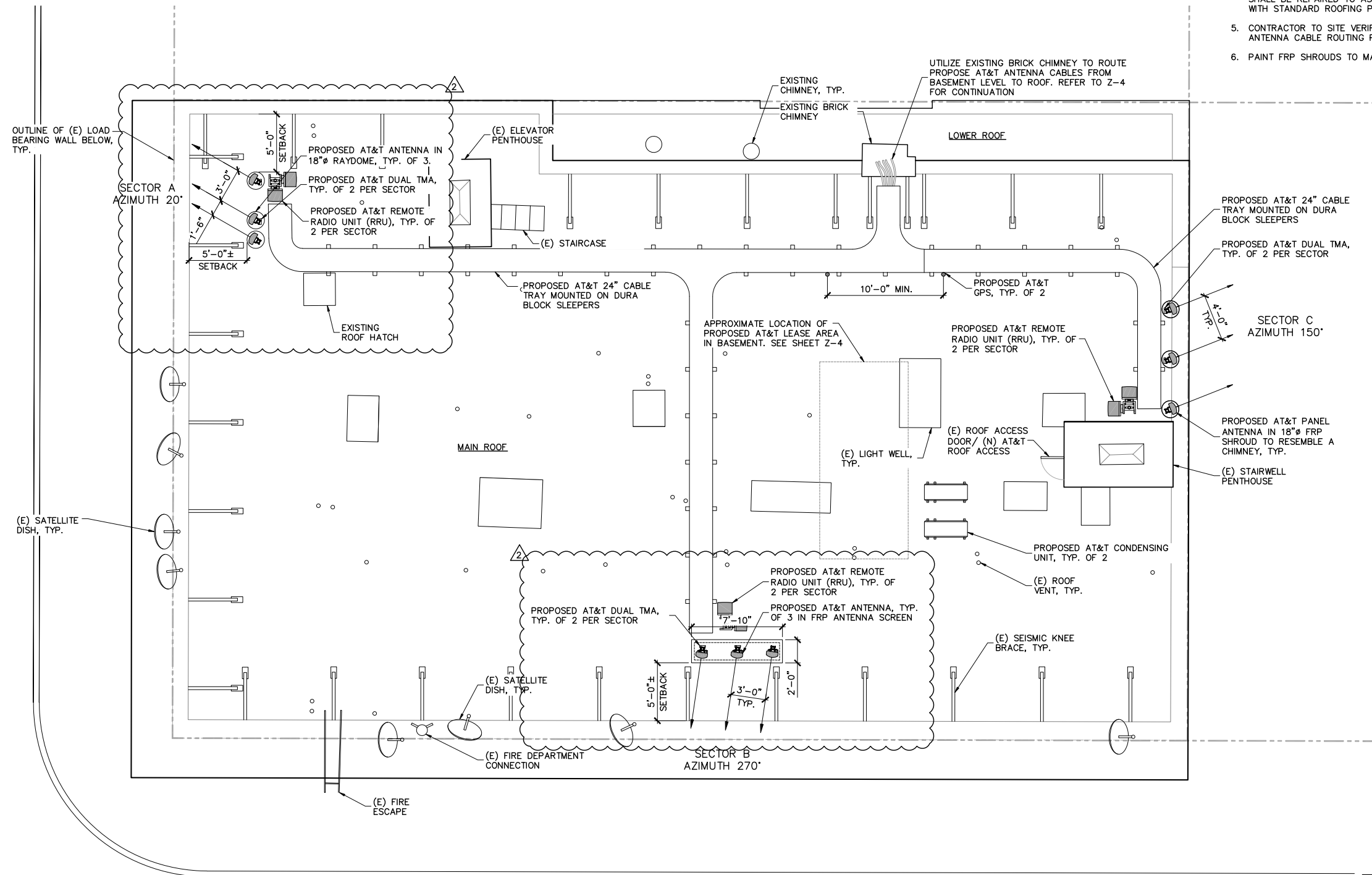
SITE PLAN
 1/8" = 1'-0" 7/16" = 1'-0"
 22x34 11x17
 0 4' 8' 16'



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

NOTES:

1. ROOF PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY TIMOTHY SCHAD, L.S., DATED MARCH 3, 2011 AND SITE MEASUREMENTS TAKEN BY TRK ENGINEERING LTD. DATED MARCH 2, 2011.
2. RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
3. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF MEMBRANE DURING CONSTRUCTION. ALL DAMAGE SHALL BE REPAIRED TO AS NEW CONDITION IN ACCORDANCE WITH STANDARD ROOFING PRACTICES.
5. CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.
6. PAINT FRP SHROUDS TO MATCH EXISTING BUILDING EXTERIOR.



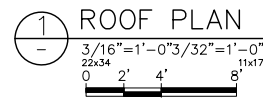
PROJECT NO: 1059-035
 DRAWN BY: BM
 CHECKED BY: MWA
 CAD FILE: CC5220-100ZD_Z3

SUBMITTALS	
▲	SEPT 16/11 100% ZD'S REVISION
1	AUG 8/11 REVISED PER ERICSSON
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A&E SEAL

