



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: OCTOBER 20, 2011

Date: October 13, 2011
Case No.: **2011.0418 C**
Project Address: **5630 Mission Street**
Current Zoning: NC-2 (Neighborhood Commercial, Small-scale) District
40-X Height and Bulk District
Block/Lot: 7098/012
Project Sponsor: Tony Kim for AT&T Mobility
100 Clement Street
San Francisco, CA 94118
Staff Contact: Adrian C. Putra – (415) 575-9079
adrian.putra@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project is to allow a Wireless Telecommunication Services (WTS) facility for operation by AT&T. The proposed WTS facility will consist of nine panel antennas located on the roof of a tourist hotel. The antennas will be screened behind a 7'-10" high frequency transparent screen walls painted to match the tourist hotel and located on the southern corner of the lot. The antennas will be mounted at a maximum height of approximately 45'-8' above grade. Each antenna measures approximately 51" high, 12" wide, and 6" deep. The facility's associated equipment cabinets will be within equipment room located on the second floor of the tourist hotel.

SITE DESCRIPTION AND PRESENT USE

The project site is a through lot with street frontages on Mission Street and Ellington Avenue, and is located between Naglee and Whipple Avenues. The lot is developed with a tourist hotel (d.b.a. "Mission Inn") that fronts Mission Street. The main tourist hotel building wraps around the rear and side perimeters of the lot and varies between one to four stories in height. A separate one-story hotel office building is located at the front of the lot. The project site contains one macro WTS facility operated separately by Verizon Wireless and one micro WTS facility operated by MetroPCS. The antennas for both of these facilities are mounted on the rooftop of the tourist hotel.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in an NC-2 (Neighborhood Commercial, Small-scale) Zoning District that is located along a span of Mission Street that runs between Silver Avenue to Pope Street. Surrounding this neighborhood commercial district is the RH-1 (Residential, One-Family) District containing mostly

single-family dwellings. Other land uses in the immediate project vicinity include a mix of stand alone commercial uses, two-story mixed use buildings, and three story apartment buildings. Additionally, Longfellow Elementary School at 501 South Arlington Heights Road is located approximately 180 feet away to the southeast from the Project Site.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 30, 2011	September 30, 2011	20 days
Posted Notice	20 days	September 30, 2011	September 30, 2011	20 days
Mailed Notice	20 days	September 30, 2011	September 30, 2011	20 days

PUBLIC COMMENT

A Community Outreach Meeting was conducted for the proposed project. The meeting was held at 7:00 PM on Friday, June 8, 2011, at 5630 Mission Street, San Francisco, CA 94112. The Project Sponsor stated that one member of the community attended the meeting and asked general questions regarding the project, other comments about AT&T unrelated to this project, and requested that AT&T continues to work with the community and keep them informed. To date the Department has not received any public comment regarding this application.

ISSUES AND OTHER CONSIDERATIONS

- Per Planning Code Section 260(b)(2)(I), radio antennae for transmission, reception, or relay of radio, television or other electronic signals, where permitted as principal or conditional uses are exempt from height limits. Therefore, the installation of a new WTS facility at the project site is exempt with the 40’ height limit of the district.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 711.83 and 303 to allow the installation of a wireless telecommunication services facility within a NC-2 (Neighborhood Commercial, Small-scale) District.

BASIS FOR RECOMMENDATION

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

- The project meets the criteria established under the 1996 Wireless Telecommunications Services Facilities Siting Guidelines, and it is consistent with the objectives and policies of the Commerce and Industry Element, the Community Safety Element, the Residence Element, and the Urban Design Element of the General Plan.
- The proposed antennas will be compatible with the neighborhood because they would be at a height of at approximately 45'-8" above grade and screened behind frequency transparent screen walls painted to match the tourist hotel.
- The project site is a Location Preference Number 2 (Preferred Location – Co-location Site), as the site contains an existing WTS facility owned and operated by Verizon Wireless.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections. The Department of Public Health has stated that the proposal emits 3.5% of the public exposure limit, well within the FCC standards.
- The project is desirable as it will improve the AT&T mobile telephone network coverage and signal strength in the immediate area.
- AT&T submitted its latest five-year plan, as required, in October 2011.

RECOMMENDATION: Approval with Conditions
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Attachment Checklist

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

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

Planner's Initials

ACP: G:\Documents\Projects\5630 Mission Street - 2011.0418C\2011.0418C - 5630 Mission Street - ExecutiveSummary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion

HEARING DATE: OCTOBER 20, 2011

Date: October 13, 2011
Case No.: **2011.0418 C**
Project Address: **5630 Mission Street**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 711.83 AND 303 TO ESTABLISH A WIRELESS TELECOMMUNICATIONS SERVICES (WTS) FACILITY CONSISTING OF NINE PANEL ANTENNAS ON THE ROOF AND ASSOCIATED EQUIPMENT CABINETS ON THE SECOND FLOOR OF A TOURIST HOTEL (D.B.A. MISSION INN) WITH A LOCATION PREFERENCE TWO (PREFERRED LOCATION – CO-LOCATION SITE), AS PART OF A WIRELESS TELECOMMUNICATIONS NETWORK OPERATED BY AT&T IN A NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL-SCALE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 28, 2011, Tony Kim on the behalf of AT&T Mobility (hereinafter "project sponsor"), made an application (hereinafter "application"), for Conditional Use authorization on the property at **5630 Mission Street, Lot 012 in Assessor's Block 7098**, (hereinafter "project site") to establish a wireless telecommunications services (WTS) facility consisting of nine panel antennas on the roof and associated equipment cabinets on the second floor of a tourist hotel (d.b.a. Mission Inn) with a Location Preference Two (Preferred Location – Co-location Site), as part of a wireless telecommunications network operated by AT&T within an NC-2 (Neighborhood Commercial, Small-scale) District and a 40-X Height and Bulk District, in general conformity with plans filed with the Application and labeled "EXHIBIT B" (hereinafter "Project").

On October 20, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

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

MOVED, that the Commission hereby authorizes the Conditional Use in Application No. 2011.0418C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is a through lot with street frontages on Mission Street and Ellington Avenue, and is located between Naglee and Whipple Avenues. The lot is developed with a tourist hotel (d.b.a. "Mission Inn") that fronts Mission Street. The main tourist hotel building wraps around the rear and side perimeters of the lot and varies between one to four stories in height. A separate one-story hotel office building is located at the front of the lot. The project site contains one macro WTS facility operated separately by Verizon Wireless and one micro WTS facility operated by MetroPCS. The antennas for both of these facilities are mounted on the rooftop of the tourist hotel.
3. **Surrounding Properties and Neighborhood.** The project site is located in an NC-2 (Neighborhood Commercial, Small-scale) Zoning District that is located along a span of Mission Street that runs between Silver Avenue to Pope Street. Surrounding this neighborhood commercial district is the RH-1 (Residential, One-Family) District containing mostly single-family dwellings. Other land uses in the immediate project vicinity include a mix of stand alone commercial uses, two-story mixed use buildings, and three story apartment buildings. Additionally, Longfellow Elementary School at 501 South Arlington Heights Road is located approximately 180 feet away to the southeast from the Project Site.
4. **Project Description.** The project is to allow a Wireless Telecommunication Services (WTS) facility for operation by AT&T. The proposed WTS facility will consist of nine panel antennas located on the roof of a tourist hotel. The antennas will be screened behind a 7'-10" high frequency transparent screen walls painted to match the tourist hotel and located on the southern corner of the lot. The antennas will be mounted at a maximum height of approximately 45'-8' above grade. Each antenna measures approximately 51" high, 12" wide, and 6" deep. The facility's associated equipment cabinets will be within equipment room located on the second floor of the tourist hotel.

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

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

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

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

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

On April 3, 2003, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Sections 711.83 and 303 to allow a wireless telecommunications facility consisting six panel antennas on the rooftop and associated equipment cabinets within the storage room of a tourist hotel (d.b.a. Mission Inn Motel), as part of a wireless telecommunications network operated by Verizon within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

On March 4, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning

¹ PC Resolution 16539, passed March 13, 2003.

Code Sections 711.83 and 303 to modify an existing wireless telecommunications facility by adding three panel antennas to an existing wireless facility located on the rooftop of a tourist hotel (d.b.a. Mission Inn), as part of a wireless telecommunications network operated by Verizon within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

On October 20, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Sections 711.83 and 303 to establish a wireless telecommunications services (WTS) facility consisting of nine panel antennas on the roof and associated equipment cabinets on the second floor of a three-story tourist hotel (d.b.a. Mission Inn) with a Location Preference 2 (Preferred Location – Co-location Site), as part of a wireless telecommunications network operated by AT&T within an NC-2 (Neighborhood Commercial, Small-scale) District and a 40-X Height and Bulk District.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of buildings for the siting of wireless telecommunications facilities. Under the *Guidelines*, the project site is a Location Preference Number 2 (Preferred Location – Co-location Site), as the site contains an existing WTS facility owned and operated by Verizon Wireless.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 700 - 2100 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. The existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by MetroPCS (2) and Verizon (3) but no other antennas are within 100 feet of this site. The estimated ambient RF field from the proposed AT&T wireless transmitters at ground level is calculated to be 0.019 mW/sq. cm., which is 0.81% of the FCC public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit extends 55 feet which includes areas of the roof but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access within 19 feet of the front of the antennas while they are in operation. This area should be marked a prohibited access area with red striping on the rooftop.

10. **Maintenance Schedule.** According to the Project Sponsor, the proposed facility would operate as an unmanned facility. After construction AT&T's maintenance personnel will access the site approximately once a month for maintenance.
11. **Community Outreach.** A Community Outreach Meeting was conducted for the proposed project. The meeting was held at 7:00 PM on Friday, June 8, 2011, at 5630 Mission Street, San Francisco, CA 94112. The Project Sponsor stated that one member of the community attended the meeting and asked general questions regarding the project, other comments about AT&T unrelated to this project, and requested that AT&T continues to work with the community and keep them informed.
12. **Five-year plan:** AT&T submitted its latest five-year plan, as required, in October 2011.
13. **Public Comment.** To date the Department has not received any public comment regarding this application.
14. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the amendments to Planning Code in the following manner:
 - A. **Use.** A WTS facility is considered a public use as defined under Planning Code Section 790.80, which requires Conditional Use authorization within a NC-2 (Neighborhood Commercial, Small-scale) District.
 - B. **Height.** Per Planning Code Section 260(b)(2)(I), radio antennae for transmission, reception, or relay of radio, television or other electronic signals, where permitted as principal or conditional uses are exempt from height limits.
15. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
 - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.
 - i *Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the city to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

The project will be generally desirable and compatible with the surrounding neighborhood because the project will not conflict with the existing use of the property and will be of such size and nature to be compatible with the surrounding nature of the vicinity. The approval of this authorization has been found, first and foremost, to insure public safety, and insure that the

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

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

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

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

The project at 5630 Mission Street is necessary in order to achieve sufficient street and in-building mobile phone coverage. According to the Project Sponsor, the proposed facility will improve wireless service for AT&T wireless customers in the area roughly bounded by Alemany Boulevard, Bellevue Avenue, Oliver Street, and Guttenberg Street.

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

- i The nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

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

The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards. The Department has received information that the proposed wireless system must be

operated so as not to interfere with radio or television reception in order to comply with the provisions of its license under the FCC.

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

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

No significant increase in traffic volume is anticipated with the establishment of the proposed WTS facility. According to the Project Sponsor AT&T representatives will only visit the site about once a month for maintenance work.

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

While some noise and dust may result from the installation of the antennas and transceiver equipment, once the proposed antennas are installed, impacts with regards to the above will likely be insignificant.

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

The project will not impact existing landscaping or open space. The proposed antennas would be located on the roof a building and screened behind frequency transparent screen and painted to match. As a result, the antennas would not be visible from view at the pedestrian level.

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

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

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

2004 HOUSING ELEMENT

HOUSING DENSITY, DENSITY, DESIGN & QUALITY OF LIFE

OBJECTIVE 11 - IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN

FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

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

The project will improve AT&T Wireless coverage in residential, commercial and recreational areas along primary transportation routes in San Francisco.

2009 HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

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

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

The project will improve AT&T Wireless coverage in residential, commercial and recreational areas along primary transportation routes in San Francisco.

URBAN DESIGN

HUMAN NEEDS

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

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The project adequately obscures the proposed antennas screening them behind frequency transparent screen walls that are painted to match the tourist hotel. The related equipment cabinets will be located within an equipment room located on the second floor of the tourist hotel.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1:

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

Policy 2:

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

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

OBJECTIVE 2:

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

Policy 1:

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

Policy 3:

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

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

OBJECTIVE 4:

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

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 2:

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

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

VISITOR TRADE

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

Policy 8.3:

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

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

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

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

Policy 1:

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

Policy 2:

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

Policy 3:

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

Policy 4:

Establish and maintain an adequate Emergency Operations Center.

Policy 5:

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

Policy 6:

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

In the event that traditional land line telephones are rendered inoperable during a natural disaster the project would enhance the ability of the City to protect both life and property from the effects of a fire or natural disaster by improving wireless communication services.

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

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

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

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

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

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

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

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

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

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 711.83 and 303 to allow a wireless telecommunication services facility consisting of nine panel antennas on the roof and associated equipment cabinets on the second floor of a tourist hotel (d.b.a. Mission Inn), as part of a wireless transmission network operated by AT&T on a Location Preference Two (Preferred Location – Co-location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-2 (Neighborhood Commercial, Small-scale) District and a 40-X Height and Bulk District and subject to the conditions of approval attached hereto as **Exhibit A**.

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **October 20, 2011**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 20, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 711.83 and 303 to allow a wireless telecommunication services facility consisting of nine panel antennas on the roof and associated equipment cabinets on the second floor of a tourist hotel (d.b.a. Mission Inn), as part of a wireless transmission network operated by AT&T on a Location Preference Two (Preferred Location – Co-location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-2 (Neighborhood Commercial, Small-scale) District and a 40-X Height and Bulk District

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 20, 2011** under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

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

Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

8. Implementation Costs - WTS.

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

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

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

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

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

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

be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.

- i. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
- ii. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

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

11. Notification prior to Project Implementation Report - WTS. The Project Sponsor shall undertake to inform and perform appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antenna at the time of testing for the Project Implementation Report.

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

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

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

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

13. Periodic Safety Monitoring - WTS. The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.

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

OPERATION

14. Community Liaison. Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall

provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

15. **Out of Service – WTS.** The Project Sponsor or Property Owner shall remove antennae and equipment that has been out of service or otherwise abandoned for a continuous period of six months.

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

16. **Emissions Conditions – WTS.** It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.

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

17. **Noise and Heat – WTS.** The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Control Ordinance. The WTS facility, including power source and any heating/cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.

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

18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.

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

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

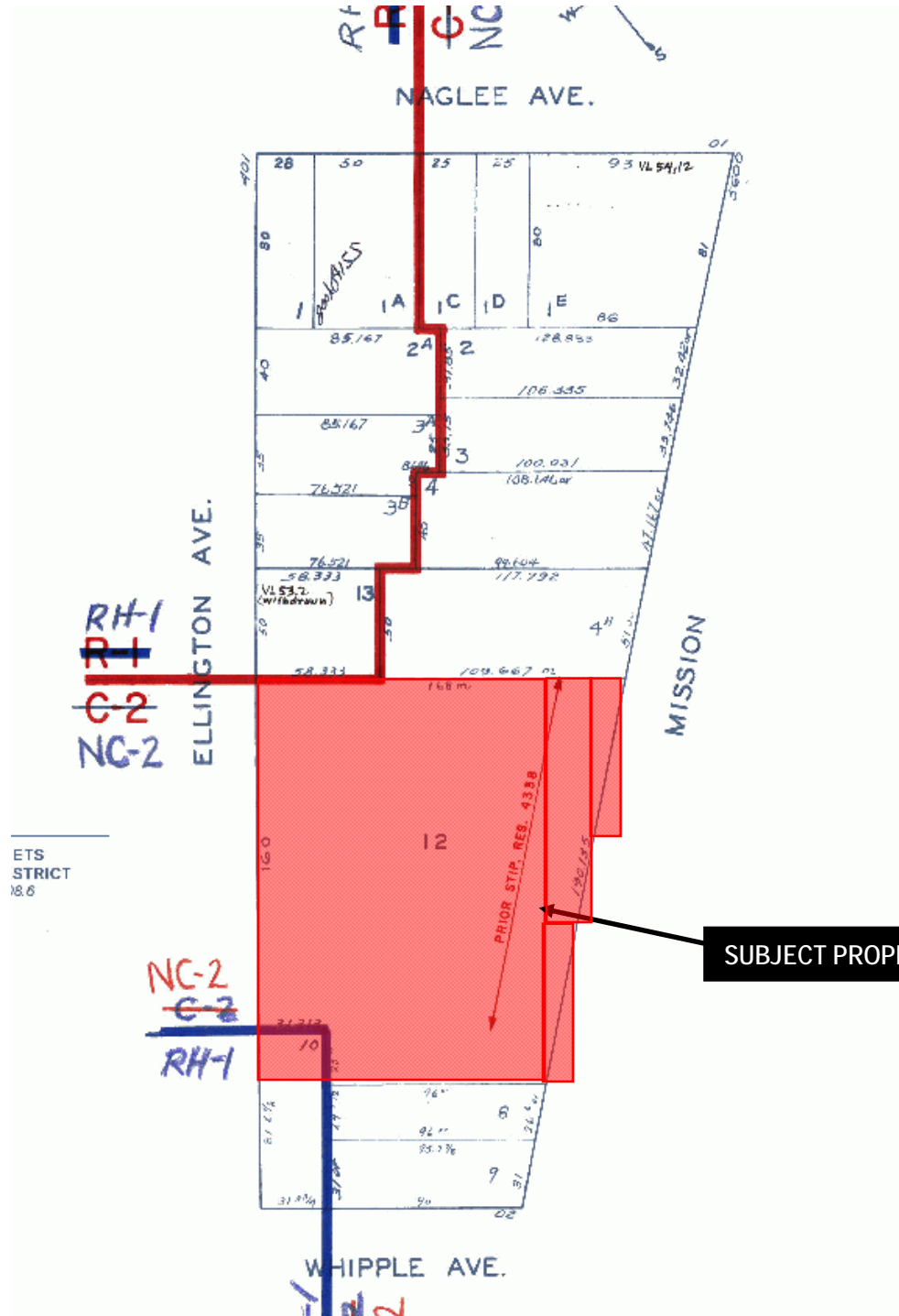
For information about compliance, contact the Department of Technology, 415-581-4000, <http://sfgov3.org/index.aspx?page=1421>

Motion No. XXXXX
Hearing Date: October 20, 2011

CASE NO. 2011.0418 C
5630 Mission Street

ACP:G:\DOCUMENTS\Projects\5630 Mission Street - 2011.0418C\5630 Mission Street - 2011.0418C - Motion.doc

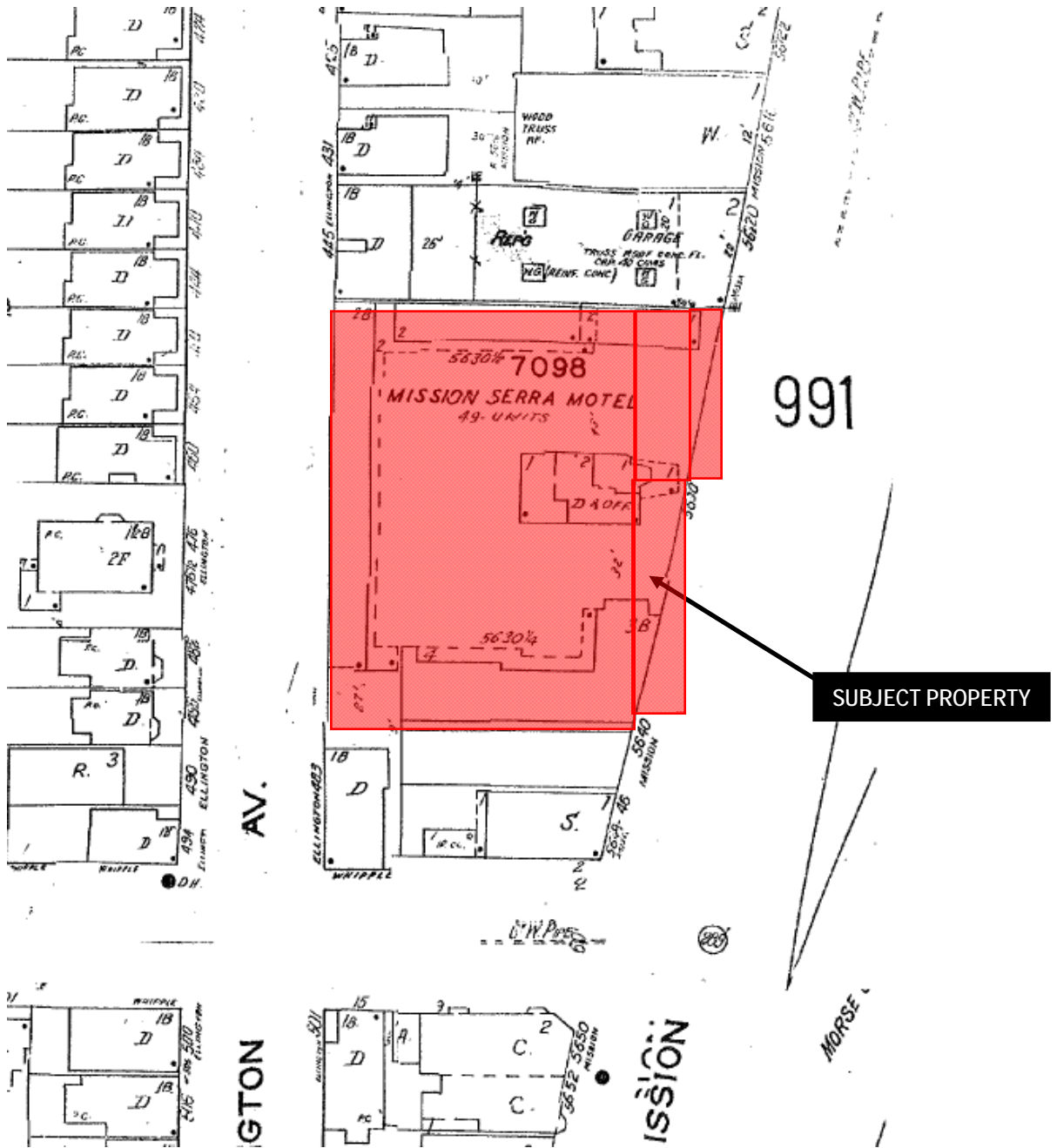
Parcel Map



SUBJECT PROPERTY

Conditional Use Request Hearing
Case Number 2011.0418C
Wireless Telecommunication Services Facility
5630 Mission 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 Request Hearing
 Case Number 2011.0418C
 Wireless Telecommunication Services Facility
 5630 Mission Street

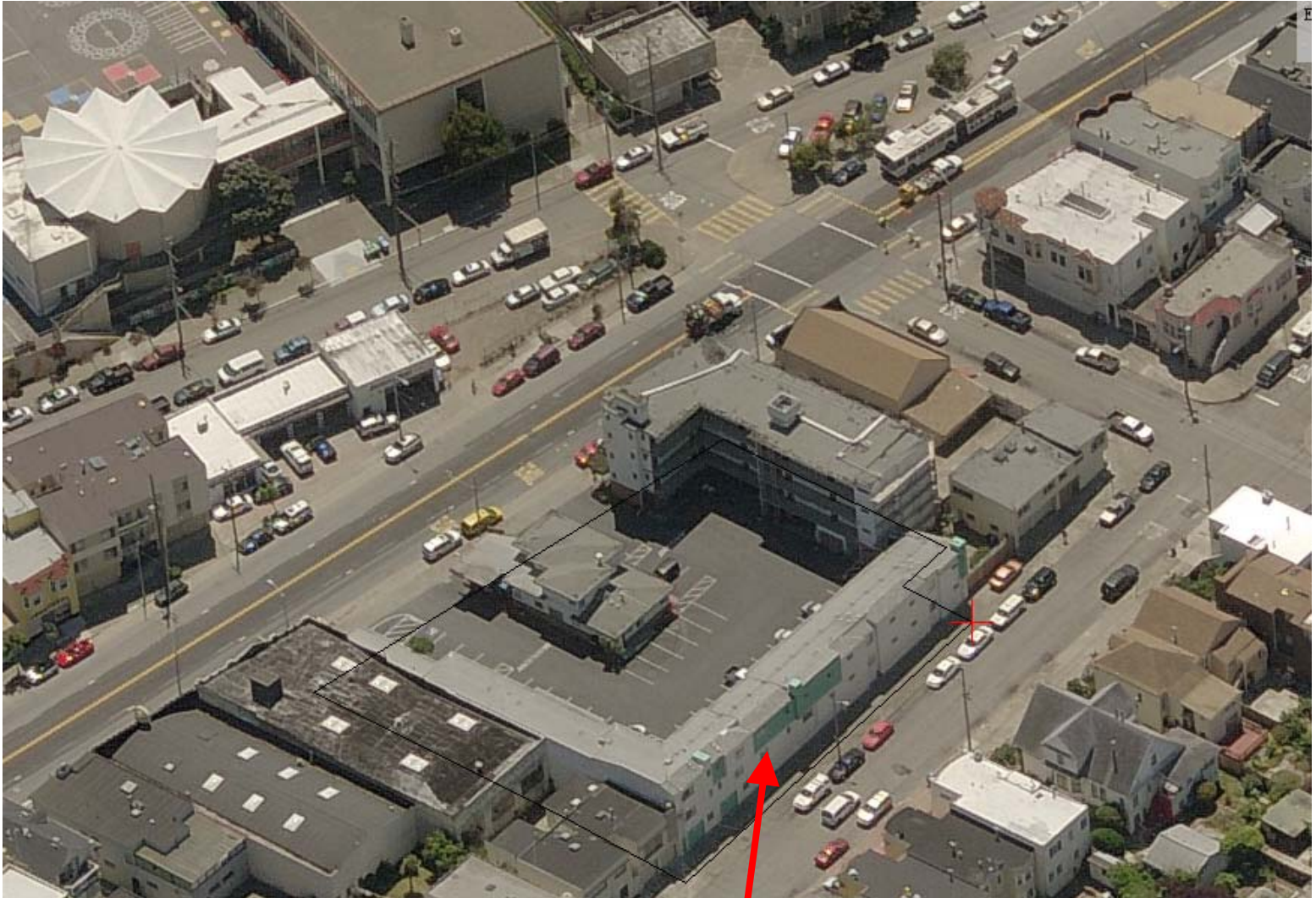
Aerial Photo view looking North



SUBJECT PROPERTY

Conditional Use Request Hearing
Case Number 2011.0418C
Wireless Telecommunication Services Facility
5630 Mission Street

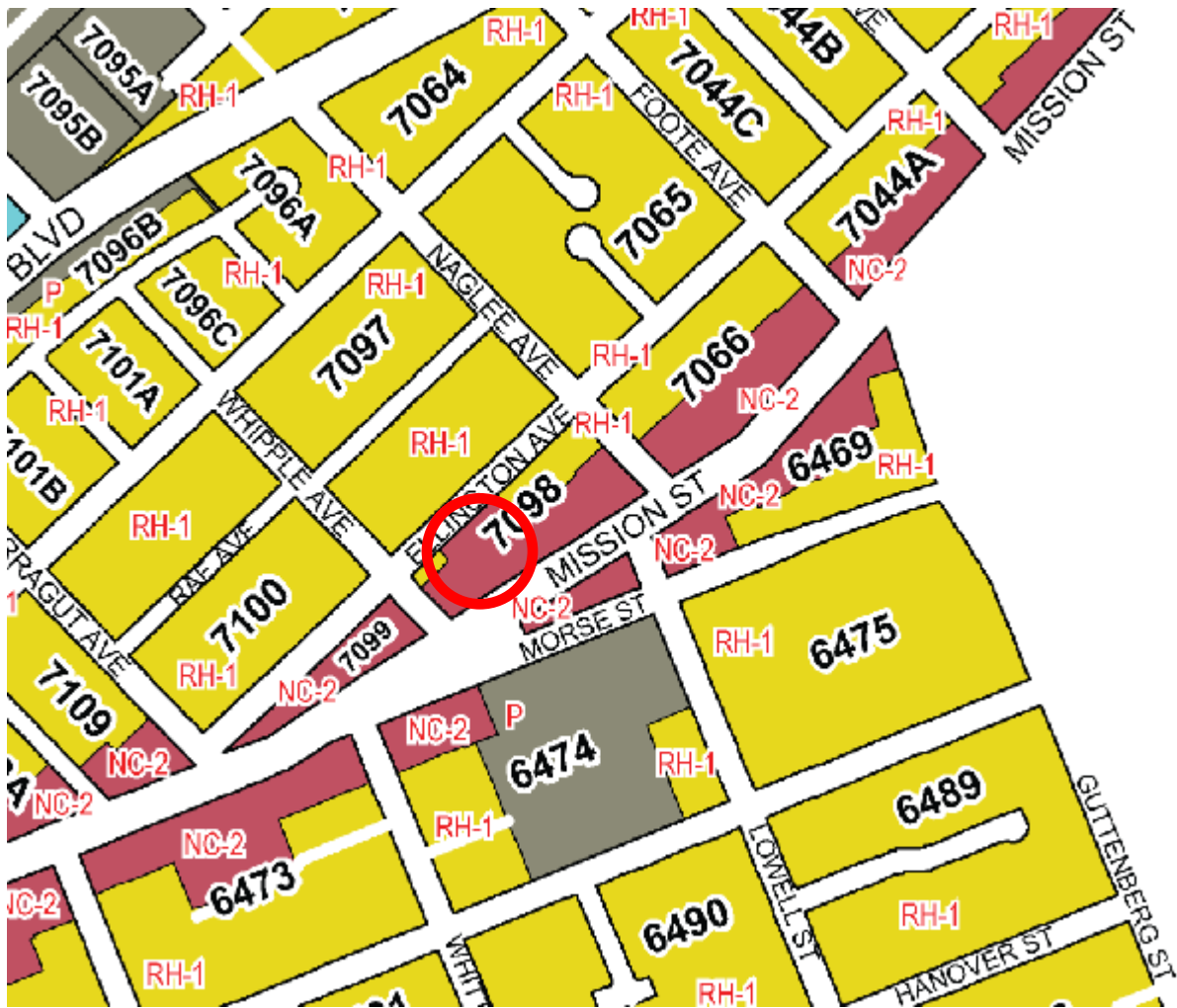
Aerial Photo view looking South



SUBJECT PROPERTY

Conditional Use Request Hearing
Case Number 2011.0418C
Wireless Telecommunication Services Facility
5630 Mission Street

Zoning Map



Conditional Use Request Hearing
Case Number 2011.0418C
Wireless Telecommunication Services Facility
5630 Mission Street

Site Photo



Conditional Use Request Hearing
Case Number 2011.0418C
Wireless Telecommunication Services Facility
5630 Mission Street

Site Photo



Conditional Use Request Hearing
Case Number 2011.0418C
Wireless Telecommunication Services Facility
5630 Mission Street



June 21, 2011

Adrian Putra, Planner
San Francisco Department of Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: Case No. 2011.0418C
Community Meeting for proposed AT&T Mobility facility at 5630 Mission Street.**

Dear Mr. Putra,

On June 8, 2011, AT&T mobility held a community meeting regarding the proposed wireless facility at 5630 Mission Street. The attached notification announced the community presentation was to be held at the Alice Chalmers Clubhouse at 670 Brunswick Street, San Francisco, CA 94112 at 7:00 p.m. Notice of the meeting was mailed out on May 24, 2011 to 420 owners and tenants within 500 feet of the proposed installation and seven neighborhood organizations.

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

Steven Currier of the Outer Mission Residents Association was the only member of the community who attended the meeting. Mr. Currier asked general questions about the project and had other comments about AT&T unrelated to this proposal and requested that we continue working with the community and keep them informed.

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

Sincerely,

A handwritten signature in blue ink that reads "Tony Kim".

Tony Kim
Town Consulting
Representing AT&T Mobility

Attachments:
Community Meeting Notice

NOTICE OF NEIGHBORHOOD MEETING

To: Neighborhood Groups, Neighbors & Owners within 500' radius of
5630 Mission Street

Meeting Information

Date: Wednesday June 8, 2011
Time: 7:00 p.m.
Where: Alice Chalmers Clubhouse
670 Brunswick Street
San Francisco, CA 94112

Site Information

Address: 5630 Mission Street
Block/Lot: 7098 / 012
Zoning: NC-2

Applicant

AT&T Mobility

Contact Information

AT&T Mobility Hotline
(415) 646-0972

AT&T Mobility is proposing to install a wireless communication facility at 5630 Mission Street, needed by AT&T Mobility as part of its San Francisco wireless network. The proposed AT&T Mobility site is an unmanned facility consisting of the installation of nine (9) panel antennas, roof-mounted on the building. The equipment will be located inside the existing building. Plans and photo simulations will be available for your review at the meeting. You are invited to attend an informational community meeting located at the Alice Chalmers Clubhouse, 670 Brunswick Street, on Wednesday June 8, 2011 at 7:00 p.m. to learn more about the project.

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

NOTE: If you require an interpreter to be present at the meeting, please contact our office at (415) 646-0972 no later than 5:00pm on Monday June 6, 2011 and we will make every effort to provide you with an interpreter.

NOTIFICACIÓN DE REUNIÓN DE VECINDARIO

Para: Grupos del vecindario, vecinos y propietarios dentro de un radio de 500' de
5630 Mission Street

Información de la reunión

Fecha: Miércoles 8 de junio de 2011
Hora: 7:00 p.m.
Dónde: Alice Chalmers Clubhouse
670 Brunswick Street
San Francisco, CA 94112

Información del lugar

Dirección: 5630 Mission Street
Cuadra/Lote: 7098 / 012
Zonificación: NC-2

Solicitante

AT&T Mobility

Información de contacto

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

AT&T Mobility propone instalar una instalación de comunicaciones inalámbricas en 5630 Mission Street necesaria para AT&T Mobility como parte de su red inalámbrica en San Francisco. La ubicación propuesta de AT&T Mobility es una instalación sin personal que consiste en la instalación de nueve (9) antenas panel, montadas en el techo del edificio. El equipamiento estará ubicado en el edificio. Habrá planos y fotos disponibles para que usted los revise en la reunión. Se lo invita a asistir a una reunión informativa de la comunidad que se realizará en Alice Chalmers Clubhouse, 670 Brunswick Street el 8 de junio de 2011 a las 7:00 p.m. para tener más información sobre el proyecto.

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

NOTA: Si necesita que un intérprete esté presente en la reunión, por favor, contacte a nuestra oficina al (415) 646-0972 hasta el lunes 6 de junio de 2011 inclusive antes de las 5:00 p.m., y haremos todos lo posible para proporcionarle un intérprete.