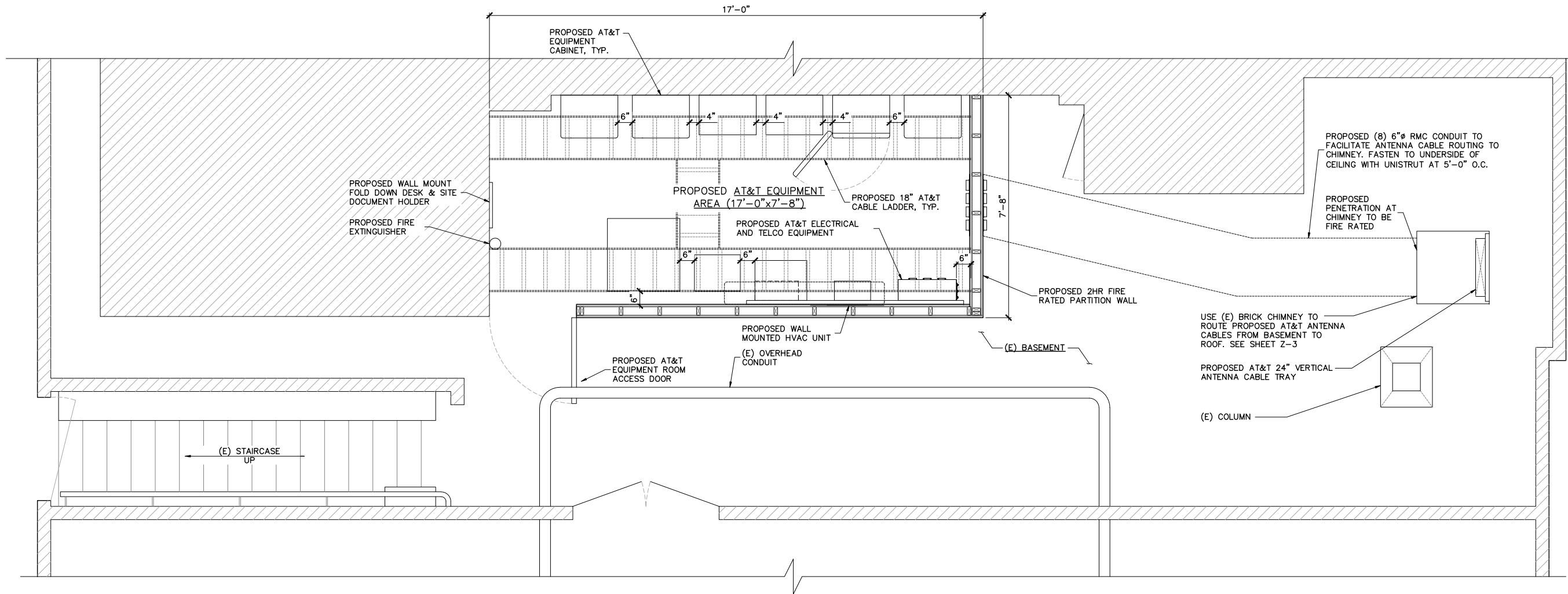
SITE
 HOTEL MENTONE
 CC5220A
 387 ELLIS ST
 SAN FRANCISCO, CA 94102



SECTOR	CABLE LENGTH (APPROX.)
A (ALPHA)	240'-0"±
B (BETA)	240'-0"±
C (GAMMA)	174'-0"±

SHEET TITLE
ROOF PLAN

SHEET NUMBER
Z-3



1 PARTIAL BASEMENT PLAN
 1/2" = 1'-0" 22x34
 1/4" = 1'-0" 11x17
 0 1' 2' 4'

PROJECT NO: 1059-035

DRAWN BY: BM

CHECKED BY: MWA

CAD FILE: CC5220-100ZD_Z4

SUBMITTALS

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A&E SEAL

SITE

HOTEL MENTONE
 CC5220A
 387 ELLIS ST
 SAN FRANCISCO, CA 94102

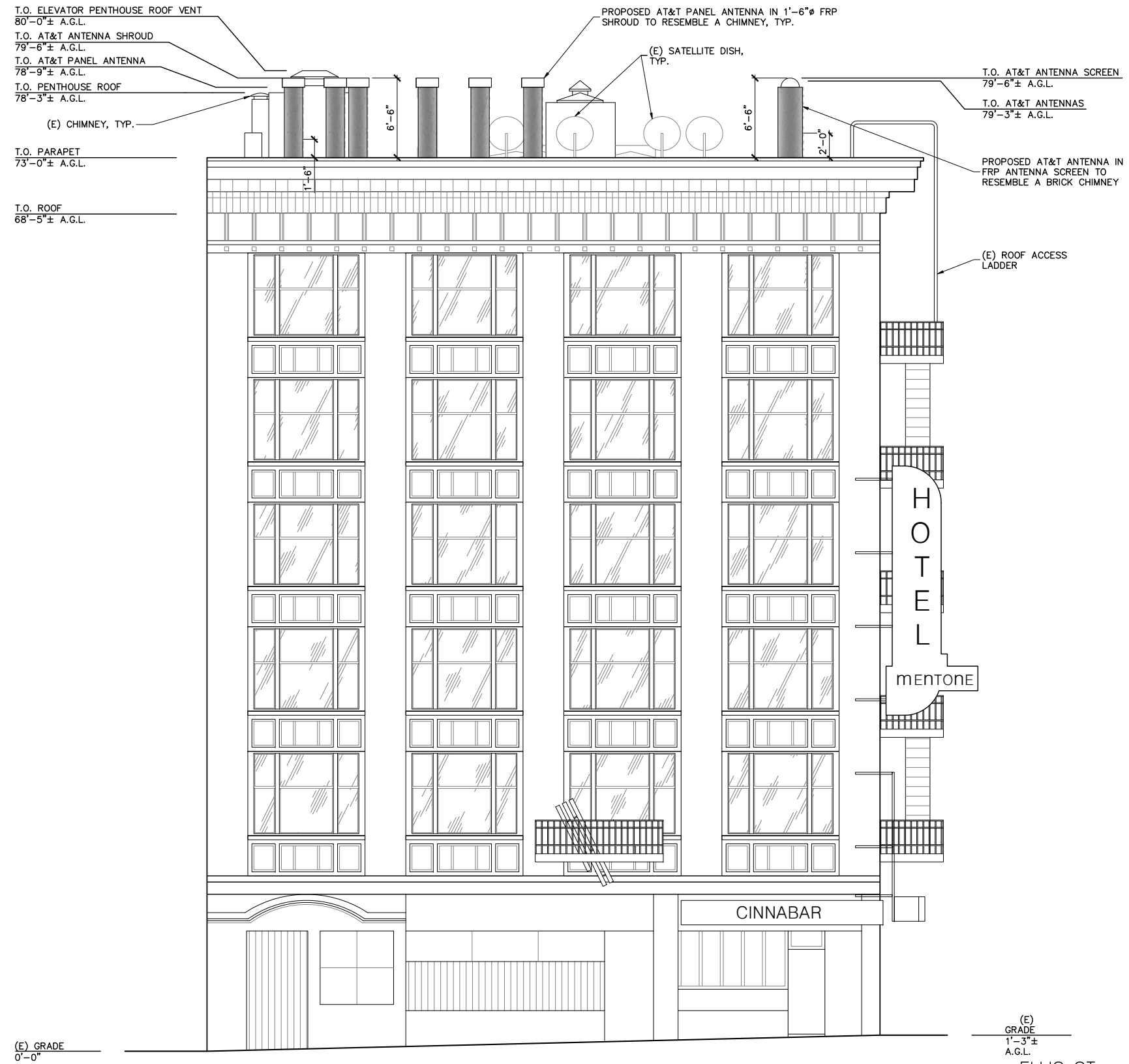
SHEET TITLE

PARTIAL
 BASEMENT PLAN

SHEET NUMBER

Z-4

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



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- PAINT FRP SCREEN AND SHROUDS TO MATCH EXISTING BUILDING EXTERIOR.



PROJECT NO: 1059-035

DRAWN BY: BM

CHECKED BY: MWA

CAD FILE: CC5220-100ZD_Z5

SUBMITTALS

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A&E SEAL

SITE

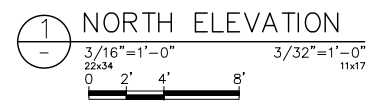
HOTEL MENTONE
 CC5220A
 387 ELLIS ST
 SAN FRANCISCO, CA 94102

SHEET TITLE

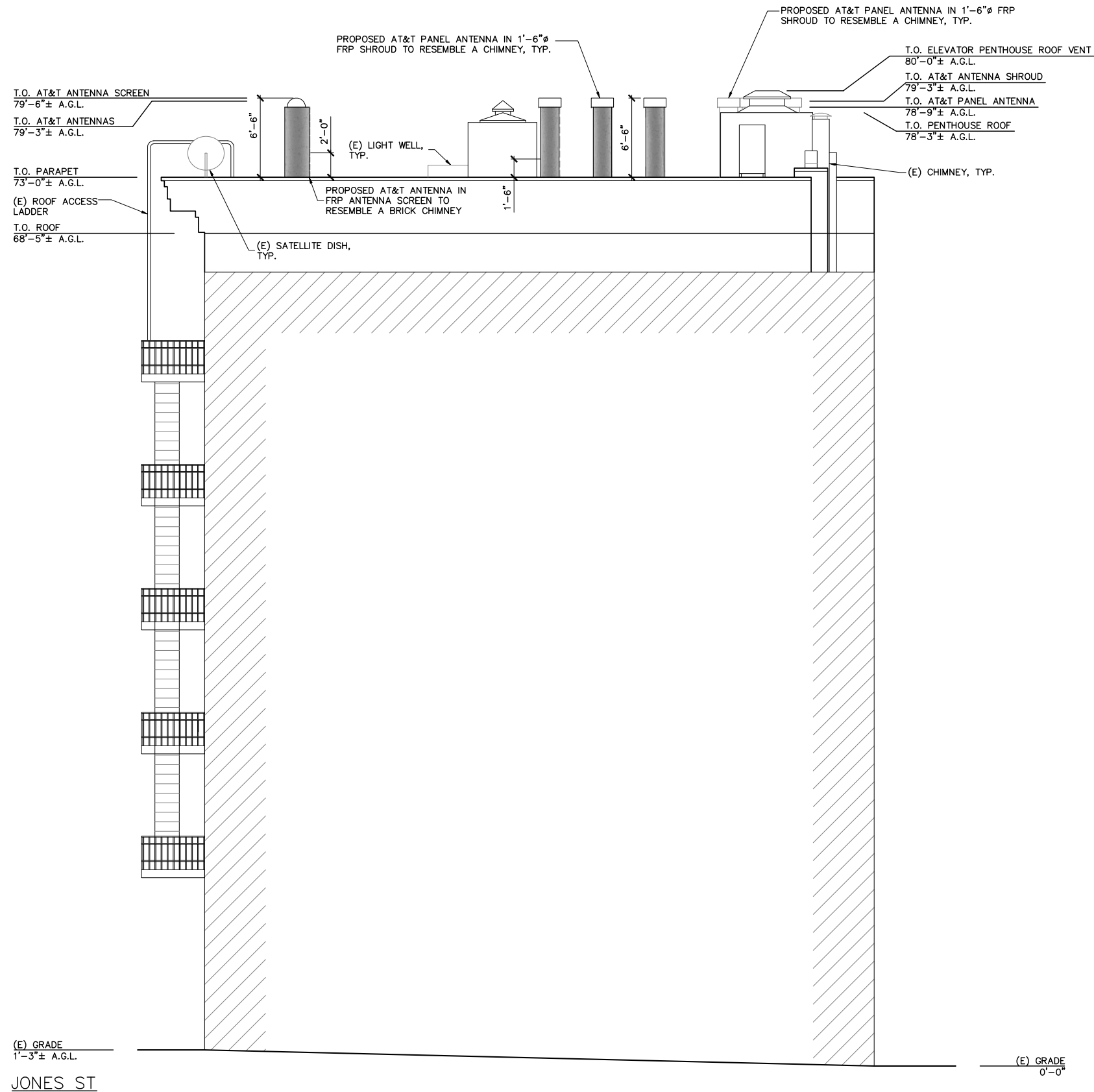
NORTH ELEVATION

SHEET NUMBER

Z-5



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



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PROJECT NO: 1059-035

DRAWN BY: BM

CHECKED BY: MWA

CAD FILE: CC5220-100ZD_Z6

SUBMITTALS

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A&E SEAL

SITE

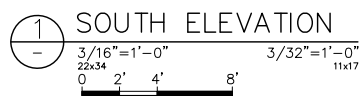
HOTEL MENTONE
CC5220A
387 ELLIS ST
SAN FRANCISCO, CA 94102