社區會議通知

致：Mission 街 5630 號周圍五百英尺內的居民組織、居民和業主

會議資訊

日期：2011 年 6 月 8 日 (星期三)
時間：下午 7:00
地點：加利福尼亞州三藩市 Brunswick 街
670 號 Alice Chalmers Clubhouse (郵編 94112)

設施地點資訊

地址：Mission 街 5630 號
街區 / 地段：7098/012
分區：NC-2

申請公司

AT&T Mobility

聯繫資訊

AT&T Mobility 公司熱線電話
(415) 646-0972

AT&T Mobility 公司計畫在 Mission 街 5630 號安裝一座無線通訊設施，作為 AT&T Mobility 公司在三藩市無線網路的一部分。計畫中的 AT&T Mobility 設施為無人操作設施，將在該建築的樓頂安裝九(9)根平板天線。相關設備將被放置在現有建築內。我們在會上將提供計畫書和類比圖片供您參考。我們誠意邀請您參加定於 2011 年 6 月 8 日 (星期三) 下午 7:00 在 Brunswick 街 670 號 Alice Chalmers Clubhouse 召開的社區通氣會，以便您瞭解有關本專案的更多資訊。

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

注意：如果您需要一名翻譯陪同您出席會議，請在不晚於 2011 年 6 月 6 日 (星期一) 下午 5 點前致電 (415) 646-0972 與本辦公室聯繫，我們將盡力為您配備一名翻譯。



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Michelle Stahlhut
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 5630 Mission St
Site ID: 1456 **SiteNo.:** CC5222B

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: 5
- 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: 6540 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: 6540 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 $\mu\text{w}/\text{cm}^2$)
 Maximum RF Exposure: 0.019 mW/cm^2 Maximum RF Exposure Percent: 3.5
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
 Public_Exclusion_Area Public Exclusion In Feet: 55
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 19

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 5630 Mission Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed similar antennas operated by MetroPCS (2) and Verizon (3) but no other antennas within 100 feet of this site. AT&T Wireless proposes to install 9 new antennas. The antennas will be mounted at a height of 44 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.019 mW/sq cm., which is 3.5 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 55 feet which includes areas of the roof but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 19 feet of the front of the antennas while they are in operation. This area should be marked a prohibited access area with red striping on the rooftop.

 Not Approved, additional information required.

 Not Approved, does not comply with Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC Standard

 ¹ Hours spent reviewing

Charges to Project Sponsor (in addition to previous charges, to be received at time of receipt by S)

Signed:



Dated: 10/11/2011

Patrick Fosdahl

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

**AT&T Mobility • Proposed Base Station (Site No. CC5222B)
5630 Mission 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. CC5222B) proposed to be located at 5630 Mission 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 the undersigned engineer on October 6, 2011, a non-holiday weekday, and reference has been made to information provided by AT&T, including zoning drawings by TRK Engineering, Ltd., dated September 28, 2011.

Checklist

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

Installed above the roof the four-story motel located at 5630 Mission Street were two directional panel antennas for use by MetroPCS and three similar antennas for use by Verizon Wireless. 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. CC5222B)
5630 Mission Street • San Francisco, California**

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 Andrew directional panel antennas – three Model TBXLHB-6565A-VM and six Andrew Model DBXNH-6565A-R2M – above the roof of the four-story motel located at 5630 Mission Street. The antennas would be mounted with up to 6° downtilt at an effective height of about 43½ feet above ground, 7½ feet above the roof, and would be oriented in identical groups of three toward 10°T, mounted on the northeast face of the stairwell penthouse, and toward 120°T and 220°T, mounted within a new view screen enclosure to be constructed above the roof.

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. The maximum power ratings of the MetroPCS and Verizon transmitters are not known.

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

The maximum effective radiated power proposed by AT&T in any direction is 6,540 watts, representing simultaneous operation at 1,820 watts for AWS, 2,640 watts for PCS, 1,300 watts for cellular, and 780 watts for 700 MHz service.

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

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted 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 RF exposure level due to the proposed AT&T operation by itself is calculated to be 0.019 mW/cm², which is 3.5% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to be below 4% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 55 feet out from the antenna faces and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building, but does not reach any publicly accessible areas. The maximum calculated cumulative level at any nearby building* is 8.8% of the public limit.

* Including the three-story apartments.

**AT&T Mobility • Proposed Base Station (Site No. CC5222B)
5630 Mission Street • San Francisco, California**

9. Describe proposed signage at site.

It is recommended that access to the roof stairs continue to be kept locked, so that the AT&T antennas are not accessible to the general public. To prevent occupational exposures in excess of the FCC guidelines, no access within 19 feet directly in front of the antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Marking "Prohibited Access Areas" with red stripes on the roof of the building in front of the antennas and "Worker Notification Areas" with yellow stripes, as shown in Figure 1 attached, and posting explanatory warning signs[†] at the roof access door and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines. Similar measures should already be in place for the other carriers at the site; applicable keep-back distances for those carriers have not been determined as part of this study.

10. Statement of authorship.

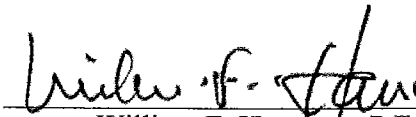
The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

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

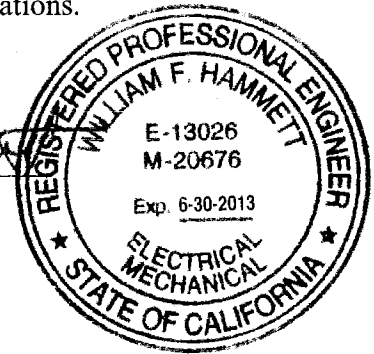
AT&T Mobility • Proposed Base Station (Site No. CC5222B)
5630 Mission Street • San Francisco, California

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 5630 Mission Street in San Francisco, California, can comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, can not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Marking roof areas and posting explanatory signs is recommended to establish compliance with occupational exposure limitations.



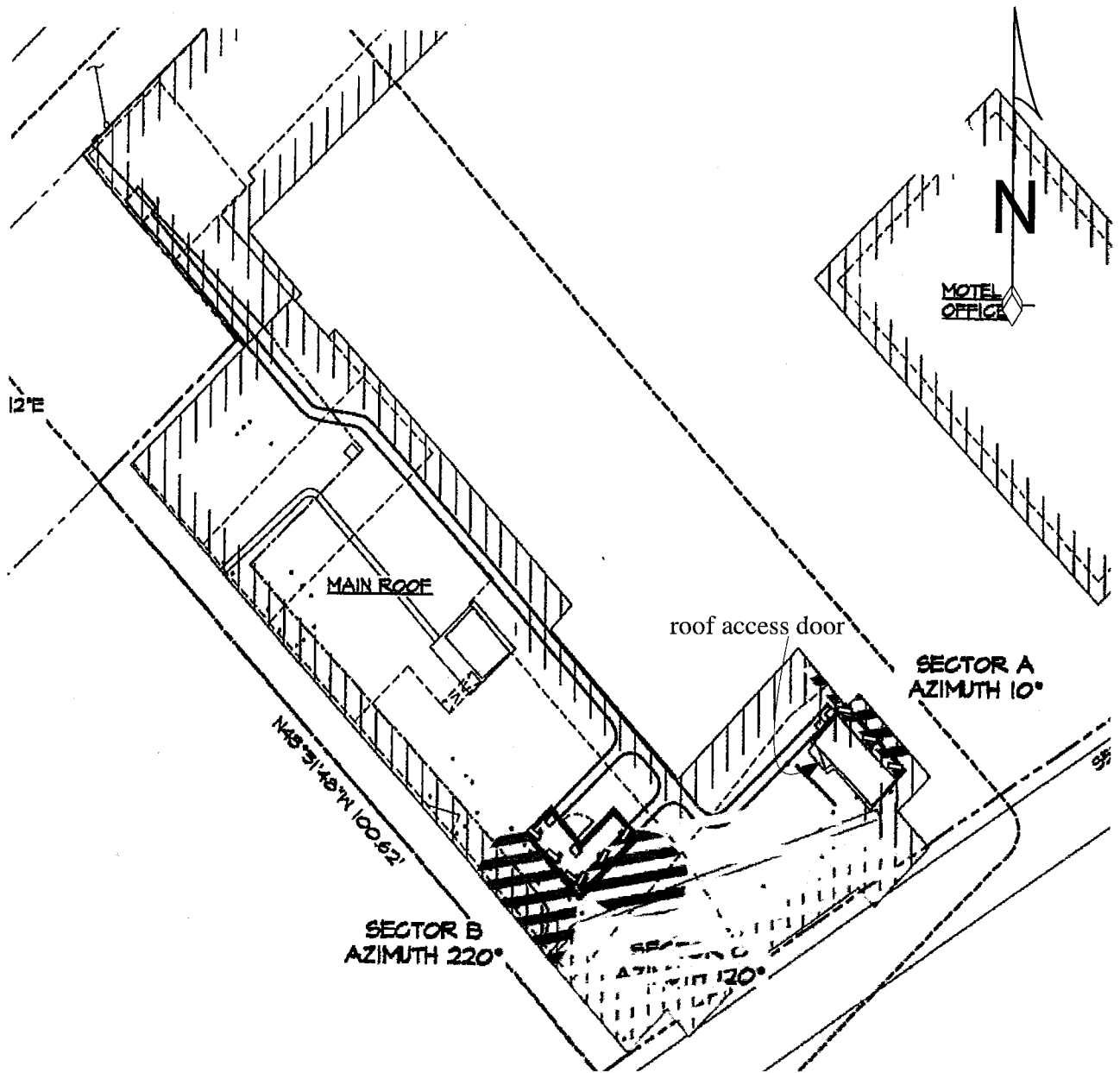
William F. Hammett, P.E.
707/996-5200



October 6, 2011

AT&T Mobility • Proposed Base Station (Site No. CC5222)
5630 Mission Street • San Francisco, California

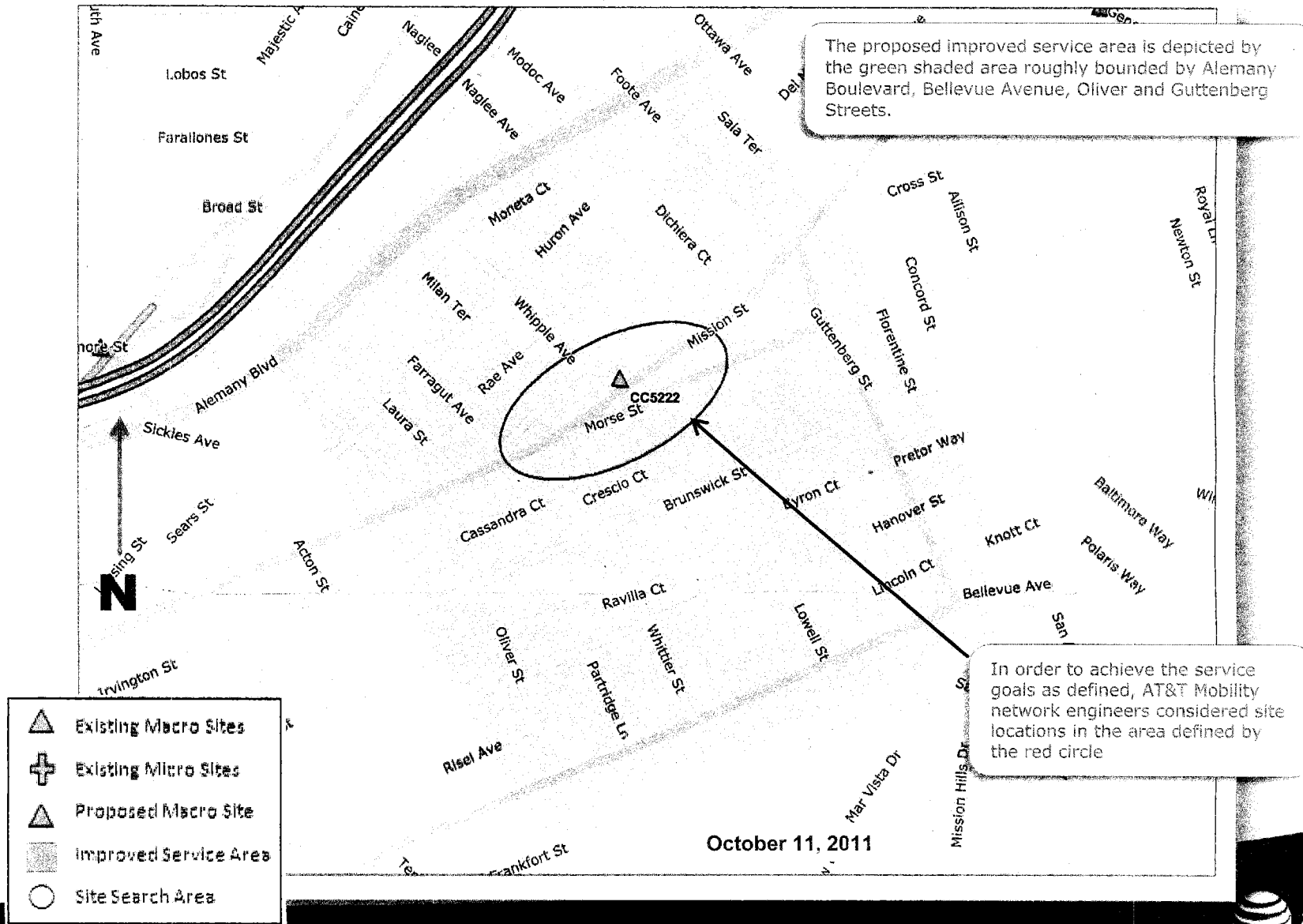
Striping to Identify “Prohibited Access Areas” (red)
and “Worker Notification Areas” (yellow)



Notes:
Base drawing from TRK Engineering, Ltd, dated September 28, 2011.
“Prohibited Access Areas” should be marked with red paint stripes,
“Worker Notification Areas” should be marked with yellow paint
stripes, and explanatory warning signs should be posted outside the
areas, readily visible to authorized workers needing access. See text.

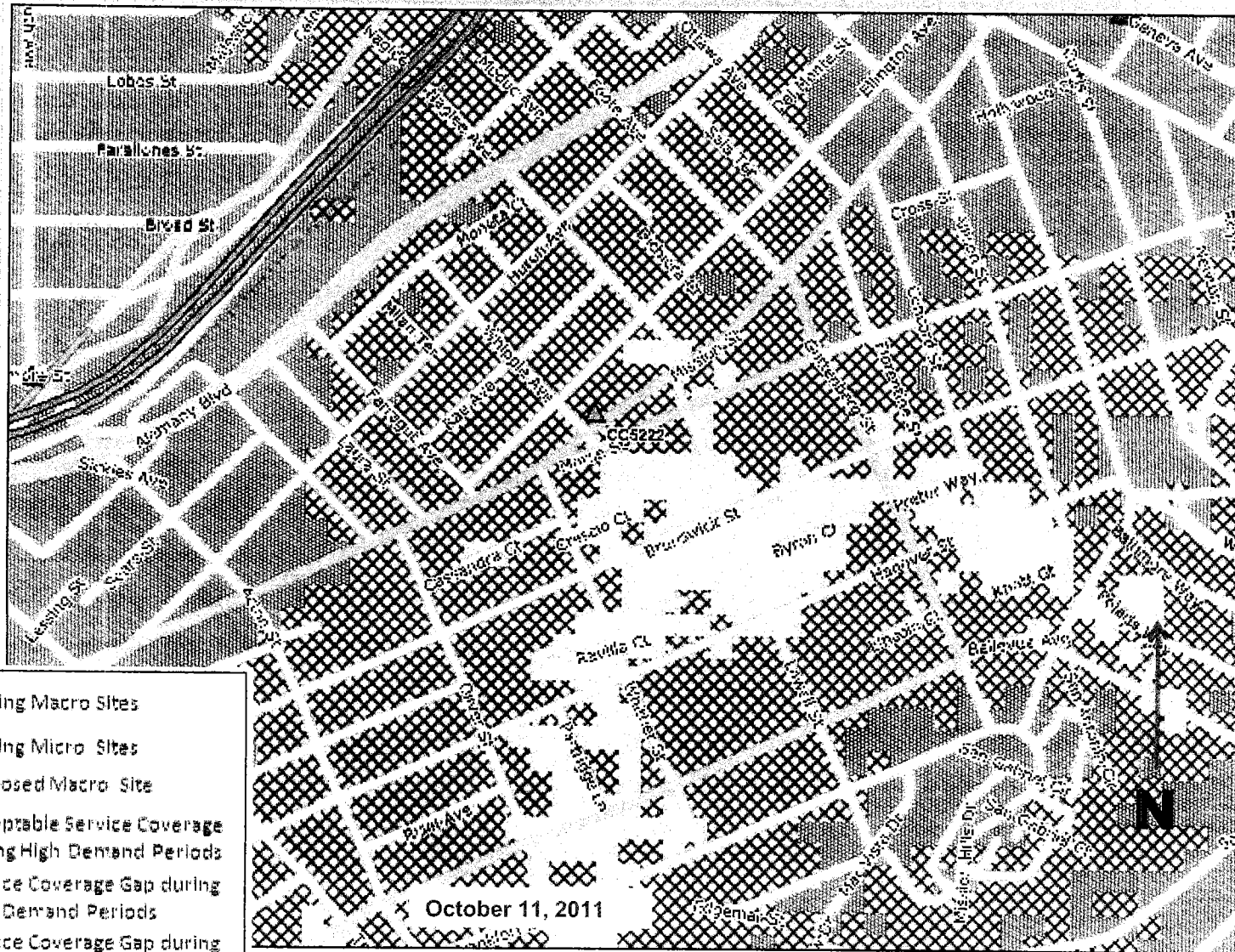
Service Improvement Objective (CC5222)