SHEET TITLE

SOUTH ELEVATION

SHEET NUMBER

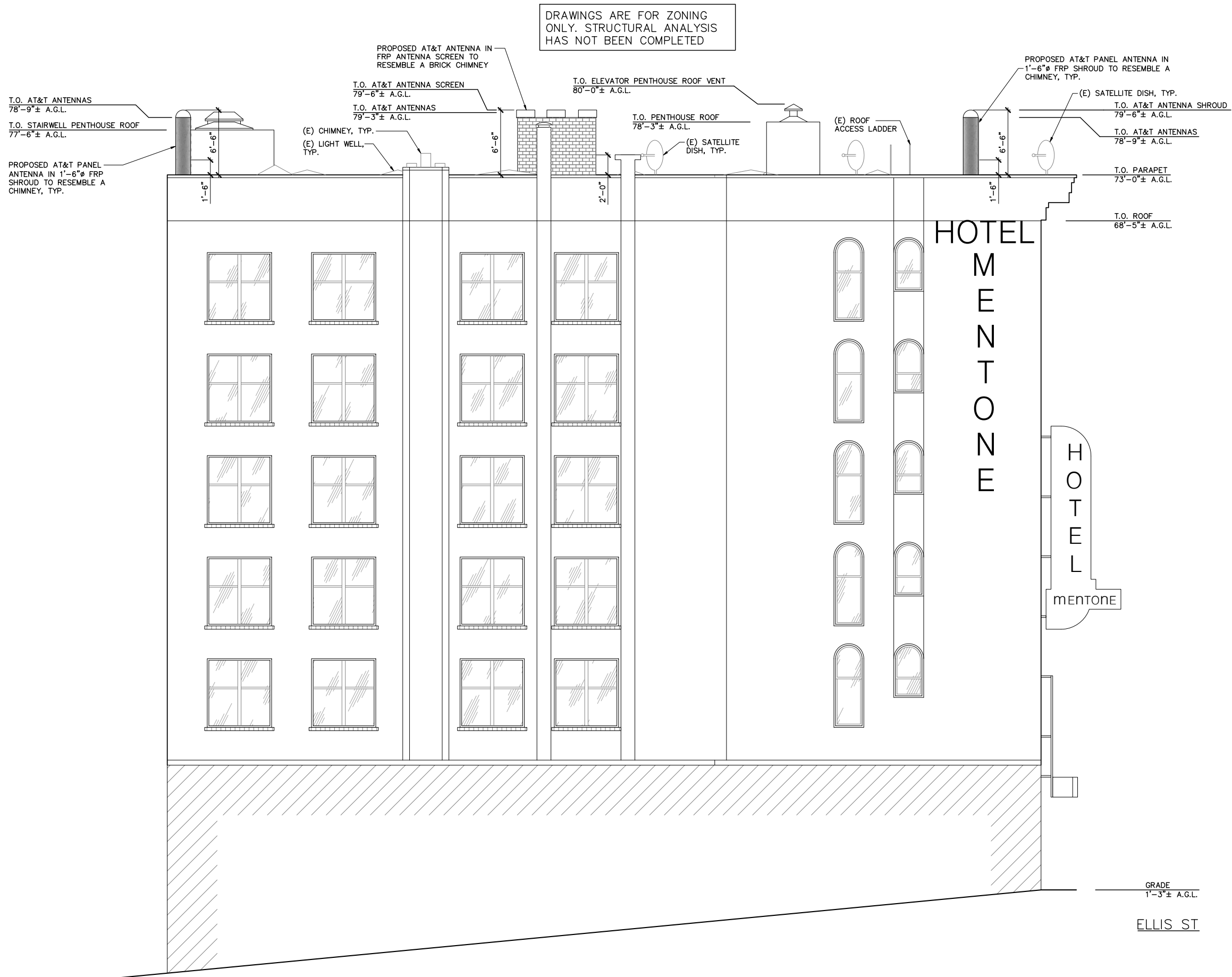
Z-6



JONES ST

(E) GRADE
0'-0"

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



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PROJECT NO:	1059-035
DRAWN BY:	BM
CHECKED BY:	MWA
CAD FILE:	CC5220-100ZD_Z7

SUBMITTALS	
▲	SEPT 16/11 100% ZD'S REVISION
1	AUG 8/11 REVISED PER ERICSSON
0	APR 15/11 100% ZD'S

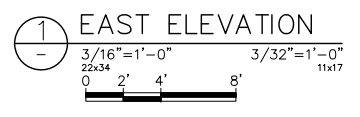
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A&E SEAL

SITE
HOTEL MENTONE
CC5220A
387 ELLIS ST
SAN FRANCISCO, CA 94102

SHEET TITLE
EAST ELEVATION

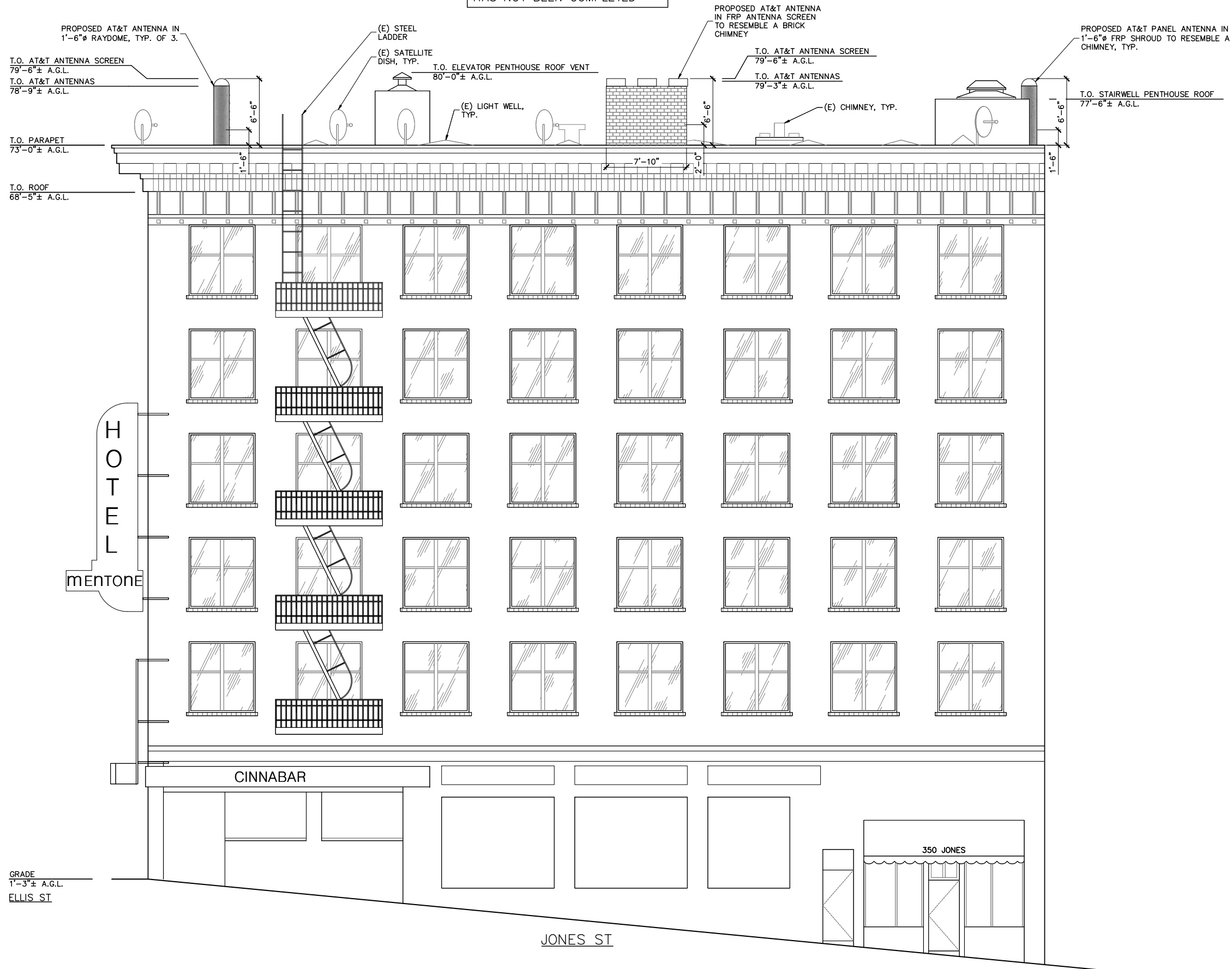
SHEET NUMBER
Z-7



GRADE
1'-3" ± A.G.L.

ELLIS ST

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



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PROJECT NO: 1059-035

DRAWN BY: BM

CHECKED BY: MWA

CAD FILE: CC5220-100ZD_Z8

SUBMITTALS

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A&E SEAL

SITE

HOTEL MENTONE
CC5220A
387 ELLIS ST
SAN FRANCISCO, CA 94102

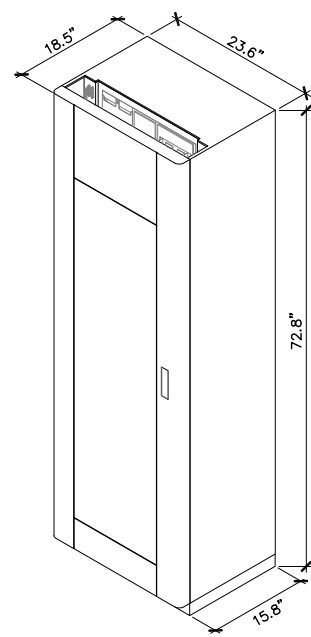
SHEET TITLE

WEST ELEVATION

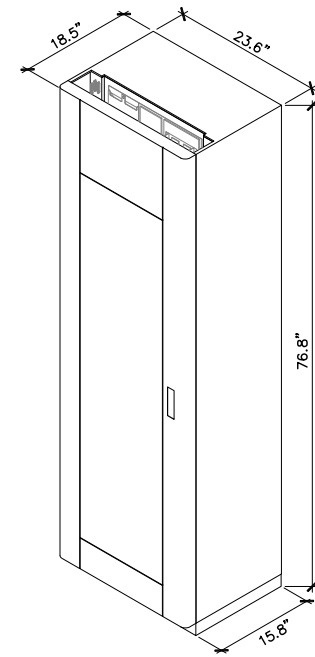
SHEET NUMBER

Z-8

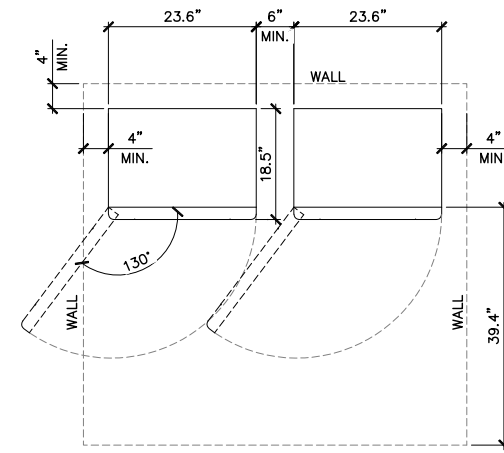
1 WEST ELEVATION
3/16"=1'-0" 3/32"=1'-0"
22x34 11x17
0 2' 4' 8'



EQUIPMENT CABINET 1
ISOMETRIC VIEW



EQUIPMENT CABINET 2
ISOMETRIC VIEW



TYPICAL EQUIPMENT CABINET GROWTH
CONFIGURATION (SEISMIC)

PROJECT NO: 1059-035

DRAWN BY: BM

CHECKED BY: MWA

CAD FILE: CC5220-100ZD_Z9

SUBMITTALS

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A&E SEAL

SITE

HOTEL MENTONE
CC5220A
387 ELLIS ST
SAN FRANCISCO, CA 94102

SHEET TITLE
UMTS AND GSM
EQUIPMENT
CABINET DETAILS

SHEET NUMBER

Z-9



PROJECT NO: 1059-035

DRAWN BY: BM

CHECKED BY: MWA

CAD FILE: CC5220-100ZD_Z10

SUBMITTALS

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A&E SEAL

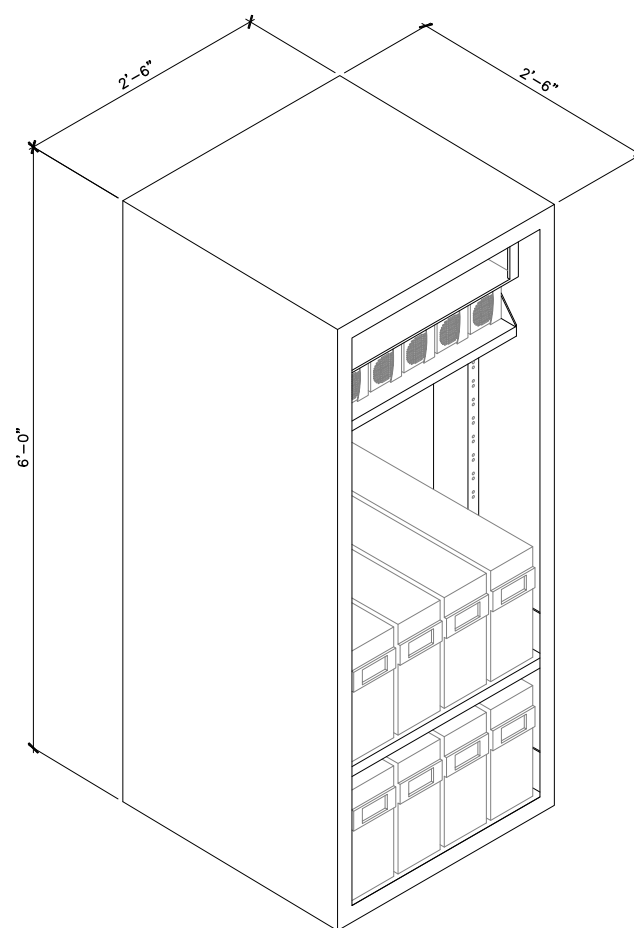
SITE

HOTEL MENTONE
CC5220A
387 ELLIS ST
SAN FRANCISCO, CA 94102

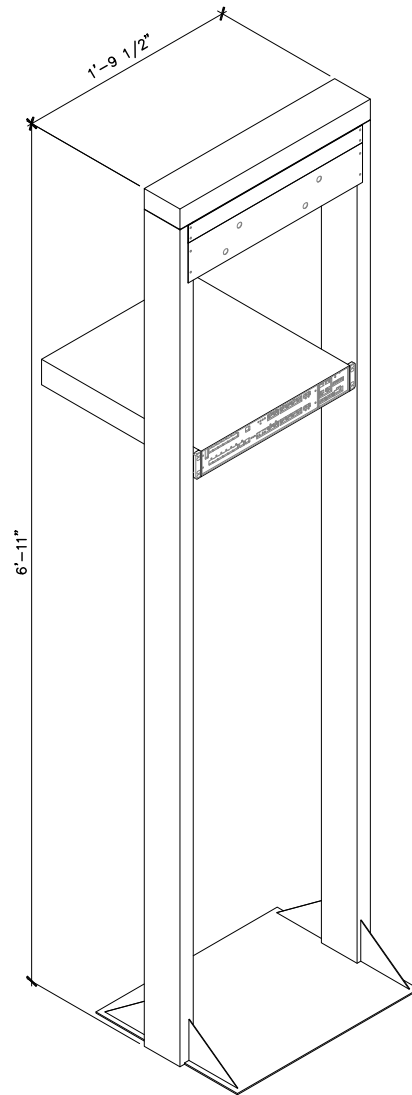
SHEET TITLE
**DC POWER PLANT &
BATTERY BACKUP
UNIT DETAILS**

SHEET NUMBER

Z-10



POWER PLANT
ISOMETRIC VIEW



INDOOR LTE EQUIPMENT
(19" EQUIPMENT RACK)

PROJECT NO: 1059-035

DRAWN BY: BM

CHECKED BY: MWA

CAD FILE: CC5220-100ZD_Z11

SUBMITTALS

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A&E SEAL

SITE

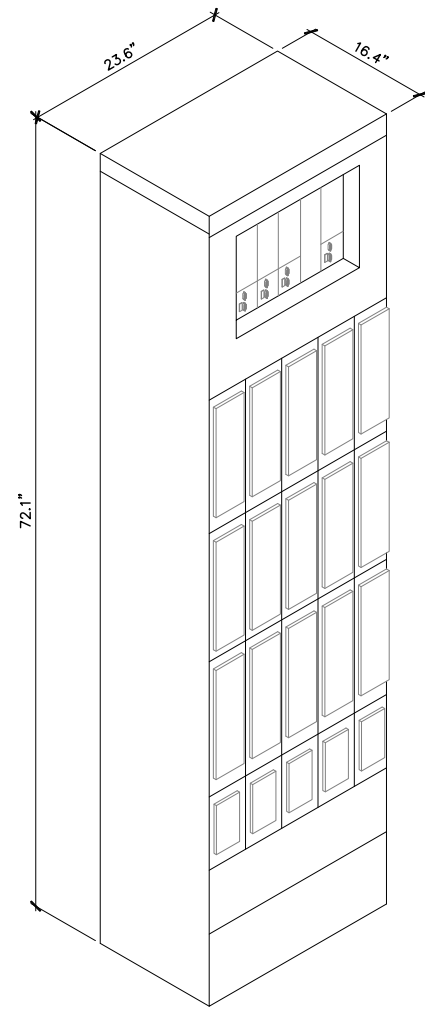
HOTEL MENTONE
CC5220A
387 ELLIS ST
SAN FRANCISCO, CA 94102