5630 Mission St



Proposed Site at 5630 Mission St (CC5222)

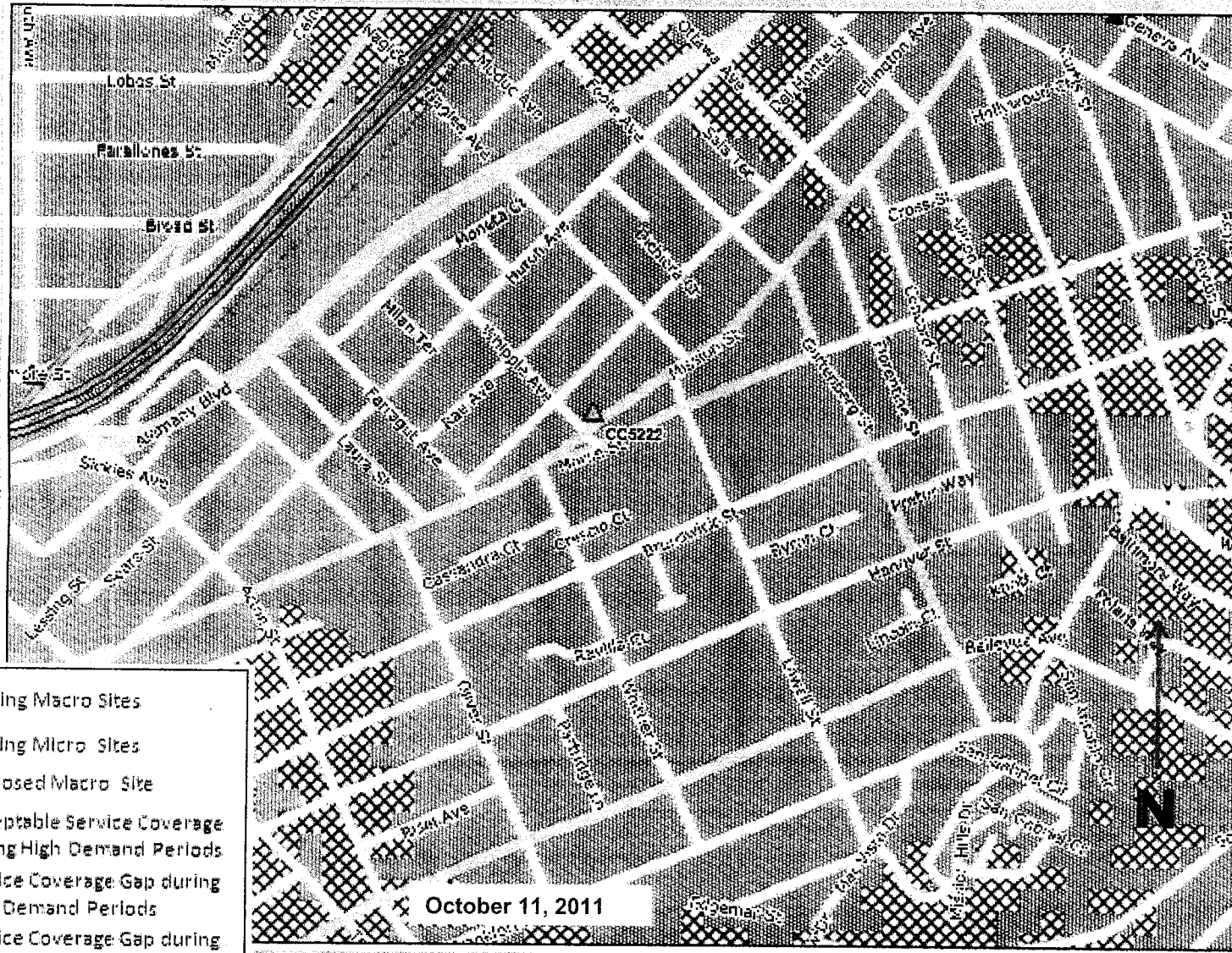
Service Area BEFORE site is constructed



- ▲ 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

Proposed Site at 5630 Mission St (CC5222)

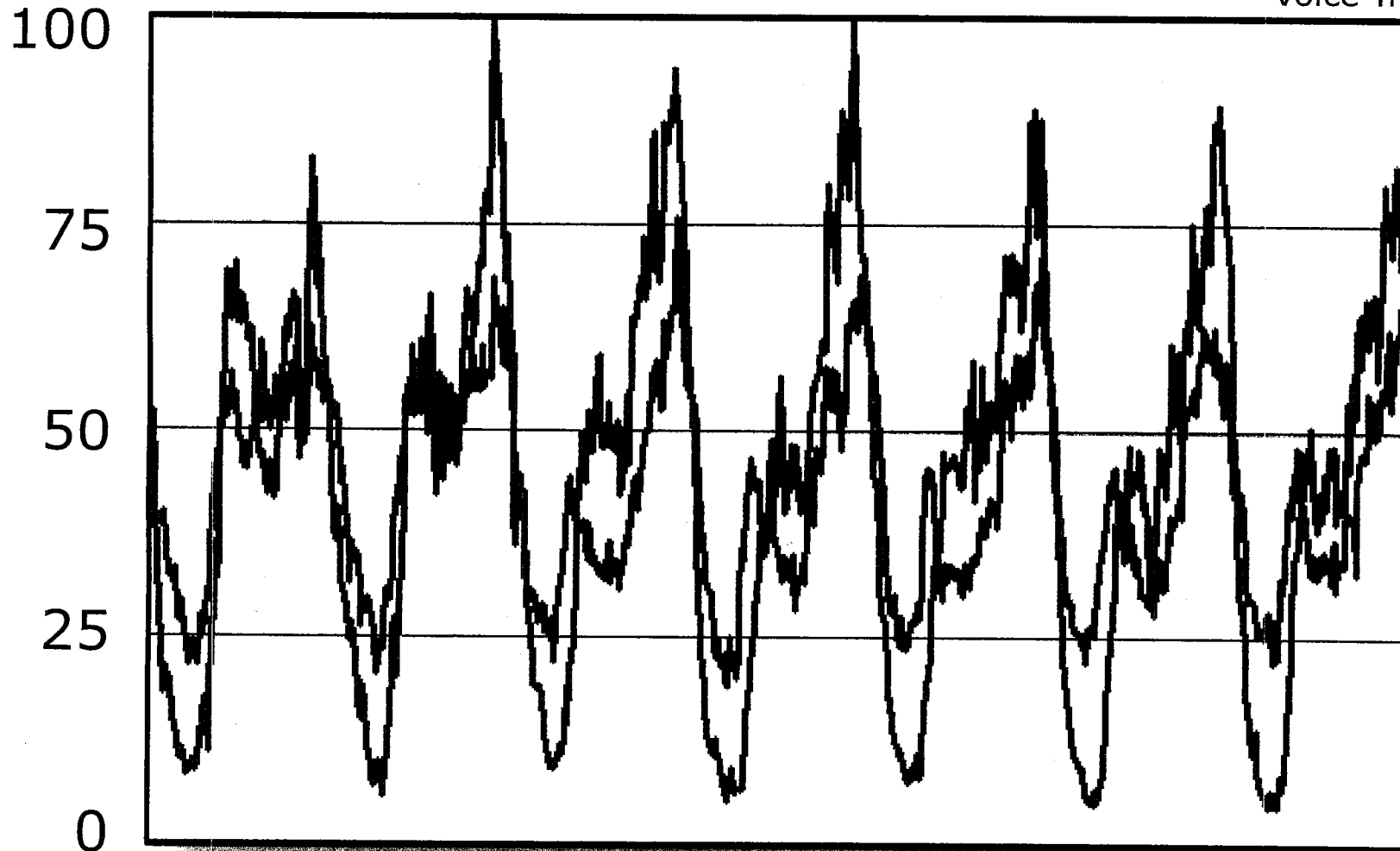
Service Area AFTER site is constructed



- ▲ 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

Current 7-Day Traffic Profile for the Location of CC5222

———— Data Traffic
———— Voice Traffic

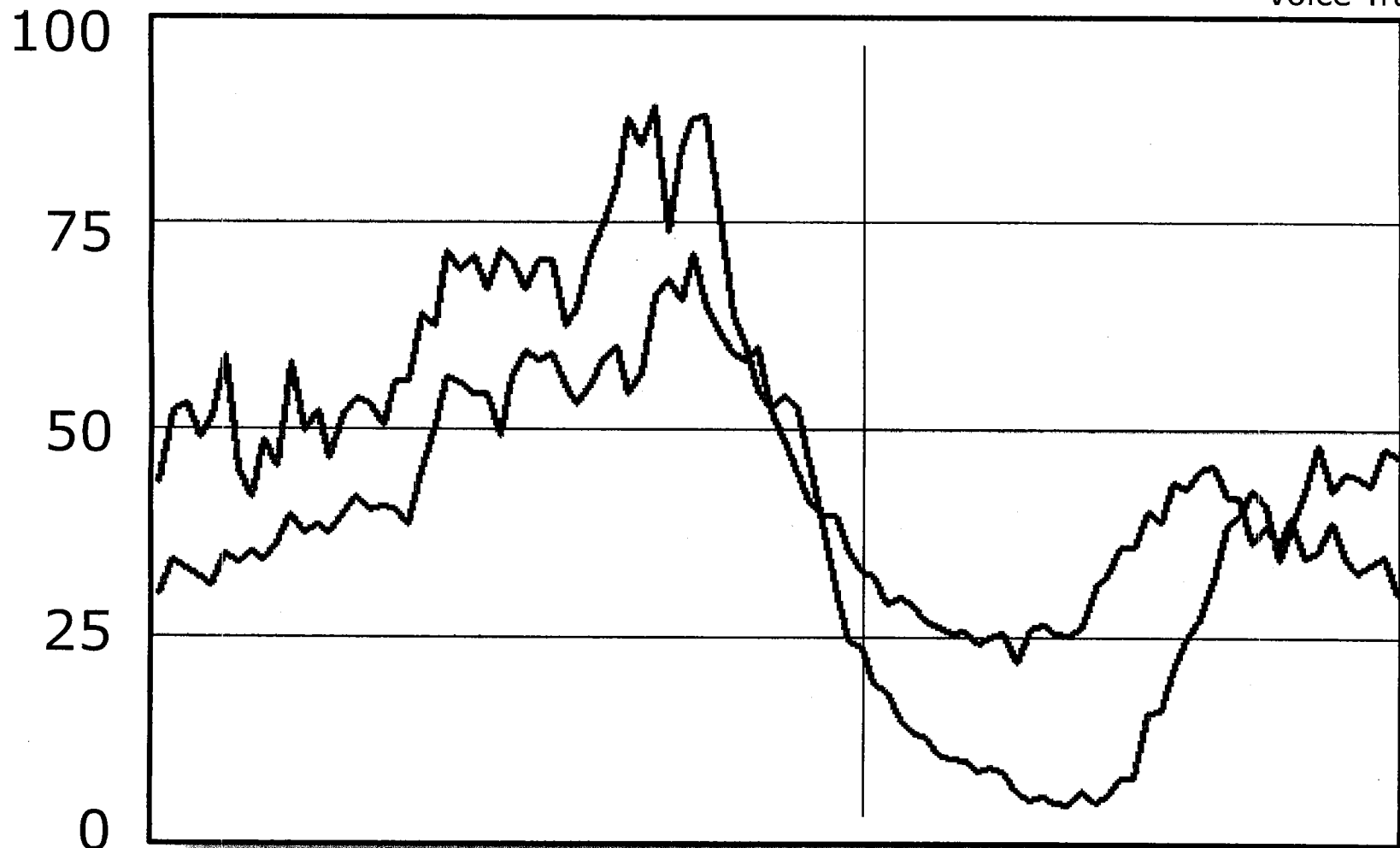


September 16, 2011



Current 24-Hour Traffic Profile for the Location of CC5222

———— Data Traffic
———— Voice Traffic



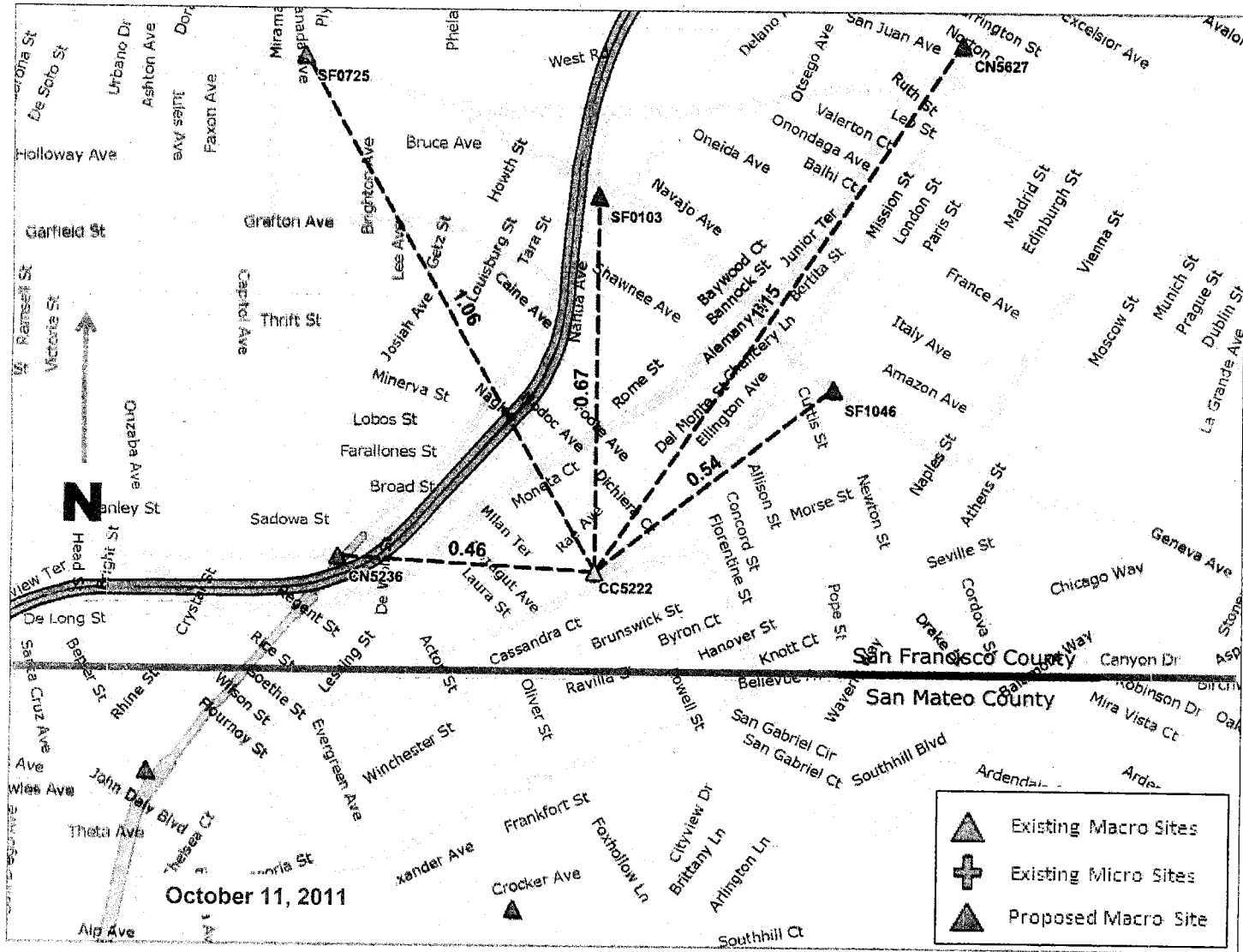
Noon

Midnight



Existing Surrounding Sites at 5630 Mission St

CC5222



Distance Between Wireless Facilities as Proposed

Site Number	Status	Approximate Distance to Proposed Site
CC5222 5630 MISSION STREET	Proposed Macro Site	0.00 miles
CN5236 107 SAGAMORE AVENUE	Existing Macro Site	0.46 miles
SF0725 1344 OCEAN AVENUE (PRE 1996)	Existing Macro Site	1.06 miles
SF0103 401 GENEVA AVENUE	Existing Macro Site	0.67 miles
SF1046 965 GENEVA AVENUE (888 PARIS STREET)	Existing Macro Site	0.54 miles

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

Macro Site: Increased height, increased gain, panel antennas

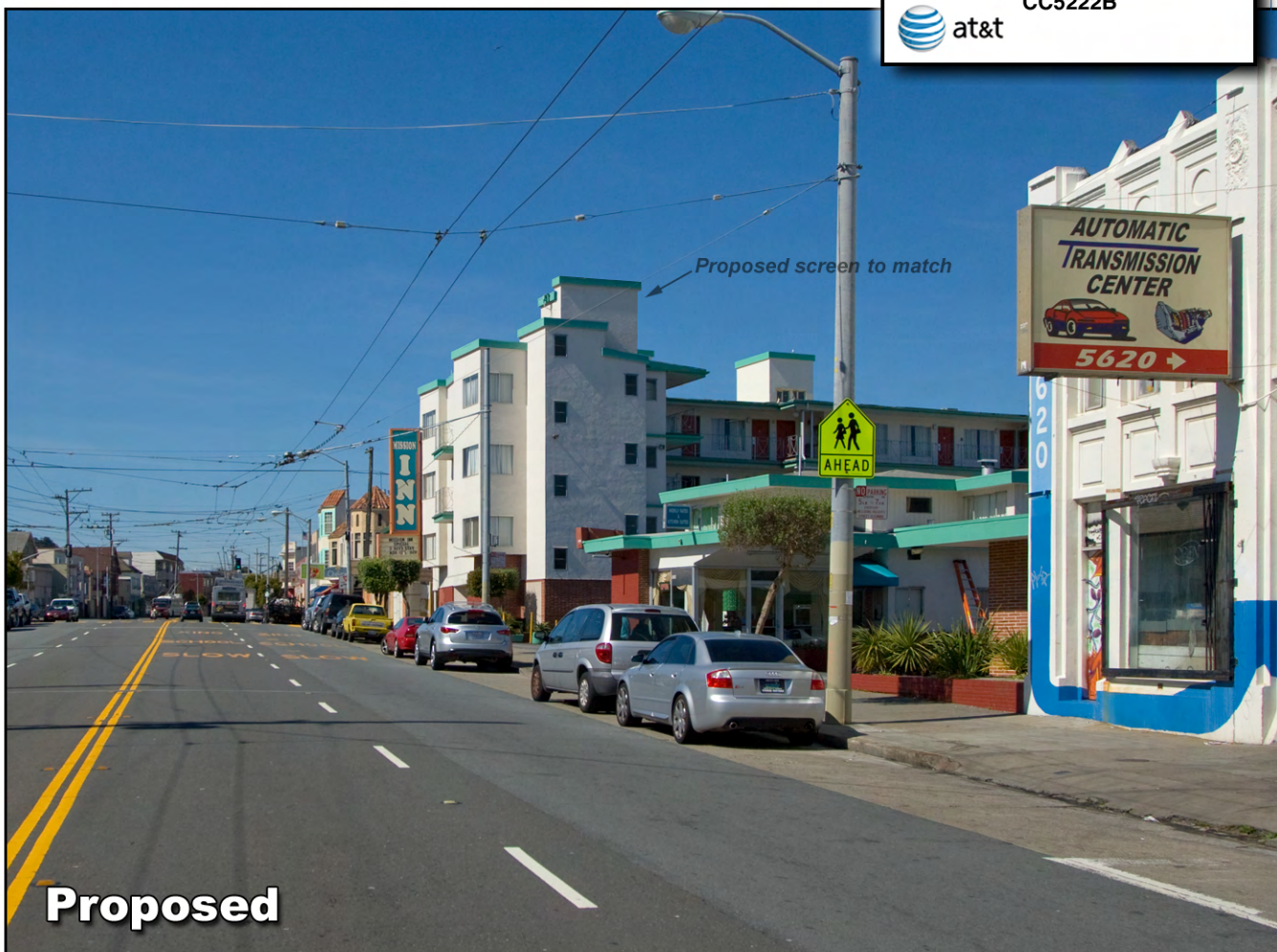
Photosimulation of view looking southwest along Mission Street.



Existing

Mission Inn Motel
 5630 Mission Street
 San Francisco, CA 94112
 CC5222B

 at&t



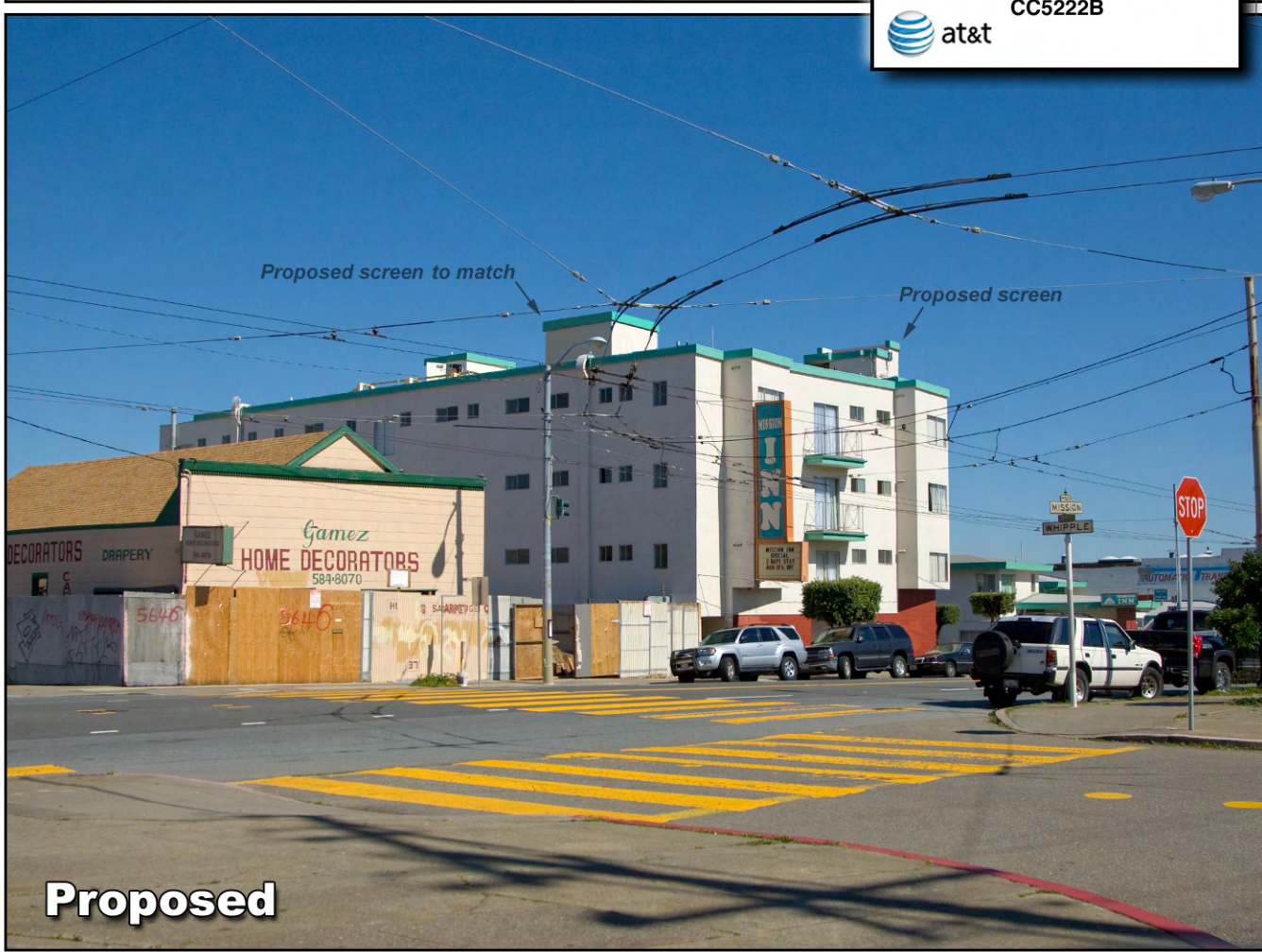
Proposed

Photosimulation of view looking north from Morse Street, across Mission at Whipple.



Existing

Mission Inn Motel
 5630 Mission Street
 San Francisco, CA 94112
 CC5222B



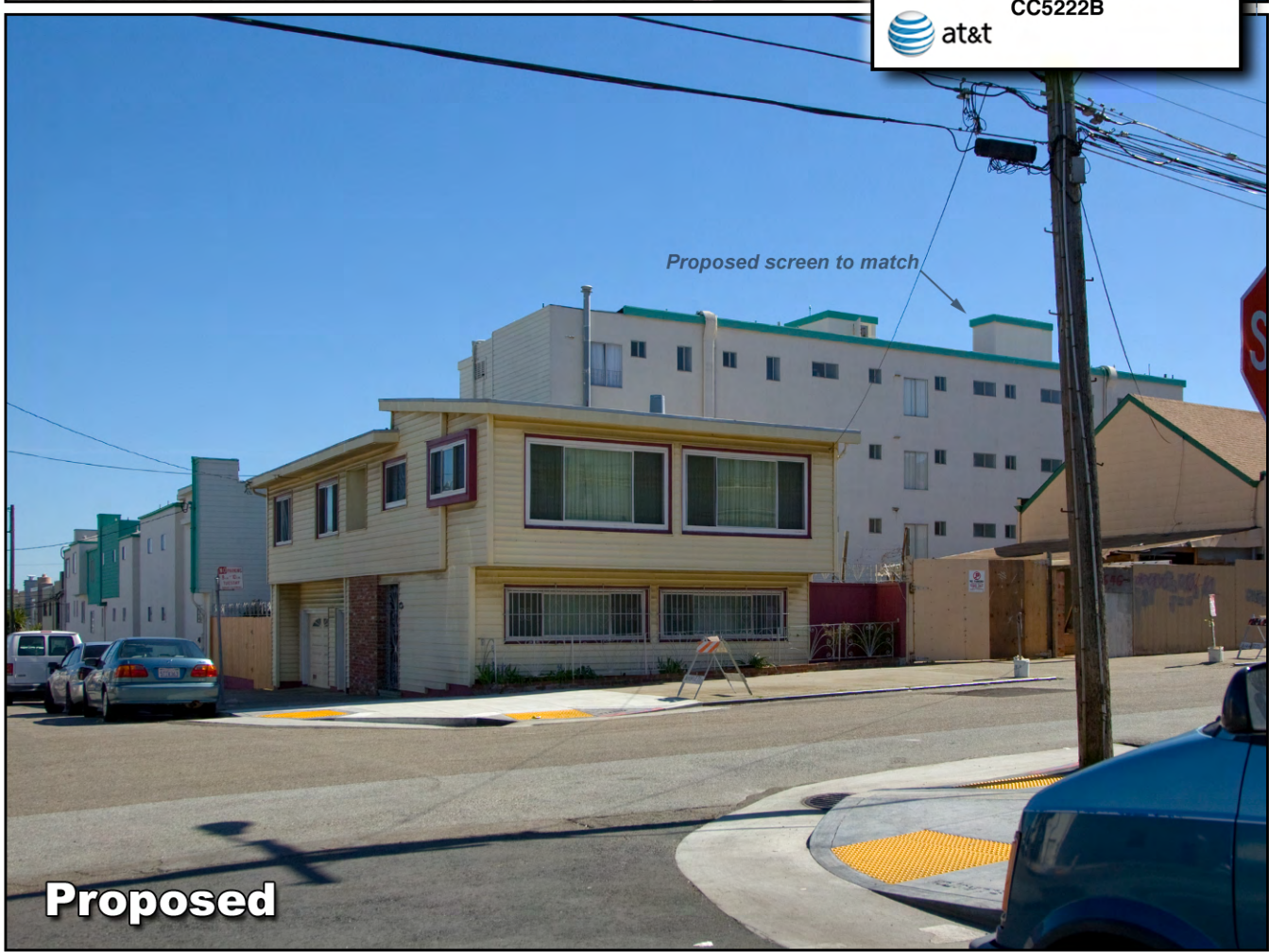
Proposed

Photosimulation of view looking east from Ellington Ave at Whipple Ave.



Existing

Mission Inn Motel
5630 Mission Street
San Francisco, CA 94112
CC5222B



Proposed

DRAWING INDEX

REV. NO.	DWG. NO.	DESCRIPTION
6	Z-1	COVER SHEET
1	LS-1	SITE SURVEY
6	Z-2	SITE PLAN
6	Z-3	PARTIAL ROOF PLAN
6	Z-4	EQUIPMENT ROOM LAYOUT
6	Z-5	SOUTHEAST ELEVATION
6	Z-6	SOUTHWEST ELEVATION
6	Z-7	NORTHWEST ELEVATION
6	Z-8	NORTHEAST ELEVATION
6	Z-9	UMTS AND GSM EQUIPMENT CABINET DETAILS
6	Z-10	DC POWER PLANT AND BATTERY BACKUP UNIT
6	Z-11	LTE RACK DETAILS
6	Z-12	BATTERY BACKUP UNIT DETAILS
6	Z-13	RF DETAILS

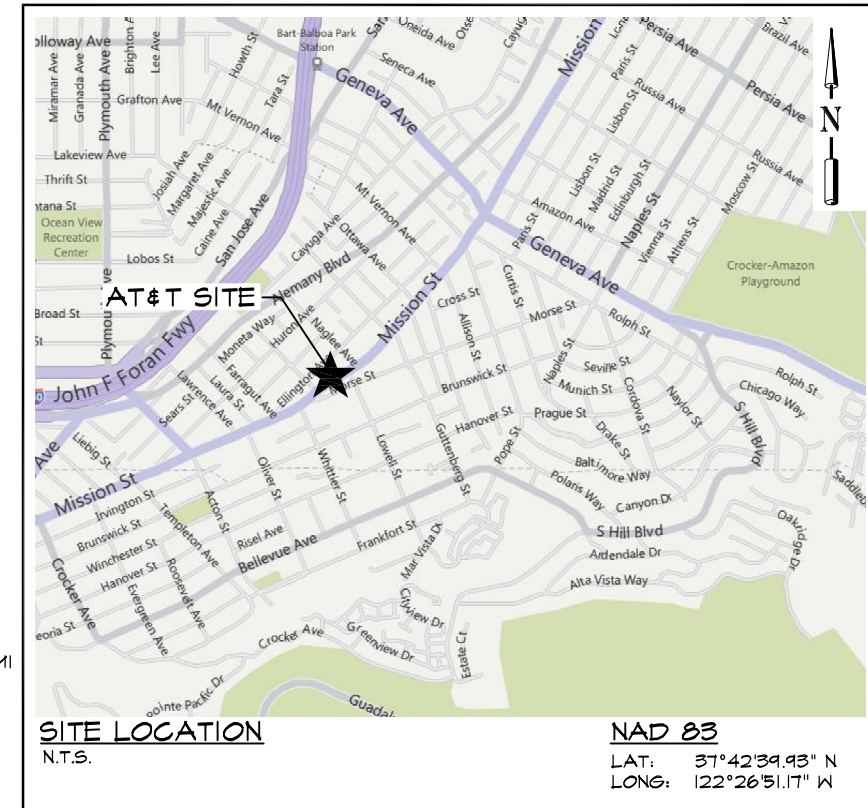


MISSION INN MOTEL

CC5222B

DIRECTIONS FROM AT&T'S SAN FRANCISCO OFFICE:

-HEAD EAST ON BUSH ST TOWARDS CLAUDE LN 0.1 MI
 -TURN RIGHT AT MONTGOMERY ST 0.2 MI
 -TURN SLIGHTLY LEFT AT MONTGOMERY ST 0.2 MI
 -TURN RIGHT AT HOWARD ST 0.3 MI
 -TURN LEFT AT 4TH ST 0.7 MI
 -TURN RIGHT AT KING ST 0.2 MI
 -CONTINUE ONTO I-280 S 6.4 MI
 -TAKE EXIT 50 FOR CA-82 N/ SAN JOSE AVE TOWARD CA-1 N/ MISSION ST 0.3 MI
 -MERGE ONTO CA-82 S/ EL CAMINO REAL/ SAN JOSE AVE 341 FT
 -TURN LEFT AT SICKLES AVE 427 FT
 -TURN LEFT AT ALEMANY BLVD 0.1 MI
 -TURN RIGHT AT LAWRENCE AVE 0.2 MI
 -TURN LEFT AT MISSION ST
 -ARRIVE AT 5630 MISSION ST, SAN FRANCISCO, CA



PROJECT NO: 1054-036

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1054-036Z1

SUBMITTALS

6	SEP 28/11	REVISED PER ERICSSON
5	SEP 20/11	REVISED PER ERICSSON
4	SEP 09/11	REVISED PER ERICSSON
3	AUG 3/11	REVISED PER ERICSSON
2	APR 29/11	REVISED PER RF
1	APR 15/11	REVISED PER ERICSSON
0	MAR 08/11	100% ZDS
B	FEB 17/11	REVISED EQUIPMENT LOCATION
A	JAN 10/11	ISSUED FOR REVIEW

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

MISSION INN MOTEL
 CC5222B
 5630 MISSION ST
 SAN FRANCISCO, CA
 94112

SHEET TITLE

COVER SHEET

SHEET NUMBER

Z-1

PROJECT ADDRESS:

5630 MISSION ST
 SAN FRANCISCO, CA 94112

APN:

7098-12

DESCRIPTION OF WORK:

THE PROJECT CONSISTS OF THE INSTALLATION OF EQUIPMENT CABINETS INSIDE EXISTING 2ND FLOOR ROOM AND THE INSTALLATION OF (9) PANEL ANTENNAS SCREENED ON THE ROOFTOP

APPLICANT:

AT&T
 430 BUSH STREET
 SAN FRANCISCO, CA 94108

PROPERTY OWNER:

JACK GIUSTO, JR.
 MOTELS MISSION SERRA INC.
 7525 MISSION STREET
 DALY CITY, CA 94014
 PHONE: (650) 992-7090

CODE INFORMATION:

ZONING CLASSIFICATION:	NC-2
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:	44.7' A.G.L. (T.O. EXISTING PARAPET) 46.2' A.G.L. (T.O. PROPOSED ANTENNA SCREEN)

PROJECT ENGINEER:

TRK ENGINEERING LTD.
 #201 - 17688 66TH AVE
 SURREY, BC V3S 7X1, CANADA
 CONTACT: RANDY MARKS
 TEL: (604) 574-6432
 FAX: (604) 574-6431
 TOLL FREE: 1-877-345-4045
 EMAIL: mail@trkeng.com
 WEB: www.trkeng.com