SHEET TITLE

LTE CABINET
DETAILS

SHEET NUMBER

Z-11



EQUIPMENT CABINET ISOMETRIC VIEW

PROJECT NO: 1059-035

DRAWN BY: BM

CHECKED BY: MWA

CAD FILE: CC5220-100ZD_Z12

SUBMITTALS

▲	SEPT 16/11	100% ZD'S REVISION
1	AUG 8/11	REVISED PER ERICSSON
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A&E SEAL

SITE

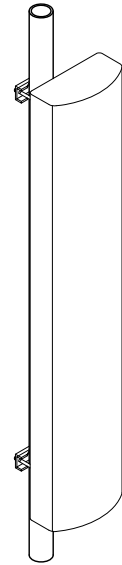
HOTEL MENTONE
CC5220A
387 ELLIS ST
SAN FRANCISCO, CA 94102

SHEET TITLE

BATTERY BACKUP
UNIT DETAILS

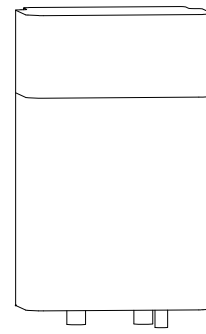
SHEET NUMBER

Z-12



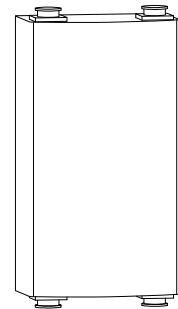
LENGTH: 51"
 WIDTH: 12"
 DEPTH: 6"
 WEIGHT: 41 lbs.

① ANTENNA SPECIFICATION



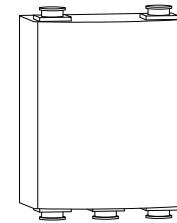
LENGTH: 23.62"
 WIDTH: 15.04"
 DEPTH: 11.50"
 WEIGHT: 63.93 lbs

② RRU11 SPECIFICATIONS



LENGTH: 11.0"
 WIDTH: 6.1"
 DEPTH: 3.9"
 WEIGHT: 15.4 lbs

③ DOUBLE TMA SPECIFICATIONS



LENGTH: 7.6"
 WIDTH: 5.9"
 DEPTH: 2.0"
 WEIGHT: 7.0 lbs

④ AWS TMA SPECIFICATIONS



PROJECT NO: 1059-035

DRAWN BY: BM

CHECKED BY: MWA

CAD FILE: CC5220-100ZD_Z13

SUBMITTALS

▲	SEPT 16/11	100% ZD'S REVISION
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A&E SEAL

SITE

HOTEL MENTONE
 CC5220A
 387 ELLIS ST
 SAN FRANCISCO, CA 94102

SHEET TITLE

RF DETAILS

SHEET NUMBER

Z-13

Photosimulation of view looking directly across the intersection of Jones and Ellis Streets.



Existing



Proposed

Hotel Mentone
387 Ellis Street
San Francisco, CA 94102
CC5220A



Photosimulation of view looking due north along Jones Street, just south of Eddy Street.



Existing

Hotel Mentone
 387 Ellis Street
 San Francisco, CA 94102
 CC5220A




*Location of proposed antennas,
not visible from this angle.*

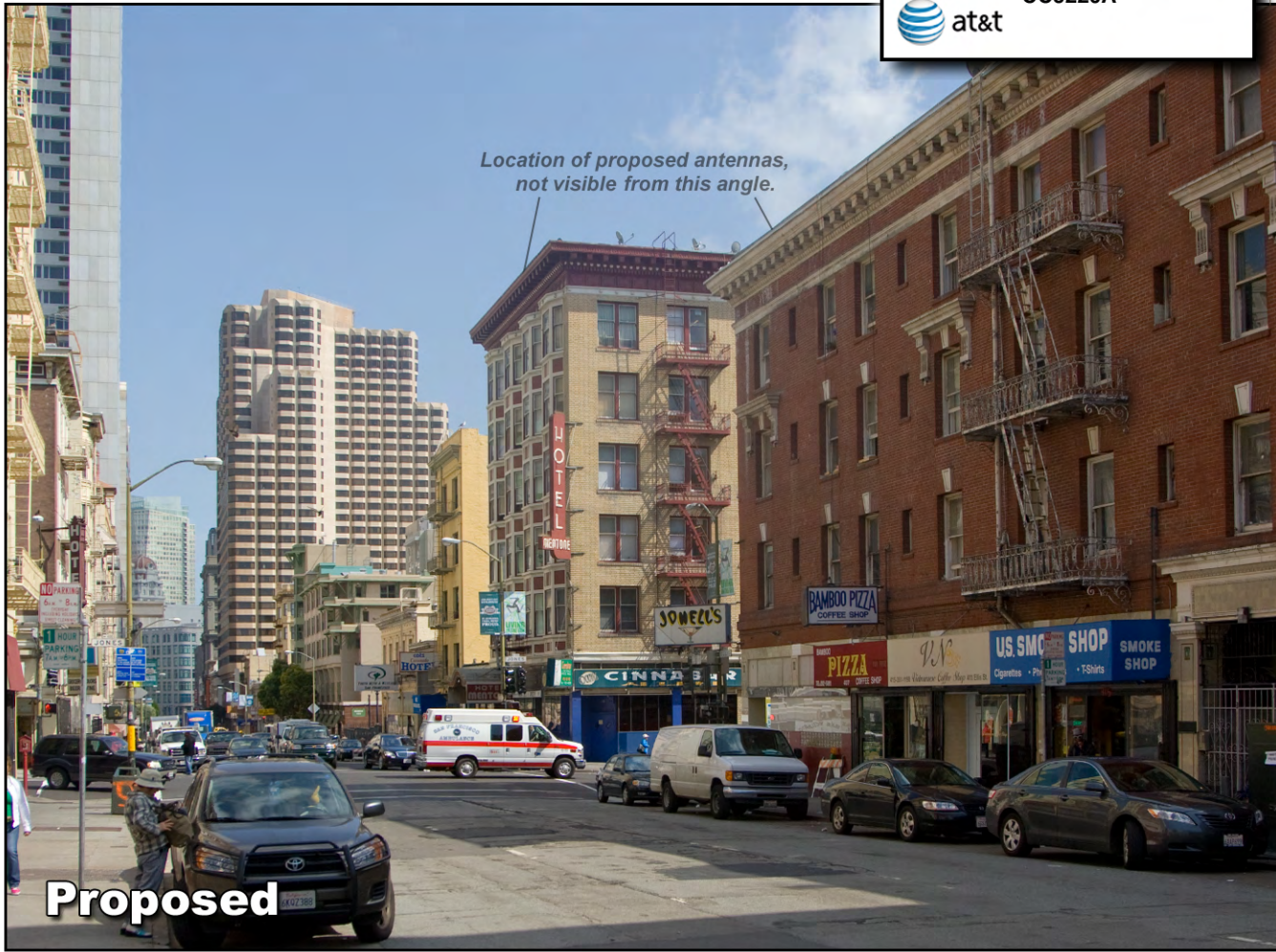
Proposed

Photosimulation of view looking east along Ellis Street, just west of Jones Street.



Existing

Hotel Mentone
 387 Ellis Street
 San Francisco, CA 94102
 CC5220A



*Location of proposed antennas,
not visible from this angle.*

Proposed

Photosimulation of view looking south along Jones Street, at O'Farrell Street.