SURVEYOR:

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

CONSTRUCTION MANAGER:

ERICSSON
 CONTACT: EARLE EARLEY
 PHONE: (408) 636-3717

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:

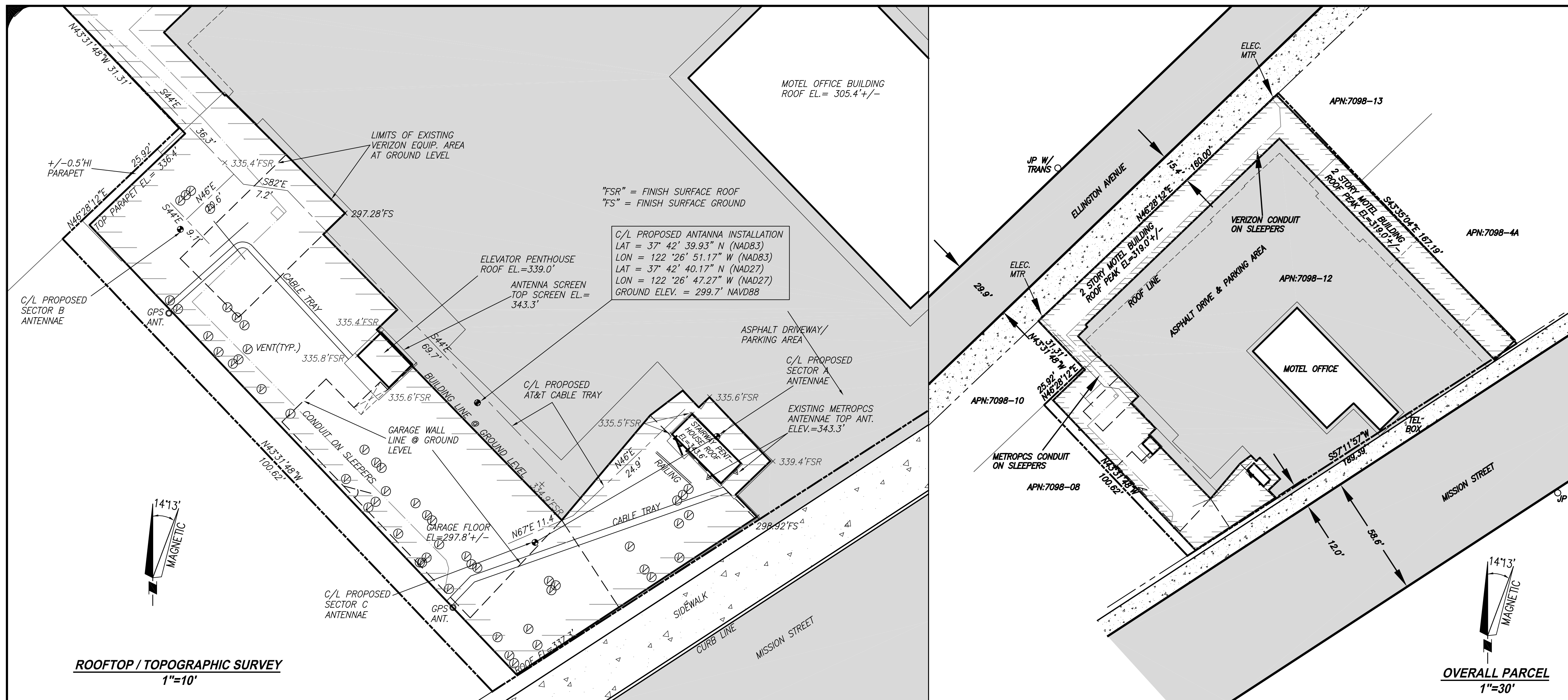
CITY OF SAN FRANCISCO

ACCESSIBILITY:

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

APPROVAL LIST

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



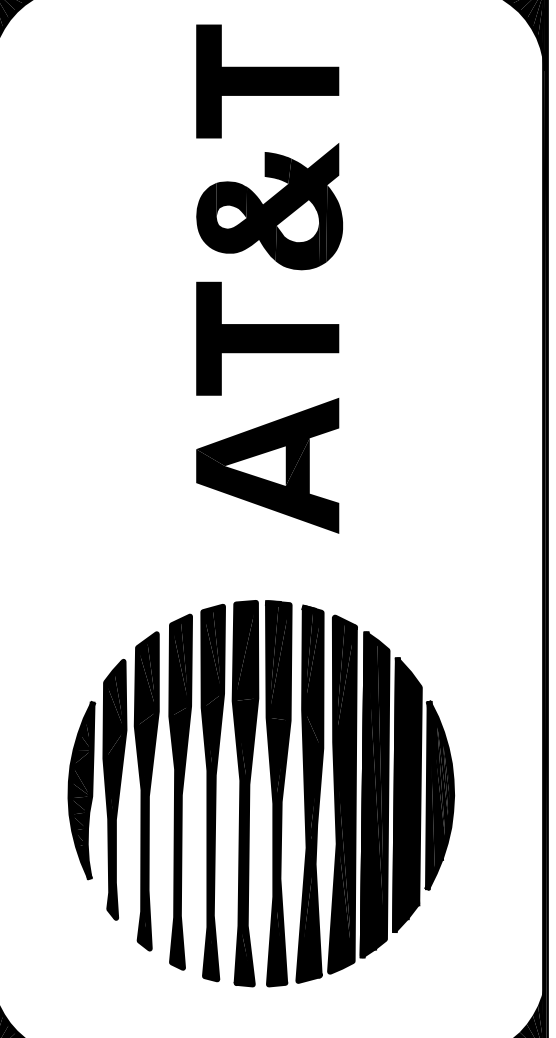
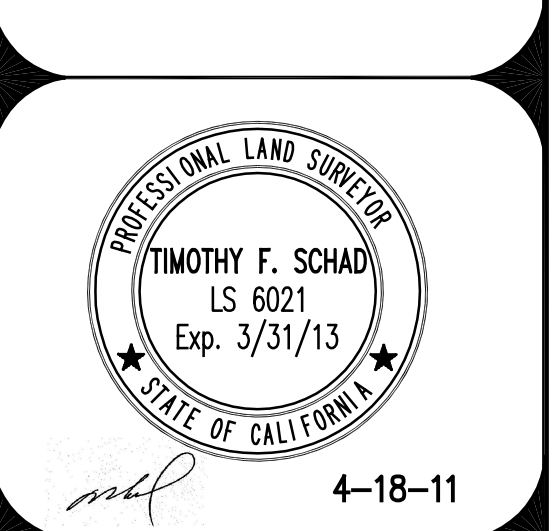
LEGEND

---	PROPERTY LINE
---	FLOW LINE
TEL --- TEL	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
OG	ORIGINAL GROUND
TC	TOP OF CURB
BFC	BOTTOM FACE OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
TBW	TOP BACK OF WALK
⊙	GROUND WELL
C/L	CENTERLINE
⊕	BOLLARD
⊖	VENT

ISSUE STATUS

DATE	DESCRIPTION	REV.
1-10-11	ADD PENTHOUSE DET.	TS
4-18-11	1-A CERT.	TS

TIMOTHY SCHAD, L.S.
 10888 ROUND VALLEY RD.
 GRASS VALLEY, CA. 95948
 PHONE (530) 871-7477
 FAX: (530) 871-7877



CC-5222B
"MISSION INN MOTEL"
 5630 MISSION ST.
 SAN FRANCISCO, CA 94112
 SAN FRANCISCO COUNTY
 APN: 7098-012

SHEET TITLE:
SITE SURVEY

LS-1

1-A ACCURACY CERTIFICATION

DATE OF SURVEY: DECEMBER 22, 2010
 SITE NUMBER / NAME: CC-5222B / MISSION INN MOTEL
 TYPE: PROPOSED ROOFTOP INSTALLATION
 SITE ADDRESS: 5630 MISSION ST., SAN FRANCISCO, CA. 94112

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

C/L PROPOSED ANTENNA INSTALLATION
 LAT = 37° 42' 39.93" N (NAD83) LAT = 37° 42' 40.17" N (NAD27)
 LON = 122° 26' 51.17" W (NAD83) LON = 122° 26' 47.27" W (NAD27)

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

GROUND ELEVATION (@ ALL SECTORS): 299.7 FT. NAVD88 (0.0' A.G.L.)
 TOP OF STRUCTURE (TOP EXIST. PARAPET): 244.4 FT. NAVD88 (44.7' A.G.L.)
 TOP PROPOSED HIGHEST ANTENNA: 245.4 FT. NAVD88 (45.7' A.G.L.)
 OVERALL HEIGHT OF STRUCTURE: 245.9 FT. NAVD88 (46.2' A.G.L.)
 (TOP PROPOSED ANTENNA SCREEN)

THE ACCURACY STANDARDS FOR THIS CERTIFICATION ARE AS FOLLOWS:
 GEODETIC COORDINATES: +/- FIFTEEN (15) FEET (NAD-83)
 ELEVATIONS: +/- THREE (3) FEET (NAVD-88)

SURVEY NOTES

- ALL LATITUDES AND LONGITUDES ARE NAD 83, ALL ELEVATIONS ARE NAVD 88 (UNLESS NOTED OTHERWISE).
- 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.
- DATE OF FIELD SURVEY DECEMBER 22, 2010.
- PRELIMINARY TITLE REPORT NO. 359849, PREPARED BY STEWART TITLE CO. 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.

ROOFTOP / TOPOGRAPHIC SURVEY
 1"=10'

OVERALL PARCEL
 1"=30'

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:

PARCEL I
 LOT NO. 4, IN BLOCK NO. 23, AS SAID LOT AND BLOCK ARE DELINEATED UPON THAT CERTAIN MAP ENTITLED WEST END MAP NO. 2, RECORDED MAY 1, 1863, IN LIBER 2A AND B OF MAPS, AT PAGE 47 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

PARCEL II
 LOT NO. 5, IN BLOCK NO. 23, WEST END MAP NO. 2, ACCORDING TO MAP FILED MAY 1, 1863 AND RECORDED IN MAP BOOK 2 AND B OF MAPS, AT PAGE 47, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

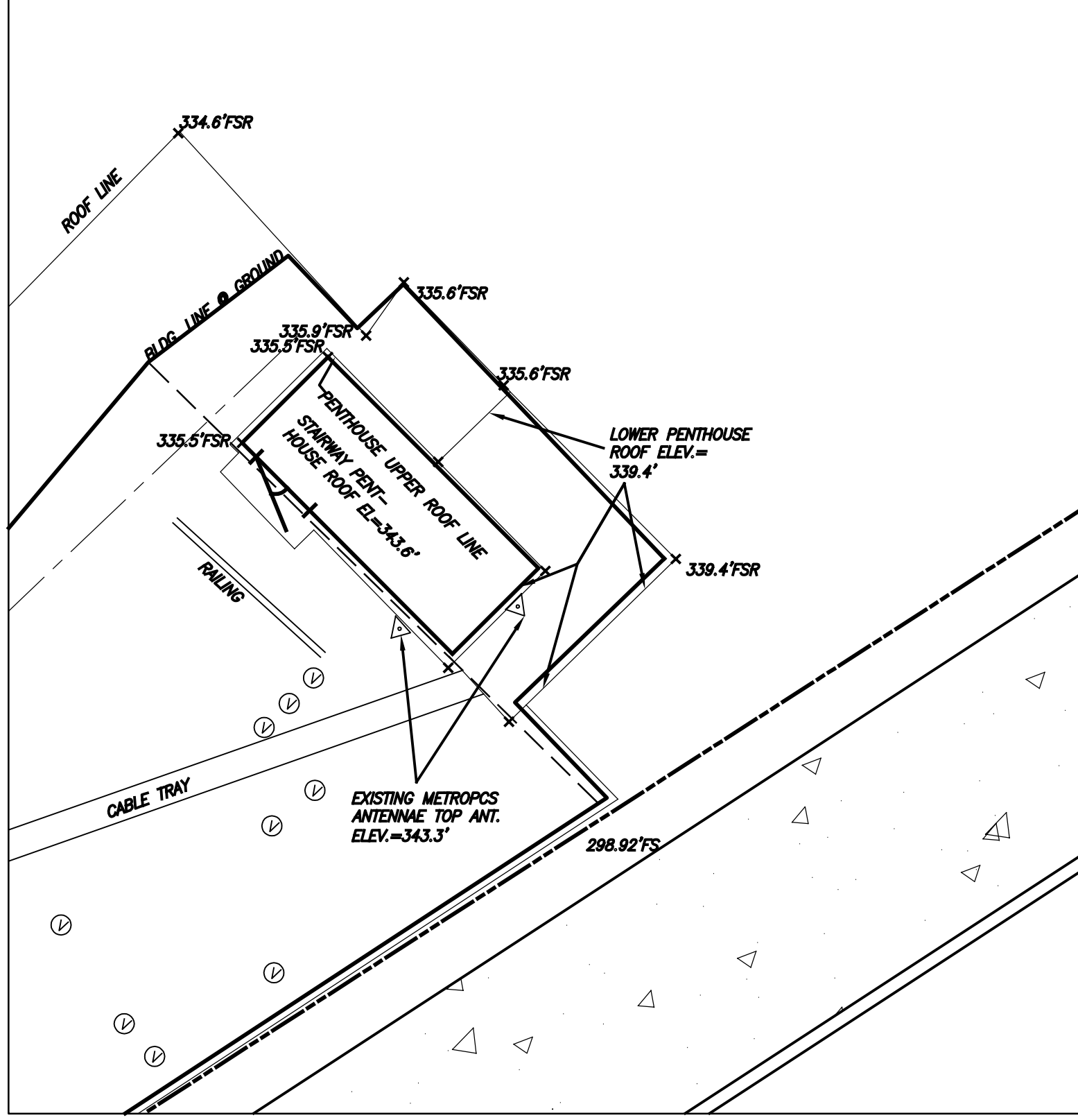
PARCEL III
 COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF MISSION STREET WITH THE NORTHEASTERLY LINE OF LOT 6, IN BLOCK 23, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP HERINAFTER REFERRED TO; RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 6, 96 FEET AND 8-3/4 INCHES TO A POINT DISTANT THEREON 31 FEET AND 3-1/4 INCHES SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF ELLINGTON AVENUE; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET AND 11 INCHES, MORE OR LESS, TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED OF TRUST EXECUTED BY EDWARD D. SWIFT TO GEORGE N. MITCHELL, ET AL. RECORDED IN BOOK 125 OF DEEDS, AT PAGE 26, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON DECEMBER 2, 1907; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 96 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF MISSION STREET; AND THENCE NORTHEASTERLY ALONG SAID LINE OF MISSION STREET 26 FEET AND 6 INCHES, MORE OR LESS, TO THE POINT OF COMMENCEMENT; BEING PORTION OF LOT 6, IN BLOCK 23, AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED WEST END MAP NO. 2, RECORDED MAY 1, 1863, IN BOOK 2 A AND B OF MAPS, AT PAGE 47, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NUMBER LOT 12, BLOCK 7098

LEASE AREA

PROPOSED LEASE IS WITHIN EXISTING BUILDING

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



STAIRWELL PENTHOUSE DETAIL
 1"=5'



VICINITY MAP (N.T.S.)



NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A DRAWING PREPARED BY TIMOTHY SCHAD, ARCHITECT, DATED DECEMBER 22, 2010.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, CITY OF SAN FRANCISCO, AND DESCRIBED AS FOLLOWS:
 PARCEL I:
 LOT NO. 4, IN BLOCK NO. 23, AS SAID LOT AND BLOCK ARE DELINEATED UPON THAT CERTAIN MAP ENTITLED WEST END MAP NO. 2, RECORDED MAY 1, 1863, IN LIBER 2A AND B OF MAPS, AT PAGE 47 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
 PARCEL II:
 LOT NO. 5, IN BLOCK NO. 23, WEST END MAP NO. 2, ACCORDING TO MAP FILED MAY 1, 1863 AND RECORDED IN MAP BOOK 2 A AND B OF MAPS, AT PAGE 47, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
 PARCEL III:
 COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF MISSION STREET WITH THE NORTHEASTERLY LINE OF LOT 6, IN BLOCK 23, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP HEREINAFTER REFERRED TO; RUNNING THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 6, 96 FEET AND 3-3/4 INCHES TO A POINT DISTANT THEREON 31 FEET AND 3-1/4 INCHES SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF ELLINGTON AVENUE; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET AND 11 INCHES, MORE OR LESS, TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED OF TRUST EXECUTED BY EDWARD D. SWIFT TO GEORGE N. MITCHELL, ET AL, RECORDED IN BOOK 125 OF DEEDS, AT PAGE 26, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA, ON DECEMBER 2, 1907; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 96 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF MISSION STREET; AND THENCE NORTHEASTERLY ALONG SAID LINE OF MISSION STREET 26 FEET AND 6 INCHES, MORE OR LESS, TO THE POINT OF COMMENCEMENT, BEING PORTION OF LOT 6, IN BLOCK 23, AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED, WEST END MAP NO. 2, RECORDED MAY 1, 1863, IN BOOK 2 A AND B OF MAPS, AT PAGE 47, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.