Existing

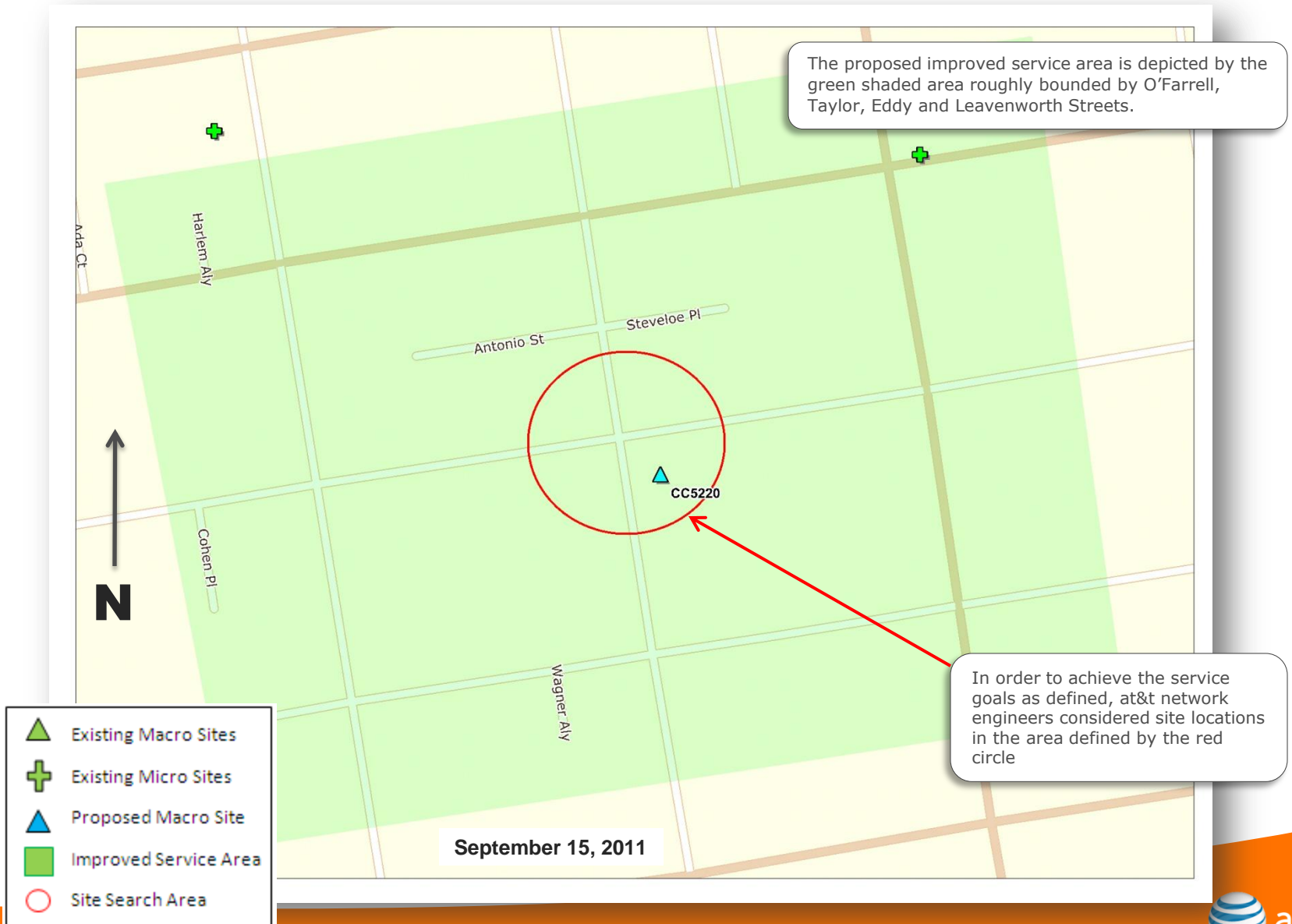
Hotel Mentone
 387 Ellis Street
 San Francisco, CA 94102
 CC5220A



Proposed

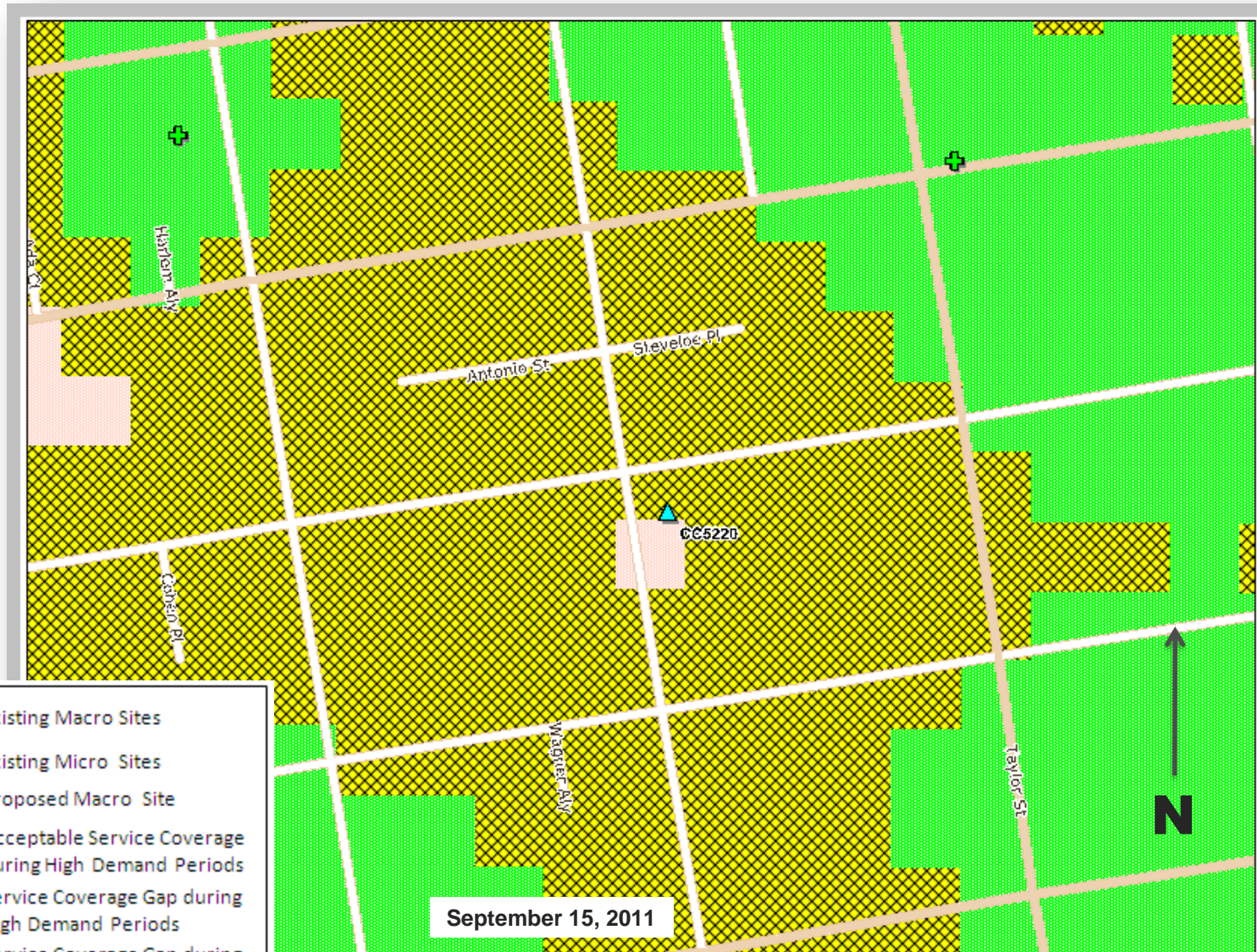
Service Improvement Objective (CC5220)

387 Ellis Street



Proposed Site at 387 Ellis St (CC5220)

Service Area BEFORE site is constructed

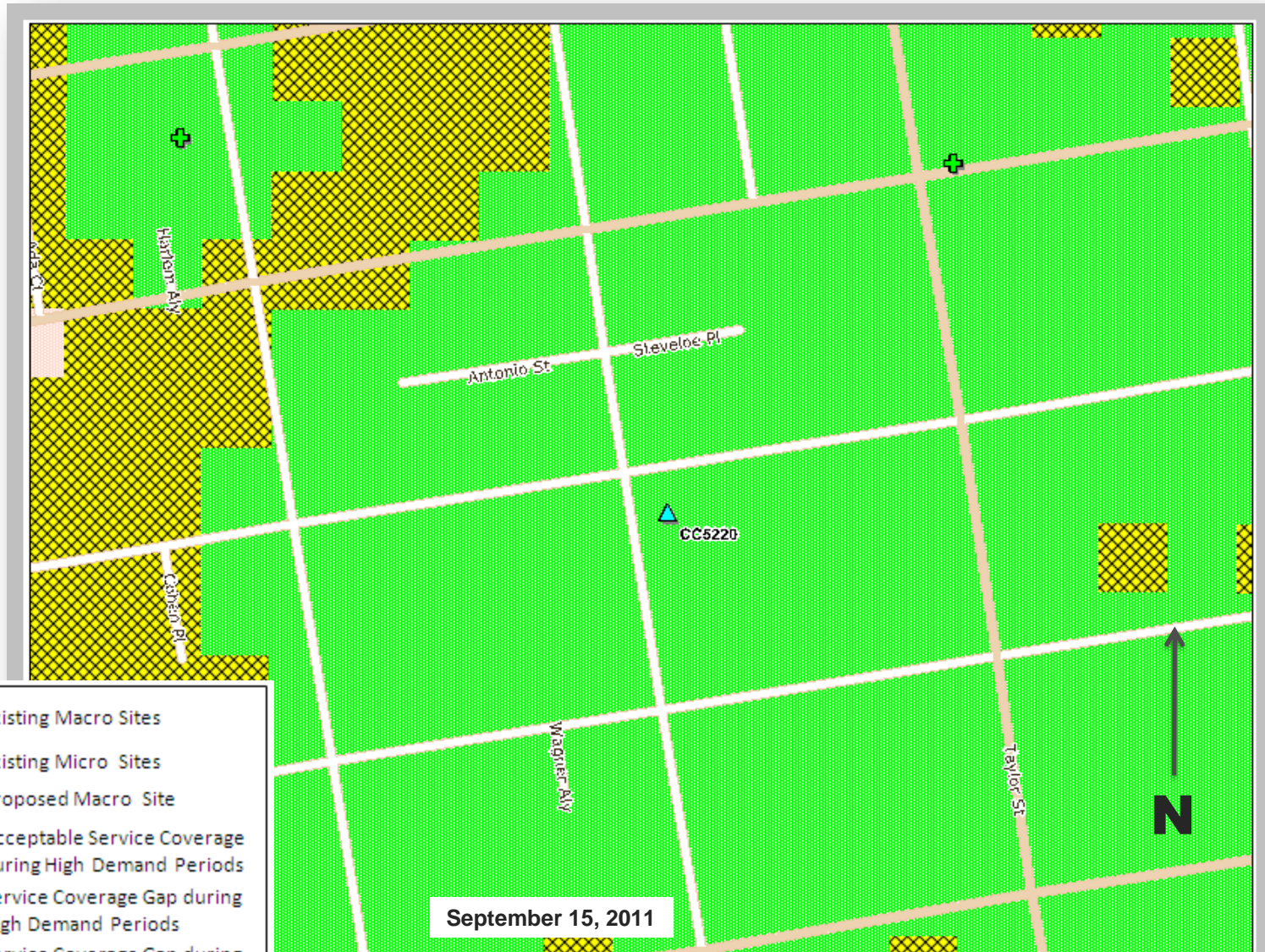


- ▲ Existing Macro Sites
- + Existing Micro Sites
- ▲ Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

September 15, 2011

Proposed Site at 387 Ellis St (CC5220)

Service Area AFTER site is constructed

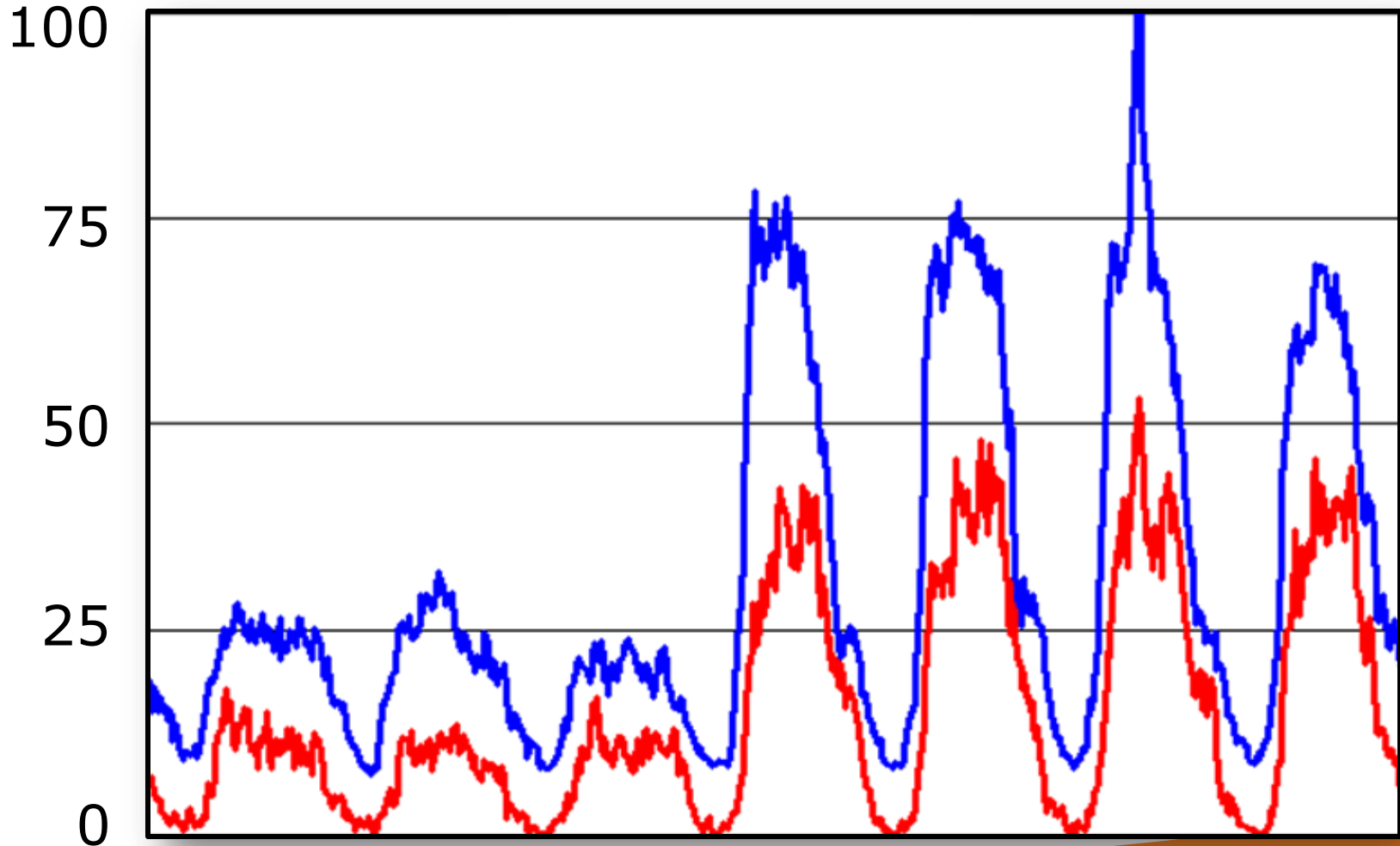


- Existing Macro Sites
- Existing Micro Sites
- Proposed Macro Site
- Acceptable Service Coverage during High Demand Periods
- Service Coverage Gap during High Demand Periods
- Service Coverage Gap during All Demand Periods