PROJECT NO: 1059-036

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1059-03622

SUBMITTALS

6	SEP 28/11	REVISED PER ERICSSON
5	SEP 20/11	REVISED PER ERICSSON
4	SEP 09/11	REVISED PER ERICSSON
3	AUG 3/11	REVISED PER ERICSSON
2	APR 25/11	REVISED PER RF
1	APR 15/11	REVISED PER ERICSSON
0	MAR 08/11	100% ZD'S
B	FEB 17/11	REVISED EQUIPMENT LOCATION
A	JAN 10/11	ISSUED FOR REVIEW

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

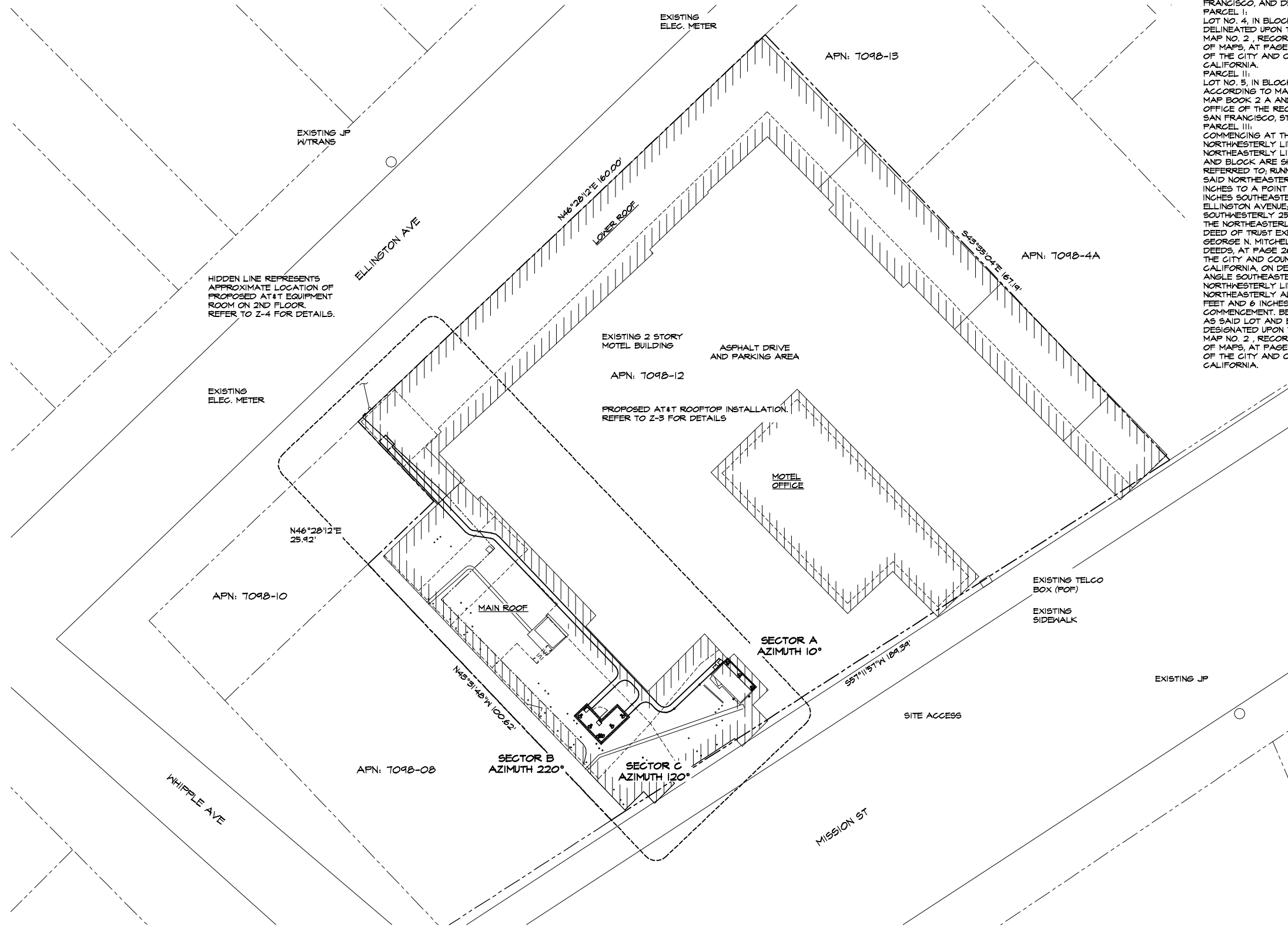
MISSION INN MOTEL
 005222B
 5630 MISSION ST
 SAN FRANCISCO, CA
 94112

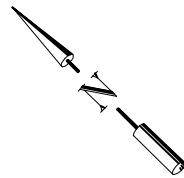
SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-2

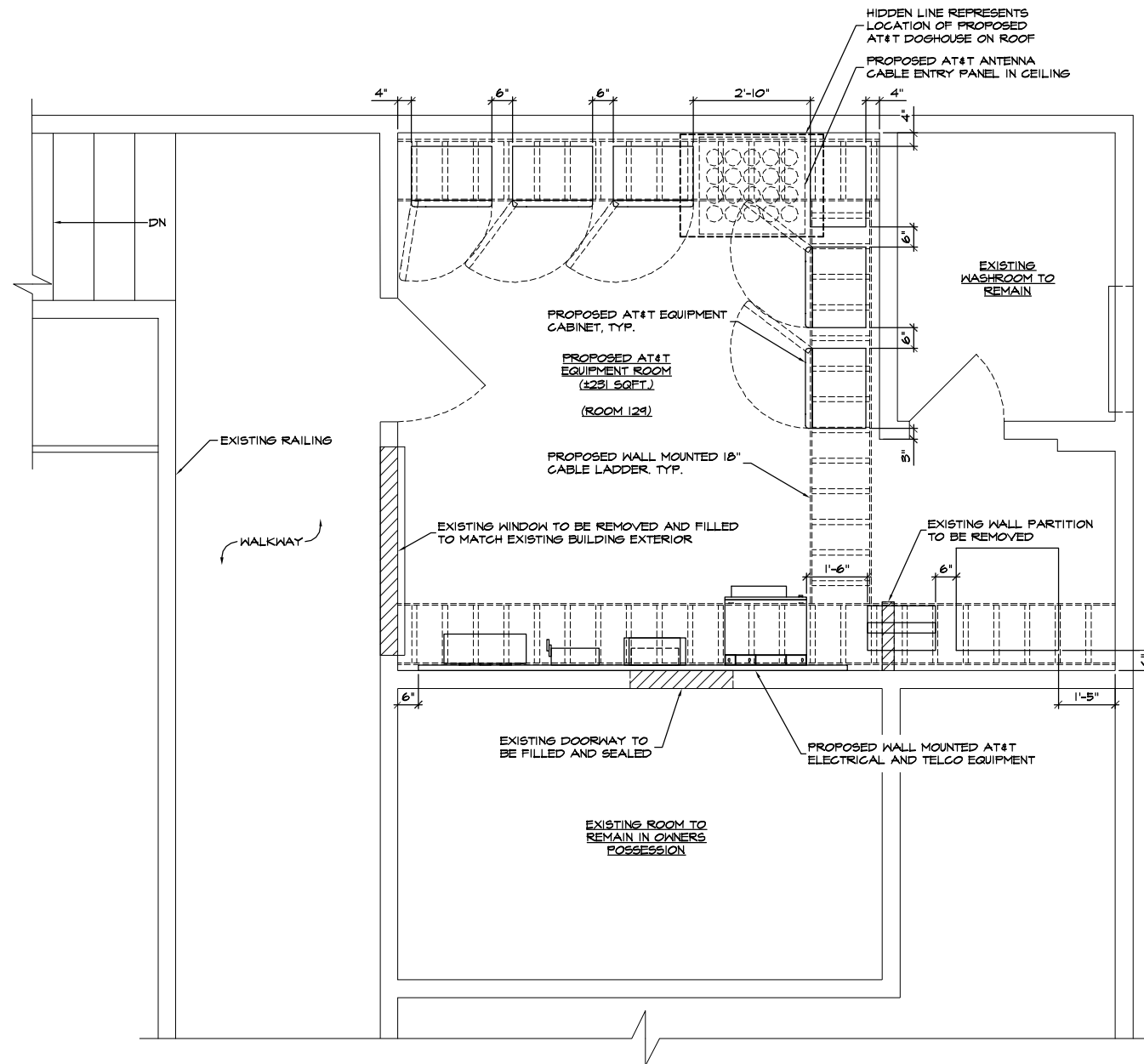




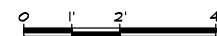
DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED

NOTES:

1. 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.
2. 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.
3. CONTRACTOR TO SITE VERIFY LOCATION OF ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.



EQUIPMENT ROOM LAYOUT (2ND FLOOR)



PROJECT NO: 1054-036

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1054-036Z4

SUBMITTALS

6	SEP 28/11	REVISED PER ERICSSON
5	SEP 20/11	REVISED PER ERICSSON
4	SEP 09/11	REVISED PER ERICSSON
3	AUG 3/11	REVISED PER ERICSSON
2	APR 28/11	REVISED PER RF
1	APR 15/11	REVISED PER ERICSSON
0	MAR 08/11	100% ZD'S
B	FEB 17/11	REVISED EQUIPMENT LOCATION
A	JAN 10/11	ISSUED FOR REVIEW

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5630 MISSION ST
SAN FRANCISCO, CA
94112

SHEET TITLE
EQUIPMENT ROOM
LAYOUT

SHEET NUMBER
Z-4

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

NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. RF WARNING SIGNAGE WILL BE POSTED AT ALL ROOFTOP ACCESS LOCATIONS.
3. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
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 SCREENS AND ANTENNA CABLE TRAY TO MATCH EXISTING BUILDING EXTERIOR.



PROJECT NO: 1054-036

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1054-036Z5

SUBMITTALS

6	SEP 28/11	REVISED PER ERICSSON
5	SEP 20/11	REVISED PER ERICSSON
4	SEP 09/11	REVISED PER ERICSSON
3	AUG 3/11	REVISED PER ERICSSON
2	APR 28/11	REVISED PER RF
1	APR 15/11	REVISED PER ERICSSON
0	MAR 08/11	100% ZD'S
B	FEB 17/11	REVISED EQUIPMENT LOCATION
A	JAN 10/11	ISSUED FOR REVIEW

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A/E SEAL

SITE

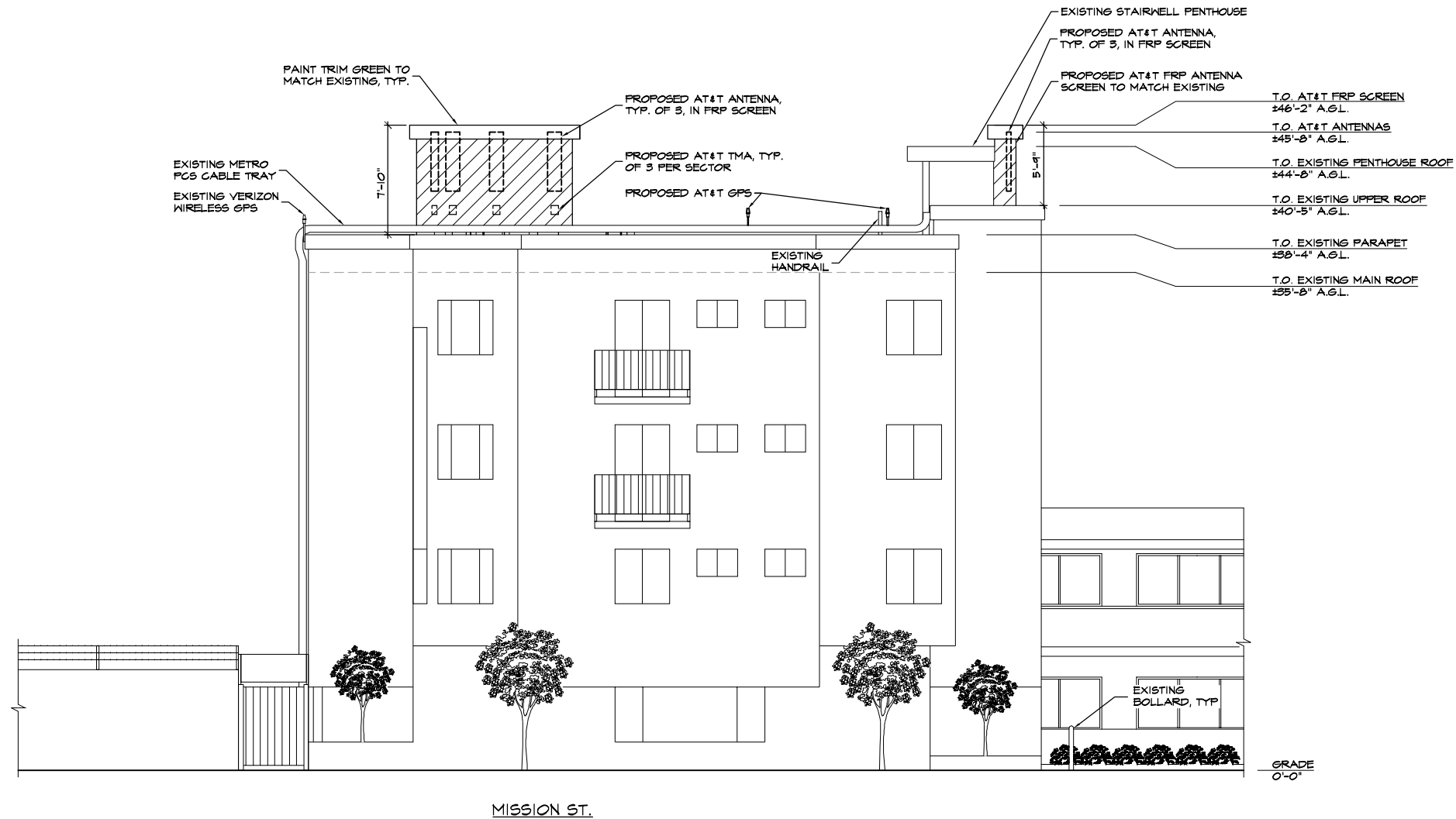
MISSION INN MOTEL
 CC5222B
 5630 MISSION ST
 SAN FRANCISCO, CA
 94112

SHEET TITLE

SOUTHEAST ELEVATION

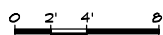
SHEET NUMBER

Z-5



MISSION ST.

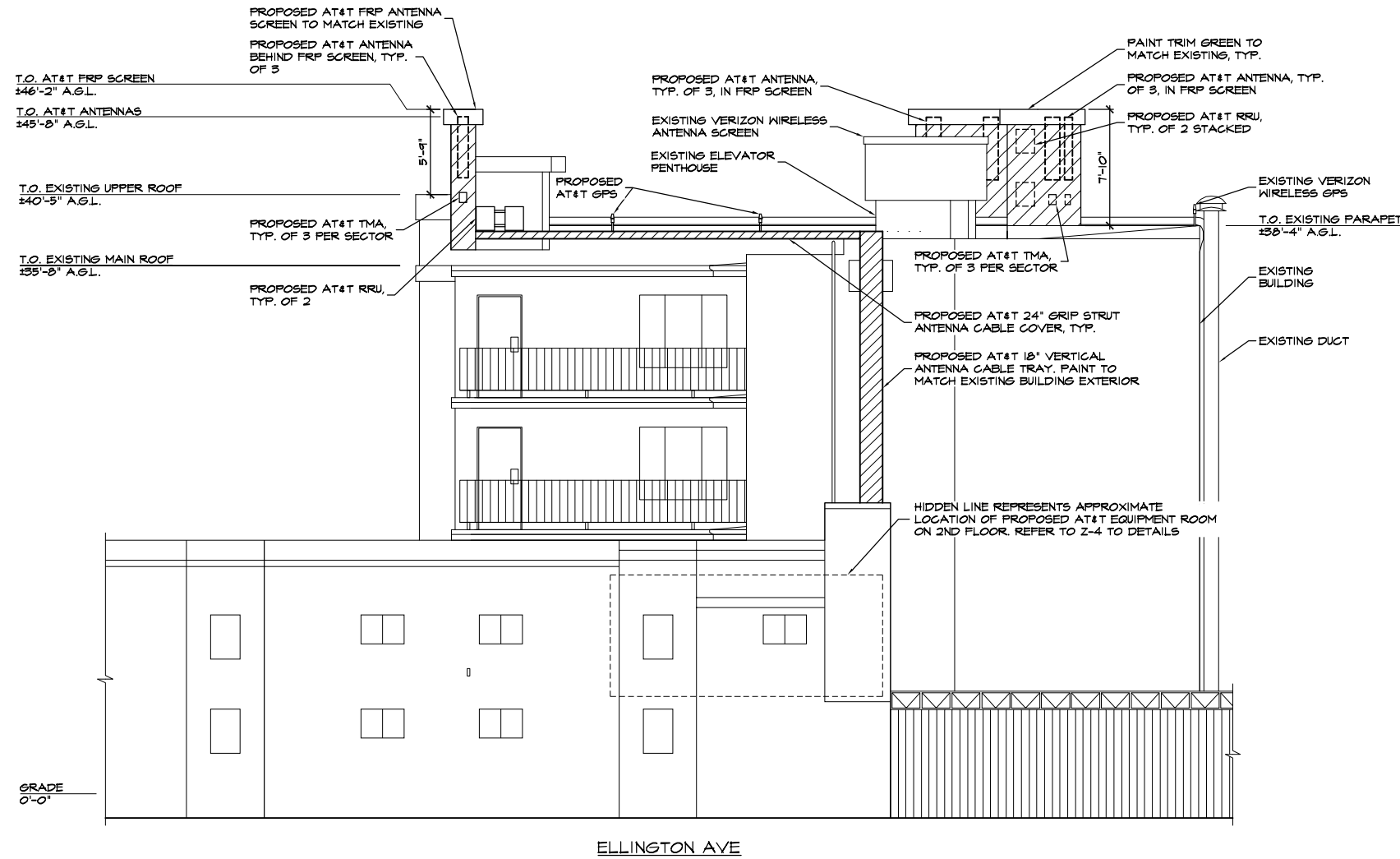
SOUTHEAST ELEVATION
 3/92'-11'-0"



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

NOTES:

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- CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.
- PAINT FRP SCREENS AND ANTENNA CABLE TRAY TO MATCH EXISTING BUILDING EXTERIOR.



NORTHWEST ELEVATION
3/32/11-0'



PROJECT NO: 1054-036

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1054-036Z7

SUBMITTALS

6	SEP 28/11	REVISED PER ERICSSON
5	SEP 20/11	REVISED PER ERICSSON
4	SEP 09/11	REVISED PER ERICSSON
3	AUG 3/11	REVISED PER ERICSSON
2	APR 28/11	REVISED PER RF
1	APR 15/11	REVISED PER ERICSSON
0	MAR 08/11	100% ZD'S
B	FEB 17/11	REVISED EQUIPMENT LOCATION
A	JAN 10/11	ISSUED FOR REVIEW

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A&E SEAL

SITE

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SAN FRANCISCO, CA
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SHEET TITLE

NORTHWEST ELEVATION

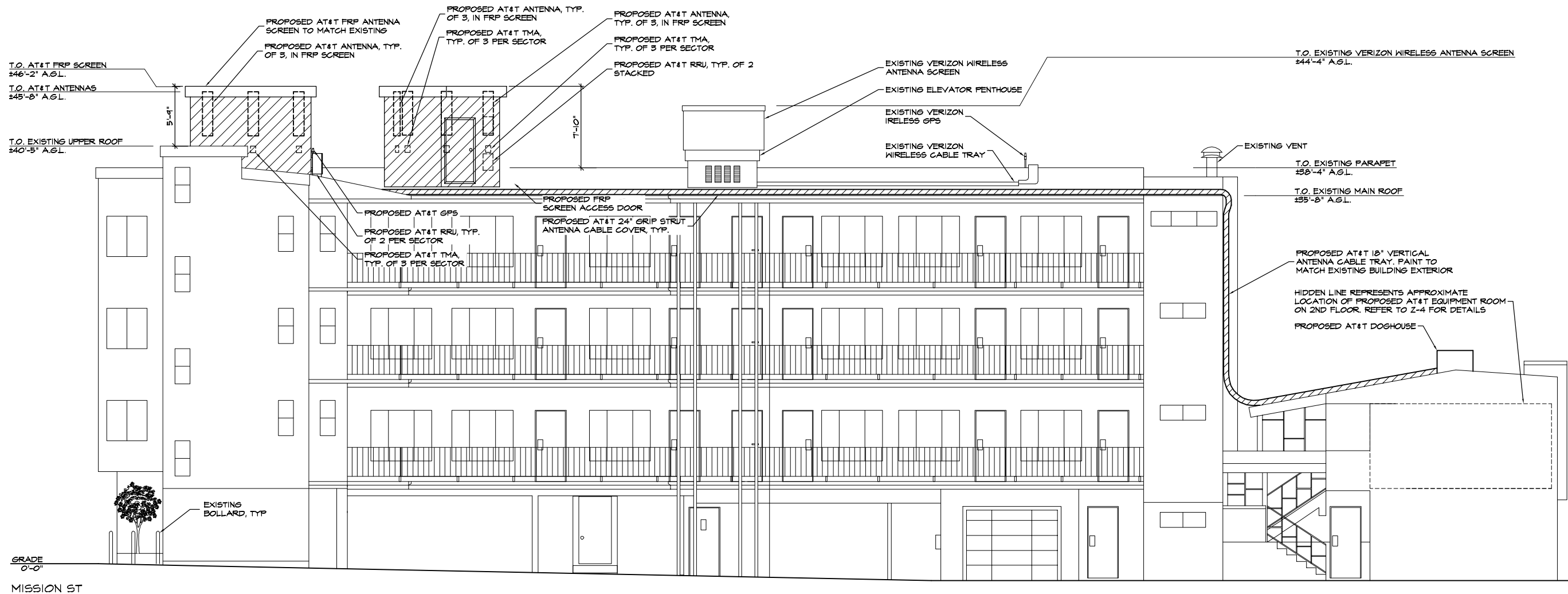
SHEET NUMBER

Z-7

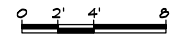
DRAWINGS ARE FOR ZONING ONLY. STRUCTURAL ANALYSIS HAS NOT BEEN COMPLETED

NOTES:

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- CONTRACTOR TO SITE VERIFY LOCATION OF CABLE TRAY AND ANTENNA CABLE ROUTING PRIOR TO CONSTRUCTION.
- PAINT FRP SCREENS AND ANTENNA CABLE TRAY TO MATCH EXISTING BUILDING EXTERIOR.



NORTHEAST ELEVATION
3,822'x11'-0"



PROJECT NO: 1054-036

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1054-036ZB

SUBMITTALS

6	SEP 28/11	REVISED PER ERICSSON
5	SEP 20/11	REVISED PER ERICSSON
4	SEP 09/11	REVISED PER ERICSSON
3	AUG 3/11	REVISED PER ERICSSON
2	APR 29/11	REVISED PER RF
1	APR 15/11	REVISED PER ERICSSON
0	MAR 08/11	100% ZD'S
B	FEB 17/11	REVISED EQUIPMENT LOCATION
A	JAN 10/11	ISSUED FOR REVIEW

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A/E SEAL

SITE

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94112

SHEET TITLE

NORTHEAST ELEVATION

SHEET NUMBER

Z-8



PROJECT NO: 1054-036

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1054-036Z9

SUBMITTALS

6	SEP 28/11	REVISED PER ERICSSON
5	SEP 20/11	REVISED PER ERICSSON
4	SEP 04/11	REVISED PER ERICSSON
3	AUG 3/11	REVISED PER ERICSSON
2	APR 28/11	REVISED PER RF
1	APR 15/11	REVISED PER ERICSSON
0	MAR 08/11	100% ZD'S

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A/E SEAL

SITE

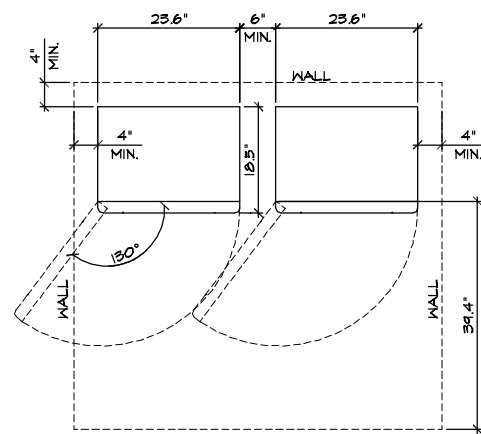
MISSION INN MOTEL
CC5222B
5630 MISSION ST
SAN FRANCISCO, CA
94112

SHEET TITLE

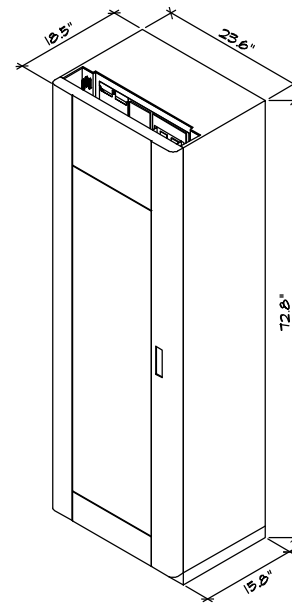
UMTS AND GSM
EQUIPMENT CABINET
DETAILS

SHEET NUMBER

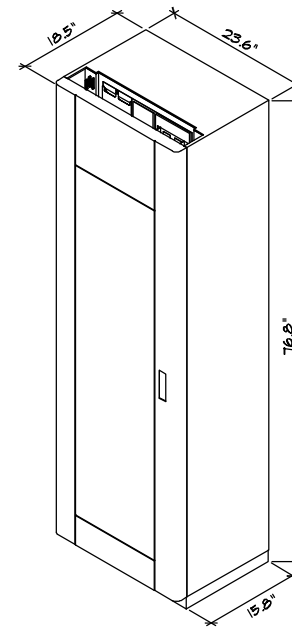
Z-9



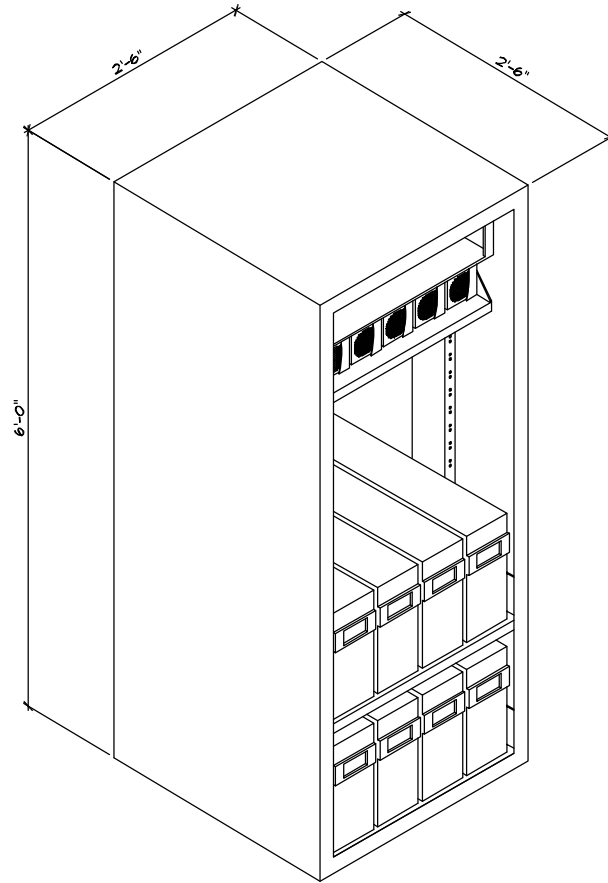
TYPICAL EQUIPMENT CABINET
GROWTH CONFIGURATION (SEISMIC)



EQUIPMENT CABINET 1
ISOMETRIC VIEW



EQUIPMENT CABINET 2
ISOMETRIC VIEW



POWER PLANT
ISOMETRIC VIEW

PROJECT NO: 1059-036

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1059-036Z10

SUBMITTALS

6	SEP 28/11	REVISED PER ERICSSON
5	SEP 20/11	REVISED PER ERICSSON
4	SEP 04/11	REVISED PER ERICSSON
3	AUG 3/11	REVISED PER ERICSSON
2	APR 29/11	REVISED PER RF
1	APR 15/11	REVISED PER ERICSSON
0	MAR 08/11	100% ZD'S

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A/E SEAL

SITE

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5630 MISSION ST
SAN FRANCISCO, CA
94112

SHEET TITLE

DC POWER PLANT AND
BATTERY BACKUP UNIT
DETAILS

SHEET NUMBER

Z-10



PROJECT NO: 1059-036

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1059-036Z11

SUBMITTALS

6	SEP 28/11	REVISED PER ERICSSON
5	SEP 20/11	REVISED PER ERICSSON
4	SEP 04/11	REVISED PER ERICSSON
3	AUG 3/11	REVISED PER ERICSSON
2	APR 29/11	REVISED PER RF
1	APR 15/11	REVISED PER ERICSSON
A	FEB 02/11	ISSUED FOR REVIEW

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A/E SEAL

SITE

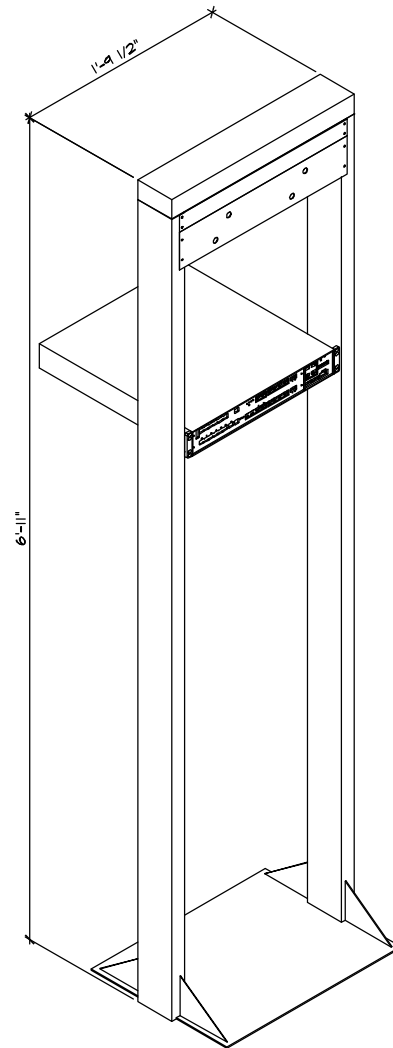
MISSION INN MOTEL
005222B
5630 MISSION ST
SAN FRANCISCO, CA
94112

SHEET TITLE

LTE RACK DETAILS

SHEET NUMBER

Z-11



INDOOR LTE EQUIPMENT
(19" EQUIPMENT RACK)



PROJECT NO: 1054-036

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1054-036Z12

SUBMITTALS

6	SEP 28/11	REVISED PER ERICSSON
5	SEP 20/11	REVISED PER ERICSSON
4	SEP 04/11	REVISED PER ERICSSON
3	AUG 3/11	REVISED PER ERICSSON
2	APR 29/11	REVISED PER RF
1	APR 5/11	REVISED PER ERICSSON
0	MAR 08/11	100% ZD'S

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A/E SEAL

SITE

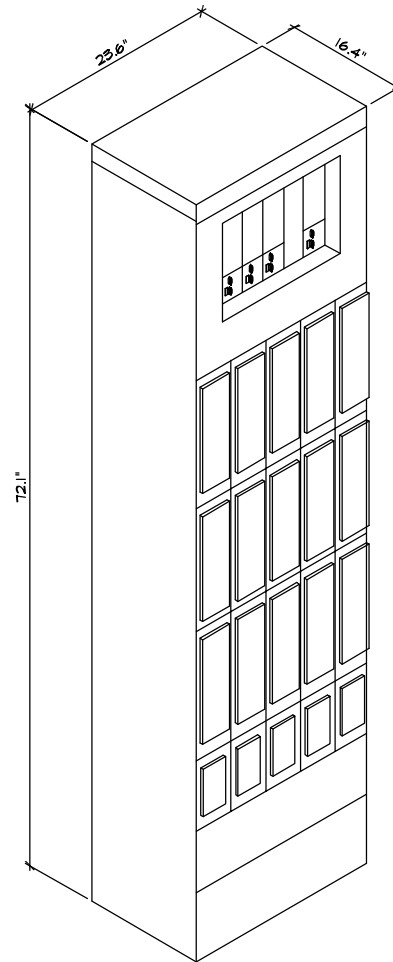
MISSION INN MOTEL
CC5222B
5630 MISSION ST
SAN FRANCISCO, CA
94112

SHEET TITLE

BATTERY BACKUP UNIT
DETAILS

SHEET NUMBER

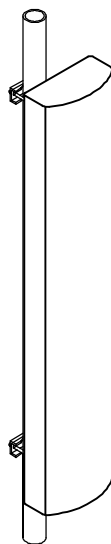
Z-12



EQUIPMENT CABINET ISOMETRIC VIEW

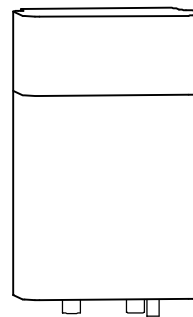
RF INFORMATION OBTAINED FROM REDLINE COMMENTS

SECTOR	CABLE LENGTH (APPROX.)
A ALPHA	±195'-0"
B BETA	±100'-0"
C GAMMA	±175'-0"



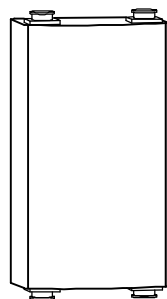
LENGTH: 51"
 WIDTH: 12"
 DEPTH: 6"
 WEIGHT: 52 lbs.

① ANTENNA SPECIFICATION



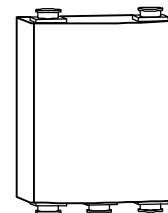
LENGTH: 23.62"
 WIDTH: 15.04"
 DEPTH: 11.50"
 WEIGHT: 63.93 lbs

② RRUI SPECIFICATIONS



LENGTH: 11.0"
 WIDTH: 6.1"
 DEPTH: 3.4"
 WEIGHT: 15.4 lbs

③ DOUBLE TMA SPECIFICATIONS



LENGTH: 7.6"
 WIDTH: 5.4"
 DEPTH: 2.0"
 WEIGHT: 7.0 lbs

④ LTE TMA SPECIFICATIONS



PROJECT NO: 1054-036

DRAWN BY: A.G.

CHECKED BY: R.M.

CAD FILE: 1054-036Z13

SUBMITTALS

6	SEP 28/11	REVISED PER ERICSSON
5	SEP 20/11	REVISED PER ERICSSON
4	SEP 04/11	REVISED PER ERICSSON
3	AUG 3/11	REVISED PER ERICSSON
2	APR 29/11	REVISED PER RF
1	APR 15/11	REVISED PER ERICSSON
0	MAR 08/11	100% ZD'S

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A/E SEAL

SITE

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 SAN FRANCISCO, CA
 94112

SHEET TITLE

RF DETAILS

SHEET NUMBER

Z-13