September 15, 2011

Current 7-Day Traffic Profile for the Location of CC5220

— Data Traffic
— Voice Traffic

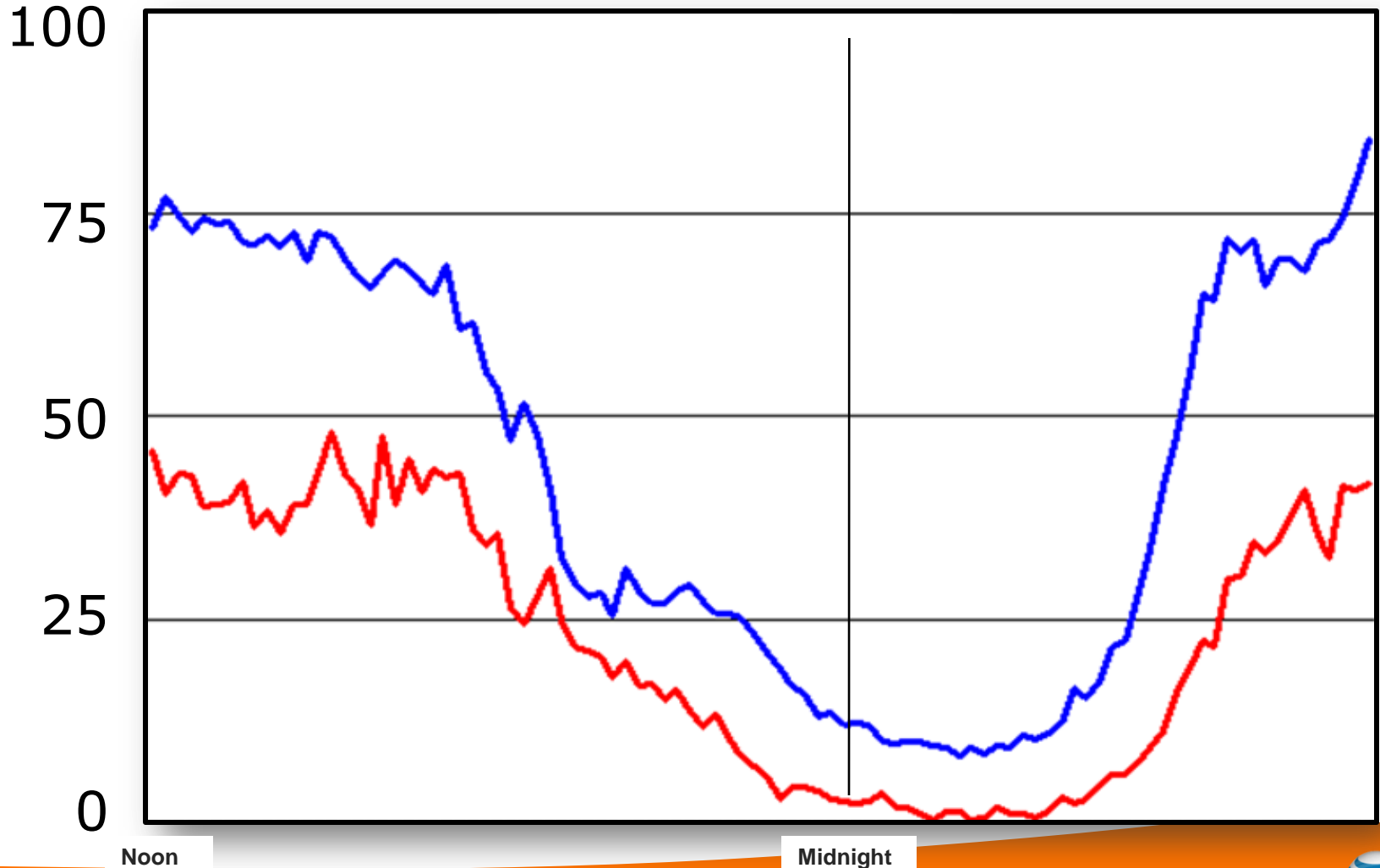


September 9, 2011



Current 24-Hour Traffic Profile for the Location of CC5220

— Data Traffic
— Voice Traffic

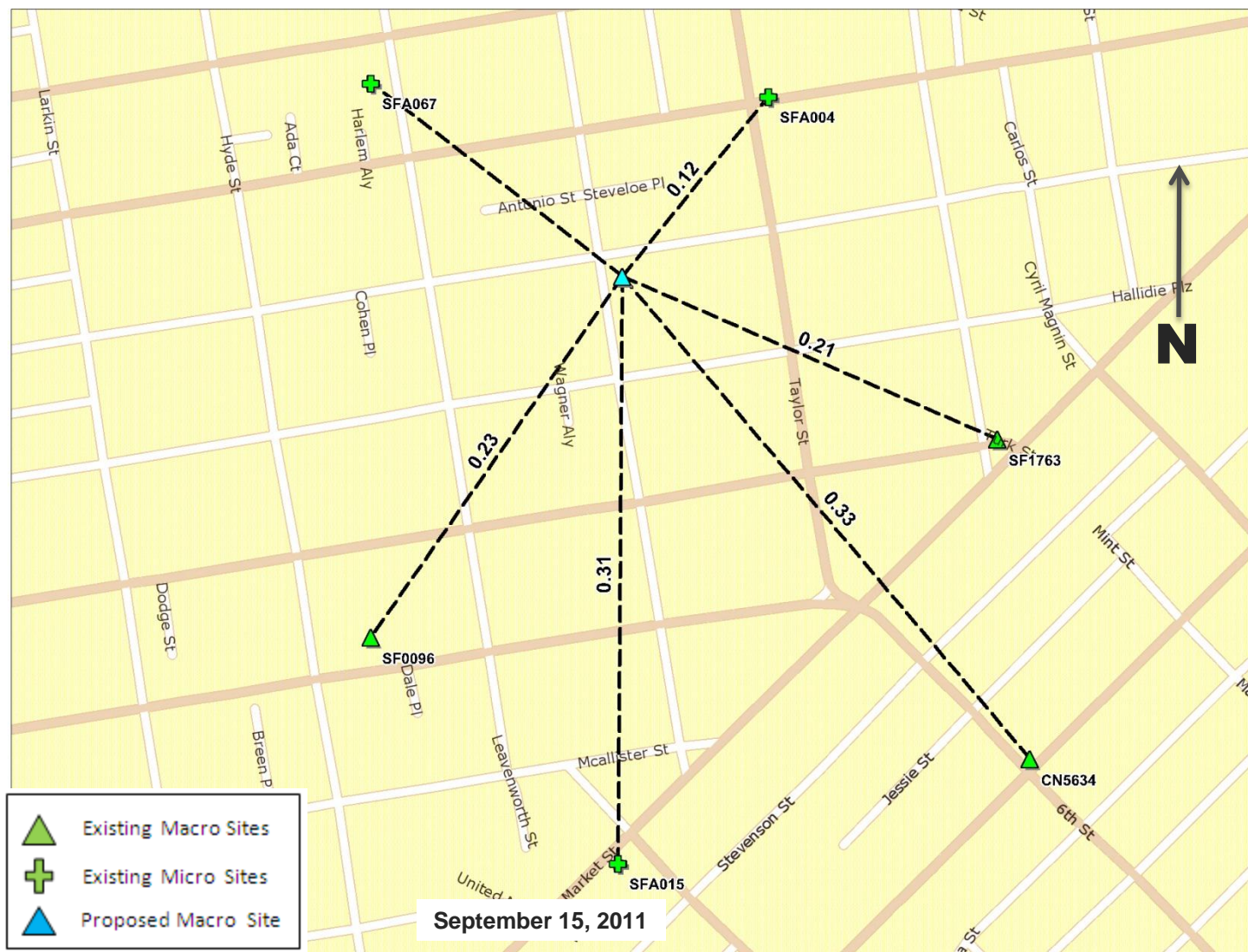


Noon

Midnight

Existing Surrounding Sites at 387 Ellis St

CC5220



**AT&T Mobility • Proposed Base Station (Site No. CC5220)
387 Ellis 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. CC5220) proposed to be located at 387 Ellis Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

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

<u>Wireless Service</u>	<u>Frequency Band</u>	<u>Occupational Limit</u>	<u>Public Limit</u>
Microwave (Point-to-Point)	5,000–80,000 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 Mark D. Neumann, P.E., a qualified engineer employed by Hammett & Edison, Inc., during normal business hours on March 2, 2011, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by TRK Engineering, dated July 13, 2011.

Checklist

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

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

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

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

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

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



**AT&T Mobility • Proposed Base Station (Site No. CC5220)
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4. Location (and number) of Applicant's antennas and back-up facilities per building and location (and number) of other WTS at site.

AT&T proposes to install nine Powerwave Model P65-15-XLH-RR directional panel antennas behind new view screens to be installed above the roof of the six-story Hotel Mentone located at 387 Ellis Street. The antennas would be mounted in groups of three with up to 6° downtilt at an effective height of about 76 feet above ground, 7½ feet above the roof, oriented toward 20°T and 270°T, and in cylindrical enclosures configured to resemble vents, about 79½ feet above ground level and 11 feet above the roof, oriented toward 150°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 6,470 watts, representing simultaneous operation at 1,780 watts for AWS, 2,020 watts for PCS, 1,780 watts for cellular, and 890 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 no buildings of similar height nearby.

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

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed AT&T operation is calculated to be 0.0092 mW/cm², which is 1.3% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 2% of the limit. The maximum calculated level at any nearby building* is 26% of the public exposure limit. The maximum calculated level at any nearby residence† is 14% of the public exposure limit. The maximum calculated level on the adjacent roof to the south is 60% of the public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 57 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this does not reach any publicly accessible areas.

* Located at least 65 feet away, based on the drawings.

† Located at least 80 feet away, based on photographs from Google Maps.



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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 20 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. 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.

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.

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 387 Ellis Street in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



A handwritten signature in blue ink that reads "William F. Hammett".

William F. Hammett, P.E.

707/996-5200

August 17, 2011

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





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: 387 Ellis St
Site ID: 1445 **SiteNo.:** CC5220

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

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 0
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)
 Yes No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)
 Yes No
- X 4. Location (and number) of the Applicant’s antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)
 Maximum Power Rating: 6470 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: 6470 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: 0.0092 mW/cm² Maximum RF Exposure Percent: 1.3
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.

<input checked="" type="checkbox"/> Public_Exclusion_Area	Public Exclusion In Feet: <u>57</u>
<input checked="" type="checkbox"/> Occupational_Exclusion_Area	Occupational Exclusion In Feet: <u>20</u>

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

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

Comments:

There are currently no antennas operated by AT&T Wireless installed on the roof top of the building at 387 Ellis Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. AT&T Wireless proposes to install 9 new antennas. The antennas are mounted at a height of 80 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.0092 mW/sq cm., which is 1.3 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 57 feet and does not reach any publicly accessible areas. The maximum calculated level at any nearby building is 26% of the public exposure limit. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Workers should not have access to within 20 feet of the front of the antennas while they are in operation. All areas of the rooftop found to be exceeding the FCC regulatory limit must be marked with warning striping.

 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: 8/25/2011

Patrick Fosdahl

Environmental Health Management Section
San Francisco Dept. of Public Health
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(415) 252-3904